

Agenda

Newcastle Planning Board Meeting

November, 16, 2023, 6:30 PM

Hybrid Meeting: Clayton V. Huntley Jr. Fire Station, 86 River Road & via Zoom

Join Zoom Meeting: <https://us02web.zoom.us/j/87852494026>

Meeting ID: 878 5249 4026

Passcode: 04553

1. **Call to Order**
2. **Review of Minutes**
October 19, 2023 Planning Board Meeting Minutes
3. **Old Business**
 - A. **Public Hearing**
 - i. Subdivision Application : Tax Map 012, Lot 011 (38 Academy Hill Rd)
Applicant: Z83, LLC
 - ii. Public Comment (*limited to this agenda item*)
 - B. **Public Hearing**
 - i. Ordinance Amendments: Core Zoning Code
 - a. Article 7, Section 22. Demolition of Historic Assets
 - b. Article 2, Section 2. Lots
 - c. Article 7, Section 11. Large Project Plan + Section 12. Subdivision
 - ii. Public Comment (*limited to this agenda item*)
4. **New Business**
5. **Other Business**
 - A. **Ordinance Update Work** (*Board discussion*)
 - B. **Planner's Report**
 - C. **Public Comment** (*open to all topics*)
6. **Adjourn**

Meeting Minutes

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Meeting ID: 878 5249 4026

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Board Members:

Present:

Ben Frey, Chair
Lucas Kostenbader, Member
Kevin Houghton, Member
Peter McNaughton, Member

Absent:

Lee Emmons, Member

Staff Present:

Michael Martone, Town Planner

1. Call to Order

Chair Ben Frey called to order at: 6:31pm

2. Review of Minutes

September 21, 2023 Planning Board Meeting Minutes

Motion: *To approve the September 21, 2023 Planning Board Meeting Minutes as presented.*

Moved by: Lucas Kostenbader

Second: Kevin Houghton

Vote: Yea: 3

Nay: 0

Abstention: 1 (Peter McNaughton)

Result: The motion carries and the meeting minutes are approved.

3. Old Business

A. **Public Hearing:** Subdivision Application: Tax Map 013, Lot 017-001
(10 Mills Rd)

Applicant: 10 Mills Road Newcastle, LLC

i. Discussion by the Board

Chair Ben Frey introduced the application and explained public comment would be taken after the Planning Board and applicant reviewed the application.

Michael Martone explained that this was a Public Hearing and that the Planning Board would only be reviewing the application for Subdivision Approval, not the Use Permit or Small Project Plan aspects of the application.

The applicant reviewed the proposed project and provided details for the Board which included two 8-unit residential buildings.

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The Board reviewed the draft Findings of Fact and Conclusions of Law dated October 14, 2023, provided by the Town Planner, concluding that the findings were accurate, with required changes as reviewed below.

The Board reviewed the proposed plan for the subdivision via both legal and virtual lot lines.

The Board discussed the recommended condition of approval relating to the Financial and Technical Capacity and the intended MaineHousing funding finding that the proposed condition of approval would not be necessary as the capacity to subdivide the lot was minimal—mainly administrative fees—compared with the physical development of the project, which would be addressed in the Small Project Plan application to the Code Enforcement Officer.

After the Board reviewed the draft Conclusions of Law and draft Decision of the Planning Board, Chair Ben Frey opened the meeting to public comment.

ii. Public Comment

Two members of the public addressed the Board during the public comment period: Louis Rector, resident and Frank Smith, resident.

Concerns were raised regarding stormwater management, both originating on the property and the existing conditions in the general area. The existing drainage along Mills Rd is felt to be insufficient and new development would only worsen the problem. The area currently floods, likely due to the topography on and near the proposed development site.

The lack of a culvert under the site's driveway was raised as a concern, noting that it is not being required by the Town or the MDOT permit obtained by the applicant.

Further clarification was requested about the Rural Affordable Housing Program grant the applicant intends on applying to MaineHousing for.

It was felt that parking was not sufficiently addressed by the applicant.

The changing demographics of the area were noted.

The intersection of Mills Rd with Academy Hill Rd/Main St was identified as a concern and due to the proximity to the proposed development should be considered and addressed.

The Board and Town Planner provided answers, clarification, or information as appropriate/ available.

iii. Further discussion

Town attorney Peter Drumm provided guidance and clarification regarding the granting of a Conditional Approval and the timing of any appeals. The 30 day window to file an appeal of a decision of the Planning Board would likely start from the date of the decision of the Board, and not from the date the last condition of approval was

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satisfied. There is some uncertainty around the subject but the Planning Board could reasonably act with the above understanding.

Motion: *To approve the Subdivision Application for Tax Map 013, Lot 017-001 (10 Mills Rd), as submitted by 10 Mills Road Newcastle, LLC and to accept the Findings of Fact and Conclusion of Law provided by the Town Planner with the changes discussed at today's meeting.*

Moved by: Ben Frey

Second: Kevin Houghton

Vote: Yea: 4
Nay: 0
Abstention: 0

Result: The motion carries and the Subdivision Application is approved.

Chair Ben Fry closed the Public Hearing for the subdivision application for Tax Map 013, Lot 017-001 (10 Mills Rd).

For the benefit of the public, Michael Martone provided a brief explanation of the Village Partnership Initiative (VPI) project the Town is working with the MDOT to redesign Main St and the immediately surrounding network, including the intersection of Mills Rd, Academy Hill Rd, and Main Street as well as Main St, River Rd, and the US Route 1 on/off ramp intersection. The project may include drainage improvement on Mills Rd.

4. New Business

A. Pre-submittal Meeting: Tax Map 012, Lot 011 (38 Academy Hill Rd)
Applicant: Z38, LLC

i. Discussion between the Board and the Applicant.

Chair Ben Frey invited the applicant to present their proposed project to the Board.

Zander Lee shared the current plans for the proposed single five-story mixed-use building containing 16 units with the Board.

The commercial component of the project are still being finalized but it could include a fifth story event space, basement laundromat, storage space, ground floor retail, or in some other form.

The Board discussed the potential all electric requirement from MaineHousing; the total floor area of the building; the non-profit ownership structure; the unit mix; site drainage; site layout; total building height;

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Michael Martone explained why the application would need to be reviewed under Subdivision even though the lot was not proposed to be divided.

The Board discussed what the threshold for being a 'Mixed-Use Building' is and how much commercial space may be required.

B. Discussion of potential Core Zoning Code amendment

Michael Martone provided an explanation of the process required to amend land use ordinances of the Town. The expectation is that the Select Board will be holding a Special Town Meeting in mid December and that if desired, these proposed changes can be addressed at that meeting.

i. Article 7, Section 22. Demolition of Historic Assets

Michael Martone provided an overview of the proposed amendment to the Core Zoning Code and context for the Board which generally expands the applicability of the demolition protections from entire structures to include parts of structures.

The Board discussed the proposed changes and felt the changes could move forward as drafted.

Motion: *To recommend the proposed amendments to Article 7, Section 22 of the Core Zoning Code to the Select Board of the Town of Newcastle.*

Moved by: Ben Frey

Second: Kevin Houghton

Vote: Yea: 4

Nay: 0

Abstention: 0

Result: The motion carries and the proposed amendments are recommended to the Select Board.

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ii. Article 2, Section 2. Lots

Michael Martone provided an overview of the proposed amendments to the Core Zoning Code and context for the Board which generally reduces the width of the required right-of-way required for creating new insular lots.

The Board discussed the proposed changes and felt the changes could move forward as drafted.

Motion: To recommend the proposed amendments to Article 2, Section 2 of the Core Zoning Code to the Select Board of the Town of Newcastle.

Moved by: Ben Frey

Second: Kevin Houghton

Vote: Yea: 4

Nay: 0

Abstention: 0

Result: The motion carries and the proposed amendments are recommended to the Select Board.

iii. Article 7, Section 11. Large Project Plan + Section 12. Subdivision

Michael Martone provided an overview of the proposed amendments to the Core Zoning Code and context for the Board which will make the Town's requirement for subdivision review more consistent with the State's definition and requirements for Subdivision. These proposed changes also add a requirement for the review of some proposed multifamily buildings under Large Project Plans.

The Board discussed the proposed changes and felt the changes could move forward as drafted with the addition of reducing the number of parking spaces requiring review from 50 to 20.

Motion: To recommend the proposed amendments to Article 2, Section 2 of the Core Zoning Code to the Select Board of the Town of Newcastle.

Moved by: Ben Frey

Second: Peter McNaughton

Vote: Yea: 4

Nay: 0

Abstention: 0

Result: The motion carries and the proposed amendments are recommended to the Select Board.

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C. Discussion of potential Shoreland Zoning Ordinance amendment

i. Chapter 1000 state regulations compliance

The Board decided to hold a workshop at a special meeting of the Planning Board on November 30, 2023 to review and discuss any potential changes to the Shoreland Zoning Ordinance.

5. Other Business

A. Planner's Report

Michael Martone provided an update to the Board on the following items:

Working to get approval from the State on for the Town's current Comprehensive Plan.

A Joint Select Board meeting on Monday, October 30 at 5:30pm at the Newcastle fire station with Damariscotta which will include a presentation by LCRPC on current housing needs.

Michael Martone will be attending a Local Project Administrator (LPI) training course on Nov. 1 which will be useful for the VPI project.

The NNECAPA conference will be in Portsmouth, NH November 6-8 which Michael Martone will be attending.

The next GSBSD Board meeting is scheduled for November 8th at 5:00pm and Michael Martone intends to attend that meeting.

Kevin Ellis noted a type on the button of page two of the draft findings of fact - "well" should be corrected to "will".

6. Adjourn

Without objection the meeting was adjourned at: 9:19 pm.

NOT FOR CONSTRUCTION

ZANDER LEE 38 ACADEMY HILL RD NEWCASTLE, ME

DRAWING SCHEDULE

COVER SHEET	
TITLE PAGE	C1

FLOORPLANS

PLOT PLAN	F1
FIRST FLOOR	F2
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FIFTH FLOOR	F6
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ROOF	F8

ELEVATIONS

ELEVATIONS I	EL1
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SECTIONS

SECTION A	CS1
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SCHEDULES

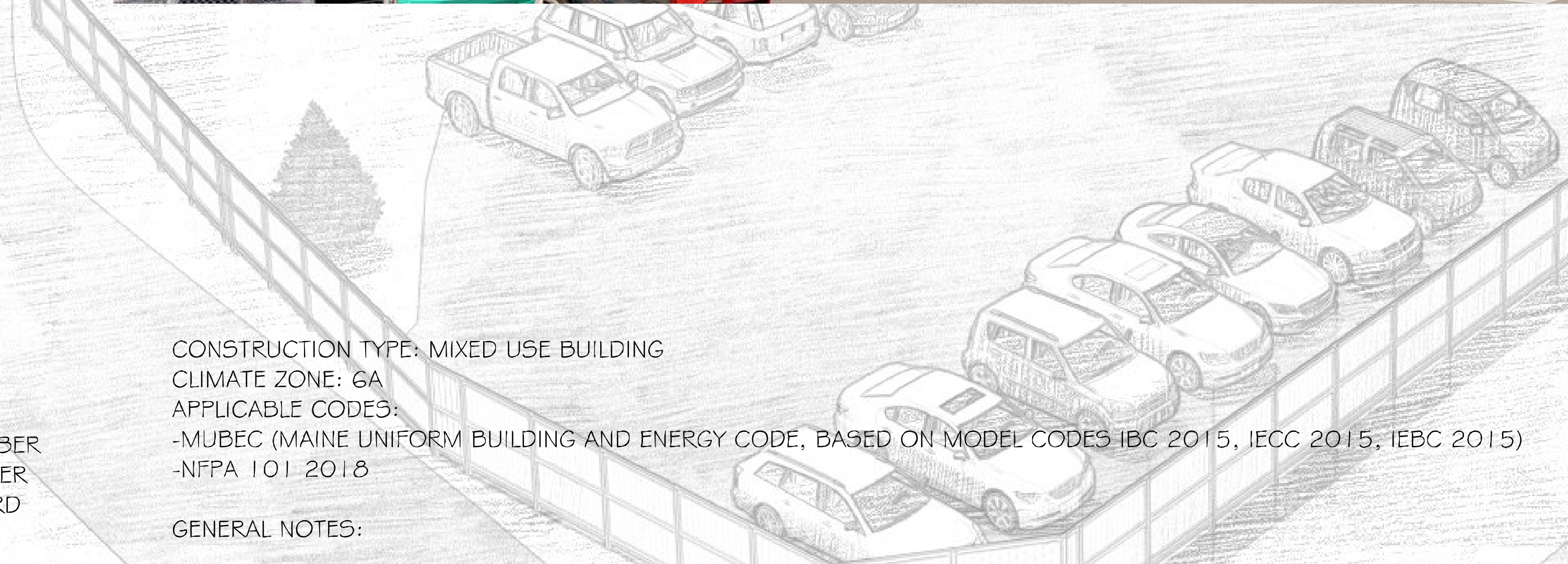
SCHEDULES	SCH1
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ABBREVIATIONS:

B.O.- BOTTOM OF
BLDG.-BUILDING
CAB.-CABINET
CL.-CENTERLINE
CLG.-CEILING
CONC.-CONCRETE
DIA.-DIAMETER
DIM.-DIMENSION
DN.-DOWN
EA.-EACH
ELEV.- ELEVATION
EQ.-EQUAL
EXT-EXTERIOR
HDR.- HEADER
HF-HEMLOCK/FIR
HORIZ.- HORIZONTAL
HT.- HEIGHT
INS.- INSULATION
INT.-INTERIOR
LSL- LAMINATED STRAND LUMBER
LVL-LAMINATED VENEER LUMBER
OSB-ORIENTED STRAND BOARD
O.H.-OVERHANG
PL.-PLATE
PT.- PRESSURE TREATED (TREATED)
PSL-PARALLEL STRAND LUMBER
RM.-ROOM
SF- SQUARE FOOT
SPF.-SPRUCE/PINE/FIR
SQ- SQUARE
STD.- STANDARD
SUBFLR- SUBFLOOR
T&G- TONGUE AND GROOVE
T.O.- TOP OF
TYP.- TYPICAL
U.N.O.-UNLESS NOTED OTHERWISE
V.I.F.-VERIFY IN FIELD
VERT-VERTICAL

AREA SCHEDULE

NAME	AREA
FOOTPRINT	4800 sq. ft.



CONSTRUCTION TYPE: MIXED USE BUILDING
CLIMATE ZONE: 6A
APPLICABLE CODES:
-MUBEC (MAINE UNIFORM BUILDING AND ENERGY CODE, BASED ON MODEL CODES IBC 2015, IECC 2015, IEBC 2015)
-NFPA 101 2018

GENERAL NOTES:

1. PLANS ARE NOT INTENDED TO BE USED FOR CONSTRUCTION. INTENDED FOR INFORMATIONAL AND ESTIMATING PURPOSES.
2. FOLLOW ALL APPLICABLE NATIONAL, STATE, & LOCAL CODES.
3. RELEVANT MEASUREMENTS AND CONDITIONS OF EXISTING BUILDINGS OR PROPERTY SETBACKS OR OTHER SITE CONDITIONS TO BE VERIFIED IN THE FIELD. NOTIFY DESIGNER OF ANY DISCREPANCIES THAT COULD CAUSE ISSUES PRIOR TO CONSTRUCTION.
4. ANY STRUCTURAL MEMBERS NOT SIZED USING PRESCRIPTIVE METHODS FOUND IN THE CODE SHOULD BE SIZED BY A STRUCTURAL ENGINEER OR OTHER QUALIFIED PROFESSIONAL.
5. A REASONABLE EFFORT IS MADE TO PROVIDE ALL NECESSARY DIMENSIONS (IF APPLICABLE). PRINTING METHODS AND INCORRECT PAPER SIZES MAY DISTORT PLAN SCALES. DO NOT SCALE DRAWINGS.
6. PLEASE NOTE SCALE ON ALL DRAWINGS. SOME DRAWINGS ON THE SAME PAGE MAY BE DIFFERENT SCALES AND SOME SCALES MAY VARY THROUGHOUT PLAN SET.
7. NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.
8. WAITE DRAFTING AND DESIGN LLC HAS NOT BEEN RETAINED FOR FOR CONSTRUCTION SUPERVISION OR ADMINISTRATION AND ASSUMES NO RESPONSIBILITY FOR CONTRACTORS' METHODS OF CONSTRUCTION, SAFETY MEASURES, OR CHANGES FROM THE PLAN THAT MAY NOT BE COMPLIANT WITH CURRENT CODES OR MUNICIPAL REQUIREMENTS.
9. WAITE DRAFTING AND DESIGN LLC IS NOT AN ARCHITECTURAL OR ENGINEERING FIRM. DRAWINGS ARE NOT PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. IT IS RECOMMENDED THAT DRAWINGS BE REVIEWED BY A REGISTERED PROFESSIONAL.
10. PLANS DESIGNATED AS 'NOT FOR CONSTRUCTION' ARE TO BE CONSIDERED INCOMPLETE AND NOT FOR USE IN CONSTRUCTION.
11. BY USE OF THIS DOCUMENT, WHEN DESIGNATED 'NOT FOR CONSTRUCTION', THE USER AGREES TO COMPLETELY ABSOLVE AND HOLD HARMLESS WAITE DRAFTING AND DESIGN LLC FROM ANY LIABILITY THAT MAY RESULT FROM MISUSE.

SCALE: As Noted
DRAWN BY:
DATE: 10/4/2023
PAPER: ARCH D 24"x36"

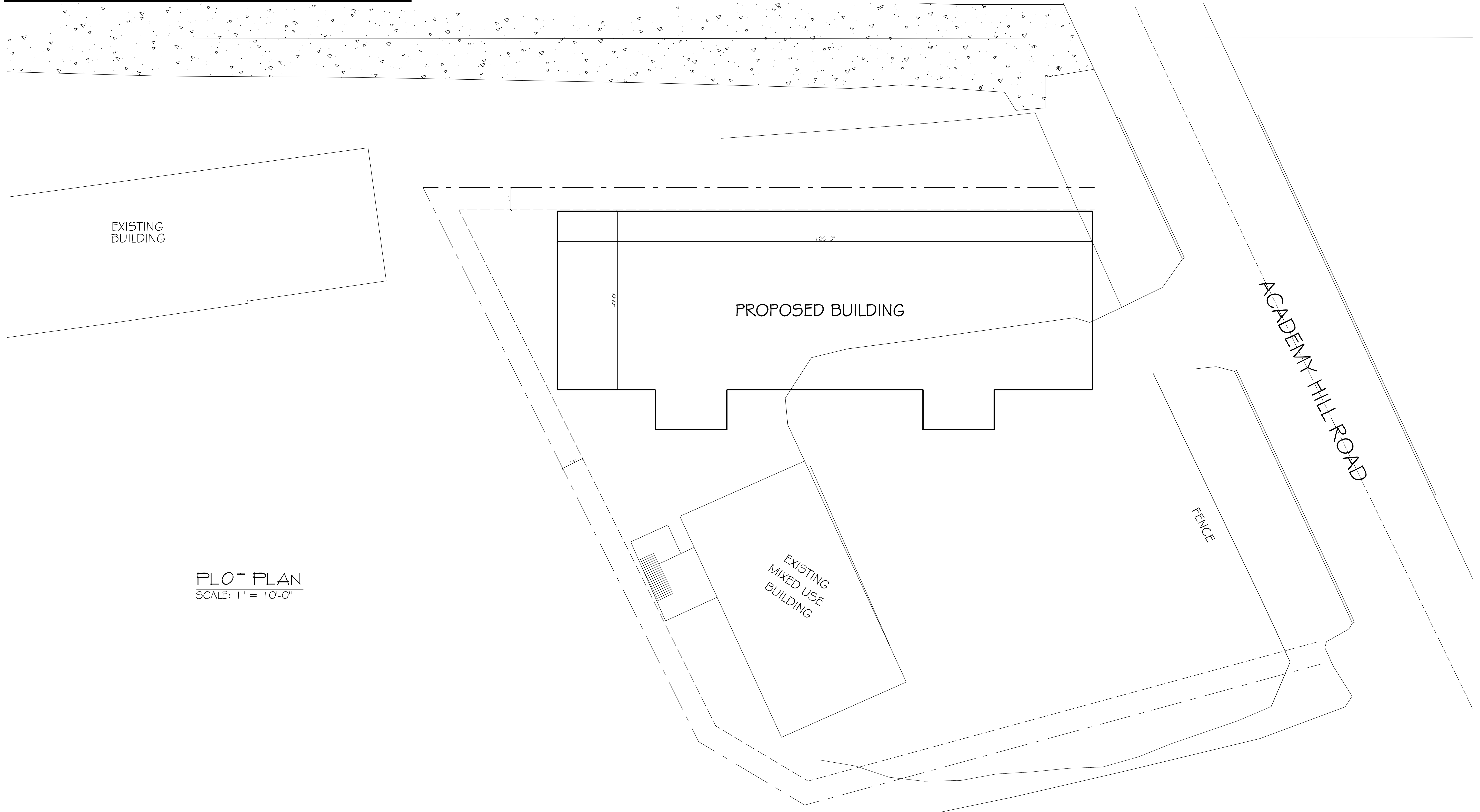
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REV 1	REV 2
8-31-23	
REV 2	REV 4
REV 3	REV 1

CLIENT
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WAITE DRAFTING & DESIGN LLC

DWG NO:
22-092
VERSION:
REV1
STATUS:
NFC
PAGE:
C1

NOT FOR CONSTRUCTION



PLOT PLAN
SCALE: 1" = 10'-0"

NOTES:

1. VERIFY ALL SETBACKS AND LOT REQUIREMENTS FOR COMPLIANCE PRIOR TO CONSTRUCTION.
2. PLOT PLANS BASED ON GIS INFORMATION MUST BE VERIFIED.

SCALE: 1" = 10'-0"
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REVISIONS

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0-11-23	REV 4
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	REV 6
	REV 7

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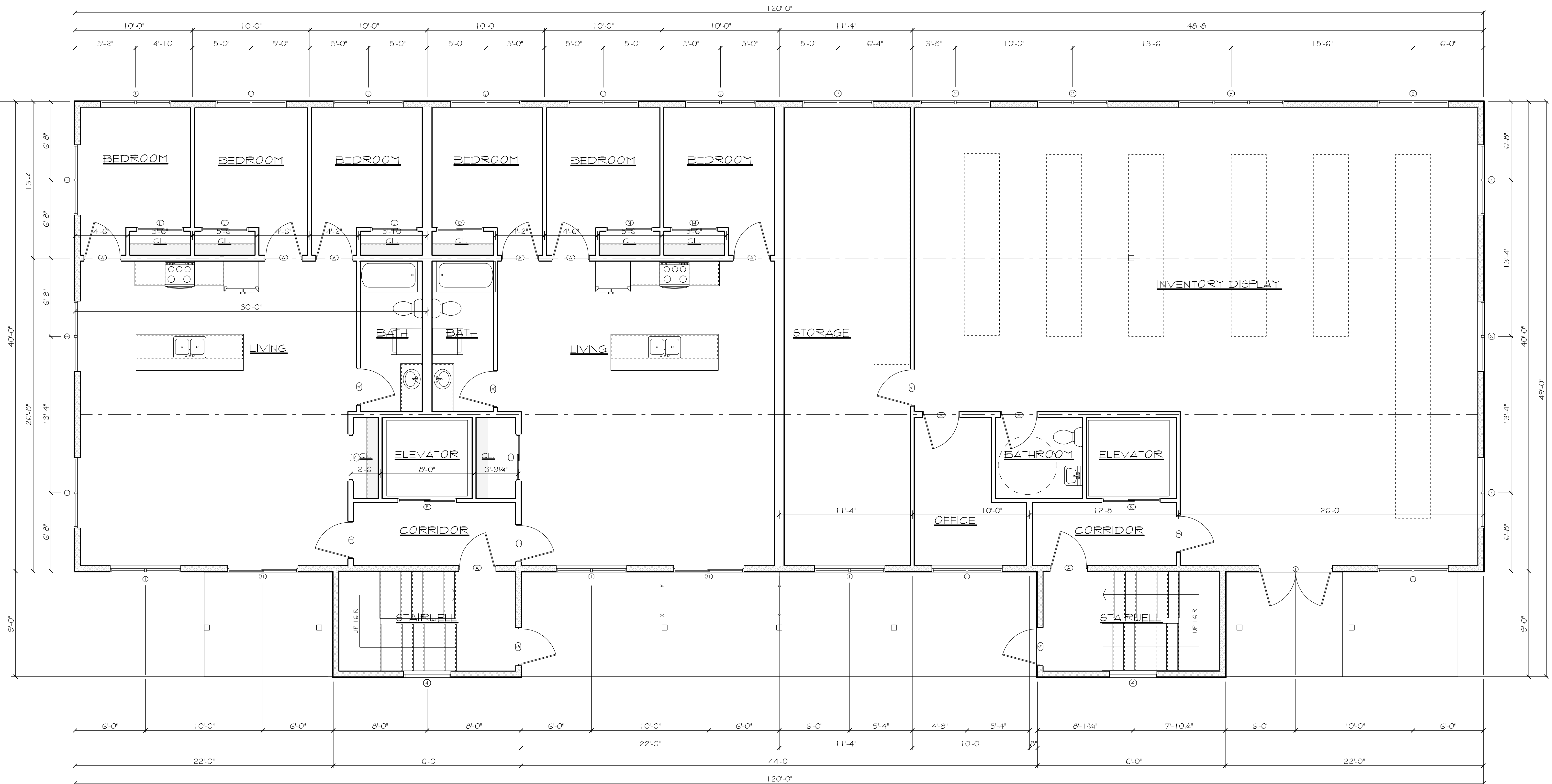
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FIRST FLOOR
SCALE: 1/4" = 1'-0"

- NOTES:
1. ALL EXTERIOR WALLS ARE DIMENSIONED FROM THE OUTER SIDE OF FRAMING
 2. ALL INTERIOR WALLS ARE DIMENSIONED FROM THE CENTER OF THE STUD
 3. BEARING WALLS MAY BE DIMENSIONED TO CENTER OF STUD OR OUTER SIDE OF FRAMING
 4. EXTERIOR WALLS ARE 2X6 UNLESS NOTED OTHERWISE
 5. INTERIOR WALLS ARE 2X4 UNLESS NOTED OTHERWISE
 6. ALL CEILINGS ARE FLAT U.N.O.
 7. APPLIANCES & FIXTURES SHOWN HAVE GENERIC SIZE VALUES. VERIFY ALL APPLIANCE & FIXTURE SIZES

SCALE: 1/4" = 1'-0"
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DATE: 10/4/2023
PAPER: ARCH D 24"x36"

REVISIONS	
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REV 2	REV 6
REV 3	REV 7

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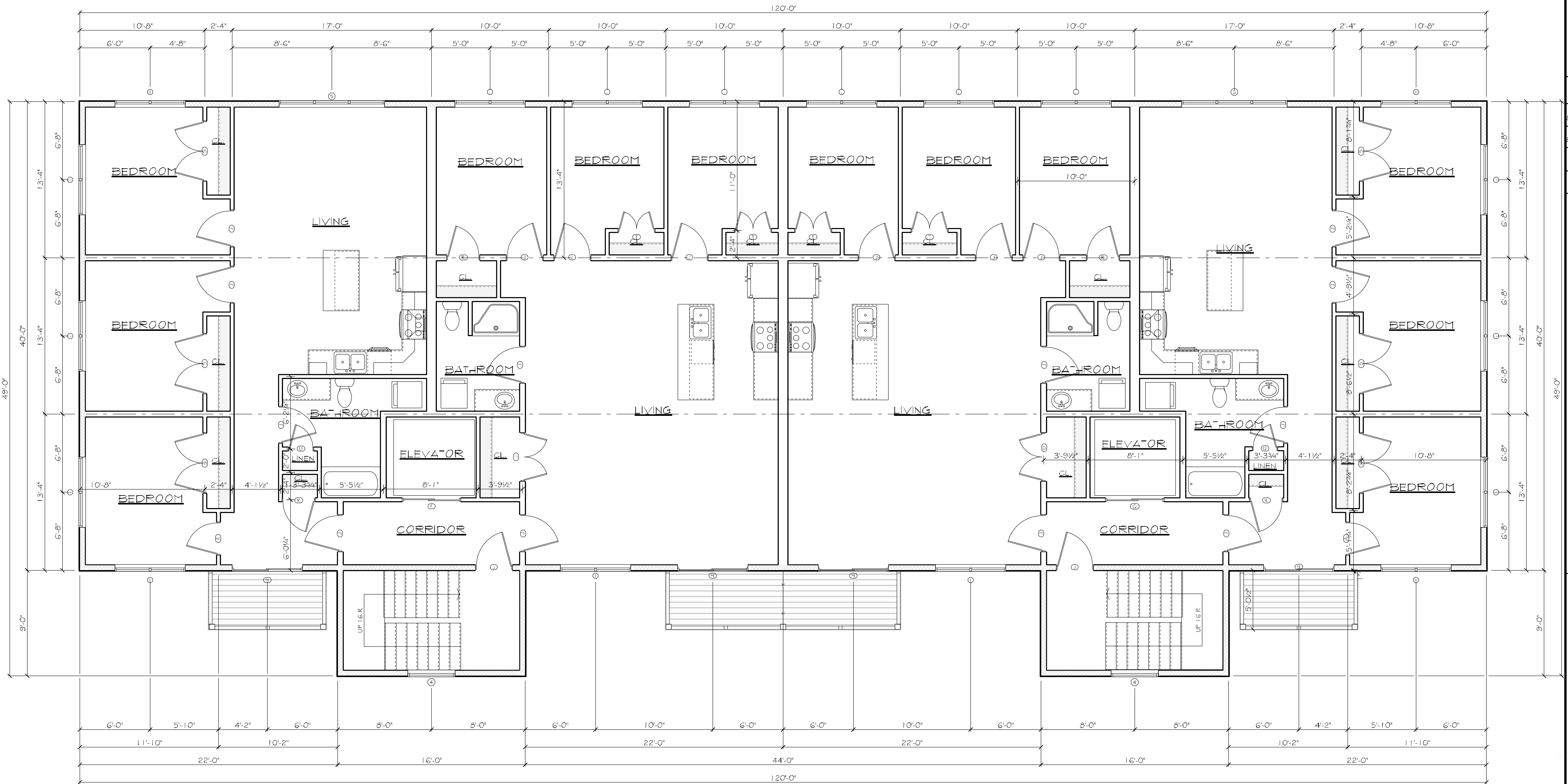
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SECOND FLOOR
SCALE: 1/4" = 1'-0"

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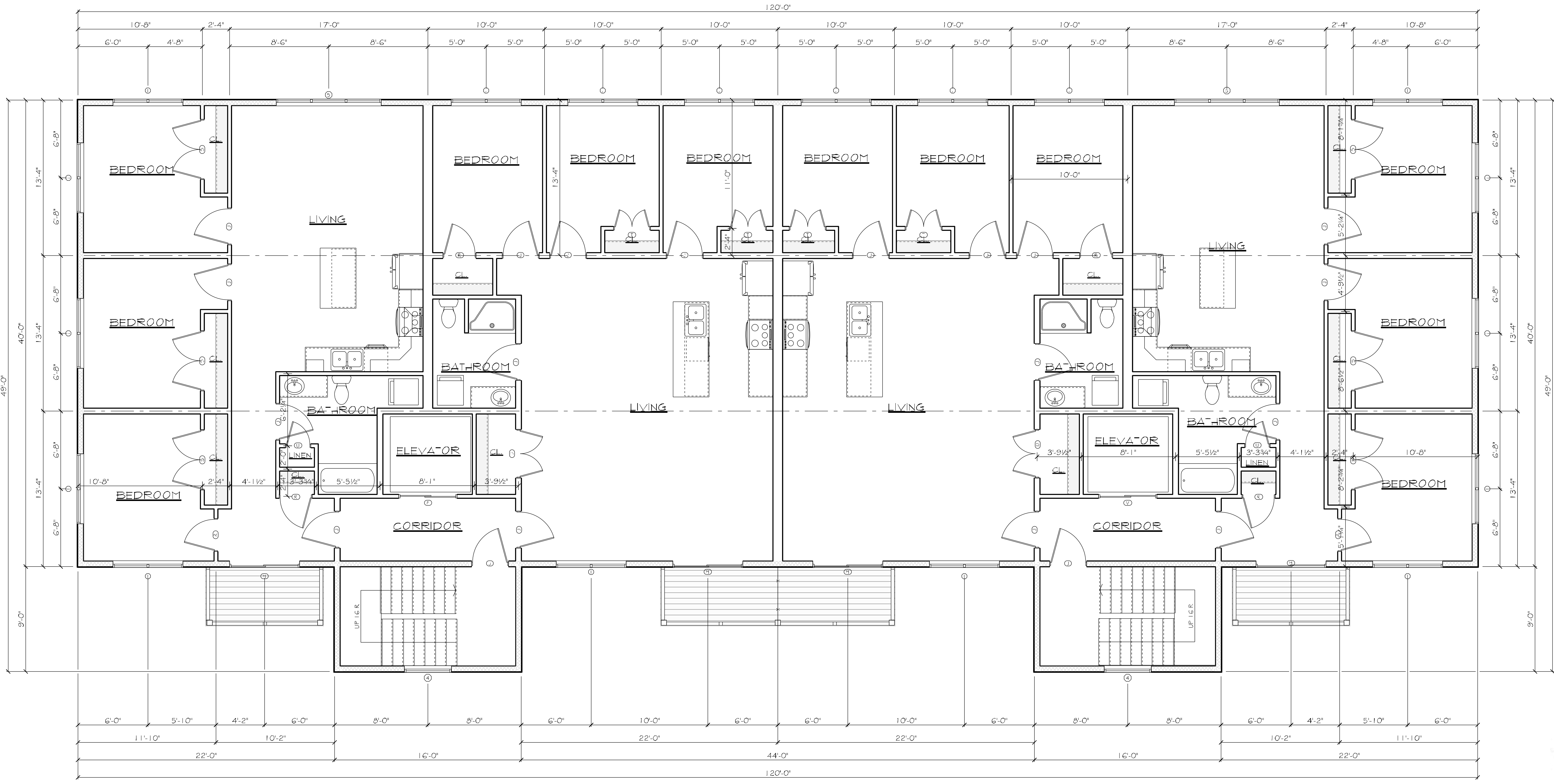
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REV 1	REV 3
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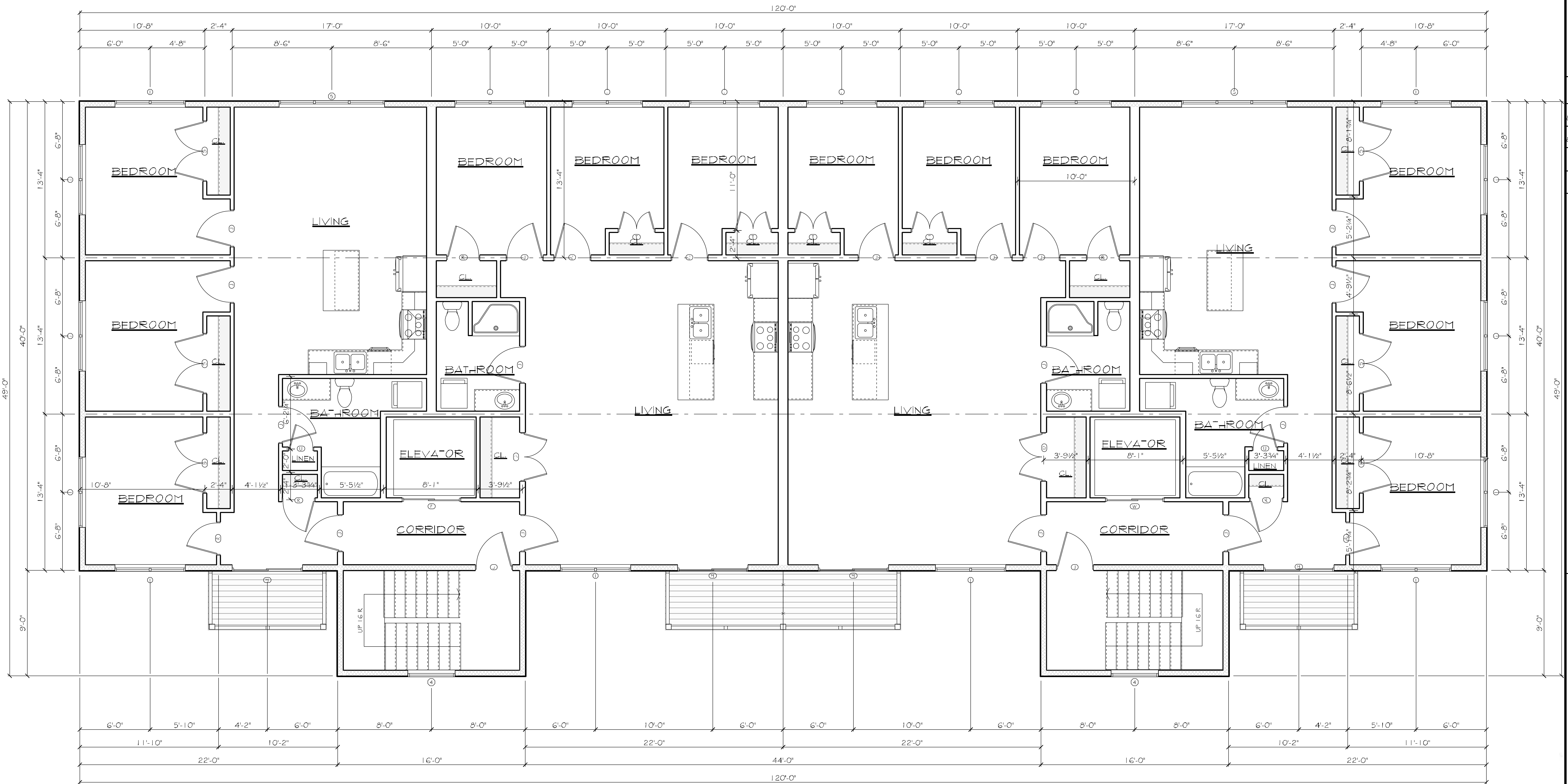
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THIRD FLOOR
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- NOTES:
1. ALL EXTERIOR WALLS ARE DIMENSIONED FROM THE OUTER SIDE OF FRAMING
 2. ALL INTERIOR WALLS ARE DIMENSIONED FROM THE CENTER OF THE STUD
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FOURTH FLOOR

SCALE: 1/4" = 1'-0"

NOTES:

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SCALE: 1/4" = 1'-0"
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 DATE: 10/4/2023
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REVISIONS	
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REVISIONS	
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REV 2	REV 5
REV 3	REV 6
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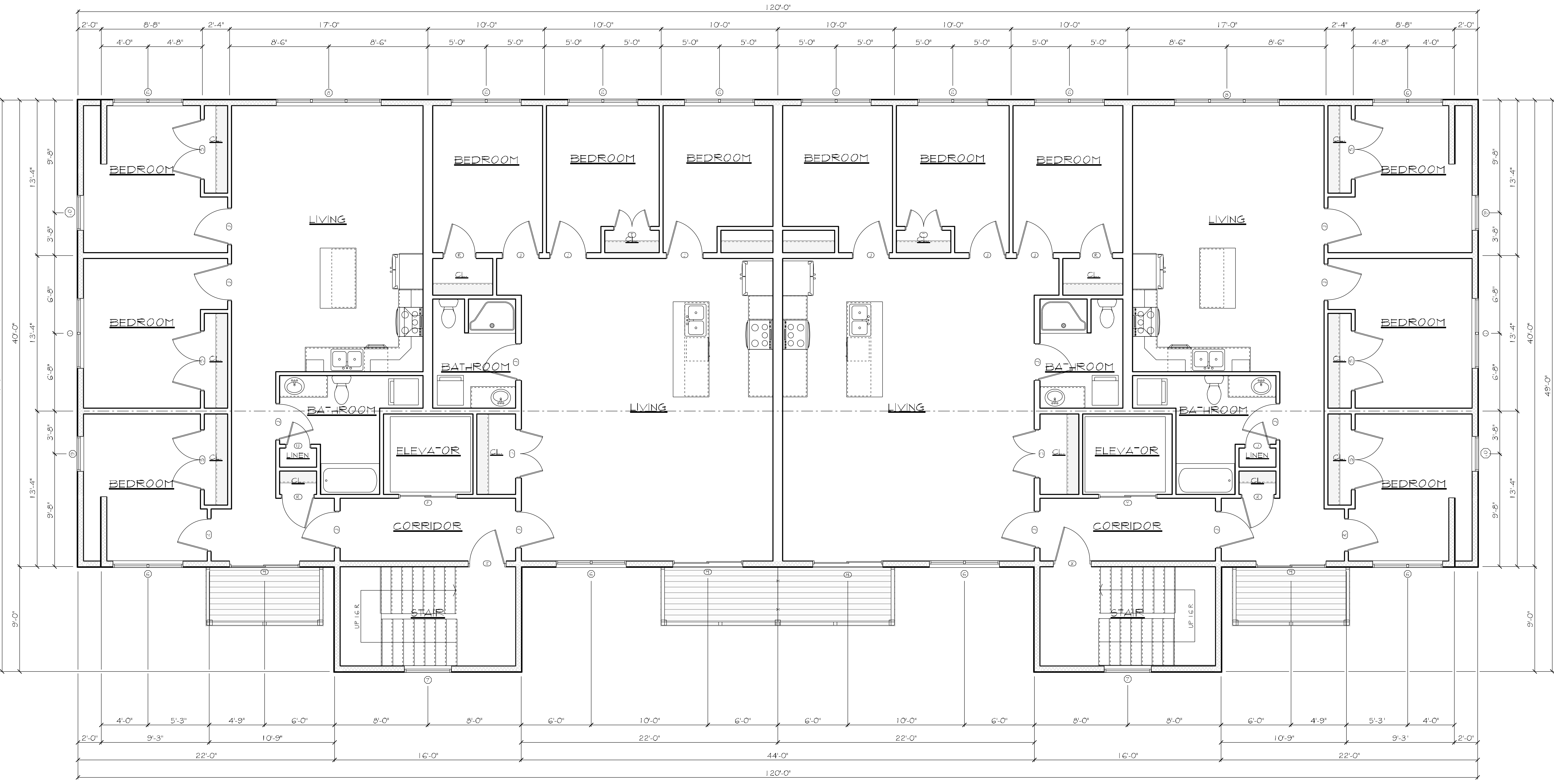


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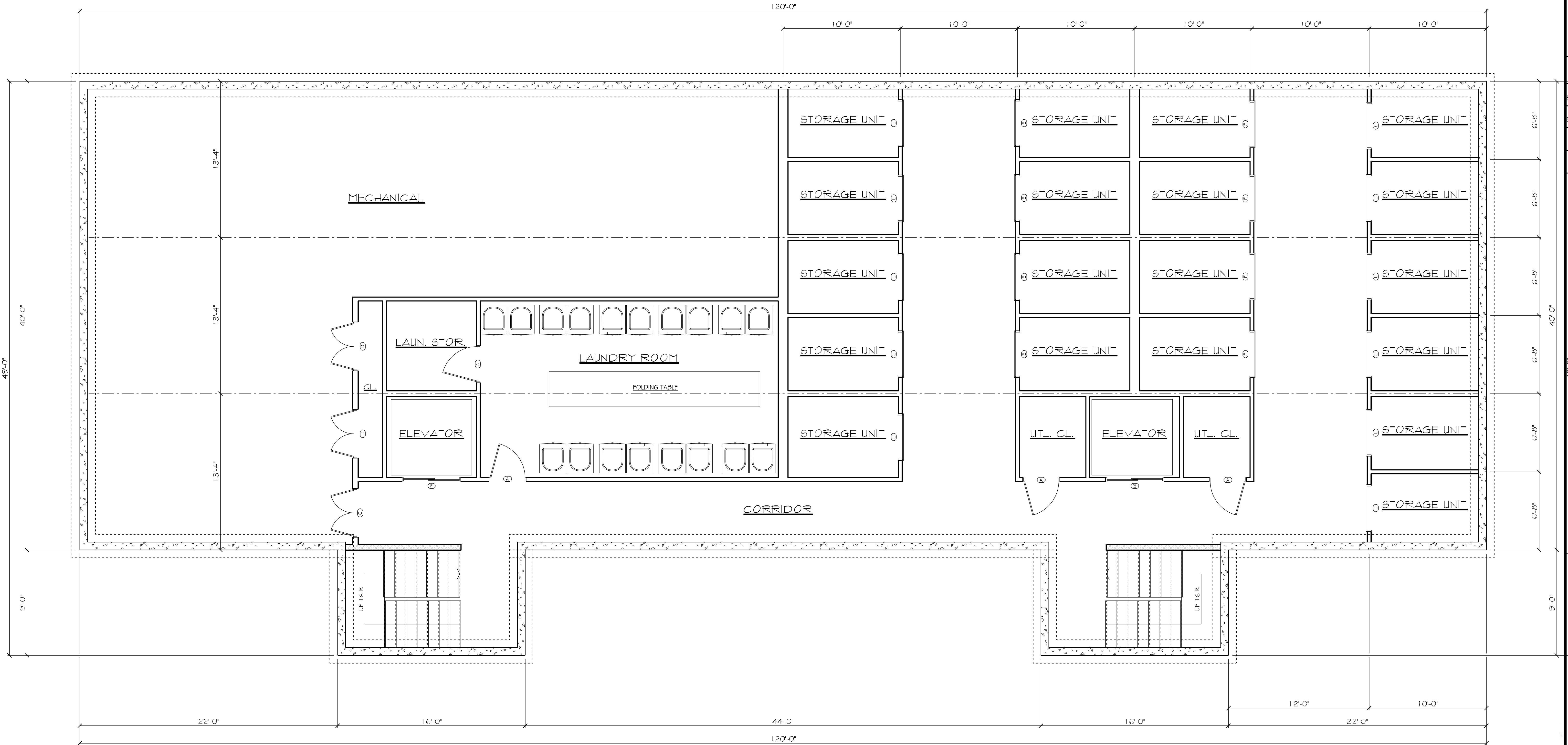
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FIFTH FLOOR
 SCALE: 1/4" = 1'-0"

- NOTES:
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BASEMENT
SCALE: 1/4" = 1'-0"

NOTES:

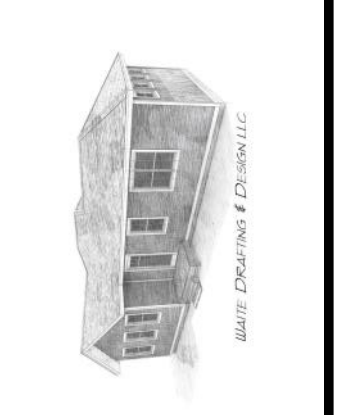
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2. ALL INTERIOR WALLS ARE DIMENSIONED FROM THE CENTER OF THE STUD
3. BEARING WALLS MAY BE DIMENSIONED TO CENTER OF STUD OR OUTER SIDE OF FRAMING
4. CONCRETE WALL THICKNESSES ARE 8" U.N.O.
5. ALL STUD WALLS ON CONCRETE TO HAVE PT BOTTOM PLATE
6. MIN. 4' CONCRETE WALL UNDER ALL WALKOUT BASEMENT STUD WALLS
7. EXTERIOR WALLS ARE 2X6 UNLESS NOTED OTHERWISE
8. INTERIOR WALLS ARE 2X4 UNLESS NOTED OTHERWISE
9. ALL FOOTING SIZES TO BE VERIFIED BASED ON SOIL BEARING CONDITIONS
10. CONCRETE STEPS IN WALKOUT/DAYLIGHT BASEMENT ARE SHOWN FOR ILLUSTRATIVE PURPOSES, VERIFY IN FIELD.

SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: 10/4/2023
PAPER: ARCH D 24"x36"

REVISIONS	
REV 1	REV 4
8-11-23	RF 1
REV 2	REV 3
8-31-23	RF 2
REV 3	REV 4
REV 4	REV 1

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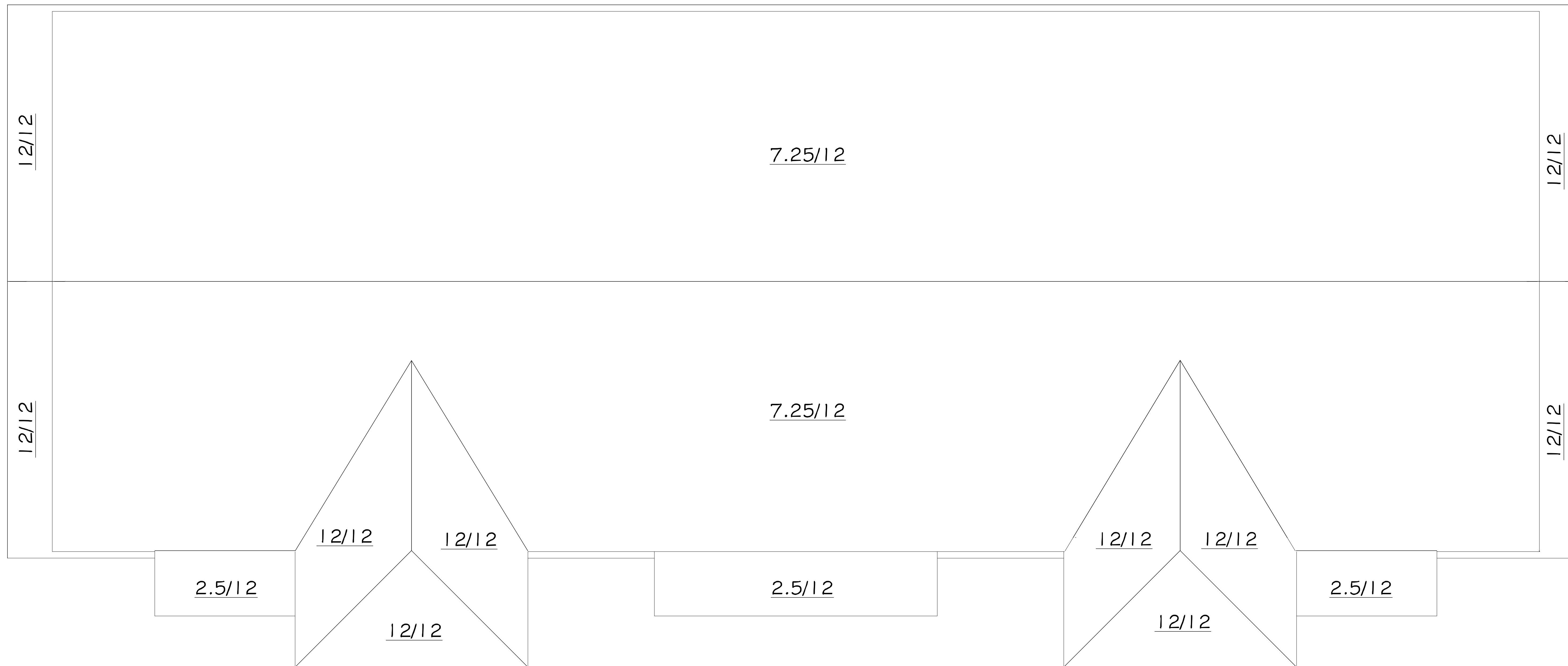
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ROOF
SCALE: 1/4" = 1'-0"

- NOTES:
1. ALL OVERHANGS 1'-0" U.N.O.
 2. STANDARD FASCIA DEPTH IS 5 1/2"
 3. IF NECESSARY, TRUSS DESIGNS TO BE RAISED HEEL TO ALLOW FOR INSULATION AS REQUIRED BY CODE

SCALE: 1/4" = 1'-0"
DRAWN BY:
DATE: 10/4/2023
PAPER: ARCH D 24" x 36"

REVISIONS

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F8

NOT FOR CONSTRUCTION



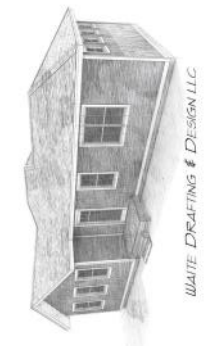
- NOTES:
1. ELEVATIONS MAY NOT FULLY SHOW CONCRETE WALLS AND/OR FOOTINGS
 2. DIMENSIONS TO RIDGE ARE TAKEN FROM TOP OF CONCRETE WALL U.N.O.
 3. MAIN FLOOR HOUSE AND GARAGE WALL FRAMING WILL HAVE THE SAME TOP ELEVATION U.N.O.
 4. VERIFY WINDOW SIZES, SHAPES, & GRILLE PATTERNS
 5. TRAPEZIOD WINDOWS TO BE ORDERED AFTER OPENINGS HAVE BEEN FRAMED.
 6. GARAGE DOORS, EXTERIOR DOORS, WINDOWS, AND VENTS SHOWN ARE FOR ILLUSTRATIVE PURPOSES. ACTUAL DOORS AND WINDOWS PER OWNER SELECTION.
 7. CONCRETE BONDOUTS FOR GARAGE DOORS MAY VARY DEPENDING ON GRADE.

SCALE: As Noted
 DRAWN BY:
 DATE: 10/4/2023
 PAPER: ARCH D 24"x36"

REVISIONS	
REV	REV 1
8-11-23	
REV 1	REV 2
8-31-23	
REV 2	REV 4
REV 3	REV 1

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 22-092

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STATUS:
 NFC

PAGE:
 EL1

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CONSTRUCTION SPECIFICATIONS OVERVIEW

WALL HEIGHTS:

WALL ASSEMBLY:

1ST FLOOR SYSTEM:

2ND FLOOR SYSTEM:

ROOF ASSEMBLY:

FOUNDATION:

**NOTE: PLEASE REVIEW AND NOTIFY DESIGNER OF CHANGES IN SPECIFICATIONS PRIOR TO CONSTRUCTION

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INFORMATION CONTAINED ON THIS PAGE TO BE CONSIDERED
PRELIMINARY UNTIL SET IS DESIGNATED AS 'FINAL' OR 'ISSUED FOR PERMITTING'

AREA SCHEDULE

NAME	AREA
FOOTPRINT	4800 sq ft.

EXTERIOR DOOR SCHEDULE

OPENING ID	COUNT	PRODUCT CODE	WIDTH	HEIGHT	HINGE	U-VALUE	SHGC	COMMENT
G	1	36X80 GLASS 1	3' 0"	6' 8"	R	0.310	0.400	
X	1	36X80 PLAIN 1	3' 0"	6' 8"	R	0.310	0.400	
X	1	36X80 PLAIN 1	3' 0"	6' 8"	L	0.000	0.400	
G	1	36X80 GLASS 1	3' 0"	6' 8"	L	0.310	0.400	
J	3	36X80 COLONIAL A 1	3' 0"	6' 8"	R	0.000	0.400	
A	1	36X80 PLAIN 1	3' 0"	6' 8"	R	0.000	0.400	
A	1	36X80 PLAIN 1	3' 0"	6' 8"	L	0.000	0.400	
I	1	36X80 GLASS 1-MODIFIED	6' 0"	6' 8"	LR	0.310	0.400	
J	3	36X80 COLONIAL A 1	3' 0"	6' 8"	L	0.000	0.400	
H	18	72X80 SLIDING GLASS 2	6' 0"	6' 8"	NL	0.430	0.400	

INTERIOR DOOR SCHEDULE

OPENING ID	TYPE	COUNT	WIDTH	HEIGHT	HINGE	COMMENT
A	DOOR	7	3' 0"	6' 8"	R	
A	DOOR	8	3' 0"	6' 8"	L	
B	SLIDING DOOR	1	5' 0"	6' 9 1/2"	NN	
C	DOOR	1	4' 0"	6' 8"	LR	
D	DOOR	10	4' 0"	6' 8"	LR	
F	SLIDING DOOR	6	5' 0"	6' 9 1/2"	NN	
J	DOOR	37	3' 0"	6' 8"	L	
J	DOOR	38	3' 0"	6' 8"	R	
K	SLIDING DOOR	1	5' 0"	6' 9 1/2"	NN	
L	SLIDING DOOR	4	4' 0"	6' 9 1/2"	NN	
M	SLIDING DOOR	1	4' 0"	6' 9 1/2"	NN	
N	SLIDING DOOR	1	4' 0"	6' 9 1/2"	NN	
O	SLIDING DOOR	1	4' 0"	6' 9 1/2"	NN	
P	SLIDING DOOR	1	4' 0"	6' 9 1/2"	NN	
Q	SLIDING DOOR	1	5' 0"	6' 9 1/2"	NN	
R	DOOR	12	2' 8"	6' 8"	L	
R	DOOR	12	2' 8"	6' 8"	R	
S	DOOR	24	5' 0"	6' 8"	LR	
T	DOOR	14	3' 0"	6' 8"	LR	
U	DOOR	4	2' 0"	6' 8"	L	
U	DOOR	4	2' 0"	6' 8"	R	
V	SLIDING DOOR	1	5' 0"	6' 9 1/2"	NN	
W	SLIDING DOOR	1	5' 0"	6' 9 1/2"	NN	
Y	SLIDING DOOR	1	5' 0"	6' 9 1/2"	NN	

WINDOW, DOOR, & OPENING NOTES:

1. WINDOW BRAND & SERIES:
2. DOOR BRANDS & SERIES:
3. ALL U-FACTORS & SHGC BASED ON PUBLISHED PERFORMANCE DATA. ACTUAL PERFORMANCE VALUES MAY VARY BASED ON SELECTIONS OF GLASS, GRILLES & OTHER OPTIONS.
4. ONLY NEW OPENINGS ARE CONTAINED IN SCHEDULE, EXISTING OPENINGS ARE NOT LISTED
5. VERIFY HINGE SIDES OF ALL DOORS AND CASEMENT WINDOWS PRIOR TO ORDERING.
6. WINDOW & DOOR INFORMATION WILL VARY BASED ON WINDOW LINE AND OPTIONS CHOSEN, VERIFY

WINDOW SCHEDULE

PRODUCT CODE	COUNT	OPENING ID	WIDTH	HEIGHT	EGRESS	U-VALUE	SHGC	COMMENT
6050 CSMT LR	70	1	6' 0"	5' 0"	No	0.430	0.400	
3020-2 FIXED	7	2	6' 0"	2' 0"	No	0.430	0.400	
9020-3 FIXED	1	3	9' 0"	2' 0"	No	0.430	0.400	
4050 FIXED	8	4	4' 0"	5' 0"	No	0.430	0.400	
9050 CSMT LXR	6	5	9' 0"	5' 0"	No	0.430	0.400	
6040 CSMT LR	12	6	6' 0"	4' 0"	No	0.430	0.400	
4040 CIR FIXED	2	7	4' 0"	4' 0"	No	0.430	0.400	
9040 CSMT LXR	2	8	9' 0"	4' 0"	No	0.430	0.400	
3050 CSMT R	2	9	3' 0"	5' 0"	No	0.430	0.400	
3050 CSMT L	2	10	3' 0"	5' 0"	No	0.430	0.400	

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CORE ZONING CODE

ARTICLE 7, ADMINISTRATION

22. DEMOLITION OF HISTORIC ASSETS

1. PURPOSE

- a. To protect significant historic structures and sites from demolition, neglect, or disturbance;
- b. To facilitate the relocation or salvage of historic structures deemed ineligible for National Register nomination, as an alternative to demolition;
- c. To facilitate the permanent protection of a historic structure or site by providing an opportunity for third party acquisition of the site;
- d. To facilitate the archaeological recovery of any historic artifacts; and,
- e. To provide an opportunity for documentation of historic structures ineligible for National Register nomination, where demolition, salvage or relocation is intended.

2. APPLICABILITY

- a. The provisions of this Code apply to ~~the entirety of all~~ structures ~~which, in whole or in part,~~ existing on or before January 1, 1900 and sites with known or suspected historic or pre-historic settlement ~~pre-dating~~ 1900.

3. AUTHORITY

- a. The Code Enforcement Officer shall review and approve all demolition permits, and consult with the Newcastle Historical Society or equal party as needed.

4. PROCEDURE

- a. Demolition of Historic Structure:
 - i. ~~No part of A~~an historic structure may ~~not~~ be demolished for a period no less than 90 days from the time that an applicant sends a letter to request determination by Maine Historic Preservation Commission whether a structure is eligible for the National Register of Historic Places or is a contributing structure to an eligible Historic District. The 90 day delay period commences on the date proof of mailing to Maine Historic Preservation Commission is provided to the Office of the Code Enforcement Officer.
 - ii. An applicant shall obtain a letter from Maine Historic Preservation Commission or from a qualified historic preservation consultant as to whether the structure is ELIGIBLE for the National Register of Historic Places or as a contributing structure to an eligible Historic District. (To be “eligible” is only an opinion; it is not an application process.);

- iii. If the structure is estimated to be eligible, no demolition is permitted. If the owner wishes to formally apply to the Register and ~~the~~^{his} property is declined, the status of the property shall be reconsidered;
 - iv. Any structure existing on or before **January 1, 1900** that is not considered eligible for the National Register shall be advertised by the owner as available for free, offering to the general public the structure to be moved or scrapped for salvage materials at ~~the acceptor's~~^{his/her} expense. The advertisement shall appear in a newspaper of local circulation, a minimum of two times per month, for a period no less than 90 days. Any other interested party may advertise the building during those 90 days; and,
 - v. During the 90 day time period, the Newcastle Historical Society or equal party shall be permitted by the owner to document the structure inside and out prior to the structure's relocation or destruction.
- b. Demolition of Historic Structure Due to Neglect: At any time, any party may raise concerns of historic structural neglect to the Code Enforcement Officer.
- i. Staff may investigate concerns of historic structural neglect and issue a notice of violation to a property owner who allows a structure to suffer structural failure as a result of exposure, and issue fines; and,
 - ii. Alternatively, the Town may make minimal repairs to the structure to prevent it from deteriorating further and bill the owner for the incurred costs. Any unpaid fines or **costs of** repairs will be placed in lien against the property.
- c. Demolition or Disturbance of Historic Archaeological Resources:
- i. An applicant shall obtain a letter from Maine Historic Preservation Commission or from a qualified historic archaeologist as to whether the site may contain historic archaeological resources and is ELIGIBLE for the National Register of Historic Places or as a contributing site to a Historic District. (To be "eligible" is only an opinion; it is not an application process);
 - ii. If the site is estimated to be eligible, no demolition or disturbance is permitted. If the owner wishes to formally apply to the Register and his/her property is declined, the status of the property shall be reconsidered;
 - iii. If the site is estimated not to be eligible, the town may withhold issuing a demolition permit for a period of 90 days, during which time the Newcastle Historical Society or equal party shall be permitted by the owner to document the site and perform archaeological test digs; and,
 - iv. If significant artifacts are discovered, the Newcastle Historical Society or equal party may petition the Town of Newcastle to extend demolition for a period of up to 1 year to facilitate recovery and documentation of artifacts.

CORE ZONING CODE

ARTICLE 2, DISTRICT STANDARDS

2. LOTS

A. PURPOSE

1. To provide a clear and flexible system for creating lots that reflect the character of a neighborhood.

B. APPLICABILITY

1. Applies to all projects that create new lots with actual or virtual lot lines.

C. GENERAL

1. All newly created lots must ~~have a lot line~~ abutting a Public Road or Private Road ~~which conforms with~~ ~~per~~ the Newcastle Driveway, Road, and Entrance Ordinance.
 - a. Newly created lots shall retain the District designation of the original lot.
 - b. New insular lots are prohibited, unless created with a deeded ~~2450~~ ft wide right-of-way to a Public or Private Road.
 - i. Newly created insular lots wholly held in a nonpublic conservation easement may reduce the right-of-way width access standard to 10 ft for non-vehicular access. Subsequent removal of the lot from the conservation easement shall create a legal non-conformity.
 - c. New flag lots are prohibited.
2. Land may be platted to create new corner lots, insular lots, through lots, or waterfront lots.
3. Any lot type that has not been described by this Code may not be developed except by special permit.
4. Lots must be platted as follows:
 - a. The front lot line must be located along the primary road, or water body.
 - b. For newly created corner lots or through lots that abut two roads, the primary frontage shall be along the Public or Private Road of greatest significance.

Definition of Flag Lot:

A building lot that has frontage along a private or public road which is narrower than the minimum permitted lot width or frontage line length for the district in which it is located. The term "Flag Lot" does not refer to the shape of a lot. Lots may take the shape of a flag provided they meet the standards of the district in which it is located.

CORE ZONING CODE

ARTICLE 7, ADMINISTRATION

11. LARGE PROJECT PLAN

A. PURPOSE

1. To provide for the review of projects including the development of individual buildings, modifications to buildings, changes or alterations made to a site, or other projects that may have the potential to create significant offsite impacts, according to the applicability standards below.
2. The Large Project Plan approval process provides an applicant with the opportunity to submit architectural, site, landscaping, or engineering plans so that compliance to the standards of this Code can be determined.

B. APPLICABILITY

1. Projects that **can reasonably be expected to create significant on- or off-site impact.**
 - a. On-site significant impacts may include but are not limited to excavation, grading, or blasting; noise, glare, or smell; and,
 - b. Off-site significant impacts may include but are not limited to existing utilities, stormwater infrastructure or alterations within the road right-of-way.
2. All new buildings and accessory buildings over 10,000 sf in gross floor area.
3. Building renovations over 10,000 sf in gross floor area.
4. **The creation of 18 or more dwelling units.**
5. Site improvements creating more than ~~5020~~ parking spaces.
6. Changes to a nonconforming lot, use, structure, site improvement, if the subject property is over 10 acres in lot area.
7. Building groups that do not trigger subdivision.

12. SUBDIVISION

A. PURPOSE

1. To allow for the orderly development of a parcel of land into new dwelling units and lots, and roads that provide access to them.
2. To comply with MRSA, Title30-A, Chapter187, Section 4401 et.seq.

B. APPLICABILITY

1. The division of a parcel of land into 3 or more lots within any 5 year period that begins on or after September 23, 1971.
~~The division of structures into 3 or more dwelling units.~~
~~The construction or placement of 3 or more dwelling units.~~
~~The division of an existing structure used for commercial or industrial use into 3 or more dwelling units.~~
2. The division of a parcel of land, through the use of virtual lot lines, into 3 or more virtual lots.
3. Construction of roads.
4. Installation of utility services.