

TOWN OF WAYNE

Incorporated February 12, 1798

P.O. Box 400
Wayne, Maine 04284

Telephone: (207) 685-4983
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PLANNING BOARD

Notice of Public Hearing

The Town of Wayne Planning Board will hold a Public Hearing on June 16, 2016 at 7:00 P.M. at the Wayne Town Office to discuss a Special Exception Application, submitted by Kristen Angell and Andrew Hench, to operate a seasonal boat rental business from their home at 7 Leadbetter Road. The Board will also hold a Planning Board meeting immediately following the Public Hearing.

A copy of the Application is available at the Wayne Town Office, or by contacting Ken Pratt at Androscoggin Valley Inspections (207) 576-1413, or ceolpi@msn.com.

APPLICATION FOR SPECIAL EXCEPTION PERMIT

1. Applicant: Kristin Angell and Andrew Hench

Tel. #: 207-577-6008 and 415-202-2222

Address: 7 Leadbetter Rd Wayne Maine
04284

Property Owners Name: Kristin Angell and Andrew Hench

Owners Address: 7 Leadbetter Rd Wayne Maine
04284

2. Location of property: 7 Leadbetter Rd Wayne Maine (Androscoggin Lake
side)

3. Tax Map and Lot #: 004-027 / 004-028-002

4. Existing Use of Property: Residential

5. Zone: R-2; Shoreline / Stream Protection Zone

6. Is property part of a Sub-Division: No

7. Proposed use of property (be specific, use attachment if necessary) Requesting to use space in the residence we own located at 7 Leadbetter Rd to run a small home office for the administrative purposes related to running a seasonal boat rental business. The small boat rental operation would entail approximately 10-15 boats (variety of types including; aluminum fishing boats, speed boats, pontoon boats, canoes, and kayaks- all of which will be registered) which would be subtly transitioned at the property located at 7 Leadbetter Rd. Boats will be rented to area vacationers and will be delivered to public boat launches at various area lakes and ponds for the renters to use. There will be no parking areas necessary, as rentals will not be taking place at the residence. There will be no structures added to the property. No boats will be launched or from the property and no one renting a boat will be accessing the water or docking from this property. No additional traffic will be created as boats will not be physically rented from this location. The majority of the time the boats will not be at the property due to weekly rentals to other lakes and lake homes.

8. Do you plan to have outside storage: No new outside storage

9. Attach copy of existing Septic Design and Plumbing permits: N/A

10. Attach a sketch of property showing the following

- Lot Lines showing dimensions of property, buildings and parking areas.
- Roads and easements abutting, or crossing property.
- Location of all existing and proposed structures on property with Set-backs.

11. Attach the Name and Address of All Abutters within 500' of property.

To the best of my knowledge, all of the information submitted along with this application, including verbal statements are true and accurate.

Applicants Signature: [Handwritten Signature] Date: 4/24/11
[Handwritten Name]

Site Map for
Andrew Hensch
Androscoygin Lake
Normal High Water Mark (NHWM)
Wayne Zoning Ordinance



- Approximate Location of Flagged Spikes
- Approximate NHWM Elevation Contour 278'

1 inch = 100 feet



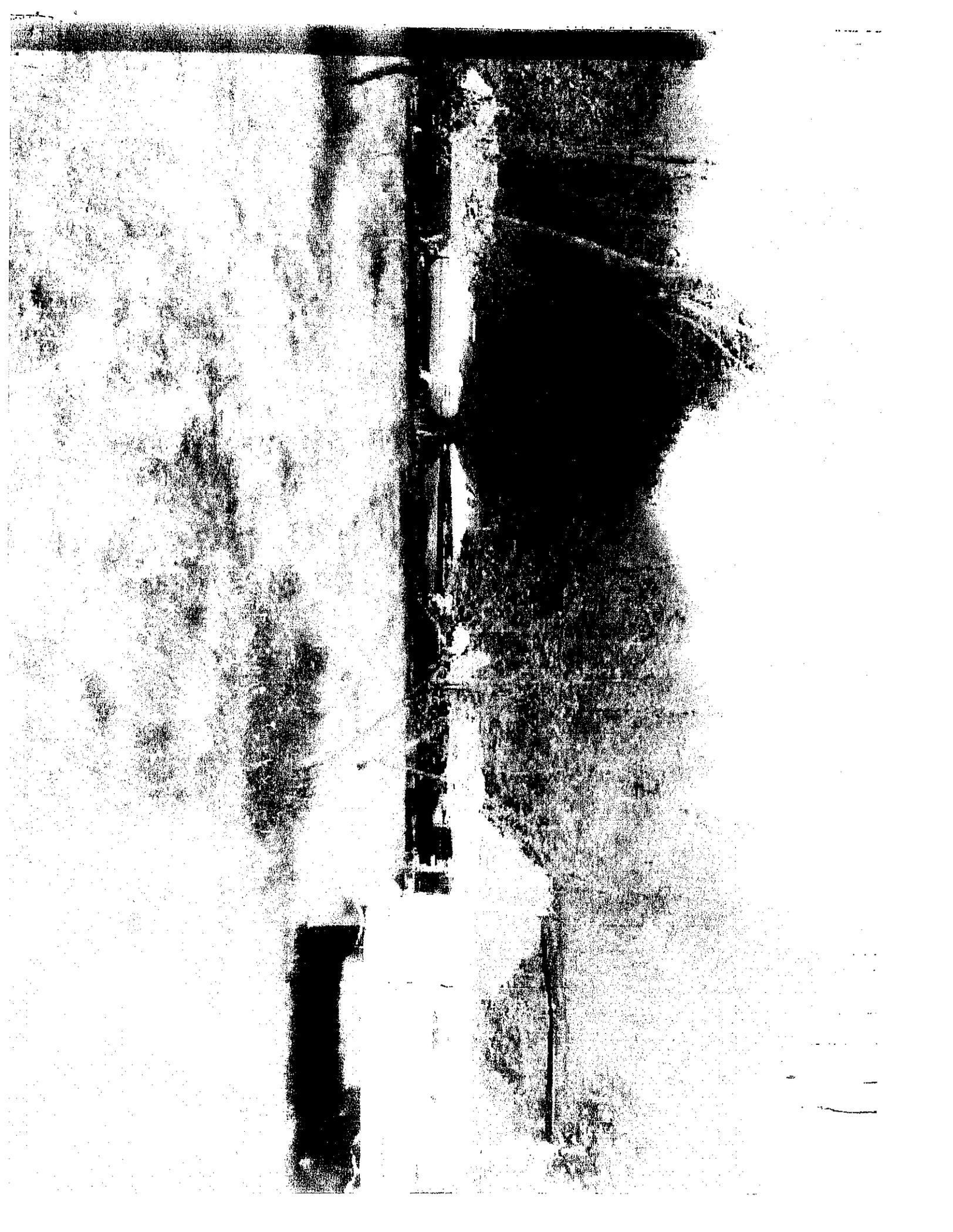
Green Environmental
07/10/2015

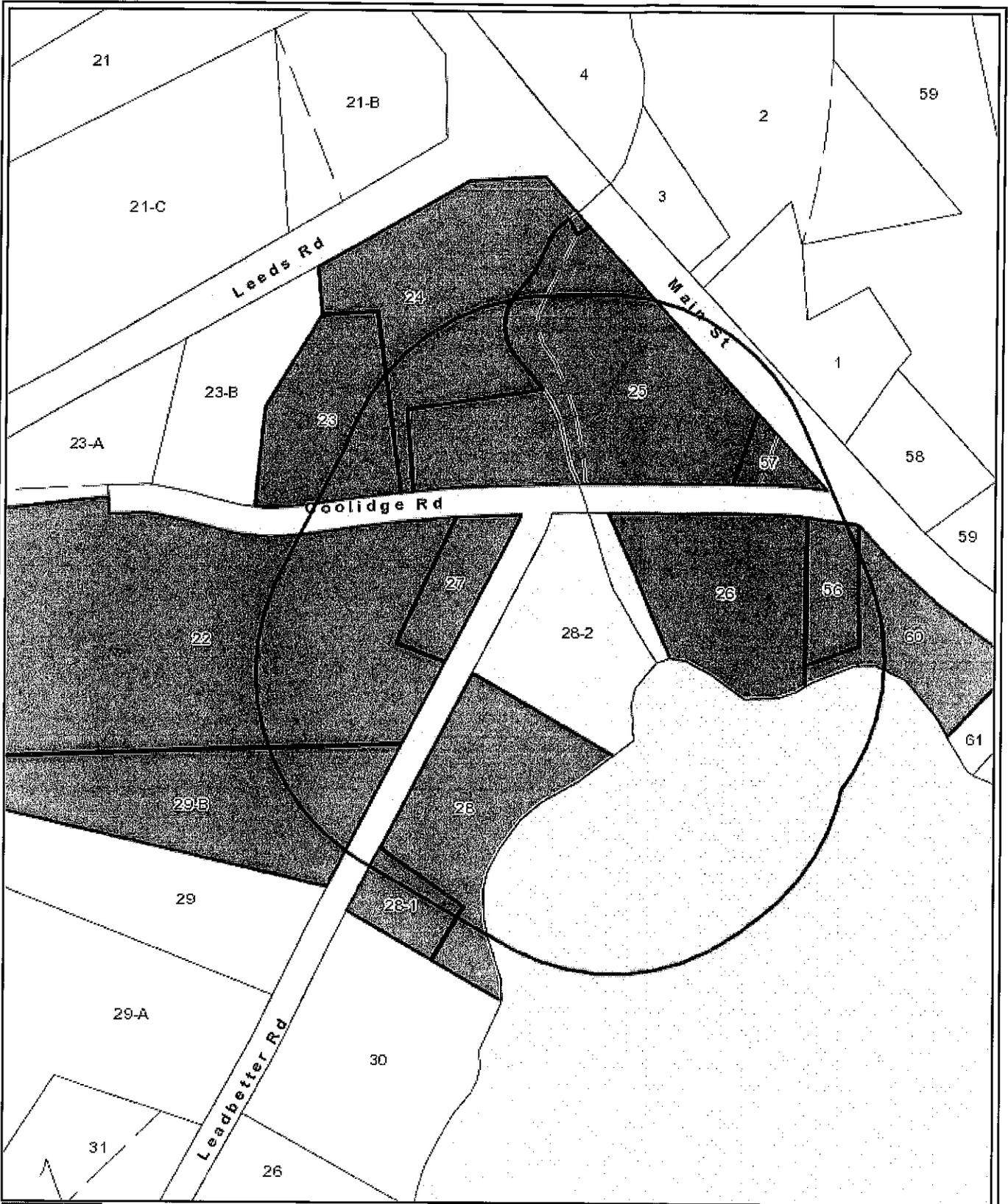
Property Lines
from Tax Map

Nail set in tree
at NHWM Elevation

Approximate Ice Surface
elevation on 1/10/2015





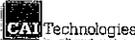


Wayne, Maine

Angell 500' Abutters
 Wayne, ME
 1 Inch = 310 Feet
 June 07, 2016



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

www.cai-tech.com
 CAI Technologies

500' Abutters List Report

Subject Property:

Owner: **Kristin Angell**
Mailing Address: 7 Leadbetter Road
Wayne, ME 04284

Map/ Parcel: 004-028-2
Property Address: Leadbetter Road

Abbutters:

Owner: **Richard Lincoln**
Mailing Address: P.O. Box 11
Wayne, ME 04284

Map/ Parcel: 004-022
Property Address: Coolidge Road

Owner: **Donald Chase**
Mailing Address: 53 Coolidge Road
Wayne, ME 04284

Map/ Parcel: 004-023
Property Address: 53 Coolidge Road

Owner: **Edward Gorden**
Mailing Address: 69 Coolidge Road
Wayne, ME 04284

Map/ Parcel: 004-023-B
Property Address: 69 Coolidge Road

Owner: **Lindsay Wells**
Mailing Address: 83 Leeds Road
Wayne, ME 04284

Map/ Parcel: 004-024
Property Address: Leeds Road

Owner: **Derek Cobb**
Mailing Address: 19 Coolidge Road
Wayne, ME 04284

Map/ Parcel: 004-025
Property Address: 19 Coolidge Road

Owner: **Derek Cobb**
Mailing Address: 19 Coolidge Road
Wayne, ME 04284

Map/ Parcel: 004-026
Property Address: Coolidge Road

Owner: **Kristin Angell**
Mailing Address: 7 Leadbetter Road
Wayne, ME 04284

Map/ Parcel: 004-027
Property Address: 7 Leadbetter Road

Owner: **Katherine Mahoney**
Mailing Address: 5404 Travis Green Lane
Austin, TX 78735

Map/ Parcel: 004-028
Property Address: 30 Leadbetter Road

Owner: **Ron Jubinville**
Mailing Address: P.O. Box 134
Wayne, ME 04284

Map/ Parcel: 004-028-01
Property Address: 48 Leadbetter Road

Owner: **Mark King**
Mailing Address: P.O. Box 225
Wayne, ME 04284

Map/ Parcel: 004-029-B
Property Address: 43 Leadbetter Road

Owner: **Michael Regina-Whiteley**
Mailing Address: P.O. Box 665
Bingham, ME 04920

Map/ Parcel: 009-056
Property Address: 6 Coolidge Road

Owner: **SD Holdings**
Mailing Address: 672 Main Street
Wayne, ME 04284

Map/ Parcel: 009-057
Property Address: 672 Main Street

Owner: **Alison Lincoln-Rich**
Mailing Address: 628 Main Street
Wayne, ME 04284

Map/ Parcel: 009-060
Property Address: Main Street