

- Lots 5 and 6 would both retain adequate frontage and maintain lot areas that exceed requirements for the Rural zoning district, and for lots in the Limited Residential Shoreland Zone.
- Expand the building envelope for Lot 5 southerly onto the new land
 - Lot 5 will be able to meet setback requirements, and the change would not result in nonconforming structures on Lot 6, which is developed with a single family home and an accessory structure.
- Create a clearing and grading envelope into the shoreland zone from the lakeside edge of the building envelope on Lot 5.
 - The applicant will be cutting trees and potentially grading and revegetating as a lawn and landscaped yard within the area shown on the plan. This area is not within the 100-foot no disturbance area from Sebago Lake, and no structures are proposed within the clearing and grading area.

It is not clear from the record if the 250-foot no cut buffer shown on the 2003 plan for Lot 5 was for stormwater purposes or for aesthetic purposes, but the Lot is located down gradient from the DEP approved stormwater system designed to treat the subdivision road, Forest Ridge Road. The applicant has submitted a letter from Silas Canavan, PE, of Walsh Engineering Associates, dated November 4, 2020, stating in conclusion that “the proposed project will provide adequate phosphorous treatment of stormwater runoff from Lot 5 prior to entering Sebago Lake.”

As noted in the recommendations above, the Planner recommends postponing a vote on this project until the applicant demonstrates a right to make this application that will not only impact Lot 5, which the applicant owns, but will also impact Lot 6. Both of these lots are subject to this amendment proposal.