

The Rounded Pig LLC  
Wiscasset, ME 04578

February 7<sup>th</sup>, 2024

Dear Wiscasset Planning Board

As we are aware we need a site plan review for development of a pig farm on property purchased in June 2023. The purchased property is located on Sunset Ridge Rd, Map R2 Lot 10B and is 37 acres total. This parcel currently has no development on it. The Rounded Pig would like to fence in two areas for rotational pig grazing. We are requesting a waiver of the following articles as a survey is financially not affordable for the business. We are happy to provide documentation from USDA/NRCS and Northern Tilt about a Comprehensive Nutrient Management Plan that was done regarding the property and pigs being placed on it.

Thank you

Article VIII, Section 6(B)(4): Ten copies of the site plan/recent survey

Article VIII, Section 6(B)(6)(d): Location map showing the boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time.

Article VIII, Section 6(B)(6)(e): The name(s), registration number(s) and seal(s) of the appropriate professionals assisting with the preparation of the plan.

Article VIII, Section 6(B)(7)(b): The bearings and distances of all property lines of the property to be developed and the source of this information, prepared by a professional land surveyor as a recent boundary survey.

Article VIII, Section 6(B)(7)(c): Location and size of any existing sewer and water mains and culverts on or off the property that will serve the development.

Article VIII, Section 6(B)(7)(d): Location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development.

Article VIII, Section 6(B)(7)(e): The location, dimensions, setbacks and ground floor elevations of all existing buildings on the site.

Article VIII, Section 6(B)(7)(f): The location of buildings on abutting properties and within 100 feet of the property line of the development.

Article VIII, Section 6(B)(7)(g): The location and dimensions of existing driveways, parking and loading areas and walkways on the site.

Article VIII, Section 6(B)(7)(h): Location of intersecting roads or driveways within 250 feet of the site.

Article VIII, Section 6(B)(7)(i): Topography of the site at an appropriate contour interval (1 foot, 2 feet, or 5 feet) depending on the nature of the use and character of the site, as determined by the Planning Board.

Article VIII, Section 6(B)(7)(j): Major natural features on the site and within 250 feet of the boundaries of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats including deer wintering areas, archeological resources or other important features. The boundaries of any wetland depicted on the plans shall be delineated by an appropriate qualified professional.

Article VIII, Section 6(B)(7)(k): The location and results of tests to ascertain subsurface soil conditions and depths to maximum ground water level shall be submitted if a private sewage disposal system is proposed.

Article VIII, Section 6(B)(7)(l): Location of existing natural drainage ways, storm drainage facilities, including dimensions of culverts, pipes, etc., open drainage courses, wetlands, significant stands of trees and other important natural features, fences and hedges with a description of such features to be retained.

Article VIII, Section 6(B)(7)(m): The direction of existing surface water drainage flow across the site.

Article VIII, Section 6(B)(7)(n): The location and dimensions of existing signs unless such signs are not to be used for the proposed development.

Article VIII, Section 6(B)(7)(o): The location and type of all existing exterior lighting unless such lighting is not to be used for the proposed development.

Article VIII, Section 6(B)(7)(p): A copy of such covenants or deed restrictions, if any, as are intended to cover all or part of the tract. Such covenants and deed restrictions shall be referenced on the plan.

Article VIII, Section 6(B)(7)(q): The location of any floodplain as shown on the FEMA Flood Insurance Rate Maps.

Article VIII, Section 6(B)(7)(r): The location of the Shoreland Zone and the 75-foot or 100-foot Shoreland Zone setback, as appropriate.

Article VIII, Section 6(B)(8)(a): All proposed contours and proposed finished grade elevations of the developed site and the system of drainage proposed to be constructed. Contour intervals shall be 2 feet, unless otherwise specified by the Planning Board.

Article VIII, Section 6(B)(8)(b): The location, name and widths of all proposed streets within the premises in question.

Article VIII, Section 6(B)(8)(c): All proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.

Article VIII, Section 6(B)(8)(d): The location of all proposed building setbacks and buffers required by this ordinance.

Article VIII, Section 6(B)(8)(e): The location, dimensions, including heights, building elevations and ground floor elevations of all proposed buildings on the site and proposed use thereof.

Article VIII, Section 6(B)(8)(f): The location, dimensions and materials to be used in the construction of proposed access drives and curb cuts to the lot from public streets.

Article VIII, Section 6(B)(8)(g): Location, dimensions, and materials to be used in the construction of proposed pedestrian walkways.

Article VIII, Section 6(B)(8)(h): Location and arrangement of proposed off-street parking and loading areas and their appurtenant drives and maneuvering areas.

Article VIII, Section 6(B)(8)(i): Location, inverts (if applicable) and dimensions of all proposed utilities and easements, including sanitary sewerage, water, electricity and fire protection systems.

Article VIII, Section 6(B)(8)(n): The location, type and size of all existing and proposed catch basins, storm drainage facilities, streams and watercourses.

Article VIII, Section 6(B)(8)(o): All landscaped areas and features (including fencing, planters, and open spaces) and the size and type of plant material upon the premises in question.

Article VIII, Section 6(B)(8)(w): A stormwater management plan as described in Article VII, Section 3.B(3)(b)(5).

Article VIII, Section 6(B)(8)(x): An erosion and sediment control plan as described in Article VII, Section 3.B(3)(b)(5).

Article VIII, Section 6(B)(8)(y): A hydrogeologic assessment as described in Article VII, Section 5.A(14) for projects involving common on-site water supply or sewage disposal facilities with a capacity of 2,000 gallons or more per day.

Article VIII, Section 6(B)(8)(z): A phosphorus control plan as described in Article VII, Section 5.A(15) if any portion of the development is within the watershed of a great pond.

Article VIII, Section 6(B)(8)(aa): A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone and any other utility services to be installed on the site.

Article VIII, Section 6(B)(8)(bb): A planting plan and schedule keyed to the site plan and indicating the general species and sizes of trees, shrubs, and other plants to be planted on the site.

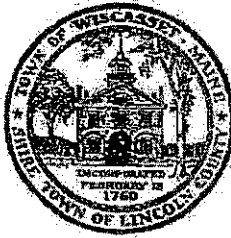
Article VIII, Section 6(B)(8)(ee): The location, width, typical cross-section, grades and profiles of all proposed streets and sidewalks in conformance with Article IX, Section 8.

Article VIII, Section 6(B)(8)(ff): Construction drawings for streets, sanitary sewers, water and storm drainage systems, designed and prepared by an appropriate qualified professional.

Article VIII, Section 6(B)(8)(gg): The location of any pedestrian ways, lots, easements, open spaces and other areas to be reserved for or dedicated to public use and/or ownership. For any proposed easement, the developer shall submit the proposed easement language with a signed statement certifying that the easement will be executed upon approval of the development. In the case of any streets or other ways dedicated to public ownership, the developer shall submit a signed statement that he will maintain such streets or ways year-round until such time as they may be accepted by the town.

Article VIII, Section 6(B)(8)(hh): Written offers of dedication or conveyance to the municipality, in a form satisfactory to the Town Attorney, of all land included in the streets, highways, easements, parks or other open space dedicated for public use and copies of agreements or other developments showing the manner in which spaces, title to which is reserved by the developer, are to be maintained.

Article VIII, Section 6(B)(jj): An assessment of the impact of the development on wetlands, streams, ponds, floodplains, archeological resources and significant wildlife habitats, including review letters from appropriate state officials.



Town of Wiscasset  
51 Bath Road  
Wiscasset, ME 04578  
207-882-8200

*This application form was adopted by the Planning Board on August 16, 2018 under Town Ordinance, Article I, Section 4.4.7 & it replaces all other forms.*

## WELCOME TO THE SITE PLAN REVIEW APPLICATION

*The following are guidelines for completing the attached Site Plan Application.  
Please do not attach this page to your completed application packet.*

- A. Projects for single family residential uses do not require a site plan application.
- B. Applicants are expected to read the Site Plan Review Ordinance. Article VIII of Wiscasset's Ordinances can be read and downloaded from the Town's web site.
- C. Article VIII, Section 2, "Activities Requiring Site Plan Review" states in part that certain uses involving less than 2,500 square feet shall be reviewed by the Town Planner. As Wiscasset currently does not have a Town Planner all site plan review applications will be reviewed by the Planning Board.
- D. If your project is small, please read Article VIII, Section 5.B. "De minimus Projects" in the Town Ordinances.
- E. Waivers may be requested at your pre-application (first) meeting. Each such waiver request shall be in writing and attached to your application, shall cite the specific review item for which a waiver is requested and shall include a specific reason for the waiver to be granted. Waivers shall be at the Planning Board's discretion and based upon the information supplied.
- F. You must submit ten (10) complete application packets.
- G. A complete application consists of a packet of information such as, but not limited to, this application form, a tax map or an identified portion thereof with the site indicated, evidence of right, title & interest in the property (deed, purchase & sale agreement, etc.), plans (sketch, preliminary or final depending on where you are in the review process) and fees. See Article VIII, Section 6B for complete list. Note that (b) requires a site plan to be prepared by a licensed land surveyor from a recent boundary survey of the parcel.
- H. The Planning Board greatly appreciates your application being as complete as possible. Members do not tend to save partial applications from meeting to meeting.
- I. In addition to addressing everything listed in Sections 6A & 6B, the applicant is expected to supply on attached, separate sheets a written (typed is preferred) response to Section 9, the Site Plan Review Standards. You should list the heading (example: A. Utilization of site) followed by how you will be meeting the particular requirement. See B above.
- J. The Planning Board normally meets the second and fourth Monday of each month. Your ten copies of a completed application packet should be delivered to the Town office ten (10) days prior to the meeting unless other timing has been approved by the Planning Board chairman.



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## SITE PLAN REVIEW APPLICATION

If there is insufficient space for the response, please attach additional sheets as necessary.  
Place the applicant's name in the upper right corner of each sheet.  
All responses should be legible!

### 1. Property Data:

Property Owner(s) Name(s): The Rounded Pig LLC  
Address: N/A Sunset Ridge Rd  
Tax Map: 22 Lot: 10B Zoning District: \_\_\_\_\_  
Deed Book: \_\_\_\_\_ Page: \_\_\_\_\_ Zoning Overlay District: \_\_\_\_\_

### 2. Applicant Data:

Applicant(s) Name(s): Matthew Cressey  
Address: 403 Lowelltown Rd. Wiscasset, ME 04578  
Phone & email: (207) 504 4634. theroundedpig@outlook.com

### 3. Design Consultants: Surveyor Engineer Architect Planner None

(Select all that apply & attach additional sheets as necessary)

Name(s): Emily Rabbe - only consultation (NO plans)  
Address: \_\_\_\_\_  
Phone/Fax & email: erabbe@lcrpc.org

### 4. Proposal Address: \_\_\_\_\_

### 5. Description of Proposed Project:

Turn existing land zoning to  
agriculture.

### 6. Project is New Construction Addition Change in Use Alteration

7. Current use of the property:  Commercial  Office  Industrial  Business  Subdivision  
 1-Family  2-Family  Multi-Family  
 Other: undeveloped

8. Proposed use of the property:  Commercial  Office  Industrial  Business  Subdivision  
 1-Family  2-Family  Multi-Family

Other: Pig farm, fenced in areas for pigs

9. Describe any existing or proposed covenants, restrictions or easements attached to the property.

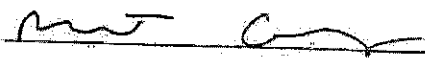
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\_\_\_\_\_  
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\_\_\_\_\_

10. Describe Infrastructure to be Utilized:

Water: N/A  
Sewage Disposal: N/A  
Electric: N/A  
Solid Waste: N/A  
Other: N/A

11. Certification:

Under the penalties available for perjury, I certify that the information contained in this application is correct to the best of my knowledge.

Signature of applicant or agent: 

Printed name of applicant or agent: Matt Cressey

Title: owner

Date: 1/20/2015



To whom it may concern,

I am writing this project description to the Wiscasset Planning Board along with submission of a waiver request and completed application for The Rounded Pig LLC and Hen's Meat Market.

The Rounded Pig LLC located on Sunset Ridge Rd, Map R2 Lot 10B is a 37-acre property that we would like to raise pigs on. The pigs would be raised in a \_\_\_ square foot fenced in area with a movable wooden structure for shelter.

The size of the fenced in area would be used for rotational pig grazing and would only hold a max amount of 50 pigs at a time. We have a comprehensive nutrient management plan from Northern Tilth, who partners with USDA/NRCS to provide soil testing and plans for pig raising on properties.

Hen's Meat Market is located at 306 Bath Rd. Wiscasset, ME 04578. It is an addition to the existing restaurant, Taste of Orient, and does not have any plumbing. Hen's is a store with only freezers and a cooler and sells prepackaged meat from multiple farms. The state of Maine has licensed The Rounded Pig, and Hen's to sell prepackaged meat from a licensed state/USDA processing facility and are allowed to transport meat from processor to the inspected freezers. We currently use Maple Lane Farms in Charleston, ME for processing. No meat is processed in the store, or at Sunset Ridge property.

Neither of the two locations have a residency.

The Rounded Pig purchased the Sunset Ridge property from McGee Construction, LLC, were it was used as a gravel pit. Before we hauled any gravel, we contacted the DEP and were told that the area has not exceeded the 5-acre limit, so the pit does not have to be permitted.

## Section 9 – Site Plan Review Standards

A. Utilization of site. (Explained above)

B. Traffic Access – Not Applicable. Roadway is already established

C. Parking layout and design – Not applicable. There are no public buildings, or open hours farm being opened.

D. Pedestrian access – Not applicable. There are no public buildings, or open hours farm being opened.

E. Buildings – Not Applicable. Shelter for pigs will be movable to allow for rotational grazing in the fenced in area.

F. Storage of materials -

1. Excavator, loader, and screen are operational and have a significant setback from any other property to be seen, perimeter of the property is heavily wooded that provides a visual buffer.

2. No dumpsters or large trash receptacle on property.

G. Water Supply – Water is hauled in for the pigs; we will not use water from property.

H. Sewage Disposal

1. 1. There are no buildings requiring a septic design or system.
2. 2. Not Applicable
3. 3. Northern Tilth and NRCS are working with The Rounded Pig to allow for proper disposal of any manure, so it can be stored and eventually used again in a beneficial way.

i. Utilities – Not Applicable - No development requiring electrical, telephone or telecommunications.

J. No tree removal, no grading or filling, and the existing vegetation will either be consumed or untouched by rotational grazing pigs.

K. Water quality protection

1. Northern Tilth has provided a CNMP that shows water will not be affected where we put pigs.
2. Not applicable

L. Hazardous, special, and radioactive materials – Not applicable

M. Shoreland Relationship

N. Capacity of the applicant.

The owner of the farm Matthew Cressey can financially and technically complete the proposed project.

O. Solid Waste Management

The Rounded Pig will dispose of any solid waste to Wiscasset Transfer Station, or into personal dumpster from Riverside Disposal at owners home.

P. Historic and archaeological resources.

Agreed

Q. Floodplain Management.

Agreed

R. Off-Site Improvements

Agreed

S. Groundwater Protection

Agreed

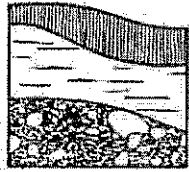
T. Erosion Control

Agreed, owner Matthew Cressey is licensed and certified in erosion control.

U. Buffering

Agreed

V. Addition Rt. 1 Design Standards - Not Applicable - Farm is not located on Rt 1



# Northern Tilth

## AGREEMENT for NUTRIENT MANAGEMENT PLANNING SERVICES

between Northern Tilth LLC and The Rounded Pig

<b>EFFECTIVE</b> <u>April 18, 2024</u>	<b>COMPLETION</b> <u>May 23, 2025</u>	<b>NT Contact</b> <u>Andrew Carpenter</u>	<b>Farm Contact</b> <u>Matt Cressey</u>
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### DESCRIPTION OF SERVICES

Northern Tilth LLC will provide nutrient management planning services for Matt Cressey in Wiscasset, Lincoln County, ME. These services will include the development of a Comprehensive Nutrient Management Plan (CNMP) that meets all USDA-NRCS CNMP requirements for the farm. Elements of the plan will include, but are not limited to:

- manure storage and wastewater assessment
- manure land application plan with maps
- recommended manure and supplemental fertilizer application rates
- whole farm nutrient budget
- mortality composting plans for both routine and catastrophic scenarios

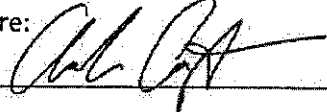
The total price for these services will be \$10,203.74, to be paid upon delivery of the completed CNMP to Matt Cressey and to the Augusta USDA-NRCS Field Office. *The price for services includes all manure and soil sampling, as well as lab analysis, at no cost to the farm.* Northern Tilth LLC may use previous soil analyses for the farm's fields, provided the samples are recent (within the last 2 years), and were analyzed using the Modified Morgan extraction. Payment will be made directly to Northern Tilth LLC by the USDA-NRCS using the enclosed Form CCC-36 Assignment of Payment, to be completed by Matt Cressey and Northern Tilth LLC. The farm owner is responsible for Northern Tilth LLC receiving payment.


**Northern Tilth LLC**

**Matt Cressey**

Print: Andrew Carpenter

Print: Matthew Cressey

Signature: 

Signature: 

Date: 4/18/2024

Date: 07-02-2024

