



### ***Findings of Fact***

*Planning Board, Town of Blue Hill*

*Regarding an application for*

**Tiny Seed Village, LLC**

Tax Map 29 Lot 92

*Applicant*

**Tiny Seed Village, LLC – Angela Faneuf**

### **Findings of Fact**

***Street address:***

587 Ellsworth Rd

***Property owner:***

Farming Artists LLC

***Description of the existing use(s) of the property:***

Vacant land

***Description of the proposed use(s) of the property and the nature of the application:***

The subdivision will contain 14 subdivision lots served by private water and septic systems. Each home will be relatively compact, with 350-400 square feet of living space having one bed. The homes will be constructed close to the subdivision street to limit impervious areas. Electricity may be supplied either by solar panel installation or buried electrical lines. Data connectivity can be supplied either wirelessly or by buried communication lines.

***List of materials submitted at each stage of the application process:***

Materials submitted for the January 10<sup>th</sup>, 2024 Planning Board Meeting:

1. Application form, agent letter, corporation certificate, deed, project description, abutter list, sand and gravel aquifer map, soil map, road cross section, MDOT entrance permit, flood map, subsurface wastewater disposal system applications, erosion control plan, natural resource report, subdivision plan – 12/28/2023
2. Financial Capacity Letter – 1/24/2024
3. Additional Documents: letter from Maine Historic Preservation Commission, well water usage letter, Maine Agriculture Conservation & Forestry letter, Beginning with Habitat map – 2/2/2024
4. Revised final subdivision plat – 3/13/2024

***Date(s) on which the Board met to consider the application:***

January 10<sup>th</sup>, 2024, February 14<sup>th</sup>, 2024, and March 13<sup>th</sup>, 2024

***Date(s) on which the Board conducted a public hearing on the application:***

March 13<sup>th</sup>, 2024

***Brief description of substantive materials and testimony received at the public hearing:***

No public comment was received.

**Planning Board Approval Criteria**

***Pollution:*** The proposed subdivision will not result in undue water or air pollution.

***Sufficient Water:*** The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision, and they have provided written assurance that they have sufficient capacity to serve the site.

***Municipal Water Supply:*** Not applicable

***Erosion:*** The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.

***Traffic:*** The proposed subdivision will not cause an adverse effect pm the existing traffic, and a MDOT Driveway permit has been obtained.

***Sewage Disposal:*** The proposed subdivision will provide adequate sewage waste disposal. The applicant has provided Subsurface Wastewater Disposal System applications for the proposed project.

***Municipal Solid Waste Disposal:*** The proposed subdivision will not cause an unreasonable burden on the municipalities ability to dispose of solid waste.

***Aesthetic, Cultural and Natural Values:*** The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

***Conformity with Local Ordinances and Plans:*** The proposed subdivision conforms with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan, or land use plan, if any.

***Technical and Financial Capacity:*** The subdivider has adequate financial and technical capacity to meet the standards of this section.

***Surface Waters:*** Not applicable.

***Ground Waters:*** The proposed subdivision, serviced by private water and septic, including measures to control stormwater run-off, will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater.

***Flood Areas:*** Not applicable.

***Freshwater Wetlands:*** The proposed subdivision has mapped and identified all freshwater wetlands within the development.

**Farmland:** The proposed subdivision has identified any farmland on maps submitted.

**River, Stream, Brook:** The proposed subdivision has mapped and identified any river, stream, or brook within or abutting the development.

**Stormwater:** The proposed subdivision will provide adequate storm water management.

**Spaghetti Lots Prohibited:** Not applicable.

**Lake Phosphorous Concentration:** Not applicable.

**Impact on Adjoining Municipality:** Not applicable.

<b>Decisions</b>
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**Date Application Accepted as Complete for Review:**

12/28/2023

**Waiver(s) Granted:**

None requested or granted

**Decision(s) voted on by Planning Board:**

(From the January 10<sup>th</sup>, 2024 minutes)

**Motion:** Wilson motioned to table the decision of the Tiny Seed Village application until all documents have been received and reviewed. Emily seconded. Approved 6-0.

(From the February 14<sup>th</sup>, 2024 minutes)

**Motion:** Emily motioned to find the application complete. Gavin seconded. Approved 4-0.

**Final Plan Approval Date:**

March 13<sup>th</sup>, 2024

**Conditions for Final Approval (if any):**

None

**Expiration Date (if conditions are not satisfied):**

None

  
Chair, Planning Board

3/20/24  
Date

