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**** Copy of the original Application for Site Plan Review Permit ****

Amendments to Sandy River Alpacas, LLC Wilderness Campground

I am here tonight. requesting approval for Five (5) changes to my original application that was submitted on 10/7/2021.

The package you have before you lists the details of the changes and any descriptions necessary. The Documents: Current use of property and description of proposal doc. And the Application for site plan review permit. They are the original documents that were submitted on 10/7/21 The yellow highlighted area within each document illustrates the changes I am seeking approval for. Everything else within those documents is unchanged from the original approval.

The Five (5) changes are:

1. Name change to: Sandy River Alpacas, LLC Sandy River Camping. From: Sandy River Alpacas, LLC Wilderness Campground
2. Location & Campsite sq/ft Changes. Site #7 (see pg. #6 site plan #2) Moved to the location of Site #8 (see pg. #5 site plan #2 Rev. #1). Sites #5, #7 & #10 (see pg. #5 site plan #2 Rev. #1) Were sites #5, #6 & #8 from the original application (see pg. # 6 site plan #2) These 3-sites remain in their original location. The size off each these campsites decreased. (see pg. #5 site plan #2 Rev. #1) for all sizes & Elevations.
3. We added Two (2) showers in each bathroom. The original bathrooms did not have showers.
4. Add Two (2) Campsites. Sites #6 & #9 (see pg. #5 site plan #2 Rev. #1) would be the Two (2) new sites.
5. Add Two (2) Cottage Rentals. Coryn's Cottage & Susie's Place. (see pg. #5 site plan #2 Rev. #1) Letters P & Q

The state of Maine will classify us as a Regular Campground. Not a Wilderness Campground. This is due for the following reasons:

- 1 - we are providing drinking water for our guests.
- 2 - We are providing showers for our guests.
- 3 -We have put in regular bathrooms with showers and not outhouses.
- 4 - we will have 3-glamping sites eventually
- 5 - we have Two cottage rentals (the state considers these campsites even Tho they are structures).

The primary differences Between a wilderness campground and a regular campground are:

- 1 - Size of campsites **Wilderness Campground** 10,000 sq ft min. **Reg. Campground** 1,000 sq ft. min.
- 2 - We now will provide fresh drinking water, & showers. **No drinking water or showers in a wilderness campground**
- 3 - a few of our sites will have platforms and be glamping sites. Glamping is a fully set-up camp site with (tent, bed, table, chairs, grill, Etc.) everything you need to camp basically. **No glamping in a wilderness campground**

Our plan moving forward is to be open by May 17th, 2024. We will open initially with (6)-campsites & (1)-cottage rental (Coryn's Cottage). **** see page #7 attached campground site map for details and locations of those campsites & Cottage rental ****

We will be submitting our application this fall for the above listed sites. When we have our license from the state, we will submit a copy to the town for our file. I have met with the State Health inspector (3) times now. We are currently on tract meeting &/or exceeding the Min. Requirements for our campground license.

On October 2nd to the 5th 2023 we will be having the septic system for Bathroom #2 down on the interval installed. Next year 2024, we will build the lower bathroom #2 and complete all remaining work on the campsites & the (1) remaining cottage. Then we will be ready to open the entire campground in spring of 2025.

Current use of property & Description of Proposal

Rev. on 10/4/23

My name is Kendall Hanna my wife Marie Ring & I own and operate Sandy River alpacas & Sandy River outdoor weddings and events. We own a 40-acre parcel of land that is located on Rt 134 approx. ¼ North of the New Sharon town line. We have 1600+ feet of river frontage on the Sandy River & 1600' of road frontage along Rt 134. We have Two large gravel parking lots on the property with a DOT approved entrance. 1-parking lot measures 75' x 240'. The other measures 120' x 160'. We currently use the property to raise alpacas, cut approx. 13 acres of hay, host an occasional music event and an outdoor wedding event venue. We have not had a music event or wedding since 2019.

What we are proposing and hoping to get approval from the town is for a small wilderness campground **(change to a regular Campground)** consisting of Eight (8) tent sites **(change to 10 – campsites & Two (2) Cottage rentals)**. (See Pg. 5 attached site plan #2 Rev. #1) for sizes & Elevations of campsites. (See Pg. 3 site plan #1 Rev. #1 for setbacks). The states req. for a wilderness campground is each site must be a min. of 10,000 sq ft. **The states min. req. for a campground are, but not limited to: Site size min 1,000 sq/ft, must provide drinking water, showers, toilets, and outside sinks at ea. sanity building. Also, properly installed septic systems or holding tanks, garbage dumpster, drinking water must be tested ea. year and results posted in the check-in office, a guest register/log at the check-in office, Automatic closing doors on all sanitary buildings and all local codes must be met. Number of sites; for 1-15 sites must provide: 1-toilet for men, 1-toilet for women, 1-Lavatorie for men, 1-Lavatory for women, 1-shower for men and 1-shower for women.** The approx. capacity if full would be around 32 people. **(The revised approx. capacity if full would be 50 people)** The clearing of area for each site would be approx. 20' x 25' (500 sq ft). Enough room for a 12' x 16' platform for the tent (these platforms are not permanent), fire pit and a small picnic table.

The areas have been specifically chosen to clear nothing larger then 4" in diameter and mostly just alders, brush and dead trees. The idea is to keep the sites private and secluded to keep the wilderness sense of camping and to keep the disruption to the surrounding area to an absolute minimum. There will be a total of Two (2) bathrooms ea. with Two (2) toilets & Two (2) sinks (see site plan #1 for locations) located on the property. **(There will be 2-Bathhouses ea. having 2-toilets, 2-showers and 1-outside sink)** John Brochu is currently designing Two (2) septic systems due to each bathroom being in a different location on the property. **(Beth Flynn has designed 3-septic systems for the campground, Two (2) of the systems have been installed. The third will be installed in the spring of 2024)** The States req. is 1-toilet per 4-sites. I will provide drinking water to the campers. We test our water every year at the state lab. Per the States req. I do not have to provide water for a wilderness campground.

The Three (3) sites that are located within the shoreland zone are set back a min. of 85' from the high-water mark (see site plan #1). All the sites are a min. of Eight (8) feet above the flood plain base elevation (see site plan #2 & flood plain map)

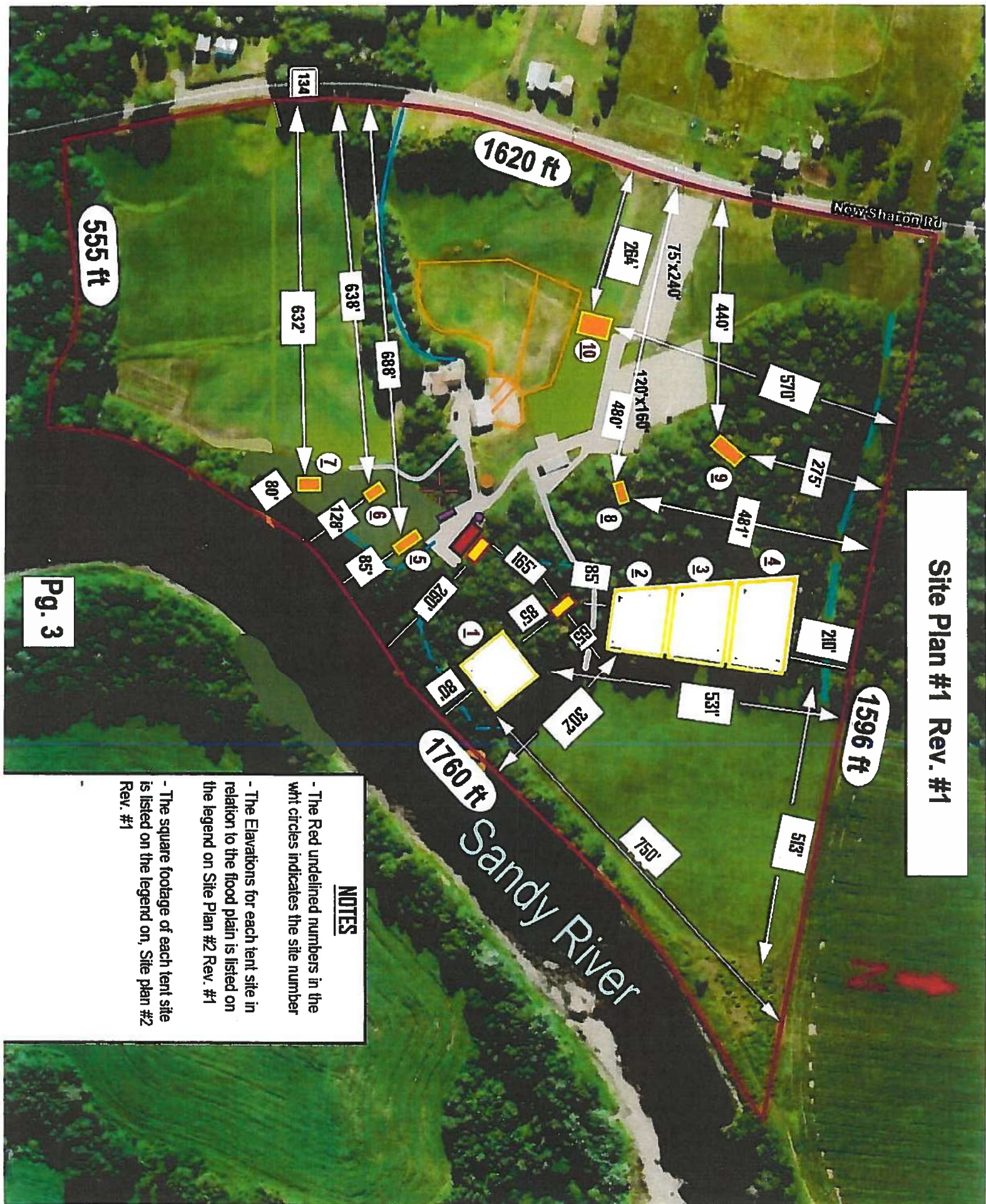
The fire pits will be a 30" Iron fire rings set on a bed of gravel with a min. of a 3' diameter of gravel around the fire ring. There will be a min. 10' radius around each pit with no trees or limbs above the pit. We will do daily checks on ea. site and at night when lights are out. Each of our vehicles will have fire extinguishers in them. There will be no allowed cutting of wood at the sites. No one will be allowed to bring firewood onto the property.

Trash: Each site will have a metal trash can with lid. Emptied daily if needed to a dumpster located on the property.

All activity on the property including but not limited to: Noise, drugs, drinking, trash, traffic etc. will follow local, state and our own rules and regulations. These rules will be enforced daily. Every camper will receive a brochure with locations of all facilities on the property, the rules, check in check out times, our contact numbers etc.

Our goal is to create a fun and family-oriented environment for everyone that comes to our place. One that will create little if any at all disruption to the neighborhood, the town, or our property. We take a lot of pride in what our neighbors and the town thinks of us as residents and business owners.

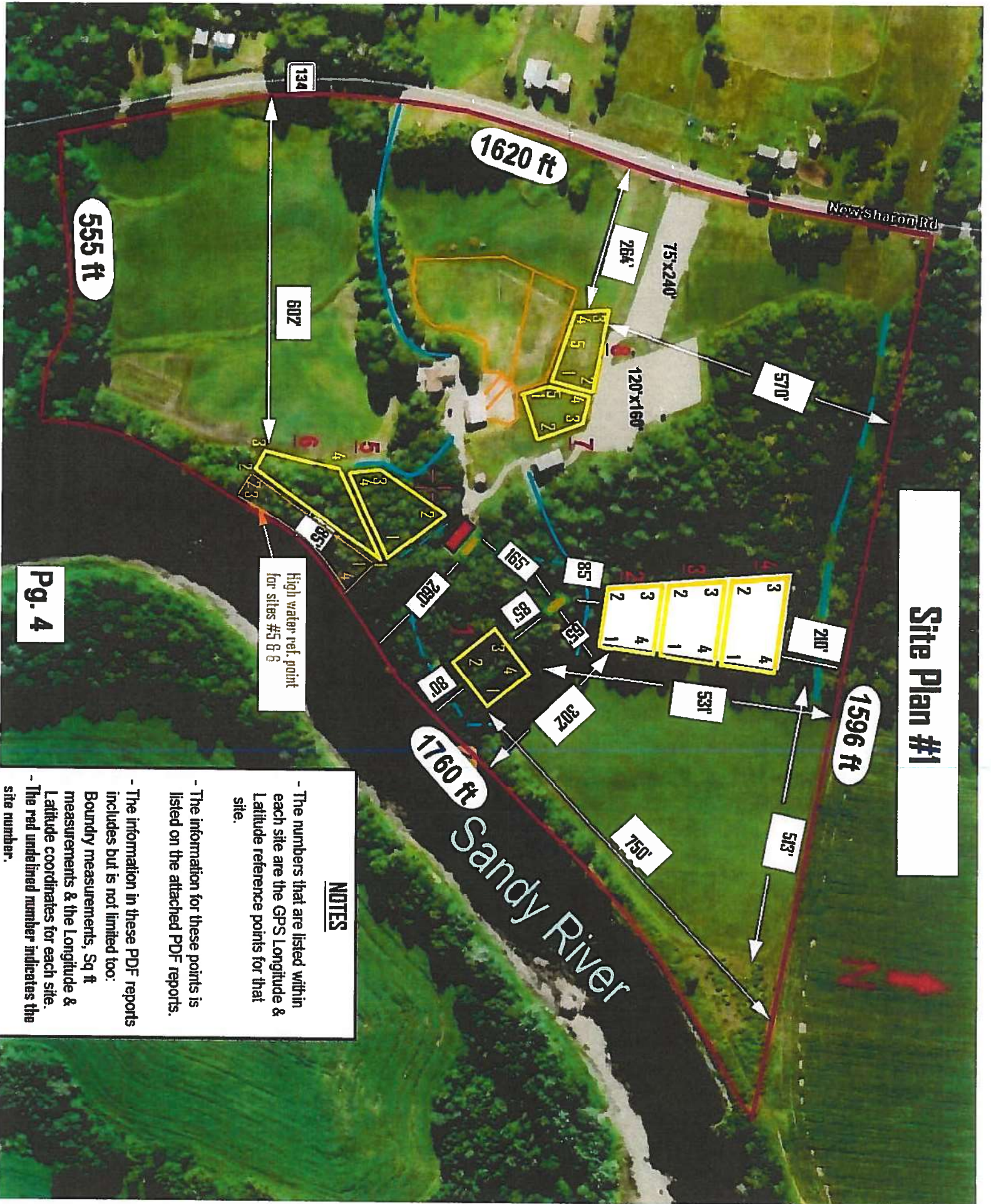
Site Plan #1 Rev. #1



NOTES

- The Red underlined numbers in the wht circles indicates the site number
- The Elevations for each tent site in relation to the flood plain is listed on the legend on Site Plan #2 Rev. #1
- The square footage of each tent site is listed on the legend on, Site plan #2 Rev. #1

Site Plan #1



NOTES

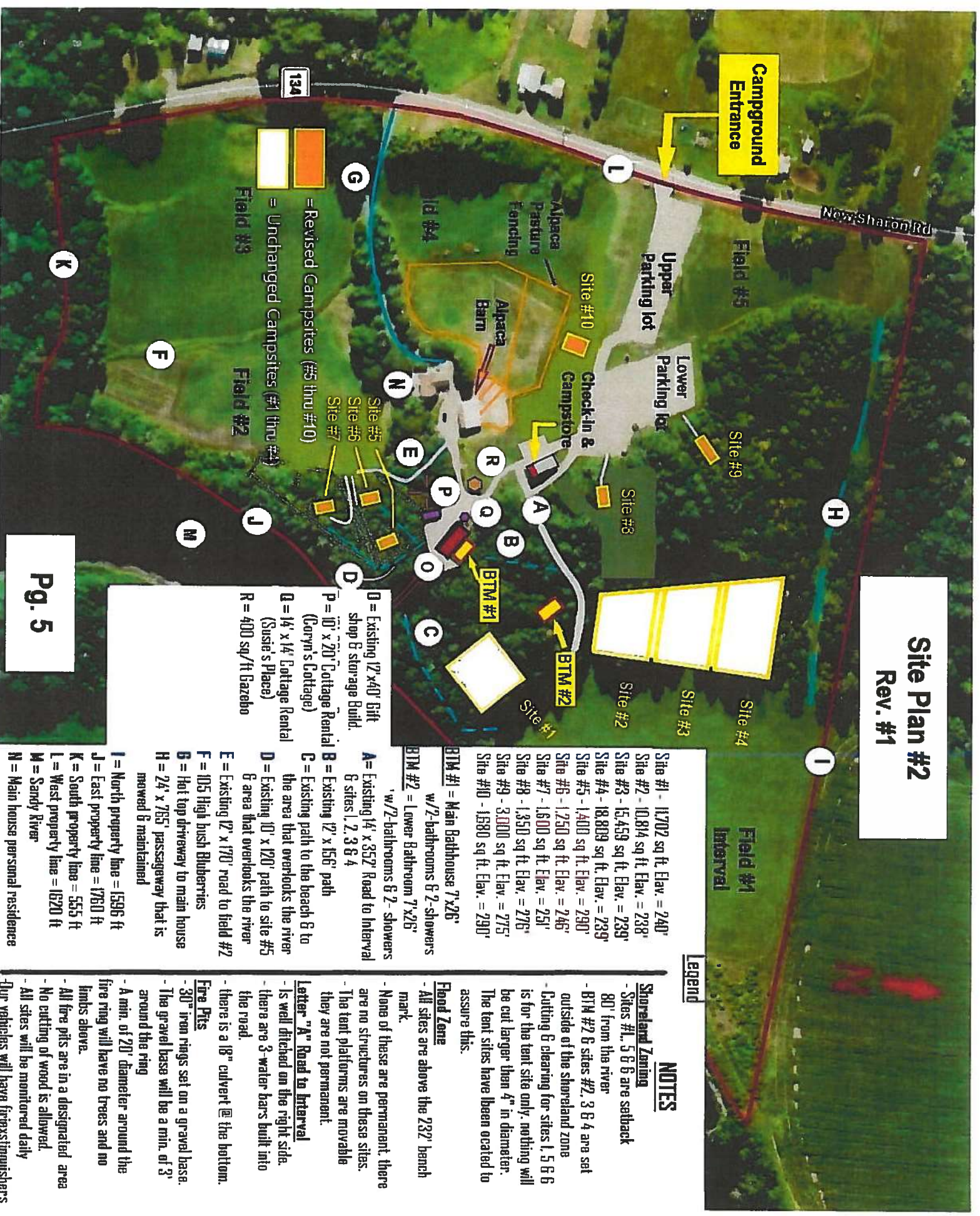
- The numbers that are listed within each site are the GPS Longitude & Latitude reference points for that site.
- The information for these points is listed on the attached PDF reports.
- The information in these PDF reports includes but is not limited too:
 - Boundry measurements, Sq ft measurements & the Longitude & Latitude coordinates for each site.
- The red underlined number indicates the site number.

Site Plan #2 Rev. #1

Field #1
Interval

Campground
Entrance

New Sharon Rd



Legend

NOTES

Shoreland Zoning

- Sites #1, 5 & 6 are setback 80' from the river
- BTM #2 & sites #2, 3 & 4 are set outside of the shoreland zone
- Cutting & clearing for sites 1, 5 & 6 is for the tent site only, nothing will be cut larger than 4" in diameter. The tent sites have been located to assure this.

Flood Zone

- All sites are above the 200' bench mark.

- None of these are permanent, there are no structures on these sites.
- The tent platforms are movable they are not permanent.

Letter "A" Road to Interval

- Is well ditched on the right side.
- there are 3 water bars built into the road.
- there is a 18" culvert @ the bottom.

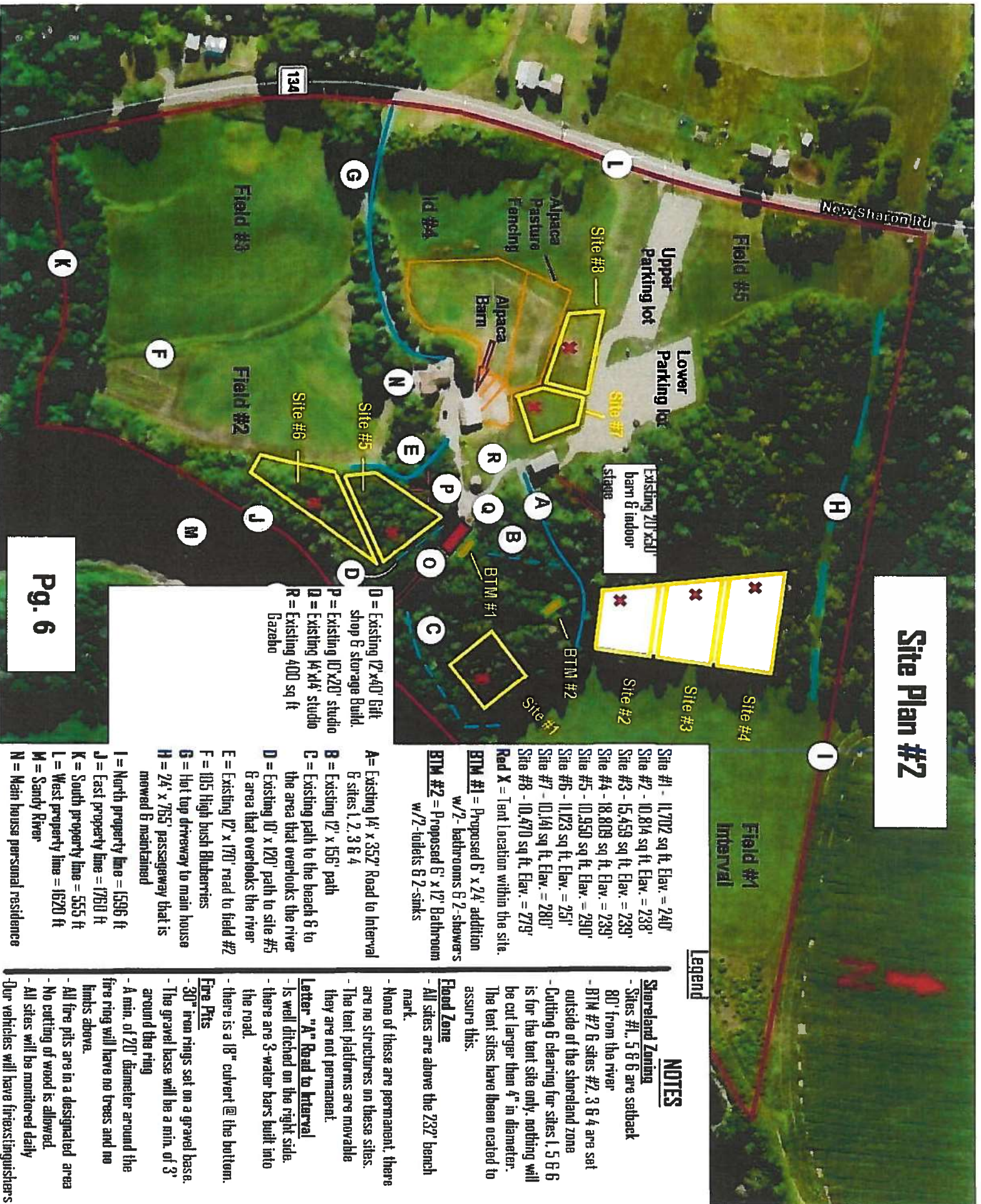
Fire Pits

- 30" iron rings set on a gravel base.
- The gravel base will be a min. of 3' around the ring
- A min. of 20' diameter around the fire ring will have no trees and no limbs above.

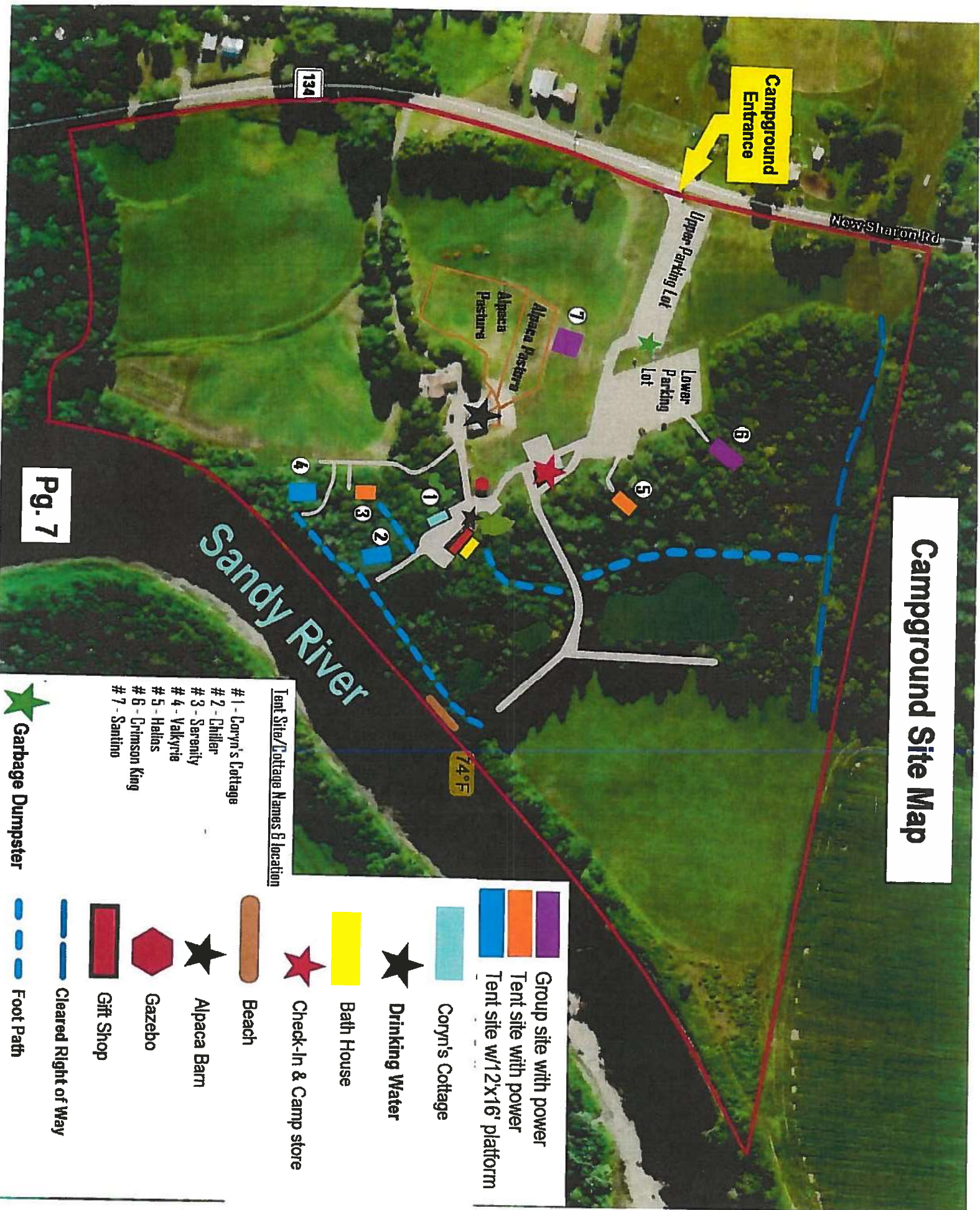
- All fire pits are in a designated area
- No cutting of wood is allowed.
- All sites will be monitored daily
- Our vehicles will have fire extinguishers

- D = Existing 12' x 40' Gift shop & storage Build.
- P = 10' x 20' Cottage Rental (Gorby's Cottage)
- Q = 14' x 14' Cottage Rental (Susie's Place)
- R = 400 sq/ft Bazzbo
- E = Existing 12' x 170' road to field #2
- F = 105 High bush Blueberries
- G = Hot top driveway to main house
- H = 24' x 765' passageway that is mowed & maintained
- I = North property line = 1596 ft
- J = East property line = 1760 ft
- K = South property line = 555 ft
- L = West property line = 1620 ft
- M = Sandy River
- N = Main house personal residence

Site Plan #2



Campground Site Map



Pg. 7

Tent Site/Cottage Names & location

- #1 - Coryn's Cottage
- #2 - Chiller
- #3 - Serenity
- #4 - Valkyrie
- #5 - Helios
- #6 - Crimson King
- #7 - Santino

- Group site with power
- Tent site with power
- Tent site w/12x16' platform

Coryn's Cottage

Drinking Water

Bath House

Check-In & Camp store

Beach

Alpaca Barn

Gazebo

Gift Shop

Cleared Right of Way

Foot Path

Garbage Dumpster

**TOWN OF STARKS
APPLICATION FOR A SITE PLAN REVIEW PERMIT**

The undersigned applies for a permit for the following use(s) to be issued on the basis of the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct.

Applicant's Name
(Printed): Sandy River Alpacas, LLC

Official Use Only:

Application Name: _____

Date: _____

Fee(s)
Received: _____

Applicant's Signature:  **Date:** 10/4/2023

INSTRUCTIONS: Submit 8 copies of written materials and maps or drawings containing the information listed below. The maps or drawings must be at a scale sufficient to allow review of the items listed under the approval standards and criteria, but in no case shall be more than 100 feet to the inch for that portion of the tract of land being proposed for development. The Board may waive the requirement for submissions in electronic format for Minor Developments where this requirement presents a hardship.

All maps and documents shall be submitted as numbered attachments coinciding with this application. This may include any additional pages as necessary to complete the application.

Waivers of Submission Requirements: Provide a written request at the time of the initial review of the application. A waiver of any submission requirement may be granted only if the Planning Board finds that the information is not required to determine compliance with this Ordinance.

GENERAL INFORMATION

1. Name and Description of Project: Sandy River Alpaca's LLC
Sandy River Camping
Original Name was:
Sandy River Alpaca's LLC
Widerness Campground

2. Current use(s) of the property: Outdoor weddings, music events, Farming & primary Residence

3. Permit Fees: Are permit fees included in this application? ☒ Yes ☐ No; Amount: \$ 100.00
If applicable, is a deposit to cover town costs included with the application? ☐ Yes ☒ No;
Amount: _____

4. Applicant's Contact Information: Kendall Hanna or Marie L. Ring

Address: 1005 New Sharon Rd Starks, Maine 04911

Telephone: Kendall's Cell Ph.
207-504-0138

Marie's Cell Ph.
Cell Phone: 207-751-0447

Email: sandyriveroutdoorevents@gmail.com

5. **Property Owner's Name:** Marie L. Ring

Address: 1005 New Sharon Rd Starks, Maine 04911

Telephone:

Cell Phone: 207-751-0447

Email: ringml@yahoo.com

6. **Form of Doing Business:** Is the owner/applicant of the proposed project a corporation, LLC, or some other "form of doing business"? ☒ Yes; ☐ No; If yes, what "form of doing business"? LLC.
If, yes, attach certificate of good standing.

7. **Proof of Right, Title and Interest:** Attach a copy of the deed to the property, an option to purchase the property, a lease agreement, or other documentation to demonstrate right, title or interest in the property on the part of the applicant.

8. **Are there currently any covenants, deed restrictions, easements, or rights-of way on the property?**
☐ Yes; ☒ No; *If yes, attach documentation.*

Are there any plans for covenants, deed restrictions, easements, or rights-of way on the property?
☐ Yes; ☒ No; If yes, provide details:

9. **Professional Preparer:** If applicable, provide the name, registration number, and seal of the architect, engineer, or similar professional who prepared the plan: N/A

10. **Subdivision:** Has this land been part of a prior approved subdivision? ☐ Yes ☒ No
If yes, what is the name of the subdivision?

If known, when was the subdivision approved?

11. **Shoreland:*** Is any part of the project site within 250 feet of any river, stream, water course, or pond?
☒ Yes ☐ No *(See Shoreland Zoning Map at the Town Office)*

If yes, what waterbody(s)? Sandy River

How much shore frontage does the lot have? 1600 feet

There are no new or existing
structures in shoreland zoning

How far back are any existing or proposed buildings from the nearest water body? feet

There are 3-tent sites located in shoreland zoning. sites 1, 5 & 6 the closest site is 80' feet from the river (see site plan #1)

12. **Floodplain:*** Is any portion of the property within the 100-year floodplain? ☐ Yes; ☒ No
(See Floodplain Map(s) at the Town Office)

***Note:** *If the proposed project is within the Shoreland Zone or a 100-Year Floodplain, additional permits may be required.*

13. Location: Name of Road providing access:

(Town Tax Maps): Map #(s): R1; Lot #(s): 42

(County Registry of Deeds): Book: 4262; Page: 230

Public Road frontage: 1620 feet

GPS coordinates for the site entrance, if available: Longitude: _____ Latitude: _____

14. Proposed Project Description:

Size of area to be developed: (include building, structures, roads, and parking, etc.) _____ acres; If less than 2 acres, _____ square feet * See Attached document for proposed project description

Structures/Buildings: (Answer all that apply to the proposed project)

Is the building/structure prefabricated? _____ Yes; X No; If yes, name of the manufacturer:

List below each building/structure that will be part of the project, including existing buildings/structures: (These should be identified on the site plan map)

Name and type of building/structure/parking area, etc. (list these)	New? Expansion? (List each)	Existing, Renovation, Demolishing? (List each)	Area (sq.ft)	Length (ft)	Width (ft)	Height (ft)
1. Existing Hay Barn	N/A	Existing	1,000	50 ft	20 ft	16 ft
2. Existing Gazebo	N/A	Existing	400	20 ft	20 ft	14 ft
3. Gift shop and storage building	N/A	Existing	1,240	40 ft	12 ft	12 ft
4. See attached for additional structures and parking						

Attach a list of any other structures.

15. Size of Lot and Setbacks (Ordinance Sec. 7.2)

Size of lot: 40 acres; If less than 2 acres, _____ square feet

How far back from the center line of any public road will the building/structure(s) be set back? N/A feet

Are all building and structures set back at least 15 feet from all property lines of abutters? X Yes;

_____ No; If no, explain why not: The closest tent site to Rt 134 is site #8 & it is 264' from the road (see site plan #1)

16. Utilization of the Site/Site Features (Ordinance Sec 7.3) Check all of the following that apply
(Identify these, as applicable, on the site plan map) **** None of these apply ****

- | | |
|--|--|
| ☐ forested | ☐ rare or endangered species* |
| ☐ open land | ☐ other unique natural areas* |
| ☐ active farmland* | ☐ significant sand and gravel aquifers* |
| ☐ wetlands* | ☐ stone walls |
| ☐ deer wintering areas* | ☐ graveyards* |
| ☐ significant wildlife habitat* | ☐ significant historic or archaeological areas* |
| ☐ significant fisheries* | |

Most of these features are displayed on Maps at the Town Office or on the Town's website.

*Describe how you will minimize impacts to these features, as applicable. Attach additional sheet, if necessary)

Note: you may need to contact an agency or organization to get advice on how best to protect sensitive areas.

Submit copies of the Soil Survey and Topographic Map of the site as attachments.

17. Water Quality and Quantity (Ordinance Sec. 7.4)

Will the project utilize or store any hazardous, toxic, or nuisance substances? ____ Yes; ☒ No; If yes, see Section 7.4, and attach an explanation of how these will be handled to protect water quality.

Is the proposed project within 1,000 feet of any public water supply, such as the Starks Water District, Starks Community Center, and Camp at the Eastward? ____ Yes; ☒ No;

If yes, attach letter from the public water supplier approving the proposed project.

Will the proposed project have a water capacity (on-site well or sewage disposal system) of more than 2,000 gallons per day? ____ Yes; ☒ No; If yes, see Section 7.4.3 for additional requirements.

18. Water Supply (Ordinance Sec. 7.5): ☒ private well ____ public water supply

What type of water supply? ☒ Existing; ____ Improvement of an Existing; ____ New

Estimated daily water usage 100-200 gallons per day

If the project utilizes a public water supply, what public water supply?

Attach letter of approval from public water supplier.

Major Developments: How will you ensure there is adequate water for fire protection?

Attach letter from the Starks Fire Chief stating that water for fire protection will be adequate.

19. Sewage Disposal (Ordinance Sec. 7.6):

Type: _____ Subsurface waste water system (septic tank and drainage field system); _____ Other;
If other, describe:

Is sewage disposal? _____ Existing; _____ Improvement/expansion of an existing; ☒ New

If applicable, attach soils test pit data and map, a fully completed HHE-200, and any other evidence of required permits. ** See attached **

20. Solid Waste Management (Ordinance Sec.7.7):

How will solid waste be disposed of?

☒ Private service We will have a dumpster on site.

_____ Dropped off at licensed landfill; what facility?

Other (describe):

How will construction debris (stumps, brush, rock, etc.) be disposed of?

21. Storage of Materials (Ordinance Sec. 7.8)

Describe on-site collection, storage, containment and screening of materials?

All construction equipment will be locked up & stored away from the general public. All farm equipment and any equipment used to run the venue will stored away from the general public.

See additional Requirements of Major Developments (Sec.7.8)

22. Traffic Access, Internal Circulation, and Parking (Ordinance Sec. 7.9)

How much traffic will the project generate: peak hour traffic: 16 one-way vehicle trips; daily traffic 16 one-way vehicle trips; Will these trips be primarily? ☒ cars and pickup trucks; _____ large trucks; ☒ Other (describe) Occasional Rv' or campers

Area for parking: _____ acres; 37,200 square feet; Number of parking spaces: 55 cars & 24 Rv's

Area for loading, unloading, and other maneuvering? _____ acres; _____ square feet **N/A**

There is an already existing DOT approved entrance to the upper parking lot (see attached site plan #2

As applicable, attach as copy(ies) of approval(s) for a **Road Entrance Permit**, from the Town and/or State.

See also, requirements under the Starks Road and Utility Structures Ordinance.

See additional Requirements of Major Developments (See Section 7.9)

23. Hazardous, Special, and Radioactive Materials (Ordinance Sec.7.10) **N/A**

Will the project entail use of any hazardous, special or radioactive materials, as identified by a state or federal agency? _____ Yes; _____ No. If yes, describe these:

Will the project entail bulk storage of flammable or explosive liquids, solids and gases: _____ Yes; _____ No **N/A**

If yes, will the bulk storage be? _____ above ground; _____ below ground.

How far will the bulk storage be set back from nearest property line(s): _____ feet

Attach copy of Federal Safety Data Sheet and any other required governmental approval(s), as applicable.

24. Stormwater Management and Erosion and Sedimentation Control (Ordinance Sec 7.11):

How will stormwater runoff be controlled so that it does not impact adjacent properties?

When The Two septic systems are built there will be silt fences installed during the construction.

Will there be any filling, grading, excavation, or other activities that disturb the soil? ___Yes; X No; If yes, attach a soil erosion and sedimentation control plan for the construction phase and the final development.

If the project requires a state permit, attach copy of permit approval. N/A

(See Sec. 7.11 for guidance in submitting a soil erosion and sedimentation control plan)

See additional Requirements of Major Developments (Sec. 7.11)

25. Nuisance and Aesthetics (Ordinance Sec. 7.12)

Will the project create noise that might have an impact on neighboring properties? ___Yes; X No; If yes, how will the noise be minimized?

Will the project have exterior lighting that might impact neighboring properties, including public roads? ___Yes; X No; If yes, how will that be minimized?

Will the project create any of the following? ___odor; ___dust; ___smoke; ___fumes; If yes, how will these be minimized? N/A

What will be the hours of business operation? N/A

26. Signage (Ordinance Sec. 7.13):

Will there be any signage, either existing or new? X Yes; ___No. If yes, provide the following information for all signage. Attach a drawing. See attached drawing of existing signage.

Height above the ground: ___feet; dimensions ___feet; ___materials; ___method of securing

If the sign is to have lighting, describe:

We will also use temporary parking signs to direct the campers and other visitors to the appropriate parking places

27. Landscaping (Ordinance Sec. 7.14)

Major Developments, only

Attach landscaping plan.

28. Common Open Space Areas (Ordinance Sec.7.15)

Multifamily Developments, only

Attach description and map.

29. Additional application requirements for the following are in the Site Plan Review Ordinance: N/A

Automobile Graveyards, Automobile Recycling Businesses, and Junkyards (Sec. 7.16)
Commercial Water Extraction (Sec. 7.17)
Kennels and Veterinary Hospitals (Sec. 7.18)
Multifamily Developments (Sec. 7.19)
Transfer of Permits (Sec. 9.7)

30. Capacity of the Applicant (Ordinance Sec. 7.20):

How much will the project cost? Approx. \$ 25,000.00

What is your approximate project timeframe? Beginning date: 10/6/2021 Completion date: 4/30/2022

Describe your financial and technical ability to complete the project as described in this application.

We are both full time nurses. I was in home construction for 18 yrs before becoming a nurse. we will hire out the things we are not capable or qualified to do.

If required pursuant to Sec. 7.20.2 and/or Sec. 7.30.3, provide the following as attachments:

- a) evidence of Improvement Guarantee and/or Liability Coverage
- b) a plan to address Decommissioning and Site Restoration

31. Impact on Community Services (Ordinance Sec. 7.21) N/A

Describe your project's needs with respect to community services, including, but not limited to, emergency services (e.g., fire, police, ambulance), road capacity, maintenance and snow removal, and the like.

N/A

Provide evidence that your project will not will not adversely impact or reduce the quality of any community service, including, but not limited to, emergency services (e.g., fire, police, ambulance), road capacity, maintenance and snow removal, and the like. *(Attach letters from service providers, as applicable)*

Provide evidence of project coordination with service providers to ensure protection of the health, safety and welfare of the public. *(Attach letters from service providers, as applicable)*

32. Conformance with Other Laws (Ordinance Sec. 7.22) N/A

The applicant is responsible for obtaining all other permit approvals. For example, depending on the project, the applicant might need State permits for a driveway entrance onto a state highway, or a permit from the Department of Environment Protection, or the Department of Health and Human Services.

(Attach copies of applicable permit approvals or pending approvals, include other local permits, state permits, etc.)

All applications shall include the following maps:

LOCATION MAP displaying the following:

1. Name of project, and the name, address and contact information of owner/applicant
2. Date of the application, scale and north arrow
3. The general location of the site within the town based upon a reduction of the property tax maps
3. The location of all contiguous property under the total or partial control of the owner or applicant
4. Names of abutters with map and lot numbers

SITE PLAN MAP(s) displaying the following:

1. Name of project, and name, address and contact information of owner/applicant
2. Date of the application, scale and north arrow
3. Tax map(s) and lot number(s)
4. Property boundaries. The bearings and lengths of all property lines of the property to be developed and the source of this information. The Planning Board may waive a boundary survey when sufficient information is available to establish, on the ground, all property boundaries.
5. Shoreland zoning districts and the boundaries, if applicable
6. Floodplain boundaries of the 100-year flood zone, if applicable
7. Location and dimensions of any existing and proposed easements, covenants, deed restrictions
8. Location and size of any existing and proposed sewer and water mains, culverts, drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property to be developed, on abutting roads, or land that may serve the development.
9. Location, names, and widths of existing and proposed public and private roads and rights-of-way, points of ingress and egress, parking and loading areas, storage areas and walkways, within or adjacent to the proposed development. Show location of intersecting roads or driveways within 200 feet of the site entrance.
10. Location and dimensions of all existing and proposed buildings and other structures on the site; Include building setbacks and distances from any public road and any water body.
11. Location of open drainage courses, wetlands, stonewalls, graveyards, fences, stands of trees, and other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, fisheries, habitat for rare and endangered plants and animals, unique natural communities and natural areas, significant sand and gravel aquifers, and historic and/or archaeological resources, together with a description of such features
12. Location of the nearest (within 100 feet of the property) fire hydrant, dry hydrant or other water supply for fire protection, include proposed facilities
13. Location of existing and proposed drainage courses and the direction of surface water drainage across the site and from the site onto adjacent property. The Planning Board may require topographic map and or elevations to determine the direction of flow.
14. Location(s) of lighting and signage
15. Location of solid waste disposal facilities
16. Location and description of any landscaping and buffering
17. Approval Block: Space must be provided on the final Site Plan Map for the signatures of the Planning Board and date together with the following words, "Approved: Town of Starks Planning Board"

MAJOR DEVELOPMENTS (ONLY)

In addition to the information required for all applications, an application for a Major Development must contain the following additional information unless it is waived by the Planning Board.

SITE INVENTORY AND ANALYSIS

1. **Inventory Plan Map:** An accurate scale Inventory Plan of the parcel at a scale of not more than 100 feet to the inch showing as a minimum:
 - a. The name of the development, north arrow, date and scale
 - b. The boundaries of the parcel
 - c. The relationship of the site to the surrounding area
 - d. The topography of the site at an appropriate contour interval depending on the nature of the use and character of the site (submittal of the U.S.G.S. 10 foot contours may be adequate)
 - e. The major natural features of the site and within 1,000 feet of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, public water supplies, significant wildlife habitats and fisheries or other important natural features
 - f. Existing buildings, structures, or other improvements on the site
 - g. Existing restrictions or easements on the site
 - h. The location and size of existing utilities, roads, or improvements serving the site
 - i. A class D medium intensity soil survey. A class B high intensity soil survey may be required if any portion of the site is located in a resource protection district or wetland.
2. **Site Analysis Plan Map:** A Site Analysis Plan at the same scale as the Inventory Plan highlighting the opportunities and constraints of the site, including portions of the site are unsuitable for development (e.g., steep slopes, soil constraints, wetlands, aquifers, wildlife habitat, fisheries, floodplains) and areas that may be subject to off-site conflicts or concerns (e.g., noise, lighting, traffic); and which areas that are well suited to the proposed use. The inventory and site analysis plans may be combined as long as the information is clearly depicted.
3. **Narrative:** A narrative describing the existing conditions of the site, the proposed use and the constraints or opportunities created by the site. This submission should include any traffic studies, utility studies, or other preliminary work that will assist the Planning Board in understanding the site and the proposed use.

SITE PLAN REVIEW

1. **Narrative Plan:** A narrative and/or plan describing how the proposed development plan relates to the site inventory and analysis
2. **Grading Plan:** A grading plan showing the existing and proposed topography of the site at 2 foot contour intervals or such other interval as the Planning Board may determine
3. **A Stormwater Drainage and Erosion Control Program** showing:
 - a. The existing and proposed method of handling stormwater runoff
 - b. The direction of flow of the runoff, through the use of arrows
 - c. The location, elevation, and size of all catch/retention basins, drainage ditches, and swales
 - d. Engineering calculations used to determine drainage requirements based upon the 25 year 24 hour storm frequency; this is required only if the project will significantly alter the existing drainage pattern due to such factors as the amount of new impervious surfaces (such as paving and building area) being proposed
 - e. Methods of controlling erosion and sedimentation during and after construction
4. **A Groundwater Impact Analysis** prepared by groundwater hydrologist for projects involving on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day

5. **A Utility Plan** showing the provisions for water supply and wastewater disposal, the location and nature of electrical and any other utility services to be installed on site
6. **A Traffic Impact Analysis** demonstrating the impact of the proposed project on the capacity, level of service and safety of adjacent roads, if the project or expansion will provide parking for 50 or more vehicles or generate more than 100 one-way trips during the a.m. or p.m. peak hour based upon the latest edition of the trip generator manual of the Institution of Traffic Engineers.

Sandy River Alpacas, LLC

Sandy River Camping

Request for waivers

10/5/23

Exhibit A to application

1. Survey of Property
2. Engineered Survey
3. Public Hearing

Sandy River Alpacas, LLC

Sandy River Camping

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Exhibit A to application

1. Survey of Property
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