

**Storey Time Learning Center and Aftercare
Site Plan Amendment
Planning Board Site Plan Review
July 20, 2021**

I. REQUEST/PROJECT DESCRIPTION:

The applicant is Jaime Kiesow of 85 Middle Road. Ms. Kiesow is requesting an amendment to her approved site plan for a daycare. Her application is to increase the maximum number of children from 20 to the State licensed number as determined by the number of caregivers and building square footage as well as septic capacity. At this time, the existing septic system will allow for only 30 children and 3 staff. That is a proposed condition of approval.

The 2.3 acre property location is 133 Middle Road, as shown on Tax Map R 01 Lot 28 and is in the Rural Residential 2 (RR 2) Zoning District. The proposed use is classified as a Day Care Center. This is a permitted use in the district.

The Applicant purchased the property on June 23, 2017. There is a copy of the deed on file.

This application is for Planning Board Site Plan Review and review under Section 315-47: *Daycare centers and nursery schools*.

Days & Hours of Operation: 7:00 a.m. to 5:30 p.m. Monday-Friday

Number of Employees: 3

Parking: 3 for employees only; Handicapped: 0.

Entrance: 24' wide x 120' long reclaimed bituminous asphalt.

Utilities: Existing power lines are overhead from Middle Road

Lighting: 3 existing exterior lights.

Fire Protection: There is a hydrant in front of the property.

Signage: A 3' x 4' metal sign is on the front of the building.

Water: The property connects to the public water line in Middle Road.

Wetlands: None shown.

Solid Waste: Trash to be stored inside. No dumpster. Applicant will contract with private waste hauler

Septic: *The current system will allow for no more than 30 children and three staff.*

Department Head Reviews:

- **William Longley, CEO:** HHE-200 required for additional children and/or staff.
- **Charles Rumsey, Police Chief:** No comments.
- **Dan Small, Fire Chief: (These are comments for the previous approval)**

After reviewing this proposal I have the following comments:

1. There is a fire hydrant located immediately to the front of the property on Middle Road so no other water supply/fire protection measures are required.

2. The project must meet the requirements of the State Fire Marshal's Office.
3. The building shall be equipped with a hinged key box approved by the fire department.
4. Smoke and Carbon Monoxide detectors shall be located on each level of the occupancy.

Section 229-10: Approval Standards and Criteria

The following criteria shall be used by the Planning Board in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board determines that the applicant has failed to meet one or more of these standards. In all instances, the burden of proof shall be on the applicant who must produce evidence sufficient to warrant a finding that all applicable criteria have been met.

.1 Utilization of the Site

Utilization of the Site - The plan for the development, including buildings, lots, and support facilities, must reflect the natural capabilities of the site to support development. Environmentally sensitive areas, including but not limited to, wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, and sand and gravel aquifers must be maintained and preserved to the maximum extent. The development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

There are no changes that affect the current utilization of the site.

The Planning Board finds the standards of this section have been met.

(1) Traffic, circulation and parking.

Vehicular access to and from the development must be safe and convenient.

- .1 Any driveway or proposed street must be designed so as to provide the minimum sight distance according to the Maine Department of Transportation standards, to the maximum extent possible.
- .2 Points of access and egress must be located to avoid hazardous conflicts with existing turning movements and traffic flows.
- .3 The grade of any proposed drive or street must be not more than +3% for a minimum of two (2) car lengths, or forty (40) feet, from the intersection.
- .4 The intersection of any access/egress drive or proposed street must function:
(a) at a Level of Service D, or better, following development if the project will generate one thousand (1,000) or more vehicle trips per twenty-four (24) hour period; or (b) at a level which will allow safe access into and out of the project if less than one thousand (1,000) trips are generated.

- .5 Where a lot has frontage on two (2) or more streets, the primary access to and egress from the lot must be provided from the street where there is less potential for traffic congestion and for traffic and pedestrians hazards. Access from other streets may be allowed if it is safe and does not promote short cutting through the site.
- .6 Where it is necessary to safeguard against hazards to traffic and pedestrians and/ or to avoid traffic congestion, the applicant shall be responsible for providing turning lanes, traffic directional islands, and traffic controls within public streets.
- .7 Accessways must be designed and have sufficient capacity to avoid queuing of entering vehicles on any public street.
- .8 The following criteria must be used to limit the number of driveways serving a proposed project:
 - a. No use which generates less than one hundred (100) vehicle trips per day shall have more than one (1) two-way driveway onto a single roadway. Such driveway must be no greater than thirty (30) feet wide.
 - b. No use which generates one hundred (100) or more vehicle trips per day shall have more than two (2) points of entry from and two (2) points of egress to a single roadway. The combined width of all accessways must not exceed sixty (60) feet.

There is no new parking proposed. There is an open gravel area in the rear of the building that would allow temporary additional parking for drop-offs and pick-ups. The owner anticipates that the additional children will arrive by school bus.

The Planning Board finds the standards of this section have been met.

(2) Accessway Location and Spacing

Accessways must meet the following standards:

- .1 Private entrance / exits must be located at least fifty (50) feet from the closest unsignalized intersection and one hundred fifty (150) feet from the closest signalized intersection, as measured from the point of tangency for the corner to the point of tangency for the accessway. This requirement may be reduced if the shape of the site does not allow conformance with this standard.
- .2 Private accessways in or out of a development must be separated by a minimum of seventy-five (75) feet where possible.

The existing entrance location complies with the standards of this section.

The Planning Board finds the standards of this section have been met.

(3) Internal Vehicular Circulation

The layout of the site must provide for the safe movement of passenger, service, and emergency vehicles through the site.

- .1 Projects that will be served by delivery vehicles must provide a clear route for such vehicles with appropriate geometric design to allow turning and backing.
- .2 Clear routes of access must be provided and maintained for emergency vehicles to and around buildings and must be posted with appropriate signage (fire lane - no parking).
- .3 The layout and design of parking areas must provide for safe and convenient circulation of vehicles throughout the lot.
- .4 All roadways must be designed to harmonize with the topographic and natural features of the site insofar as practical by minimizing filling, grading, excavation, or other similar activities which result in unstable soil conditions and soil erosion, by fitting the development to the natural contour of the land and avoiding substantial areas of excessive grade and tree removal, and by retaining existing vegetation during construction. The road network must provide for vehicular, pedestrian, and cyclist safety, all season emergency access, snow storage, and delivery and collection services.

The existing entrance, driveway and parking meet the above standards.

The Planning Board finds the standards of this section have been met.

(4) Parking Layout and Design

Off street parking must conform to the following standards:

- .1 Parking areas with more than two (2) parking spaces must be arranged so that it is not necessary for vehicles to back into the street.
- .2 All parking spaces, access drives, and impervious surfaces must be located at least fifteen (15) feet from any side or rear lot line, except where standards for buffer yards require a greater distance. No parking spaces or asphalt type surface shall be located within fifteen (15) feet of the front property line. Parking lots on adjoining lots may be connected by accessways not exceeding twenty-four (24) feet in width.

.3	Parking stalls and aisle layout must conform to the following standards.			
Parking Angle	Stall Width	Skew Width	Stall Depth	Aisle Width
90°	9'-0"		18'-0"	24'-0" 2-way
60°	8'-6"	10'-6"	18'-0"	16'-0" 1-way
45°	8'-6"	12'-9"	17'-6"	12'-0" 1-way
30°	8'-6"	17'-0"	17'-0"	12'-0" 1 way

- .4 In lots utilizing diagonal parking, the direction of proper traffic flow must be indicated by signs, pavement markings or other permanent indications and maintained as necessary.

- .5 Parking areas must be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles.
- .6 Provisions must be made to restrict the "overhang" of parked vehicles when it might restrict traffic flow on adjacent through roads, restrict pedestrian or bicycle movement on adjacent walkways, or damage landscape materials.

There is parking for the employees and adequate space for cars to park in the driveway with room for other cars to pass by.

The Planning Board finds the standards of this section have been met.

(5) Building and parking placement.

- (a) The site design should avoid creating a building surrounded by a parking lot. Parking should be to the side and preferably in the back. In rural, uncongested areas buildings should be set well back from the road so as to conform to the rural character of the area. If the parking is in front, a generous, landscaped buffer between the road and parking lot is to be provided. Unused areas should be kept natural, as field, forest, wetland, etc.
- (b) Where two or more buildings are proposed, the buildings should be grouped and linked with sidewalks; tree planting should be used to provide shade and break up the scale of the site. Parking areas should be separated from the building by a minimum of five to 10 feet. Plantings should be provided along the building edge, particularly where building facades consist of long or unbroken walls.

There are no proposed changes to the building and parking placement.

The Planning Board finds the standards of this section have been met.

(6) Pedestrian Circulation

The site plan must provide for a system of pedestrian ways within the development appropriate to the type and scale of development. This system must connect the major building entrances/ exits with parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project. The pedestrian network may be located either in the street right-of-way or outside of the right-of-way in open space or recreation areas. The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect the amenities such as parks or open space on or adjacent to the site.

The drop-off location is close to the main entrance to the daycare which is located on the rear of the building, away from Middle Road. No new pedestrian facilities are required.

The Planning Board finds the standards of this section have been met.

.7 Stormwater Management

Adequate provisions must be made for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other surfaces, through a stormwater drainage system and maintenance plan, which must not have adverse impacts on abutting or downstream properties.

- .1 To the extent possible, the plan must retain stormwater on the site using the natural features of the site.
- .2 Unless the discharge is directly to the ocean or major river segment, stormwater runoff systems must detain or retain water such that the rate of flow from the site after development does not exceed the predevelopment rate.
- .3 The applicant must demonstrate that on - and off-site downstream channel or system capacity is sufficient to carry the flow without adverse effects, including but not limited to, flooding and erosion of shoreland areas, or that he / she will be responsible for whatever improvements are needed to provide the required increase in capacity and / or mitigation.
- .4 All natural drainage ways must be preserved at their natural gradients and must not be filled or converted to a closed system unless approved as part of the site plan review.
- .5 The design of the stormwater drainage system must provide for the disposal of stormwater without damage to streets, adjacent properties, downstream properties, soils, and vegetation.
- .6 The design of the storm drainage systems must be fully cognizant of upstream runoff which must pass over or through the site to be developed and provide for this movement.
- .7 The biological and chemical properties of the receiving waters must not be degraded by the stormwater runoff from the development site. The use of oil and grease traps in manholes, the use of on-site vegetated waterways, and vegetated buffer strips along waterways and drainage swales, and the reduction in use of deicing salts and fertilizers may be required, especially where the development stormwater discharges into a gravel aquifer area or other water supply source, or a great pond.

There are no proposed changes that would affect stormwater drainage.

The Planning Board finds the standards of this section have been met.

- .8 Erosion Control
 - .1 All building, site, and roadway designs and layouts must harmonize with existing topography and conserve desirable natural surroundings to the fullest extent possible, such that filling, excavation and earth moving activity must be kept to a minimum. Parking lots on sloped sites must be terraced to avoid undue cut and fill, and / or the need for retaining walls. Natural vegetation must be preserved and protected wherever possible.
 - .2 Soil erosion and sedimentation of watercourses and water bodies must be minimized by an active program meeting the requirements of the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, dated March 1991, and as amended from time to time.

There are no proposed changes that would affect erosion control.

The Planning Board finds the standards of this section have been met.

.9 Water Supply Provisions

The development must be provided with a system of water supply that provides each use with an adequate supply of water. If the project is to be served by a public water supply, the applicant must secure and submit a written statement from the supplier that the proposed water supply system conforms with its design and construction standards, will not result in an undue burden on the source of distribution system, and will be installed in a manner adequate to provide needed domestic and fire protection flows.

The daycare is served by public water.

The Planning Board finds the standards of this section have been met.

.10 Sewage Disposal Provisions

The development must be provided with a method of disposing of sewage which is in compliance with the State Plumbing Code. If provisions are proposed for on-site waste disposal, all such systems must conform to the Subsurface Wastewater Disposal Rules.

The applicant will need to provide evidence that the existing septic system, or an addition to that system, will accommodate an increased number of children beyond 30 (and staff, beyond 3) that the system is currently sized for. The Town Code Enforcement Officer be required to issue a plumbing permit for this.

The Planning Board finds the standards of this section have been met.

.11 Utilities

The development must be provided with electrical, telephone, and telecommunication service adequate to meet the anticipated use of the project. New utility lines and facilities must be screened from view to the extent feasible. If the service in the street or on adjoining lots is underground, the new service must be placed underground.

There is existing overhead power to the building that will be used.

The Planning Board finds the standards of this section have been met.

.12 Groundwater Protection

The proposed site development and use must not adversely impact either the quality or quantity of groundwater available to abutting properties or to the public water supply systems. Applicants whose projects involve on-site water supply or sewage disposal systems with a capacity of two thousand (2,000) gallons per day or greater must demonstrate that the groundwater at the property line will comply, following

development, with the standards for safe drinking water as established by the State of Maine.

The proposed use complies with the above requirements.

The Planning Board finds the standards of this section have been met.

.13 Water Quality Protection

All aspects of the project must be designed so that:

- .1 No person shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxious, toxicity, or temperature that may run off, seep, percolate, or wash into surface or groundwaters so as to contaminate, pollute, or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life.
- .2 All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials, must meet the standards of the Maine Department of Environmental Protection and the State Fire Marshall's Office.

There will be no hazardous materials stored on site that would affect water quality.

The Planning Board finds the standards of this section have been met.

.14 Capacity of the Applicant

The applicant must demonstrate that he / she has the financial and technical capacity to carry out the project in accordance with this ordinance and the approved plan.

Financial Capacity: No additional costs due to increased students up to 30. Beyond that there will be a cost to increase the size of the septic system.

Technical Capacity is evidenced by the utilization of licensed site evaluator.

With the proposed condition of approval, the Planning Board finds the standards of this section have been met.

.15 Historic and Archaeological Resources

If any portion of the site has been identified as containing historic or archaeological resources, the development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

The site had been developed as a residence with an unattached garage and shed. There are no apparent historic or archaeological resources on the site nor are there any proposed changes to the site.

The Planning Board finds the standards of this section have been met.

.16 Floodplain Management

If any portion of the site is located within a special flood hazard area as identified by the Federal Emergency Management Agency, all use and development of that portion of the site must be consistent with the Town's Floodplain management provisions.

According to the FEMA Flood Insurance Rate Map the subject property is located in Zone C (area of minimal flooding.)

The Planning Board finds the standards of this section have been met.

.17 Exterior Lighting

The proposed development must have adequate exterior lighting to provide for its safe use during nighttime hours, if such use is contemplated. All exterior lighting must be designed and shielded to avoid undue glare, adverse impact on neighboring properties and rights - of way, and the unnecessary lighting of the night sky.

There are no proposed changes to the lighting plan.

The Planning Board finds the standards of this section have been met.

.18 Buffering of Adjacent Uses

The development must provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas. The buffer may be provided by distance, landscaping, fencing, changes in grade, and / or a combination of these or other techniques.

No additional buffering is proposed as there are no site improvements being made. The Planning Board finds the standards of this section have been met.

.19 Noise

The development must control noise levels such that it will not create a nuisance for neighboring properties.

The proposed use will have hours of operation of 7:30 a.m. to 5:30 p.m. Monday through Friday. Children will be outside in the play area during limited times and they will be under full supervision by staff who will control the amount of noise generated by the children.

The Planning Board finds the standards of this section have been met.

.20 Storage of Materials

- .1 Exposed nonresidential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metals or other articles of salvage or refuse must have sufficient setbacks and screening (such as a stockade fence or a dense evergreen hedge) to provide a visual buffer sufficient to minimize their impact on abutting residential uses and users of public streets.
- .2 All dumpsters or similar large collection receptacles for trash or other wastes must be located on level surfaces which are paved or graveled. Where the dumpster or receptacle is located in a yard which abuts a residential or institutional use or a public street, it must be screened by fencing or landscaping.
- .3 Where a potential safety hazard to children is likely to arise, physical screening sufficient to deter small children from entering the premises must be provided and maintained in good condition.

Trash will be stored inside. There will be no dumpster on site. There are no safety hazards on the site.

The Planning Board finds the standards of this section have been met.

.21 Landscaping

Landscaping must be provided as part of site design. The landscape plan for the entire site must use landscape materials to integrate the various elements on site, preserve and enhance the particular identity of the site, and create a pleasing site character. The landscaping should define street edges, break up parking areas, soften the appearance of the development, and protect abutting properties.

There are existing trees and plants between the daycare center building and play area and abutting properties.

The Planning Board finds the standards of this section have been met.

.22 Building and Parking Placement

- .1 The site design should avoid creating a building surrounded by a parking lot. Parking should be to the side and preferably in the back. In rural, uncongested areas buildings should be set well back from the road so as to conform to the rural character of the area. If the parking is in front, a generous, landscaped buffer between road and parking lot is to be provided. Unused areas should be kept natural, as field, forest, wetland, etc.
- .2 Where two or more buildings are proposed, the buildings should be grouped and linked with sidewalks; tree planting should be used to provide shade and break up the scale of the site. Parking areas should be separated from the building by a minimum of five (5) to ten (10) feet. Plantings should be

provided along the building edge, particularly where building facades consist of long or unbroken walls.

No changes are proposed to the footprint of the existing buildings or parking.

The Planning Board finds the standards of this section have been met.

.23 Fire Protection

The site design must comply with the Fire Protection Ordinance. The Fire Chief shall issue the applicant a “Certificate of Compliance once the applicant has met the design requirements of the Town’s Fire Protection Ordinance.

There is public water to the site. There is a fire hydrant in front of the property.

The Planning Board finds the standards of this section have been met.

.24 Aquifer Protection (if applicable)

If the site is located within the Town Aquifer Protection Area a positive finding by the board that the proposed plan will not adversely affect the aquifer, is required.

N/A

.25 Route 100 Design Standards (if applicable)

All development in the Village Center Commercial, Village Office Commercial I and II, and the MUZ Districts shall be consistent with the Town of Cumberland Route 100 Design Standards; in making determination of consistency, the Planning Board may utilize peer review analysis provided by qualified design professionals.

N/A

.26 Route 1 Design Guidelines (if applicable)

All development in the Office Commercial North and Office Commercial South districts is encouraged to be consistent with the Route 1 Design Guidelines.

N/A

SECTION 315-47: DAYCARE CENTERS AND NURSERY SCHOOLS

A.

Purpose. It is the intent of these provisions to allow the location of day-care centers and nursery schools in healthy and safe environments in a manner that will not be disruptive to neighborhoods. Such uses should be considered integral components of neighborhood life.

B.

Standards for day-care centers and nursery schools. In addition to state requirements and the requirements of any other ordinance, including the special exception and site plan review ordinances, the following standards shall apply to the review of day-care centers and nursery schools:

(1)

No day-care center or nursery school shall be located on a lot less than 24,000 square feet in area.

(2)

Day-care centers and nursery schools shall have at least 1,000 square feet of lot area per child received into the home, including the operator's own children under 16 years of age.

(3)

Day-care centers and nursery schools shall be subject to the provisions of § **250-29**, Sewage disposal, of Chapter **250**, Subdivision of Land. At a minimum, the applicant must present the approval of the Town's Plumbing Inspector that the proposed day-care center's or nursery school's sewage disposal system can accommodate the proposed use.

(4)

There shall be a fifteen-foot setback for outdoor play areas in side and rear yards, which setback shall be enforced by fencing and/or plantings. Outdoor play areas shall not be permitted in front yards or yards adjacent to a street.

(5)

There shall be one off-street parking space for each employee and volunteer worker not living at the site, and the parking area shall be designed to provide a safe location for vehicular ingress and egress and for the loading and unloading of children.

(6)

The Planning Board and/or the Board of Adjustment and Appeals may attach additional conditions directly related to screening and buffering, hours of operation, vehicular access restrictions, off-street parking, traffic volume, wastewater disposal, and barriers and other safety devices.

The Planning Board finds that the above standards have been met.

206.9 LIMITATION OF APPROVAL:

Construction of the improvements covered by any site plan approval must be substantially commenced within twelve (12) months of the date upon which the approval was granted. If construction has not been substantially commenced and substantially completed within the specified period, the approval shall be null and void. The applicant may request an extension of the approval deadline prior to expiration of the period. Such request must be in writing and must be made to the Planning Board. The Planning Board may grant up to two (2), six (6) month extensions to the periods if the approved plan conforms to the ordinances in effect at the time the extension is granted and any and all federal and state approvals and permits are current.

STANDARD CONDITION OF APPROVAL:

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents, except de minimus changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

CONDITIONS OF APPROVAL

1. That all fees paid prior to issuance of a building permit.
2. That all requirements of the Cumberland Fire Chief and Maine Fire Marshall's office be complied with.
3. That the number of children not exceed thirty (30) and the number of staff not exceed three (3) without expansion of the existing septic system This expansion will require a plumbing permit by the Town Code Enforcement Officer.

4. That the noise level generated by the childrens' outdoor play be controlled by staff so as to not be a nuisance to neighboring property owners.



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

4915

July 15, 2021

Ms. Jamie Storey Kiesow
85 Middle Road
Cumberland, ME 04021

Re: Septic Capacity, 133 Middle Road Cumberland for proposed daycare

Dear Ms. Storey Kiesow,

I completed a septic design on May 11, 2017 for the property located at 133 Middle Road Cumberland. The design was revised on June 26, 2017 during construction. The design was at that time for a daycare to service 20 children and 3 staff. At the time the daycare was planning on serving meals to the children, so the design flow was 15 gallons per child and 12 gallons per staff member. This brought the total design flow to 336 gallons per day. I have included a copy of that design with this letter.

As I understand, you now want to not serve meals to the children and increase the capacity of the daycare. Children at a daycare that does not serve meals are allocated 10 gallons per day. So, to stay within the design parameters of the existing septic system, you could increase the number of children to 30 and the number of staff is to remain at 3.

If you require any additional information or have any questions, please contact me.

Sincerely,

Mark J. Hampton L.S.E., C.S.S.
Licensed Site Evaluator #263
Certified Soil Scientist #216

Enc.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 11SHS
(207) 287-2070 Fax: (207) 287-4172

4915

PROPERTY LOCATION

City, Town, or Plantation Cumberland
Street or Road 133 Middle Road
Subdivision, Lot # _____

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____
Date Permit Issued 1/1/17 Fee: \$ _____ Double Fee Charged []

OWNER/APPLICANT INFORMATION

Name (last, first, MI) Thurston Evelyn Owner
Mailing Address of 133 Middle Road Applicant
Owner/Applicant Cumberland
Daytime Tel. # _____

Local Plumbing Inspector Signature _____ L.P.I. # _____
Fee: \$ _____ state min fee \$ _____ Locally adopted fee _____
Copy: [] Owner [] Town [] State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Signature of Owner or Applicant _____ Date _____

Local Plumbing Inspector Signature _____ (2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION

1. First Time System
2. Replacement System
- Type replaced: Flare
- Year installed: 1990
3. Expanded System
 - a. 25% Expansion
 - b. 25% Expansion
4. Experimental System
5. Seasonal Conversion

THIS APPLICATION REQUIRES

1. No Rule Variance
2. First Time System Variance
 - a. Local Plumbing Inspector Approval
 - b. State & Local Plumbing Inspector Approval
3. Replacement System Variance
 - a. Local Plumbing Inspector Approval
 - b. State & Local Plumbing Inspector Approval
4. Minimum Lot Size Variance
5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

1. Complete Non-engineered System
2. Primitive System (graywater & alt. toilet)
3. Alternative Toilet, specify: _____
4. Non-engineered Treatment Tank (only)
5. Holding Tank, _____ gallons
6. Non-engineered Disposal Field (only)
7. Separated Laundry System
8. Complete Engineered System (2000 gpd or more)
9. Engineered Treatment Tank (only)
10. Engineered Disposal Field (only)
11. Pre-treatment, specify: _____
12. Miscellaneous Components

SIZE OF PROPERTY

2.3 AC SQ. FT. ACRES

SHORELAND ZONING

Yes ☒ No ☐

DISPOSAL SYSTEM TO SERVE

1. Single Family Dwelling Unit, No. of Bedrooms: 3
2. Multiple Family Dwelling, No. of Units: 3
3. Other: Baycare 20 kids 3 staff
(specify)
Current Use Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY

1. Drilled Well
2. Dug Well
3. Private
4. Public
5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. Concrete
 - a. Regular Existing
 - b. Low Profile
2. Plastic
3. Other: _____

CAPACITY: 1000 GAL.

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed
2. Stone Trench
3. Proprietary Device
 - a. cluster array
 - b. regular load
 - c. Linear
 - d. H-20 load
4. Other: _____

SIZE: 1536 sq. ft. lin. ft.

GARBAGE DISPOSAL UNIT

1. No
 2. Yes
 3. Maybe
- If Yes or Maybe, specify one below:
- a. multi-compartment tank
 - b. _____ tanks in series
 - c. increase in tank capacity
 - d. Filter on Tank Outlet

DESIGN FLOW

336 gallons per day

BASED ON:

1. Table 4A (dwelling unit(s))
2. Table 4C (other facilities)
- SHOW CALCULATIONS for other facilities
20 kids 15 gpd = 300
3 staff 12 = 36
336
3. Section 4G (meter readings)

ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION P/C

at Observation Hole # 701

Depth 30 "

of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

1. Medium---2.6 sq. ft. / gpd
2. Medium---Large 3.3 sq. ft. / gpd
3. Large---4.1 sq. ft. / gpd
4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

1. Not Required
 2. May Be Required
 3. Required
- Specify only for engineered systems:
DOSE: _____ gallons

LATITUDE AND LONGITUDE

at center of disposal area
Lat. 43 d 45 m 56 s
Lon. 70 d 10 m 29 s
if g.p.s., state margin of error: 15

SITE EVALUATOR STATEMENT

I certify that on 5/11/17 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature Mark J. Hampton

Site Evaluator Name Printed Mark J. Hampton

SE # 263

Date 5/11/17

Telephone Number 756-2900

E-mail Address 6/26/17 YWA

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

4915

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Cumberland

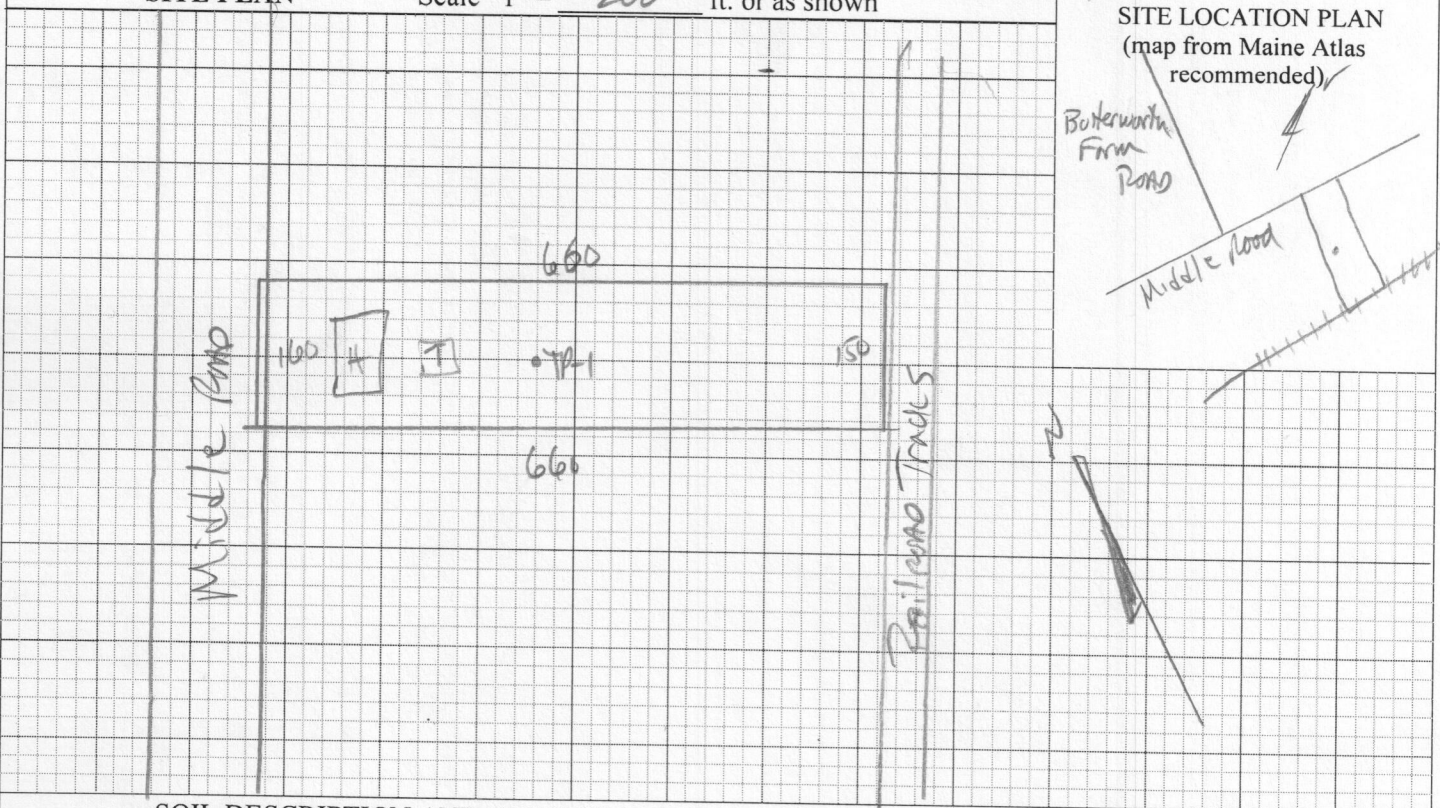
133 Middle Road

Evelyn Thurston

SITE PLAN

Scale 1" = 200 ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TPI ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 Sandy loam	Friable	Dark Brown	
10 Sandy loam	Friable	Brown	
20 Silty clay loam	Firm	Gray	Common
30 Clay			Distinct
40			
50			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>S</u> <u>C</u>	<u>6</u> %	<u>20</u> "	<input checked="" type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile Condition	_____ %	_____ "	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Alan J. Hampton

Site Evaluator Signature

263

SE #

5/11/17

Date

6/26/17

4915

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

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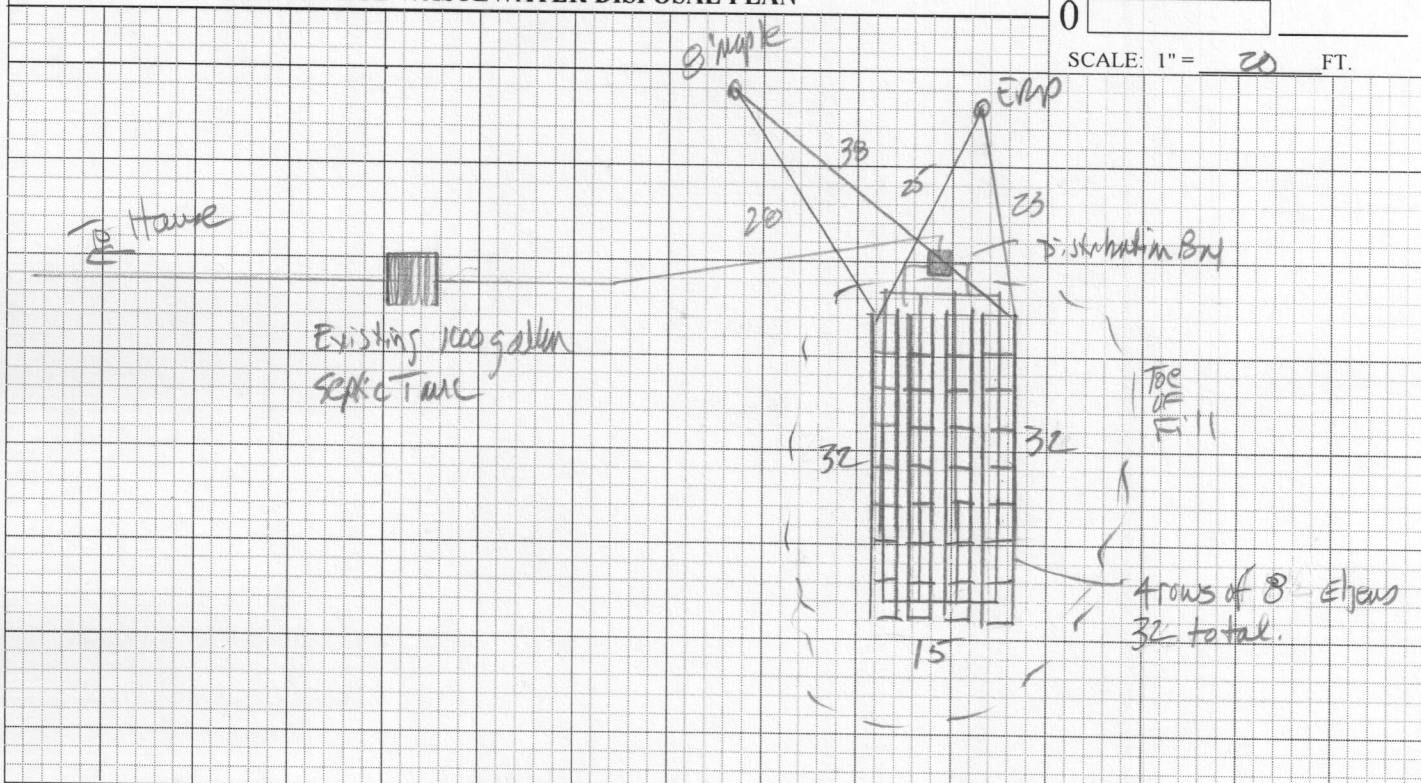
133 middle Road

Evelyn Thurston

SUBSURFACE WASTEWATER DISPOSAL PLAN

0

SCALE: 1" = 20 FT.



FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Fill (Upslope) 17

Finished Grade Elevation -34

Location & Description: Nail 53" up

Depth of Fill (Downslope) 22

Top of Distribution Pipe or Proprietary Device -44

Reference Elevation: 0"

Bottom of Disposal Area -55

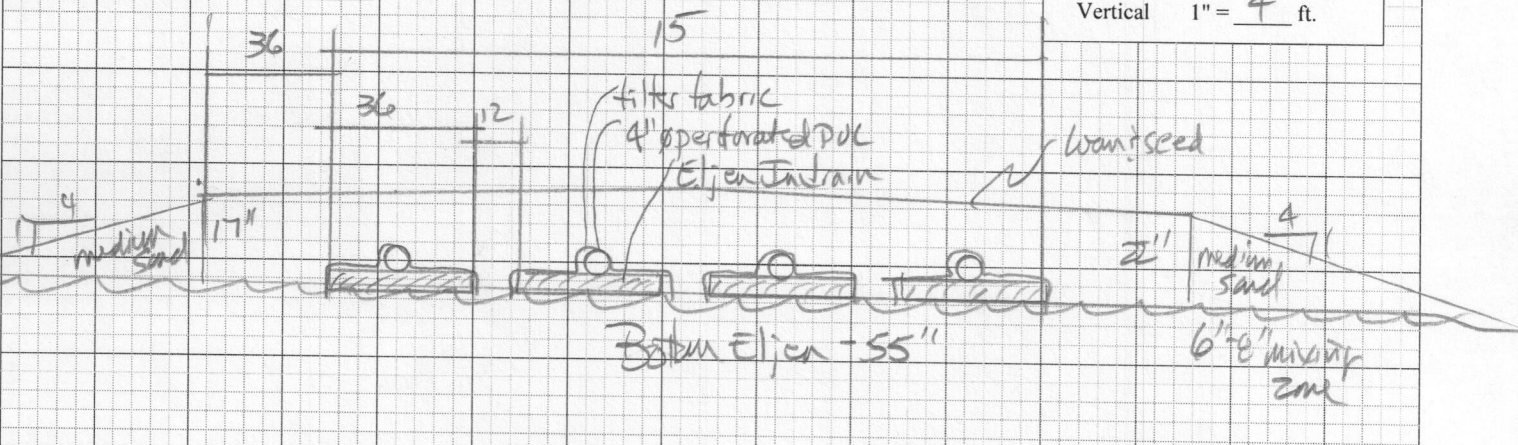
Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 08/15 as amended.

DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 4 ft.

Vertical 1" = 4 ft.



NOTE: All ground to be filled must be scarified.

Mary Hampton

Site Evaluator Signature

263

SE #

5/11/17

Date

rw 6/26/17
MMA



STOREYTIME LEARNING CENTER AND AFTER CARE

133 Middle Rd Cumberland ME 04021
207-829-4888

June 29, 2021

To Whom It May Concern:

My name is Jaime Storey Kiesow and I am the owner of StoreyTime Learning Center and Aftercare and Storey Time Too, both located on Middle Road in Cumberland. I am writing to request an approval from the planning board to increase our enrollment to the state licensed number versus the previous town ordinance number of 20.

Since last March, 173 childcare programs have closed statewide including multiple programs in our community impacting over 100 local families. We are also aware the town/rec aftercare program is full and has a large waitlist. We have many families in our community needing quality childcare who are unable to find quality childcare. And as we know the childcare need in our community continues to grow.

Based on our currenting licensing approval thru DHHS we would not expect the need to make any changes to our existing building, parking lot and/or playground. I have reached out to Mark Hampton, who completed our wastewater disposal application in 2017. It is my understanding if any changes need to be made to the leach field it would be an easy fix due to the design installed. We are waiting on specifications from the state to determine if any modifications are needed. We are not expecting a substantial change in traffic flow due to serving multiple children in the same family. We stagger drop off and pick up times and allocate specific times to families.

I appreciate your consideration and attention to this matter.

Thank you,

A handwritten signature in black ink that reads "Jaime Storey Kiesow". The signature is written in a cursive, flowing style.

Jaime Storey Kiesow

Owner StoreyTime Learning Center and Aftercare and Storey Time Too

SITE PLAN REVIEW
Town of Cumberland

Appendix C
Planning Board Site Plan Review Application

Applicant's name Jaime Kriesow / StoreyTime learning center
Applicant's address 133 Middle Road, Cumberland
Cell phone 650 0437 Home phone _____ Office phone 829 4888
Email Address Storeytime1c@gmail.com
Project address 133 Middlerd, Cumberland
Project name Storey Time
Describe project Increase to state licensed number
Number of employees 3-4
Days and hours of operation 730 - 530 M - F
Project review and notice fee 150
Name of representative Jaime Kriesow
Contact information: Cell: 650 - 0437 Office: 829 - 8007

What is the applicant's interest in the property?

Own ☒ Lease _____ Purchase and sale agreement _____ (provide copy of document)
If you are not the owner, list owner's name, address and phone number _____

If you are not the owner, list owner's name, address and phone number _____

Boundary Survey

Submitted? Yes _____ No _____

Are there any deed restrictions or easements? Yes _____ No _____ If yes, provide information and show easement location on site plan.

Building Information

Are there existing buildings on the site? Yes ☒ No _____ Number: _____
Will they be removed? Yes _____ No ☒ (Note: A demolition permit is required 10 days prior to demolition.)

Will a new structure(s) be built on the site? Yes _____ No ☒

Describe: _____

Number of new buildings _____

Square footage _____

Number of floor levels including basement _____

ParkingNumber of existing parking spaces 8Number of new parking spaces 0Number of handicapped spaces 0Will parking area be paved? Yes No**Entrance**

Location: _____

Width 16' Length 140'Is it paved? Yes No If not, do you plan to pave it?Where will snow storage for entrance and parking be located? Show on site plan. no change**Utilities****Water:** Public water Yes Well _____ (Show location on site plan.)**Sewer/septic:** Public sewer _____ Private septic Yes Show location on site plan and submit HHE-200 septic design or location of passing test pit locations if new system is proposed. Also show any wells on abutting properties within 200 feet of the site. ***Electric:** On site? Yes Yes No _____

Show location of existing and proposed utilities on the site plan and indicate if they are above or below ground.

SignsNumber: 1 (existing)Size: 3' x 4'Material: metal

Submit sign design and completed sign application.

Will the sign be lighted? _____ Submit information on type and wattage of lights.

Show location of sign(s) on the site plan.

Natural Features no change

Show location of any of the following on the site plan:

River _____ Stream _____ Wetland _____ Pond _____ Lake _____ Stone walls _____

Are there any other historic or natural features? _____

Lighting no change

Will there be any exterior lights? Yes _____ No _____ Show location on site plan (e.g., pole fixtures, wall packs on building) and provide fixture and lumen information.

Trees no change

Show location of existing trees on the site plan and indicate if any are to be removed.

LandscapingIs there existing landscaping on the site? Yes Yes No _____ Show type and location on site plan.Is new landscaping proposed? (Note: if property has frontage on Route 100, a twenty-five-foot landscape easement to the Town is required.) no change

Buffering*No change*

Show any existing or proposed buffering measures for adjacent properties, e.g., plantings, fences.

Erosion Control*No change*

Has an erosion and sedimentation control plan been submitted? Yes _____ No _____

Stormwater Management Plan*No change*

Provide stormwater information for both pre and post development of the site. Show location of any detention areas and/or culverts on the site plan.

Fire Protection*No change on property*

Location of nearest hydrant _____ Sprinklers? Yes _____ No ☒

Do you plan to have an alarm system? Yes _____ No ☒ Please contact the Fire/EMS Department at 829-4573 to discuss any Town or state requirements.

Trash

Will trash be stored inside ☒ outside _____. If outside, will a dumpster be used? Yes _____ No _____. Show location on site plan and show type of screening proposed (e.g., fencing, plantings).

Technical Capacity

List and provide contact information for all consultants who worked on the project, for example: licensed land surveyor, licensed soils evaluator, professional engineer, attorney, etc.

_____ *n/a*

Financial Capacity

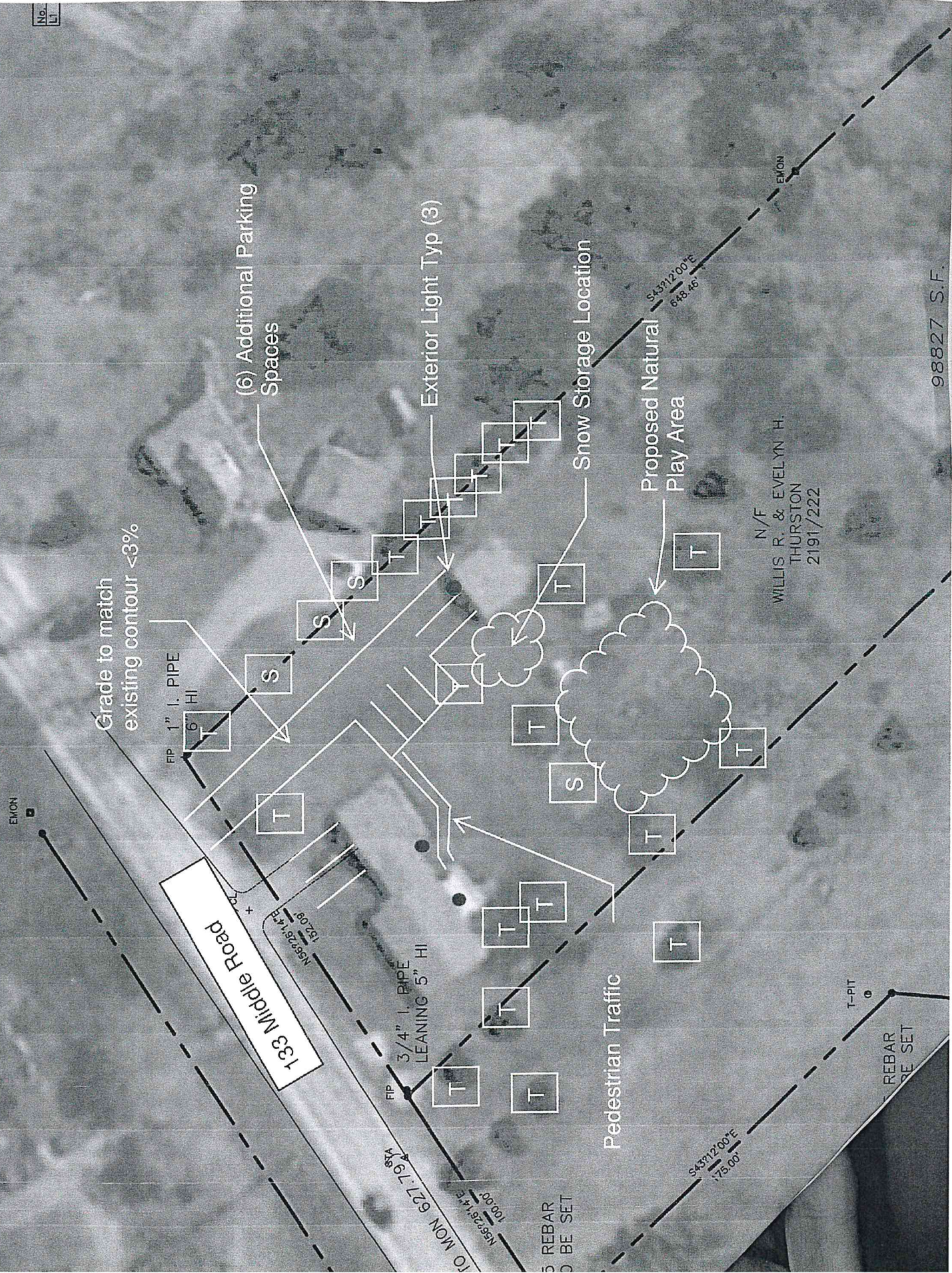
Please indicate how project will be financed. If obtaining a bank loan, provide a letter from the bank _____ *n/a*

<ul style="list-style-type: none"> • Zoning district: <u>RR 2</u> • Minimum lot size: <u>2 acres</u> • Classification of proposed use: <u>Daycare center</u> • Parcel size: <u>2.3 acres</u> • Frontage: _____ • Setbacks: Front _____ Side _____ Rear _____ • Board of Appeals Required? _____ • Tax Map <u>R01</u> Lot <u>28</u> Deed book _____ Deed page _____ • Floodplain map number _____ Designation _____ • Vernal pool identified? _____ • Is parcel in a subdivision? _____ • Outside agency permits required: MDEP Tier 1 _____ MDEP Tier 2 _____ Army Corps of Engineers _____ MDEP general construction (stormwater) permit (for disturbance of 1 acre or more) _____ • MDOT entrance permit _____ • MDOT traffic movement permit _____ • Traffic study required _____ • Hydrogeologic evaluation _____ • Market study _____ • Route 1 Design Guidelines? _____ • Route 100, VMU or TCD Design Standards? _____
--

Applicant's signature Jaime Keson

Submission date: 6/29/21

Existing (Approved) site Plan



98827 S.F.

2 parcels owned by Applicant

2 1 1



1

DEED OF TRUSTEE
Maine Statutory Short Form

Know All by these Presents,

That we, Brian W. Thurston of Cumberland, State of Maine, and Pamela R. Higgins, of Topsham, Vermont, Co-Trustees of the Evelyn H. Thurston Living Trust, dated July 8, 1994, and any amendments thereto, and of the Willis R. Thurston Living Trust, dated July 8, 1994, and any amendments thereto, by the power conferred by law, and every other power, for consideration paid, grant to:

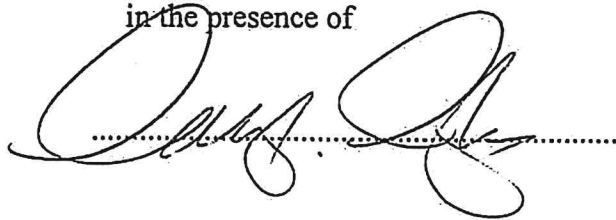
Jaime Kiesow

of Cumberland, County of Cumberland and State of Maine, whose mailing address is: 85 Middle Road, Cumberland, Maine 04021, with warranty covenants, the land and buildings in the Town of Cumberland, County of Cumberland, and State of Maine, described as follows:


A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 23rd day of June, 2017.

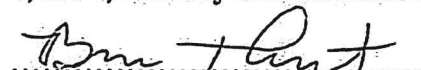
Signed, Sealed and Delivered
in the presence of



**Evelyn H. Thurston Living Trust dated
July 8, 1994, and any amendments thereto**


By: Brian W. Thurston
Its: Co-Trustee

**Willis R. Thurston Living Trust dated July
8, 1994, and any amendments thereto**


By: Brian W. Thurston
Its: Co-Trustee

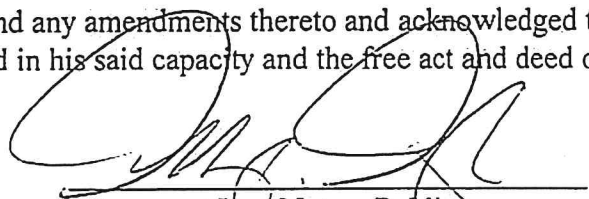
State of Maine
County of Cumberland

ss.

June 23, 2017

Then personally appeared before me the above named Brian W. Thurston, Co-Trustee of Evelyn H. Thurston Living Trust dated July 8, 1994, and any amendments thereto and the Willis

R. Thurston Living Trust dated July 8, 1994, and any amendments thereto and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Trusts.



Attorney at Law/Notary Public

Printed Name: DONNELLY S. DOUGLAS

Maine Attorney at Law
Maine Bar No. 147

Witness my hand and seal this 22 day of June, 2017.

Signed, Sealed and Delivered
in the presence of

Evelyn H. Thurston Living Trust dated
July 8, 1994, and any amendments thereto

Cynthia Flannigan

Pamela R. Higgins
By: Pamela R. Higgins
Its: Co-Trustee

Willis R. Thurston Living Trust dated July
8, 1994, and any amendments thereto

Cynthia Flannigan

Pamela R. Higgins
By: Pamela R. Higgins
Its: Co-Trustee

State of Vermont

County of Orange

ss.

June 22, 2017

Then personally appeared before me the above named Pamela R. Higgins, Co-Trustee of Evelyn H. Thurston Living Trust dated July 8, 1994, and any amendments thereto and the Willis R. Thurston Living Trust dated July 8, 1994, and any amendments thereto and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said Trusts.

Cynthia Flannigan
Attorney at Law/Notary Public ☒

Printed Name: Cynthia Flannigan

Commission Expires Feb 10, 2019

EXHIBIT A
133 Middle Road, Cumberland, Maine

A certain lot or parcel of land with the buildings thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, located on the easterly side of, and adjoining the County Road leading from Portland to Yarmouth, now known as Middle Road, bounded and described as follows, viz:

Commencing at a point on the easterly side line of said County Road at the most westerly corner of a parcel of land now owned by James Hanley, formerly of the late Thomas Chamberlain;

Thence running southeasterly by the land of said James Hanley thirty-eight (38) rods and twenty (20) links to the Grand Trunk Railway;

Thence southwesterly by said Railway a distance of one hundred fifty (150) feet to a point;

Thence northwesterly and parallel with the first described course to a point on the easterly side line of said County Road, said point being one hundred fifty (150) feet southwesterly along said road from the point of beginning;

Thence northeasterly along the easterly side line of said County Road, one hundred fifty (150) feet to the point of beginning.

This conveyance is made subject to a certain power line easement as conveyed by Arthur S. Hansen and Josephine T. Hansen to Central Maine Power Company a deed dated December 13, 1948 and recorded in the Cumberland County Registry of Deeds in Book 1937, Page 426, and benefited by the rights reserved therein, to which deed reference is hereby made for a more particular description of the terms and conditions thereof.

Being the same premises conveyed by quitclaim deed with covenants from Evelyn H. Thurston and Willis R. Thurston to Evelyn H. Thurston and Willis R. Thurston, Trustees, or their successors in trust, under the Evelyn H. Thurston Living Trust, dated July 8, 1994, and any amendments thereto and to Willis R. Thurston and Evelyn H. Thurston, Trustees, or their successors in trust, under the Willis R. Thurston Living Trust, dated July 8, 1994, and any amendments thereto, dated June 22, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24152, Page 3.

Further reference is made to Trustees Certificate of even date to be recorded herewith.