



City of Gardiner
Planning Board Review Application

Project Name: Smiling Pine Project Cost: 0

Date of submission: _____ Received by: _____ Fees: _____

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

Hosting tent campers on our property as is, during the summer, with HipCamp (like Airbnb but for camping) Nothing being constructed for using the land to tent on. See Attached Hipcamp Info #1

Anticipated beginning/completion dates of construction: N/A / _____

1. General Information: (6.3.2)

Name of Property Owner: Peter Latouf

Address: 103 Rideout Lane, Gardiner, Maine 04345

Phone/Fax No: 207-607-9470

Applicant/Agent Name: SAME

Address: _____

Phone/Fax No _____

Design Professional(s)/Contractor(s): Surveyor Engineer Architect Contractor

Name: _____

Address: _____

Phone/Fax No _____

Name: _____

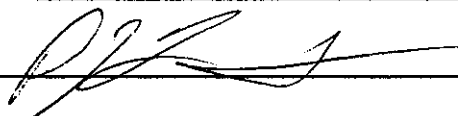
Address: _____

Phone/Fax No _____

Name: _____

Address: _____

Phone/Fax No _____

Signature:  Date: 8-4-23

2. Property Information: (6.3.2)

- * Property Location: 121 Old Brunswick Rd. City Tax Map(s) 22 Lot(s) 023
- * Deed Ref. Book 14385 Page 50 Zoning District(s): CPD/SL
- * 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: (6.3.2.7)

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

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

1. The property boundaries; **See Map #2**
2. The zoning district and zoning district boundaries if the property is located in more than one zone; **SEE MAP 6**
3. The location of required setbacks, buffers and other restrictions: **SEE MAP 7**
4. The location of any easements or rights-of-way; **No easements or right of ways**
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property; **Shown on Map attached #3**
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; **None**
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.) **Stream**
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. **Map Attached #4**
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 **SEE MAP 8**
10. The location and type of any identified historic or archeological resource on the property. **None Known**

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; **N/A - Tenters use their own camp toilets and dispose of their own waste. Per Hipcamp Standards attachment #1**
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; **NO ALTERATIONS**
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; **None**
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities; **None**

5. The proposed flow of vehicular and pedestrian traffic into and through the property;
Shown of map- use of already established driveway
6. The location and details for any signs proposed to be install or altered;
None
7. The location and details for any exterior lighting proposed to be installed or altered;
None
8. Provisions for landscaping and buffering; and None
9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance. None

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal. (6.3.2.8)

Additional Information Required: (6.3.3)

THE NUMBER OF SITES DOES NOT EXCEED STATES REQUIREMENT FOR LICENSE

Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance;

An estimate of the peak hour and average daily traffic to be generated by the project and evidence that the additional traffic can be safely accommodated on the adjacent streets;

An erosion and sedimentation control plan; and **No construction approval being requested. We are using and the preserving the land as is , where is.**

A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project. (6.3.3.4) **Not required**

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. **No construction approval being requested. We are using and the preserving the land as is , where is.**

Additional Studies (6.3.6)

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.

We have completed this application to the best of our abilities and we paid the fee with check #

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

We feel the project complies to all applicable provisions

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

We make sure nothing is affected while hosting campers on our property

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

It is the campers responsibility to carry in and carry out.

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.

We are trying to protect & preserve wildlife and the enviroment on our property.

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

We are trying to protect & preserve waterbodies and any wetlands on our property

6.5.1.7 The proposal will provide for adequate storm water management.

No land alterations. The stormwater is not affected

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

We will abide by shoreland zoning requirements

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

To my knowledge this property is not in a floodzone but understood

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

There is nothing being developed on the property - this does not apply

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

There is nothing being developed on the property - this does not apply

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

There is a road on our property that campers can drive in and out on.

There are adequate parking areas enough for 2 vehicles per spot

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.

No, it will not

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

We have purchased the property with a loan from Kennebec Savings.

HIPCAMP

Hipcamp's mission is simple: Get more people outside.

Hipcamp, the world's leading provider of outdoor stays, allows campers to find and book tent camping, cabins, RVs, glamping options, and more — everywhere from national parks to family-owned blueberry farms. Hipcamp creates sustainable revenue for small businesses, landowners, and local governments by harnessing the financial power of outdoor recreation.

What is Hipcamp and how does it work?

Hipcamp began in 2013 after a group of friends struggled to find and book a campsite for a local weekend trip. Battling poor information, long reservation windows, and overcrowding on public lands, the idea for Hipcamp was born. Today, Hipcamp Hosts welcome campers in more than 500,000 sites across three countries and in 50 counties across the U.S. Landowners sign up with Hipcamp as Hosts and create a listing that shows the area available to campers, who search by location. Hosts set their own price, campers book and pay for their stay directly through Hipcamp, and hosts keep 90% of the payment. The rest covers credit card fees, insurance, and property protection. Hipcamp has helped people spend more than 3 million nights outside.

How Hipcamp supports local governments and rural communities

- **Local tax revenue:** In 2020, Hipcamp Hosts in the U.S. earned nearly \$24 million in revenue. At an average transient occupancy tax of 10%, that would translate to \$2.4 million for local governments in taxes remitted
- **Looking to the future:** Hipcamp is growing fast; Hipcamp Hosts in the U.S. are expecting to double their revenue in 2022, meaning local governments stand to raise over \$5.1 million in taxes
- **Support for small businesses:** During an average visit, campers who book through Hipcamp spend \$300 at local restaurants, cafes, gear shops, farms stands, and more, providing sustainable revenue for small businesses
- **Job creation:** Hosts are job creators — they are employing local community members as cleaning staff, landscapers, gardeners, farm assistants, and more with the revenue brought in via Hipcamp

\$24M

In 2020, Hipcamp Hosts in the U.S. earned nearly \$24 million in revenue.



Preserving our lands and way of life

- Hipcamp allows landowners to develop sustainable revenue so they can keep their land in the family and avoid sale or subdivision
- Hosts are integral to the fabric of their communities — on average, they've lived in their county for 19 years
- 80% of Hosts characterize their land as agricultural, ranch, farm, or undeveloped
- Hipcamp educates both Hosts and campers on environmental ethics regarding fire management, waste disposal, noise, and leave no trace; by educating recreationalists, we are creating the next generation of land stewards

Shared community values

- Campers are responsible community members looking to connect with nature and avoid crowds. Most campers travel in couples or small groups of family or friends
- Half of all campers have children and use Hipcamp to introduce the next generation to the outdoors
- Hipcamp is a founding member of the Recreate Responsibly Coalition, a group of over 1,000 land management agencies, non-profit organizations, and outdoor recreation organizations working together to keep people, places, and communities safe

\$1M

per incident liability
insurance for every Host.

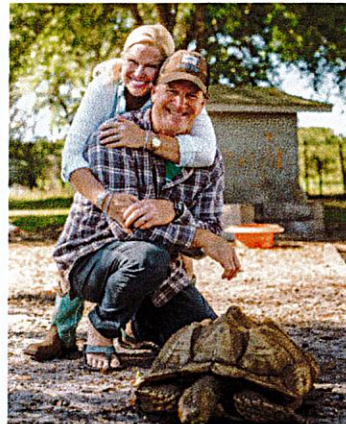
Responsible camping and trusted services

Hipcamp's main company value is to "Leave it Better." For our community of Hosts and campers, that means being thoughtful neighbors, responsible citizens, and environmental stewards. To live this value, Hipcamp provides:

- \$1 million per incident liability insurance for every Host
- Customer support on call for Hosts and campers 7 days per week
- Host Standards that detail our requirements on everything from fire safety and occupancy limits, to quiet hours and tax remittance
- Integration with the National Weather Service to provide valuable, real-time fire advisories to Hosts to help keep our community safe
- Awareness campaigns to pass on environmental ethics and ensure campers know what it means to recreate responsibly

We are here to help

For more information on how Hipcamp can support your community, contact Hipcamp's team via email at policy@hipcamp.com. Hipcamp wants to work with counties to ensure they are responsibly maximizing local benefit from the quickly-growing and powerful economic opportunity presented by outdoor recreation. Our team is here to ensure Hipcamp meets your community's needs.



“

Hipcamp has helped us earn some much needed side income to supplement our working ranch. Hipcamp staff are all very helpful and approachable, and they always respond to our inquiries immediately. We are big fans of this service and we can't recommend it highly enough to other landowners like ourselves!

- Jocelyn, Sonoma County, California

Hipcamp combines community-building with profitable return. Win-win for everyone. I'm ecstatic to be sharing my beautiful land, campers love being here, and I'm able to supplement my income.

- Gary, Shasta County, California



Hipcamp Host Standards

Our Hipcamp Host Standards exist to set expectations and serve as guidance for our Host community. All Hosts should review and adhere to these standards around not just providing a positive Hipcamper experience, but also being a thoughtful neighbor, a responsible citizen, and an environmental steward.

Stay safe.

Ensure your land is safe for Hipcampers and your community.



Be fire safe.

Do your research to understand and comply with local laws and fire restrictions. If a fire ban is in effect, do not allow fires on your property. If you can have campfires, know how to create a safe setup (<https://hipca.mp/2DzGVCs>) and review safety expectations with Hipcampers before they arrive. Learn more about how to keep our lands, communities, and firefighters safe at our Fire Education Hub. (<https://host.hipcamp.com/FireEducationHub>)



Prepare guests with safety warnings.

In your listing, provide information about common dangers in your area that Hipcampers should be aware of, such as ticks, wild animals, poison oak, dangerous drop-offs, strong currents, etc. Monitor the conditions, weather forecast or other public safety alerts and pass this information onto Hipcampers if it is likely to impact their stay.



Limit occupancy as needed.

Keep your campground from getting overcrowded—Hipcampers especially love Hipcamps for privacy and safe distances from others. Hosts are responsible for setting the maximum occupancy for each site.



Communicate emergency procedures.

In addition to 911, share any other relevant emergency contact phone numbers with Hipcampers, as well as the location of the nearest hospital. It's best to provide this information in advance of the visit and to also post it somewhere accessible onsite.



Minimize hazards.

Before hosting, survey your property to identify any potential hazards or dangers. Consider where visitors might easily trip or fall; fix any exposed wires; and ensure stairs are safe with railings. Any hazards should either be removed or clearly marked. Also think about how extreme weather events, like storms, floods or wildfire, might present new or sudden hazards or dangers. Ensure there is a plan for these events that is available to Hipcampers so that they will know what to do.



Be a good neighbor.

Happy neighbors are essential to a Hipcamp's success.



Let your community know.

If sharing your land is going to affect any of your neighbors (think about shared roads, increased traffic, tents they can see, etc.), consider letting them know about your hosting activity and make it clear that you're open to their feedback. Additionally, you may need permission to host if your land is part of a land trust or homeowners association.



Dispose of garbage, recycling, and compost responsibly.

Make your trash policies very clear to Hipcampers. Either indicate where exactly they should dispose of their garbage, recycling, or compost, or explain that they're required to pack it out with them. Either way works!



Be considerate when it comes to driving and parking.

Provide off-street parking for all Hipcampers, make speed limits clear, and remind them that your community is home to others.



Dispose of human waste responsibly.

Ensure that human waste is disposed of in a way that's compliant with local laws, including public health and environmental health regulations. All campsites listed on Hipcamp must have access to a toilet, whether provided by the Host or the Hipcamper. If the Host provides a toilet, it must be onsite with unrestricted access to Hipcampers. (Hosts offering a sleeping structure must provide a contracted portable toilet, a rustic toilet, or an advanced toilet; basic transportable camp toilets are not allowed.) If you're not able to provide a toilet onsite, Hipcampers must bring their own camp toilet.



Be clear with Hipcampers about noise requirements.

If anyone can hear your campers, make sure they respect quiet hours from 10:00pm to 8:00am (unless your area has other established quiet hours).



Limit off-property signage.

Only add publicly visible signs advertising your land as a place for overnight stays in accordance with local laws. Onsite signage is encouraged to direct Hipcampers once they're on your property.



If allowing pets, set clear rules and expectations.

We love when Hipcampers are allowed to bring their pets, but it's important that guests understand that they must keep their pets in their control, keep them from causing harm, and ensure they're reasonably quiet during quiet hours.

Be a good citizen.

Overnight stays regulations vary by region.



Pay all relevant taxes.

Hosts are responsible for determining the taxability of their income, as well as any specific state and local lodging (or similar) tax collection and reporting obligations. Hosts are encouraged to consult a qualified tax professional to ensure compliance with all federal, state, and local laws. Depending on your circumstances, the following may apply:

- 1099-K: For Hosts in the US, in accordance with IRS requirements effective January 1, 2022, Hosts who earn more than \$600 in bookings from Hipcamp in the course of one calendar year will receive a form 1099-K.
- Sales/ Hotel/ Transient Occupancy Tax (or similar): If you determine that you must collect any of these taxes from your guests, you can opt into doing so in your listing settings. It's then your responsibility to register, report and remit the taxes to the appropriate tax authority.



Follow the law.

There may be state, county, or local laws that regulate or even prohibit hosting Hipcampers on your property. These regulations can vary widely across regions and types of overnight accommodations. Regulations applicable to hosting on Hipcamp are typically found within zoning codes, building codes, and county ordinances.

Hosts are expected to comply with any and all applicable laws. Do your research to ensure your hosting activity is compliant, and know that Hipcamp wants to work with you and your local government to clarify these laws and create sensible new ones where needed.

Be a respectful Host.

We're proud of our good-natured community.



Be responsive.

Create a good experience for Hipcampers by responding to booking requests and inquiries within 24 hours—they're excited about the idea of staying at your property and it's disappointing when they don't hear back. Our support team (<https://hipca.mp/support>) is happy to help with this if you need it.



Communicate with your Hipcampers.

Staying in contact with your guests before and during their stay helps them feel secure and supported. For a smooth experience, make yourself available to answer any questions they might have, especially around their expected arrival time. Learn more about managing communication with Hipcampers here (<https://support.hipcamp.com/hc/en-us/sections/360003190351-Managing-Communication>).



Accept booking requests.

Avoid disappointing potential Hipcampers by keeping your calendar up to date, using our calendar integration tools, and accepting booking requests for available dates. Learn how you can block off dates here (<https://support.hipcamp.com/hc/en-us/articles/360039020711-How-do-I-mark-dates-as-closed-Desktop>).



Maintain positive ratings.

Hosts who set clear expectations, create a stress-free experience, and stay available for Hipcampers almost always get good ratings. If any Hipcampers don't have a stellar time, Hosts should take the time to address concerns and learn from these experiences. See how to respond to reviews here (<https://support.hipcamp.com/hc/en-us/articles/360024822372-Tips-for-responding-to-reviews>).



Maintain an accurate listing.

Ensure your listing details are correct and the right expectations are set. Directions should be detailed, photos should be representative of where Hipcampers stay, and your description should be up to date.



Be inclusive.

We expect that everyone works to foster a sense of safety and inclusivity while using Hipcamp, regardless of race, gender identity, sexual orientation, ability, political views, religion, national origin, or culture. This includes Hosts, Hipcampers, and Hipcampers' guests, too. Using Hipcamp is an agreement to uphold our shared commitment to building resilient communities by fostering a hate-free environment. Learn more about our Inclusion Policy (<https://support.hipcamp.com/hc/en-us/articles/360049636632>).



Leave the Hipcamp community better.

When interacting with Hipcampers, fellow Hosts, and Hipcamp staff, treat everyone with respect and compassion. One of our core values is to 'leave it better,' meaning that we expect you to keep it positive with anyone you may meet as a Hipcamp Host.



Only cancel bookings when necessary.

Cancellations create a disappointing experience for Hipcampers, so Hosts are expected to honor all scheduled bookings. We understand that circumstances beyond your control may lead to a warranted cancellation, and we won't hold those cases against you. However, we ask that you always communicate with your Hipcampers to explain these situations before canceling. Keep in mind that unwarranted cancellations can impact how your listing appears in search results and even result in deactivation. Learn More (<https://support.hipcamp.com/hc/en-us/articles/360024821992-What-s-Hipcamp-s-policy-on-canceling-bookings->) here.

Hipcamp listing policies



Rooms, converted garages, or home rentals.

We love that you want to share your home with Hipcampers, but before you list your rental, we ask that you consider our mission to get more people outside. Listings should connect Hipcampers with nature above all, which means that homes in suburban and residential areas aren't a fit for our platform.



One-time hosting events.

As incredible as your festival or one-time hosting event is, our platform is not built to support these, so we cannot allow you to list them at this time. If your land is always bookable by Hipcampers and you're simply sharing a special event on your land through a new listing, that's okay.



Backyards and driveways.

Listings in suburban and urban areas are not a fit for Hipcamp, and small backyards (under 2 acres) and driveways typically aren't a fit unless as listed as RV sites. This is because these spaces tend not to connect Hipcampers with nature. They also rarely give Hipcampers the space and privacy they need, especially if their site is visible to neighbors. Further, toilets can be an issue for sites like these—there isn't usually enough privacy and using a Host's personal bathroom can feel intrusive.

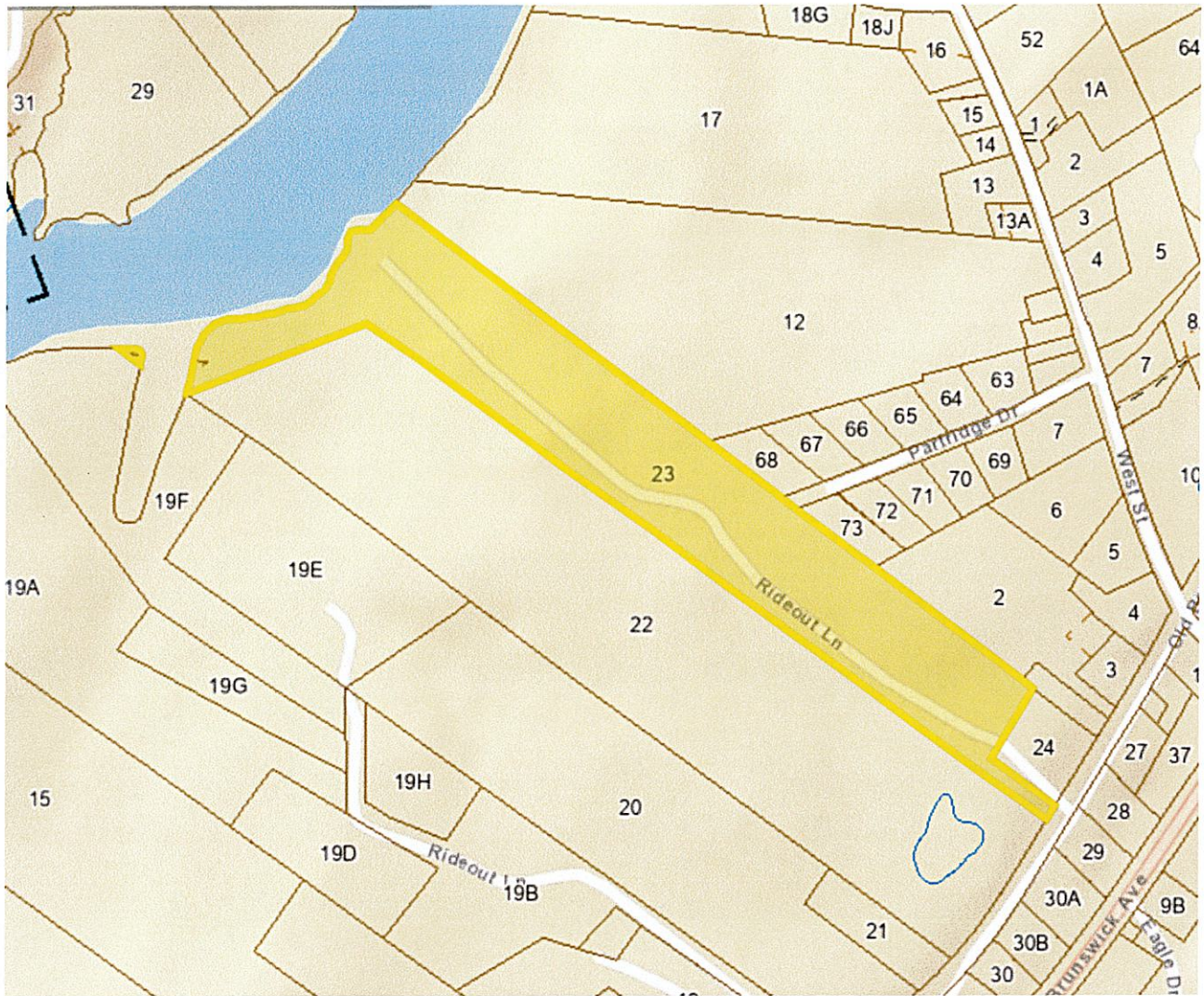
Safety at Hipcamp

Inclusion Policy

We have a zero-tolerance policy against discrimination at Hipcamp and are committed to helping our Host and Hipcamper community be inclusive.

[Learn More \(https://support.hipcamp.com/hc/en-us/articles/360049636632\)](https://support.hipcamp.com/hc/en-us/articles/360049636632)







July 14, 2022

*Calvin
12X24*

Gardiner, ME

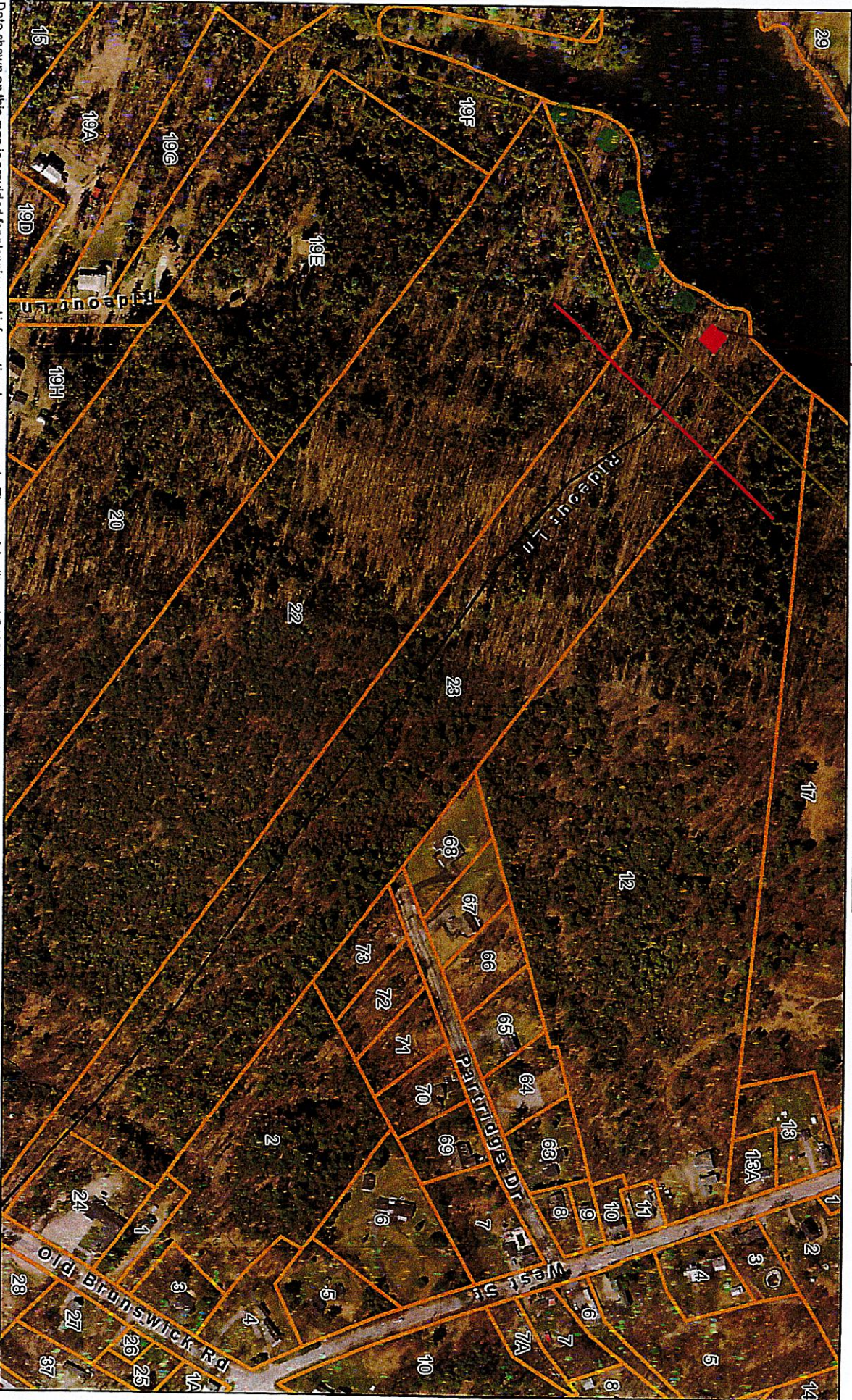
1 inch = 350 Feet



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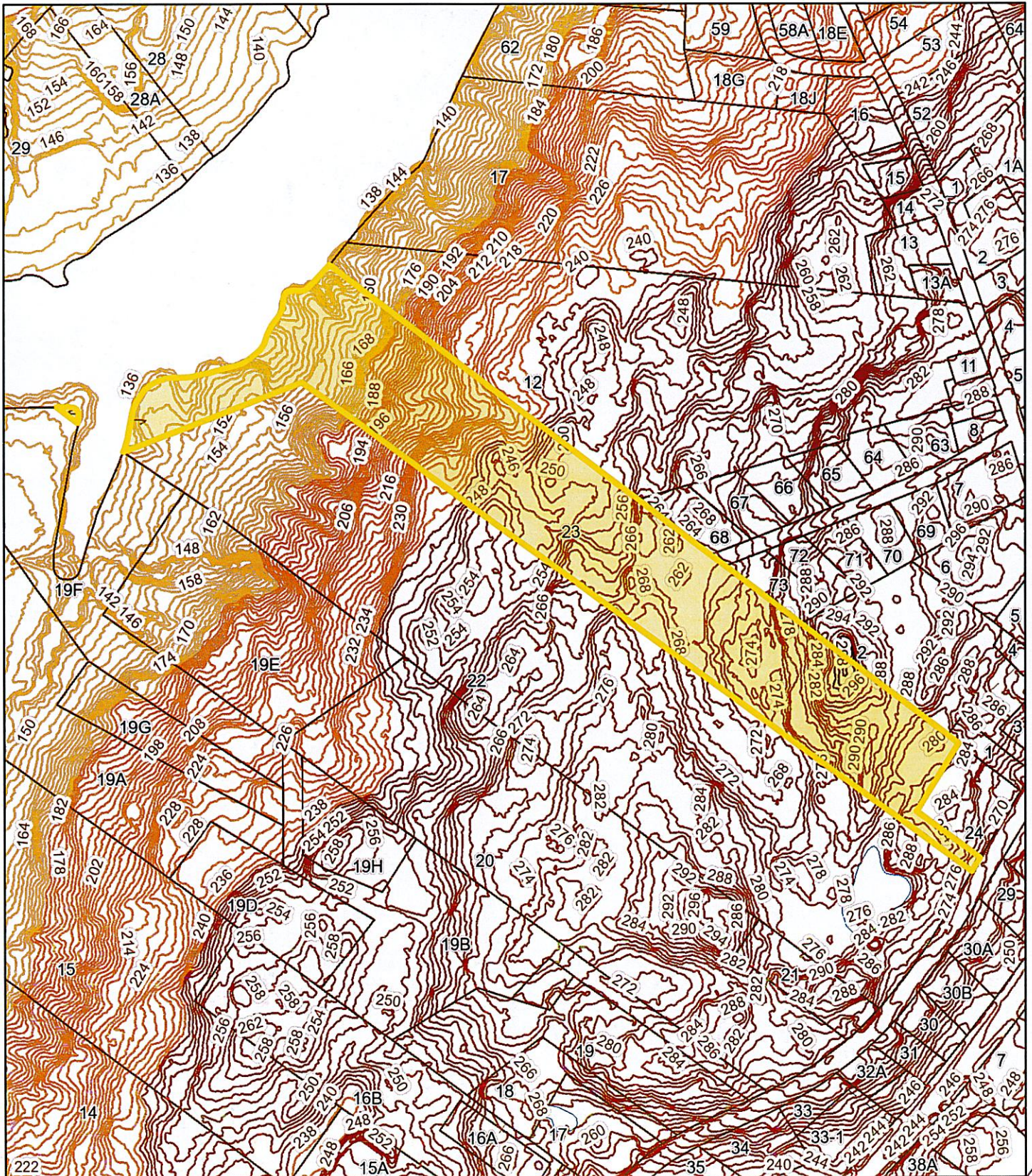
Gardiner, ME

1 inch = 450 Feet



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July 15, 2022



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H

dotloop signature verification:
4/29/2021

flexmls Web



#6687P6270

**NO TRANSFER
TAX PAID**

**QUIT-CLAIM DEED
WITHOUT COVENANT
Maine Statutory Short Form
032509**

KNOW ALL PERSONS BY THESE PRESENTS, That I, **William S. Williams**, of Gardiner, in the County of Kennebec and State of Maine, for consideration paid, hereby release and quitclaim to **Arlene N. Quirion**, of Gardiner, County of Kennebec and State of Maine, with a mailing address of RR5, Box 140-12, Gardiner, ME 04345, her heirs and assigns, all of my right, title and interest in and to certain real property, with the buildings and improvements thereon, located in Gardiner, in the County of Kennebec and State of Maine, and being more particularly described as follows:

Beginning on Cubhossecontec Stream on the Northwest corner of land herein conveyed and the Southwest corner of land now or formerly of one Drisk; thence in an easterly direction along the Southerly line of said Decko and further along the Southerly line of land now or formerly of one Paige to land now or formerly of the Foursquare Church, so called; thence Southerly two hundred forty (240) feet, more or less, in an iron bound; thence Easterly along the Southerly line of said Church to the Old Brunswick Road, so called; thence Southerly fifty (50) feet, more or less, along said Old Brunswick Road to land now or formerly of one Rodenque; thence Westerly along the Northerly line of said Rodenque to an iron bound; thence Southerly along the Westerly line of said Rodenque to land now or formerly of Gerald Dunn; thence Westerly along the Northerly line of said Dunn to Cubhossecontec Stream, so-called; thence Northerly along said Cubhossecontec Stream to point of beginning.

Being the same premises conveyed to the Grantor herein by William S. Williams as personal representative of the Estate of Norma A. Williams by Deed of Distribution by Personal Representative (restate) to be recorded herewith.

IN WITNESS WHEREOF, I, the said William S. Williams, hereunto set my hand and seal this 5th day of November, 2001.

11/20/01 5:11:16 PM EST

Witness *[Signature]*

[Signature]
William S. Williams

STATE OF MAINE
KENNEBEC, ss.

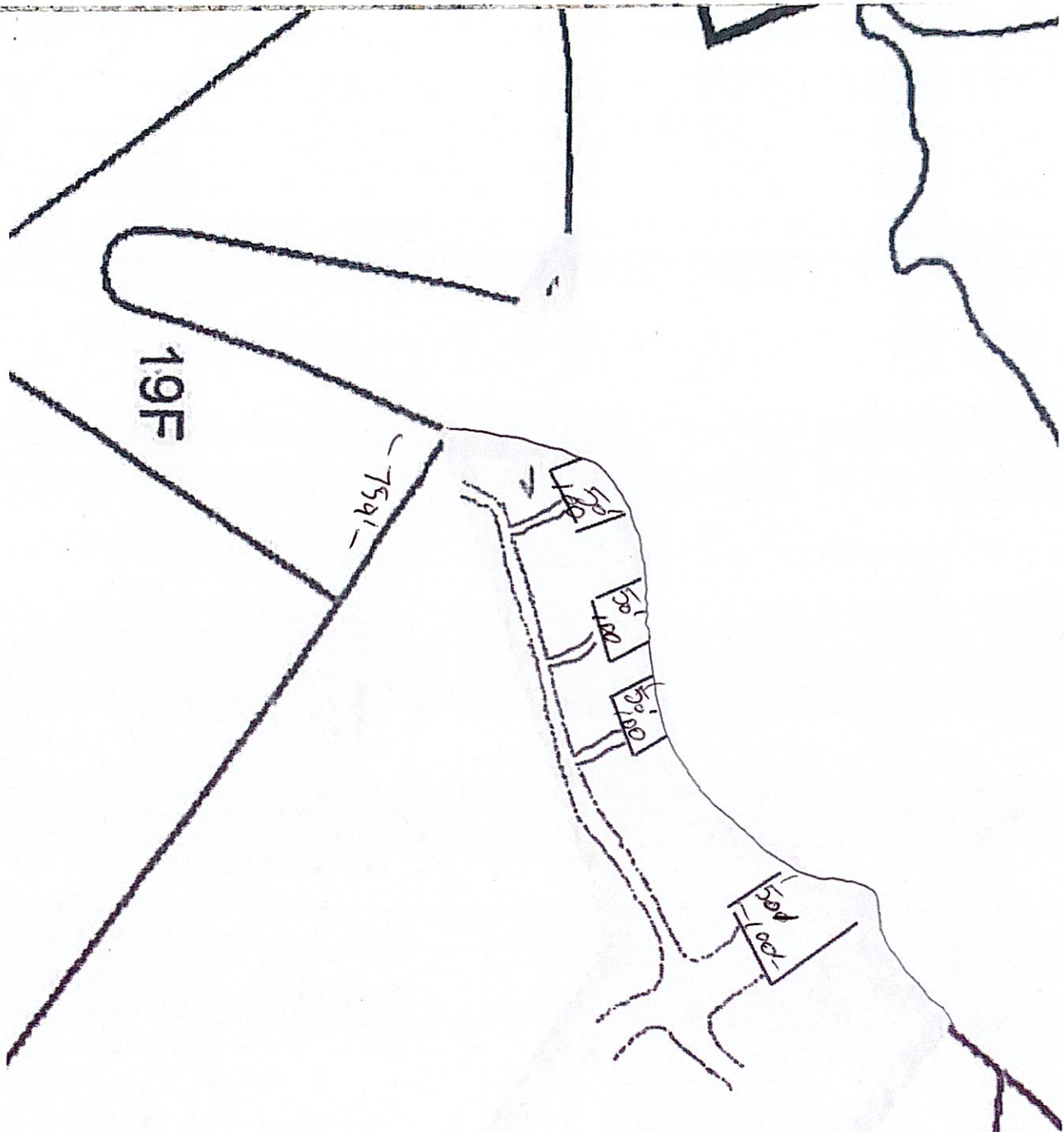
November 5, 2001

Then personally appeared the above named William S. Williams and acknowledged the foregoing instrument to be his free act and deed.

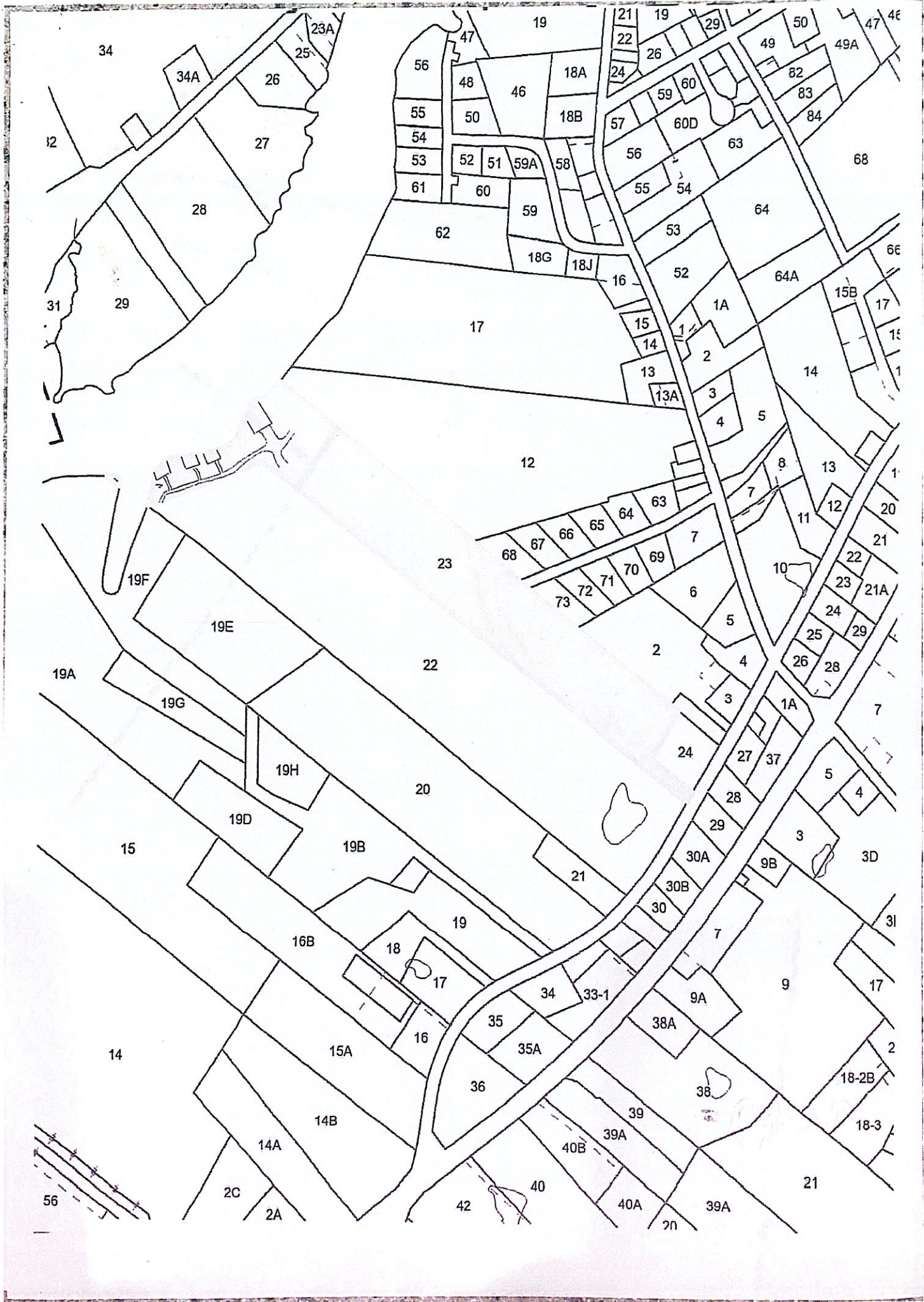
Before me,

[Signature]
Notary Public/Attorney at Law

RECEIVED KENNEBEC CO.
OCT 10V -6 PM 12:20
NOTARY PUBLIC



Map 5





Map 6



Setbacks
100' shore
25' side

July 20, 2023

Setbacks

Gardiner, ME

1 inch = 135 Feet



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MAP # 7



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Map 7



Wetlands

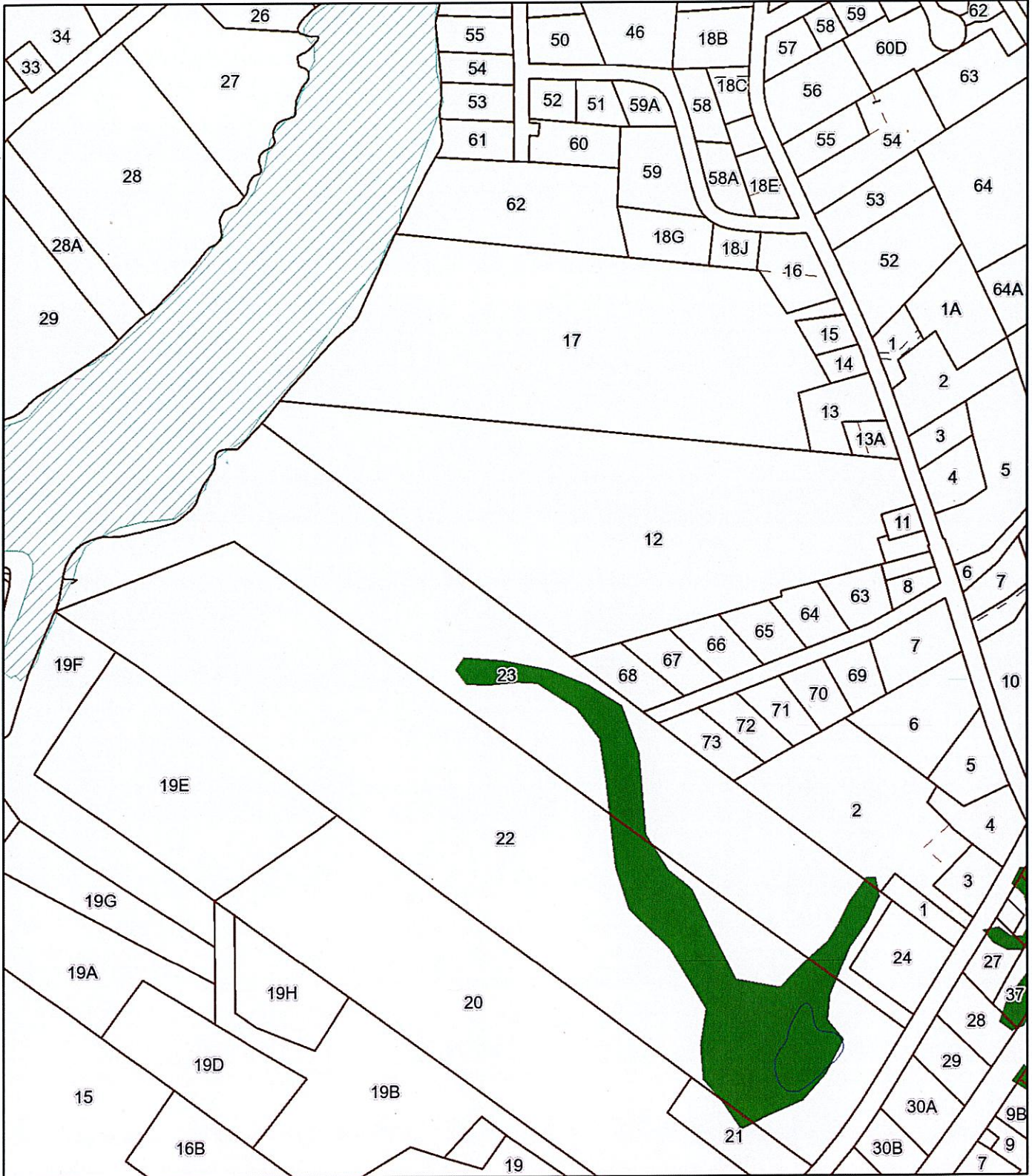
Gardiner, ME

1 inch = 450 Feet



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July 20, 2023



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Map 8