

RECEIVED  
SEP 29 2023

# REQUEST TO MEET WITH THE CHINA PLANNING BOARD

NAME: Chris Harris PHONE: 207-592-9230  
ADDRESS: 623 Route 3  
CITY/TOWN: South China ZIP: 04358

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I, Chris Harris, am requesting to be placed on a forthcoming meeting agenda with the China Planning Board to review my intentions for the following:

Minor Subdivision  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please notify me of the time that I may be scheduled for review with the local Planning Board.

Thank you,

Chris Harris  
Signature of Applicant

September 29, 2023  
Date

**Town Of China**  
**Application for a Permit from the Planning Board**

Applicant <u>Chris Harris</u>	Phone (Home) _____
Mailing Address <u>P.O. Box 171</u>	(Work) _____
<u>South China, ME 04358</u>	(Cell) <u>207-592-9230</u>
Property Owner <u>Chris Harris</u>	Phone (Home) _____
Mailing Address <u>P.O. Box 171</u>	(Work) _____
<u>South China, ME 04358</u>	(Cell) <u>207-592-9230</u>
Property Address <u>623 Route 3</u>	Map <u>22</u> Lot <u>119</u>
	Book <u>14383</u> Page <u>168</u>

\_\_\_\_\_ If applicant is not the property owner, provide a copy of a lease agreement, purchase and sale agreement subject to Planning Board approval or other document demonstrating that you have title to the property.

Acreage of Lot 6.8 acres

Existing use of property Residential

Property is zoned as: \_\_\_\_\_ Resource Protection \_\_\_\_\_ Stream Protection \_\_\_\_\_ Shoreland X Rural

**Proposed Use(s) – Check all that apply**

- Subdivision
- \_\_\_\_\_ Multi Family Residence
- \_\_\_\_\_ New Commercial Structure or Addition
- \_\_\_\_\_ Change of Use
- \_\_\_\_\_ Dock ( \_\_\_\_\_ Temporary, \_\_\_\_\_ Permanent)
- \_\_\_\_\_ Timber Harvest – Check all that apply
- \_\_\_\_\_ Resource Protection, \_\_\_\_\_ Shoreland, \_\_\_\_\_ Stream Protection Exceeds 40%
- \_\_\_\_\_ Filling or other earth moving less than 100 cubic yards
- \_\_\_\_\_ Filling or other earth moving greater than 100 cubic yards
- \_\_\_\_\_ Other \_\_\_\_\_

**1. Site Plan – Provide a site plan with the following information. A GIS based map will often be a good starting point to provide the information in a scaled format. A hand drawn map may also be acceptable.**

- Plot of lot and abutting properties drawn to scale
- North arrow and scale of map
- Location of existing and proposed septic system and well
- Location of footprint of existing and proposed building(s) and/or addition(s)
- Location of water bodies, wetlands, and other natural features such as wooded areas
- Designation of areas that will be cleared
- Location of public roads that will provide access to the site
- Location of parking areas, pedestrian access ways, and points of ingress and egress from public streets to the lot
- Location of existing and proposed vegetative and non-vegetative buffers and proposed

- landscape plantings
- Location of phosphorus buffer or other phosphorus treatment system, if applicable
- Location of existing and proposed outdoor lighting and signs
- Location of shoreland and flood zones, if applicable

2. Provide a narrative explaining the project including proposed use(s). Include hours and days that the proposed business will be open.

*We are looking to split our existing 6.8 acres into 4 separate lots. We currently have an existing residential home on proposed lot A. We are looking to build a single family residence on proposed lot D and B*

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3. Provide a copy of the existing septic system HHE-200 form, if available. This can be obtained from the CEO / LPI.

Design flow of septic system N/A

4. Provide a copy of the proposed septic system evaluation by a licensed site evaluator if this is deemed necessary by the Town's LPI.

Proposed design flow of septic system N/A

**Signoff of LPI** The existing septic system is is not adequate and does / does not need review by a licensed site evaluator. Nicholas J. French  
 LPI Town of China

5. Indicate which permits are required in addition to the Planning Board Conditional Use Permit. The CEO can provided assistance with this.

- Town subdivision
- Town Floodplain Management
- Town Building
- Town Septic
- Town internal plumbing
- Town CEO
- DEP NRPA

- \_\_\_\_\_ DEP Stormwater
- \_\_\_\_\_ DEP Site Location of Development
- \_\_\_\_\_ DOT Driveway Entrance
- \_\_\_\_\_ DOT Traffic Movement Permit
- \_\_\_\_\_ Fire Marshall's Office
- \_\_\_\_\_ Dept of Human Services
- \_\_\_\_\_ U S Army Corp of Engineers
- \_\_\_\_\_ Other \_\_\_\_\_

6. a. Provide a copy of the State DOT driveway entrance permit if a new driveway is proposed on a state road or if the DOT determines that a driveway entrance permit is necessary for a change of use.
- b. Provide a copy of the DOT traffic movement permit if it is required.

7. Provide an evaluation of the phosphorus control methodology to be used on the lot if the phosphorus control ordinance is applicable for the proposal. The CEO will verify whether or not this is applicable to your proposal.

Signoff of CEO - The proposed use does does not require phosphorus controls to be implemented.

*Nicholas W. French*

CEO Town of China

8. Provide a sketch of the proposed building(s) or addition(s) including height, width, footprint, and floor plan.
9. Verify that lot coverage, lot area, property line and water setbacks requirements, and structure height requirements will be met if additions or new structures are proposed (see section 5(A) and 5(B) of Land Use Ordinance for specific requirements).

Dimensional Requirements	Required	Actual/Proposed
Lot Coverage	60,000 sq ft	
Lot Area	60,000 sq ft	<del>60,000 sq ft</del>
Property Line Setbacks Road	25 ft	<del>25 ft</del>
Side	10 ft	<del>10 ft</del>
Rear	15 ft	<del>15 ft</del>
Water or Wetland Setback		Lot A 2.6 acres
Water Frontage		Lot B 1.3 acres
Structure Height	Not greater than 35 ft	Lot C 1.3 acres Lot D 1.6 acres

The information provided is accurate to the best of my knowledge.

Signed

*Chris Harris*

Signature of applicant

Date

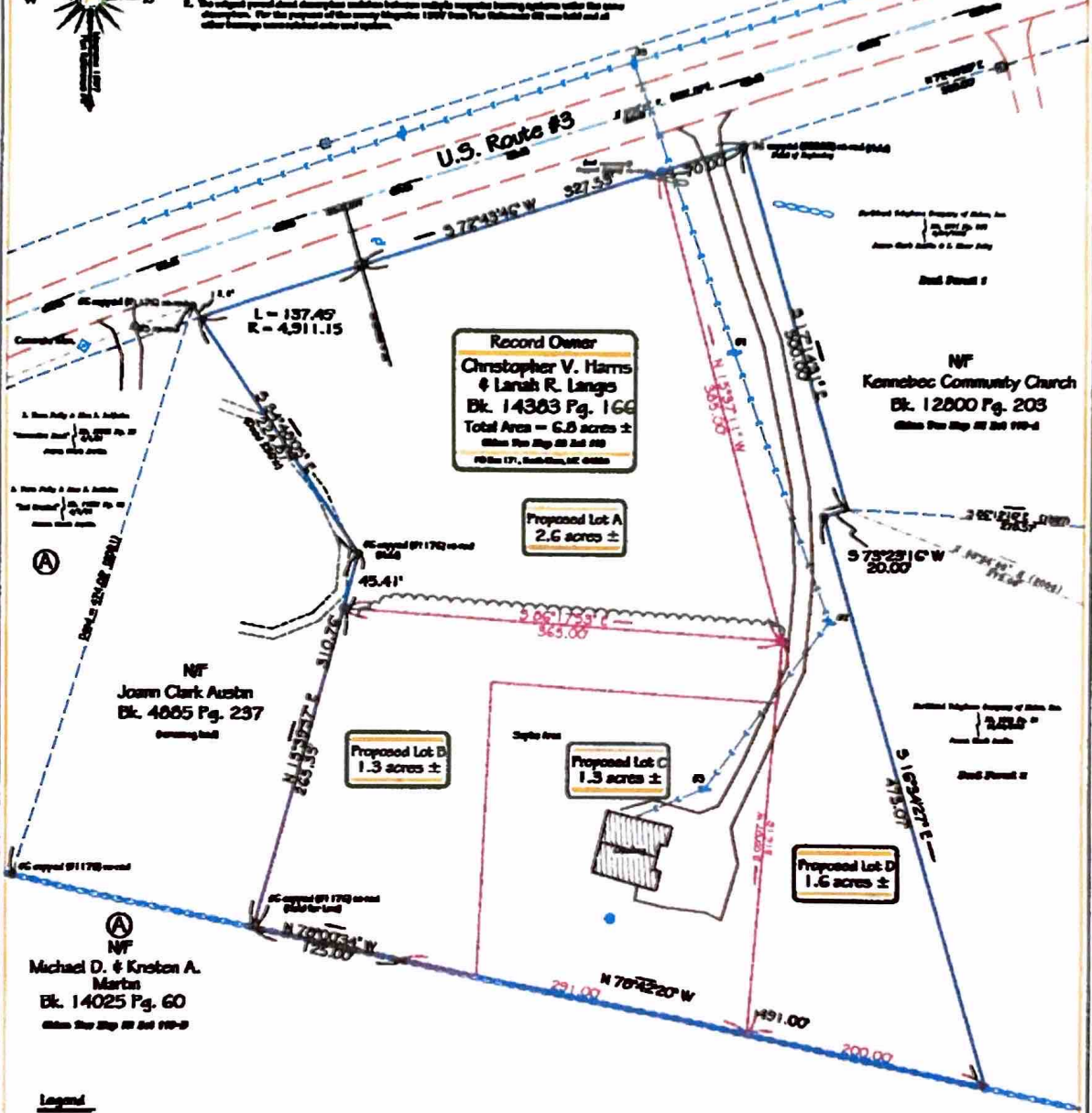
9/29/2023



**Survey Notes**

Advances copy for client review  
Plan is not complete without signature and embossed seal  
Sept 2023

- The start of this survey is a lot split survey of the Hams & Langis parcel in the Town of Chas. The adjacent parcel is located on Block B, Chas, Kennebec County, Maine. The adjacent parcel is further described as being lot 119 on the Town of Chas Tax Map 22.
- The adjacent parcel about description includes various existing building systems with the same description. For the purpose of this survey Map 1199 from the Kennebec County was held and all other bearings were checked and used as given.



**Record Owner**  
 Christopher V. Hams  
 & Lanih R. Langis  
 Blk. 14363 Pg. 166  
 Total Area = 6.8 acres ±  
 Within Tax Map 22 Sub 200

**NF**  
 Kennebec Community Church  
 Blk. 12600 Pg. 203  
 Within Tax Map 22 Sub 119-2

**NF**  
 Joann Clark Austin  
 Blk. 4665 Pg. 237  
 (containing land)

**NF**  
 Michael D. & Kristen A.  
 Martin  
 Blk. 14025 Pg. 60  
 Within Tax Map 22 Sub 119-2

**Proposed Lot B**  
 1.3 acres ±

**Proposed Lot C**  
 1.3 acres ±

**Proposed Lot D**  
 1.6 acres ±

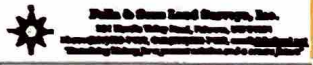
**NF**  
 Joan Elizabeth Austin  
 Blk. 12071 Pg. 232  
 Within Tax Map 22 Sub 200

**Legend**

- 40 Copied Wood Set Property (shown as located)
- Utility Pole
- Well
- Edge of Canal
- Edge of Pasture
- Stream
- Appreciate of Tree Line
- Record Owner Property
- Appreciate Location of Building Property Lines
- Minor Line of Record
- Proposed Boundary Line

**Plan References**

- Reference to Kennebec County, Right of Way Map, State Highway #117 & #1219, Chas, Kennebec County, Part of Secondary Project 2-021200, S.M.C. File No. C-104, dated October 1993 and recorded in the Kennebec County Registry of Deeds Plan Bk. 27 Pg. 15 & 16.
- Standard Boundary Survey & Topography, Northville Telephone Co., South Chas Working Staff by Professional Surveying & Engineering dated June 26, 1988.



**Lot Split Survey**  
 of the  
**Hams & Langis Parcel**  
 US Route 3, Chas, Kennebec Co., ME

DRAWN: M. Falls  
 DATE: Sept 2023  
 CLIENT: Chris Hams  
 PROJECT: FO Box 171  
 LOCATION: South Chas, ME

APPROVED: [Signature]  
 PROJECT NO.: 04350

SCALE: 1" = 40'  
 SHEET: 1 of 1

In the town of Chas, Maine, the survey was conducted on the 26th day of August 2023, at 10:00 AM, under the supervision of the Surveyor General of the State of Maine.

Advances copy for client review  
 Plan is not complete without signature and embossed seal  
 Sept 2023



OPR BK 14967 PGS 56-57 01/25/2024 09:06:11  
INSTR # 2024001522 # OF PAGES 2  
ATTEST: MATTHEW BOUCHER  
REGISTER OF DEEDS KENNEBEC COUNTY, ME

**MEMORANDUM OF  
HIGHWAY ENTRANCE PERMIT WAIVER**

Pursuant to 23 M.R.S.A. § 704 and the Driveway and Entrance Rules promulgated hereunder, 17-229 CMR Chapter 299, the **Maine Department of Transportation** has granted a waiver that allows the access to the highway from the parcel of land, all as described below.

OWNER(S) OF PARCEL:

② Chris & Lariah Harris

APPLICANT(S):

PARCEL DESCRIPTION:

Location: China, 0003X, Route 3, 1,520 feet East of Memorial Drive

Deed Reference: Kennebec County Book 14383 Page 166

Tax Map Reference: Map 22 Lot 119

Permit No. 39051

Physical Address: 0003X, Route 3, China, Maine 04358

ENTRANCE DESCRIPTION:

Location: China, 0003X, Route 3, 1,520 feet East of Memorial Drive

Maine DOT Route Log Miles: 15.41 RT

Type: Driveway

Maximum Width: 22 Feet

Use: Subdivision

**SPECIAL WAIVER CONDITIONS:**

**THIS SHALL BE THE ONLY ENTRANCE TO ALL LOTS WITHIN THIS SUBDIVISION. ALL ACCESS TO AND FROM ROUTE 3 (0003X) MUST USE THIS ENTRANCE ONLY. (NO DIRECT ACCESS TO ROUTE 3 (0003X) FROM INDIVIDUAL LOTS SHALL BE ALLOWED.)**

**THE ENTRANCE INCLUDING ALL RADII MUST BE PAVED FROM THE EDGE OF PAVEMENT OF THE HIGHWAY TO THE HIGHWAY RIGHT OF WAY OR TO THE LENGTH OF THE DESIGN VEHICLE, WHICHEVER IS GREATER.**

**PERMITTEE MUST KEEP BUSHES & ALL VEGETATION CUT BACK AND CLEARED AS GENERAL MAINTENANCE OF SIGHT DISTANCE FOR DRIVEWAYS OR ENTRANCES.**

Date: 1-17-2024

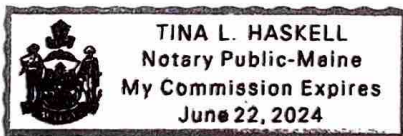


By: David P. Allen  
Region Engineer

STATE OF MAINE  
County of: Kennebec

Date: January 17, 2024

Personally, appeared the above named David P. Allen and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

  
Notary Public  
Print Name: Tina L. Haskell  
My Commission Expires: June 22, 2024

**Please return a copy of the two-page recorded document to:**

**Maine Department of Transportation  
Attn: Randy Rodrigue  
98 State House Station  
Augusta, Maine 04333-0098**

Analysis.  
Preliminary  
Soils & Site

**SUBSURFACE WASTEWATER DISPOSAL**

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

50 China

623 Belfast Rd

Chris Harris.

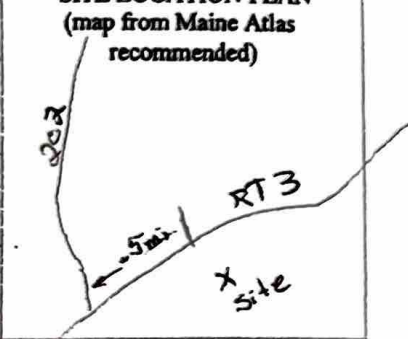
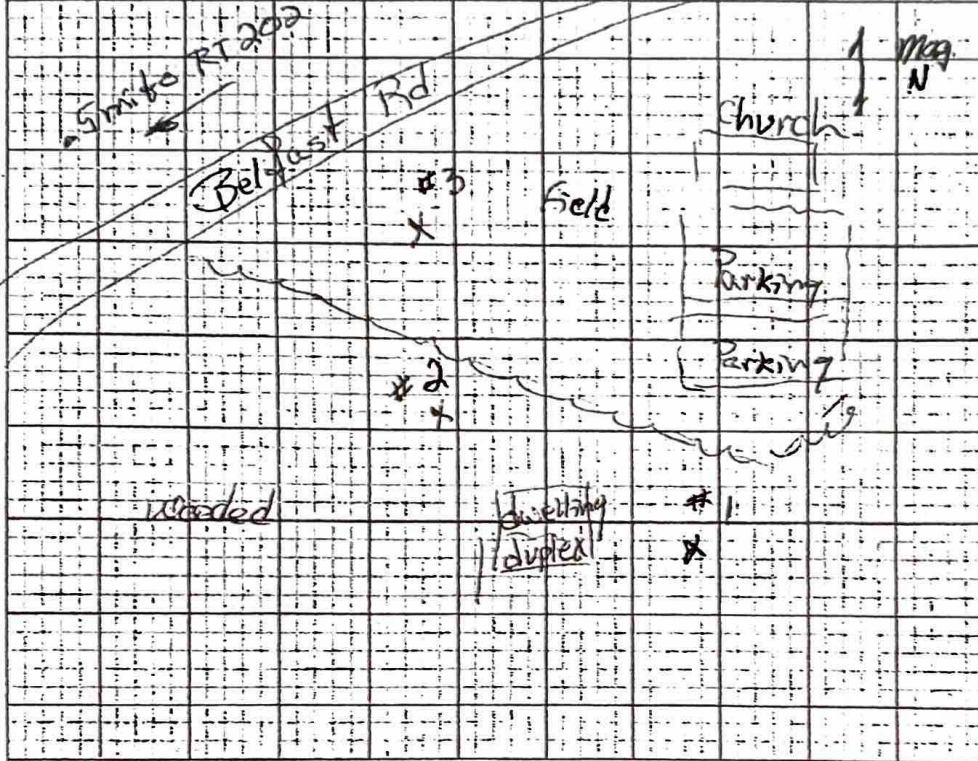
**SITE PLAN**

Scale 1" =

ft. or as shown

**SITE LOCATION PLAN**

(map from Maine Atlas recommended)



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

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

Texture	Consistency	Color	Mottling
		GPS	
TP-1	44° 23'	57.3"	
	69° 33'	24.4"	
TP-2	44° 23'	57.9"	
	69° 33'	30.8"	
TP-3	44° 24'	1.3"	
	69° 33'	30.7"	

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

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

Texture	Consistency	Color	Mottling
All 3 sites meet minimum standards for SSWWID			

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

*James W. Maple*  
Site Evaluator Signature

5304  
SE #

Nov. 22 '23  
Date



**SUBSURFACE WASTEWATER DISPOSAL**

Preliminary Soils and site analysis.

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

Town, City, Plantation

So. China

Street, Road, Subdivision

623 Belfast Rd

Owner's Name

Chris Harris

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

Observation Hole # 1  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		Brown	
Sandy	Friable	Lite	
Loam		Red Brown	
	Firm	olive gray	distinct

Soil Classification <u>3</u> Profile <u>C</u> Condition	Slope — %	Limiting Factor <u>20"</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole # 2  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		Brown	
Silt	Friable	Lite	
Loam		Brown	
	Firm	olive	distinct

Soil Classification <u>1</u> Profile <u>C</u> Condition	Slope — %	Limiting Factor <u>16"</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole # 3  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		Brown	
Silt	Friable	Red	
Loam		Brown	
	Firm	olive	Prominent

Soil Classification <u>8</u> Profile <u>C</u> Condition	Slope — %	Limiting Factor <u>18"</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole \_\_\_\_\_  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling

Soil Classification Profile Condition	Slope — %	Limiting Factor "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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James W. Monplé s 304

11/22/23