

February 17, 2020

**To: Emily Cole Prescott, City Planner
& City of Saco Planning Board**

**From: Brian Dunphe, President
Camp Ellis Rod & Gun Club**

We respectfully submit the following information regarding our proposed project:

Project Overview. This 14' x 70' (980sqft) open structure consists of a concrete slab with a roof structure above. It will be constructed near our existing clubhouse on an area that is currently being used for our shooting activities and parking. By design, it will consist of no walls, partitions, or mounted fixtures, allowing the greatest flexibility to accommodate our members.

This open, pavilion-style structure will benefit the club and the community in the following ways:

- It will allow us to be more proactive in addressing environmental and community concerns. The size and shape of the structure, following proven designs in use at other shooting sports clubs, will reduce noise and allow us to more easily keep the area clean.
- It will provide a safer environment by allowing us to more closely follow national range guidelines. Our Range Safety Officer will be able to more easily contain and oversee the activities of our members and it will provide a centralized area for range updates and safety notices.
- It will allow the three local police departments to perform their annual qualifications during inclement weather.

Impacts. As a private club, we are aware of the negative impacts that a growing organization can have on its infrastructure. Changes to traffic, traffic patterns, parking, and other infrastructures are not an issue.

This project is aimed at our current membership and not for soliciting new members. The only possible new use would be that of the local police departments. Currently, the OOB PD uses our range. Other police departments have expressed an interest if there were appropriate facilities.

The number one issue between sporting clubs and the community is noise. Over the last 20+ years, many clubs in Maine have upgraded their facilities with similar structures to successfully alleviate their neighbors concerns. They have followed the

recommendations of The Sportsman's Alliance of Maine and the National Rifle Association.

Although the exact science of noise reduction is beyond the scope of this process, common sense dictates that this structure will only have a positive impact.

Construction Details. The location of this project is more than 300ft from any property line. Topographically, the entire area does not vary by more than 10". No trees will be removed. No natural landscaping or manmade drainage ditches will be affected.

Since this is merely an open structure, it will not consist of any water or plumbing lines or fixtures.

There are strict time-of-day limits on the use of the range, which precludes this project from needing any lighting or electrical work.

The construction of this project would proceed in spring of 2020, during daylight hours. The estimated duration of construction is approximately 2 weeks utilizing 4 workers. The simplicity of this project means that no heavy machinery or specialized equipment will be needed, therefore noise pollution and traffic concerns are not an issue.

Thank you for reviewing this project. We remain available for any questions.

Finally, Paul Brady and Steven Joyce, members of the Building Committee, have the authority to act as representatives of this Club throughout this process.

Brian Dunphe -
B Dunphe Club President



Conditional Use Application
Planning & Development Department
Planning Board

Application # 19159

Street Address of Proposed Project: 123 Seaside Ave Tax Map & Lot: Map 5 Lot 6

York County Registry of Deeds Book & Page Number: 1272 pg 127 Zoning District: _____

Applicant: Camp Ellis Rod + Gun Club

Applicant's Address: 123 Seaside Ave Saco Maine

Applicant's Email & Phone #: Steven Joyce smjoyce@gwi.net 207-205-0379

Architect/Engineer's Name: Marc Rossignol PE

Architect/Engineer's Email & Phone #: mrossignol@hfrqa.com

Architect/Engineer's Address: 3680 Pleasant Hill Rd Suite 200
Duluth, GA 30096

Property Owner: Camp Ellis Rod + Gun Club

Property Owner's Email & Phone #: n/a

Property Owner's Address: 123 Seaside Ave

Area of Parcel: 40.33 acres Proposed Developed Area: 980 ft² Proposed Height: 13 feet

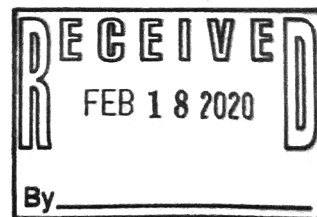
Description of Proposal: 14' x 70' concrete pad + roof system

Signature & Application Requirements: Applications are due at least three weeks in advance of Planning Board meetings, but the Department encourages applicants to plan for five weeks before a Planning Board meeting. Staff will schedule your application for a Planning Board meeting once all reviews are complete and comments have been sufficiently addressed.

[Signature] Building Comm. Htee
Signature of Owner/Applicant

2-17-20
Date

[Signature] Club President



Know all Men by these Presents, That

227

I, Edwin K. Weymouth, of Saco, in the County of York and State of Maine

Book 1272

In consideration of one dollar and other valuable consideration ^{paid by}
the Camp Ellis Rod and Gun Club, a corporation duly created by law and having a
place of business at said Saco
the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

I.R.S.
One
Dollar
and
Ten
Cents

Camp Ellis Rod and Gun Club, it- successors and assigns forever a certain lot or
parcel of land located in said Saco, near the easterly side of the Ferry Road, and
being bounded and described as follows, viz:

Beginning at a point, marked by a stone post and iron pipe, said point being
near the easterly side-line of said Ferry Road, and being at the corner of land
of one Norris and one Deering, thence easterly by said Deering land, nine hundred
and thirty-five and five one-hundredths (935.5) feet, more or less, to a corner
and land now or formerly of one King, said corner being marked by a stone post
and iron pipe; thence southerly by said King land, and another parcel of land
hereinafter described to a stone post and pipe, at land of one Goldthwaite, nine
hundred and seventy and twenty one-hundredths (970.20) feet, more or less; thence
westerly by said Goldthwaite land to a stone post and pipe and land of one Emmons,
six hundred and sixty-four and seven-tenths (664.7) feet, more or less; thence
northerly by land of said Emmons, Chadbourne and Moore five hundred and thirty-
nine (539) feet, more or less, to a pipe and corner; thence westerly by said
Moore land two hundred and seventy-three (273) feet, more or less, to a corner and
land of one Norris; thence northerly, by said Norris land seven hundred and five
(705) feet, more or less to said point of beginning;

Together with a right of way to said Ferry Road as described in the agreement
defining said right of way, recorded in York County Registry of Deeds, Book 863,
Page 518.

Also another lot or parcel of land, located in said Saco, adjoining above
described lot, and being bounded and described as follows, viz:

Beginning at a point in the easterly boundary of above described parcel,
said point being about one hundred and fifty feet northerly from the northerly
corner of said land of one Goldthwaite, and being marked by stone post and iron
pipe, thence easterly by land now or formerly of one King, six hundred and six
and fifteen one-hundredths (606.15) feet, more or less, to a stone post; and
land of the Ferry Beach Park Association; thence southerly by said Association
land to a stone-post and land of one Anthony; thence westerly by said Anthony
land to a stone-post and iron pipe at land of one Bernier; thence northerly by
land of said Bernier, by land of Grace and Goldthwaite twelve hundred and twenty-
five and seventy-three one-hundredths (1225.73) feet, more or less, to said point
of beginning.

To Have and to Hold, the aforegranted and bargained premises with all the privileges and
appurtenances thereof to the said Camp Ellis Rod and Gun Club, its successors and assigns,
forever,

~~heirs and assigns,~~ to its and their use and behoof forever. And I do covenant with the
said Grantee, its successors

~~heirs and assigns,~~ that I am lawfully seized in fee of the premises, that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee
to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the
same to the said Grantee, its successors

~~heirs and assigns forever,~~ against the lawful claims and demands of all persons.

In Witness Whereof, I the said Edwin K. Weymouth and I, Florence D. Weymouth wife
of the said Edwin K. Weymouth joining in this deed as Grantors, and relinquishing
and conveying all right by descent and all other rights in the above described
premises,

have hereunto set
OUR hand- and seal- this twenty-ninth day of December in the year of our Lord
one thousand nine hundred and fifty-four.

Signed, Sealed and Delivered
in presence of

Clyfton Hewes

Edwin K. Weymouth (seal)

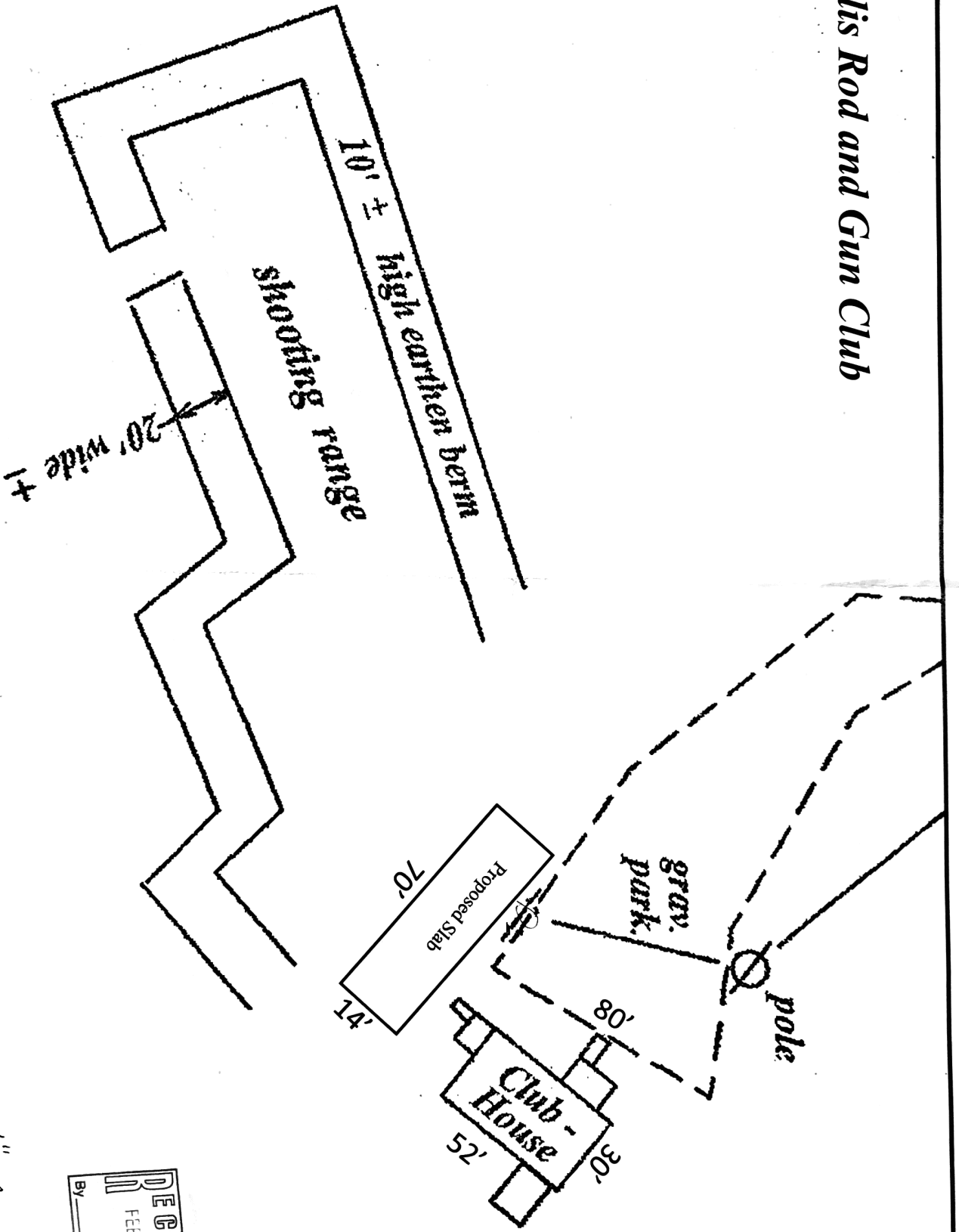
to both

Florence G. Weymouth (seal)

State of Maine. County of York, ss. Dec. 29th, 1954.

Personally appeared

Camp Ellis Rod and Gun Club



RECEIVED
FEB 18 2020
By _____

1" = Approx 35' 2/6/20