



Land Use Office
Post Office Box 875
Ogunquit, Maine 03907-0875

Tel: 207-646-9326
ceooigt@townofogunquit.org

Date: October 21, 2019
To: Planning Board
From: Scott Heyland/ CEO
Re: Submission Requirements deemed not applicable
Site Plan Review for Redwood Resorts, LLC
548 Main St. (Tax Map 9-85-86) Replacement of existing seawall

I have reviewed the application for Redwood Resorts, LLC for Site Plan Review and find the following submission requirements to be not applicable.

6.6.C.3.G Existing & Proposed: Utilities, Sewers, Water Mains, Culverts, Stormwater Mgmt, On-site or Adjacent

Reason- The project does not require connection or any new items listed.

6.6.C.3.J High intensity soil survey.

Reason- Only required for vacant areas not served by public water or sewer.

6.6.C.3.M A copy of any proposed deed restrictions intended to cover all or part of subject property.

Reason- There are no proposed deed restrictions.

6.6.C.N.i Sewer service area- A letter from the sewer District stating the district has the capacity to collect and treat the waste water review and approval of sewerage system design.

Reason- The project does not impact the sewer service.

6.6.C.N.ii Outside sewer service area – Septic System Design by LSE or PE.

Reason- The property is served by public sewer.

6.6.C.3.O.i- Water Service area- A written statement from the servicing water district indicating review and approval of water system design.

Reason- The project does not impact the water service.

6.6.C.3.O.iii Outside water service area – Evidence of adequate supply from well driller or hydrogeologist.

Reason- The property is served by public water.

6.6.C.3.Q Width and location of any streets, public improvements, or open space shown upon the official map and in the Comprehensive Plan, if any within the site.

Reason- The Project involves maintenance and repair of an existing structure.

6.6.C.3.R Location of any open space to be preserved and a description of the proposed ownership, improvement and management.

Reason- Existing open space is to remain unchanged.

6.6.C.3.S Hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer outside of public water and sewer areas.

Reason- The property is served by public water and sewer.

COPY to Applicant's Rep 10 21-19

6.6.C.3.T An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours.

Reason- The proposal does not affect the vehicular traffic.

6.6.C.3.U A traffic impact analysis, prepared by a registered professional engineer with experience in traffic engineering.

Reason- The proposal does not affect the vehicular traffic.

6.6.C.3.W Historic Areas within or adjacent to the proposed site which are either listed on or eligible to be listed on the National Register of Historic Places , Ogunquit Historic Register, or have been identified in the Comprehensive Plan.

Reason- The project is a replacement of an existing structure.

6.6.C.3.X Parking, driveway, street plans

Reason- The project does not impact the above.

6.6.C.3.Y Storm water management plan

Reason- The project is for erosion control measures.

6.6.C.3.AA Location of any streets, public improvements or open space shown in the Comprehensive Plan or Capital Improvements Plan within the site.

Reason- The project does not impact the above.

6.6.C.3.BB Parcels of land proposed to be dedicated to public use and the conditions of such dedication.

Reason- No land is proposed to be dedicated.

6.6.C.3.CC Location/ method of Land Clearing and Construction Debris disposal.

Reason- Excavation will be conducted by a Certified Contractor according to DEP Rules and guidelines.

OGUNQUIT

Beautiful Place by the Sea

Land Use Office
Post Office Box 875
Ogunquit, Maine 03907-0875

Tel: 207-646-9326
ceogt@townofogunquit.org

MEMORANDUM

Date: October 21, 2019
To: Town of Ogunquit Planning Board
From: Scott Heyland- Director of Codes and Planning
RE: Site Plan Review for Redwood Resorts, LLC (Tax Map 9 Lot 85-86)
548 Main St.
Replacement of existing seawall

Project description

Northeast Civil Solutions is representing Redwood Resorts for a Site Plan Review application for the replacement of a non conforming structure within the Shoreland Zone. The existing structure which is a wood pile seawall is in very poor condition and requires replacing. The location of the project is within the Resource Protection District. The replacement retaining wall will be installed at the original location. Article 3.3.H allows for the replacement of non-conforming structures (functionally water dependant uses). In no case shall a structure be reconstructed or replaced so as to increase its nonconformity.

ARTICLE 8 – GENERAL STANDARDS APPLICABLE TO ALL LAND USES

8.3 Prevention of Erosion

*An Erosion and Sedimentation control plan has been provided.
The Excavation Contractor will be required to be certified in Erosion Control Practices with the Maine Department of Environmental Protection.
It is unclear if any existing vegetation is required to be removed.*

A Permit by Rule has been issued by the Maine Department of Environmental Protection (permit #68437).

The State of Maine Department of Inland Fisheries & Wildlife has issued a timing requirement of October 1, 2019 to April 1, 2020 for all construction activities.

A request for approval of timing of activity has been approved by the Maine Department of Marine Resources. The dates are from September 1, 2019 to October 31, 2019.

Due to the project timeline, an extension may be required from DMR.

Conclusion-

Upon review of the proposal I do not find any issues with the proposal.

copy to Applicant's Rep 10-21-19

Ogunquit Public Works

MEMORANDUM

To: Ogunquit Planning Board

From: Tom Torno Public Works Director

Date: 10/17/19

Re: redwood Resorts LLC / Colonial Village Resort 548 Main St map 9 block 85-86 SLC Site
Plan Review application for replacement of existing collapsed seawall

COMMENTS

Public Works has no issues or concerns

Tom Torno Public Works Director

A handwritten signature in black ink, consisting of several fluid, overlapping strokes that form a stylized representation of the name 'Tom Torno'.

Memo

October 16, 2019

To Planning Board
From Ogunquit Fire Department

RE: Redwood Resorts LLc

No Recommendations from the Fire Department

Sincerely,

Ed Smith
Fire Chief

PC e-mailed to Applicant's Rep. 10-16-19

Memo

October 16, 2019

To Planning Board
From Ogunquit Fire Department

RE: Redwood Resorts LLc

No Recommendations from the Fire Department

Sincerely,

Ed Smith
Fire Chief

PC e-mailed to Applicant's Rep. 10-16-19

