



**GARDINER CITY COUNCIL
AGENDA ITEM INFORMATION SHEET**



Meeting Date	10/26/2016	Department	Buildings & Grounds
Agenda Item	Consideration of Formally Accepting Harrison Ave Nature Trail		
Est. Cost	Minimal		

Background Information

Karen Tucker of the Gardiner Rotary Club has requested that the City of Gardiner officially adopt the informal trail known as the "Harrison Avenue Nature Trail". This trail runs relatively parallel with Harrison Ave along the Cobbossee Stream in a northeasterly direction. It is contained within properties owned by the City on Map 30, Lot 36 and Map 33, Lot 81. The Code Enforcement Officer (CEO) has given tentative approval to this trail, with conditions, and subject to City Council approval. Attached please find the CEO's review decision, as well as a brief memo from Ms. Tucker outlining her request.

This request is also being presented to the Parks & Recreation Committee on October 24, at which time the committee is expected to make a formal recommendation to the City Council.

Requested Action	"I move to accept the informal trail known as the Harrison Avenue Nature Trail as an official City trail."
City Manager and/or Finance Review	Manager recommends above action, pending approval of the Parks & Rec Committee.
Council Vote/ Action Taken	
Departmental Follow-Up	

City Clerk Use Only	1 st Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 nd Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____

From: [Karen Tucker](#)
To: [Scott Morelli](#)
Cc: [Tony Laplante](#); dalestaples10@gmail.com
Subject: Re: Harrison Ave Nature Trail
Date: Thursday, October 20, 2016 4:14:30 PM
Attachments: [image001.png](#)

Why the City should formally accept or adopt the Harrison Avenue Nature Trail:

- The adoption of the Harrison Ave Nature Trail as a City of Gardiner open space supports the values articulated by Greater Gardiner citizens in the Heart and Soul process regarding strong sense of place, proximity to nature and free places people can gather.

-It also is part of the realization of the 2005 Cobbosee Corridor Master Plan which has listed on page 4 under Purpose and Goals:

- * Conserve and highlight the natural beauty and cultural history of the corridor and stream.

- * Establish trails and public open space that is easily accessible to all.

- This project transforms an historical "hotspot" of questionable youth activity to a family-friendly picnic and outing area.

Existing condition of the trail:

- As the trail has been used as an informal trail for years, and follows an old sewer access road, it is in great shape as is and does not need costly construction

- Currently the trail is mowed by Mike Firlotte who resides on Harrison Ave and has an arrangement with the city to do general caretaking in exchange for wood resulting from that caretaking.

Work that volunteers, in particular, the Gardiner Rotary, envisions for the trail in the future and how that would be funded

- Initial work on the nature trail is being funded through a Rotary Regional Grant (\$2,000) and through a grant from the Robinson Trust Fund (\$2,500)

- Initial efforts have included

- *site visits by all parties with an interest in the nature trail (City officials, Kennebec Land Trust, Upstream, Friends of the Cobboseecontee Watershed, Rotary members, engineers, Conservation Corps, etc).

- * Plans and permits submitted and accepted by CEO Barb Skelton

- * Cleaning up of the picnic area

- * painting and securing winter storage for three 8 foot long picnic tables,

- Future work envisioned

- * purchasing signs, dog litter clean up bags dispenser, with already secured funds

- * next spring - being a part of Gardiner Day of Caring for a spring clean up and setting up the picnic area

- * adding historical information and information about flora and fauna

- * vision- establishing the trail head near the existing guard rail "bump out" - this would call for possible water run off work

- * consulting with and possibly engaging the Conservation Corps and volunteers to do trail work with secured funds to realize above vision and to look at reducing/eliminating invasive plants and protecting the stream banks

- * improving the trail in coming years as volunteers interest and securing grants allows

- On going maintenance and city involvement

- * Hydro-seeding of the picnic area with grant funds remaining from the sewer project as the area was to be left finished and minimally landscaped (source: Doug)

- * minimal upkeep, as that is taken care of by Mike Firlotte
- * consideration of the trail access in future road improvements as those opportunities arise

Thanks,

Karen

The establishment of the Harrison Avenue trail -- The Big Picture:

- with the creation of the Trestle segment of the Cobbossee Corridor Trail a reality, and the acceptance of the Harrison Avenue Nature trail (which runs upstream from the first dam to the second) the corridor will have trails along most of its run from New Mills. This is huge!!



CITY OF GARDINER

PLANNING & DEVELOPMENT

Code Enforcement (CEO) Review Decision

In the Matter of

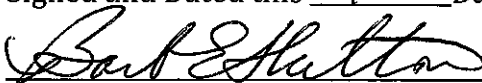
City of Gardiner
The Gardiner Rotary Club, Karen Tucker, Applicant
6 Church St
Gardiner, ME 04345

(CEO approval to formalize an
(Existing nature trail

The Rotary Club of Gardiner, Karen Tucker, Applicant has submitted a Code Enforcement Review Application for approval to formalize an existing nature trail being used by Gardiner citizens on an informal basis. The trail to be named "Harrison Ave Nature Trail", is a "carry in/carryout" facility and will provide dog waste bags, welcoming signage and picnic tables. The property owned by the City of Gardiner, City Tax Map 30 Lot 36 & Map 33 Lot 81, runs relatively parallel with Harrison Ave along Cobbossee Stream. It is in the Cobbossee Corridor (CC) and Shoreland Overlay Limited Residential (SOLR) Zoning Districts.

After review, the Application was **approved** by the Code Enforcement Officer.

Signed and Dated this 4th Day of August 2016.

 _____ at Gardiner, Maine

Barbara Skelton
Code Enforcement Officer/Assistant Planner
City of Gardiner

BS/dnm

CC: File



City of Gardiner
Code Enforcement Review Application

Project Name: Harrison Ave Nature Trail Project Cost: Approx \$4,500
Date of submission: 8/3/16 Received by: BER Fees: -0-

A complete written description of the proposed project including all other local, state and federal permits required for the project.

This project is a formalization of a nature trail already in existence and being used by Gardiner citizens on an informal basis. This project would provide trail stating that it is a "carry in/carry out facility, provide dog waste bags, welcoming signage, picnic tables. I do not believe that any other local state or federal permits are necessary. There will be no new construction, except for signage on the site.

Anticipated beginning/completion dates of construction: NA /

1. General Information: (6.3.2)

Name of Property Owner: City of Gardiner
~~Gardiner Water District~~ and Land managed by Kennebec Land Trust (they are aware of and support the formalization of this trail)

Address: ~~Gardiner Water District/ 246 Water St, Gardiner, ME · (207) 582-5500~~
City of Gardiner, 6 Church St 4200

Address: Kennebec Land Trust, 331 Main St, Winthrop, ME · (207) 377-2848

Applicant/Agent Name: Rotary Club of Gardiner

Address: PO Box 365, Gardiner ME 04345; 207-530-2754

Design Consultant(s): Surveyor Engineer Architect Planner

Name: Kennebec Land Trust, 331 Main St, Winthrop, ME · (207) 377-2848

Signature: *[Handwritten Signature]* Date: 8/3/16

2. Property Information: (6.3.2)

- * Property Location: Harrison Av City Tax Map(s) 30/33 Lot(s) 36/81
- * Deed Ref. Book _____ Page _____ Zoning District(s): CC/SOLR
- * Copy of the tax map showing the property and surrounding location.
- * Verification of the applicant's right, title, and interest in the property.

3. Development Information: (6.3.2)

One or more site maps drawn to scale showing the following: (6.3.2.7)

a.) The existing conditions on the property including: (6.3.2.7.1)

1. The property boundaries;
2. The zoning district and zoning district boundaries if the property is located in more than one zone;
3. The location of required setbacks, buffers and other restrictions;
4. The location of any easements or rights-of-way;
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;
6. The locations of existing utilities on and adjacent to the property including sewers, water mains, stormwater facilities, gas mains, and electric and other telecommunication facilities;
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.)
8. The general topography of the property indicating the general slope of the land and drainage patterns. The CEO and/or Planning Board may require a topographic survey of all or a portion of the property for projects involving the construction of new or expanded structures or site modifications.
9. The location, type and extent of any natural resources on the property including wetlands, vernal pools, floodplains, waterbodies, significant wildlife habitats, rare or endangered plants or animals, or similar resources; and
10. The location and type of any identified historic or archeological resource on the property.

b.) The proposed development activity for which approval is requested including: (6.3.2.7.2)

1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed;
2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy;
3. The location, dimensions, and ground floor elevations of all proposed buildings and structures including expansions or modifications to existing buildings that change the footprint of the building;
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;
5. The proposed flow of vehicular and pedestrian traffic into and through the property;

- 6. The location and details for any signs proposed to be install or altered;
- 7. The location and details for any exterior lighting proposed to be installed or altered;
- 8. Provisions for landscaping and buffering; and
- 9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal. (6.3.2.g)

Survey Requirements (6.3.5)

The Code Enforcement Officer or the Planning Board may require the applicant to submit a survey of the perimeter of the tract, giving complete descriptive data by bearing and distances, made and certified by a Registered Land Surveyor. The survey may be required for the construction of new structures or any construction proposed on a undeveloped parcel or tract of land, whenever the Code Enforcement Officer or the Planning Board finds that a survey is necessary to show compliance with the requirements of this Ordinance due to the size of the lot, location of the lot or the placement of existing or proposed structures on the lot or neighboring properties.

6.3.6 Additional Studies

The Code Enforcement Officer or the Planning Board may require the applicant to perform additional studies or may hire a consultant to review the application or portions thereof. The cost to perform additional studies or hire a consultant shall be borne by the applicant.

4. Review Criteria (6.5.1)

An applicant shall demonstrate that the proposed use or uses meet the review criteria listed below for the type of application. The Code Enforcement Officer and/or the Planning Board shall approve an application unless one or the other of them makes a written finding that one or more of the following criteria have not been met.

6.5.1.1 The application is complete and the review fee has been paid.

_____ No fee charged _____

6.5.1.2 The proposal conforms to all the applicable provisions of this Ordinance.

_____ YES _____

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.

_____ True _____

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.

_____ true _____

6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources.

_____ True, infact our goal is to enhance the natural area, shoreline access and visual quality create scenic areas, preserve any archeological and historical resources

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.

Correct

6.5.1.7 The proposal will provide for adequate storm water management.

no changes to stormwater management is adequate as is

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.

Yes

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.

Yes

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.

Yes

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.

True

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.

True

6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development.

True

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.

Yes

To: Barbara Skelton
Code Enforcement Officer
Gardiner, Maine

From: Karen Tucker
Rotary Club of Gardiner
PO Box 365
Gardiner, Me 04345
207-530-2754

June 13, 2016

Dear Barbara,

What:

This letter is to ask permission of the City of Gardiner to create a public path/nature trail along the designated area known as the Cobbossee Corridor in Gardiner. This plan outline hopes to describe the trail as it applies to the existing City Ordinance **10.20 Public Paths/Trails**

Where:

This section of trail will be adjacent to the Cobbosseecontee Stream, with the trailhead located across from 261 Harrison Avenue in Gardiner and continuing downstream for approximately ½ a mile along the stream to the Paper Mill dam – the first dam coming upstream on the Cobbosseecontee Stream.

Trail Ownership:

The proposed trail will be on land owned by the City of Gardiner and land under the management of the Kennebec Land Trust. Both entities have been working on the development of this plan.

Description:

The path will follow the stream with the following improvements.

- Signage:
 - o Trailhead
 - o Trail use (carry in carry out, etc)
 - o Thank you to supporters (Rotary and Robinson Trust)
- Removable Bollards:
 - o Two locations
 - Across from 261 Harrison
 - In the "Dip" on Harrison Ave
- Picnic Tables:
 - o Two by the falls near the trail head
 - o Two along the trail - not on the streamside – in existing clearings

Budget:

There is a budget of \$4,500 for the creation of the first phase of this proposed public path.

The creation and maintenance will follow the following City of Gardiner standards outlined for public paths:

10.20.2 Standards

City Ordinance 10.20.2.1

NA see next ordinance

City Ordinance 10.20.2.1.1.

The proposed path will be located in accordance with the standards described in the "A public path located within the Central Business District, Cobbossee Corridor District.....shall be located a minimum of 25 feet from the normal high-water line of a water body".

City Ordinance 10.20.2.1.2.

One of the tasks of trail maintenance will be to replace any invasive plants with native vegetation. The

City Ordinance 10.20.2.1.3.

There are currently no plans for trail spurs.

City Ordinance 10.20.2.1.4.

This will be a "nature trail" created on an abandoned access road, which provides a packed earth surface for most of the walk. There are a few low spots that can get wet in heavy rains, most often in the spring. These areas will be watched, and have mulch added as necessary.

City Ordinance 10.20.2.2

The proposed path will provide a place for spurs in the future, though none are planned at this time.

City Ordinance 10.20.2.3

All appurtenances and accessory structures to the proposed public path shall be located outside of the setback area. Fences, benches, signs, waste receptacles and necessary lighting may be located on or adjacent to public path segments.

City Ordinance 10.20.2.4

Inquiry into whether this path is in a Resource Protection District identified by the Department of Inland Fisheries and Wildlife is underway.

City Ordinance 10.20.2.5.

The proposed public bath will not exceed 14 feet in width.

City Ordinance 10.20.2.6

Existing overhead tree canopies shall be maintained to the extent practicable on the proposed public path.

City Ordinance 10.20.2.7.

The grade of the proposed public path does not exceed 20% for more than 100 feet in length of continuous path. Within the setback area from a water body, the grade will not exceed 10%.

City Ordinance 10.20.2.8.

The proposed public path shall be constructed to prevent erosion and minimize sedimentation of water bodies and wetlands.

City Ordinance 10.20.2.9.

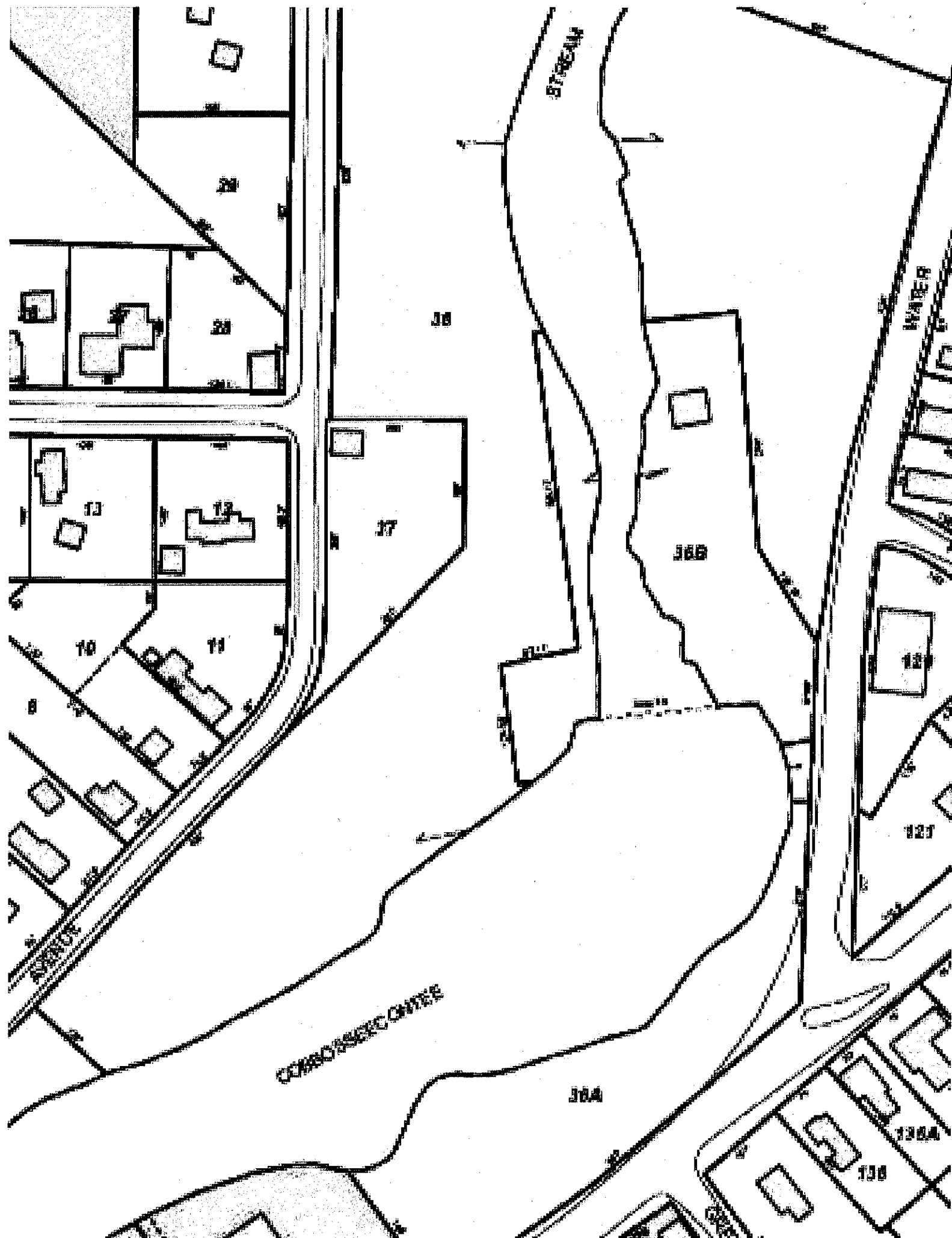
Earth-moving activities for construction, alterations or repair of this proposed public path shall meet the requirements for earth moving activities of the ordinance 10.20.2

City Ordinance 10.20.2.10.

This proposed public path shall be exempt from all off-street parking requirements

City Ordinance 10.20.2.11.

No motorized vehicles shall be permitted on this proposed public path except for wheelchairs, maintenance vehicles and emergency vehicles.



STREAM

WATER

36

37

38

40

41

42

43

COMMERCIAL CENTER

38A

38B

39

Legend

RP	Resource Protection	SLR	Shoreland Overlay Limited Residential
SL	Shoreland	RG	Residential Growth
R	Rural	HDR	High Density Residential
PR	Professional/Residential	CB	Central Business
PIC	Planned Industrial/Commercial	PD	Planned Development
CC	Cobbossee Corridor	ECR	Education/Community Recreation

Institutional, Educational & Governmental Uses

	RP	SLR	SL	R	RG	HDR	PR	CB	PIC	PD	ECR	CC
Cemetery	N	N	N	P <u>PwR</u>	N	N	N	N	N	P <u>PwR</u>	N	N
Civic Center	N	N	N	N	N	N	N	Sr <u>PwR</u>	Sr <u>PwR</u>	Sr <u>PwR</u>	N	N
Community Nonprofit Facility	N	N	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>
Day Care & Nursery School	N	N	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	C <u>PwR</u>	N <u>PwR</u>	C <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>
Hospitals	N	N	N	N	Sr <u>PwR</u>	Sr <u>PwR</u>	Sr <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	N	P <u>PwR</u>
Museums	N	N	Sr <u>PwR</u>	Sr <u>PwR</u>	Sr <u>PwR</u>	Sr <u>PwR</u>	Sr <u>PwR</u>	Sr <u>PwR</u>	N	Sr <u>PwR</u>	Sr <u>PwR</u>	Sr <u>PwR</u>
Nursing Homes	N	N	N	P <u>PwR</u>	Sr <u>PwR</u>	Sr <u>PwR</u>	Sr <u>PwR</u>	P <u>PwR</u>	N	P <u>PwR</u>	N	P <u>PwR</u>
Places of Worship	N	N	N	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	C <u>PwR</u>	N	P <u>PwR</u>	N	P <u>PwR</u>
Public Buildings	N	N	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	N	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>
Public Park & Playgrounds	N	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	N	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>
Public Paths	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>
Schools	N	N	N	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>
Social & Fraternal Organizations	N	N	P <u>PwR</u>	P <u>PwR</u>	N	N	N	C	N	P <u>PwR</u>	N	P <u>PwR</u>

Other Uses

	RP	SLR	SL	R	RG	HDR	PR	CB	PIC	PD	ECR	CC
Accessory Uses & Structures	P <u>PwR</u>	P <u>PwR</u>	C	C	C	C	C	C	C	C	C	C
Earth Moving < 50 cubic yards	C	C	C	Y	Y	Y	Y	Y	Y	Y	Y	Y
Earth Moving >50 cubic yards	C	C	C	C	C	C	C	C	C	C	C	C
Essential Services	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Flea Markets	N	N	N	C	N	N	N	C	N	C	N	N
Piers & Docks Permanent	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>	P <u>PwR</u>
Piers & Docks Temporary	C	C	C	C	C	C	C	C	C	C	C	C

10.20 Public Paths/Trails

10.20.1 A public path shall not be considered a principal use of land. All public paths shall be reviewed and approved in conformance with this Ordinance.

10.20.2 Standards

10.20.2.1 Public paths shall be set back at least 75 feet from the normal high-water line of water bodies, tributary streams, or the upland edge of a wetland unless no reasonable alternative exists as determined by the Planning Board. If no reasonable alternative exists, the Planning Board may reduce the setback requirement to no less than 50 feet. Notwithstanding this paragraph, public paths may be located nearer than 50 feet to the normal high water line of a water body, tributary stream, or wetland in the following circumstances:

10.20.2.1.1 A public path located within the Central Business District, Cobbossee Corridor District, Shoreland Overlay or Shoreland Overlay Limited Residential shall be located a minimum of 25 feet from the normal high-water line of a water body or the upland edge of a wetland except for water crossings, and/or existing bases, such as discontinued railway bed corridors, berms, dikes, parking lots or industrial sites, where paths can be located less than 25 feet from the normal high-water line or the upland edge of a wetland. In all other shoreland districts, paths shall be a minimum of 75 feet from the normal high-water line of a water body or the upland edge of a wetland except for water crossings and/or existing bases, such as discontinued railway bed corridors, berms dikes, parking lots or industrial sites, where paths can be located less than 75 feet from the normal high-water line or the upland edge of a wetland. Applicants for path construction projects shall be required to obtain all applicable state and, if necessary, federal permits.

10.20.2.1.2 When a path is permitted within the setback area, any significant areas of exposed mineral soil present between the path and the water body or wetland shall be planted with native vegetation or be otherwise stabilized to prevent erosion and protect water quality.

10.20.2.1.3 Path spurs, no greater than 6 feet in width, may be established at distances no less than 500 linear feet apart. Clearing of vegetation for a path spur shall not exceed 250 square feet per 25 feet of spur length. Path spurs that extend to the shoreline shall not include any structural development except that necessary for shoreline stabilization or path hardening, and except for the placement of a bench or similar object for sitting purposes. No path spur shall be permitted on sustained ground slopes of greater than 15%.

10.20.2.1.4 Path surfaces shall be paved, graveled, mulched or otherwise stabilized/surfaced to prevent erosion of surface materials. Path banks and side slopes steeper than a 50% slope, and retaining walls greater than 4 feet in height, shall be designed by a professional engineer, and shall be stabilized in accordance with the provisions for erosion and sedimentation control contained in state environmental regulations.

10.20.2.2 Water access spurs from a public path shall be permitted, and may extend to boat ramps, docks, piers, marinas, or other water access facilities located within the setback area. No

more than one such spur may be constructed per 500 linear feet of public path, as measured along the main route of the public path. No water access spur shall be constructed which requires clearing of more than 750 square feet of existing vegetation.

10.20.2.3 All appurtenances and accessory structures to a public path shall be located outside of the setback area, provided that fences, benches, signs, waste receptacles and necessary lighting may be located on or adjacent to public path segments located within the setback area.

10.20.2.4 Public paths shall not be constructed in a Resource Protection District established in order to protect high or moderate value waterfowl habitat, as identified by the Department of Inland Fisheries and Wildlife.

10.20.2.5 Public paths shall not exceed 14 feet in width, provided that the Planning Board may approve a greater width based upon a demonstrated special need related to the intended use of the path.

10.20.2.6 In constructing a public path, existing overhead tree canopies shall be maintained to the extent practicable.

10.20.2.7 The grade of public paths shall not exceed 20% for more than 100 feet in length of continuous path. Within the setback area from a water body or wetland, the grade of public paths shall not exceed 10%.

10.20.2.8 Public paths shall be constructed to prevent erosion and minimize sedimentation of water bodies and wetlands. The Planning Board may require planting and maintenance of vegetation that is necessary to prevent or minimize erosion or sedimentation.

10.20.2.9 Earth-moving activities for construction, alteration or repair of public paths shall meet the requirements for earth moving activities of this Ordinance.

10.20.2.10 Public paths shall be exempt from all off-street parking requirements.

10.20.2.11 No motorized vehicles shall be permitted on public paths, except for wheelchairs, maintenance vehicles and emergency vehicles.

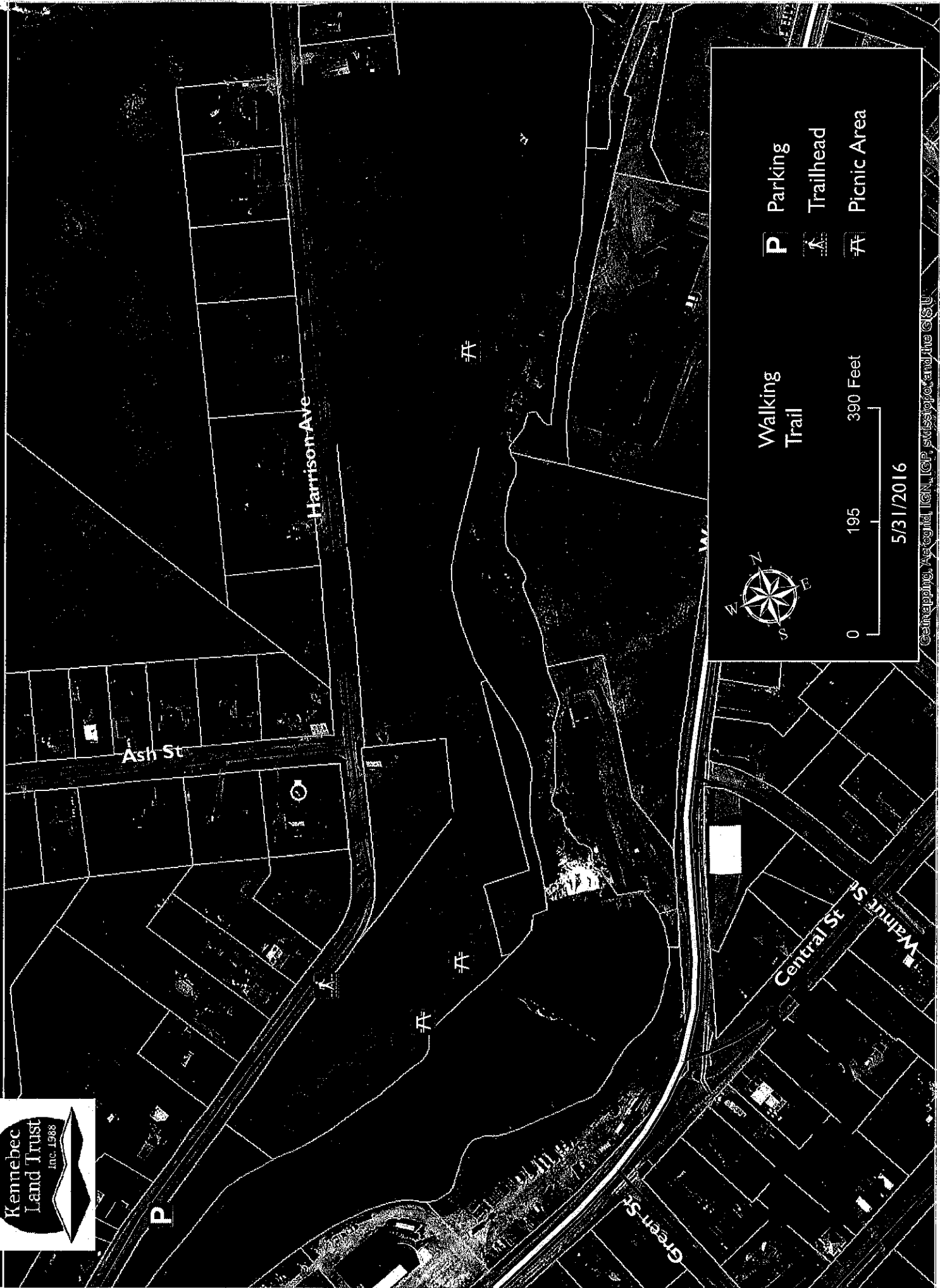
10.21 Ruins

No owner or occupant of any land in any district shall permit ruins to be left. Within one year from the date of disaster, the owner or occupant shall remove the ruins to clear ground. However, subject to Planning Board approval, ruins within the Cobossee Corridor District adding visual, historic and cultural value shall be exempt.

10.22 Nuclear Facilities

The following uses shall be prohibited within all districts of the city: nuclear power generating facility, nuclear energy center, nuclear-powered facilities, nuclear fuel enrichment, reprocessing, waste storage or disposal facility, and use of recycled plutonium.

New Cobbossee Trail



Walking Trail

0 195 390 Feet

5/3/2016

P Parking
A Trailhead
⌘ Picnic Area

Getmapping, Ascend, IGN, GP, swissinfo, and the GISU

DECD/OCF 1/91
 NOTE: THIS SAMPLE PERMIT APPLICATION FORM
 SHOULD BE MODIFIED TO COMPLIMENT YOUR
 LOCAL SHORELAND ZONING ORDINANCE

FOR OFFICE USE ONLY:
 PERMIT NO.: 2016-41
 ISSUE DATE: 8-4-16
 FEE AMOUNT: -0-

TOWN OF GARDNER
 SHORELAND ZONING PERMIT APPLICATION

GENERAL INFORMATION

1. APPLICANT <i>Gardiner Rotary Club Karen Tucker</i>		2. APPLICANT'S ADDRESS <i>PO Box 365 Gardiner, ME 04345</i>		3. APPLICANT'S TEL. # <i>207-530-2754</i>	
4. PROPERTY OWNER <i>Gardiner Water District Kennebec Land Trust</i>		5. OWNER'S ADDRESS <i>246 Water St. Gardner 04345 PO Box 261 Winthrop 04364</i>		6. OWNER'S TEL. # <i>602-5500 377-2848</i>	
7. CONTRACTOR <i>None</i>		8. CONTRACTOR'S ADDRESS		9. CONTRACTOR'S TEL. #	
10. LOCATION/ADDRESS OF PROPERTY <i>Cobbossee Corridor - North Side/West of Paper Mill</i>		11. TAX MAP/PAGE & LOT # AND DATE LOT WAS CREATED <i>30-36 & 33-81</i>		12. ZONING DISTRICT <i>CC/SOLR</i>	
13. DESCRIPTION OF PROPERTY INCLUDING A DESCRIPTION OF ALL PROPOSED CONSTRUCTION, (E.G. LAND CLEARING, ROAD BUILDING, SEPTIC SYSTEMS, AND WELLS - PLEASE NOTE THAT A SITE PLAN SKETCH IS REQUIRED ON PAGE 3). <i>see attached map</i>					
14. PROPOSED USE OF PROJECT <i>Nature Trail</i>			15. ESTIMATED COST OF CONSTRUCTION <i>Less Than \$4,500</i>		

SHORELAND AND PROPERTY INFORMATION

16. LOT AREA (SQ. FT.) <i>NA</i>	17. FRONTAGE ON ROAD (FT.) <i>0</i>
18. SQ. FT. OF LOT TO BE COVERED BY NON-VEGETATED SURFACES <i>N/A</i>	19. ELEVATION ABOVE 100 YR. FLOOD
20. FRONTAGE ON WATERBODY (FT.) <i>± 1/2 mile</i>	21. HEIGHT OF PROPOSED STRUCTURE <i>NA</i>
22. EXISTING USE OF PROPERTY <i>informal nature trail</i>	23. PROPOSED USE OF PROPERTY <i>formal Nature Trail</i>

Note: Questions 24 & 25 apply only to expansions of portions of existing structures which are less than the required setback.

24. A) TOTAL FLOOR AREA OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK AS OF 1/1/89: _____ SQ. FT.	25. A) TOTAL VOLUME OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK AS OF 1/1/89: _____ CUBIC FT.
B) FLOOR AREA OF EXPANSIONS OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK FROM 1/1/89 TO PRESENT: _____ SQ. FT.	B) VOLUME OF EXPANSIONS OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK FROM 1/1/89 TO PRESENT: _____ CUBIC FT.
C) FLOOR AREA OF PROPOSED EXPANSION OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK: _____ SQ. FT.	C) VOLUME OF PROPOSED EXPANSION OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK: _____ CUBIC FT.
D) % INCREASE OF FLOOR AREA OF ACTUAL AND PROPOSED EXPANSIONS OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK SINCE 1/1/89: (% INCREASE = $\frac{B+C}{A} \times 100$) _____ %	D) % INCREASE OF VOLUME OF ACTUAL AND PROPOSED EXPANSIONS OF PORTION OF STRUCTURE WHICH IS LESS THAN REQUIRED SETBACK SINCE 1/1/89: (% INCREASE = $\frac{B+C}{A} \times 100$) _____ %

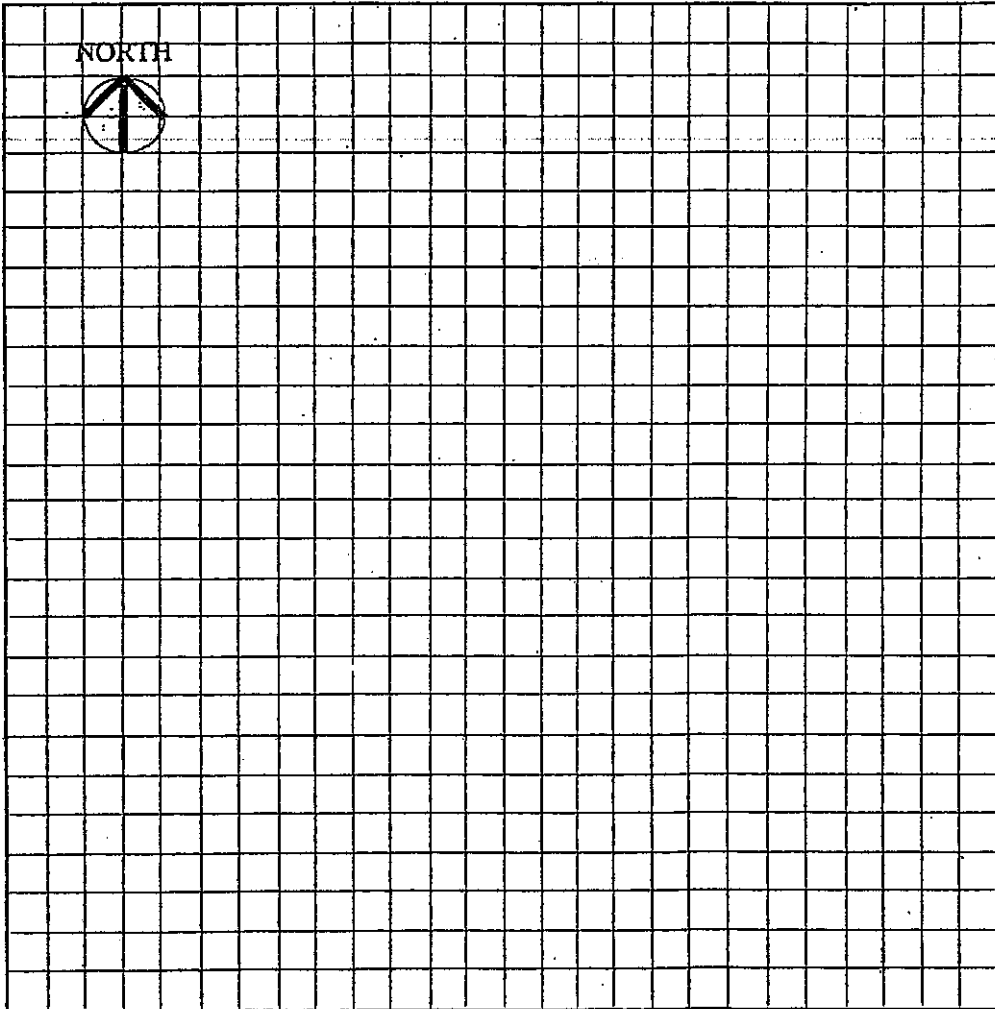
NOTE: IT IS IMPERATIVE THAT EACH MUNICIPALITY DEFINE WHAT CONSTITUTES A STRUCTURE, FLOOR AREA, AND VOLUME AND APPLY THOSE DEFINITIONS UNIFORMLY WHEN CALCULATING EXISTING AND PROPOSED SQ. FT. AND CU. FT.

SITE PLAN

PLEASE INCLUDE: LOT LINES; AREA TO BE CLEARED OF TREES AND OTHER VEGETATION; THE EXACT POSITION OF PROPOSED STRUCTURES, INCLUDING DECKS, PORCHES, AND OUT BUILDINGS WITH ACCURATE SETBACK DISTANCES FROM THE SHORELINE, SIDE AND REAR PROPERTY LINES; THE LOCATION OF PROPOSED WELLS, SEPTIC SYSTEMS, AND DRIVEWAYS; AND AREAS AND AMOUNTS TO BE FILLED OR GRADED. IF THE PROPOSAL IS FOR THE EXPANSION OF AN EXISTING STRUCTURE, PLEASE DISTINGUISH BETWEEN THE EXISTING STRUCTURE AND THE PROPOSED EXPANSION.

NOTE: FOR ALL PROJECTS INVOLVING FILLING, GRADING, OR OTHER SOIL DISTURBANCE YOU MUST PROVIDE A SOIL EROSION CONTROL PLAN DESCRIBING THE MEASURES TO BE TAKEN TO STABILIZE DISTURBED AREAS BEFORE, DURING AND AFTER CONSTRUCTION (See attached guidelines)

see Attached Map



SCALE: _____ = _____ FT.

FRONT OR REAR ELEVATION

SIDE ELEVATION

**DRAW A SIMPLE SKETCH SHOWING BOTH THE EXISTING
AND PROPOSED STRUCTURES WITH DIMENSIONS**

ADDITIONAL PERMITS, APPROVALS, AND/OR REVIEWS REQUIRED

CHECK IF REQUIRED:

- PLANNING BOARD REVIEW APPROVAL
(e.g. Subdivision, Site Plan Review)
- BOARD OF APPEALS REVIEW APPROVAL
- FLOOD HAZARD DEVELOPMENT PERMIT
- EXTERIOR PLUMBING PERMIT
(Approved HHE 200 Application Form)
- INTERIOR PLUMBING PERMIT
- DEP PERMIT (Site Location,
Natural Resources Protection Act)
- ARMY CORPS OF ENGINEERS PERMIT
(e.g. Sec. 404 of Clean Waters Act)

OTHERS:

- _____
- _____
- _____
- _____

NOTE: APPLICANT IS ADVISED TO CONSULT WITH THE CODE ENFORCEMENT OFFICER AND APPROPRIATE STATE AND FEDERAL AGENCIES TO DETERMINE WHETHER ADDITIONAL PERMITS, APPROVALS, AND REVIEWS ARE REQUIRED

I CERTIFY THAT ALL INFORMATION GIVEN IN THIS APPLICATION IS ACCURATE. ALL PROPOSED USES SHALL BE IN CONFORMANCE WITH THIS APPLICATION AND THE <u>Gardiner, Maine</u> SHORELAND ZONING ORDINANCE. I AGREE TO FUTURE INSPECTIONS BY THE CODE ENFORCEMENT OFFICER AT REASONABLE HOURS.	
<u><i>Conrad Tucker</i></u> APPLICANT'S SIGNATURE	<u>7/22/16</u> DATE
AGENT'S SIGNATURE (if applicable)	DATE

APPROVAL OR DENIAL OF APPLICATION

(For Office Use Only)

30 MAP 36 LOT #
\$ 33 - 81

THIS APPLICATION IS:

APPROVED

DENIED

IF DENIED, REASON FOR DENIAL:

IF APPROVED, THE FOLLOWING CONDITIONS ARE PRESCRIBED:

Erosion and sedimentation controls required until trail surface is stabilized

The public path shall not exceed 14 feet in width

NOTE: IN APPROVING A SHORELAND ZONING PERMIT, THE PROPOSED USE SHALL COMPLY WITH THE PURPOSES AND REQUIREMENTS OF THE SHORELAND ZONING ORDINANCE FOR THE TOWN OF Gardner

Barb Shultz

8-4-16

CODE ENFORCEMENT OFFICER

DATE

INSPECTION CHECK LIST

<input type="checkbox"/> Prior to Clearing and Excavation
<input type="checkbox"/> Prior to Foundation Pour
<input type="checkbox"/> Prior to Final Landscaping
<input type="checkbox"/> Prior to Occupancy

PERMIT # <u>2016-41</u>
FEE AMOUNT <u>-0-</u>