



**SITE PLAN - PERMITTED/CONDITIONAL USE APPLICATION**

Please note that this application must be submitted with plans in conformance with Section 4.1 and 4.2 of the Hampden Zoning Ordinance. *Incomplete applications will not be processed. All fees must be paid for application to be processed. Proper number of copies of application must be submitted in order to be processed.* All town ordinances are available at [www.hampdenmaine.gov](http://www.hampdenmaine.gov) for review.

Date: 12/15/15

**APPLICANT:**

Name: CHARLIE JOHNSON - NEALLY'S CORNER STORE

Address: 1230 KENNEBEC RD HAMPDEN, ME 04444

Phone: (207) 542-3077 Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**AGENT:**

Name of agent or representative: DANIEL HARNDEN - HARNDEN + SON CARPENTRY

Address: 10 ASTER LN APT 2d ORONO, ME 04473

Phone: \_\_\_\_\_ Cell: 991-0907 Email: DANSHARNDEN@GMAIL.COM

**THE SITE:**

Location of site: 1230 KENNEBEC RD Hampden tax map and lot number: 01-0-031

Zoning district: RURAL BUSINESS Existing use of property: CONVENIENCE STORE

Legal interest in the parcel: \_\_\_\_\_

Owner of parcel if other than applicant: \_\_\_\_\_

Owner's address: \_\_\_\_\_

**PROPOSED PROJECT:**

Proposed use of property: \_\_\_\_\_  
(Please include floor area per use, seating if applicable, and land area).

Proposed starting date: 2-1-16 Final completion date: 4-15-16

**(APPLICATION CONTINUES ON REVERSE SIDE.)**

Will your project result in more than one acre of disturbed land area?  Yes  No.

If yes, you are required to obtain either a Construction General Permit or Stormwater Permit by Rule from the Maine Department of Environmental Protection. If you are in the Urbanized Area of Town and discharge stormwater to the Municipal Separate Storm Sewer System (MS4) a Post-construction Stormwater Management Application shall be submitted to the Town pursuant to the Town of Hampden Post-construction Stormwater Management Ordinance.

**FEEES:** Application fee is: \$75.00 for structures under 3,000 sq. ft. and total site improvements under 5,000 sq. ft.; \$150.00 for structures between 3,000 and 20,000 sq. ft. and total site improvements under 50,000 sq. ft.; and \$500.00 for structures in excess of 20,000 sq. ft. and more than 50,000 sq. ft. of site improvements.  
Application fee amount: \$ 75.00

**Draw account contribution:** The Town of Hampden requires applicants to provide \$600.00 for the Town to hire an engineer to review their plans and, if necessary, \$1,000.00 for an engineer to review their traffic analysis. Draw account contribution is: \_\_\_\_\_ (Any unspent portion of the draw account will be returned to applicant, however, if additional funds are required, applicant agrees to cover all costs that the Town of Hampden may incur. Complete and accurate submissions require less time to review.)

**CERTIFICATION:** By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct. I certify that all site improvements will be constructed in strict conformance with Planning Board approved plans. Furthermore, I acknowledge that if the constructed site improvements are not built in accordance with the zoning ordinance and Planning Board approved plans that I am obliged to take corrective action that may include obtaining a revised Planning Board approval or the removal of non-conforming uses and structures and site improvements. (Agents that lack authority to certify said items should not sign this form.)

Signature: Jim Wongchen Date: 10/16/2015

\*\*\*\*\*

**OFFICE USE ONLY**

Date received: \_\_\_\_\_ Date complete: \_\_\_\_\_

Fees paid: Amount/Date: \_\_\_\_\_ Draw paid: Amount/Date: \_\_\_\_\_

Conditional Use determination: \_\_\_\_\_

Planning Board action: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

**WARRANTY DEED  
(14-02810B)**

**RP ENTERPRISES, INC.**, a Maine Corporation with its principal place of business at Searsport, Waldo County, Maine, for consideration paid, Grants to **JIN RONG CHEN**, of Philadelphia, Philadelphia County, Pennsylvania, with Warranty Covenants, the following described land in Hampden, Penobscot County, Maine:

A certain lot or parcel of land together with any buildings or mobile homes thereon, situated at the junction of the Kennebec Road, so-called, and the Winterport Road, so-called (said junction being known as Neally's Corner) in Hampden, Penobscot County, Maine, more particularly described as follows:

Commencing at a point at the said junction on the easterly sideline of the Winterport Road; thence in a northerly direction by and along the easterly sideline of said Winterport Road a distance of twenty-six (26) rods, more or less, to a well located on the sideline of said Winterport Road; thence in an easterly direction a distance of thirty-three (33) rods, more or less to a rock wall; thence in a southerly direction by and along the said rock wall a distance of thirty-three (33) rods, more or less, to the northerly sideline of the said Kennebec Road; thence in a westerly direction on and along the northerly sideline of said Kennebec Road to its junction with the said Winterport Road and the point of beginning.

EXCEPTING AND RESERVING from the above described parcel, a certain lot or parcel of land together with any improvements thereon, situated in Hampden, Penobscot County, Maine, more particularly described as follows: Beginning at a point on the easterly sideline of the Winterport Road, so-called, (also known as State Route 69), at a well marking the northwesterly corner of land now or formerly of Eleanor M. Mace; thence in an easterly direction by and along the southerly line of land now owned or occupied by Lord, a distance of four hundred thirty-five (435) feet, more or less, to a stake driven into the ground; thence in a southerly direction and at all times parallel to the easterly sideline of said Winterport Road, a distance of two hundred feet (200') more or less, to another stake driven into the ground; thence in a westerly direction and parallel to the first described bound, a distance of four hundred thirty-five feet (435'), more or less, to a stake driven into the easterly sideline of said road; thence in a northerly direction by and along the easterly sideline of said road a distance of two hundred feet (200'), more or less, to the point of beginning.

Being the same premises as described in the deed from SSRZ Realty, LLC, Stephanie Russell and Zachary Russell to RP Enterprises, Inc., dated June 23, 2014, to be recorded prior hereto in the Penobscot County Registry of Deeds.

In Witness whereof, RP Enterprises, Inc. has hereunto set its hand and seal by Richard Ditaranto, its President, thereunto duly authorized this 26<sup>th</sup> day of June, 2014.

RP ENTERPRISES, INC.

By   
Richard Ditaranto  
Its ~~Vice~~ President  
Thereunto duly authorized

State of Maine  
County of Penobscot

June 26, 2014

Personally appeared the above-named Richard Ditaranto, its President and acknowledged the foregoing to be his free act in his said capacity and deed and the free act and deed of said corporation.

Before me,

  
Notary Public

My commission expires: \_\_\_\_\_

**John Marshall Kirk, III**  
**Notary Public - Maine**  
**Commission Expires 1/22/2018**

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE

  
Register of Deeds



**SITE PLAN - PERMITTED/CONDITIONAL USE APPLICATION**

Please note that this application must be submitted with plans in conformance with Section 4.1 and 4.2 of the Hampden Zoning Ordinance. *Incomplete applications will not be processed. All fees must be paid for application to be processed. Proper number of copies of application must be submitted in order to be processed.* All town ordinances are available at [www.hampdenmaine.gov](http://www.hampdenmaine.gov) for review.

Date: 12/15/15

**APPLICANT:**

Name: CHARLIE JOHNSON-NEALLY'S CORNER STORE

Address: 1230 KENNEBEC RD HAMPDEN, ME 04444

Phone: (207) 542-3077 Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**AGENT:**

Name of agent or representative: DANIEL HARNDEN - HARNDEN & SON CARPENTRY

Address: 10 ASTER LN APT 2d ORONO, ME 04473

Phone: \_\_\_\_\_ Cell: 991-0907 Email: DANSHARNDEN@GMAIL.COM

**THE SITE:**

Location of site: 1230 KENNEBEC RD Hampden tax map and lot number: 01-0-031

Zoning district: RURAL BUSINESS Existing use of property: CONVENIENCE STORE

Legal interest in the parcel: \_\_\_\_\_

Owner of parcel if other than applicant: \_\_\_\_\_

Owner's address: \_\_\_\_\_

**PROPOSED PROJECT:**

Proposed use of property: \_\_\_\_\_  
(Please include floor area per use, seating if applicable, and land area).

Proposed starting date: 2-1-16 Final completion date: 4-15-16

**(APPLICATION CONTINUES ON REVERSE SIDE.)**

## Site Sketch of Neally's Corner Store

1. Scale 1"=50'
2. Prepared by Daniel Harnden
3. See map for boundaries
4. See store location on map, building is currently used as a convenience store. Proposed use is to add a second floor apartment over a portion of the existing structure with no increase to the footprint of the building.
5. See map for abutting buildings.
6. See map for existing public streets.
7. There are no proposed access drives.
8. There are no new off street parking areas. Access from side.
9. There are no new existing or proposed walkways. Side entrance to apartment.
10. See map for existing utilities. Septic to be verified by licensed soil evaluator.
11. There are no existing or proposed drainage facilities.
12. See photo for outdoor lighting.
13. There are no proposed outdoor recreational areas.
14. See map for wooded areas.
15. There are no grade changes in area.
16. See photo for existing signage.
17. Existing zone of rural business.

### Standards Governing Site Plan Review

1. The proposed use, buildings, design and layout meets the provisions of all applicable regulations and ordinances of the Town of Hampden and meets the intent or the comprehensive plan, as amended.
2. The proposed buildings, design, and layout shall, consistent with generally acceptable engineering and architectural design practices, be properly integrated with the terrain and the existing buildings in the vicinity which have a visual relationship to the proposed building.
3. N/A
4. N/A
5. N/A
6. N/A
7. N/A
8. N/A
9. N/A
10. N/A
11. The development shall not impose an unreasonable burden on, nor exceed the capacity of utilities. Septic system to be verified.
12. N/A
13. N/A

### Standards Governing Conditional Use Permits

1. The proposed use is designed and sited so as to comply with all provisions of the Ordinance, and the applicant shall demonstrate that the use will be operated and maintained in compliance with the performance standards set forth in Article 4.4 of the ordinance.
2. N/A
3. The proposed use will not significantly devalue abutting property or property located across a public or private way.
4. N/A
5. N/A
6. N/A
7. The proposed use will:
  - a. Maintain the existing level of safe and healthful conditions.
  - b. Not cause water pollution, erosion, or sedimentation.
  - c. N/A
  - d. N/A
8. The applicant has adequate financial and technical capacity to meet the requirements of this Ordinance and any conditions imposed by the planning board.
9. The proposed use, if a home occupation, shall meet the standards contained in Article 4.10 of this Ordinance.



476'

55'

WOODED AREA

O WELL

01-0-031  
3.36 AC

SEPTIC SYSTEM

STORE

APT.

32'

LIGHT POLE  
SIGN

KENNEBEC RD

186' CARMEL RD N

485'

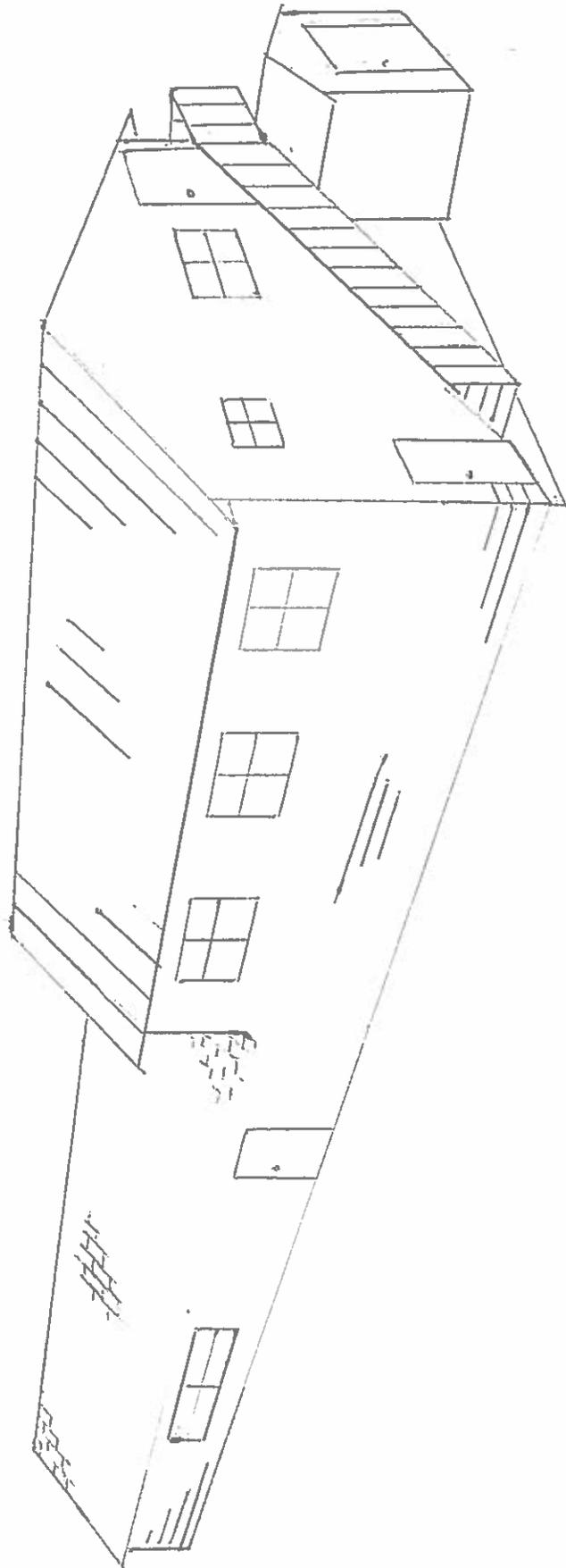


SCALE 1" = 50'

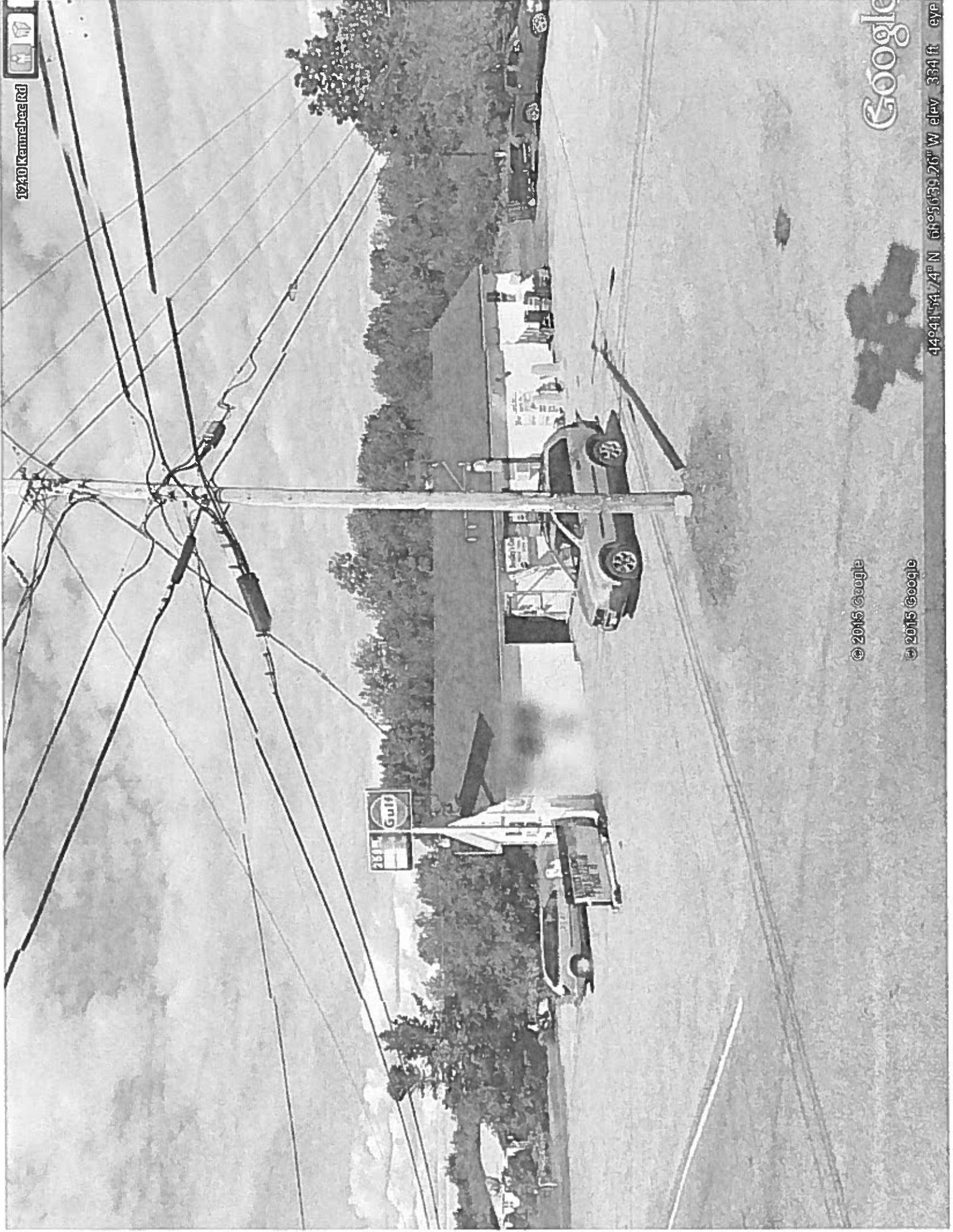
53'

79'

20'



12410 Kennebec Rd

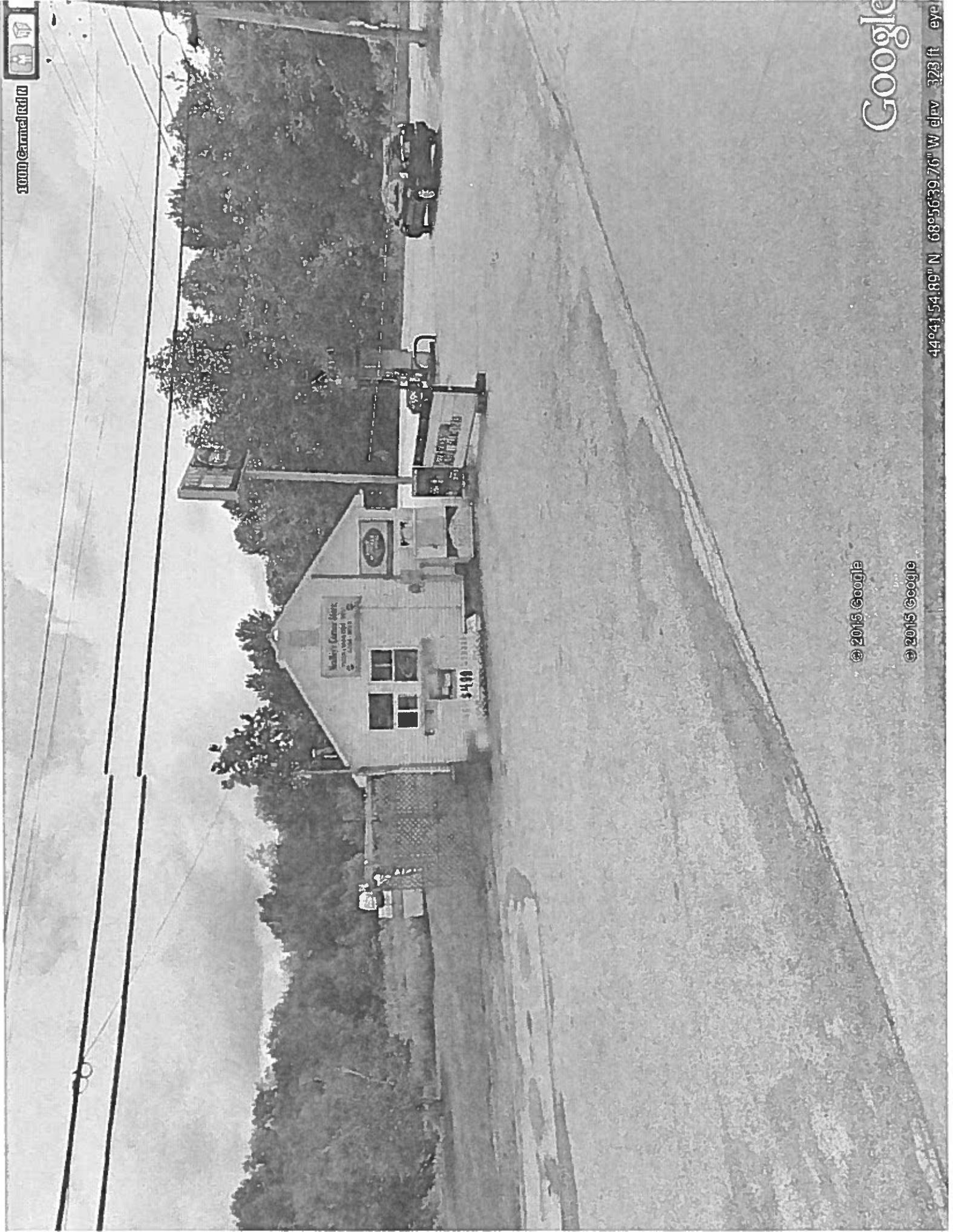


© 2015 Google

© 2015 Google

Google

44°41'54.74" N 68°55'39.26" W elev 334 ft eyp



© 2015 Google

© 2015 Google