January 9, 2020

Greg Caldwell
PB Chair
1081 Pond Road
Mt Vernon, ME 04352

Dear Greg Caldwell:

As required by the Town of Mt Vernon Land Use Ordinance this letter is to notify you that Camp Laurel will present a Site Plan Review Application for 1) Replacement of the “Birches” cabin; and 2) Replacement of the “Log Cabin” to the Mt Vernon Planning Board at its scheduled meeting at the Dr Shaw Memorial Library, Tuesday January 21, 2020 @ 7 PM.

Sincerely,

[Signature]

For
Camp Laurel
APPLICATION FOR SITE PLAN REVIEW
CAMP LAUREL

"BIRCHES REPLACEMENT (SEQUOIA)"
&
"LOG CABIN REPLACEMENT (PAVILION)"

MAP R10 LOT 39
MT. VERNON, ME

SUBMITTED BY:

Keith Klein
Keith Klein LLC
d/b/a CAMP LAUREL
Owner

Prepared by:
John Archard LSE
Alternatives In Design
197 Davis Road
Vienna, ME 04360
TABLE OF CONTENTS

Town of Mount Vernon Application-Site Plan Review

Section 1. Applicant Information & Project Summary 3
Section 2. Existing Soil Conditions 8
Section 3. Abutting Owner Information 9
Section 4. Perimeter Survey 15
Section 5. Vehicle Ingress & Egress 17
Section 6. Drainage Information 17
Section 7. Existing & Finale Grade Elevations 17
Section 8. Site Location Map 18
Section 9. Erosion & Sedimentation Plan 23
Section 10. Financial Capacity 24

APPENDIX

Authorization Letter 26
Corporate Registration 27
Birches footprints 28
Pavilion Footprint and Elevations 31
Impervious Area Inventory 33
Town of Mount Vernon Application  
SITE PLAN REVIEW  
BIRCHES & LOG CABIN REPLACEMENTS  

Applicant Information  

1. Name of Property Owner: Keith Klein & Keith Klein LLC d/b/a Camp Laurel  
   Address: P.O. Box 327  
   Readfield, Maine 04355  

   Keith Klein & Keith Klein LLC d/b/a Camp Laurel  
   Winter Address: P.O. Box 508  
   Westport, CT 06881  

2. Name of Applicant: John Archard LSE, for Keith Klein & Keith Klein LLC  
   Address: 197 Davis Road  
   Vienna, ME 04360  
   Telephone: 207-293-2674  

3. If applicant is a corporation, check if licensed in Maine ☑, and attach a copy of State's Registration.  
4. Name of applicant's authorized agent: John Archard  
   Address: 197 Davis Road  
   Vienna, ME 04360  
   Telephone: 207-293-2674  

5. Name of Land Surveyor, Engineer, Architect or others preparing plan  

Main-Land Development Consultants, Inc. (successor to Dan Harriman files)  
Robert (Bob) L. Berry III, P.E.  
Owner/President  
Livermore Falls, ME 04254  
Tel: 207-897-6752  

Richard Renner Architects  
133 S Main Street  
Sherborn, MA 01770  
508-651-2385  
Portland, ME 207-773-9699  

6. Person and address to which all correspondence regarding this application should be sent  

   John Archard, LSE  
   197 Davis Road  
   Vienna, ME 04360
7. What legal interest does the applicant have in the property to be developed? (ownership, option, purchase & sales contract, etc.) Attach evidence of interest.

**Keith Klein & Keith Klein LLC - Owners**

8. What interest does the applicant have in any abutting property?

**Keith Klein & Keith Klein LLC – own lots 39 (abuts lot 31) Lt 38 (abuts lot 39) and Lot 35A, Lot 40**

**Land Information**

9. Location of Property (from County Reg. of Deeds): Book ___ Page ___
   (from Tax Maps) Map R10 Lot(s)39.

10. Current zoning of property: Rural

11. Is any portion of the property within 250 feet of high water mark of a pond, stream, or wetland? Yes ☐ No ☐

12. Acreage to be developed: 3426 sq. ft.

13. Indicate the nature of any restrictive covenants to be placed in the deeds: None 

14. Identify existing use(s) of land, (farmland, woodlot, etc.)

   Children’s Camp

15. Does the parcel include any water Bodies? Yes ☑ No ☐

16. Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency?

   Yes ☐ No ☑

17. List below the names and addresses of abutting property owners and owners across the road:

   Name Address

   See Section 3.

**General Information**

18. Proposed name of development: 1- SEQUOIA

   2- PAVILION

19. Anticipated date for construction: September 2020

20. Anticipated date of completion:
May 2021

21. Identify method of sewage disposal to the proposed development.
   ______ individual septic, tanks (Attach test pit analyses.)
   ______ central on-site disposal with distribution lines. (Attach test pit analyses.)
   ______ connection to public sewer system
   __ X __ other, please state alternative See Section 2.

22. Identify method of fire protection in the proposed development.
   ______ hydrants connected to the public water system
   ______ dry hydrants located in an existing pond or water body
   ______ existing fire pond
   __ X __ other, please state alternative MVFD

23. Does the applicant propose to dedicate to the public any streets, recreation, or common lands?
   If any: street(s)  Yes ☐ No ☒
   recreation area(s) Yes ☐ No ☒
   common land(s)  Yes ☐ No ☒

   Estimated length
   Estimated acreage
   Estimated acreage

28. Does the applicant intend to request waivers of any of the submission requirements? If yes, list them and state reasons for the request. Perimeter Survey- fall survey is on file from previous projects, survey of project site is included.

25. An application base fee of $50.00 is payable by check to the municipality.

26. Is any portion of the property located over a sand or gravel aquifer, as mapped by the Maine Geological Survey? No

27. Existing soil conditions.
   **Kennebec County Medium Intensity Soil Survey**
   **Site Topographical Survey**

28. Site map shall include the following data requirements as a minimum (Sect. VI)
   1) property lines and lot numbers of all properties abutting the development.
   2) location of all buildings, parking, roads, etc.
   3) entrance to main roads,
   4) all existing and proposed roads.
   5) location of all drainage facilities.
   6) 10 foot contour intervals unless specified by Planning Board.
   7) location of aquifers,
   8) Location of all water bodies, watercourses or wetlands within in 1000 foot of the development
9) landscape layout.
10) outdoor lighting.

29. Copy of the following:
   1) perimeter survey
   2) sedimentation and erosion control plan
   3) summary and scope of activities to be undertaken on the site
   4) proof of notification to abutters and Town Officials
   5) proof of adequate financial and technical capacity

30. List amount and type of raw, finished or waste materials to be stored outside.
    None

31. Will incineration devices be used? No

32. List all machinery likely to generate noise greater than 50db. None

   To the best of my knowledge, all the above stated information submitted in this application is
   true and correct.

   ____________________________________________  (date)
   (signature of applicant)

Planning Board Action
____Approved
____Approved with Conditions
____Tabled for Additional Information
____Denied

Date ______________

Planning Board Signatures
   ____________________________________________
   ____________________________________________
   ____________________________________________

Conditions:


SECTION 1. APPLICANT INFORMATION & PROJECT SUMMARY

OWNER: Keith Klein
Keith Klein LLC
d/b/a Camp Laurel
P0 Box 327
Box 508
Readfield, ME 04355
Westport, Connecticut 06881
(207) 685-4945
203.227.8866

AGENT: John Archard S.E.
d/b/a Alternatives In Design Ltd.
197 Davis Road
Vienna, ME 04360

PROJECT SUMMARY:

The attached application is for:

SEQUOIA (REPLACE BIRCHES)

Total Impervious Expansion= 1120 sf
Total impervious area to be removed “BIRCHES” = -1032 sq ft
Net increase of impervious area=88 sq ft

PAVILION (REPLACE LOG CABIN)

Total impervious expansion= 5817 sf
Total impervious area to be removed “Log Cabin” =2391 SF
Total impervious area to be removed “Log Cabin Decks” =5646-7 SF
Net increase of impervious area building only= 3426 sq ft
Net increase of impervious area building & decks= - 2821 sq ft

The projects will slightly increase the Birches cabin footprint to the new Sequoia cabin. The use will remain the same as a living space for younger boys and counselors. There is no increase in camper enrolment. The Pavilion replaces the “Log Cabin” and the use will be the same use for rainy day activities, snack bar and tutoring rooms.

The project will not generate an increase in vehicular traffic nor involve any increase in enrollment.

Exterior lighting will be designed to have minimal impact on abutting property or roads. No lights will exceed .1 foot candles at the property line.
SECTION 2. EXISTING SOIL CONDITIONS

Camp Laurel is served by an existing DEP licensed (MEPDES) Permit # MEU 503269 Maine Waste Discharge License (WDL) Application # W003269-5|C-R spray irrigation system. The license allows a discharge of up to 30,000 gallons per day of treated septic tank effluent by means of spray irrigation. Primary treatment is accomplished by anaerobic septic tank activity with secondary treatment occurs in an engineered storage lagoon providing 30 day retention time for licensed flow. Tertiary and final treatment is accomplished by normal biological activity in the soils of the spray field.

The waste discharge license requires that monitoring wells around the perimeter of the system be sampled and tested.

The current project maintains the amount of wastewater generated within the licensed discharge.

A copy of the license has been filed with the Planning Board.
SECTION 3. ABUTTING OWNER INFORMATION
<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Company Name</th>
<th>Address Line 1</th>
<th>Address Line 2</th>
<th>City</th>
<th>State</th>
<th>ZIP Code</th>
<th>Map</th>
<th>Lot</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pamela</td>
<td>Hennessey</td>
<td></td>
<td>36 Kenduskeag Road</td>
<td></td>
<td>Levant</td>
<td>ME</td>
<td>04456</td>
<td>R10</td>
<td>37</td>
</tr>
<tr>
<td>Patrick &amp; Daniel</td>
<td>Dodge</td>
<td></td>
<td>48 Harlie Woods Rd</td>
<td></td>
<td>Duram</td>
<td>ME</td>
<td>004222</td>
<td>R10</td>
<td>35</td>
</tr>
<tr>
<td>James &amp; Deanna</td>
<td>Christianson</td>
<td></td>
<td>394 Desert Pond Road</td>
<td></td>
<td>Mt. Vernon</td>
<td>ME</td>
<td>04352</td>
<td>R10</td>
<td>43</td>
</tr>
<tr>
<td>Robert</td>
<td>Miner</td>
<td></td>
<td>918 Pond Road</td>
<td></td>
<td>Mt. Vernon</td>
<td>ME</td>
<td>04352</td>
<td>R9</td>
<td>4</td>
</tr>
<tr>
<td>Linwood Reay &amp;</td>
<td>Michael Callihan</td>
<td></td>
<td>PO Box 323</td>
<td></td>
<td>Readfield</td>
<td>ME</td>
<td>04355</td>
<td>R9</td>
<td>5</td>
</tr>
<tr>
<td>George Morse &amp;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kristine &amp; Roger</td>
<td>Spear</td>
<td></td>
<td>28072 Cavendish Court</td>
<td></td>
<td>Bonita Springs</td>
<td>FL</td>
<td>34135</td>
<td>R9</td>
<td>6-7</td>
</tr>
<tr>
<td>Sarah J</td>
<td>Conefry Caban</td>
<td></td>
<td>513 Desert Pond Rd</td>
<td></td>
<td>Mt. Vernon</td>
<td>ME</td>
<td>04352</td>
<td>R9</td>
<td>8</td>
</tr>
<tr>
<td>Jeffrey B Dehaven &amp;</td>
<td>Diane Chick</td>
<td></td>
<td>PO Box 151</td>
<td></td>
<td>Kents Hill</td>
<td>ME</td>
<td>04349</td>
<td>R10</td>
<td>41</td>
</tr>
<tr>
<td>Ann C. &amp; David E</td>
<td>Harriman</td>
<td></td>
<td>PO Box 337</td>
<td></td>
<td>Readfield</td>
<td>ME</td>
<td>04355</td>
<td>R10</td>
<td>31-4</td>
</tr>
<tr>
<td>Joseph E &amp; Susan M.</td>
<td>Lemieux</td>
<td></td>
<td>465 Desrt Pond Rd</td>
<td></td>
<td>Mt. Vernon</td>
<td>ME</td>
<td>04352</td>
<td>R9</td>
<td>4A</td>
</tr>
<tr>
<td>Richard &amp; Amanda</td>
<td>Smith</td>
<td></td>
<td>15 Gordon Rd</td>
<td></td>
<td>New Sharon</td>
<td>ME</td>
<td>04955</td>
<td>U10</td>
<td>5</td>
</tr>
<tr>
<td>Eric &amp; Theresa</td>
<td>Johnson</td>
<td></td>
<td>24 Johnson Dr</td>
<td></td>
<td>Norton</td>
<td>MA</td>
<td>02766</td>
<td>R10</td>
<td>34</td>
</tr>
<tr>
<td>Selectmen</td>
<td></td>
<td></td>
<td>Town Office</td>
<td>North Rd</td>
<td>Mt. Vernon</td>
<td>ME</td>
<td>04352</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dana</td>
<td>Dunn</td>
<td>Fire Chief</td>
<td>PO Box 144</td>
<td></td>
<td>Mt. Vernon</td>
<td>ME</td>
<td>04352</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Andrew</td>
<td>Marble</td>
<td>CEO</td>
<td>Town Office</td>
<td>North Rd</td>
<td>Mt. Vernon</td>
<td>ME</td>
<td>04352</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Greg</td>
<td>Caldwell</td>
<td>PB Chair</td>
<td>1081 Pond Rd</td>
<td></td>
<td>Mt. Vernon</td>
<td>ME</td>
<td>04352</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lee</td>
<td>Dunn</td>
<td>Road Commissioner</td>
<td>Town Office</td>
<td></td>
<td>Mt. Vernon</td>
<td>ME</td>
<td>04352</td>
<td></td>
<td></td>
</tr>
<tr>
<td>William &amp; Christina</td>
<td>Latham</td>
<td></td>
<td>1333 Pond Rd</td>
<td></td>
<td>Mt. Vernon</td>
<td>ME</td>
<td>04352</td>
<td>R10</td>
<td>32-4</td>
</tr>
</tbody>
</table>
Camp Laurel
C/o John Archard
Alternatives In Design
197 Davis Road
Vienna, ME 04352

January 9, 2020

Selectmen

Town Office North Rd
Mt Vernon, ME 04352

Dear Sir or Madam,
As required by the Town of Mt Vernon Land Use Ordinance this letter is to notify you that Camp Laurel will present a Site Plan Review Application for 1) Replacement of the “Birches” cabin; and 2) Replacement of the “Log Cabin” to the Mt Vernon Planning Board at its scheduled meeting at the Dr Shaw Memorial Library, Tuesday January 21, 2020 @ 7 PM.

Sincerely,

[Signature]

For
Camp laurel

For
Camp laurel
SECTION 4. PERIMETER SURVEY
(See Attached Site Plan)
SECTION 5.
VEHICLE
INGRESS & EGRESS

Findings: The proposed project will have no traffic impact. During the camping season no vehicular traffic is permitted into the camp other than official or emergency vehicles. All visitor & staff parking and deliveries will use existing facilities on the east side of Rte 41. Parking on the road is required on one day during the season for parents’ visitation. Camp Laurel has installed flashing lights to warn oncoming traffic of camp vehicular and foot traffic crossing the road.

Conclusion: Sight distance in both directions meet or exceed the minimums recommended in Section 6(E)(8). There are areas within 1/2 mile of the proposed entrance that are less than the minimum 175’ site distance required.

SECTION 6. DRAINAGE INFORMATION

The project anticipates <.5% overall increase in impervious area. The sites are already cleared and there is no excavation for the Birches/Sequoia as the cabin will be on posts.

During construction BMP’s consistent with the Maine Erosion and Sedimentation Control Handbook for Construction will be employed.

SECTION 7. EXISTING & FINAL GRADE ELEVATIONS

Existing elevations are as shown on the site plan.

The finish ground elevation of the proposed SEQUOIA/BIRCHES will be as shown on the plan 350+/- ft.

The finish ground elevation of the proposed PAVILION will be as shown on the plan 390+/- ft.
SECTION 8. SITE LOCATION MAP

DeLorme Topo USA® 7.0
Data use subject to license.
© DeLorme. DeLorme Topo USA® 7.0.
www.delorme.com
TN
MN (15.5°W)
0 80 160 240 320 400
0 20 40 60 80 100
ft
m
SECTION 9. EROSION & SEDIMENTATION PLAN

**Methodology:** All proposed erosion control methods are consistent with the BMP's illustrated in the "Maine Erosion & Sediment Control Handbook for Construction".

**Scope:** The project will maintain some existing tree growth and either relocate or plant new trees down slope of the area to be developed.

The following controls will be implemented to control runoff.

**Temporary Erosion Controls:**

- Any disturbed area shall be reseeded, mulched, or rip rapped pursuant to Section 6(E)(12).

- Temporary Silt fence and/or hay bales shall be installed, as shown in the typical installations, see Appendix, by the contractor, before any excavation begins.

- Silt fence must remain in place, be inspected daily and be maintained until the entire site is stabilized by:
  - The growth of seeded grass, or:
  - Placement of any required rip-rap

Mulch & Seed disturbed areas
SECTION 10.
FINANCIAL CAPACITY

Keith Klein & Keith Klein LLC do business as Camp Laurel. Camp Laurel is a viable business concern with all adequate financial wherewithal to complete this project. All financing for this project is secured and technical support for the construction has been finalized.
Appendix
January 23, 1999

Town of Mt. Vernon
Town Office
Mt. Vernon, ME 04352

RE: Authorization of Representation

Dear Town Official,

Please be advised that John Archard S.E. d/b/a Alternatives in Design is authorized to represent S & K Properties Inc. d/b/a Camp Laurel in any land use proceeding that may come before the Town. This authorization includes Mr. Archard’s signature for any permit application that may be submitted. This authorization remains valid until the Town is notified that it has been rescinded.

Sincerely,

[Signature]

Keith Klein
S & K Properties

cc: John Archard S.E.
Information Summary

This record contains information from the CEC database and is accurate as of: Fri Jan 11 2013 09:35:58. Please print or save for your records.

Legal Name: KEITH KLEIN PROPERTIES LLC
Charter Number: 20052631DC
Filing Type: LIMITED LIABILITY COMPANY (DOMESTIC)
Status: GOOD STANDING

Filing Date: 03/21/2005
Expiration Date: N/A
Jurisdiction: MAINE

Other Names: (A=Assumed ; F=Former)
NONE

Clark/Registered Agent:
GREGORY J FARRIS
PO BOX 120
GARDNER, ME 04345

Click on a link to obtain additional information.

List of Filings: View list of filings
Obtain additional information:
Additional Addresses: Plain Copy
Certificate of Existence (map only): Short Form without amendments ($30.00)
PROPOSED SEQUOIA
$1/8" = 1'$
## Camp Laurel Impervious Area Inventory 1/14/2020

**BIRCHES & LOG CABIN REPLACEMENTS**

Includes Sebago 2019 Staff Housing, Grove Council Fire, Cedars and previously approved but not built 2018 projects

<table>
<thead>
<tr>
<th></th>
<th>Square Feet</th>
<th>Acres</th>
<th>Lot Size (Acres)</th>
<th>% of Impervious Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads-Lot 39</td>
<td>103,470</td>
<td>2.38</td>
<td>49.5</td>
<td>4.80%</td>
</tr>
<tr>
<td>Roads Lot 40</td>
<td>92,679</td>
<td>2.13</td>
<td>93</td>
<td>2.29%</td>
</tr>
<tr>
<td>Structures Lot 42</td>
<td>2,016</td>
<td>0.05</td>
<td>2.48</td>
<td>1.87%</td>
</tr>
<tr>
<td>Structures Lot 39/38</td>
<td>291,789</td>
<td>6.70</td>
<td>52.9</td>
<td>12.66%</td>
</tr>
<tr>
<td>Structures Lot 40</td>
<td>13,099</td>
<td>0.30</td>
<td>93</td>
<td>0.32%</td>
</tr>
<tr>
<td><strong>Total Lot 39/38/42</strong></td>
<td><strong>397,275</strong></td>
<td><strong>9.12</strong></td>
<td><strong>55.38</strong></td>
<td><strong>16.47%</strong></td>
</tr>
<tr>
<td><strong>Total Lot 40</strong></td>
<td><strong>105,778</strong></td>
<td><strong>2.43</strong></td>
<td><strong>93</strong></td>
<td><strong>2.61%</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>503,053</strong></td>
<td><strong>11.55</strong></td>
<td><strong>148.38</strong></td>
<td><strong>7.78%</strong></td>
</tr>
</tbody>
</table>

Note: includes removal of 2821 sq ft of Log Cabin Decks and addition of 88 sq. ft of the Birches replacement for net decrease of of 2733 sq ft

### Existing Shoreland Impervious Area 07/16/19

**After Cedars Cabin & Grove Council Fire**

<table>
<thead>
<tr>
<th></th>
<th>Square Feet</th>
<th>Acres</th>
<th>Shoreland Zone Size (Acres)</th>
<th>% of Impervious Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads-Lot 35 &amp; 39, 39B</td>
<td>27,715</td>
<td>0.64</td>
<td>10.15</td>
<td>6.25%</td>
</tr>
<tr>
<td>Structures Lot 35 &amp; 39B</td>
<td>29,543</td>
<td>0.69</td>
<td>10.15</td>
<td>6.73%</td>
</tr>
<tr>
<td><strong>Total Lot 35, 35B</strong></td>
<td><strong>57,551</strong></td>
<td><strong>1.32</strong></td>
<td><strong>10.15</strong></td>
<td><strong>12.98%</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>57,551</strong></td>
<td><strong>1.32</strong></td>
<td><strong>10.15</strong></td>
<td><strong>12.98%</strong></td>
</tr>
</tbody>
</table>

### Current Available Impervious Development

<table>
<thead>
<tr>
<th></th>
<th>Allowable</th>
<th>Remaining</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shoreland Impervious Zone (Ft²)</td>
<td>Existing Impervious Area (Ft²)</td>
<td>Allowable Shoreland Impervious Area (Ft²)</td>
</tr>
<tr>
<td>Allowable Shoreland Area 20% (Ft²)</td>
<td>443,524</td>
<td>55,705</td>
</tr>
</tbody>
</table>

Lot 39 includes
Lot 39B & 35