

**TOWN OF OGUNQUIT PLANNING BOARD**  
**SITE PLAN REVIEW APPLICATION**

**PLEASE PRINT CLEARLY**

DATE REC'D: 10-15-19

MEETING DATE w/ CEO 10-3-19

FEE PAID (\$500): Yes  No

INITIAL PB HEARING DATE: 10-28-19

TAX MAP: 9 BLOCK: 85-86

ZONING DISTRICT SLC

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

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

NAME Redwood Resorts, LLC

MAILING ADDRESS PO Box 836, Ogunquit, ME 03907

Telephone 207-646-2794 e-mail address devsawant@live.com

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

NAME \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_

Telephone \_\_\_\_\_ e-mail address \_\_\_\_\_

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

**REPRESENTATIVE** (if applicable) \_\_\_\_\_

NAME Northeast Civil Solutions, Inc.

MAILING ADDRESS 381 Payne Road, Scarborough, ME

Telephone 207-883-1000 e-mail address brandon.binette@northeastcivilsolutions.com

**PROPERTY ADDRESS:**

548 Main Street

Year Built 1960 (All Pre 1931 structures require review by the Historic Preservation Commission).

Source of date: VISION Card  TRIO Card  Other Property Card

NAME OF BUSINESS (Current & Proposed) Colonail Village Resort

(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?  Yes  No Public Works Review?  Yes  No

Police Dept. Review?  Yes  No Conservation Commission?  Yes  No

Fire Dept. Review?  Yes  No Planning Consultant? **CEO**  Yes  No

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

**BRIEF DESCRIPTION OF PROJECT:** Replacement of collapsed seawall. Please see attached for more detail.

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: 4.67

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: October of 2019

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

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

Identify method of water supply to the proposed development: N/A

- individual wells  connection to public water system

Identify method of sewage disposal to the proposed development: N/A

- 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.

8-28-2019  
DATE

Branden Binette  
APPLICANT'S / OWNER'S SIGNATURE

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**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**



SURVEYING ENGINEERING LAND PLANNING

# *Northeast Civil Solutions*

INCORPORATED

[www.northeastcivilsolutions.com](http://www.northeastcivilsolutions.com)

40659.02

October 7, 2019

Ogunquit Town Office  
23 School Street, P.O. Box 875  
Ogunquit, ME 03907

**RE: Site Plan Review Application- Town Submission (548 Main Street)  
Redwood Resorts LLC-Colonial Village Resort-Replacement of Seawall**

To Whom It May Concern;

On behalf of Redwood Resorts, LLC; we are pleased to submit the attached Site Plan Application, plans, and appurtenant documents for review by the Town staff. The project site currently sits on approximately 4.70 acres which can be identified on the Town of Ogunquit's tax assessor Map 9, Block 85-86. The focus area is on the eastern portion of the site along the Ogunquit River regarding the replacement of the degraded seawall which provides boat and beach access for guests of the Colonial Village Resort. The seawall serves as a deterrent for erosion into an adjacent stream and river while stabilizing the site for maximum environmental protection.

### **Current Conditions**

The existing small peninsula serves as a boat launch, dock and beach access for guests of the hotel is currently stabilized by a wooden seawall held in place by several vertical piles. This current seawall has mostly collapsed, there by negatively impacting the adjacent natural resource. The collapsed area of the seawall is completely exposed to tidal actions of the river and the earthen peninsula it protected continues to erode. The degradation of the seawall will continue to encroach on abutting resources and parcels while threatening the stability of the peninsula.

### **Site layout**

As indicated on the attached plans, the proposed replacement seawall will not extend further toward the resource. The replacement wall has been engineered and will be reconstructed in the original location with new piles driven into the ground for support and stabilization. This new proposed seawall will match the existing height of the seawall while fixing any necessary areas behind the wall bringing the new wall back to the proper design standard. This new wall

will allow for continued use of the beach and boat access while ensuring not to encroach onto abutting properties or resources along the Ogunquit River. The estimated cost for the replacement seawall is between \$50,000 to \$55,000.

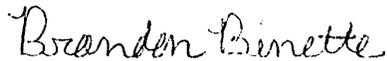
**Stormwater**

The proposed scope of work will not affect the stormwater on site. No additional impervious area is being proposed on site. The wall will be built back to original elevations and will make grading similar to the original design as to not cause erosion and act in the same manner as the original design.

Included with this packet is the approved DMR timing application and Permit-by-Rule. A copy of this proposed work area has been sent to the Maine Department of Inland Fisheries to ensure all proper regulations are being followed.

Please also find the attached fee (\$500.00) for this project. If you have any questions or comments regarding this application, please feel free to contact me anytime. Thank you.

Sincerely,  
Northeast Civil Solutions, Inc.



Brandon Binette  
Project Engineer

CC: Jim Fisher. President, NCS

Travis Letellier. P.E., NCS

## SITE PLAN REVIEW SUBMISSIONS CHECKLIST

Applicant Name Redwood Resorts, LLC Date 10-4-2019  
 Map / Lot / Zone 9-85-86 Zone: SLC

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.

SITE PLAN REVIEW REQUIRED SUBMITTALS		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.
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	<i>Water Service Area</i> - A written statement from the servicing water district indicating review and approval of water system design			✓	
6.6.C.3.O.iii	<i>Outside Water Service Area</i> - 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 &amp; 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!



10-10-2019



SURVEYING ENGINEERING LAND PLANNING

# *Northeast Civil Solutions*

INCORPORATED

[www.northeastcivilsolutions.com](http://www.northeastcivilsolutions.com)

July 26, 2019

Whom It May Concern:

I, Redwood Resorts LLC authorize Northeast Civil Solutions, Inc. to sign any and all applications, permit requests, and other paperwork in conjunction with obtaining final municipal and/or state approvals, as applicable, for my project located on 548 Main Street, Ogunquit, ME. This authorization is not a contract for any work to be performed; contracts or other correspondence are separate documents.

Jul 26 2019

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



BK 17241 PGS 350 - 352 05/26/2016 09:32:00 AM  
INSTR # 2016019484 DEBRA ANDERSON  
RECEIVED YORK SS REGISTER OF DEEDS

After recording return to:

Space Above This Line For Recording Data

**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that **R.A.S. MOTEL CORP.**, FOR CONSIDERATION PAID, hereby grants to **REDWOOD RESORTS LLC**, with a mailing address of P.O. Box 1238, Saco, ME 04072, with Warranty Covenants, a certain lot or parcel of land, together with any improvements thereon and all rights appurtenant thereto, commonly know and designated as 548 Main Street, Ogunquit, Maine; being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

IN WITNESS WHEREOF, R.A.S. MOTEL CORP., has caused this instrument to be executed by Susannah Voorhis, its Manager, thereunto duly authorized as of this 24<sup>th</sup> day of May, 2016.

Maine R.E. Transfer Tax Paid

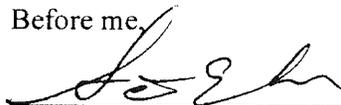
  
\_\_\_\_\_  
WITNESS

R.A.S. MOTEL CORP.  
By:   
\_\_\_\_\_  
Susannah C. Voorhis, its President  
thereunto duly authorized

STATE OF MAINE  
York County, ss.

May 24, 2016

Personally appeared the above-named Susanah C. Voorhis, President of R.A.S. Motel Corp., and acknowledged the foregoing instrument to be her free act and deed duly authorized in said capacity.

Before me,  
  
\_\_\_\_\_  
Attorney at Law/Notary Public  
Scott Edmunds

(2) E  
3 -> Lambert + Coffin

**EXHIBIT A**

A certain lot or parcel of land, together with the buildings thereon, situated in Ogunquit, County of York and State of Maine, bounded and described as follows: Beginning at a granite monument set in the ground in the Easterly sideline of U.S. Highway Route #1, so-called, said monument being the westerly corner of land now or formerly of Joseph Houston and said monument also being the northerly corner of land herein conveyed, said monument bears 44.57 feet southwesterly from the cornerboard at the northerly corner of the house standing on land now or formerly of Houston and said monument also bears 62.58 feet westerly from the cornerboard at the southerly corner of said house; thence southwesterly by the easterly sideline of said highway 201.63 feet to a spike driven into the pavement of the driveway leading to the main house on land herein conveyed, said spike bears 53.40 feet southwesterly from the cornerboard at the northerly corner of said house and 33.40 feet westerly from the cornerboard at the westerly corner of the main part of said house; thence southwesterly by said easterly sideline of said highway and by an included angle of  $178^{\circ} 23'$  with said last described line 129.50 feet to an iron pipe driven into the ground at the northerly corner of land of The Dunes (Perkins); thence southeasterly by the northerly sideline of land of said Perkins and making an included angle of  $114^{\circ} 27'$  with said last described line 38.25 feet to a granite monument set in the ground; thence northeasterly by said northerly sideline of land of said Perkins and by an included angle of  $155^{\circ} 25'$  with said last described line 504.20 feet to a granite monument set in the ground; thence northeasterly by land of said Perkins and by an included angle of  $175^{\circ} 40'$  with said last described line 97.0 feet to an iron pipe driven into the ground; thence northeasterly by said northerly sideline of said Perkins and by an included angle of  $168^{\circ} 23'$  with said last described line 127.60 feet to a granite monument set in the ground; thence southeasterly by said northerly sideline of said Perkins and by an exterior angle of  $162^{\circ} 55'$  with said last described line 84.40 feet to a granite monument set in the ground; thence southeasterly by said northerly sideline of said Perkins and by an exterior angle of  $173^{\circ} 04'$  with said last described line 83.0 feet to a granite monument set in the ground; thence southeasterly by said northerly sideline of said Perkins and by an exterior angle of  $170^{\circ} 40'$  with said last described line 86.70 feet to an iron pipe driven into the ground at the highwater mark of the Ogunquit River; thence southeasterly so far as I may own; thence northerly by said Ogunquit River to the junction and center of Joe's Creek, so-called, and land of David Littlefield; thence northwesterly and westerly by the center of the said Joe's Creek to a spike driven into a piling in the bulkhead on land herein conveyed; said point being established in sale of land by said Littlefield to one Biehler; thence northwesterly by land of said Littlefield 361.65 feet to an iron pipe driven into the ground one foot north of a pine tree marked "P"; thence North  $53^{\circ} 15'$  West by land of said Littlefield and by an included angle of  $170^{\circ} 30'$  with said last described line 277.01 feet to an iron pipe driven into the ground; thence northwesterly by said Littlefield and said Houston and by an exterior angle of  $178^{\circ} 30'$  with said last described line 81.75 feet to an iron pipe set in the ground; thence North  $27^{\circ} 13' 43''$  East 87.20 feet to an iron pipe set in the ground at land now or formerly of David Merton Littlefield et ux; thence running North  $32^{\circ} 29' 18''$  West 55.52 feet to a stone monument set in the ground for a line marker; thence North  $51^{\circ} 46'$  West by and along land now or formerly of David Merton Littlefield a distance of 125 feet to a granite monument; thence continuing on the same course along land of said Littlefield 29 feet to a granite monument on the

southeasterly sideline of U.S. Route One; thence southwesterly by and along the southeasterly sideline of said highway a distance of 32.18 feet to a granite monument; thence continuing on the same course along the southeasterly sideline of said highway a distance of 70 feet to a granite monument, which granite monument marks the point of beginning.

Title reference is made to deed of Robert J. O'Brien, Jr. to R.A.S. Motel Corp. dated April 3, 1995 and recorded in Book 7377, Page 3 in the York County Registry of Deeds.

Also another certain lot or parcel of land located easterly of, but not adjacent to, U.S. Route 1 in the Town of Ogunquit, County of York and State of Maine, which certain lot or parcel of land is more particularly bounded and described as follows:

BEGINNING at a point which is marked by a monument set in the ground on the easterly sideline of U.S. Route 1, which point marks the northerly corner of land now or formerly of O'Brien as described in a deed recorded in the York County Registry of deeds in Book 3310 at Page 262 and the westerly corner of land now or formerly of Littlefield as described in a deed recorded in said Registry of Deeds in Book 1220 at Page 36;

THENCE RUNNING South  $48^{\circ} 10' 57''$  East following the common boundary line between land of O'Brien and Littlefield a distance of 153.37 feet to an iron pipe driven into the ground for a linemarker;

THENCE TURNING AND RUNNING South  $32^{\circ} 58' 17''$  East following the common boundary line between land of O'Brien and Littlefield a distance of 55.42 feet to an iron pipe driven into the ground for a linemarker, which iron pipe marks the point of beginning;

THENCE TURNING AND RUNNING South  $25^{\circ} 54' 16''$  West following the common boundary line between land of O'Brien and Littlefield a distance of 89.06 feet to a point;

THENCE TURNING AND RUNNING South  $50^{\circ} 01' 52''$  East following the common boundary line between land of O'Brien and Littlefield a distance of 50.88 feet to a point;

THENCE TURNING AND RUNNING South  $47^{\circ} 00' 56''$  East following the common boundary line between land of O'Brien and Littlefield a distance of 29.12 feet to a stake set in the ground for a linemarker;

THENCE TURNING AND RUNNING North  $39^{\circ} 58' 08''$  East a distance of 59.80 feet to a stake set in the ground;

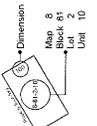
THENCE TURNING AND RUNNING North  $34^{\circ} 33' 39''$  West a distance of 105.42 feet to a point marked by an iron pipe, which iron pipe marks the point of beginning.

Title reference to the second described parcel is made to a deed from Marjorie E. Littlefield and Marlene E. Stockhaus, Trustees of The Littlefield Village Trust dated 12/30/1988 to R.A.S. Motel Corp. dated April 13, 2004 and recorded in the York County Registry of Deeds in Book 14043 at Page 311.



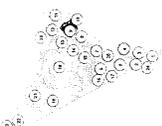
# Assessor's Maps

- Legend**
- Property Boundary
  - Zoning
  - Casualty
  - Common Area
  - Town
  - Road
  - Map Number

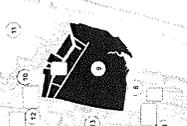


## GIS

### Township's Locator Map



### Local Locator Map



**Scale and Orientation**

0 50 100  
Feet / 100 Meters

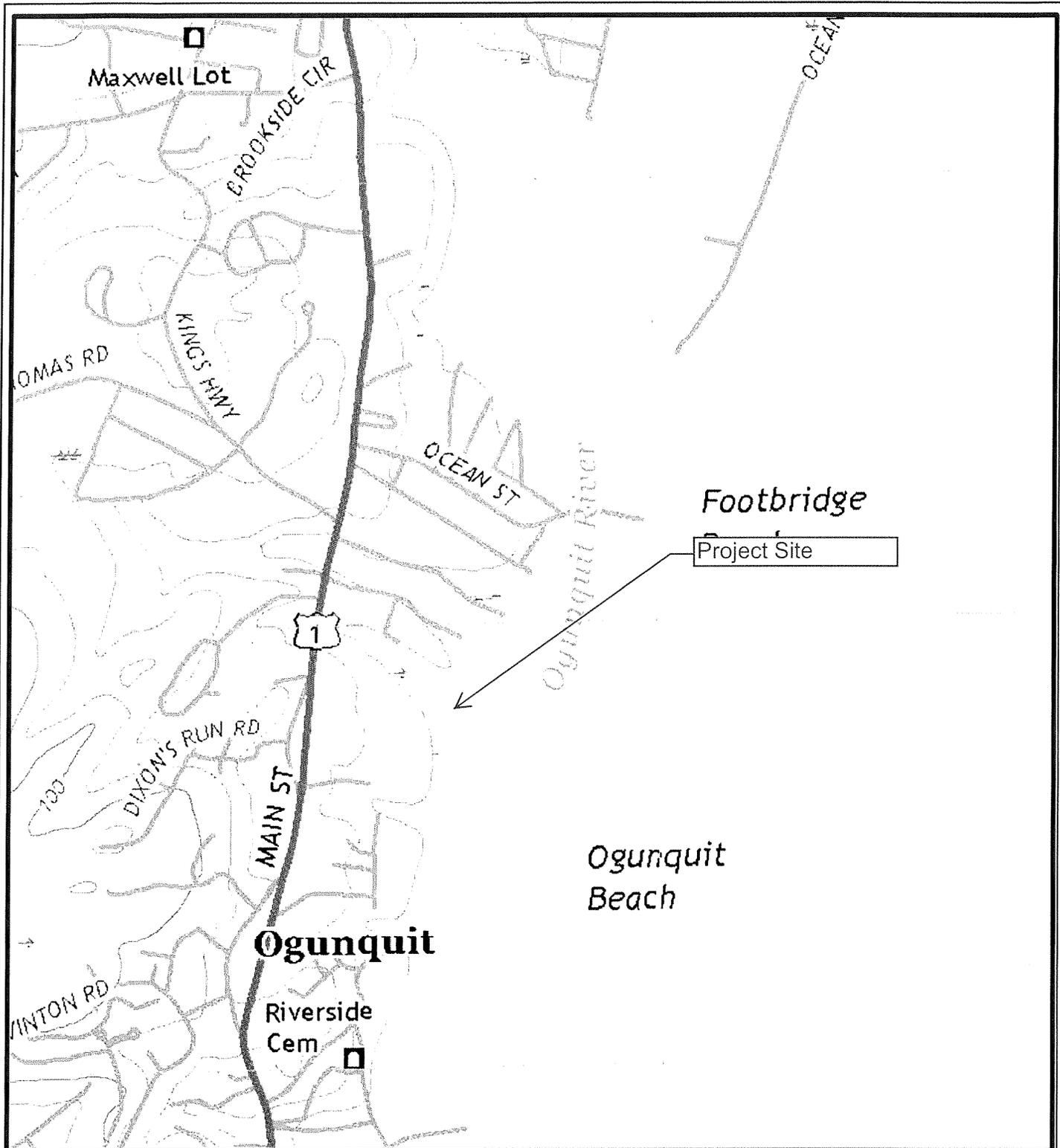
### Notes

This information is provided as a reference only. It is not intended to be used as a legal document. The Assessor's Office is not responsible for any errors or omissions in this data. Copyright 2011, Assessor's Office, All Rights Reserved.

# MAP 9



Atlantic Ocean



70

71

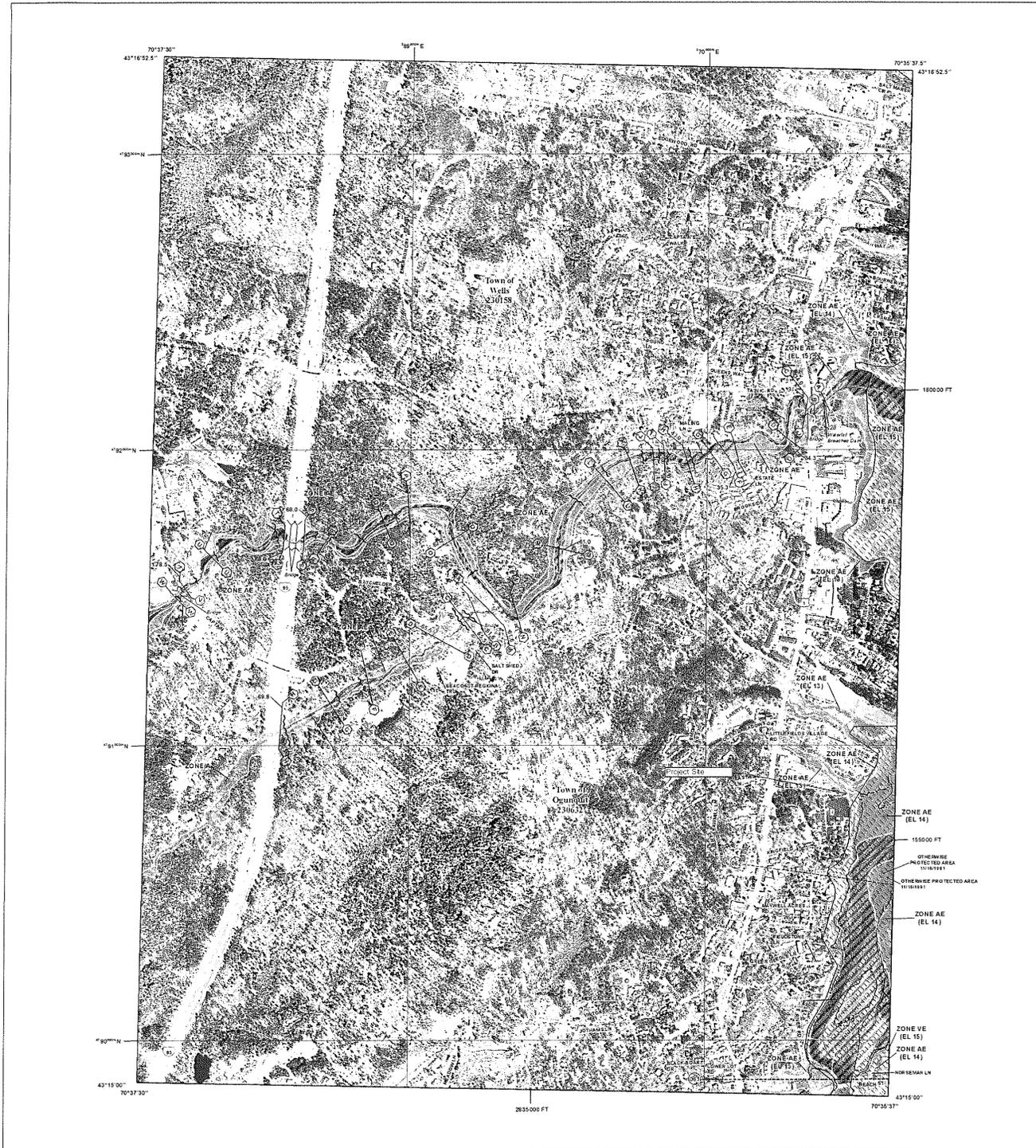


Sheet Name:  
**USGS TOPO MAP**  
 Project Name and Location:  
**Redwood Resorts Wells, LLC**  
 Ogunquit, ME 03907  
 DATE: July 25, 2019

SHEET: 1 OF 1



SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
 INCORPORATED  
 381 PAYNE ROAD, SCARBOROUGH, MAINE 04074  
 TEL: 207.883.1000 FAX: 207.883.1001 E-MAIL: info@northeastcivilsolutions.com



**FLOOD HAZARD INFORMATION**

SEE HIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING  
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT  
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE)
  - With BFE or Depth
  - Regulatory Floodway
  - 0.2% Annual Chance Flood Hazard, Areas of less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
- OTHER AREAS OF FLOOD HAZARD**
  - Area with Reduced Flood Risk due to Levee See Notes, Zone X
  - Area with Flood Risk due to Levee Zone O
  - Area of Minimal Flood Hazard Zone A
  - Area of Undetermined Flood Hazard Zone D
- OTHER AREAS**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
  - Cross Sections with 1% Annual Chance Water Surface Elevation
  - Coastal Transect
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
- OTHER FEATURES**

**NOTES TO USERS**

The information and graphics about this Flood Insurance Rate Map (FIRM) include products associated with this FIRM including historic versions, the current map data for each FIRM panel how to order products, or the National Flood Insurance Program (NFIP) to provide, contact call the FEMA Map Service Center website at [msc.fema.gov](http://msc.fema.gov). Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

For community and countywide map data refer to the Flood Insurance Study Report for this jurisdiction. To determine flood insurance availability in this community contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6020.

Background information shown on this FIRM provided in digital format by State of Maine, Maine office of GIS (MAES). This information was derived from MAESGIS, dated 2012.

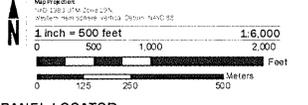
The map reflects more detailed hydrographic information and configurations than those shown on the previous FIRM for this jurisdiction. The topography and floodways that were transferred from the previous FIRM may have been adjusted to reflect more detailed hydrographic information. The effect of the transfer between the VE Zone and the VE Zone may result in some areas where the VE Zone may not be depicted and/or the VE Zone may be depicted in areas that were not in the VE Zone.

The AE Zone category has been divided by a Limit of Moderate Wave Action (LIMWA). The LIMWA topography is not available within CBRS areas for structures that are newly built or substantially improved on or after the date(s) indicated on the map. For more information on CBRS areas, contact the FEMA Map Service Center, the FIS Report, or call the U.S. Fish and Wildlife Service Customer Service Center at 1-800-848-6842.

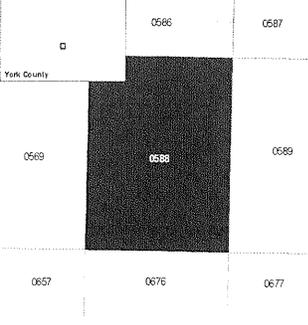
**COASTAL BARRIER RESOURCES SYSTEM (CBRS)**  
 This map includes approximate boundaries of the CBRS for information purposes only. Flood insurance is not available within CBRS areas for structures that are newly built or substantially improved on or after the date(s) indicated on the map. For more information on CBRS areas, contact the FEMA Map Service Center, the FIS Report, or call the U.S. Fish and Wildlife Service Customer Service Center at 1-800-848-6842.

**Legend:**  
 CBRS Area  
 Otherwise Protected Area

**SCALE**



**PANEL LOCATOR**



**FEMA**  
 National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM**  
 YORK COUNTY, MAINE  
 ALL JURISDICTIONS

PANEL 588 OF 800

COMMUNITY	NUMBER	PANEL	SUFFIX
YORK CO. TOWN OF YORK	250432	588	G
YORK CO. TOWN OF YORK	250432	588	G

REVISED PRELIMINARY  
 4/14/2017

VERSION NUMBER: 2.3.2.1  
 MAP NUMBER: 23031C0588G  
 EFFECTIVE DATE:

# Maine Flood Hazard Map



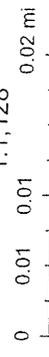
10/10/2019, 3:32:09 PM

Flood\_Zones\_Q3

	AE		VE
	AH; AO		X500

A

1:1,128



0 0.01 0.01 0.02 0.04 km  
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the  
community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geogra  
Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Com  
Floodplain Program, FEMA



Redwood Resorts Wells LLC – 548 Main Street, Ogunquit, Maine – Taken: July 25, 2019



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04/06/2017

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**PERMIT BY RULE NOTIFICATION FORM**  
 (For use with DEP Regulation, Natural Resources Protection Act- Permit by Rule Standards, Chapter 305)  
 PLEASE TYPE OR PRINT IN BLACK INK ONLY

APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:	Dev Sawant			Name:	Northeast Civil Solutions, Inc.		
Mailing Address:	PO Box 836			Mailing Address:	381 Payne Road		
Town:	Ogunquit			Town:	Scarborough		
State and Zip Code:	Maine: 03907			State and Zip Code:	Maine: 04074		
Daytime Phone #:	207-646-2794			Daytime Phone #:	207-883-1000		
Email Address:	devsawant@live.com			Email Address:	brandon.binette@northeastcivilsolutions.com		
PROJECT INFORMATION							
Part of a larger project? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves work below mean low water? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of waterbody:	Atlantic Ocean
Project Town:	Ogunquit	Project Location (Address):	548 Main Street		Map & Lot Number:	9-85-86	
Brief Project Description:	Replace existing collapsed seawall.						
Brief Directions to Site:	See Attached						

**PERMIT BY RULE (PBR) SECTIONS (Check at least one):** I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res.  | <input type="checkbox"/> Sec. (10) Stream Crossing                                | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension  |
| <input type="checkbox"/> Sec. (3) Intake Pipes                         | <input type="checkbox"/> Sec. (11) State Transportation Facil.                    | <input type="checkbox"/> Sec. (18) Maintenance Dredging  |
| <input checked="" type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas                   | <input type="checkbox"/> Sec. (19) Activities In/on/over significant vernal pool habitat   |
| <input type="checkbox"/> Sec. (5) REPEALED                             | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities located In/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird feeding & roosting areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation      | <input type="checkbox"/> Sec. (14) REPEALED                                       |  |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                        | <input type="checkbox"/> Sec. (15) Public Boat Ramps                              |  |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization              | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects                     |  |
| <input type="checkbox"/> Sec. (9) Utility Crossing                     |   |  |

NOTE: Municipal permits may also be required. Contact your local code enforcement office for more information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for more information.

**NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS**

- Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- Attach** a check for the correct fee made payable to: "Treasurer, State of Maine". The current fee for NRPA PBR Notifications can be found at the Department's website: <http://www.maine.gov/dep/feeschedule.pdf>
- Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- Attach Proof of Legal Name** if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>) Individuals and municipalities are not required to provide any proof of identity.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.

I also understand that this PBR becomes effective 14 calendar days after receipt by the Department *unless the Department approves or denies the PBR prior to that date.*

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	8-13-2019
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**Keep a copy as a record of permit.** Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP  
17 STATE HOUSE STATION  
AUGUSTA, ME 04333-0017  
(207)287-7688

PORTLAND DEP  
312 CANCO ROAD  
PORTLAND, ME 04103  
(207)822-6300

BANGOR DEP  
106 HOGAN ROAD  
BANGOR, ME 04401  
(207)941-4570

PRESQUE ISLE DEP  
1235 CENTRAL DRIVE  
PRESQUE ISLE, ME 04769  
(207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	After Photos
PBR #	FP		Acc. Date	Def. Date	
68437	5351 80.00	8/13/2019	CR 8/20/19		

**REQUEST FOR APPROVAL  
OF TIMING OF ACTIVITY  
(DMR)**

This form is for use in obtaining approval from the **Department of Marine Resources (DMR)** for the timing of certain projects in accordance with Chapter 305 Permit by Rule Standards.

**To be filled out by applicant:** (Instructions are on the back of this form)

1. **Applicant's name:** Redwood Resort LLC (Dev Sawant)  
**Address:** PO Box 836  
Ogunquit  
Maine 03907  
**telephone:** 207-646-2794

2. I plan to perform the following activity (please check the appropriate box):
- Sec. 3 Intake pipes** (tidal waters only)
  - Sec. 4 Replacement of structures** (tidal waters only)
  - Sec. 7 Outfall pipes** (tidal waters only)
  - Sec. 9 Utility crossings** (any location if performed between Oct. 2 and July 14)
  - Sec. 12 Restoration of natural areas** (tidal waters only)
  - Sec. 15 Public boat ramps** (tidal waters only)
  - Sec. 18 Maintenance dredging** (tidal waters only)

3. Brief description of project: [please include the name of the stream or waterbody, if known]  
Replace existing collapsed seawall along Atlantic Ocean. Please also see attached.

4. I plan to perform this activity between the dates of September 1, 2019 and October 31, 2019.  
(start date) (end date)

5. I have included a map showing the location of my project.

**\*[Please note that if no location map is provided, no approval will be granted by DMR]**

6. Send completed form to: DMR Environmental Coordinator  
P. O. Box 8, West Boothbay Harbor, ME 04575-008

**For agency use only:**

The Department has reviewed the proposed timing of the activity identified above and:

- approves of the project's timing as proposed.
- requires that the project's timing be changed to occur between \_\_\_\_\_ and \_\_\_\_\_.  
(end date) (start date)
- Other comments: \_\_\_\_\_

  
DMR Environmental Coordinator

19 August 2019  
Date



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
284 STATE STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041



JUDITH CAMUSO  
COMMISSIONER

October 3, 2019

Dev Sawant  
Redwood Resorts, LLC  
PO Box 836  
Ogunquit, ME 03907

**RE: Essential Habitat evaluation of seawall replacement project, 548 Main Street, Ogunquit**

Dear Mr. Sawant:

Based upon review and input from staff biologists, this Department approves your request to replace an existing collapsed seawall at your property at 548 Main Street (Map and Lot Number 9-85-86) in Ogunquit. Ogunquit Beach is mapped as Essential Habitat # PPLT-01 in Ogunquit, under the authority of Maine's Endangered Species Act, 12 MRS §12804; see statute at <http://www.mainelegislature.org/legis/statutes/12/title12sec12804.html>. Relevant protection guidelines are adopted as Department rules, Chapter 8.05; see <http://www.maine.gov/sos/cec/rules/09/chaps09.htm>.

Per the "Site & Grading Plan" dated 8-13-19, included with your Department of Environmental Protection Permit-by-Rule #68437, the existing retaining wall will be removed, and the proposed retaining wall will be installed to the original location and match existing materials. To minimize potential disturbance to breeding piping plovers, all construction activities will occur between October 1, 2019 and April 1, 2020.

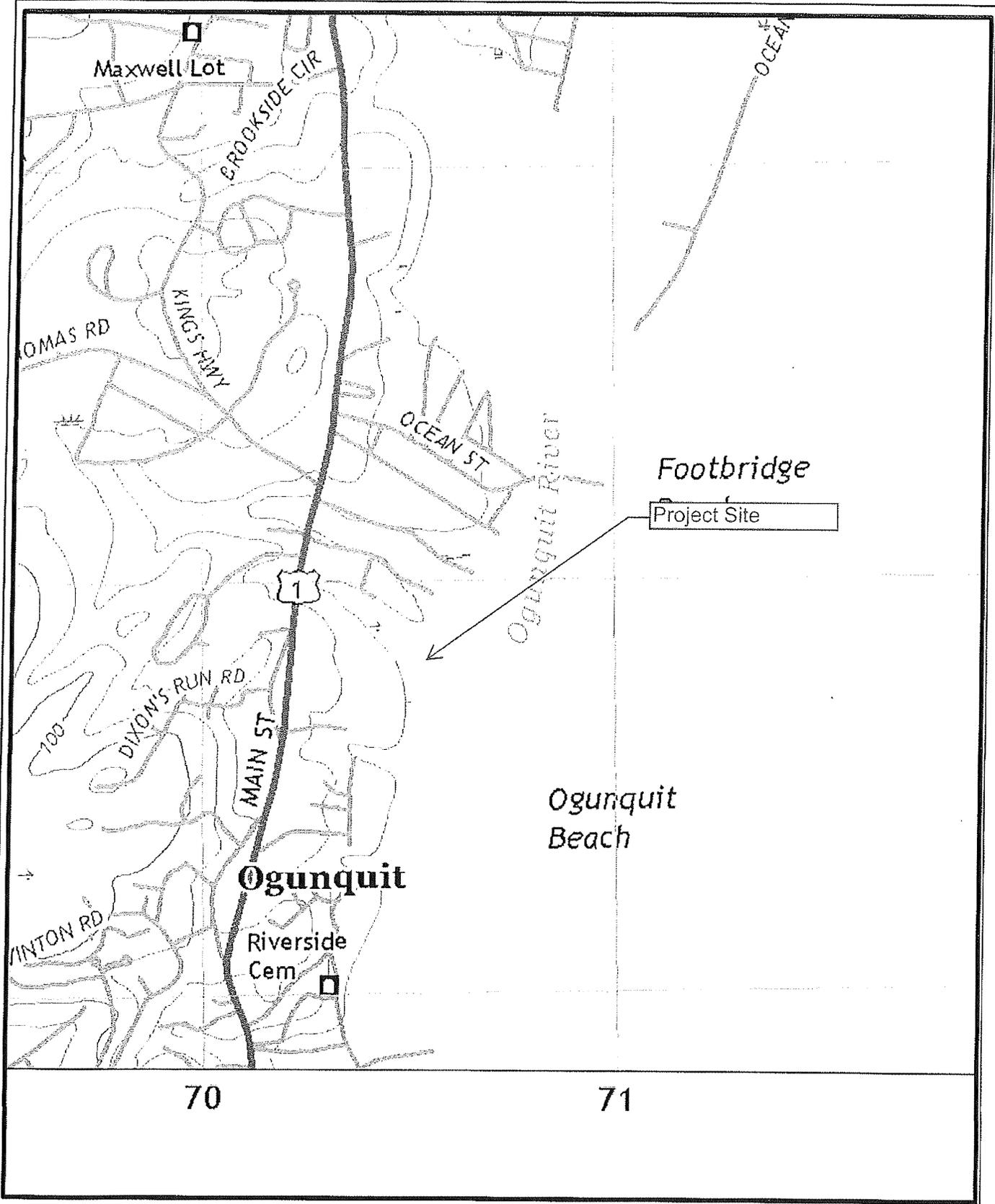
The Department finds that the activities described in seawall replacement proposal do not significantly alter or unreasonably harm the Essential Habitat of piping plovers.

Please feel free to contact us if you have any concerns, questions, or suggestions.

Sincerely,

John Perry  
Environmental Coordinator

cc: Laura Zitske, Henry Jones, Brad Zitske, Charlie Todd, Mark Stebbins, Brandon Binette



HORIZONTAL SCALE 1" = 1000'

USGS TOPO MAP  
 Project Name and Location:  
 Redwood Resorts Wells, LLC  
 Ogunquit, ME 03907  
 DATE: July 25, 2019  
 SHEET: 1 of 1



SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
 INCORPORATED  
 381 PAYNE ROAD, SCARBOROUGH, MAINE 04074  
 TEL: 207.883.1000 FAX: 207.883.1001 E-MAIL: info@northeastcivilsolutions.com



**fifteen (15) complete application packets and paid the required fees will the Applicant be informed of the Planning Board Meeting Date.**

- **PLEASE DO NOT BIND OR USE STAPLES WHEN PREPARING APPLICATION PACKETS.**
- **PLEASE COLLATE THE FIFTEEN PACKETS.**

**Be advised that:**

If the applicant wishes to change, add, or remove material from already submitted application packets, the packets will be returned to the applicant who will make the changes and return the packets to the Land Use Office.

Application packets are distributed to the Board Members one week prior to the meeting. Any additional documentation which the applicant wishes to submit after the packets have been given to the Board members should be brought to the meeting and, with the permission of the Board Chair, will be distributed to the members at that time. The Land Use Office will not accept any additional material after the applications have been given to the Board members.

Material submitted after the deadline, or at the meeting, may lengthen the process and delay any decision in your application. Determination of completeness or approval may be tabled to the next regularly scheduled meeting.

**CONTACTS:**

**Scott Heyland, Ogunquit Code Enforcement Officer**

**Tel. 207 646-9326**

**e-mail: [ceoogt@townofogunquit.org](mailto:ceoogt@townofogunquit.org)**

**Land Use Office Administrative Assistant**

**Maryann Stacy**

**Tel. 204 646-9326**

**e-mail: [mstacy@townofogunquit.org](mailto:mstacy@townofogunquit.org)**

**Ogunquit Fire Chief**

**Tel. 207 646-5112**

**e-mail: [firechief@townofogunquit.org](mailto:firechief@townofogunquit.org)**

**Ogunquit Historic Preservation Commission**

**Sumner Nystedt**

**e-mail: [sumnercovehouse@gmail.com](mailto:sumnercovehouse@gmail.com)**