

CITY OF HALLOWELL

Historic District Certificate of Appropriateness Application

Date: October 14, 2020 Map: 9 Lot: 132 & 134

Property Address: 4 Temple Street Zone: DT

Instructions: Please complete all relevant areas of this application and review Sections 9-553 through 9-558 of the City's Revised Code of Ordinances (1997), a copy of which will be provided to you with this application and can also be found on the City's web site. Contact the Code Enforcement Officer for help with completing the application and supporting materials. **Fee: \$25**

Applicant Information

If **not** owner, indicate interest in site (check one): Lease Option Purchase /Sales Agreement

Name: Hallowell Seafood (Underwood Realty LLC.)

Address: 197 Water Street

Phone: 207-621-0500 Email: junderwodd12@yahoo.com

Property Owner Information Same as Applicant

Name: _____

Address: _____

Phone: _____ Email: _____

Proposed Project (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> New construction | <input type="checkbox"/> Reconstruction |
| <input type="checkbox"/> Alteration | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Other _____ | |

Does this project represent a change in use (e.g., from single family to multi-family, etc.)?

Yes No

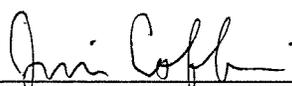
If yes, indicate proposed use: _____

Briefly describe the scope of the project (e.g., "replacing 8 windows and trim", "adding attached garage", etc.)
 The applicant is proposing to erect a 10' by 14' cooler on a concrete slab behind
 Hallowell Seafood. A fence will be erected around the cooler to provide
 a buffer from Gow's Lane & Temple Street. Drawings are included with this submission
 that depict the project. There will be a new paved access off Gow's Lane.

Estimated cost of project: \$ 30,000

Include each of the following items in the checklist below in your Historic District Certificate of Appropriateness Application. The Code Enforcement Officer (CEO) and Planning Board will use the checklist to make sure that your application is complete. The CEO can help you with the checklist and the submission requirements. Some items may not be applicable to your project. If so, check "Not Applicable". The CEO must agree that any submission requirement is not applicable. This checklist *does not* substitute for the requirements of Section 9-555 of the City of Hallowell's Revised Code of Ordinances (1997).

Submission Requirement	Submitted	Not Applicable	CEO Approval
Applicant's name, address and interest in the subject property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
The owner's name and address, if different from the applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
The address and location of the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A brief written description of the action desired to be undertaken with respect to the property	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
A drawing or drawings indicating the design, texture, color, and location of any proposed alteration or new construction for which the Certificate is being applied. As used herein, drawings shall mean plans and exterior elevations drawn to scale, with sufficient detail to show as far as they relate to exterior appearances, the architectural design of buildings, including materials, textures and colors, including samples of materials and colors (Note: Photos may also be submitted. Speak to the CEO about how best to represent your project.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Photographs of the property involved (and adjacent properties if requested by the Planning Board or Code Enforcement Officer)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Such additional material as the board may reasonably require	<input type="checkbox"/>	<input type="checkbox"/>	


 Signature of Owner/Agent

10/13/20
 Date

Jim Coffin
 (Print Name)

October 13th, 2020

Mr. James Coffin, PE
E.S. Coffin Engineering & Surveying, LLC.
432 Cony Road
P.O. Box 4687
Augusta, Maine 04330

Subject: Agent Authorization
Planning Board Submission

Dear Mr. Coffin

The intent of this letter is to authorize E.S. Coffin Engineering & Surveying, Inc. to act as our agent in submitting applications and answering questions regarding the City of Hallowell Planning Board application as needed. The application is for the proposed 10' by 14' cooler to be located on behind Hallowell Seafood in Hallowell, Maine.

Sincerely,



Mr. Justin Underwood,
Owner

432 Cony Road
P.O. Box 4687
Augusta, ME 04330



(207) 623-9475
Fax (207) 623-0016
1-800-244-9475

Project Narrative

Hallowell Seafood, herein called the applicant is proposing to install a 10' by 14' cooler behind their shop located on Water Street in Hallowell. Underwood Realty, LLC. consisting of Charles Underwood, Theresa Underwood and Justin Underwood own Hallowell Seafood and the same three individuals also own a residential home at 4 Temple Street to the west of Hallowell Seafood.

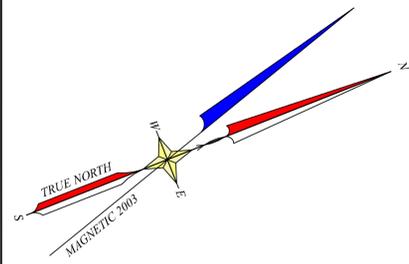
The applicant is proposing to convey 2,731 sf of land from the Temple Street property to Hallowell Seafood that will allow the cooler to be located on the Hallowell Seafood property. A deed description is included that is in the process of being recorded in the Kennebec County Registry of Deeds. This piece of land is further shown on the Boundary Survey (BS) included with this submission.

The cooler will allow the applicant more storage space for refrigerated produce, seafood, etc. An 8' high wooden fence will be erected on three sides of the cooler to provide a visual buffer when viewing from Gow's Lane or Temple Street. The side facing the back of the building will be open to allow access between the cooler and back door of Hallowell Seafood.

The applicant is also proposing to pave an area off Gow's Lane to allow their trucks to park next to the cooler to offload product. This paved area is shown on the Site Plan (C-1) that is included with this submission.

Email from Scott Hanson, Historic District Consultant 10/1/2020

"...it would be better if the freezer unit could be moved somewhat toward the center of the building to reduce the visibility from Water Street looking up Gows Lane. Since it will be visible from both Gows Lane and Temple Street, I think the roof structure should not be any higher than necessary and some form of screening should be installed to minimize the visibility of the unit. The simple board fencing Matt Morrill has installed around the exterior HVAC units for the Stevens and Erskine buildings are Stevens School is a good example. The screening could also be vegetative."



SURVEYOR'S NOTES:

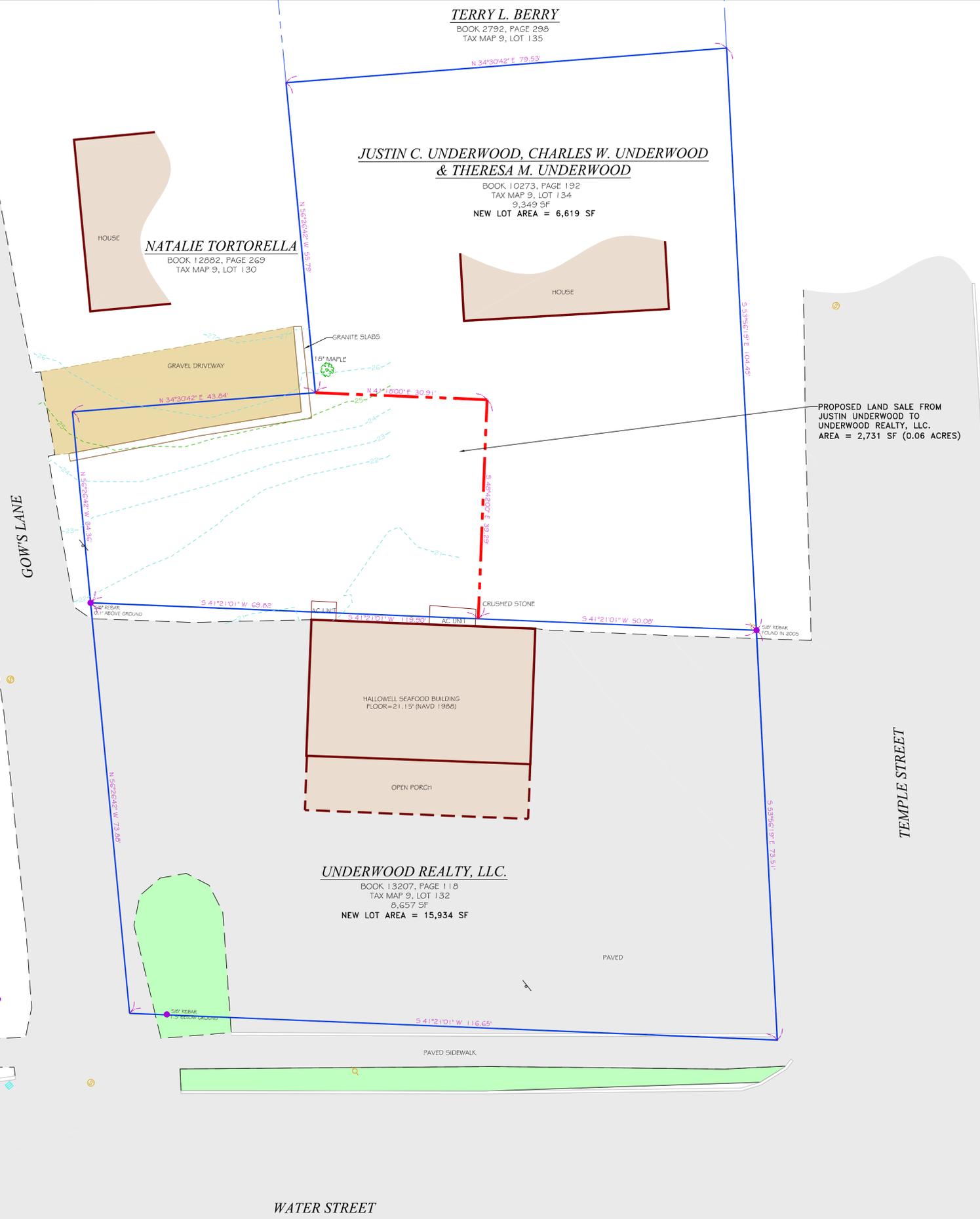
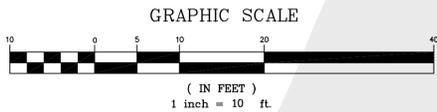
The purpose of this survey is to show the proposed conveyance from Justin Underwood, Charles W. Underwood, and Theresa M. Underwood to Underwood Realty, LLC and the existing topographical features along the northwesterly line abutting Gow's Lane. The property lines are taken from Plan References 1. This is not a typical boundary survey because research was limited, no pin sets, and no surveyor's report.

The parcel is within the 100-year flood zone as shown on Flood Insurance Rate Map, Kennebec County, Maine, Panel 516 of 775, Map Number 23011C0516D, effective date June 16, 2011. The 100-year flood elevation is shown as 27.9' (NAVD 1988) for Kennebec River cross section AM-AN on Table 10 of the Flood Insurance Study for Kennebec County, Maine, effective date June 16, 2011.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (E S COFFIN ENG PL51292). All directions are Magnetic North, derived from Plan Reference 1. Elevations are NAVD 1988 and are shown to the nearest one-foot contour interval derived from NGS benchmark H-153.

PLAN REFERENCES:

- 1) "Sketch Plan Only, Charles & Theresa Underwood, Chris Vallee, Water Street, Temple Street & Gow Lane, Hallowell, Kennebec County" by Carey Land Surveys, dated January 23, 2004.



PROPOSED LAND SALE FROM JUSTIN UNDERWOOD TO UNDERWOOD REALTY, LLC. AREA = 2,731 SF (0.06 ACRES)

LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- 4"x4" GRANITE MONUMENT PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC LIGHT
- HYDRANT
- WATER VALVE
- WELL
- MONITORING WELL
- UNDERGROUND WATER LINE
- SIGN
- SURVEYED LINE
- STOCKADE FENCE
- WIRE FENCE
- GUARDRAIL
- STONE WALL
- CATCH BASIN
- STORM PIPE
- SANITARY MANHOLE
- SANITARY PUMP STATION
- SANITARY LINE
- SETBACK
- FLAG
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- APPROXIMATE WETLANDS
- P. James Brown PRIOR OWNER



E.S. COFFIN
ENGINEERING & SURVEYING
432 Com Road, P.O. Box 487, Augusta, Maine 04330
Ph: (207) 625-9473 Fax: (207) 625-9976 Toll Free: 1-800-244-9473

NO.	REVISIONS	DATE

BOUNDARY SURVEY

SCALE: 1 INCH=10 FEET

DATE: OCTOBER 5, 2020

DRAWN BY: CSC

CHECKED BY: KANE

PROPOSED CONVEYANCE TO UNDERWOOD REALTY, LLC

CLIENT/PROJECT: PROPOSED CONVEYANCE TO UNDERWOOD REALTY, LLC

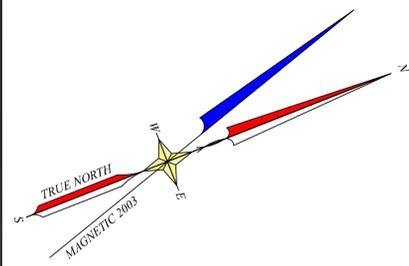
LOCATION: GOW'S LANE & WATER STREET

TOWN: HALLOWELL COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2020-87

BS

Kane P. Coffin, PL5 1292
an agent of E.S. Coffin Engineering & Surveying, Inc.
No warranty is made to others utilizing this plan for the purpose of further divisions, title certifications, deed descriptions, construction, etc.



BOOK 2792, PAGE 296
TAX MAP 9, LOT 135

**JUSTIN C. UNDERWOOD, CHARLES W. UNDERWOOD
& THERESA M. UNDERWOOD**

BOOK 10273, PAGE 192
TAX MAP 9, LOT 134
9,349 SF
NEW LOT AREA = 6,619 SF

NATALIE TORTORELLA

BOOK 12882, PAGE 269
TAX MAP 9, LOT 130

PROPOSED LAND SALE FROM
JUSTIN UNDERWOOD TO
UNDERWOOD REALTY, LLC.
AREA = 2,731 SF (0.06 ACRES)

- RELOCATE GRANITE SLABS
- PROPOSED RETAINING WALL,
SEE DETAIL SHEET C-3
- PROPOSED PAVED DRIVEWAY
& PARKING AREA
SEE DETAIL SHEET C-3

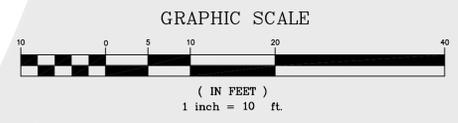
- PROPOSED 10'x14' COOLER UNIT
- PROPOSED 3-SIDED 8' HIGH FENCE

PLAN REFERENCES:
1) "Sketch Plan Only, Charles & Theresa Underwood, Chris Vallee, Water Street, Temple Street & Gow Lane, Hallowell, Kennebec County" by Carey Land Surveys, dated January 23, 2004.

UNDERWOOD REALTY, LLC.

BOOK 13207, PAGE 118
TAX MAP 9, LOT 132
8,657 SF
NEW LOT AREA = 15,934 SF

HALLOWELL SEAFOOD BUILDING
FLOOR=21.15' (NAVD 1988)
OPEN PORCH



LEGEND

- IRON ROD FOUND
- IRON PIPE FOUND
- DRILL HOLE IN LEDGE
- GRANITE MONUMENT FOUND
- 5/8" REBAR PROPOSED
- 4"x4" GRANITE MONUMENT PROPOSED
- UTILITY POLE
- GUY ANCHOR
- OVERHEAD UTILITY LINE
- BELOW GROUND ELECTRIC
- LIGHT
- HYDRANT
- WATER VALVE
- WELL
- MONITORING WELL
- UNDERGROUND WATER LINE
- SIGN
- EXISTING CONTOUR
- SURVEYED LINE
- STOCKADE FENCE
- WIRE FENCE
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- SANITARY LINE
- SETBACK
- FLAG
- TEST PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- APPROXIMATE WETLANDS
- PRIOR OWNER



NO.	REVISIONS	DATE

SITE PLAN

SCALE: 1 INCH=10 FEET

CLIENT/PROJECT: HALLOWELL SEAFOOD UNDERWOOD REALTY, LLC.

LOCATION: 197 WATER STREET

TOWN: HALLOWELL COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2020-87

DATE: OCTOBER 13, 2020

DRAWN BY: TCH
CHECKED BY: JEC

C-1

A photograph of a large, rectangular HVAC unit covered in light-colored vertical wooden screening. The unit is situated on a bed of dark gravel next to a brick building with arched windows. A wet asphalt driveway is visible in the foreground. The text "HVAC screening at Stevens Commons" is overlaid in the center of the image.

HVAC screening at Stevens Commons

