

**SITE PLAN REVIEW PRE-APPLICATION  
LYMAN MORSE INNER HARBOR BOATYARD IMPROVEMENTS  
1 WAYFARER DRIVE**

**SUBMISSION LIST  
October 8, 2020**

<u>Description of Document</u>	<u>Document Date</u>
1. Application for Site Plan Review Pre-Application Meeting	October 8, 2020
2. Aerial Photo	October 2020
3. Camden Tax Map 124	March 21, 2019
4. Demo Sketch Plan	September 10, 2020
5. Pre-Application Site Plan – C1	October 8, 2020
6. Prospective Views (Provided by Greenspur)	October 8, 2020

FEES:  
APPLICATION FEE: \$75

DATE RECEIVED: \_\_\_\_\_  
FEES PAID: CHECK#: \_\_\_\_\_ CASH: \_\_\_\_\_

**TOWN OF CAMDEN**  
**APPLICATION FOR SITE PLAN REVIEW PRE-APPLICATION MEETING**

PROPERTY OWNER: Camden Properties, LLC & CL-Camden, LLC PHONE: (207) 354-6904

APPLICANT: Gartley & Dorsky Engineering & Surveying, Inc. (Agent) PHONE: (207) 236-4365

PROJECT LOCATION: 1 Wayfarer Drive

APPLICANT'S MAILING ADDRESS: P.O. Box 1031, Camden, ME 04348

APPLICANT'S EMAIL: apulver@gartleydorsky.com

TAX MAP#: 124 LOT#: 4 ZONING DISTRICT: B-H PROJECT AREA: 165,528 FT<sup>2</sup>

PROJECT DESCRIPTION:

The applicant proposes to demolish the existing structures, which were significantly damaged in a fire, and construct new structures in approximately the same location.

ARTICLE XII: SITE PLAN REVIEW APPLICABILITY: PLEASE CHECK ONE.

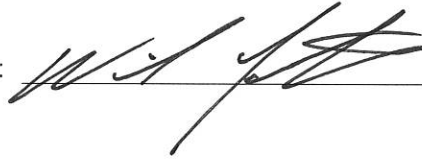
- New non-residential or multifamily building(s), including accessory structures, having a total area for all floors of more than 1,000 ft<sup>2</sup>. Includes placement of non-temporary accessory storage containers.
- Enlargement of nonresidential buildings or multifamily building(s), including accessory buildings that exceed more than 1,000 sq. ft. in a five-year period
- Proposals to pave, strip, remove earth materials from, or grade more than 10,000 ft<sup>2</sup> within a five-year period. (Not required for approved subdivisions and public infrastructure.)
- Pave, strip, remove earth materials from, or grade more than 40,000 ft<sup>2</sup> within a five-year period for residential uses. (The Planning Board shall only consider Section 6, Approval Criteria, (2) and (5) during review.)
- Change residential use to nonresidential use of more than 1,000 ft<sup>2</sup> non-residential floor area.
- Construct, enlarge, or extend piers, wharves, bulkheads, breakwaters, consolidated piers, causeways, marinas, bridges over 20 feet in length, and uses projecting into water bodies. Review by Harbor Committee also required.
- Construct new Wireless Telecommunications Facility or expand an existing wireless facility that increases the height of the facility by more than 20 feet. Review according to the Wireless Telecommunications Facility Siting Ordinance also required.
- Proposals requiring review that include two or more of the following types of exterior renovations to a non-residential or multi-family building within a two-year period, in the
- B-1, B-TH or B-TR zoning districts:
  - (a) façade; (b) roof; (c) siding; (d) awnings; (e) exterior lighting; (f) historic or Architectural details

The Applicant should review Article XII Site Plan Review before submitting a formal application.

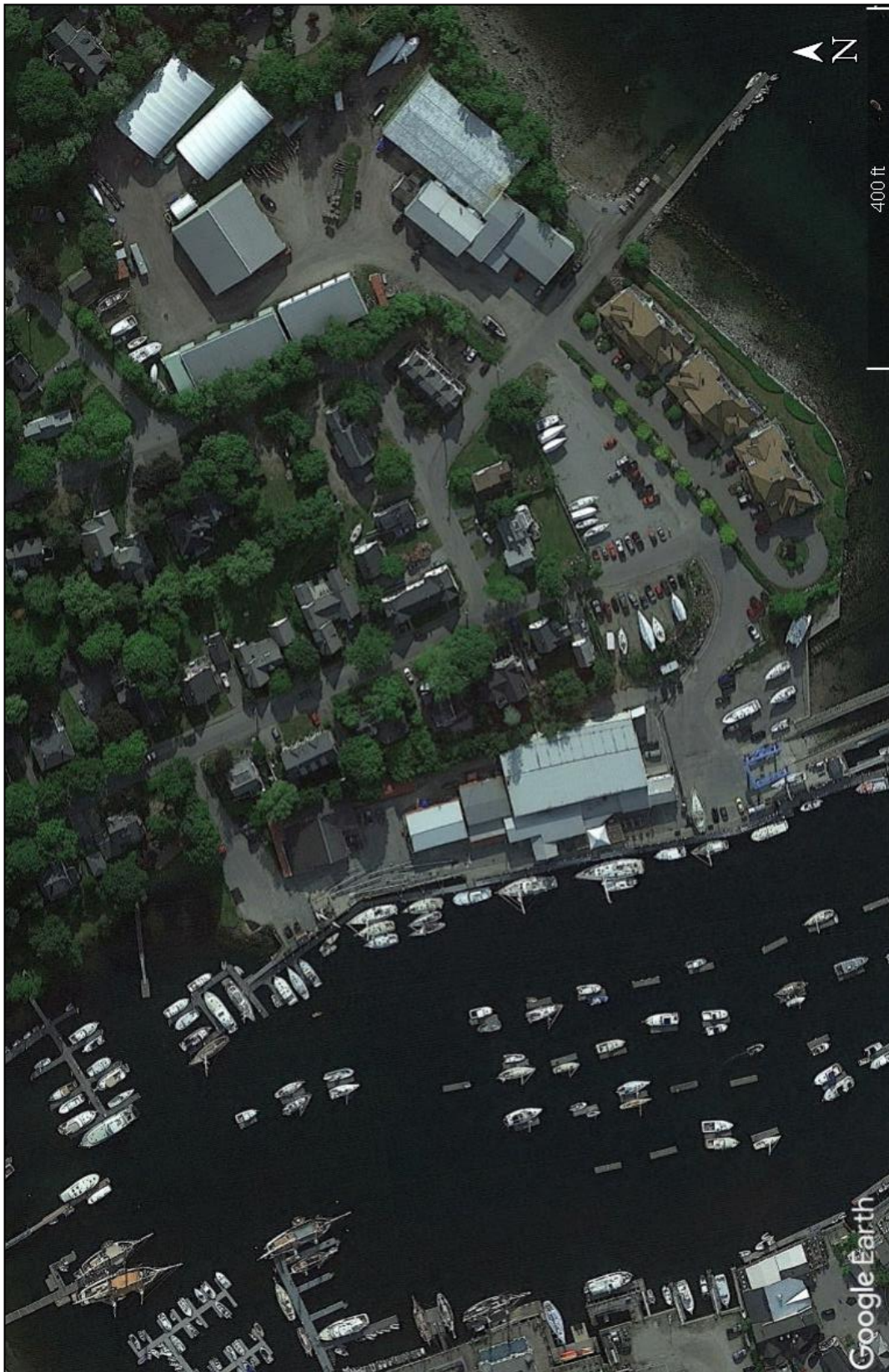
Article XII: Section 2, Procedures:

- Pre-Application Conference: Section 8 provides for a Pre-Application Conference with the Planning Board. An Applicant should inform the Code Enforcement Officer as far in advance of filing the formal Application as practical to schedule a Pre-Application Conference.
- Submission for a Pre-Application Conference must be submitted to the Code Enforcement Office at least 7 days prior to a meeting of the Planning Board. The Board currently meets on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month. The Application and supporting materials should be submitted by Wednesday close of business one week prior to the meeting at which the Applicant will appear before the Board. Nine copies of submissions are required at a scale large enough to provide sufficient information in an easy-to-read format. Reference can be made to Section 3 regarding the format required for formal review for guidance.

Owner/Applicant:



Date: 10-8-20



AERIAL PHOTO

DATE: JUNE 2018

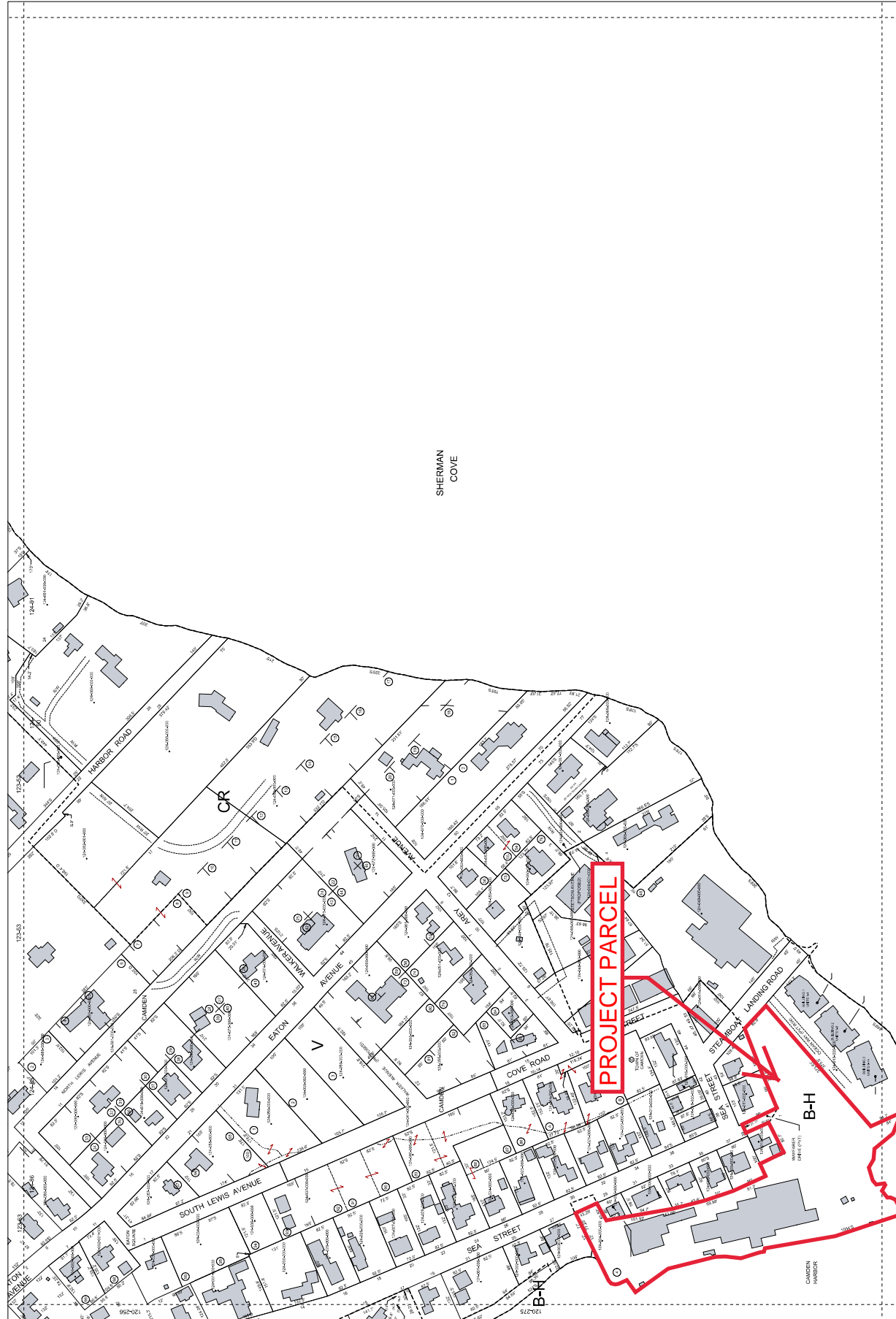
**Gartley & Dorsky**  
ENGINEERING SURVEYING  
CAMDEN, MAINE (207) 236-4365  
WWW.GARTLEYDORSKY.COM

**1 WAYFARER DRIVE**  
CAMDEN, MAINE

OCTOBER 2020

PROJ. NO 2020-208

SITE PLAN REVIEW PRE-APPLICATION



**MAP**  
**124**

TOWN OF  
**CAMDEN**  
MAINE

1	122	123
4	121	122
5	120	121
6	119	120
7	118	119

Scale: 1 inch = 100 feet

**LEGEND**

Area Surveyed.....	Ac
Area Calculated.....	CC
Right of Way.....	100'
Match Line.....	100'S
Water.....	
Wetlands.....	
Exempt Property.....	
Building LCR No.....	
Right of Way.....	
Deed Line.....	
Wetlands.....	

**NOTICE**

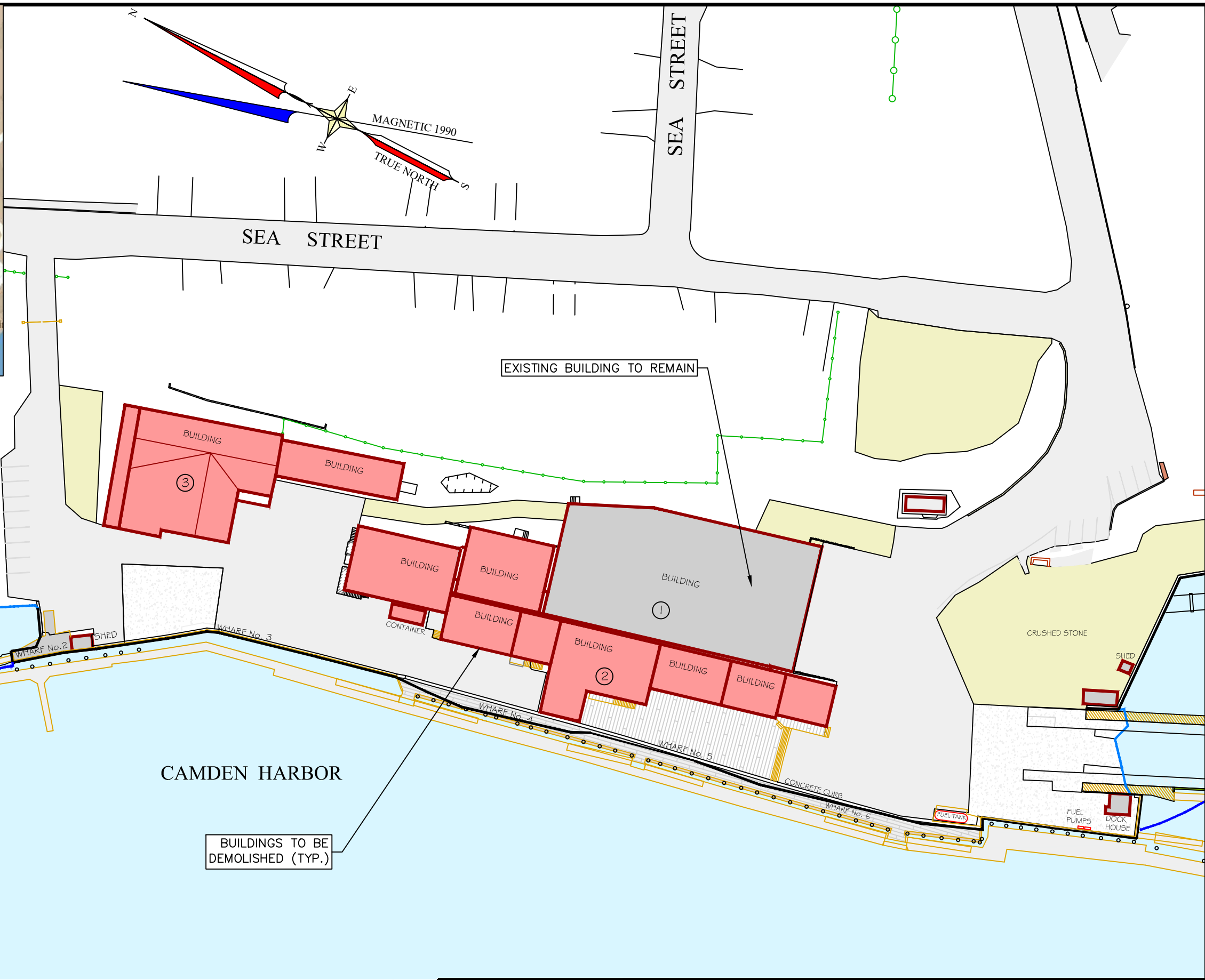
This map is for assessment purposes only, and is not  
valued for legal description or conveyance.

The National Center for the Maps, State Plane  
Coordinate System, East Zone NAD83 Feet  
Original data produced in 1986 by Cartographics Associates, Inc.  
Photography Date: April 15, 1994.

**PROJECT PARCEL**



**CAMDEN LOCATION MAP**  
NOT TO SCALE



0 60  
SCALE: 1" = 60'

**DEMO SKETCH PLAN**  
SCALE: 1" = 60'

**Gartley & Dorsky**  
ENGINEERING SURVEYING  
59 Union Street, Unit 1, P.O. Box 1031 Camden, ME 04843-1031  
Ph (207) 236-4365 Fax (207) 236-3055 Toll Free 1-888-282-4365  
165 Main Street Suite 2F P.O. Box 1072 Damascus, Maine 04543  
Ph. (207) 790-5005

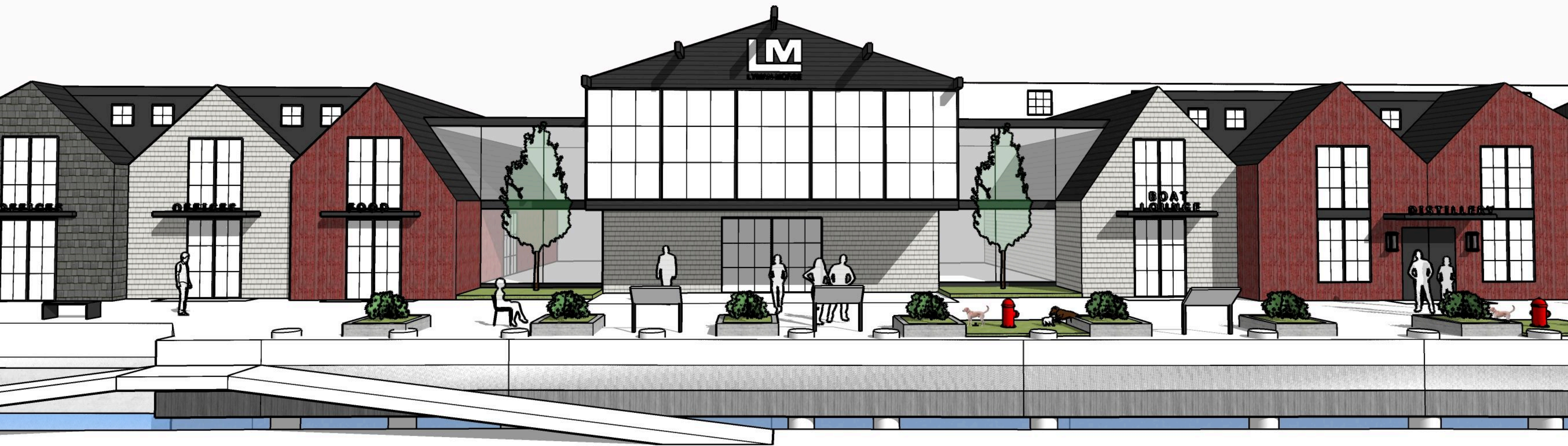
**LYMAN-MORSE**  
SEA STREET - CAMDEN, MAINE  
SEPTEMBER 10, 2020  
PROJ. NO. 2020-208  
SK1

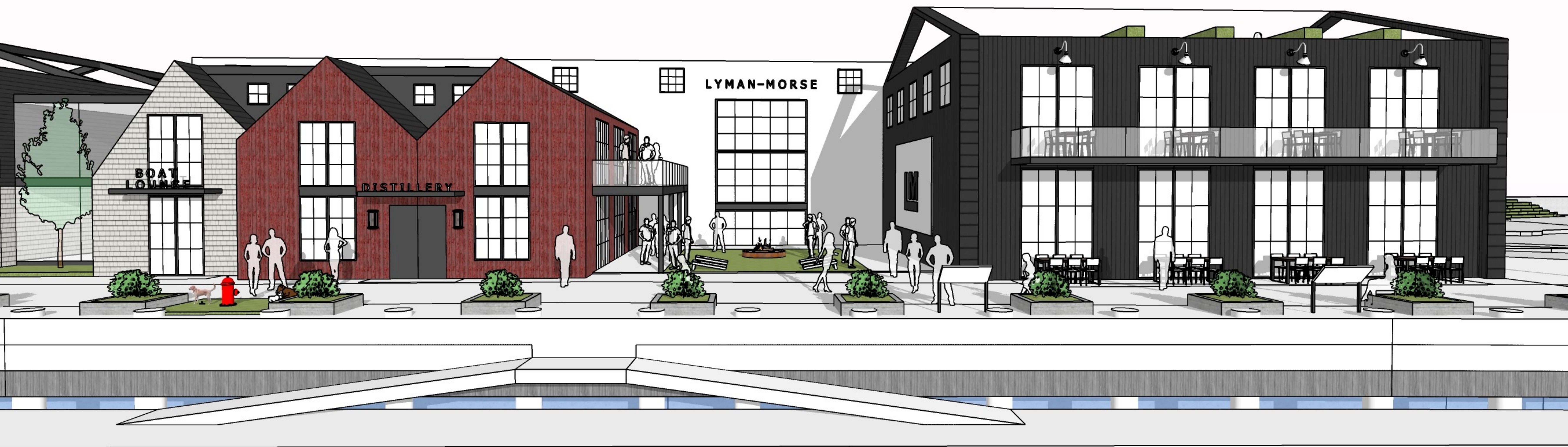








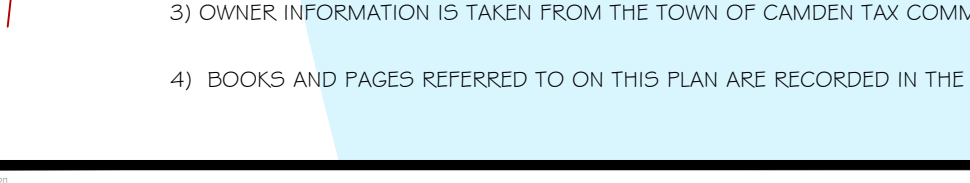
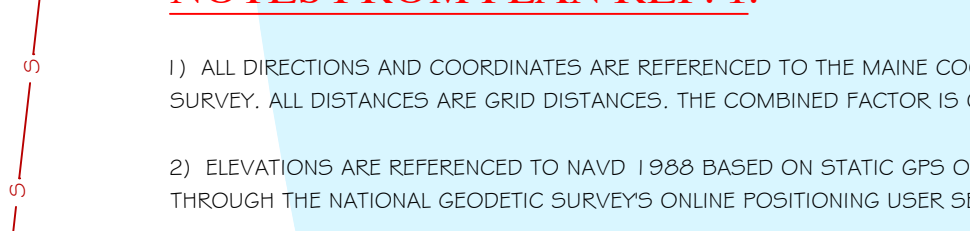
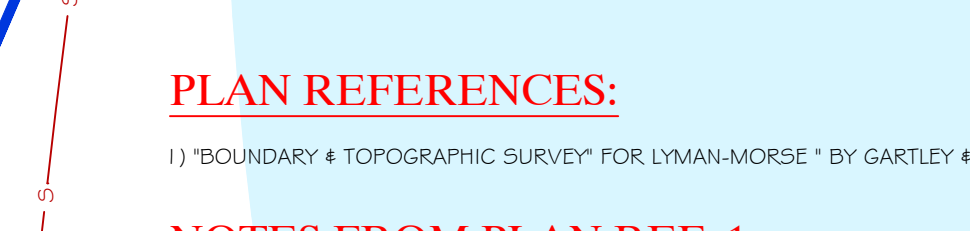
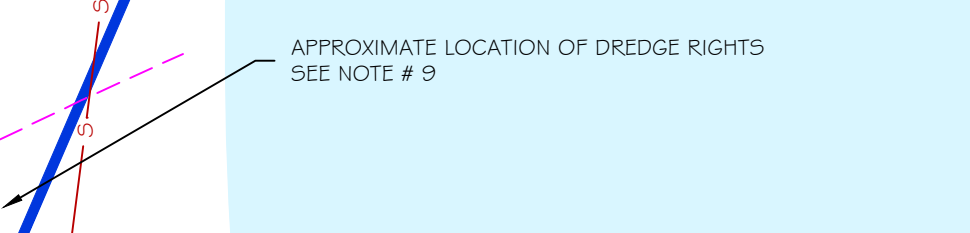
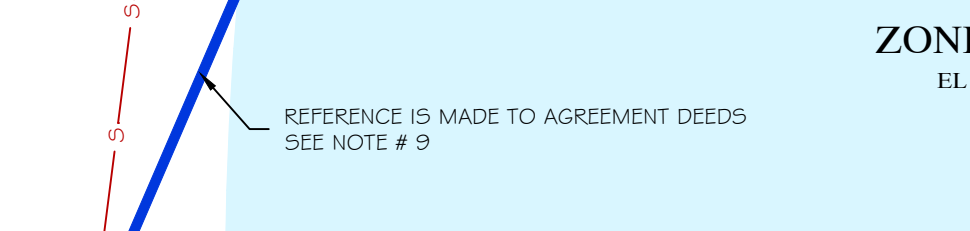
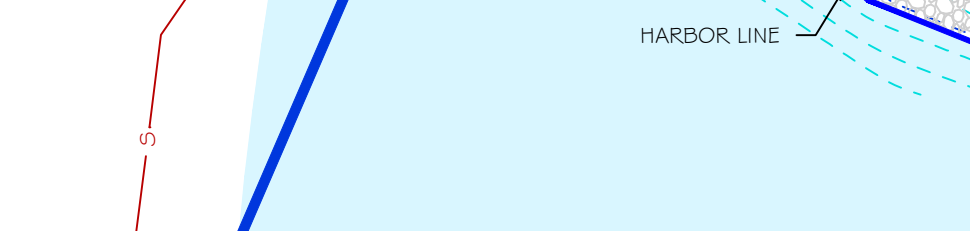
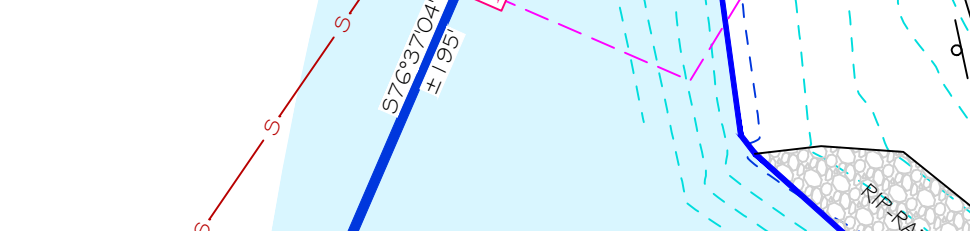
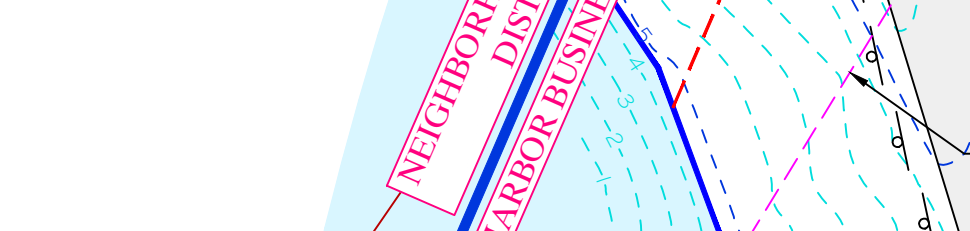
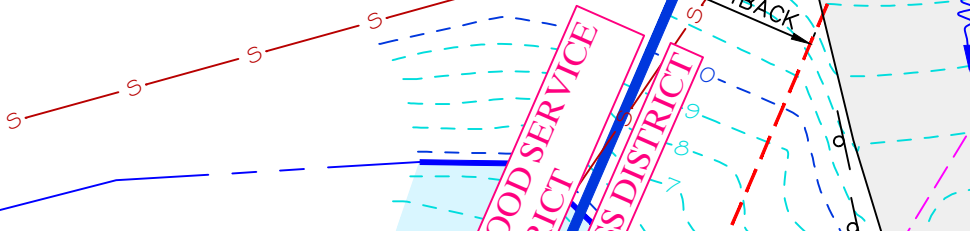
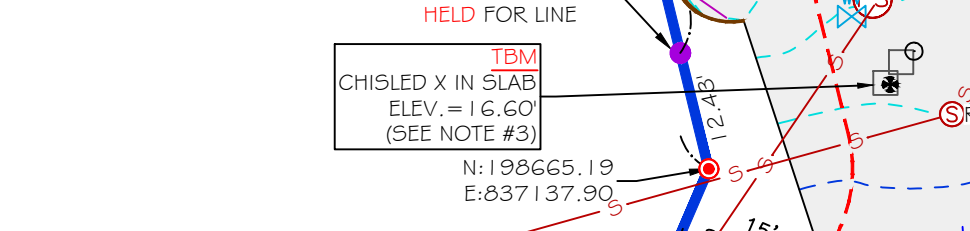
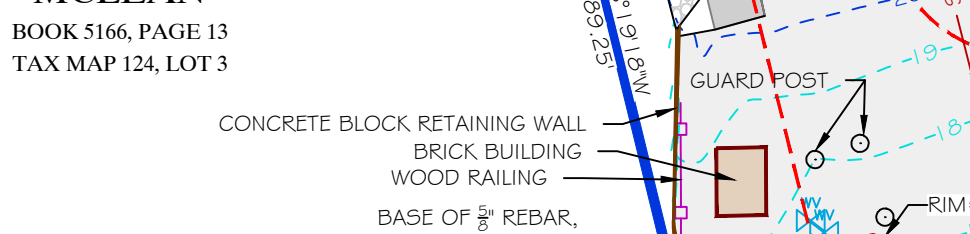
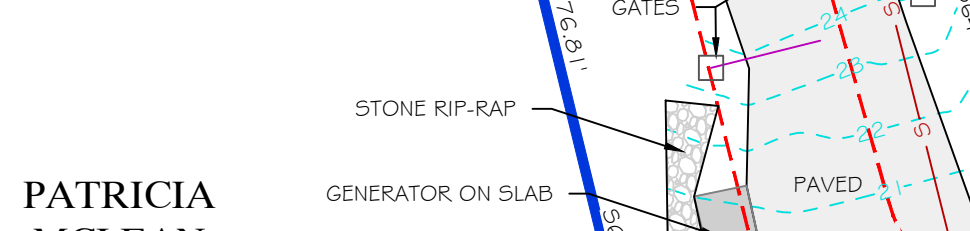
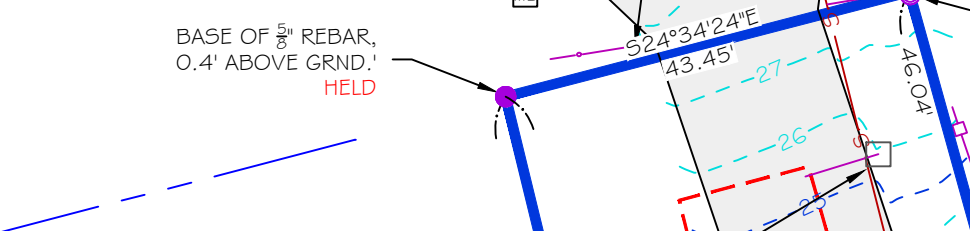
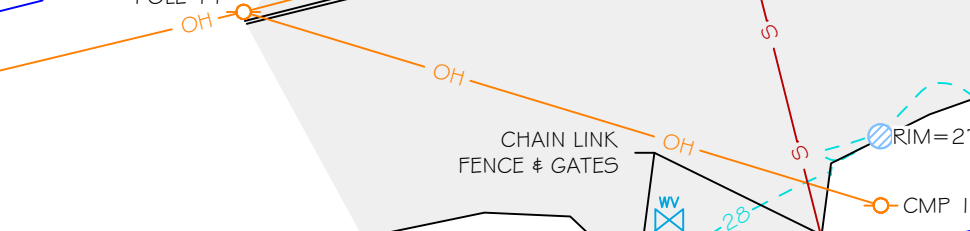
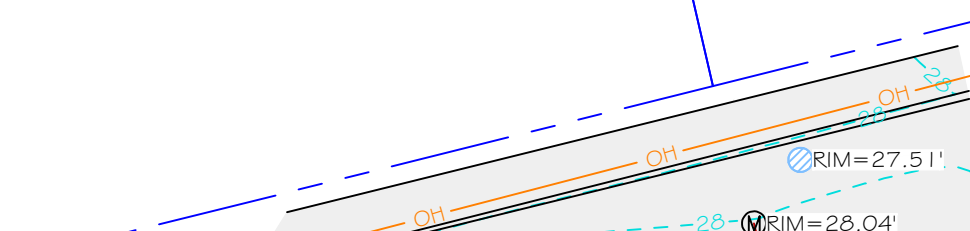
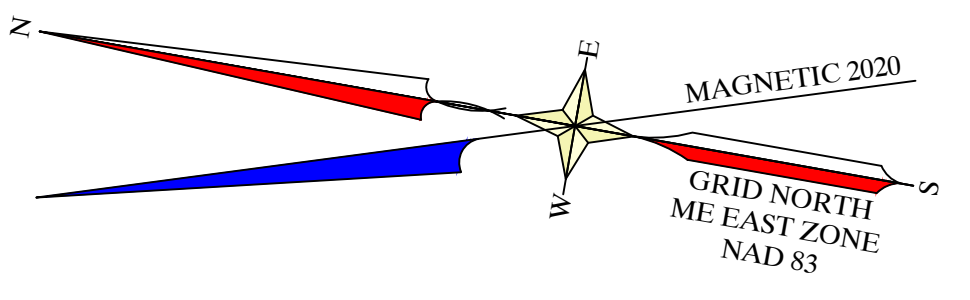
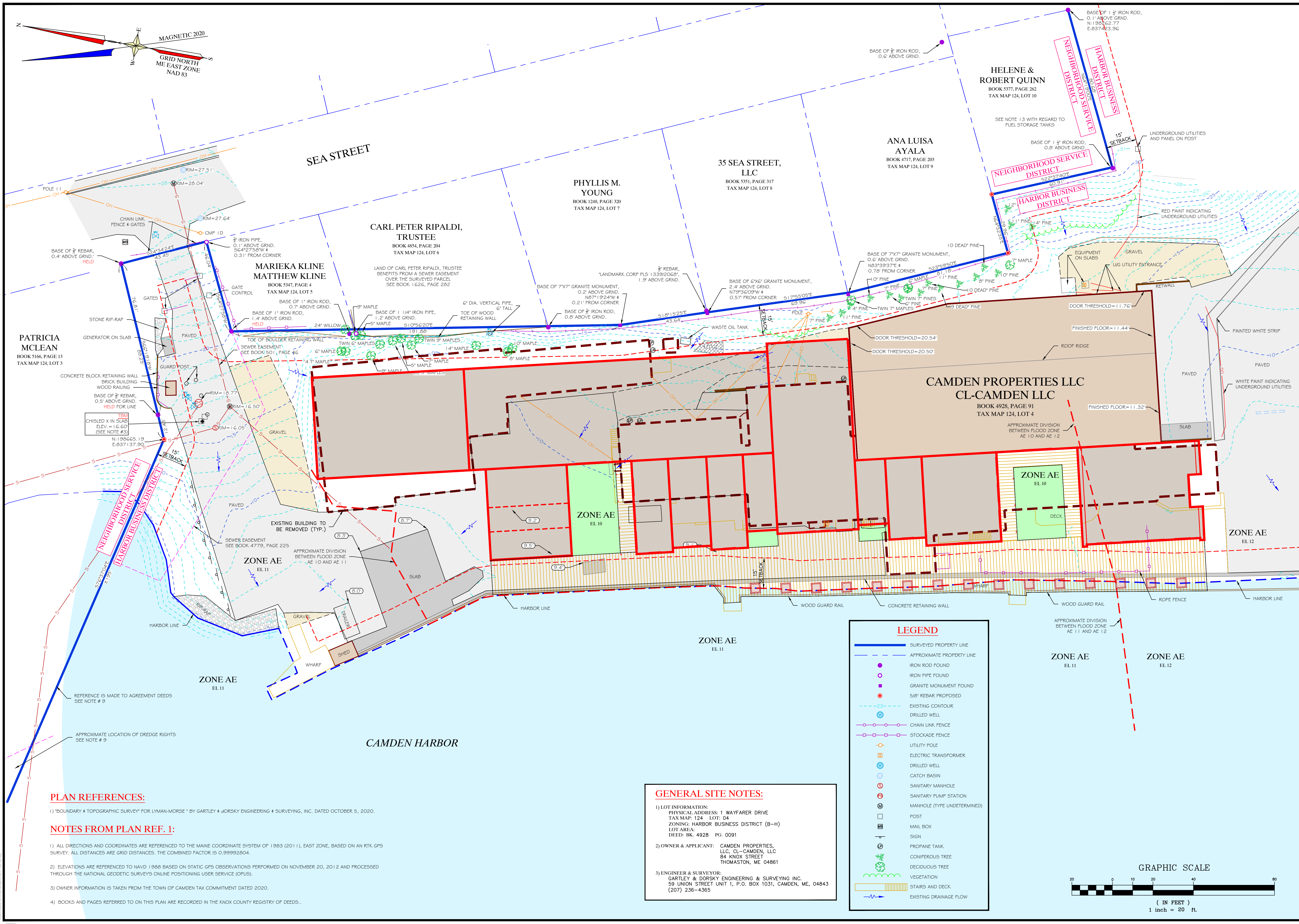












**PLAN REFERENCES:**

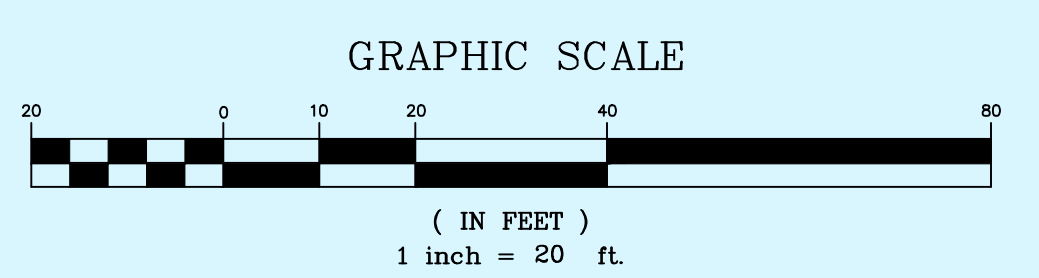
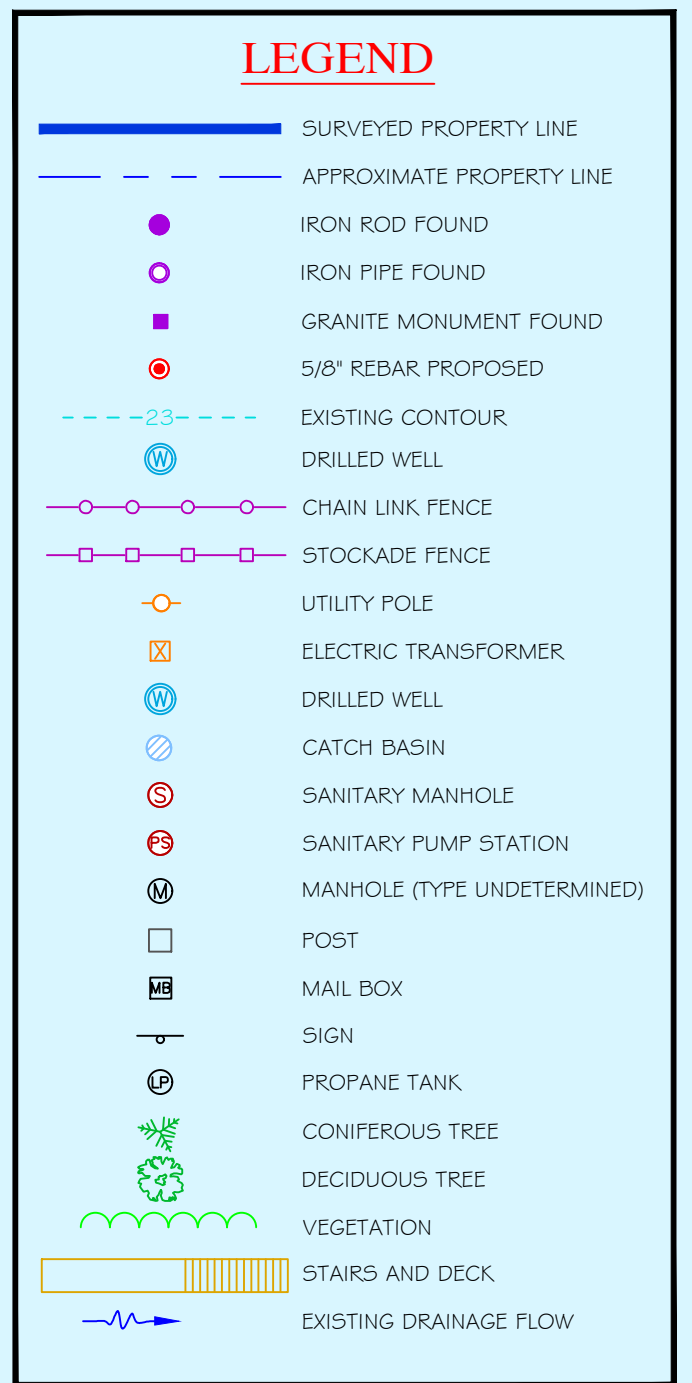
1) "BOUNDARY & TOPOGRAPHIC SURVEY" FOR LYMAN-MORSE BY GARTLEY & DORSKY ENGINEERING & SURVEYING, INC. DATED OCTOBER 5, 2020.

**NOTES FROM PLAN REF. 1:**

- ALL DIRECTIONS AND COORDINATES ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99992804.
- ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON NOVEMBER 20, 2012 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).
- OWNER INFORMATION IS TAKEN FROM THE TOWN OF CAMDEN TAX COMMITMENT DATED 2020.
- BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.

**GENERAL SITE NOTES:**

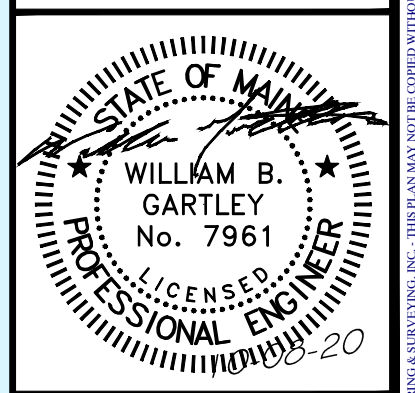
- LOT INFORMATION:  
PHYSICAL ADDRESS: 1 WAYFARER DRIVE  
TAX MAP: 124 LOT 04  
ZONING: HARBOR BUSINESS DISTRICT (B-H)  
LOT AREA:  
DEED: BK 4928 PG. 0091
- OWNER & APPLICANT: CAMDEN PROPERTIES, LLC, CL-CAMDEN, LLC  
84 KNOX STREET  
THOMASTON, ME 04861
- ENGINEER & SURVEYOR:  
GARTLEY & DORSKY ENGINEERING & SURVEYING, INC.  
59 UNION STREET UNIT 1, P.O. BOX 1031, CAMDEN, ME, 04843  
(207) 236-4365



<p><b>PRE-APPLICATION SITE PLAN</b></p>	
<p>CLIENT PROJECT: LYMAN-MORSE INNER HARBOR BOATYARD IMPROVEMENTS</p>	<p>STATE: MAINE COUNTY: KNOX</p>
<p>LOCATION: SEA STREET</p>	<p>TOWN: CAMDEN</p>
<p>SCALE: 1"=20'</p>	<p>DATE: OCTOBER 8, 2020</p>
<p>DRAWN BY: JAM</p>	<p>CHECKED BY:</p>
<p>NO.</p>	<p>REVISIONS</p>
<p>DATE</p>	<p>DATE</p>

**Gartley & Dorsky**  
ENGINEERING SURVEYING

59 Union Street, Unit 1, P.O. Box 1031, Camden, ME 04843-1031  
Ph: (207) 236-4365 Fax: (207) 236-3035 Toll Free: 1-888-282-4365  
105 Main Street, Suite 210 P.O. Box 1072, Damariscotta, Maine 04843  
Ph: (207) 790-5005



PROJ. NO. 2020-208  
**C1**