



# REQUEST TO MEET WITH THE CHINA PLANNING BOARD

NAME: Parris & Catherine Varney PHONE: 207-837-3663  
ADDRESS: 701 Neck Rd  
CITY/TOWN: China, ME 04358 ZIP: 04358

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I, Parris Varney, am requesting to be placed on a forthcoming meeting agenda with the China Planning Board to review my intentions for the following:

Barn events  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please notify me of the time that I may be scheduled for review with the local Planning Board.

Thank you,

*Parris Varney*  
Signature of Applicant

Sept -6-2016  
Date

TOWN OF CHINA  
APPLICATION FOR A PERMIT FROM THE PLANNING BOARD

APPLICANT Parris + Catherine Varney PHONE (HOME) 837-3663

MAILING ADDRESS 701 Neck Rd (WORK) \_\_\_\_\_  
China, ME 04358

PROPERTY OWNER same PHONE (HOME) \_\_\_\_\_

MAILING ADDRESS same (WORK) \_\_\_\_\_

PROPERTY ADDRESS 701 Neck Rd MAP 42 LOT 11

EXISTING USE OF PROPERTY residential

PROPERTY IS ZONED AS: \_\_\_\_\_ RESOURCE PROTECTION \_\_\_\_\_ SHORELAND  RURAL \_\_\_\_\_ OTHER \_\_\_\_\_

IS THIS PROPERTY PART OF A SUBDIVISION? no NAME OF SUBDIVISION \_\_\_\_\_

PROPOSED USE(S): PLEASE (X) OR ( ) ALL THAT APPLY.

- SUBDIVISION
- MULTI-FAMILY RESIDENCE
- COMMERCIAL STRUCTURE - PROPOSED USE: Barn weddings + events
- DOCK (  TEMPORARY,  PERMANENT)
- TIMBER HARVEST (PLEASE MARK ALL THAT APPLY)
- \_\_\_\_\_ RESOURCE PROTECTION, \_\_\_\_\_ SHORELAND, \_\_\_\_\_ STREAM PROTECTION, EXCEEDS 40%
- FILLING OR OTHER EARTH-MOVING ACTIVITIES OF **LESS THAN 100 CUBIC YARDS**
- FILLING OR OTHER EARTH-MOVING ACTIVITIES OF **GREATER THAN 100 CUBIC YARDS**
- OTHER \_\_\_\_\_

TYPE OF SEWAGE DISPOSAL (  EXISTING, \_\_\_\_\_ PROPOSED) port-a-potty for events

LOT INFORMATION:

36 ACRES X 43,560 SQUARE FEET = TOTAL SQUARE FEET OF LAND (A) \_\_\_\_\_

PRESENT SQUARE FEET OF ALL BUILDINGS (SEE TAX CARD) \_\_\_\_\_

SQUARE FOOTAGE OF PROPOSED STRUCTURE \_\_\_\_\_

TOTAL SQUARE FEET (PRESENT AND PROPOSED) (B) \_\_\_\_\_

PERCENT OF COVERAGE (B DIVIDED BY A) \_\_\_\_\_

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**ON THE REVERSE OF THIS APPLICATION, YOU MUST SKETCH YOUR PLANS.**

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THE APPLICANT HEREBY CERTIFIES THAT ALL INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND CORRECT.

DATE: 8-9-2016 SIGNATURE: Pau Varney

Town of China  
Conditional Use Permit Application

**Conditional Use Permits: The Planning Board shall approve a Conditional Use Application unless it makes one or more of the following written findings with respect to the proposed use:**

1. The proposed use does not meet the definition or specific requirements set forth in this Ordinance or will not be in compliance with applicable State or Federal laws.

*Findings and statement of reasons:* The proposed use is permitted in accordance with the China Land Development Code, Chapter 2, Land Use Ordinance, Section 4, USES, Item# 31, regarding the USE for the purposes of events in a barn. The property is located in a Rural District at the location of 701 Neck Rd in China, Maine. China Tax Map 42, Lot 11 identifies the property. The proposal is permitted with a conditional use permit from the Planning Board.

Response: The proposed use is allowed in China's Land Development Code subject to Planning Board approval. Appropriate approvals will be made to Fire Marshall's Office.

2. The proposed use will create fire safety hazards by not providing adequate access to the site, or to the buildings on the site, for emergency vehicles.

Response: There are two driveways and adequate cleared land for fire trucks.

3. The proposed exterior lighting will create hazards to motorists traveling on adjacent public streets, or is inadequate for the safety of occupants or users of the site, or will damage the value and diminish the usability of adjacent properties.

Response: Will use existing lighting to be used only during events. There is an overhead light at existing barn door which provides egress to the barn. There is no lighting facing the road.

4. The provisions for buffers and on-site landscaping do not provide adequate protection to neighboring properties from detrimental features of the development.

Parking will be in a field which is buffered by existing trees.

Response:

5. The proposed use will have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, glare or other cause.

Response: The only significant noise will be music which will be contained mainly within the barn.

6. The provisions for vehicular loading and unloading and parking, and for vehicular and pedestrian circulation on the site and onto adjacent public streets will create hazards to safety.

Response: A clear field of approximately two acres will be used for parking.

7. The proposed use will have a significant detrimental effect on the value of adjacent properties which could be avoided by reasonable modification of the plan.

Response: There are no physical changes proposed to the property which is residential in appearance.

8. The design of the site will result in significant flood hazards or flood damage or is not in conformance with applicable flood hazard protection requirements.

Response: Not applicable - not in flood zone.

9. Adequate provision has not been made for disposal of wastewater, or solid waste, or for the prevention of ground or surface water contamination.

Response: Porta potty's to be used for events. The sporadic events will not generate a lot of solid waste.

**10. Adequate provision has not been made to control erosion or sedimentation.**

Response: *Not Applicable - not disturbing any soil.*

**11. Adequate provision has not been made to handle storm water runoff or other drainage problems on the site.**

Response: *Not Applicable - No changes prepared to property.*

**12. The proposed water supply will not meet the demands of the proposed use or for fire protection purposes.**

Response: *Water supply needs will be minimal & existing domestic well should be adequate*

**13. Adequate provision has not been made for the transportation, storage, and disposal of hazardous substances and materials as defined by State law.**

Response: *Not Applicable*

**14. The proposed use will have an adverse impact on significant scenic vistas or on significant wildlife habitat which could be avoided by reasonable modification of the plan.**

Response: *Not Applicable*

**15. When located in the Resource Protection District, Stream Protection District, Shoreland District, the proposed use does not meet the standards in Section 5 of this Ordinance.**

Response: *Not Applicable.*



42-015

42-010-0

42-010

42-010-C

42-010-A

42-010-B

42-009

42-013

Toth Fiferoad

37-055

Neck Rd

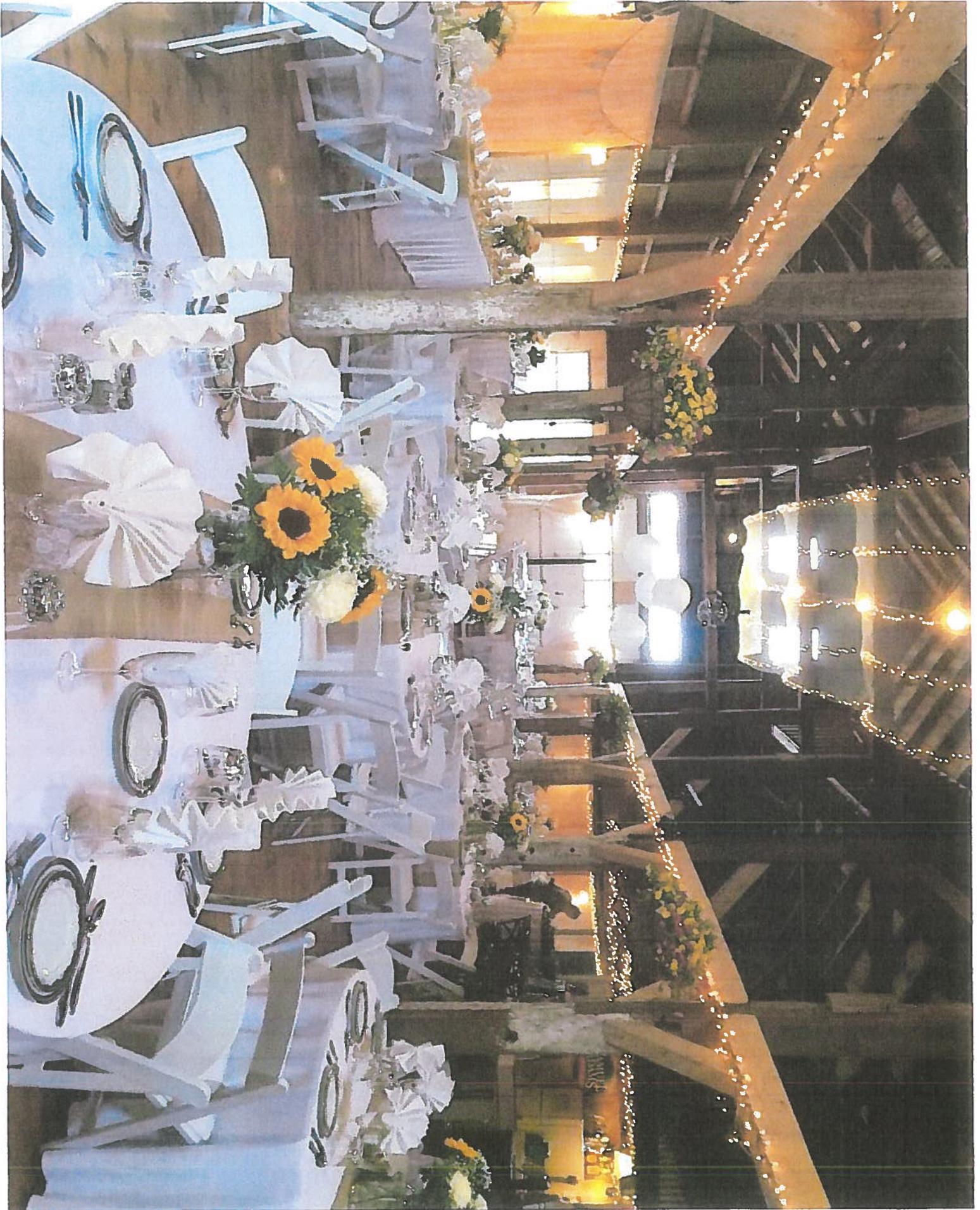
42-026

42-011

Parking Area

37-056





# TOWN OF CHINA

571 Lakeview Drive  
China, ME 04358



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September 20, 2016

To: Land Abutters to Parris and Catherine Varney

From: Paul Mitnik, P.E.; Codes Officer

**RE: Notification of Planning Board Conditional Use Application**

This letter hereby notifies the land abutters to 701 Neck Rd also described as Tax Map 42 Lot 11 that the China Planning Board will be reviewing the conditional use application of Parris and Catherine Varney. The meeting will be held on September 27 at the China Town Office starting at 6:30 PM. This application is for a proposal to use the barn for assembly events such as weddings. You are hereby invited to attend the meeting and comment if you so desire. Written comments may also be made to Paul Mitnik, Codes Officer or sent by email to [ceo@chinamaine.org](mailto:ceo@chinamaine.org).

## Real Estate Search List

Map/Lot starts with 42

Acct	Name	Location	Map/Lot	Sale Date
1576	Hogendorn, Dianne H	John Jones Island	42-001	11/01/2011
1577	China Baptist Church	Indian Island	42-002	
1579	Tripodi, Natale & Karene	16th Fire Road	42-004	04/29/2010
1580	Downie, Jon M & Franklin A	30 16th Fire Road	42-005	11/25/2006
1581	Connolly, Richard E Jr	28 16th Fire Road	42-006	11/29/2006
1582	Vlodek, Sally G	26 16th Fire Road	42-007	04/09/2014
1583	Norton, Samuel O	24 16th Fire Road	42-008	02/07/2014
1584	Wilkens, James C & Sheri L	712 Neck Road	42-009	09/01/2000
1585	Hoch, Scott W	Loon Cove Road	42-010	09/01/1987
1586	Hoch, Scott W	28 Loon Cove Road	42-010-01	03/27/2003
1587	Antoniello, Michael J	50 Loon Cove Road	42-010-A	12/09/2014
1588	Varney, Catherine & Parris	Neck Road	42-010-B	08/01/1999
2736	Morris, David P & Helen H	38 Loon Cove Road	42-010-C	07/24/2003
1589	Varney, Catherine & Parris	701 Neck Road	42-011	08/01/1999
1591	Houle, Clifford R & Laura L	691 Neck Road	42-013	10/11/2005
1592	Cioppa, Eric A & Kathryn H	689 Neck Road	42-014	10/01/1993
1593	Johnson, Robert C	686 Neck Road	42-015	06/01/1993
1594	Avalon Shores Associaiton	15th Fire Road	42-016	
1595	Axelson, Timothy J & Shannon S	46 15th Fire Road	42-017	10/15/2009
1596	Petrone, Michael & Bonnie	38 15th Fire Road	42-018	
1597	Automation & Control Inc	15th Fire Road	42-019	02/01/1999
1598	Bickford, Michael R & Barbara H	15th Fire Road	42-020	
1599	Copeland, Richard M & Carla J	30 15th Fire Road	42-021	12/31/2014
1600	Pettipas, William	26 15th Fire Road	42-022	03/01/2000
1601	Fecteau, Lee W & Ghislaine N	22 15th Fire Road	42-023	10/01/1999
1602	Stevens, Wayne & Paula	18 15th Fire Road	42-024	
1603	Bickford, Michael R & Barbara H	7 15th Fire Road	42-025	10/01/1987
1605	Deasy, John & Christine A, Trustees	679 Neck Road	42-026	
1606	Ross, David J & Alisa	667 Neck Road	42-027	11/21/2012
1607	West China Friends Church	Neck Road	42-028	
1608	Suske, Chester & Pauline	650 Neck Road	42-029	
1609	Praul, Darryl S & Erika M	640 Neck Road	42-030	12/05/2008
1610	Neil, Joseph	Neck Road	42-031	08/01/1997
1611	Rolfe, Edward G	628 Neck Road	42-032	04/22/2003
1612	Montgomery, Frederick	Neck Road	42-033	06/22/1993
1613	Montgomery, Frederick	639 Neck Road	42-034	06/22/1993
1614	Stone, Judy L	613 Neck Road	42-035	07/01/1999
1615	Collins, John W & Elizabeth Jane	608 Neck Road	42-036	07/19/2005
1618	Clair, Jennifer O	5 14th Fire Road	42-039	10/22/2010
1619	Penney, Sandra K	592 Neck Road	42-040	05/14/2006
1620	Hedlund, Robert E & Ellen L	14 14th Fire Road	42-041	04/08/2004
1621	NEYATI	14th Fire Road	42-042	

## Real Estate Search List

Map/Lot starts with 37

Acct	Name	Location	Map/Lot	Sale Date
1424	Country Lane Trust	773 Neck Road	37-037-A	
1425	Martin, Gregory A, Heirs of	771 Neck Road	37-037-AX	08/09/2015
3064	O'Brien, Michael & Judy	6 Lands End	37-037-B	06/01/1997
3119	Muller, Emily	36 Lands End	37-037-C	
3280	Rancourt, Debra A & Larry J	808 Neck Road	37-037-D	
3400	Saucier, Scott G & Amanda S	Neck Road	37-037-E	09/15/2015
2795	Saucier, Scott G & Amanda S	20 Jack Lane	37-037-F	08/14/2013
3414	O'Brien, Michael & Judy A	Lands End	37-037-I-1	08/25/2007
3409	Bernier, Alysia A	778 Neck Road	37-037-J	07/14/2009
3411	Farrington, Carleton B	Neck Road	37-037-K	08/02/2011
3412	Rancourt, Joel J & Christine C	796 Neck Road	37-037-L	03/25/2008
3413	Smith, Christine A	19 Jack Lane	37-037-M	03/17/2010
3641	Young, Preston I	18th Fire Road	37-037-P	
1426	Rancourt, Debra A	62 18th Fire Road	37-038	
1427	Ledger, Michael & Mary	56 18th Fire Road	37-039	
1428	Thompson, Jane & Kim, Trustees	50 18th Fire Road	37-040	
1429	Tedstone, Ronald D & Lewis P & Paul D &	48 18th Fire Road	37-041	11/30/2006
1430	Schoonover, Bruce & Robert A Jr	42 18th Fire Road	37-042	06/19/2003
1431	Hendrikse, Michael J & Linda L	65 18th Fire Road	37-043	07/20/2005
1432	Richwine, Cheryl A	67 18th Fire Road	37-044	04/25/2005
1433	Young, Preston & Therese	71 18th Fire Road	37-045	
1434	Young, Preston & Therese	18th Fire Road	37-046	
1435	Young, Preston I & Therese A	18th Fire Road	37-047	05/18/2010
1436	Cioppa, Eric A & Kathryn H	74 18th Fire Road	37-048	11/01/2002
1437	Hines, James F, Jr	762 Neck Road	37-049	12/02/2011
3202	Nickerson, Melbourne & Carol	22 18th Fire Road	37-049-A	06/10/2011
1438	Leslie, Scott & Barbara	36 17th Fire Road	37-050	07/25/2003
1439	Caron, Douglas & Marcia	34 17th Fire Road	37-051	08/11/2006
1440	Curtis, Cathie A & Robert S	41 17th Fire Road	37-052	03/28/2014
1441	Poulin, Heath R	43 17th Fire Road	37-053	09/06/2013
1442	Poulin, John F & Elizabeth R C	45 17th Fire Road	37-054	
1443	Williams, Joan Crabtree	Neck Road	37-055	
1444	Tripodi, Natale & Karene	733 Neck Road	37-056	04/29/2010
1307	Althenn, Albert	Killdeer Point Road	37-057	
3337	Cioppa, Eric A & Kathryn A	18th Fire Road	37-058	10/29/2012
1578	Williams, Joan C	34 16th Fire Road	37-059	