



TOWN OF BENTON

Town of Benton

1279 Clinton Ave. Benton, ME 04901 Tel: 207-453-7191 Fax: 207-453-4428

DOING BUSINESS CERTIFICATE

In accordance with Title 30-A §2652 & 31 § 1-7; the undersigned hereby certifies that he/she intends to engage in the type of business known as

Sales & Service

(Type of business)

and designation Black Diamond Performance Sales in the conduct of said business.

and service (Name of business)

Code Enforcement Officer Approval:

Date: 9/30/21

Signature of Code Enforcement Officer: [Signature]

\*You are required to notify the Town if and when you are no longer in business, or if you move your business out of the Town of Benton; Withdrawal of Partnership filing fee: \$10.\*

Dated: 9/29/21

Signature of Proprietor: [Signature]

4 Nicole Ln.

Street Address of Business

Benton, ME 04901

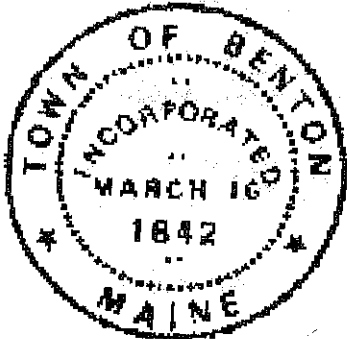
Signature of Partner

Mailing Address (if different)

City/State/Zip (if different)

Personal E-Mail Address (if different)

207-649-9126 24-Hour Emergency Contact Phone #



nic@ast.com

Information made available to the public? YES NO

Municipal Clerk Use Only:

STATE OF MAINE, Kennebec, ss.

above-named Ryan D. Pelletier certificate made is true to the best of their knowledge. day of September in the year 2021.

Filing Fee \$10 Paid (Title 30-A §2652 F, G, H)

(able)

Website Directory

Business Directory Excel

Copies to Mgr/CEO/Fire

Melody R. Fitzpatrick Notary Public, State of Maine My Commission Expires: June 10, 2027



Town of Benton Receipt BENTON TOWN OFFICE \*\*\* REPRINT \*\*\* 09/30/21 11:09 AM ID:MRF #400C TYPE----- REF---- AMOUNT TOWN FEES BUSINESS 110.00 Total: 110.00\*

Paid By: Ryan D. Pelletier

\*\*\* REPRINT \*\*\*

Cash : 110.00

Town of Benton  
Change of Use  
Permit Application



FEE \$ 100.00	Amount Paid \$ 100.00	Date Paid 9/29/21	Fee Accepted by: <i>RP</i>
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Location Address	4 Nicole Ln. Benton, ME 04901
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<b>APPLICANT INFORMATION</b>	
Name	Ryan Pelletier
Address	4 Nicole Ln.
City, State, and Zip	Benton, ME 04901
Telephone	207-649-4126

<b>PROPERTY OWNER'S INFORMATION</b>	
Name	Ryan Pelletier
Address	4 Nicole Ln.
City, State, and Zip	Benton, ME 04901
Telephone	207-649-4126

<b>USES &amp; HOURS OF OPERATION</b>	
Existing or previous use(s)	Residential
Gross Floor Area +/-	3 acres
Proposed Use(s) (see land use ordinances section VII.D.)	Residential / Commercial
Other on site use(s)	
Gross Floor Area +/-	3 acres
Wholesale and/or Retail Sales	
Number of employees	1 (Owner)
Old Days/Hours of Operation	N/A
New Days/Hours of Operation	Monday - Friday 8am - 5pm
Number of people who will work, reside or visit the property during a typical weekday and weekend	
2 permanent residents and roughly 8 visitors during the week	
Describe any foreseeable odor, smoke, gases, light, dust, vibrations or noise omitted beyond the property's boundaries	
general automotive noise, light, etc	
Describe any improvements (buffering, vegetation, permeable surfaces, etc....) planned to be made to the property to enhance the surrounding environment.	
buffering on one side of the property	

I certify, to the best of my knowledge, the information provided in this application is true and correct and I will not deviate from the plans submitted without notifying the Benton CEO.

*RP*  
\_\_\_\_\_  
Signature of Owner/Applicant

9/29/21  
\_\_\_\_\_  
Date

Initial the appropriate box if the following land use ordinance standards are applicable to your project. References found in the Town of Benton, Maine Land Use Ordinance

YES	NO	N/A	
			Access to the property. REF: page 43, Section VIII, Sub section A – 1 inclusive <i>See google map attachment</i>
		RP	Traffic impacts and street access. REF: page 51, Section VIII, Sub section L – 1 thru 8 inclusive
			Buffer areas. REF: page 43, Section VIII, Sub section B – 1 thru 3 inclusive <i>See google map attachment</i>
		RP	Subdivisions. REF: page 55, Section IX, Sub section A – 1 thru 5 inclusive
			External lighting. REF: page 44, Section VIII, Sub section C – 1 inclusive
		RP	Resource extraction. REF page 57, Section IX, Sub section B – 1 thru 5 inclusive
		RP	Groundwater protection. REF: page 44, Section VIII, Sub section C – 1 inclusive
		RP	Home occupations. REF: page 59, Section IX, Sub section C – 1 thru 7 inclusive
			Noise. REF: page 45, Section VIII, Sub section E – 1 thru 2 inclusive <i>general automotive noise during business hours</i>
		RP	Mobile home parks. REF: page 60, Section IX, Sub section D – 1 thru 5 inclusive
			Off street parking. REF page 45, Section VIII, Sub section F – 1 thru 5 inclusive <i>In front &amp; side of garage</i>
		RP	Mixed uses. REF: page 61, Section IX, Sub section E – 1 thru 3 inclusive
		RP	Solid waste. REF: page 48, Section VIII, Sub section H – 1 thru 2 inclusive
		RP	Telecommunication towers. REF: page 62, Section IX Sub section F – 1 thru 4 inclusive
		RP	Signs. Page 48, Section VIII, Sub section I thru 9 inclusive <i>sign going to be on building</i>
		RP	Soil erosion control. REF: page 49, Section VIII, Sub section J – 1 inclusive
		RP	Storm water management. REF: page, Section VIII, Sub Section K – 1 thru 3 inclusive
		RP	Shoreland zoning. REF: Page 1 thru 29 in Shoreland Zoning Ordinance section
		RP	Activities within the floodplain. REF: page 1 thru 19 in Flood Plain Management Ordinance
		RP	Plumbing. REF:
		RP	Road construction.

**Complete the site plan using your own graph**

Site Plan Requires:

1. All lot dimensions See attached
2. Names of all abutting property owners, names and locations of abutting rights of way, public and private, and abutting water body. See attached
3. Exact location and dimensions of existing and proposed buildings and distances of each from nearest lot line and normal high water mark. 30 x 40 Garage with Office Space
4. Location of proposed and/or existing sewage disposal system and water source and distances from each from lot line and normal high water mark. N/A
5. Story height of existing and proposed structures. One Story Garage with Addic
6. All area to be cleared, if applicable. N/A
7. All areas of cut, fill, grading, or other earth moving activity, if applicable. N/A

Application site plan prepared by: Ryan Pelletier

Applicant name: Ryan Pelletier

Place Names of Abutters around your property

Mr and Mrs Gary Dixon  
Tanya Dixon  
Nick Poulin and Bailey Manson  
Mr Everett Lee  
Chuck Littlefield  
Lori Michaud  
Dave Fowler  
Mike Paulette

		YES	NO	N/A
1	Site Plan Review application submitted			RP
2	Application fees paid	RP		
3	Escrow fees paid			RP
4	Waiver Request Form submitted, if applicable			RP
5	Name, address, telephone number of the applicant and applicant's agent, if applicable	RP		
6	Property location, address	RP		
7	Property location, map/lot	RP		
8	Verification of the applicant's right, title, or interest to the property (i.e., property deed)	RP		
9	Estimated cost of the proposal			RP
10	Schedule of construction, including begin/end dates			RP
11	Description of project	RP		
12	Estimated square footage of proposal			RP
13	Copy of tax map	RP		
14	List of abutters, or those within 500 feet of property, if applicable	RP		
15	Copy of Kennebec County soil map showing property			RP
16	Copy of USGS Topographic map showing property			RP
17	Copy of Town Shoreland Zoning Map showing property, if applicable			RP
18	Copy of the FIRM Map showing the property, if applicable			RP
19	Copy of the National Wetlands Inventory Map showing the property, if applicable			RP
20	Map drawn to scale showing location, boundaries, elevations, uses and size of: developed site, type of structures, setbacks, parking areas, driveways and roads, drainage ways, easements and right-of-ways, watercourses, water bodies, wetlands, number of acres within the development, size of all impervious areas, all other significant natural and physical features, and true north	RP		
21	Location of all proposed subsurface wastewater disposal systems			RP
22	Indication of the water source, including evidence at an adequate supply is available to supply water needs of proposal, including fire suppression			RP
23	Evidence that all other local permits have been obtained (shoreland zone, floodplain, etc.), if applicable			RP
24	Erosion control plan, per SPR ordinance			RP
25	Stormwater control plan, per SPR ordinance			RP
26	Phosphorus control plan, per SPR ordinance			RP
27	Location of any site or structure listed on National Register of Historic Places or any archeological site identified by Maine Historic Preservation Commission, if applicable			RP
28	Maine Historic Preservation Commission comment on adequacy of proposed mitigation techniques relevant to historic locations, if applicable			RP
29	Location of significant wildlife resources or natural areas			RP
30	Traffic access data, including an estimate of vehicular traffic to be generated on a daily basis	RP		
31	Proposed areas or structures dedicated for public use			RP
32	Scaled drawing showing location and construction specifications for all proposed roads, including drainage features (ditches, culverts), access points, driveways, parking areas, and traffic management and control features			RP
33	Other materials to show that applicable performance standards or other requirements of SPR ordinance are followed			RP

**Town of Benton Permit Application » Planning Board Decision pages 5-6.**

On    /    /    , The Benton Planning Board reviewed a conditional use permit application from, \_\_\_\_\_, for a proposed \_\_\_\_\_

And decided one of the following:

- \_\_\_\_\_ The application was approved as presented.
- \_\_\_\_\_ The application was approved with conditions.
- \_\_\_\_\_ The application was denied.

**Findings of Facts**

**Standards for Conditional Use**

A "yes" means that the application meets the stated criteria. A "no" indicates that the application does not meet the stated criteria. A "n/a" indicates that it does not apply to the application.

1. \_\_\_\_\_ The use will not have an adverse impact on spawning grounds, fish aquatic life, birds or other wildlife habitat.
2. \_\_\_\_\_ The use is consistent with the Comprehensive Plan.
3. \_\_\_\_\_ Traffic access to the site meets the standards contained in this ordinance: and traffic congestion has been addressed in accordance with performance standards in this ordinance.
4. \_\_\_\_\_ The site design is in conformance with all municipal flood hazard protection regulations.
5. \_\_\_\_\_ Adequate provision for the disposal of all wastewater and solid waste has been made.
6. \_\_\_\_\_ Adequate provision for the transportation, storage, and disposal of any hazardous materials has been made.
7. \_\_\_\_\_ A Storm water drainage system capable of handling a 25-year storm without adverse impact on adjacent properties has been designed.
8. \_\_\_\_\_ Adequate control of soil erosion and sedimentation has been shown.
9. \_\_\_\_\_ There is adequate water supply and quality to meet the demands of the proposed use.
10. \_\_\_\_\_ Buffer strips and on-site landscaping provide protection to neighboring properties from detrimental features of the development, such as noise, dust, odor, and the like.
11. \_\_\_\_\_ All performance standards in this ordinance applicable to the proposed use will be met.

**A List of Conditions**

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**Signature Page**

1. The application fee of \$\_\_\_\_\_ was paid on \_\_\_\_/\_\_\_\_/\_\_\_\_\_.
2. The application was submitted to the planning board on \_\_\_\_/\_\_\_\_/\_\_\_\_\_.
3. The application was reviewed by the Planning Board on \_\_\_\_/\_\_\_\_/\_\_\_\_\_ and one of the following was determined:

The application is complete \_\_\_\_\_

The application is not complete \_\_\_\_\_

4. The Planning Board will review the application on \_\_\_\_/\_\_\_\_/\_\_\_\_\_.
5. Will a public hearing be required?     Yes     or     No

**Reasons for Denial**

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**Planning Board Signatures**

Date \_\_\_\_/\_\_\_\_/\_\_\_\_\_

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Dear Benton Planning Board,

My name is Ryan Pelletier and I live at 4 Nicole Lane. I would like to open a small business selling used vehicles and powersports. I have a 30 by 40 ft detached garage where business operations would be conducted. The garage driveway and off-street parking is located off a private road, Nicole Lane. I maintain the private road year-round by grading and plowing the road. Waste oil is collected in a barrel and is delivered to my father-in-law who has a waste oil furnace.

The garage has an office space which has a door and window to the outside. There is external motion censored light attached to the garage. I will be attaching a sign, 12 sq ft, to the side of the building. This sign will be able to be seen from 200 ft away. Hours of operations will be between 8-5pm Monday thru Friday.

I work regularly in my garage on my personal vehicles. My neighbors are currently use to the general automotive noise, light, etc. They are also aware I would like to open a business, and they are in full support. I plan on using this location for a short time until I can buy a bigger commercial building and expand my business.

I have attached pictures of the property, inside and outside of the garage, a copy of the tax map and a satellite view of the property

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read 'R. Pelletier', with a long horizontal flourish extending to the right.

Ryan Pelletier



**LEGEND**

1 PARCELS NUMBERS

2 ADJACENT MAPS

3 MATCH LINE

For Assessment Purposes  
Map is to be used in conjunction

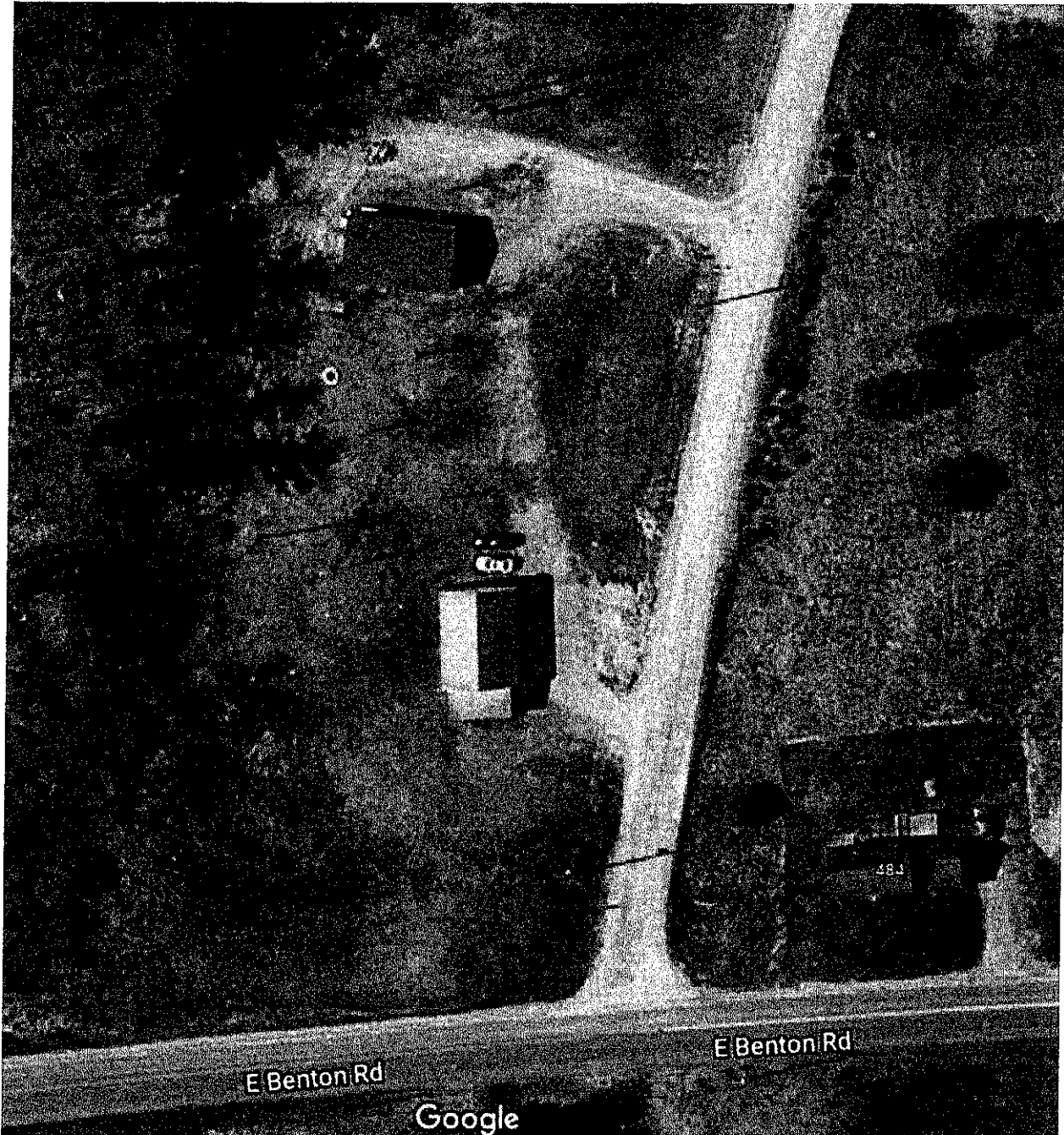
**TOWN OF BENTON**  
 KENNEBEC COUNTY, MAINE  
 PREPARED BY  
 JAMES W. SEWALL COMPANY  
 SCALE 1 INCH = 500 FEET

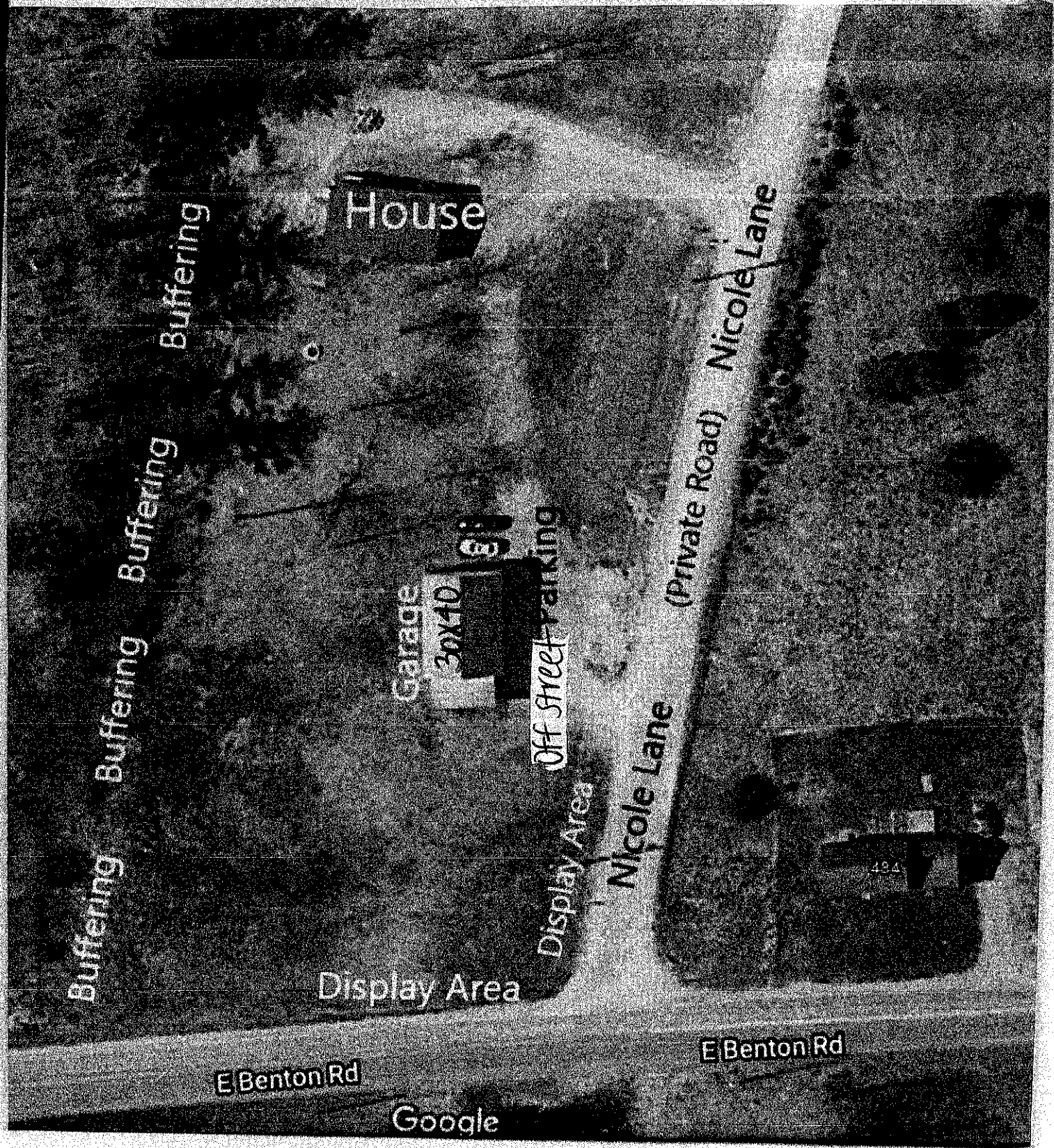


E Benton Rd

Google

E Benton Rd





House

Garage

30X40

Off Street Parking

Display Area

Display Area

E Benton Rd

E Benton Rd

Nicole Lane

(Private Road)

Nicole Lane

Buffering Buffering Buffering Buffering

Google

484

**Abutters**

<b>Names</b>		<b>Address</b>
Mr. & Mrs. Gary Dixon	12 Spirit Way	Benton ME 04901
Mr. & Mrs. Tanya Dixon	32 Spirit Way	Benton ME 04901
Nick Poulin & Baily Manson	3 Spirit Way	Benton ME 04901
Everett Lee	465 East Benton Rd	Benton ME 04901
Dave Fowler	484 East Benton Rd	Benton ME 04901
Chuck Littlefield	Old School House on East Benton Rd	Benton ME 04901
Lori Michaud	17 Nicole Ln	Benton ME 04901
Mike Paulette	26 Nicole Ln	Benton ME 04901