

TOWN OF OGUNQUIT PLANNING BOARD
DESIGN REVIEW and SITE PLAN REVIEW APPLICATION

PLEASE PRINT CLEARLY

MEETING DATE w/ CEO 9-5-19
INITIAL PB HEARING DATE: 9-23-19

DATE REC'D: 9-9-19
FEE PAID (\$500 each): Yes No
TAX MAP: 7 BLOCK: 69
ZONING DISTRICT DB (Downtown Business)

- DESIGN REVIEW APPLICATION** - Applicants applying for Design Review should familiarize themselves with Article 11 of the Town's Zoning Ordinance.
- SITE PLAN REVIEW APPLICATION** - Applicants applying for Site Plan Review should familiarize themselves with Article 6 of the Town's Zoning Ordinance.

PROPERTY OWNER (as listed on current VISION Property Tax Card)

NAME OVI, INC, Tom Bussone
MAILING ADDRESS PO BOX 2007, Ogunquit, ME 03907
Telephone 978-239-9183 e-mail address MATG2124@maine.rr.com

APPLICANT Same as Owner Lessee Purchase & Sale Agreement Agent/Consultant

NAME OVI, INC, Tom Bussone
MAILING ADDRESS PO BOX 2007, Ogunquit, ME 03907
Telephone 978-239-9183 e-mail address MATG2124@maine.rr.com

If applicant is different than owner you must include a letter of authorization from the property owner.

REPRESENTATIVE (if applicable) Geoffrey R Aleva, PE

NAME Civil Consultants
MAILING ADDRESS PO Box 100 South Berwick, ME 03908
Telephone 207-384-2550 e-mail address geoff@civcon.com

PROPERTY ADDRESS: 250 Main Street

Year Built N/A (All Pre 1931 structures require review by the Historic Preservation Commission).

Source of date: VISION Card TRIO Card Other _____

NAME OF BUSINESS (Current & Proposed) The Patio in Ogunquit

(If property is used commercially, please give name of business.)

REQUIRED DEPT./CONSULTANT REVIEWS - to be completed by Code Enforcement Office:

Historic Pres. Comm. Review?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Works Review?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Police Dept. Review?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Conservation Commission?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Fire Dept. Review?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Consultant?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Engineering Peer Review may be required by the Planning Board at any time during the Hearing process.

BRIEF DESCRIPTION OF PROJECT: : Construct a new one store building with restaurant and bar at the rear of the property. The proposed building is detached from the existing building.

Is any portion of the property within 250 feet of the high water line of a river or salt water body? Yes No

Does the parcel include any wetlands? Yes No Total Acreage of Parcel: _____

Is this parcel included in a prior approved subdivision or site plan? Yes No

Is any portion of the property within a floodplain as identified by the Federal Emergency Management Agency?
Yes No

Anticipated date for construction start: **Fall 2019**

Does this development require extension/provision of, or connection to, public infrastructure?

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> roads | <input type="checkbox"/> storm drainage | <input type="checkbox"/> other _____ |
| <input type="checkbox"/> sidewalks | <input checked="" type="checkbox"/> water lines | |
| <input checked="" type="checkbox"/> sewer lines | <input type="checkbox"/> fire hydrants | |

Identify method of water supply to the proposed development:

- individual wells connection to public water system

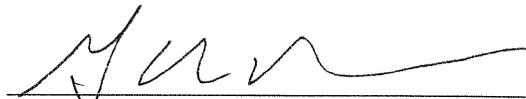
Identify method of sewage disposal to the proposed development:

- connection to public sewer system on-site subsurface wastewater disposal system

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

9/5/19

DATE



APPLICANT'S / OWNER'S SIGNATURE

THIS FORM, ACCOMPANIED BY THE APPROPRIATE FEE, CHECKLISTS, AND SUPPORTING DRAWINGS AND DOCUMENTS, MUST BE SUBMITTED BY THE FOLLOWING DEADLINES:

- 1. Pre-application Conference with Code Enforcement Officer – *MUST BE HELD AT LEAST TWO BUSINESS DAYS PRIOR TO SUBMITTAL OF THE APPLICATION.* Applications will not be accepted without a prior conference with the CEO AND HIS SIGNATURE ON THE SUBMISSIONS CHECKLIST FORM.**
- 2. The Application form, with all accompanying fees, drawings and documents, as indicated by the CEO at the preapplication conference, MUST BE SUBMITTED BY 2:30 P.M. 14 DAYS PRIOR TO THE PLANNING BOARD MEETING**

geoff@civcon.com

From: matg2124@maine.rr.com
Sent: Friday, September 6, 2019 8:36 AM
To: geoff@civcon.com
Cc: brandon@winterholben.com
Subject: The Patio

To whom it may concern: I am the managing partner of The OVI Real Estate Holding , LLC and authorize Geoffrey Aleva, PE to act as our agent for the planning board process in the Town of Ogunquit.

Thanks

Tom Bussone
978-239-9183
Sent from my iPad

DESIGN REVIEW SUBMISSIONS CHECKLIST

Applicant Name PATIO IN OGUNQUIT Date _____
 Map / Lot / Zone 7-69-DB

This checklist has been prepared to assist applicants in developing their design review applications. It should be used as a guide in assembling the information necessary for a design review. However, the checklist does not substitute for the text of **Article 11** of the Zoning Ordinance. The Planning Board also will be using the checklist to make sure that your application is complete. Once the checklist is filled out according to the instructions below it should be submitted with the application form.

1. Indicate if the information has been submitted by checking the appropriate box in column 1;
2. If you believe that a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission might not be applicable, check the appropriate box in column 2;
3. For every item checked in column 2, a written waiver request must be prepared on a separate sheet and submitted with this checklist.
4. At the initial meeting with the Planning Board, the Board will review this list, and the Board Chairperson will check the appropriate box in column 3 when the Board determines the submission acceptable;
5. If an item is not submitted, and the Board grants a submission waiver, the Board Chairperson will check the appropriate box for that item in column 4.

Note that this checklist only covers the submission requirements for a design review. It does not address the review standards that the application must meet in other stages of the process. **Shaded boxes indicate that the required submittal is of such importance that it is highly unlikely that the Planning Board might entertain a submission waiver request.**

		1	2	3	4
DESIGN REVIEW REQUIRED SUBMITTAL		Submitted by Applicant	Submission determined to be sufficient by the Planning Board	Submission determined not applicable by the Code Enforcement Officer.	Applicant requests waiver of Submission Requirement
11.6.A.1	Fifteen copies of a site plan, and all supporting materials, including design review application form, and design review submissions checklist; Design Review Application fee paid.	✓			
11.6.A.2	Elevations of each side of the proposed building or structure to be constructed or altered, at a scale of at least ¼" = one foot, and in the case of alterations, showing conditions before and after the proposed work	✓			
11.6.A.3	Photographs of the site and existing buildings	✓			
11.6.A.3	Manufactures Specifications/Cut Sheets Doors, Windows, Applicable Fixtures	✓			
11.6.A.4	Estimate of construction cost for new buildings	✓			
11.6.A.5 a & b	Visual impact assessment			✓	

In addition to the above – When applicable the Planning Board may require detailed interior and/or exterior plans including dimensional measurements and uses of all interior/exterior spaces, placement of equipment, counters, etc. and when applicable seating charts indicating table/chair arrangements and the number of requested tables and seats.

NO APPLICATION WILL BE SCHEDULED TO GO BEFORE THE PLANNING BOARD UNTIL THE CODE ENFORCEMENT OFFICER HAS REVIEWED THE APPLICATION PACKET AND SIGNED THIS FORM!

Code Enforcement Officer  Date: 9.5.2019

SITE PLAN REVIEW SUBMISSIONS CHECKLIST

Applicant Name: PATIO IN OGUNQUIT Date _____

Map / Lot / Zone: 7-69-DB

This checklist has been prepared to assist applicants in developing applications. It should be used as a guide in assembling the information necessary for a site plan review. However, the checklist does not substitute for the text of Article 6.6 of the Zoning Ordinance. The Planning Board also will be using the checklist to make sure that your application is complete. Once the checklist is filled out according to the instructions below it should be submitted with the application form.

1. Indicate if the information has been submitted by checking the appropriate box in column 1;
2. At the initial Completeness Meeting with the Planning Board, the Board will review this list, and the Board Chairperson will check the appropriate box in column 2 when the Board has determined that the submission is sufficient and acceptable;
3. If you believe that a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission is not applicable he will check the box in column 3;
4. If the Code Enforcement Officer denies a waiver request he will check the box in Column 4 and the Planning Board will make the determination at the Completeness Hearing.

Note that this checklist only covers the submission requirements for a site plan review. It does not address the review standards that the application must meet in the next stage of the process.

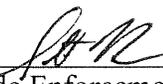
		1	2	3	4
		Submitted by Applicant	Submission determined to be sufficient by the Planning Board	Submission determined not applicable by the Code Enforcement Officer.	Applicant requests waiver of Submission Requirement.
SITE PLAN REVIEW REQUIRED SUBMITTALS					
6.6.C.3.A	Fifteen copies of the site plan (at least 1" = 20') and all supporting materials, including site plan review application form, and site plan review submissions checklist; Application fee and Escrow deposit paid.	✓			
6.6.C.3.B	Title Block & Legend	✓			
6.6.C.3.C	Assessor's Map and Lot numbers for subject & adjoining properties	✓			
6.6.C.3.D	Verification of right, title or interest in the property by deed, purchase and sales agreement, option to purchase, or some other proof	✓			
6.6.C.3.E	Standard boundary survey of the parcel	✓			
6.6.C.3.F	Existing & Proposed: Building Footprints, Parking lots, Drives, Walkways, Roads, Landscaping, Grading/Clearing, Undisturbed Areas	✓			
6.6.C.3.G	Existing & Proposed: Utilities, Sewers, Water Mains, Culverts, Stormwater Mgmt, On-site or Adjacent	✓			
6.6.C.3.H	Existing & Proposed: Two-foot Contours	✓			
6.6.C.3.I	Location of all wetlands, rivers, streams, brooks and other water bodies, natural features, on-site or adjacent			✓	
6.6.C.3.J	High intensity soil survey (for undeveloped, vacant sites w/o water & sewer)			✓	
6.6.C.3.K	Zoning district in which the project is located and the location of any zoning boundaries	✓			
6.6.C.3.L	The boundaries of any flood hazard areas and the 100-year flood elevation	✓			
6.6.C.3.M	A copy of any proposed deed restrictions intended to cover all or part of subject property			✓	
6.6.C.3.N.i	<i>Sewer Service Area</i> - 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	✓			
6.6.C.3.N.ii	<i>Outside Sewer Service Area</i> - Septic System Design by LSE or PE			✓	

CONTINUED ON REVERSE

SITE PLAN REVIEW REQUIRED SUBMITTALS		1 Submitted by Applicant	2 Submission determined to be sufficient by the Planning Board	3 Submission determined not applicable by the Code Enforcement Officer.	4 Applicant requests waiver of Submission Requirement
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	✓			
6.6.C.3.O.iii	Outside Water Service Area - Evidence of adequate supply from well driller or hydrogeologist			✓	
6.6.C.3.P	Location, names, and present widths of existing streets, highways, easements, building lines, parks and other open spaces on or adjacent	✓			
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.			✓	
6.6.C.3.R	Location of any open space to be preserved and a description of proposed ownership, improvement and management			✓	
6.6.C.3.S	Hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer <i>outside of public water & sewer areas</i>			✓	
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				✓
6.6.C.3.U	A traffic impact analysis, prepared by a Registered Professional Engineer with experience in traffic engineering (<i>for projects requiring 10 or more parking spaces, or projected 50+ trips per day</i>)				✓
6.6.C.3.V	Areas within or adjacent to the proposed site which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the comprehensive plan	✓			
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	✓			
6.6.C.3.X	Parking, Driveway, Street Plans	✓			
6.6.C.3.Y	Stormwater Management Plan	✓			
6.6.C.3.Z	Erosion & Sedimentation Control Plan	✓			
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			✓	
6.6.C.3.BB	Parcels of land proposed to be dedicated to public use and the conditions of such dedication			✓	
6.6.C.3.CC	Location/Method of Land Clearing & Construction Debris disposal			✓	
6.6.C.3.DD	Cost Estimates for Setting Performance Guarantees, pursuant to sec. 4.8			✓	
6.6.C.3.EE	State or Federal Permits: DEP Site Law, DEP NRPA, DHHS, Army Corps, DOT			✓	

In addition to the above — When applicable the Planning Board may require detailed interior plans including dimensional measurements and uses of all interior spaces, placement of equipment, counters, etc. and when applicable seating charts indicating table/chair arrangements and the number of requested tables and seats. In addition the Planning Board may require other information it deems necessary.

NO APPLICATION WILL BE SCHEDULED TO GO BEFORE THE PLANNING BOARD UNTIL THE CODE ENFORCEMENT OFFICER HAS REVIEWED THE APPLICATION PACKET AND SIGNED THIS FORM!


Code Enforcement Officer

9.5.2019
Date

CIVIL CONSULTANTS MEMORANDUM

**TO: Mr. Scott Heyland, Code Enforcement,
Town of Ogunquit**

FROM: Geoffrey R. Aleva, PE –Project Engineer

SUBJECT: Project Narrative, Site Plan Review

DATE: SEPTEMBER 9, 2019

PROJECT: THE PATIO IN OGUNQUIT REST - 250 MAIN ST



PROJECT NARRATIVE

The Patio in Ogunquit restaurant project is located at the rear of the property at 250 Main Street, the proposed building will be at the edge of the existing pavement and will extend over the adjacent slope. The parcel is located in the Downtown Business (DB) district. This district is driven by pedestrian access to the businesses located in this zone.

The project was presented and approved at the August 14, 2019, OHPC review meeting. The plans have addressed the comments from this committee.

The proposed project is to construct a new restaurant at the rear of the property. The restaurant will have indoor seating on the first level and deck seating on the roof level. The proposed building will have room for 57 patrons on the first floor and 40 on the roof level. The building will be placed over the slope and will be supported by a pile foundations system. The slope under the building will remain vegetated and will be replanted with native plants to create a vegetative buffer along the building.

No changes to the existing parking lot are proposed. This parking area is used exclusively for hotel guests and not the existing or proposed restaurant.

Restaurant patrons will gain access to the building via the existing paved alley ways on either side of the front building along Main Street, and two proposed connections to the adjacent public parking areas. A new stair is proposed from the lower public parking lot to the project and an access from the northern edge of the property will be installed to allow pedestrians to access the site from the public parking lot.

We are seeking a waiver from traffic review requirements of Sections 6.6.C.3.T and 6.6.C.3.U since this project is located in the Downtown Business district that is dominated by pedestrian traffic along the sidewalks to area businesses.

It is anticipated that the new restaurant will not generate new traffic in Ogunquit; the project will serve existing residents and tourists via pedestrian traffic along the downtown sidewalks.

J:\aaa\2019\1924300\PLANNINGBOARD\20190111_ProjectNarrative.docx



CIVIL CONSULTANTS MEMORANDUM

TO: Scott Heyland, CEO,
Town of Ogunquit

FROM: Geoffrey R. Aleva, PE, CIVIL CONSULTANTS

SUBJECT: Site Plan Review Submission Checklist

PROJECT: Patio In Ogunquit Restaurant

DATE: September 9, 2019

Following please find CIVIL CONSULTANTS's responses to required submittal items for Site Plan Review.

	REQUIREMENT	RESPONSE
6.6.C.3.A	Fifteen copies of the site plan (at least 1" = 20') and all supporting materials, including site plan review application form, and site plan review submissions checklist; Application fee and Escrow deposit paid.	<i>See attached materials.</i>
6.6.C.3.B	Title Block & Legend.	<i>See plan set.</i>
6.6.C.3.C	Assessor's Map and Lot numbers for subject & adjoining properties.	<i>See plan set.</i>
6.6.C.3.D	Verification of right, title or interest in the property by deed, purchase and sales agreement, option to purchase, or some other proof.	<i>See submitted copy of deed.</i>
6.6.C.3.E	Standard boundary survey of the parcel	<i>See boundary plan by Corner Post Surveyors in the submission package.</i>
6.6.C.3.F	Existing & Proposed: Building Footprints, Parking lots, Drives, Walkways, Roads, Landscaping, Grading/Clearing, Undisturbed Areas	<i>See site plan set.</i>
6.6.C.3.G	Existing & Proposed: Utilities, Sewers, Water Mains, Culverts, Stormwater Mgmt, On-site or Adjacent.	<i>See site plan set.</i>
6.6.C.3.H	Existing & Proposed: Two-foot Contours.	<i>See plan set.</i>
6.6.C.3.I	Location of all wetlands, rivers, streams, brooks and other water bodies, natural features, on-site or adjacent.	<i>Site currently developed no water bodies, wetlands or other natural features are on the project property.</i>
6.6.C.3.J	High intensity soil survey (for undeveloped, vacant sites w/o water & sewer)	<i>Site currently fully developed, with municipal water and sewer services.</i>
6.6.C.3.K	Zoning district in which the project is located and the location of any zoning boundaries.	<i>See plan set.</i>
6.6.C.3.L	The boundaries of any flood hazard areas and the 100-year flood elevation.	<i>Site is not located in the 100-year flood zone.</i>
6.6.C.3.M	A copy of any proposed deed restrictions intended to cover all or part of subject property.	<i>No deed restrictions are proposed.</i>
6.6.C.3.N.i	<i>Sewer Service Area</i> - 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.	<i>Please see the attached capacity letter from the sewer district regarding connection to the existing adjacent</i>



		<i>sewer lines.</i>
6.6.C.3.N.ii	<i>Outside Sewer Service Area – Septic System Design by LSE or PE</i>	<i>Not applicable, project is on municipal sewer service.</i>
6.6.C.3.O.i	<i>Water Service Area - A written statement from the servicing water district indicating review and approval of water system design</i>	<i>Email submitted to KKW, we are waiting for a response. When response is provided it will be submitted to code office.</i>
6.6.C.3.O.iii	<i>Outside Water Service Area – Evidence of adequate supply from well driller or hydrogeologist</i>	<i>Not applicable.</i>
6.6.C.3.P	Location, names, and present widths of existing streets, highways, easements, building lines, parks and other open spaces on or adjacent	<i>See plan set, no roads are located adjacent to work.</i>
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	<i>This project does not have any such areas indicated on the property.</i>
6.6.C.3.R	Location of any open space to be preserved and a description of proposed ownership, improvement and management	<i>Not applicable, this project does not create open space.</i>
6.6.C.3.S	Hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer – <i>outside of public water & sewer areas</i>	<i>Not applicable, as this project is served by municipal water and sewer.</i>
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	<i>A waiver has been requested for this requirement since the project is located in the downtown business district with pedestrian traffic and adjacent public parking. Access to the site will be via pedestrian travel.</i>
6.6.C.3.U	A traffic impact analysis, prepared by a Registered Professional Engineer with experience in traffic engineering (<i>for projects requiring 10 or more parking spaces, or projected 50+ trips per day</i>)	<i>A waiver has been requested for this requirement since the project is located in the downtown business district with pedestrian traffic and adjacent public parking. Access to the site will be via pedestrian travel.</i>
6.6.C.3.V	Areas within or adjacent to the proposed site which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the comprehensive plan	<i>Based on review of the beginning with habitat information, this site is not within a noted buffer area.</i>
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	<i>Not applicable as this is a new structure. Plans have been presented and approved by the OHPC.</i>
6.6.C.3.X	Parking, Driveway, Street Plans	<i>See plan set, no changes to parking proposed. Existing parking is reserved for hotel guests.</i>
6.6.C.3.Y	Stormwater Management Plan	<i>No change to the site coverage is proposed. The proposed building will be constructed over the existing vegetated slope. Rain barrels will be utilized to capture roof runoff prior to discharge down the slope. Standard</i>



		<i>erosion control measures will be installed to protect the slope. The slope will remain vegetated with updated landscaping.</i>
6.6.C.3.Z	Erosion & Sedimentation Control Plan	<i>See appropriate site plan details.</i>
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	<i>None are proposed as part of this project.</i>
6.6.C.3.BB	Parcels of land proposed to be dedicated to public use and the conditions of such dedication	<i>Not applicable, no areas are proposed to be dedicated to public use.</i>
6.6.C.3.CC	Location/Method of Land Clearing & Construction Debris disposal	<i>No land to be cleared, construction debris to be removed per State and Town requirements.</i>
6.6.C.3.DD	Cost Estimates for Setting Performance Guarantees, pursuant to sec. 4.8	<i>Estimated cost of site work construction: \$150,000 This project is located on private property and no areas are to be dedicated to the town for future maintenance.</i>
6.6.C.3.EE	State or Federal Permits: DEP Site Law, DEP NRPA, DHHS, Army Corps, DOT	<i>No additional permitting is required for the project other than Town of Ogunquit site and design approvals.</i>

J:\aaa\2019\1924300\PLANNINGBOARD\20190903-SitePlanReviewChkIst-CC.docx





Office: 207.646.2028
Plant: 207.646.3271
Fax: 207.646.8783

Address: PO Box 934
Ogunquit, ME 03907
Email: info@ogunquitsewerdistrict.org
Web: www.ogunquitsewerdistrict.org

September 6, 2019

Geoffrey R. Aleva, PE
Civil Consultants
PO Box 100
South Berwick, ME 03908

Re: ²⁵⁰150 Main St, Ogunquit ME, MBLU: 7-69

Dear Geoff:

The Ogunquit Sewer District has reviewed your request for sewer availability at 150 Main St Ogunquit, MBLU 7-69. Based on our analysis, it has been determined that there is capacity available to handle the anticipated discharge from your proposed project to construct a 110 seat, two story restaurant and lounge.

As you are aware, a grease trap will be required, along with the appropriate impact fees that are based on the total number of seats and whether or not alcohol will be served (see attached rate sheet and application for sewer permit). Please return the signed application after you receive your building permit, at which time we will bill you for the appropriate impact fee.

Should you have any questions, please feel free to call me at 207-646-3271 or email me at phil@ogunquitsewerdistrict.org.

Sincerely,

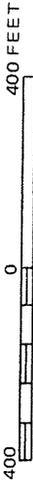
Philip A. Pickering
Superintendent

PAP:dp

Cc: Scott Heyland, CEO



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

TOWN OF
OGUNQUIT,
MAINE
YORK COUNTY

PANEL 3 OF 3
(SEE MAP INDEX FOR PANELS NOT PRINTED)

.NOTE:

THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF COASTAL BARRIER RESOURCES SYSTEM UNITS AND/OR OTHERWISE PROTECTED AREAS ESTABLISHED UNDER THE COASTAL BARRIER IMPROVEMENT ACT OF 1980 (PL. 101-181).

COMMUNITY-PANEL NUMBER
230632 0003 C

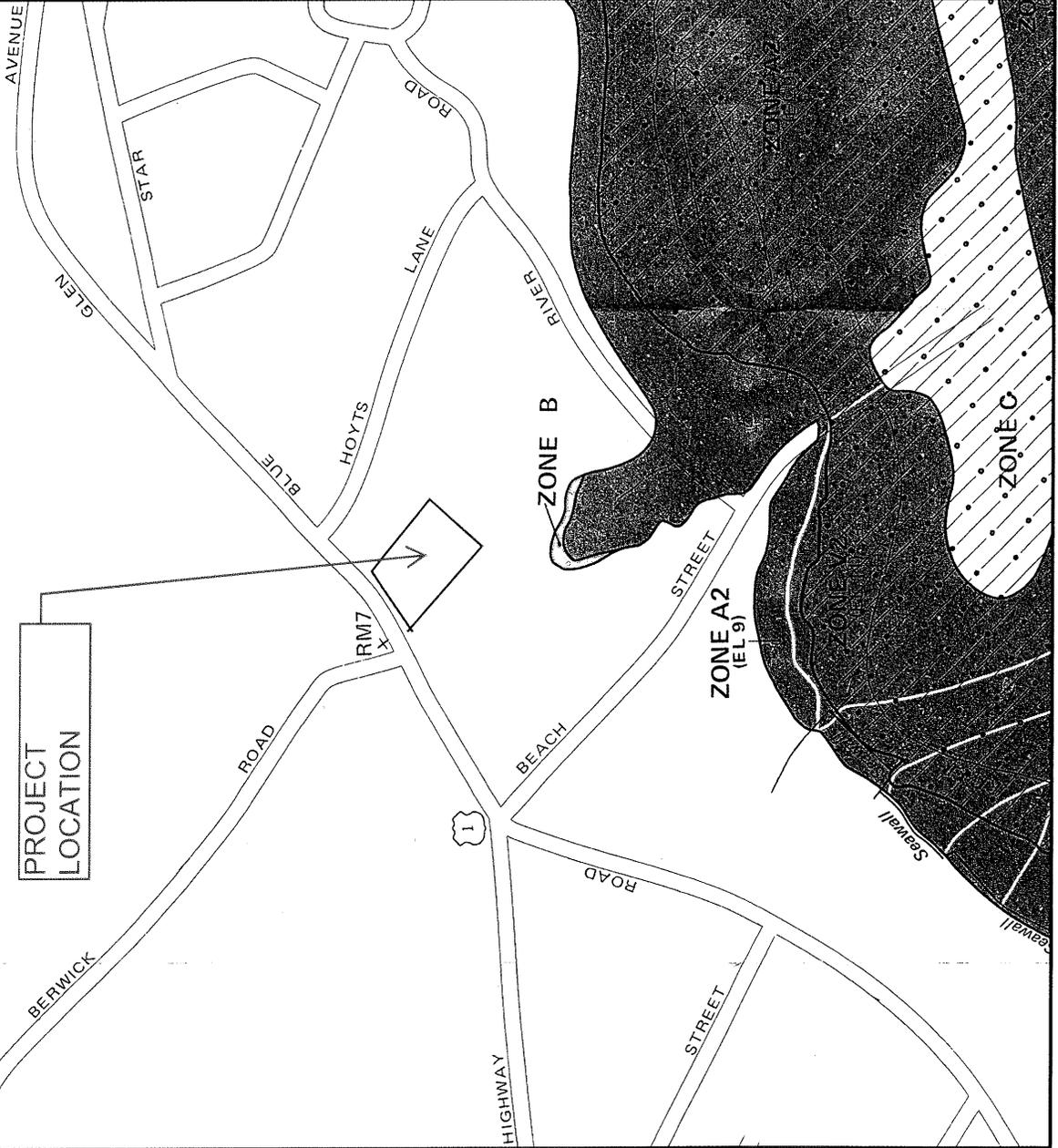


Federal Emergency Management Agency

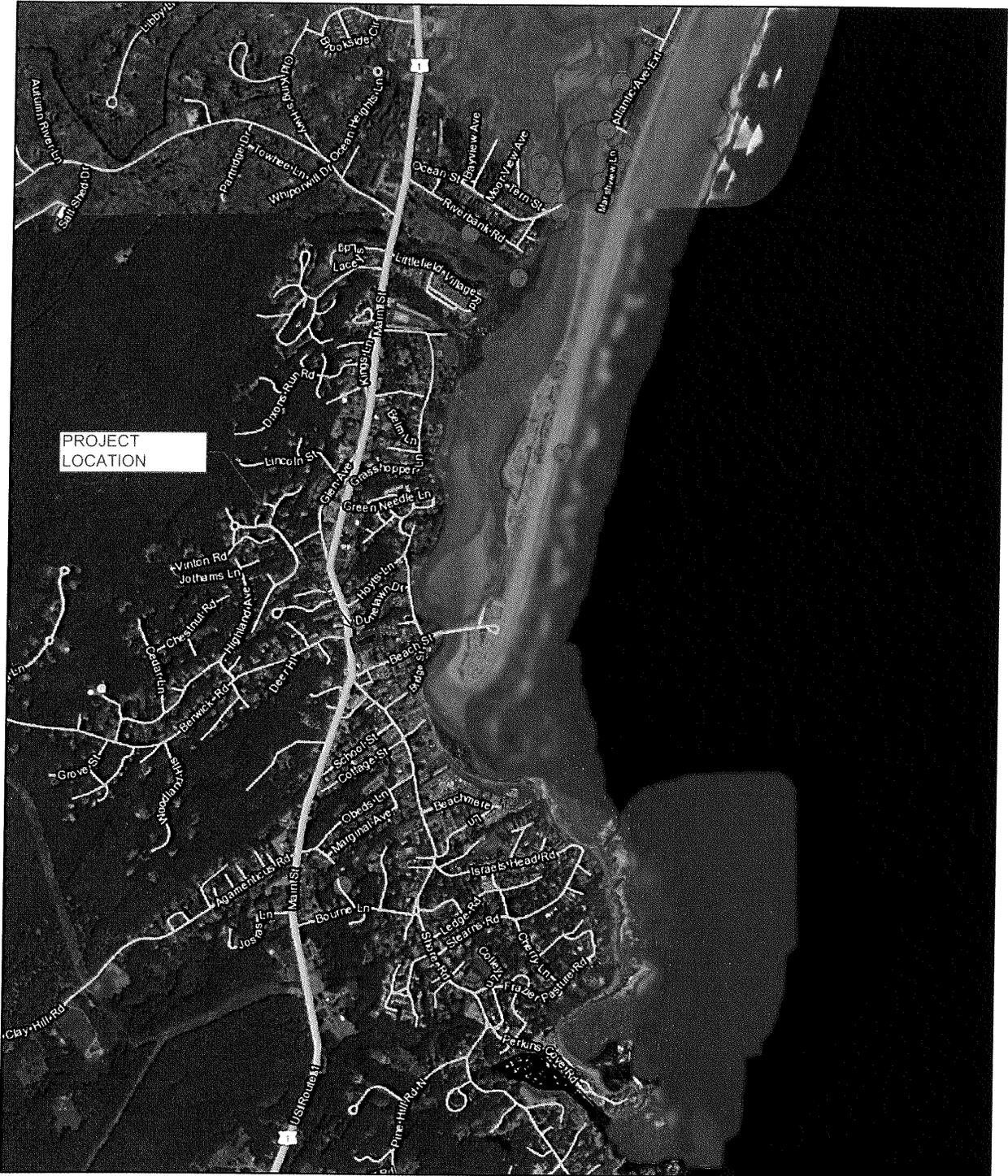
MAP REVISED:
JULY 15, 1992

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

PROJECT
LOCATION

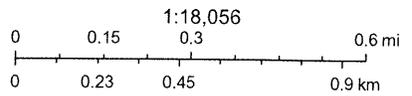


Beginning With Habitat



September 3, 2019

- Rare Plant Locations
- ETSC Animal Habitat Buffers
- Inland Wading Bird and Waterfowl Habitat



Esri, HERE, Garmin, (c) OpenStreetMap contributors
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/
 Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User
 Community

This map is intended for planning purposes and should not be used
 Copyright 2016 Beginning With Habitat

DLN: 1001840021778

Return to:

Bergen and Parkinson *JW*
62 Portland Road, Suite 25
Kennebunk, ME 04043
Attn: Scott M. Edmunds

3P7

DEBRA L. ANDERSON, REGISTER OF DEEDS	
	Bk 17668 PG 119
	Instr # 2018007788
	02/27/2018 03:00:57 PM
	Pages 3 YORK CO

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that O.V.I. Inc., a Maine corporation with a mailing address of P.O. Box 6651, Portsmouth, New Hampshire 03802 (“Grantor”), for consideration paid, hereby grants to OLD VILLAGE INN REAL ESTATE HOLDINGS, LLC, a Maine limited liability company, with a mailing address of 250 Main Street, Ogunquit, County of York, State of Maine 03801 (“Grantee”), with QUITCLAIM COVENANTS, all of the Grantor’s right, title and interest in and to the following described property:

A certain lot or parcel of land, together with the buildings and improvements thereon, situate at 250 Main Street (formerly known as 30 Main Street and as 154 Main Street), in the Village of Ogunquit, County of York, and State of Maine, known as the Old Village Inn, and being bounded and described as follows:

A certain lot or parcel of land with the buildings thereto, situated in the town of Ogunquit, in the County of York, and State of Maine, on the easterly side of the State Highway or Post Road, leading from York through Ogunquit to Wells, bounded and described as follows, to wit:

Beginning at the southwesterly corner of the lot or parcel herein conveyed at said highway as now located and adjoining land formerly of Nellie F. Clark, now of Carroll H. Clark;

Thence running S 75° 08’ E on a line parallel to and 15 inches distant northerly at right angles from the northerly side of the Store guiding on said Clark land, 138.763 feet, more or less, to an iron pin driven into the ground at land formerly of Grover S. Perkins, now of Betty Doon Motor Hotel, Inc.;

Thence running N 54° 04’ E by and along land of said Betty Doon Motor Hotel, Inc. 34.92 feet to another iron pin;

Thence turning and running N 40° 11’ E by and along land of Ogunquit Village Corporation recently conveyed by Maynard R. Fernald, 92.84 feet to an iron pin in the ground;

Maine R.E. Transfer Tax Paid

Thence turning and running N 71° 50' W by land of Ogunquit Village Corporation 50 feet to an iron pin in the ground;

Thence N 80° 42' W by said land of Ogunquit Village Corporation 51.23 feet to an iron pin at the base of a nut tree;

Thence running N 54° 03' W by said land of Ogunquit Village Corporation 43.73 feet to an iron pin at land of Malcolm Keyes;

Thence turning and running S 14° 39' W by said Keyes property 59 feet, more or less, to an iron spike in the ground;

Thence turning and running northwesterly by said Keyes' property 61.75 feet to an iron pin in the ground on the easterly sideline of said State Highway;

Thence turning and running southerly by and along said easterly sideline of said highway 65 feet, more or less, to the point of beginning.

Together with a right of way to pass and repass with vehicles and on foot, over, along and across any and all parts of a strip of land 10 feet in width, measured at right angles, immediately adjoining the northeasterly side of the next to the last course hereinabove given, and extending from said highway across said filling station or garage lot, in an easterly direction, to a point in line with the easterly line of said filling station or garage lot, as hereinabove located and excluded from the foregoing description. Excepting and reserving, however, the right of said Carroll H. Clark, his heirs and assigns, to use the driveway crossing the southerly end of the above described and conveyed premises, said driveway to be the width of the macadam surface at the easterly edge of the sidewalk, as it was on January 4, 1947, measured from the above described southerly line of the premises to the northerly edge of the macadam, and to extend from said highway, in an easterly direction, to the easterly side of a set of stone steps leading in a southerly direction to land then owned by said Carroll H. Clark, together with the right to keep and use said steps in the condition they were in on that date.

Being the same premises conveyed to O.V.I. Inc. by deed of Benjamin J. Lawlor dated June 24, 1993, and recorded in the York County Registry of Deeds in Book 6592, Page 008.

This is not homestead property.

[Signature Page Follows]

In Witness Whereof, the undersigned Michael E. Kenslea, President of O.V.I. Inc. has set his hand and seal this 26th day of February, 2018

**SIGNED, SEALED and DELIVERED
IN PRESENCE OF**

O.V.I. Inc.



By: Michael E. Kenslea Pres
Michael E. Kenslea, President

State of New Hampshire
County of Rockingham, ss.

February 26, 2018

Then personally appeared the above named Michael E. Kenslea, President of O.V.I. Inc., known to me or satisfactorily proven to be the individual whose name is subscribed to the foregoing instrument, and acknowledged that he executed the same as his free act and deed and for the purposes therein contained.

Before me,

Katrina Ricker
Notary Public/Justice of the Peace

My commission expires:



Katrina Ricker

[Seal]

Wayne Dalton™

COMMERCIAL DOORS

MODELS 451/452

ALUMINUM FULL-VIEW



Brown powder coated aluminum, Satin Etched glass

SECTIONAL DOORS THAT OFFER MAXIMUM LIGHT AND VISIBILITY

Wayne Dalton's Aluminum Full-View doors are the preferred choice when visibility and light transmission are just as important as aesthetics.

These doors are weather-resistant, virtually maintenance-free, and are ideal for commercial applications such as auto dealerships, car washes and restaurant patios.

» CHOOSE FROM A WIDE VARIETY OF GLASS INCLUDING ANNEALED, ACRYLIC, INSULATED AND POLYCARBONATE GLASS

» STANDARD SIZES UP TO 16'1" HIGH AND 22'2" WIDE

» AVAILABLE IN ANODIZED AND POWDER COAT FINISHES

MODELS 451/452

STANDARD FEATURES OVERVIEW

CONSTRUCTION

MAX HEIGHT	Model 451: 16'1" (4,902.2mm) Model 452: 14'1" (4,297.7mm)
MAX WIDTH	22'2" (6,705.6 mm)
DOOR ASSEMBLY	Stile and rail assembly of aluminum alloy 6063-T6, 1-3/8" thick stiles and rails, joined with self tapping screws.
AIR INFILTRATION	Meets IECC® requirements for air infiltration with 3rd party tested values below 0.4 cfm/ft ² .
RAILS	Top and bottom rails with 3-1/2" wide, lower intermediate rail 1-3/8", upper rail 1-5/8", minimum wall thickness 0.062".
STILES	Single end stiles are 3-1/2" wide, center stile 3" wide, minimum wall thickness 0.062".
SPRINGS	10,000 cycles.
GLAZING	1/8" (3mm) in 9 options, 1/4" (6 mm) in 5 options, 1/2" (13 mm) in 4 options, 5/8" (16 mm) in 3 options.
FINISH	Clear anodized.
WINDLOAD	Provide to meet the design/performance requirements specified.
LOCK	Interior mounted slide lock.
WEATHERSTRIPPING	Flexible bulb-type strip at bottom section.
TRACK	Provide track as recommended by manufacturer to suit loading required and clearances available.
MANUAL OPERATION	Pull rope or chain hoist.
ELECTRIC MOTOR OPERATION	Provide UL listed electric operator, equal to Genie Commercial Operators, size and type as recommended by manufacturer to move door in either direction at not less than 2/3 foot or more than 1 foot per second.

WARRANTY

TERMS	One (1) year limited warranty on door systems
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OPTIONS

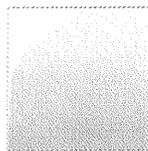
- Springs: 25,000, 50,000 or 100,000 cycles
- Lock options: Interior mounted slide lock with interlock switch for automatic operator, keyed lock, keyed lock with interlock switch for automatic operator
- Weather stripping: Jamb and header seals
- Insulated rail and stiles for a R-value* of up to 3.97 (452 only)
- Powder coat finish: Color as selected by architect from manufacturer's standard colors
- Anodized finishes: Bronze, Black
- Windload options available up to 30 psf, up to 16'2" wide

*Wayne Dalton uses a calculated R-value for our insulated doors.

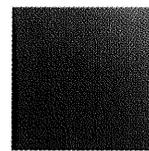
Perfectly suited for applications where maximum light and visibility are desired, Wayne Dalton's Aluminum Full-View doors help create a pleasant interior environment while offering a warm and open look from the exterior.

FINISH OPTIONS

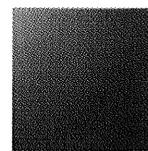
Anodized



Clear (standard)

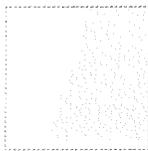


Black

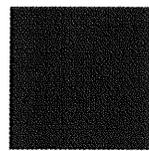


Bronze

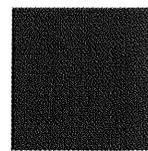
Powder Coat (optional)



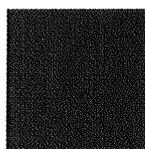
White



Black



Bronze



Brown

Actual colors may vary from brochure due to fluctuations in the printing process. Always request a color sample from your Dealer for accurate color matching.

Wayne Dalton also offers approximately 200 RAL powder coat options to complement the exterior colors of a building.



RAL powder coated aluminum, Clear glass

ALUMINUM FULL-VIEW

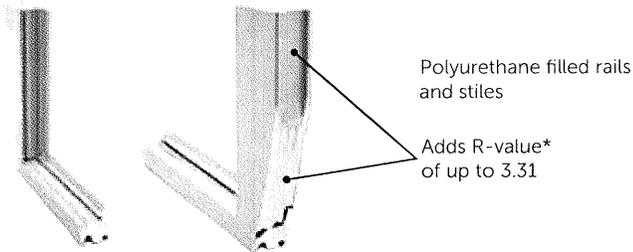
GLASS OPTIONS

TYPE OF GLASS	THICKNESS	TINT	MODEL 451	MODEL 452
Annealed	1/2" Insulated	Clear, Gray, Satin Etched		•
	1/2" Low E	Clear		•
	1/4"	Clear, Gray, Bronze, Satin Etched		•
	1/8"	Clear, Gray, Bronze, Satin Etched	•	
Tempered	1/2" Insulated	Clear, Gray, Bronze, Satin Etched		•
	1/2" Insulated Low E	Clear, Gray		•
	1/4"	Clear, Gray, Bronze, Satin Etched		•
	1/4" Low E	Clear		•
	1/8"	Clear, Gray, Bronze, Solex Green, Satin Etched	•	
Wire	1/4"	Clear		•
Laminated	1/4"	Clear		•
Acrylic	1/8", 1/4"	Clear	•	
Polycarbonate	1/8", 1/4"	Clear	•	
	1/4", 5/8" Multi-Wall	Clear, White, Bronze	•	

Custom glazing available

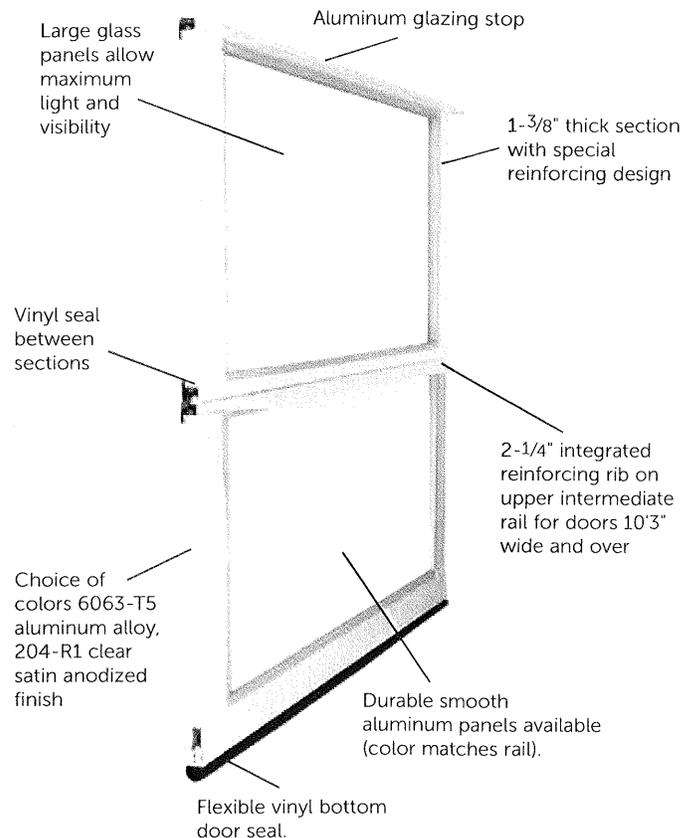
OPTIONAL POLYURETHANE INSULATION

(Model 452 only)



*Wayne Dalton uses a calculated R-value for our insulated doors.

R-VALUES MODEL 452	10x10 DOOR	12x12 DOOR	14x14 DOOR
1/2" Insulated glass Low E (R = 2.38) with polyurethane filled rails and stiles	3.31	3.25	3.25
1/2" Insulated glass (R = 1.75) with polyurethane filled rails and stiles	2.79	2.69	2.69



GENERAL OPERATING CLEARANCES

TYPE	HEADROOM		SIDEROOM		DEPTH INTO ROOM	CENTER LINE OF SPRINGS	
	2" TRACK	3" TRACK	2" TRACK	3" TRACK	2" AND 3" TRACK	2" TRACK	3" TRACK
Standard Lift Manual 12" R	13"-17"	NA	4.5"	5.5"	Opening Height +18"	Opening Height +12"	N/A
Standard Lift Manual 15" R	15"-20"	16"-21"				Opening Height +13"	Opening Height +14"
Standard Lift Motor Oper. 12" R	15"-20"	NA			Opening Height +66"	Opening Height +12"	N/A
Standard Lift Motor Oper. 15" R	15"-20"	18"-24"				Opening Height +13"	Opening Height +14"
High Lift Manual	High Lift +12"		24" One Side		Opening Height - Lift +30"	Opening Height +Lift +6.5"	Opening Height +Lift +7.5"
High Lift Motor Oper.							
Vertical Lift Manual	Door Height +20"		4.5"	5.5"	18"	Double Door Height +13"	
Vertical Lift Motor Oper.			24" One Side				
Low Headroom Manual	6"-15"	6"-15"	6"	9"	Opening Height +20" to -26"	N/A	
Low Headroom Motor Oper.	9"-17"	9"-17"					

PANEL/SECTION SELECTION GUIDE

DOOR WIDTH	NUMBER OF PANELS	DOOR HEIGHT	NUMBER OF SECTIONS
Up to 9'2"	2	Up to 8'1"	4
9'3" to 12'2"	3	8'2" to 10'1"	5
12'3" to 16'2"	4	10'2" to 12'1"	6
16'2" & over	Call Factory	12'12" to 14'1"	7
		14'2" thru 16'1"	8
		16'2" & Over	Call Factory

NOTES:

- 1) Springs must be rear mount to achieve minimum headroom listed. Front mount torsion headroom depends on drum size, and varies over the range listed.
- 2) 8" side-room required, one side, for doors with chain hoist.
- 3) Headroom for standard lift depends on drum size, and varies over the range listed.

TRACK SELECTION GUIDE



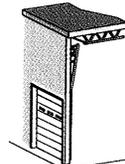
STANDARD LIFT



HIGH LIFT
break-away is standard, straight incline is available



ROOF PITCH
standard or high lift



VERTICAL LIFT
break-away is standard, straight incline is available



LOW HEADROOM
rear mount torsion



LOW HEADROOM
front mount torsion



Architect Resource Center

Visit wayne-dalton.com/architect-resource-center to find our Architect Resource Center. In this tool, you will quickly find all of the specifications, drawings and documents you need to complete your project.

Wayne Dalton
COMMERCIAL DOORS

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Lewisville, TX 75067

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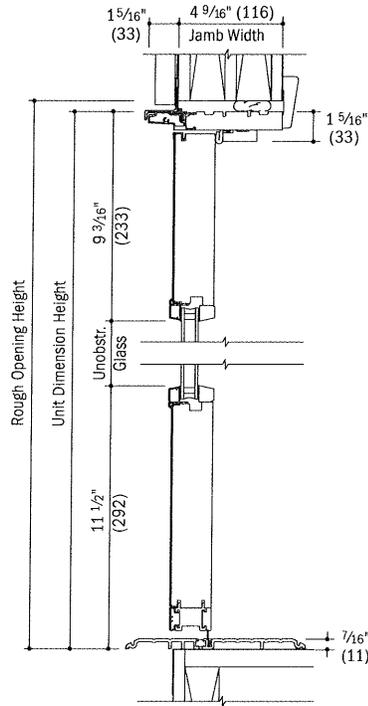


Commercial Outswing Entry Door Details

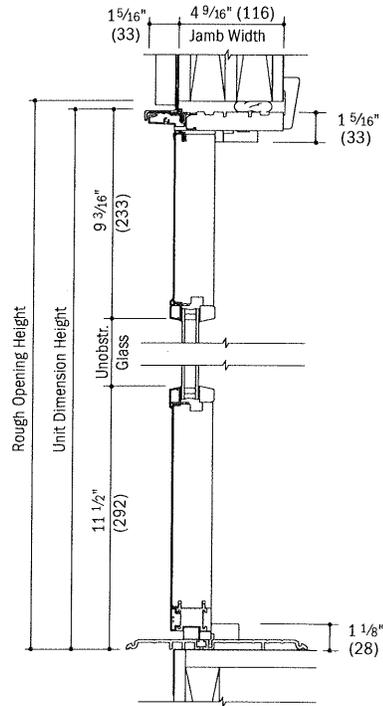
Scale 1 1/2" (38) = 1'-0" (305) – 1:8

Sash-Set Commercial Outswing Entry Door Sidelight Detail

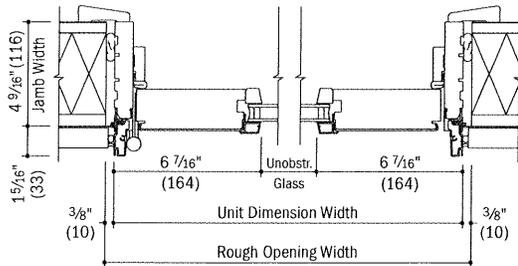
Scale 1 1/2" (38) = 1'-0" (305) – 1:8



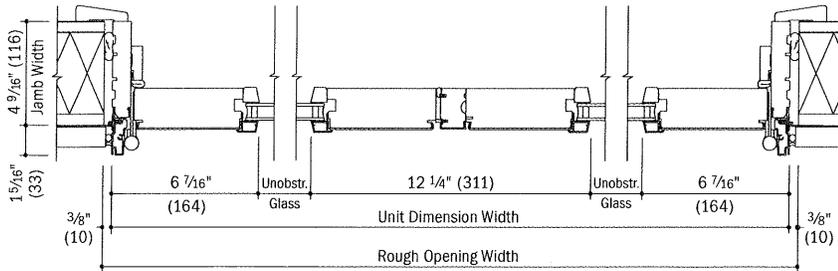
Vertical Section



Vertical Section



Horizontal Section



**Horizontal Section
 Two-Panel**

- 4 9/16" (116) jamb width measurements are from backside of installation flange.
- Light-colored areas are parts included with door. Dark-colored areas are additional Andersen® parts required to complete door assembly as shown.
- **Rough openings may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to unit installation guides at andersenwindow.com.
- Dimensions in parentheses are in millimeters.
- Clad details shown, wood also available.

Tempered Glass Railing



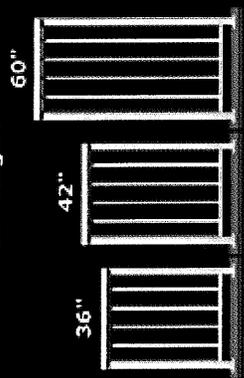
Standard Colors

Glacier White	Sandstreak
Tudor Brown	Black

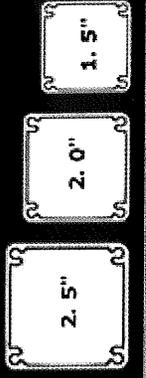
Designer Colors

10% Extra	Pebble Grey
Rideau Brown	Wicker
Seal Beach Green	Dyster Grey
Slate Grey	Mobilia
Ansi 48 Grey	Almond
Ansi 70 Grey	Linen Cream

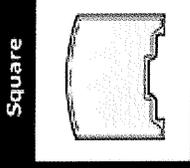
Rail Height



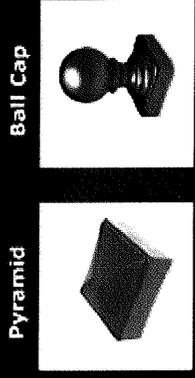
Rail Post Size



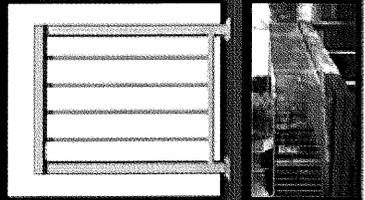
Rail Tops



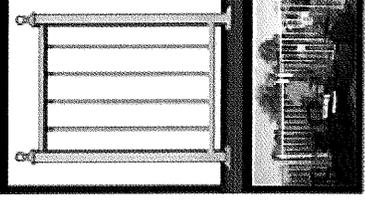
Post Tops



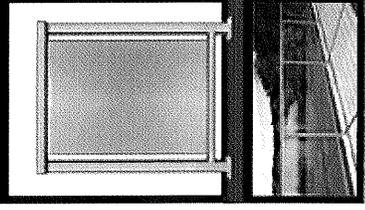
Standard Picket



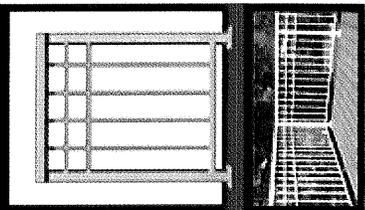
Colonial Picket



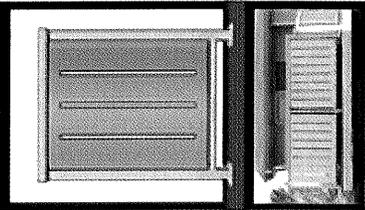
Tempered Glass



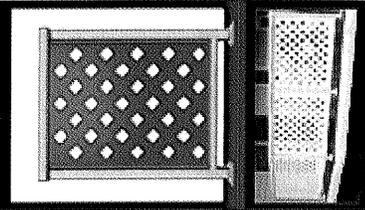
Vermilion Picket



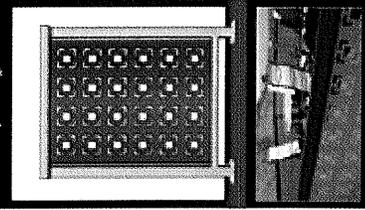
Privacy Slatted



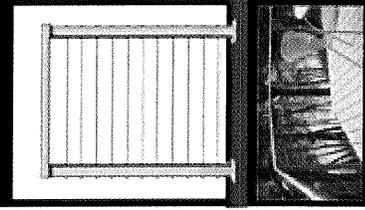
Privacy Isabella



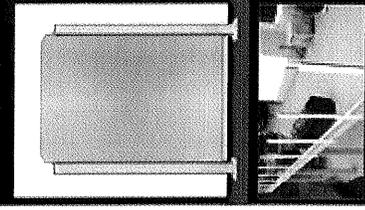
Privacy Magnetic



Stainless Cable



Wind Wall



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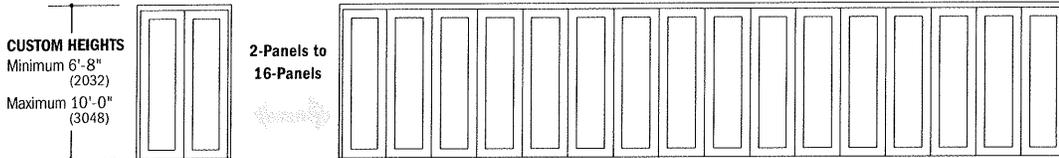
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BIG DOORS FOLDING OUTSWING DOORS

Styles and Sizes

Scale $\frac{1}{8}" (3) = 1'-0" (305) - 1:96$

Contemporary Panel Sizes



Custom sized in $\frac{1}{8}" (3)$ increments. Contact your Andersen supplier for additional dimensions and specifications.

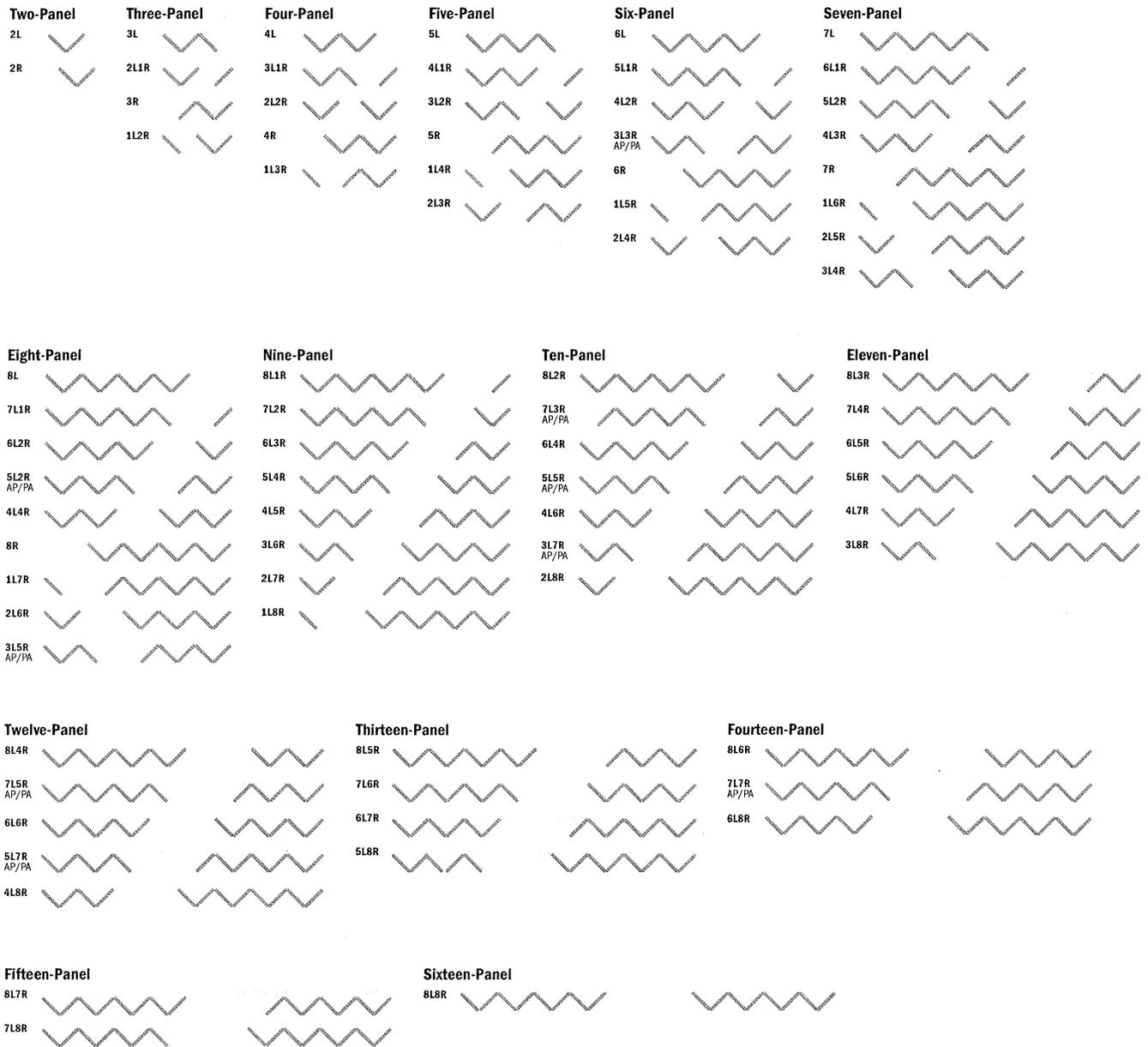
CUSTOM WIDTHS

Number of Panels	Minimum to Maximum	Number of Panels	Minimum to Maximum	Number of Panels	Minimum to Maximum
2-Panel	3'-2 $\frac{1}{4}" (972)$ to 8'-2 $\frac{1}{4}" (2496)$	7-Panel	10'-9 $\frac{1}{4}" (3283)$ to 28'-2 $\frac{1}{8}" (8607)$	12-Panel	18'-5 $\frac{1}{8}" (5617)$ to 48'-0" (14630)
3-Panel	4'-8 $\frac{5}{8}" (1438)$ to 12'-2 $\frac{1}{4}" (3715)$	8-Panel	12'-4 $\frac{1}{2}" (3772)$ to 32'-3 $\frac{1}{4}" (9836)$	13-Panel	19'-10 $\frac{1}{4}" (6052)$ to 48'-0" (14630)
4-Panel	6'-3 $\frac{7}{8}" (1827)$ to 16'-2 $\frac{5}{8}" (4943)$	9-Panel	13'-9 $\frac{3}{8}" (4207)$ to 36'-3 $\frac{1}{2}" (11062)$	14-Panel	21'-5 $\frac{3}{8}" (6537)$ to 48'-0" (14630)
5-Panel	7'-9" (2362) to 20'-2 $\frac{5}{8}" (6163)$	10-Panel	15'-4 $\frac{3}{4}" (4693)$ to 40'-3 $\frac{1}{8}" (12290)$	15-Panel	22'-10 $\frac{1}{2}" (6972)$ to 48'-0" (14630)
6-Panel	9'-4 $\frac{1}{8}" (2848)$ to 24'-2 $\frac{1}{8}" (7388)$	11-Panel	16'-9 $\frac{1}{8}" (5128)$ to 44'-3 $\frac{3}{4}" (13506)$	16-Panel	24'-4 $\frac{7}{8}" (7439)$ to 48'-0" (14630)

BIG DOORS FOLDING OUTSWING DOORS

Panel Configurations

Configurations are designated from left to right as viewed from the exterior.



northern triangle of the property. Marsha Northrop suggested Yellow Birch, while Sumner Nystedt suggested the liberal use of Arborvitae.

A motion was made by Sumner Nystedt to grant a Certificate of Appropriateness to the Applicant with the agreed upon accommodations. This motion was seconded by Kerry Ellen Enright. All agreed.

250 MAIN STREET

An Application was submitted by The Old Village Inn LLC / OVI Real Estate Holdings for the proposed construction of an additional building on the site. The existing building, The Old Village Inn, an iconic Ogunquit landmark, constructed in 1833, is located at 250 Main Street, Tax Map 7, Block 69, Zoning District DB. Representatives of the Application process were Brandon Holden of Winter Holden Architects and Design, along with Tom Busonni, a principle of OVI.

The proposal calls for the construction of a one story building, serving as a restaurant and bar. In the plans it's referred to as "The Patio", with a height of ten (10) feet along with a roof deck and smaller roofed bar area, giving the appearance of a boat's fly bridge, to be located in the area over the front entryway. The design has a nautical influence, with the outline similar to a boat. The exterior of the building will be a combination of eastern white cedar shingles, and shiplap board siding.

Enclosing the outdoor upper deck area will be a glass railing system around the dining area, and on the other side of the roof, behind the bar, camouflaging the restaurant venting systems with a screened style railing system.

The submitted plans propose the use of overhead style doors for both sides of the dining area that can completely open in appropriate weather.

At the southerly end of the building will be an exterior semi circular stairway, starting below the restaurant, providing access for a pathway from the Lower Lot, and extending to both the main and roof levels.

The entire building will be open underneath, and supported by a piling system, similar to that found on wharfs.

Brandon Holden emphasized that the new building would be forty (40) feet away from the existing historic structure, with minimal visibility from Main Street.

A concern of the OHPC Members was how the new structure would appear from the Lower Lot after the side of the hill was defoliated.

Brandon Holden explained that the exposed area under the building would be covered in a stone rip rap.

The Applicant agreed to extensively replant the hillside to soften the overall appearance, and deter erosion.

Based upon the agreement to extensively replant as a condition for approval, a motion was made by Sumner Nystedt to grant a Certificate of Appropriateness for the proposed construction project, known as "The Patio" at the rear of 250 Main Street. The Motion was seconded by Kerry Ellen Enright. All agreed.