Town of Brunswick, Maine

STAFF REVIEW COMMITTEE
85 Union Street
Brunswick, ME 04011

- AGENDA –
BRUNSWICK TOWN HALL
85 UNION STREET
ROOM 206
Wednesday, January 15, 2020, 10:00 A.M.

1. **Case #19-050 Miller Point Site Plan Amendment:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Final Plan Major Development Review** application submitted by Sarah Witte on behalf of Robert and Nancy King to amend a previously approved site plan to divide the property into five (5) lots, creating four (4) house lots for the King family. The subject lot (Map 31, Lot 29) is located within the **RP1 (Rural Protection 1) Zoning District**; **the RPSMO (Rural Protection Stormwater Management Overlay); the SPO-RP (Shoreland Protection Overlay – Resource Protection Subdistrict) and the SPO-SP (Shoreland Protection Overlay – Stream Protection Subdistrict).**

2. **Case #19-056 Hunt Subdivision Amendment:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Final Plan Major Development Review** subdivision amendment application submitted by Sitelines, PA on behalf of Michael and Rebecca Samson for an after-the-fact division of an indentured lot and the creation of an additional indentured lot. The subject lots (Map 21, Lots 19 & 44) are located within the **RP1 (Rural Protection 1) Zoning District; the RPSMO (Rural Protection Stormwater Management Overlay); the SPO-SP (Shoreland Protection Overlay – Stream Protection Subdistrict) and the WPO (Wildlife Protection Overlay – Wildlife Habitat Corridor).**

3. **Other Business**

4. **Adjourn**

This agenda is mailed to owners of property within 200 feet of proposed development sites. In cases where Committee action is pending this agenda serves as notice of same. In cases where the Committee's role is to advise the Planning Board, this agenda is mailed as a courtesy along with notice of the Planning Board meeting. The Staff Review Committee meeting is open to the public. All are invited to attend and participate. For further information call the Brunswick Department of Planning and Development (725-6660).

Sarah Witte, Landscape Architect
16 Cumberland Street, Yarmouth ME 04096
207.415.2973 sarahwitteLA@gmail.com sarahwitteLA.net

January 2, 2020

Charlie Frizzle, Chair, Planning Board
Town of Brunswick, Maine
Department of Planning and Development
85 Union Street,
Brunswick, ME 04011-1583

RE: Miller Point, Lot 31-29: Plan for 4-Lot Residential Development

Dear Mr. Frizzle and Members of the Board,

SUMMARY OF PROPOSAL:
On behalf of Robert and Nancy King, it is my pleasure to submit revised plans for your review. In a nutshell, we have left the existing private gravel road exactly as is, per the recommendations of Staff, and revised the proposed lot lines to create a shared driveway to Lots 1 and 2 on a 30' wide easement.

On that basis, the Kings do not need to amend the current site plan which was recorded in 2000, and we simply seek your approval of the four proposed lots. And the lot division is not technically a subdivision, since the Kings will build one home and the other three homes will be owned by the Kings' children.

Revised plans include:

- the extents of current vegetation coverage,
- the Rural Protection Stormwater Management Overlay district,
- a plan and profile for the shared driveway to Lots 1 and 2, and
- an erosion control plan for the entire proposal.

PROPOSED DRIVEWAY:
Town Engineer Ryan Barnes requested that Lots 1 and 2's shared driveway from the end of the existing gravel road be built to the same dimensional standards as the road: 14' wide gravel with 3' drivable shoulders and 13'9 x 22' clearance for emergency vehicles. The hammerhead will have a 60' stem turnaround. Please see Walsh Engineering sheets C1.1 and C1.2.

LOT AREAS:

The following is a summary of the four proposed lots, as revised:

Lot 1
Area: 148,340 square feet
Non vegetated area allowed: 14,834 sf

Lot 2
Area: 67,096 sf
Non vegetated area allowed: 10,890 sf

Lot 3
Area: 129,276 sf
Non vegetated area allowed: 12,927 sf

Lot 4
Area: 184,041 sf
Non vegetated area allowed: 18,404 sf

We look forward to seeing you on January 28th at 3 pm for a site walk, and then the meeting later that evening. We are seeking a final approval on the 28th so that the architecture and construction teams can keep on track for building in the spring.

Please contact me with any questions or if additional information would be of use.

Very best regards,

Sarah Witte
Landscape Architect, ME Reg. #114

Attachments: (new material)

1. Cover letter, 2 pp.
2. Development Review Application, 3 pp.
3. Sheets 1, 2, 3 (200, 120, 60 scale) prepared by Owen Haskell Inc, Surveyors, with revised lot lines and updated zoning boundaries.
4. Sheets C1.1 and C1.2 prepared by Walsh Engineering, addressing road and driveway design as well as erosion control measures.
5. *Legal Documents: Homeowners Covenants, Deed Descriptions including easements as required for utilities, access and maintenance.
   (*Note: pending completion. Will be provided for distribution and review as soon as available.)

Material on File: (still applicable, previously submitted)

6. 11.18.19 Previous Cover Letter, detailing permitting history and status.
7. 12.5.19 Email from Ryan Barnes agreeing to driveway configuration
8. 12.5.19 Email from Jeff Hutchinson specifying setbacks and easement design
9. List of Consultants, 1 p.
10. Agent Authorization, 1 p.
11. Warranty Deed, 1 p.
12. State of Maine DEP Permit 10.06.19, 6 pp.
13. US Army Corps Individual Permit 9.16.2019, 10 pp
14. Stantec Report, 5.23.2019, 17 pp
15. Conservation Easement for Miller Point, 3.21.2000, 19 pp.
16. Approved Road Extension and Boundary of Development areas, rev. 2.16.2000
17. ~~Proposed Revised Road and Plan for 4 Lots, 1"=200, rev. 11.14.2019~~ (rev.)
18. ~~" " " , 1"=120', rev. 11.14.2019~~ (rev.)
19. ~~" " " , 1" = 60', rev. 11.14.2019~~ (rev.)
20. ~~Plan for proposed driveway wetland crossing on Lot 1, rev. 9.18.19~~(rev.)
21. HHE 200 Disposal System Application 10.15.2019, 8 pp
22. Septic System Site Plan, rev. 11.13.2019, 1 p.

DEVELOPMENT REVIEW
APPLICATION

1. Development Review application type (refer to **Appendix D**):

   - [ ] **Minor Development Review**
   - [x] Major Development Review: **Sketch Plan**
   - [ ] Major Development Review: **Final Plan**
   - [ ] Major Development Review: **Streamlined Final Plan**

2. Project Name: Miller Point

3. Project Applicant
   Name: Nancy P. King & Robert C King, Jr.
   Address: 553 Mere Point Road
   Brunswick ME 04011
   Phone Number: (207) 902-3377
   Email: robertckingjr@gmail.com, npking19@gm

4. Project Owner (if different than applicant)
   Name:
   Address:
   Phone Number:
   Email:

5. Authorized Representative
   Name: Sarah Witte, Landscape Architect
   Address: 16 Cumberland Street
   Yarmouth ME 04096
   Phone Number: (207) 415-2973
   Email: sarahwitteLA@gmail.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

   1. Sarah Witte, Landscape Architect, (above) ME Lic #114
   2. see attached list of others
   3.

7. Physical location of property: Miller Point, via Simpson Point Road

8. Lot Size: Development Area 1 including Lots 1-4 is 42.1 acres

9. Zoning District: RP1, SPO-SP

10. Overlay Zoning District(s): SPO, RPSMO

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application?

The Kings own the land. Deeds attached.

12. Assessor's Tax Map 31 Lot Number 10,21,29 of subject property.

13. Brief description of proposed use/subdivision:

Four homes, accessory structure ('Barn'), common septic system, on five lots within Development Area 1, as allowed by Conservation Easement.

14. Describe specific physical improvements to be done:

Extension of existing road to new hammerhead. Limited clearing as allowed by state and local ordinances.

Owner Signature:

Applicant Signature (*if different*):

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

	REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)	Final Plan	Streamlined	Minor
General	Application form and fee	X	--	--
	Name of development	X	--	--
	Existing zoning district and overlay designations	X	--	--
	Location map	X	--	--
	Names of current owner(s) of subject parcel and abutting parcels	X	--	--
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	X	--	--
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X	--	--
	Documentation of Right, Title and Interest	X	--	--
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected	P P	-- --	-- --
	Draft performance guarantee or conditional agreement	N/A	--	--
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X	--	--
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors	X	--	--
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed	X	--	--
	Existing easements associated with the development	X	--	--
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities	X	--	--
Survey, Topography, & Existing Conditions	Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	N/A	--	--
	Topography with contour intervals of not more than two (2) feet	X	--	--
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District,. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.	X --	-- --	-- --
	Existing locations of sidewalks	N/A	--	--
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	X	--	--
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	X	--	--

	REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)	Final Plan	Streamlined	Minor
Infrastructure - Proposed	Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	X --	-- --	-- --
	Proposed easements associated with the development	X	--	--
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section	X	--	--
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	X	--	--
	Proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	X	--	--
	Proposed locations, widths and profiles of sidewalks	N/A	--	--
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	N/A	--	--
Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X	--	--
	Storm water management plan for the proposed project prepared by a professional engineer	X	--	--
	The size and proposed location of water supply and sewage disposal systems	X	--	--
	Where a septic system is to be used, evidence of soil suitability	X	--	--
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	N/A	--	--
	A statement from the Fire Chief recommending the number, size and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken	X	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	N/A	--	--
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	N/A	--	--
	Reference to special conditions stipulated by the Review Authority	N/A	--	--
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.	X --	-- --	-- --
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X	--	--
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X	--	--

	REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)	Final Plan	Streamlined	Minor
Proposed Development Plan	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit	N/A	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	N/A	--	--
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas	N/A	--	--
	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards	N/A	--	--
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems	N/A	--	--
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation	N/A	--	--
	Number of lots if a subdivision	X	--	--
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal	N/A	--	--
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X	--	--
	Any additional studies required by the Review Authority	N/A	--	--

PROPERTY BOUNDARIES
LINE TABLE

No.	Bearing	Distance
L1	N87°41'03"W	57.54'
L2	S58°56'57"W	175.91'
L3	S46°11'57"W	165.03'
L4	S57°43'57"W	91.57'
L5	S18°18'57"W	156.04'
L6	S04°58'57"W	50.00'
L7	N85°01'03"W	104.66'
L8	N89°05'03"W	253.58'
L9	N88°35'03"W	252.23'
L10	N85°09'33"W	246.88'
L11	N00°44'13"E	327.09'
L12	N03°16'28"E	742.29'
L13	N03°00'17"E	243.06'
L14	N07°59'43"W	148.50'
L15	S70°59'43"E	44.00'
L16	N21°24'31"E	335.13'
L17	N09°55'40"E	75.36'
L18	N21°12'00"E	150.94'
L19	N29°37'55"E	144.41'
L20	N29°06'10"E	94.86'
L21	N24°38'10"E	212.80'
L22	N28°13'50"E	145.96'
L23	N37°57'10"E	107.30'
L24	N39°41'50"E	41.48'
L25	N79°25'00"E	385.15'
L26	S44°54'00"E	441.83'
L27	S31°52'05"W	411.12'
L28	S07°30'53"W	298.12'
L29	S11°09'55"E	515.63'
L30	S08°50'08"E	250.06'
L31	S09°50'04"E	273.92'
L32	N80°48'31"E	8.25'
L33	S09°11'29"E	303.67'
L34	N40°07'38"E	119.04'
L35	N36°24'30"E	472.14'
L36	N32°18'50"E	446.87'
L37	N34°48'43"E	372.66'
L38	S32°04'51"E	300.00'
L39	S34°13'31"E	370.72'
L40	N58°42'10"E	447.70'
L41	S04°23'10"W	36.82'
L42	S62°06'20"E	61.52'
L43	S54°33'20"E	64.82'
L44	S16°26'50"E	93.00'
L45	S23°52'50"E	92.78'
L46	S37°33'50"E	108.27'
L47	S26°48'10"E	362.36'
L48	N34°48'43"E	285.00'
L49	S54°13'50"W	416.54'
L50	N25°11'17"W	410.00'
L51	N05°11'17"W	200.00'
L52	N34°48'43"E	87.66'
L53	S25°11'17"E	50.00'
L54	S53°41'17"E	240.00'
L55	S32°48'43"W	790.00'
L56	N51°12'30"W	800.98'
L64	S00°44'57"W	394.62'
L65	S26°39'57"W	833.42'
L66	N69°11'03"W	83.14'
L67	N65°29'33"E	170.77'
L68	N55°24'45"E	336.47
L69	N31°24'25"E	364.81'
L70	N05°42'38"E	150.75'
L71	N24°01'35"W	90.87'
L72	N27°26'47"E	145.36'
L73	N16°16'47"E	117.72'
L74	N02°38'33"E	65.07'
L75	S76°51'58"E	181.60'
L76	S49°12'35"E	40.00'
L77	S42°36'36"E	297.08'
L78	S37°31'03"E	390.00'
L79	N18°23'45"W	259.42'
L80	N16°36'15"E	351.10'
L81	S03°08'57"W	869.44'
L122	N23°41'28"E	96.80'

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	04°54'56"	2020.00	173.30	173.25	N38°19'57"E

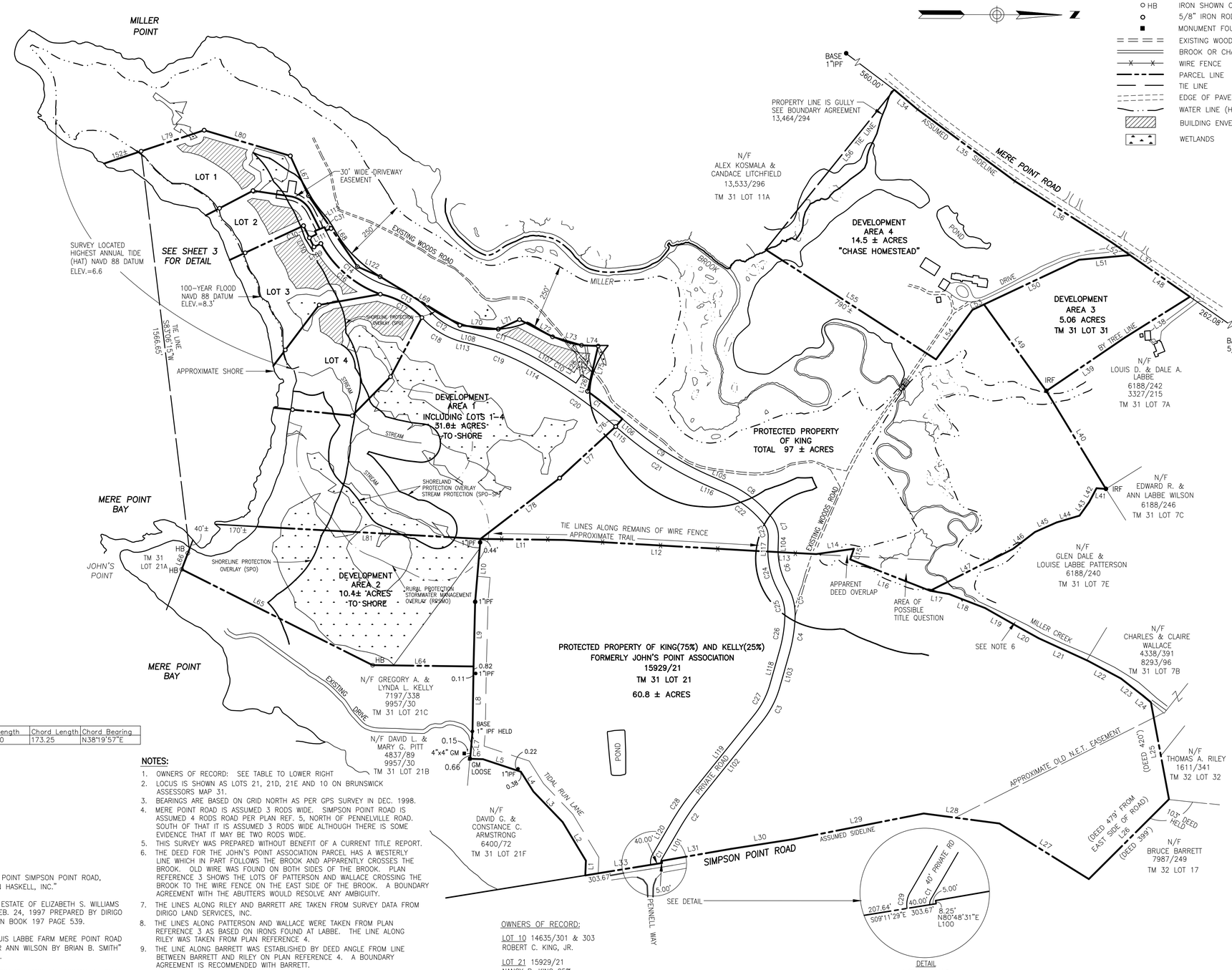
LOT CALCULATIONS

ALLOWABLE NON-VEGETATED COVERAGE		
LOT #	AREA (S.F.)	ALLOWED (S.F.)
LOT 1	148,340	14,834
LOT 2	67,096	10,890
LOT 3	129,276	12,297
LOT 4	184,041	18,404

PLAN REFERENCES:

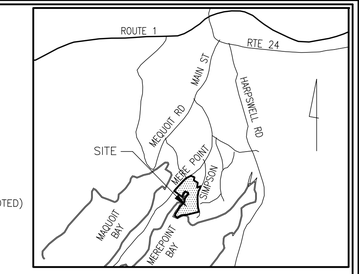
1. "AMENDED SUBDIVISION PLAN OF JOHN'S POINT SIMPSON POINT ROAD, BRUNSWICK, ME. MARCH 04, 1999 OWEN HASKELL, INC."
2. "STANDARD BOUNDARY SURVEY FOR THE ESTATE OF ELIZABETH S. WILLIAMS MERE POINT ROAD BRUNSWICK, MAINE FEB. 24, 1997 PREPARED BY DIRIGO LAND SERVICES, INC." RECORDED IN PLAN BOOK 197 PAGE 539.
3. "PROPERTY SURVEY AND DIVISION OF LOUIS LABBE FARM MERE POINT ROAD BRUNSWICK, MAINE NOVEMBER 1982 FOR ANN WILSON BY BRIAN B. SMITH" RECORDED IN PLAN BOOK 138 PAGE 24.
4. "STANDARD PROPERTY SURVEY AND DIVISION OF LAND OF THOMAS P. RILEY FOR R. C. THEBERGE, INC. MERE POINT ROAD BRUNSWICK, MAINE DECEMBER 18, 1997 PREPARED BY: DIRIGO LAND SERVICES, INC.
5. "PLAN AND PROFILE OF SIMPSONS POINT ROAD BRUNSWICK, MAINE MADE FOR TOWN OF BRUNSWICK PUBLIC WORKS DEPT. NOVEMBER 1997 ROYAL RIVER SURVEY CO."
6. "PLAN OF JOHN'S POINT SIMPSON'S POINT ROAD BRUNSWICK, MAINE OWNED BY JOHN'S POINT ASS'N OCT. 11, 1971 – TRACED AUG. 27, 1976 BY HOWARD F. BABBIDGE" RECORDED IN PLAN BOOK 116, PAGE 21.

GRAPHIC SCALE
0 100' 200' 400' 800'



LEGEND:

- IRON PIPE OR ROD FOUND
- HB IRON SHOWN ON PLAN REF. 6
- 5/8" IRON ROD TO BE SET
- MONUMENT FOUND
- EXISTING WOODS ROAD
- BROOK OR CHANNEL
- WIRE FENCE
- PARCEL LINE
- TIE LINE
- EDGE OF PAVEMENT
- WATER LINE (HAT LINE WHERE NOTED)
- BUILDING ENVELOPE
- WETLANDS



ROAD TABLE

No.	Bearing	Distance
L100	N80°48'31"E	8.25'
L101	N59°45'40"W	140.94'
L102	N51°09'43"W	381.62'
L103	N74°11'29"W	140.64'
L104	N88°07'54"W	41.90'
L105	S23°47'25"W	81.95'
L106	S40°47'25"W	39.15'
L107	S30°39'08"W	28.46'
L108	S12°36'31"W	10.75'
L109	S26°01'45"W	30.47'
L110	S63°58'15"W	40.00'
L111	S26°01'45"E	30.47'
L112	S21°23'45"E	40.00'
L113	N12°36'31"E	10.75'
L114	N30°39'08"E	28.46'
L115	N40°47'25"E	39.15'
L116	N23°47'25"E	81.95'
L117	S88°07'54"E	41.90'
L118	S74°11'29"E	140.64'
L119	S51°09'43"E	381.62'
L120	S59°45'40"E	140.94'
L121	N39°33'32"E	186.31'

ROAD TABLE

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	39°25'49"	21.94	15.10	14.80	N79°28'35"W
C2	08°35'58"	980.00	147.09	146.95	N55°27'41"W
C3	23°01'46"	370.00	148.72	147.72	N62°40'36"W
C4	14°13'11"	588.79	146.12	145.75	N81°18'04"W
C5	31°35'21"	218.20	120.30	118.78	S75°47'40"W
C6	31°52'06"	280.00	155.74	153.74	S75°56'03"W
C7	40°12'15"	120.00	84.20	82.49	S71°45'59"W
C8	27°52'27"	450.12	218.98	216.83	S37°43'38"W
C9	17°00'00"	1230.00	364.95	363.61	S32°17'25"W
C10	03°38'22"	2020.00	128.31	128.29	S32°28'19"W
C11	18°02'37"	970.00	305.47	304.21	S21°37'49"W
C12	35°16'04"	278.04	171.15	168.46	S30°14'33"W
C13	32°25'18"	320.00	181.08	178.67	S31°39'56"W
C14	50°59'37"	387.92	345.25'	333.97'	N40°57'05"E
C15	34°29'05"	150.00	90.28'	88.92	S45°42'58"W
C16	41°43'46"	427.92	311.66'	304.82	N40°25'28"E
C17	32°25'19"	280.00	158.44	156.34	N31°39'56"E
C18	35°16'04"	318.04	195.77	192.69	N30°14'33"E
C19	18°02'37"	930.00	292.88	291.67	N21°37'49"E
C20	10°08'17"	1980.00	350.34	349.89	N35°43'16"E
C21	17°00'00"	1270.00	376.82	375.44	N32°17'25"E
C22	27°52'27"	410.12	199.52	197.56	N37°43'38"E
C23	40°12'15"	80.00	56.14	54.99	N71°45'59"E
C24	31°52'06"	320.00	177.99	175.70	N75°56'03"E
C25	31°35'21"	178.20	98.25	97.01	N75°47'40"E
C26	14°13'11"	548.79	136.20	135.85	S81°18'04"E
C27	23°01'46"	330.00	132.64	131.75	S62°40'36"E
C28	08°35'58"	1020.00	153.09	152.95	S55°27'41"E
C29	39°25'49"	61.94	42.62	41.79	S79°28'35"E
C30	01°57'16"	427.92	14.60'	14.60'	N67°37'36"E
C31	02°09'22"	387.92'	14.60'	14.60'	N67°31'34"W

FLOOD ZONE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C (AREAS OF MINIMAL FLOOD HAZARD) AND PARTIALLY IN ZONE A2 (BASE FLOOD ELEVATION 9 NAVD29) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230042 0026B, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 3, 1986.

ZONING

THE SURVEYED PROPERTY IS LOCATED IN THE RURAL PROTECTION DISTRICT (RP1), RESOURCE PROTECTION SUBDISTRICT – WETLAND HIGH TO MODERATE VALUE (SPO–RP), STREAM PROTECTION SUBDISTRICT (SPO–SP), THE SHORELAND PROTECTION OVERLAY DISTRICT (SPO) AND THE RURAL PROTECTION STORMWATER MANAGEMENT OVERLAY DISTRICT (RPSMO).

RP1 DIMENSIONAL AND DENSITY STANDARDS

MINIMUM LOT AREA	20,000 S.F.
MINIMUM LOT WIDTH	125 FEET
FRONT SETBACK	30 FEET
SIDE SETBACK	25 FEET
REAR SETBACK	30 FEET

NOTES:

1. OWNERS OF RECORD: SEE TABLE TO LOWER RIGHT
2. LOCUS IS SHOWN AS LOTS 21, 21D, 21E AND 10 ON BRUNSWICK ASSESSORS MAP 31.
3. BEARINGS ARE BASED ON GRID NORTH AS PER GPS SURVEY IN DEC. 1998.
4. MERE POINT ROAD IS ASSUMED 3 RODS WIDE. SIMPSON POINT ROAD IS ASSUMED 4 RODS ROAD PER PLAN REF. 5, NORTH OF PENNELVILLE ROAD. SOUTH OF THAT IT IS ASSUMED 3 RODS WIDE ALTHOUGH THERE IS SOME EVIDENCE THAT IT MAY BE TWO RODS WIDE.
5. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT.
6. THE DEED FOR THE JOHN'S POINT ASSOCIATION PARCEL HAS A WESTERLY LINE WHICH IN PART FOLLOWS THE BROOK AND APPARENTLY CROSSES THE BROOK. OLD WIRE WAS FOUND ON BOTH SIDES OF THE BROOK. PLAN REFERENCE 3 SHOWS THE LOTS OF PATTERSON AND WALLACE CROSSING THE BROOK TO THE WIRE FENCE ON THE EAST SIDE OF THE BROOK. A BOUNDARY AGREEMENT WITH THE ABUTTERS WOULD RESOLVE ANY AMBIGUITY.
7. THE LINES ALONG RILEY AND BARRETT ARE TAKEN FROM SURVEY DATA FROM DIRIGO LAND SERVICES, INC.
8. THE LINES ALONG PATTERSON AND WALLACE WERE TAKEN FROM PLAN REFERENCE 3 AS BASED ON IRONS FOUND AT LABBE. THE LINE ALONG RILEY WAS TAKEN FROM PLAN REFERENCE 4.
9. THE LINE ALONG BARRETT WAS ESTABLISHED BY DEED ANGLE FROM LINE BETWEEN BARRETT AND RILEY ON PLAN REFERENCE 4. A BOUNDARY AGREEMENT IS RECOMMENDED WITH BARRETT.
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14. SHORELINE TAKEN FROM AERIAL PHOTOGRAPHY BY COL–EAST, INC. IN 1999 AND PARTLY FIELD VERIFIED IN 2015.
15. DEVELOPMENT AREAS ARE OVERLAY DISTRICTS ON THE PROTECTED PROPERTY.
16. DEVELOPMENT AREA 1 EXTENDS TO SEASONAL LOW WATER OF MERE POINT BAY.
17. WETLANDS SHOWN WERE PROVIDED BY STANTEC AND ARE ONLY SHOWN ON DEVELOPMENT AREA 1.
18. FOR EASE OF VIEWING TRAILS ARE NOT SHOWN, SEE SHEETS 2 & 3 FOR TRAIL LOCATIONS.

OWNERS OF RECORD:

LOT 10 14635/301 & 303
ROBERT C. KING, JR.

LOT 21 15929/21
NANCY P. KING 25%
ROBERT C. KING, JR. 25%
ROBERT C. & NANCY P. KING 25%
GREGORY AND LYNDA P. KELLY 25%

LOT 31 15471/188
ROBERT C. KING, JR. AND NANCY P. KING

LOT 29, 30, 32 AND 33 ARE ALL IN 31962/229
NANCY P. KING AND ROBERT C. KING, JR.

NOTE:
DEVELOPMENT AREA 1 IS PART OF FORMER LOTS 30, 32 AND 33

DEVELOPMENT AREA 3 IS PART OF LOT 10

PROTECTED PROPERTY INCLUDES LOTS 29, 10, 30 32 AND 33

NOTICE OF NON–DEDICATION:

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12/18/19
DATE

RANDY R. LOUBIER, PLS #2407

REV. 3	12–18–19	LOTS 1–3, PRIVATE WAY & ZONE LINES
REV. 2	11–14–19	REVISE LOT 3 AND 4 TIE LINE
REV. 1	11–13–19	REVISE LOT 3 AND 4 AND PRIVATE ROAD

BOUNDARY SURVEY & LOT DIVISION

OF

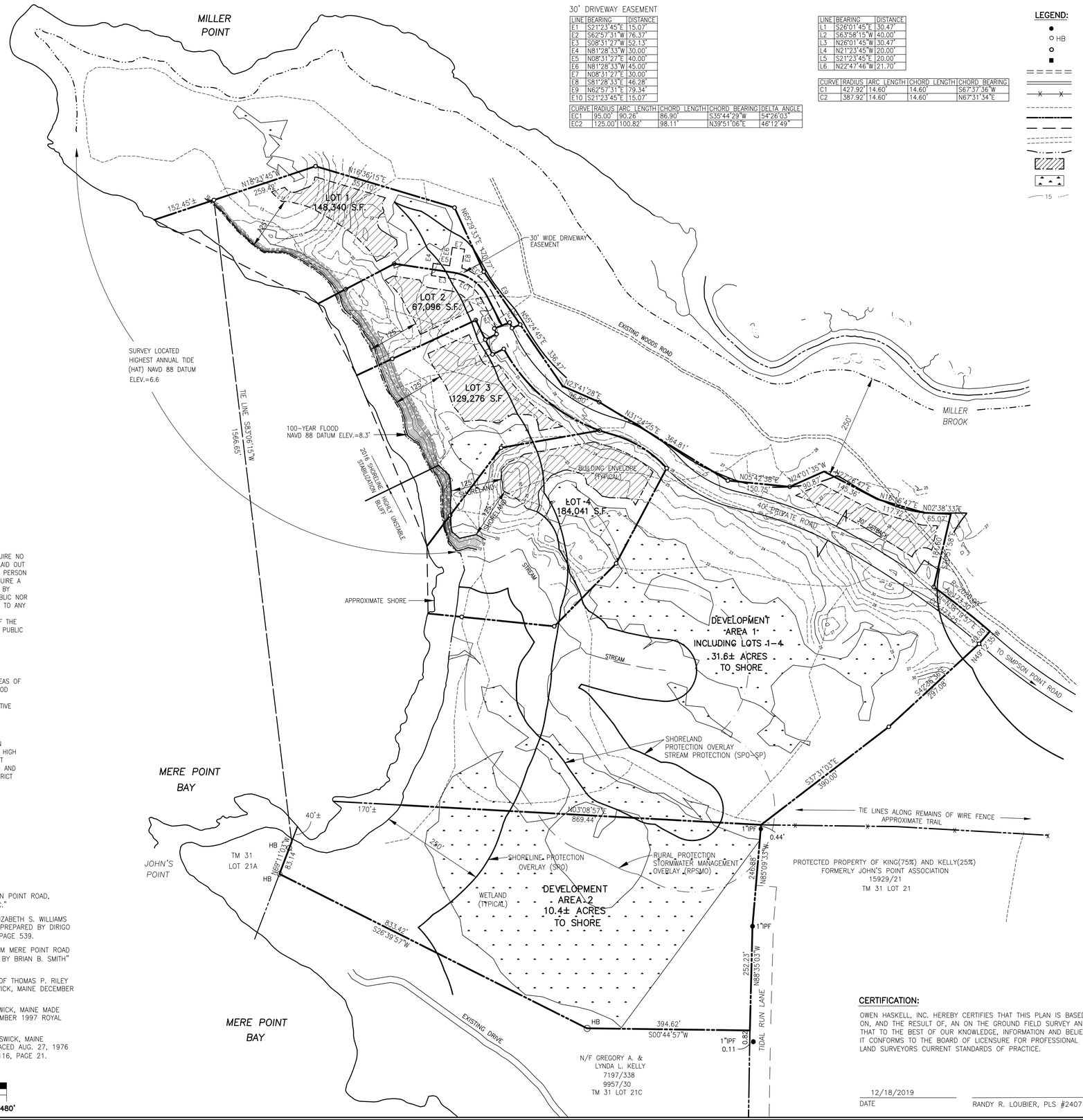
MILLER POINT AND JOHN'S POINT
MERE POINT ROAD & SIMPSON POINT ROAD
BRUNSWICK, MAINE

MADE FOR

ROBERT C. KING, JR. & NANCY P. KING
553 MERE POINT ROAD, BRUNSWICK, ME 04011

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207)774–0424
PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	Job No.
Trace By	JLW	OCTOBER 18, 2019	98314BK
Check By	RRL	Scale	Drwg. No.
Book No.	871	1" = 200'	1 OF 3



30' DRIVEWAY EASEMENT

LINE	BEARING	DISTANCE
E1	S21°23'45"E	15.07'
E2	S62°57'31"W	76.37'
E3	S08°31'27"W	52.13'
E4	N81°28'33"W	30.00'
E5	N08°31'27"E	40.00'
E6	N81°28'33"W	45.00'
E7	N08°31'27"E	30.00'
E8	S81°28'33"E	46.28'
E9	N62°57'31"E	79.34'
E10	S21°23'45"E	15.07'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	95.00'	90.26'	86.90'	S35°44'29"W	54°26'03"
EC2	125.00'	100.82'	98.11'	N39°51'06"E	46°12'49"

LINE	BEARING	DISTANCE
L1	S26°01'45"E	30.47'
L2	S63°58'15"W	40.00'
L3	N26°01'45"W	30.47'
L4	N21°23'45"W	20.00'
L5	S21°23'45"E	20.00'
L6	N22°47'46"W	21.70'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	427.92'	14.60'	14.60'	S67°37'36"W
C2	387.92'	14.60'	14.60'	N67°31'34"E

LEGEND:

- IRON PIPE OR ROD FOUND
- HB IRON SHOWN ON PLAN REF. 6
- 5/8" IRON ROD TO BE SET
- MONUMENT FOUND
- EXISTING WOODS ROAD
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- TRAIL
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- WATER LINE (HAT LINE WHERE NOTED)
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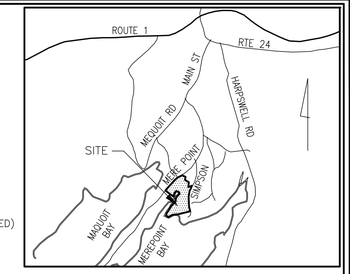

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LOT CALCULATIONS

LOT #	AREA (S.F.)	ALLOWABLE NON-VEGETATED COVERAGE ALLOWED (S.F.)
LOT 1	148,340	14,834
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GRAPHIC SCALE

0 60' 120' 240' 480'

OWNERS OF RECORD:

LOT 10 14635/301 & 303
ROBERT C. KING, JR.

LOT 21 15929/21
NANCY P. KING 25%
ROBERT C. KING, JR. 25%
ROBERT C. & NANCY P. KING 25%
GREGORY AND LYNDA P. KELLY 25%

LOT 31 15471/188
ROBERT C. KING, JR. AND NANCY P. KING

LOT 29, 30, 32 AND 33 ARE ALL IN 31962/229
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NOTE:
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12/18/2019
DATE

RANDY R. LOUBIER, PLS #2407

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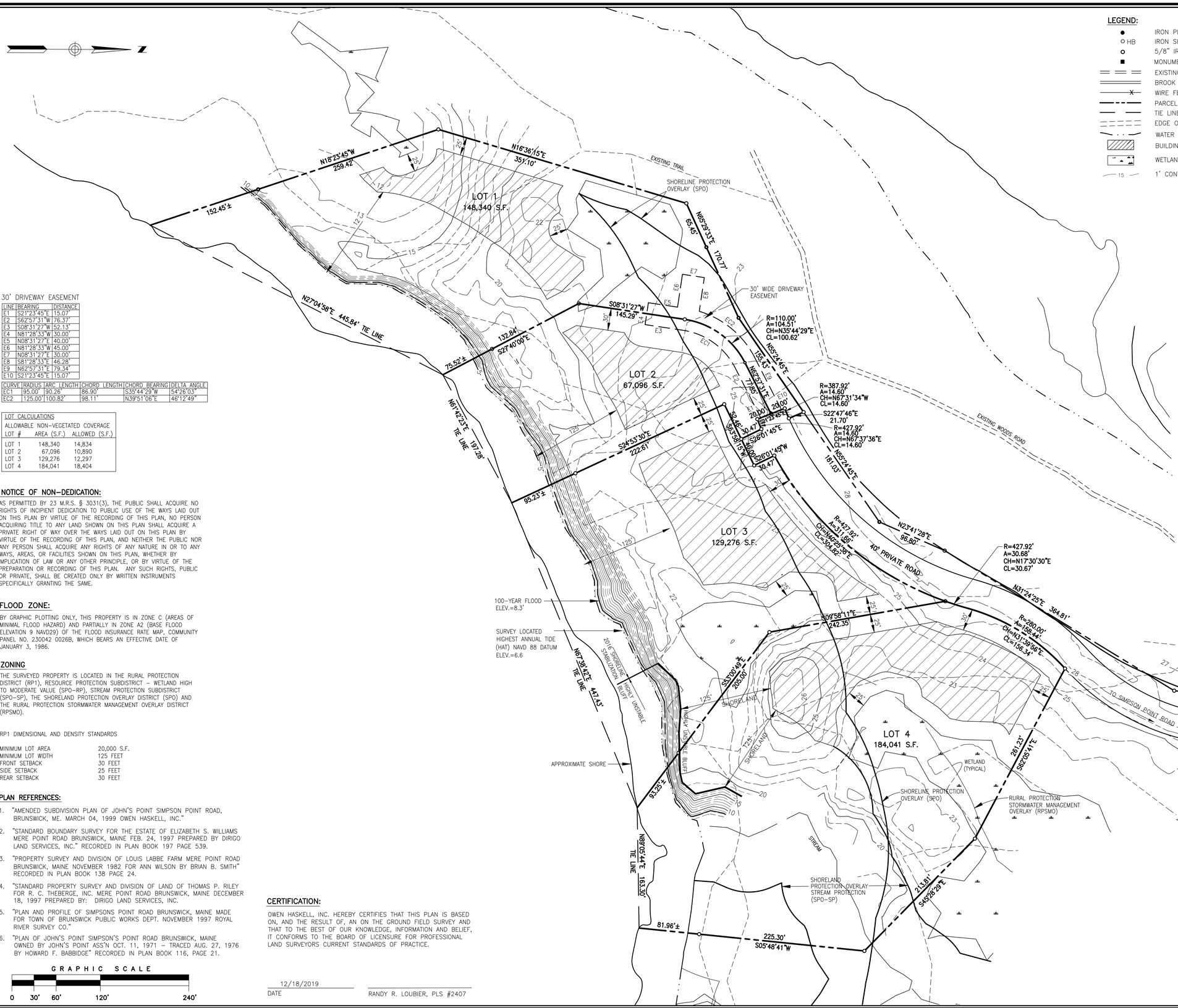
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	Job No.
Trace By	JLW	OCTOBER 18, 2019	98314BK
Check By	JCS	Scale	Drwg. No.
Book No.	871	1" = 120'	2 OF 3



LEGEND:

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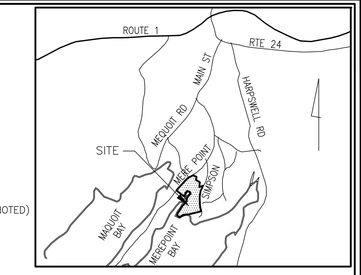

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30' DRIVEWAY EASEMENT

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0 30' 60' 120' 240'

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LOT 10 14635/301 & 303
ROBERT C. KING, JR.

LOT 21 15929/21
NANCY P. KING 25%
ROBERT C. KING, JR. 25%
ROBERT C. & NANCY P. KING 25%
GREGORY AND LYNDA P. KELLY 25%

LOT 31 15471/188
ROBERT C. KING, JR. AND NANCY P. KING

LOT 29, 30, 32 AND 33 ARE ALL IN 31962/229
NANCY P. KING AND ROBERT C. KING, JR.

NOTE:
DEVELOPMENT AREA 1 IS PART OF FORMER LOTS 30, 32 AND 33

DEVELOPMENT AREA 3 IS PART OF LOT 10

PROTECTED PROPERTY INCLUDES LOTS 29, 10, 30 32 AND 33

REV. 3	12-18-19	LOTS 1-3, PRIVATE WAY & ZONE LINES
REV. 2	11-14-19	REVISE LOT 3 AND 4 AND TIE LINES
REV. 1	11-13-19	REVISE LOT 3 AND 4

BOUNDARY SURVEY & LOT DIVISION

OF

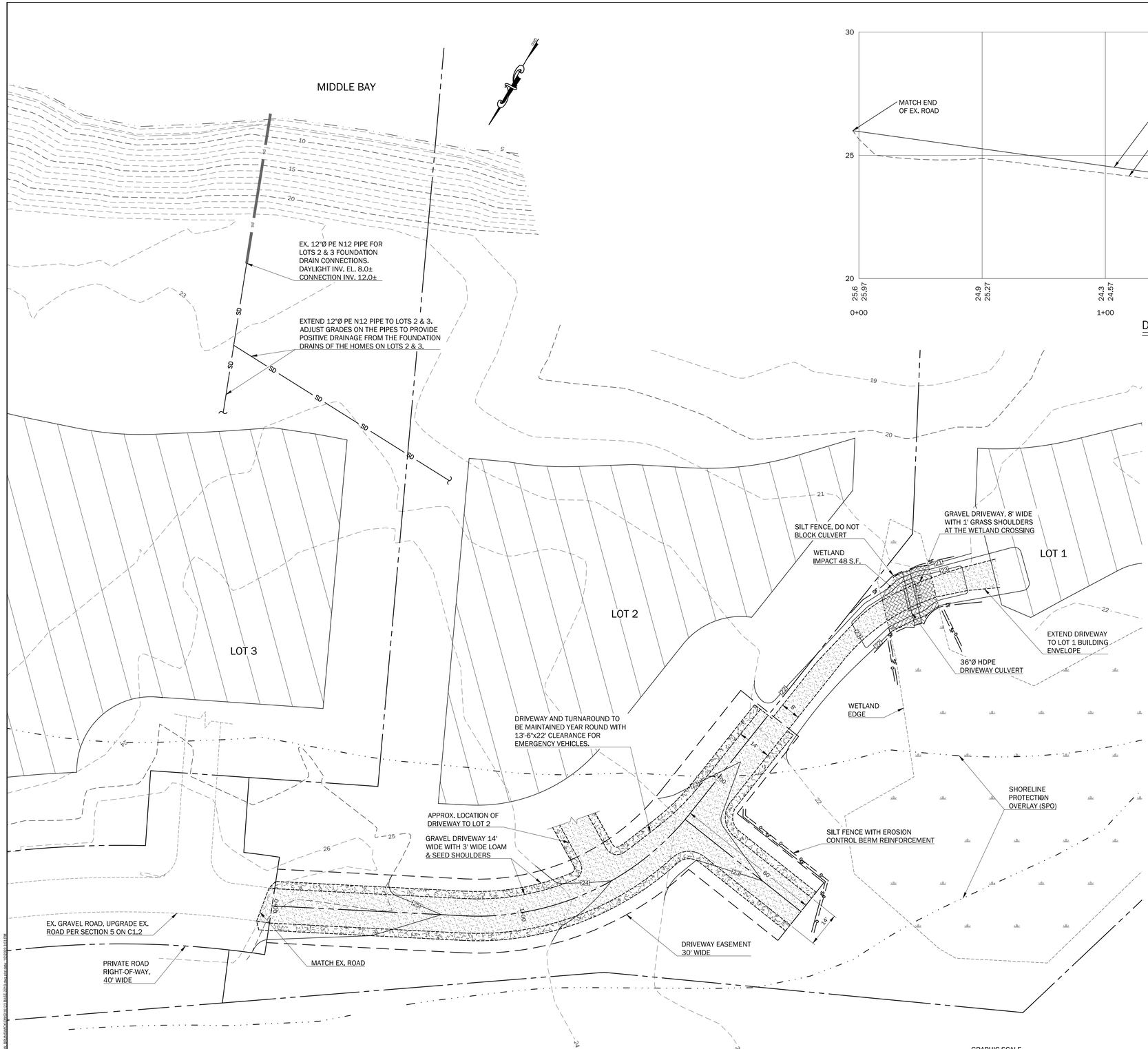
MILLER POINT AND JOHN'S POINT
MERE POINT ROAD & SIMPSON POINT ROAD
BRUNSWICK, MAINE

MADE FOR

ROBERT C. KING, JR. & NANCY P. KING
553 MERE POINT ROAD, BRUNSWICK, ME 04011

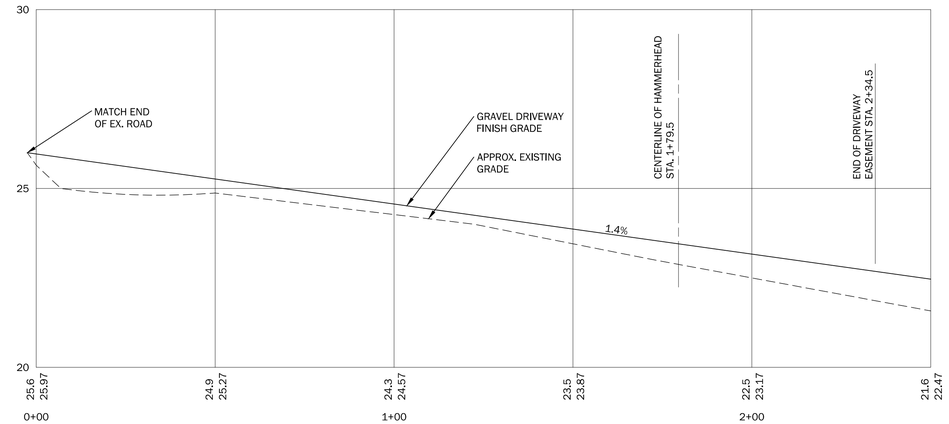
OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	Job No.
Trace By	JLW	OCTOBER 18, 2019	98314BK
Check By	RRL	Scale	Drwg. No.
Book No.	871	1" = 60'	3 OF 3



DRIVEWAY PLAN

SCALE: 1"=20'



DRIVEWAY PROFILE

SCALE: HORIZ: 1"=20'
VERT: 1"=2'

PERMITS:
THE DRIVEWAY CROSSING HAS EXISTING PERMITS. ANY ALTERATION OF THE PLAN MAY REQUIRE ADDITIONAL PERMITTING BY ARMY CORP AND THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
DEP PERMIT: L-26631-TE-K-N, APPROVED OCTOBER 8, 2019

WETLAND CROSSING INSTALLATION AND EROSION CONTROL NARRATIVE:

- PRIOR TO CUTTING TREES AND EARTHWORK INSTALL SILT FENCE ACROSS THE WETLAND ON BOTH SIDES OF THE DRIVEWAY.
- LEAVE GAPS IN THE SILT FENCE AT THE CULVERT INLET AND OUTLET LOCATIONS.
- REMOVE SILT FENCE ONCE THE DRIVEWAY IS STABLE.

SCHEDULE:
1. LOCATE DRIVEWAY CROSSING AND STAKE OUT CHANNEL LOCATION.
2. INSTALL SILT FENCE.
3. CLEAR TREES AND GRUB THE AREA OF THE CROSSING.
4. INSTALL GEOTEXTILE.
5. PREPARE BASE FOR CULVERT AND INSTALL CULVERT.
6. COMPLETE CONSTRUCTION OF DRIVEWAY.
7. LOAM AND SEED SIDE SLOPES.
8. REMOVE SILT FENCE WHEN SIDE SLOPES ARE FULLY VEGETATED.

GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER
1/2/2020

KING PROPERTY

MERE POINT ROAD & SIMPSON POINT ROAD
BRUNSWICK, MAINE

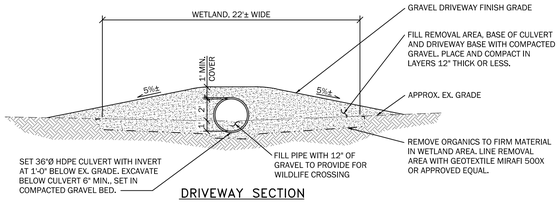
PREPARED FOR:
ROBERT C. KING JR. & NANCY P. KING
14 KNOLLWOOD ROAD
SHORT HILLS, NH 07078

Rev.	Date	Description	Drawn	Check

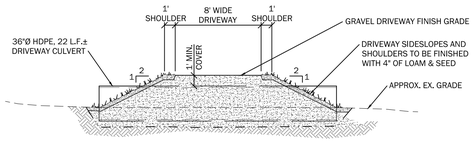
Sheet Title:
DRIVEWAY PLAN AND PROFILE

Job No.:	16123
Date:	JAN. 2, 2020
Scale:	AS SHOWN
Drawn:	JDC
Checked:	TSG

Sheet No.: C1.1



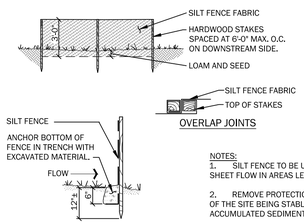
DRIVEWAY SECTION



DRIVEWAY CROSS-SECTION

1 DRIVEWAY CULVERT AT WETLAND CROSSING SECTIONS

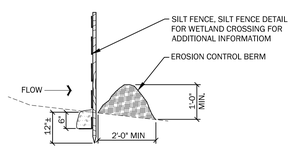
NOT TO SCALE



NOTES:
1. SILT FENCE TO BE USED TO CONTROL SHEET FLOW IN AREAS LESS THAN 1/2 ACRE.
2. REMOVE PROTECTION WITHIN 30 DAYS OF THE SITE BEING STABLE. REMOVE ANY ACCUMULATED SEDIMENT.

3 SILT FENCE DETAIL FOR WETLAND CROSSING

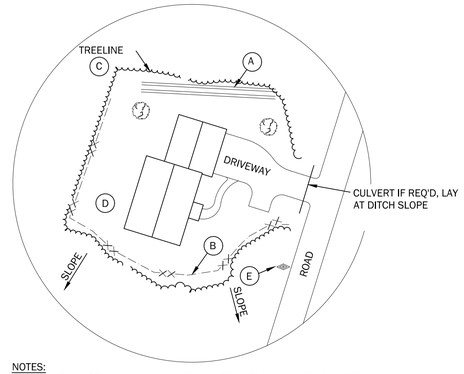
NOT TO SCALE



NOTES:
1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS.
2. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
3. EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER.
4. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
5. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
   A. ORGANIC MATERIAL: BETWEEN 20% - 100% (DRY WEIGHT BASIS)
   B. PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 70-85% PASSING 0.75" SCREEN
   C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
   D. LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
   E. SOLUBLE SALTS CONTENT SHALL BE LESS THAN 4.0 MMHOS/CM.
   F. PH: 5.0 - 8.0
6. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
7. THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.
8. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
9. REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.
10. EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.

4 SILT FENCE & EROSION CONTROL BERM DETAIL AT BARN & SEPTIC SYSTEM

NOT TO SCALE



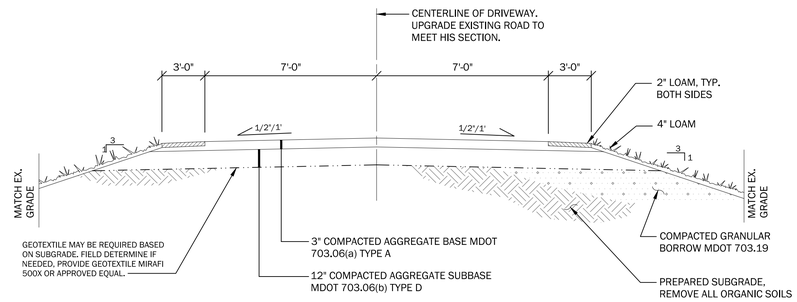
NOTES:
THIS SKETCH INDICATES THE INTENT OF THE SOIL EROSION MEASURES. ACTUAL SITE CONDITIONS AND LAYOUTS WILL VARY FROM SITE TO SITE.

BUILDING CONTRACTORS MUST COMPLY WITH THE EROSION CONTROL NOTES SHOWN ON THESE DRAWINGS AND WITH "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES".

A - CONSTRUCT DIVERSION DITCH TO KEEP UPSLOPE DRAINAGE FROM ENTERING SITE.
B - INSTALL SILT FENCE BELOW ALL DISTURBED AREAS.
C - KEEP CLEARING TO A MINIMUM.
D - RESEED ALL DISTURBED AREAS, SEE SEEDING NOTES.
E - INSTALL STONE CHECK DAM(S) DOWNSTREAM OF CULVERT AS NECESSARY.

2 BUILDING SITE EROSION CONTROL

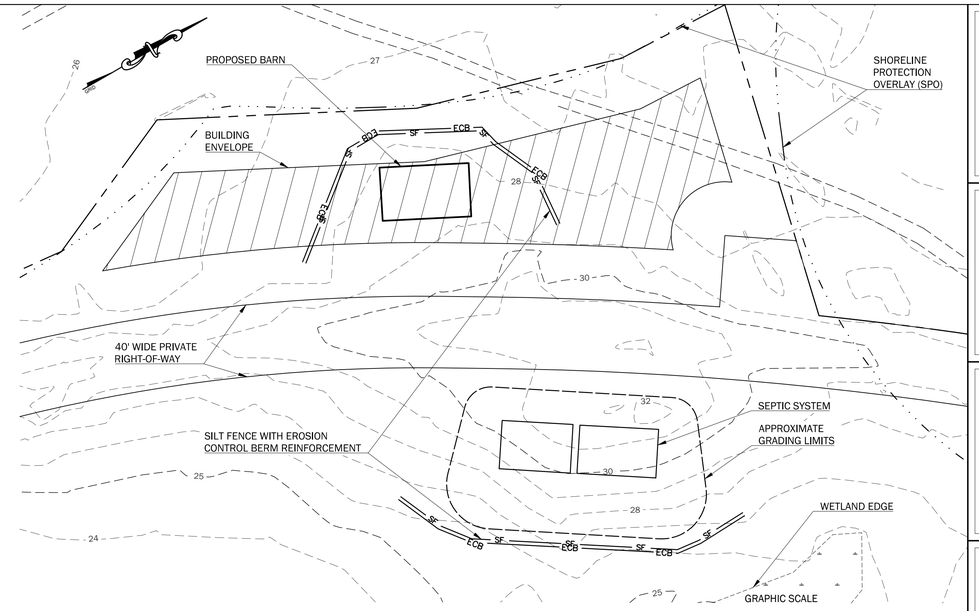
NOT TO SCALE



NOTES:
1. LOAM ALL SIDE SLOPES WITH 4" OF LOAM. SEED AS SOON AS POSSIBLE. PROTECT SIDE SLOPES FROM EROSION AS NEEDED OR AS DIRECTED BY ENGINEER.
2. BACKSLOPES TO BE 3:1 TO MATCH EXISTING GRADES IN BOTH CUTS AND FILLS UNLESS OTHERWISE INDICATED.

5 TYPICAL DRIVEWAY SECTION

NOT TO SCALE



BARN LOT EROSION CONTROL PLAN

SCALE: 1"=40'

GRAPHIC SCALE

40 0 20 40 80 160

1 inch = 40 ft.

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One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER
1/2/2020

KING PROPERTY

MERE POINT ROAD & SIMPSON POINT ROAD
BRUNSWICK, MAINE

PREPARED FOR:
ROBERT C. KING JR. & NANCY P. KING
14 KNOLLWOOD ROAD
SHORT HILLS, NH 07078

Rev.	Date	Description	Drawn	Check

Sheet Title:
BARN EROSION CONTROL PLAN & SITE DETAILS

Job No.:	16123
Date:	JAN. 2, 2020
Scale:	AS SHOWN
Drawn:	JDC
Checked:	TSG

Sheet No.: C1.2

BYLAWS
OF
KING FAMILY ROAD ASSOCIATION

[This actual association name may be different.]

Article 1
Name and Objectives of Corporation

Section 1.1. Name. This corporation shall be known as **King Family Road Association**, hereinafter called the *Association*.

Section 1.2. Objectives. The Association shall be obligated to perform the maintenance and other obligations for the benefit of the Lots in the King Family Development in Brunswick, Maine, as set forth in the declaration of covenants recorded in the Cumberland County Registry of Deeds in Book _____, Page _____ (the "Declaration), as the same may be amended from time to time.

Article 2
Membership

Section 2.1. Membership. The membership of the Association shall be limited to all persons who own a Lot in the King Family Development as defined in the Declaration. Any person or entity who holds an interest in a Lot only as security shall not be a member of the Association. Each owner, or joint or common owner, of a Lot shall be a member of the Association.

Section 2.2. Assessments. Each member shall pay to the Association the *Assessments* as established by the Association. The Assessments shall be used to achieve the objectives of the Association. The Board of Directors shall establish the date or dates on which the Assessments shall be due.

Section 2.3. Amount of Assessments. The Assessments shall be established on a yearly basis at the annual meeting of the Association. No further assessments may be made unless specifically approved by the Association at a special meeting of the Association called pursuant to these Bylaws.

Section 2.4. Default. In the event of default by any member in paying to the Association any Assessments, then the member in default shall be obligated to pay interest at the rate established by the Association (which shall not be higher than allowed by the Declaration) on such Assessments from the due date thereof as determined by the Association, together with all expenses, including reasonable attorney's fees, incurred by the Association in any proceedings brought to collect such unpaid common charges. The Association shall have a lien on the Lot of

any defaulting member to secure the payment of such charges, interest, expenses, costs, and fees, which lien may be enforced in any manner provided for the foreclosure of mortgages or liens under Maine law.

Section 2.5. Membership Nonassignable. Membership and the rights and privileges of a member shall not be assignable, but shall always be an incident of Lot ownership.

Section 2.6. Vote. Each member may vote in person or by proxy at any meeting of the members; provided, however, that if two or more members have or hold common or joint ownership of any Lot, only one vote shall be cast for each Lot with common or joint ownership, but the owner of more than one Lot shall have one vote for each Lot. If the holders of a majority interest in any Lot cannot agree on how to cast the vote allocated to that Lot, then the vote shall not be cast. The designation of any proxy shall be made in writing to the Secretary of the Association, and shall be revocable at any time by written notice to the Secretary.

Article 3
Directors and Officers

Section 3.1. Board of Directors. The Board of Directors shall consist of three members, each of whom shall be a Lot owner, elected by majority vote at the annual meeting of the members of the Association. Directors shall serve for terms of two years, and the terms shall be staggered so that either one or two directors shall be elected at each annual meeting. Directors may serve any number of consecutive terms. Co-owners of a Lot may both serve as directors.

Section 3.2. Officers. The officers of the Association shall consist of a President, Secretary, and Treasurer. The officers shall be elected annually from among the directors by majority vote of the Board of Directors at its first meeting following the annual meeting of members of the Association.

Section 3.3. Vacancies. If a vacancy occurs among the directors or officers, the Board of Directors shall fill said vacancy for the remainder of the term.

Section 3.4. Removal. Any director or officer may be removed from office if so voted by members of the Association entitled to cast at least three-fourths of the total number of votes in the Association.

Article 4
Meetings

Section 4.1. Annual Meeting of Members. The date of the annual meeting of members of the Association shall be established by the Board of Directors. Notice of the time and place of holding the annual meeting shall be mailed or emailed to each member not less than ten nor more than fifty days before the date of each annual meeting.

Section 4.2. Special Meeting of the Association. Special meetings of the Association members may be called by the President, two members of the Board of Directors, or upon request of four members to the President made in writing. Notice of the meeting shall be mailed or emailed to each member not less than ten nor more than fifty days before the date of the meeting, and at such special meeting there shall only be considered such business as is specified in the notice of meeting.

Section 4.3. Quorum for Meeting. At all meetings of the Association, either regular or special, the presence of members in good standing, in person or by proxy, entitled to cast more than one half of the total number of votes in the Association, shall constitute a quorum.

Section 4.4. Lack of Quorum. If a quorum is not present, the presiding officer may adjourn the meeting to a day and hour set by such officer. The members present at a duly called or held meeting at which a quorum was once present may continue to do business at the meeting notwithstanding the withdrawal of enough members to leave less than a quorum.

Section 4.5. Location. Meetings of the Association shall be held at a suitable place convenient to the members and such place shall be specified in the notice of the meeting.

Article 5
Duties of Officers

Section 5.1. President. The President shall preside at all meetings of the Association.

Section 5.2. Secretary. The Secretary shall keep the minutes of all meetings of the Association. The Secretary shall mail out all notices for meetings of the Association.

Section 5.3. Treasurer. The Treasurer shall have charge of all receipts and monies of the Association, deposit them in the name of the Association in a bank approved by the Association, and disburse funds as ordered or authorized by the Association. The Treasurer shall keep regular accounts of all receipts and disbursements, submit the records when requested, and give an itemized statement at regular meetings of the Association. The Treasurer or the President may sign checks and withdrawal slips on behalf of the Association upon any and all of its bank accounts.

Section 5.4. Execution of Instruments. The President, together with either the Secretary or the Treasurer, shall, on being so directed by the Association, sign all leases, contracts, or other instruments in writing.

Article 6
Duties and Powers of the Board of Directors

Section 6.1. Management of Association. The Board of Directors of the Association shall have general charge and management of the affairs, funds, and property of the Association.

The Board of Directors shall have the duty to prepare the annual budget of the Association; to appoint such committees as the Board of Directors deems advisable, and to fill any vacancies thereof; and otherwise carry out the purposes of the Association according to its Articles of Incorporation and these Bylaws.

Section 6.2. Assessments. The Board of Directors shall have the power to collect the Assessments which members are required to pay and to take such actions as they deem necessary to their collection.

Section 6.3. Meetings. The Board of Directors, at their discretion, shall set times and days for meetings as agreed by a majority of the Board. There shall be no need for formal written notice of the meetings, but rather, it will be left to the President of the Association, who shall be the Chair of the Board of Directors, to schedule meetings of the Board when necessary. A majority of the Board of Directors shall constitute a quorum for conducting business. Any member of the Board of Directors may participate in any meeting thereof by conference telephone, provided that he or she may hear and be heard by all others participating in the meeting.

Article 7
Compensation of Officers

Neither the officers nor members serving on committees shall receive any salary or compensation for services rendered to the Association. Any person may be reimbursed for materials supplied or expenses incurred in the performance of services to the Association, at the discretion of the Board of Directors.

Article 8
Notices

All notices to members shall be mailed or emailed to their addresses as given on the books of the Association, and such mailing or emailing shall constitute presumptive evidence of receipt thereof.

Article 9
Liability of Officers

The officers of the Association shall not be liable to the members of the Association for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The members of the Association shall indemnify and hold harmless each of the officers against all contractual liability to others arising out of contracts made by the officers on behalf of the Association unless any such contract shall have been made in bad faith or contrary to the provisions of the Declaration or of these Bylaws. It is intended that the officers shall have no personal liability with respect to any contract made by them on behalf of the Association. It is also intended that any liability of any member of the Association arising out of

any contract made by said officers either individually, pursuant to authority provided hereunder, or acting as a group in the form of a Board of Directors, or out of the aforesaid indemnity in favor of said officers, shall be limited to such proportion of the total liability thereunder as said member's votes in the Association bear to the total number of votes in the Association.

Article 10
Business Records

The corporate business records of the Association shall at all times, during reasonable business hours, be subject to the inspection of any member.

Article 11
Parliamentary Rules

Roberts Rules of Order, as most recently revised, shall govern the conduct of the Association meetings when not in conflict with these Bylaws.

Article 12
Amendments

Section 12.1. Proposal. Amendments to these Bylaws may be proposed by a majority of members of the Association, whether meeting as members or by an instrument in writing signed by them.

Section 12.2. Adoption. Amendments to these Bylaws may be adopted only if so voted by members of the Association entitled to cast at least three-fourths of the total number of votes in the Association, provided that notice of the proposed amendment is given in the notice of the meeting.

DECLARATION OF COVENANTS

KING FAMILY ROAD ASSOCIATION, BRUNSWICK, MAINE

[The actual association name may be different.]

In this declaration, the *Plans* are the plans entitled *Boundary Survey & Lot Division or Miller Point and John's Point, Sheet 1* and *Sheet 3*, dated October 18, 2019, and recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____ and Page _____. A *Lot* any of Lot 1 through Lot 4 as shown on the Plans, An *Owner* means any owner of any Lot, other than mortgagees or others who hold title solely as security. The *Association* means King Family Road Association, a Maine nonprofit corporation. All of the Lots are currently owned by Nancy P. King and Robert C. King (the "Declarants").

This Declaration is made to insure the best use and the most appropriate development and improvement of each Lot; to protect the Owners against such improper use of surrounding Lots as will depreciate the value of their property; to preserve, so far as practicable, the natural beauty of the Lots; to encourage and secure the erection of attractive homes thereon, in appropriate locations on each Lot; to prevent haphazard and inharmonious improvements of any Lot; to secure and maintain property setbacks from streets, and adequate free spaces between structures; to provide for the maintenance of the common access road serving the Lots; and in general to provide for a high quality of improvement on the Lots. The undersigned, being the owners of the Lots, hereby declare that the Lots are, and forever after shall be, held, transferred, sold, and conveyed subject to the covenants, restrictions, easements, liens, and charges set forth below, which shall run with the land.

1. No Lot shall be used for any commercial purposes, but shall be used solely for single-family residential purposes, except that this restriction shall not be construed to prevent the practice of a home occupation, craft work, artistic endeavor, or similar occupation conducted within a private residence or permitted outbuilding which does not generate additional traffic, noise, odors, or other disturbances to the other Lots.

2. The use of each Lot shall at all times comply with all applicable laws, ordinances, and regulations, and nothing contained herein shall in any way alter or amend the obligations of every Owner to comply with all applicable laws, ordinances, and regulations.

3. All of the Lots are subject to the "Conservation Easement Deed and Indenture, Miller Point," dated March 21, 2000, and recorded in the Cumberland County Registry of Deeds in Book 15378, Page 259, and they shall be used, occupied, and maintained at all times in accordance with said conservation easement.

4. *[Possible lot and building use and design restrictions]*

5. Every Lot includes an appurtenant easement to use the common access road shown on the Plans as the "Private Road" and/or "50' Private Road" for purposes of access to the Lot. This easement includes the right to install utility services. Every Lot includes an appurtenant easement to use the "Barn Lot" and the "Common Septic Area" shown on the Plans, in accordance with the rules and regulations of the Association. Lot 1 and Lot 2 are subject to and have the benefit of a driveway easement, as set forth in their deeds. All of the foregoing easements are subject to the terms of this declaration and the bylaws, rules, and regulations of the Association.

6. Each Lot must include adequate parking for the Owner(s) and guests. No parking shall be permitted on the common access road except of an occasional and temporary nature.

7. Every Owner is entitled to be a voting member of the Association. One vote in the Association shall be allocated to each Lot. Every Lot and every Owner, together with their tenants, agents, and invitees shall be subject to the bylaws, rules, and regulations of the Association.

8. The Association has the responsibility for the maintenance and improvement of the common access road, the Barn Lot, and the Common Septic Area. No Owner may independently undertake any such maintenance or improvement, except in case of emergency.

9. In order to pay for said maintenance and improvement (and related administrative costs), the Association may levy an assessment against each Lot, which is a personal obligation of the Lot's Owner(s), may be collected by an action in any court of competent jurisdiction, and constitutes a lien upon the Lot until paid. This lien may be enforced by any method provided by law, now or hereafter, for the enforcement of liens, including, but not limited to, the methods provided for the foreclosure of mortgages. The obligations secured by this lien also include all costs of collection, including, but not limited to, attorney fees, paralegal fees, and court costs, together with interest at a rate to be set by the Association (but which interest rate shall not be higher than permitted by law).

10. The said assessments shall be made equally against all of the improved Lots, with each unimproved Lot being assessed at one half of the amount assessed against an improved Lot, except for expenses caused by or arising from the actions or negligence of particular Owners or their invitees, which shall be assessed exclusively against such Owners and their Lots. For this purpose, a Lot is "improved" if any structure has been built or located upon it or if it has been used for storage of any equipment or other property.

11. This declaration constitutes notice of the lien hereby created. The priority of any lien arising hereunder, whether or not further evidenced by the later recording of any claim or certificate of lien, shall relate back to the date of this declaration.

12. All of the provisions of this declaration may be enforced by the Association or by any one or more of the Declarants in any appropriate proceeding. The failure to enforce any

provision of this declaration upon any occasion or series of occasions shall not be deemed a waiver of the right to such enforcement. Any expenses incurred in enforcing this declaration, including, but not limited to, attorney fees, paralegal fees, and court costs, shall be paid by the party or parties against whom it was enforced.

Witness our hands and seals as of this _____ day of _____, 2020.

_____	_____
Witness	Nancy P. King
_____	_____
Witness	Robert C. King

STATE OF MAINE

Cumberland County _____, 2020

Personally appeared the above named Nancy P. King and Robert C. King and acknowledged before me the foregoing instrument to be their free act and deed.

_____
Notary Public/Attorney at law

_____
Print or type name as signed

DEED

[This is a sample deed to illustrate how the Lots will be subject to the Declaration of Covenants of the road association and its bylaws. Other covenants specific to particular Lots may be added later.]

We, Nancy P. King and Robert C. King, of Brunswick, Maine, as a gift, grant to *[Name]*, whose mailing address is *[mailing address]*, with warranty covenants, the land, together with any buildings and improvements thereon, in Brunswick, Cumberland County, Maine, bounded and described as follows:

> Lot 1 as shown on the plan entitled *Boundary Survey & Lot Division or Miller Point and John's Point, Sheet 3*, dated October 18, 2019, and recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____ and Page _____.

Lot 1 is conveyed subject to and together with the benefit of the "30' Wide Driveway Easement," as shown on said plan, for the purpose of building, using, maintaining, inspecting, repairing, maintaining, and improving a driveway, utility services, and related equipment for the benefit of Lot 1 and Lot 2 as shown on said plan. This easement shall be appurtenant to the said two Lots.

This conveyance is made subject to and together with the benefits of the Declaration of Covenants of the King Family Road Association dated _____, 2020, and recorded in the Cumberland County Registry of Deeds in Book _____, Page _____.

This conveyance is made subject to the "Conservation Easement Deed and Indenture, Miller Point," dated March 21, 2000, and recorded in the Cumberland County Registry of Deeds in Book 15378, Page 259, and the above described property shall be used, occupied, and maintained at all times in accordance with said conservation easement.

Witness our hands and seals as of this _____ day of _____, 2020.

_____	_____
Witness	Nancy P. King
_____	_____
Witness	Robert C. King

STATE OF MAINE

Cumberland County _____, 2020

Personally appeared the above named Nancy P. King and Robert C. King and acknowledged before me the foregoing instrument to be their free act and deed.

_____
Notary Public/Attorney at law

_____
Print or type name as signed

MAJOR DEVELOPMENT REVIEW
FINAL APPLICATION

SUBDIVISION AMENDMENT

RICHARD H. HUNT SUBDIVISION – LOTS 1, 4, & 5
46 & 74 CASCO ROAD
BRUNSWICK, MAINE

December 20, 2019

Prepared For

MICHAEL J. & REBECCA P. SAMSON
46 Casco Road
Brunswick, Maine 04011

Prepared By

SITELINES
Civil Engineers • Land Surveyors

119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011
207-725-1200 ▪ www.sitelinespa.com

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December 20, 2019

3882-7

Jared Woolston, Planner
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

RE: Major Development Review Final Application
Richard H. Hunt Subdivision Amendment – Lots 1, 4, & 5
Tax Map 21, Lots 19 and 44

Dear Jared:

On behalf of Michael J. and Rebecca P. Samson, Sitelines, PA is pleased to submit the enclosed Major Development Review Final Application, drawing, and supporting materials for a Subdivision Amendment to the Richard H. Hunt Subdivision, Lots 1, 4, & 5.

PROPERTY

Michael J. and Rebecca P. Samson own the parcel of land at 46 Casco Road (Tax Map 21, Lot 19), known as Lot 1 of the Richard H. Hunt Subdivision. Donald V. Hales owns the parcel of land at 74 Casco Road (Tax Map 21, Lot 44) The properties encompass 20.89± acres. Lot 1 contains 16.71± acres and has frontage on Casco Road and Pleasant Hill Road. Lot 1 of the Richard H. Hunt Subdivision was created in 1984 and subsequently amended in 1986. In the existing condition, Lot 1 contains a residential dwelling, a barn, a shed, driveway, lawn area, wooded area, and field/meadow. The parcel is encumbered by an existing 3.0± acre indenture area for Lot 4. Lot 4 contains 2.0± acres and has frontage on Casco Road. In the existing condition, Lot 4 contains a residential dwelling, driveway, lawn area, wooded area, and field/meadow. Lot 4 was split from Lot 1 in 2012; although the creation of this lot should have received approval as an amendment to a previously approved subdivision, it did not occur at that time. The creation of the 2.0± acre lot and the 3.0± acre indenture were reviewed by the Code Enforcement Officer. One goal of this application is to receive after-the-fact approval for Lot 4.

The parcels are located in the Rural Protection 1 (RP1) zone in which "Dwelling, 1- or 2-family" is a permitted use. In the RP1 zone, the maximum density is 1 dwelling unit per 4 acres for developments subject to Development Review. A portion of the site is in the Wildlife Habitat Corridor of the Wildlife Protection Overlay (WPO). Additional Overlay Zones on the site include the Rural Protection Stormwater Management Overlay (RPSMO) and the Shoreland protection Overlay – Stream Protection Subdistrict (SPO-SP).

SITE DESIGN

The proposed subdivision amendment includes obtaining after-the-fact approval for existing Lot 4 that was split from Lot 1 in 2012. The proposed subdivision amendment consists of further dividing the existing Lot 1 into two (2) residential lots; Lot 1 and Lot 5.

Lot 4 includes area in the SPO-SP and Wildlife Corridor of the WPO. The existing improvements were constructed outside of the SPO-SP Overlay District and in a cleared area of the WPO. The RPSMO encompasses the extents of Lot 4, but the developments were completed in 2012 before the RPSMO requirements of the Brunswick Zoning Ordinance became effective.

Proposed Lot 5 is located to be outside of the SPO-SP, RPSMO, and WPO, with frontage on Pleasant Hill Road. The new lot will be served by an individual private well and private subsurface wastewater disposal system. A new driveway extension, electric service, and data services will be extended from Pleasant Hill Road and will be the responsibility of the future landowner. Wetlands have been identified and mapped by Atlantic Environmental. Proposed Lot 5 encompasses 2.21 acres that is entirely open field.

WAIVERS

Based on the specifics of the project, the applicant will request waivers for the following application items:

- Profile, cross-section dimensions, curve radii of existing streets. No changes are proposed to the existing roads.
- Profiles of underground facilities.
- Location of all existing trees over 10-inches in diameter. Existing trees will be preserved as possible outside of the existing and proposed clearing limits.

REVIEW STANDARDS

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 4 - PROPERTY DEVELOPMENT STANDARDS* of the Ordinance:

4.1 APPLICABILITY OF PROPERTY DEVELOPMENT STANDARDS

The proposed subdivision is in compliance with the standards set forth in Chapter 4 – Property Development Standards.

4.2 DIMENSIONAL AND DENSITY STANDARDS

The proposed subdivision is in the Rural Protection 1 (RP1) Zoning district and complies with the Dimensional and Density Standards for Rural Zoning Districts. The Growth Area Dimensional and Density Standards to not apply.

The density of the proposed subdivision is within the maximum lot density of 1 dwelling unit per 4 acres for developments subject to Development Review. The net site area, as calculated in accordance with 4.2.5.A, is the full area of land minus the steep slopes and wetlands. The property has no water bodies; existing or proposed street rights-of-way, endangered or threatened species

habitat; rare and endangered natural communities; waterfowl and wading bird habitat; shorebird nesting, feeding, and staging areas; significant vernal pool habitat; or seabird nesting islands as determined by resources in the Maine GIS Data Catalog and Maine DEP GIS website, and the Beginning With Habitat maps. The density calculations allow for the creation of the new lot in the Richard H. Hunt Subdivision. This proposed subdivision amendment looks to obtain Planning Board approval for Lot 4, which previously had only Codes Enforcement Office approval, and creates Lot 5, the fifth lot of the Richard H. Hunt Subdivision.

The RP1 Zone has a 20,000 s.f. minimum lot area standard for Residential lots and a 10,000 s.f. maximum building footprint per structure standard, both of which will be met. Lot 1 includes a deeded indenture area for Lot 4, and is proposed to included a deeded indenture area for proposed Lot 5 to maintain the maximum density of one (1) dwelling unit per four (4) acres.

The RP1 Zone has a maximum impervious surface coverage standard of the lesser of 35% or 10,890 s.f. for lots less than 2.5 acres. The 2.0±-acre Lot 4 has an existing impervious surface coverage of 6,000 s.f., or 7% Any proposed improvements for proposed 2.21-acre Lot 5 will be within the lesser of 35% or 10,890 s.f. maximum impervious area limit.

4.3 NATURAL AND HISTORIC AREAS

4.3.1 The parcels include areas that are field, lawn, wooded, and wetland. The wetlands were field delineated in November 2019 by Atlantic Environmental, LLC. The proposed subdivision amendment will have no adverse impacts to the areas of natural character to the Town. There are no known existing features that would be considered of scenic or historic character.

4.3.2 The proposed residential subdivision will not result in undue water or air pollution.

4.3.3 The project is located within a Scenic Area as identified within the Parks, Recreation Open Space Plan 2002. The subdivision is located at the corner of Pleasant Hill Road and Casco Road, portions of which are identified as scenic in the Southwest Brunswick subarea of the Scenic Inventory of the Open Space Plan.

Proposed Lot 5 has been sited outside of the SPO-SP, RPSMO, and WPO to avoid impact to the respective resources each Overlay Zone protects. Lot 5 encompasses a 2.21-acre area that is entirely open field. No improvements are proposed to Lot 5 at this time, but potential improvements by the future landowner will be sited in open field for the benefit of other protected natural resources.

Portions of Lot 4 are within the SPO-SP and WPO. The improvements to Lot 4, constructed in 2012, were sited to be outside of the SPO-SP and in an open area of the Wildlife Habitat Corridor of the WPO that required no removal of woody vegetation.

The proposed subdivision amendment protects the land not suitable for development and does not have an adverse effect on the natural landscape features and scenic beauty.

4.3.4 A portion of the parcels is within the Wildlife Habitat Corridor as mapped on Town GIS. Proposed Lot 5 is not within a Wildlife Protection Overlay, but subject parcels existing Lot 1 and Lot 4 include an area of Wildlife Habitat Corridor.

Lot 4 was created and developed in 2012 from the extents of Lot 1. In accordance with the Brunswick Zoning Ordinance Subsection 2.3.5. Wildlife Protection Overlay (WPO) District, the original parcel of Lot 1 as of April 5, 2006 encompassed 20.92± acres, of which 4.03± acres is within the limits of the Wildlife Corridor, or 19%. The only development or disturbed area within the limits of the Wildlife Corridor of the original parcel is the existing structure on Lot 4. The existing structure on Lot 4 was constructed in 2012 in an open area of the lot within the Corridor. Construction of the existing 2,800± s.f. of structure within the Wildlife Corridor may have disturbed up to 14,500 s.f. at the time, but did not require the clearing or removal of woody vegetation. Per Table 2.3.5.E of the Brunswick Zoning Ordinance, 0% to 15% disturbance requires no habitat mitigation and allows for no density bonus.

The proposed subdivision amendment will have no adverse impacts to areas of significant plant or animal habitat located on the parcel.

4.3.5 There are some area of steep slopes or embankments greater than 25%, as defined by the ordinance, located on the property. The area of steep slopes is shown on the Amended Subdivision Plan and reflected in the density calculations. The mapped steep slopes are within the limits of Lot 1 and are not in the area of proposed Lot 5 or Lot 4.

4.3.6 The disturbed areas of the site will be isolated through the use of silt fence and other measures to minimize the transport of sediment from the site. The project has been designed to incorporate Best Management Practices as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

4.3.7 The project will not extract groundwater for operations. The new site will be serviced by a private well and private subsurface wastewater disposal system. Providing that the septic system is installed and maintained as designed, no undue adverse effect on the quality or quantity of groundwater will occur as a result of this project.

4.3.8 The site primarily drains via overland flow toward the southwest. Drainage boundaries will remain as in the existing condition. Any potential site improvements to Lot 5 will be done in accordance with the limitations of the zone and the Zoning Ordinance, including the maximum impervious surface coverage limit. The proposed residential Lot 5 will have no adverse impact on the water quality or functional integrity of the watershed.

The wetland delineation was completed for Lot 1 and proposed Lot 5 in November 2019. This proposed subdivision amendment will not have any undue adverse impact on the existing wetland.

4.3.9 There are no historic or archeological resources associated with this project.

4.4 FLOOD HAZARD AREAS

The development is not in the Flood Protection Overlay (FPO) District. The project area is in Zone C (Areas of Minimal Flooding) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Panel 26 of 35 (Community Panel 230042-0026-B, Effective January 3, 1986) and Panel 15 of 35 (Community Panel 230042-0015-B, Effective January 3, 1986). Excerpts of the applicable FIRMs are enclosed.

4.5 BASIC AND MUNICIPAL SERVICES

4.5.1 Public sewer is not available. The proposed lot will be serviced by an individual subsurface wastewater disposal system. Two passing test pits were observed on the lot by Stephen P. Robbins (Test Pit Logs attached).

4.5.2 Public water is not available. The proposed lot will be serviced by private well. After reviewing the Maine Well Database, there appears to be adequate groundwater available in the surrounding area. As shown on the enclosed map, there are existing wells in the surrounding area that provide flow rates ranging from 1.5 gpm to 20 gpm. As is typical in most areas, well flow rates can vary greatly, and are not typically impacted by surrounding development unless density is increased substantially over a long period of time. The proposed development is meeting the density requirements of the Zoning District and is not anticipated to adversely impact the existing groundwater in the surrounding areas.

4.5.3 Solid waste shall be collected by curbside pickup, consistent with the existing housing. Solid Waste Impact Fee is calculated at a rate of $258.56 (based on 1 ton/year/unit) for each of the new residential lot, which we request be paid prior to the issuance of building permits.

4.5.4 The site primarily drains via overland flow to the southwest. No improvements are proposed at this time.

4.6 LANDSCAPING REQUIREMENTS

No improvements are proposed at this time, but potential improvements for proposed Lot 5 by the future landowner will be subject to the limitations imposed by the Zoning Ordinance for the RP1 Zone. Much of the site is existing field/meadow. Lots 1 and 4 are already developed.

4.7 RESIDENTIAL RECREATION REQUIREMENTS

The landowner will pay the recreation impact fees as required for Lot 5, which we request be paid prior to the issuance of building permits, based on the number of bedrooms for any housing proposed. Lots 1 and 4 are already developed.

4.8 CIRCULATION AND ACCESS

4.8.1 The proposed residential subdivision amendment will not cause unreasonable congestion or unsafe conditions on highways or public roads, either existing or proposed, and the traffic associated with the development shall maintain the existing Level of Service on any public road within 200 feet of any existing or proposed curb-cut.

4.8.2 The proposed Lot 5 will utilize a new curb cut of Pleasant Hill Road. There is adequate sight distance along the frontage to site a new curb cut, and a driveway entrance permit from the Town will be required prior to construction.

4.8.3 The pedestrian and bicycle access is ample in this existing rural residential subdivision.

4.9 PARKING AND LOADING

4.9.1 Parking will be provided at each house in accordance with the minimums required by the Zoning Ordinance.

4.9.2 This standard is not applicable as there are no parking areas of 10 or more spaces.

4.9.3 Parking is provided at each lot. No common parking areas are proposed.

4.9.4 No parking alternatives are proposed.

4.9.5 Off-street loading is not applicable for this residential development.

4.10 LIGHTING

New lighting is not proposed at this time. It is anticipated that the new building will have residential scale lighting at garages and driveways. The lighting will not adversely impact road safety or adjacent properties and uses

4.11 ARCHITECTURAL COMPATIBILITY

The subdivision and new residential buildings will be compatible with its architectural surroundings.

4.12 NEIGHBORHOOD PROTECTION STANDARDS

As the project is not located within a Growth Mixed Use zoning district, this section is not applicable. In any event, the new lot will be compatible with neighboring residential areas.

4.13 SIGNS

No signage is proposed.

4.14 PERFORMANCE STANDARDS

4.14.1.B Any construction activities will occur between the hours of 7 am and 7 pm.

4.14.1.C No activities will be conducted that exceed the Maximum Equivalent Sound Level (50 dBA day and 40 dBA night in Rural Area districts).

4.14.1.D No activities will be conducted that generate smoke, dust or particulate emissions.

4.14.1.E No activities will be conducted that generate dust, fly ash, dirt, fumes, vapors or gasses that could cause injury to human, animal or vegetable health.

4.14.1.F No activities will be conducted that generate odors.

4.14.1.G No activities will be conducted that generate heat or recurring vibrations.

4.14.1.H No more than two unregistered or unlicensed motor vehicles will be stored outside.

4.14.1.I No motor vehicles or watercraft will be stored within the required setbacks.

4.14.1.J All existing and new outdoor residential lighting will be in compliance of Section 4.10.

4.15 SITE MAINTENANCE
Site maintenance will be managed by the lot owners in compliance with the Brunswick Zoning Ordinance standards.

4.16 FINANCIAL AND TECHNICAL CAPACITY
Michael J. & Rebecca P. Samson own the parcel and buildings located thereon. Site improvements will be constructed by lot owners.

The design team, led by Sitelines, PA, has extensive experience (since 1989) planning, designing, and gaining approvals for residential and commercial development projects throughout the state, including multiple projects located in the Town of Brunswick.

4.17 ADMINISTRATIVE ADJUSTMENTS / ALTERNATIVE EQUIVALENT COMPLIANCE
The project has been designed in accordance with the Town of Brunswick Zoning Ordinance to the greatest extent practicable. No Administrative Adjustments are requested, other than those waivers requested elsewhere in this letter.

We look forward to presenting the project to the Planning Board at their January 14, 2020 meeting to review and approval. Should you have any questions, please call or contact me at kclark@sitelinespa.com.

Very truly yours,

Kevin P. Clark

Kevin P. Clark, PLS
President

Enclosures

cc: Michael J. & Rebecca P. Samson
Donald V. Hale

SITELINES
Civil Engineers • Land Surveyors

Attachment A
Application Form & Checklists

A completed copy of the Major Development Review Final Application Form and the Checklist are enclosed.

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

   - [ ] **Minor Development Review**
   - [ ] Major Development Review: **Sketch Plan**
   - [x] Major Development Review: **Final Plan**
   - [ ] Major Development Review: **Streamlined Final Plan**

2. Project Name: Richard H. Hunt Subdivision Amendment - Lots 1, 4, & 5

3. Project Applicant
   Name: Michael J. & Rebecca P. Samson
   Address: 46 Casco Road
   Brunswick, Maine 04011
   Phone Number: 207-751-6065
   Email: 46SAMS46@gmail.com

4. Project Owner (if different than applicant)
   Name: <same>
   Address:
   Phone Number:
   Email:

5. Authorized Representative
   Name: Sitelines PA, Attn: Kevin Clark, PLS
   Address: 119 Purinton Road, Suite A
   Brunswick, ME 04011
   Phone Number: 207-725-1200 ext. 14
   Email: kclark@sitelinespa.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

   1. Sitelines PA
   2.
   3.

7. Physical location of property: 46 & 74 Casco Road

8. Lot Size: 20.89 acres

9. Zoning District: Rural Protection 1 (RP1)

10. Overlay Zoning District(s): WPO Wildlife Habitat Corridor, SPO-SP, RPSMO

11. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application?

Owner

12. Assessor's Tax Map 21 Lot Number 19 & 44 of subject property.

13. Brief description of proposed use/subdivision: _____

Refer to Cover Letter

14. Describe specific physical improvements to be done: _____

Refer to Cover Letter

Owner Signature:

_____

Applicant Signature (*if different*):

(AGENT)

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
General	Application form and fee	X	--	--
	Name of development	X	--	--
	Existing zoning district and overlay designations	X	--	--
	Location map	X	--	--
	Names of current owner(s) of subject parcel and abutting parcels	X	--	--
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	X	--	--
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X	--	--
	Documentation of Right, Title and Interest	X	--	--
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected	X	--	--
	Draft performance guarantee or conditional agreement	X	--	--
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X	--	--
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors	X	--	--
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed	X	--	--
	Existing easements associated with the development	X	--	--
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities	W	--	--
Survey, Topography, & Existing Conditions	Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	X	--	--
	Topography with contour intervals of not more than two (2) feet	X	--	--
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District,. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.	X	--	--
	Existing locations of sidewalks	X	--	--
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	X	--	--
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	X	--	--

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
Infrastructure - Proposed	Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	W	--	--
	Proposed easements associated with the development	X	--	--
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section	X	--	--
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	X	--	--
	Proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	X	--	--
	Proposed locations, widths and profiles of sidewalks	X	--	--
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	X	--	--
Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X	--	--
	Storm water management plan for the proposed project prepared by a professional engineer	X	--	--
	The size and proposed location of water supply and sewage disposal systems	X	--	--
	Where a septic system is to be used, evidence of soil suitability	X	--	--
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	X	--	--
	A statement from the Fire Chief recommending the number, size and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken	X	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	X	--	--
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	X	--	--
	Reference to special conditions stipulated by the Review Authority	X	--	--
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.	X	--	--
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X	--	--
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X	--	--

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
Proposed Development Plan	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit	X	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	X	--	--
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas	X	--	--
	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards	X	--	--
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems	X	--	--
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation	X	--	--
	Number of lots if a subdivision	X	--	--
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal	X	--	--
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X	--	--
	Any additional studies required by the Review Authority	X	--	--

SITELINES
Civil Engineers • Land Surveyors

November 15, 2019

3882

Michael Samson
46 Casco Road
Brunswick, ME 04011

Re: Designation of Agent Authorization
Subdivision Amendment – 46 & 74 Casco Road
Brunswick, Maine

Dear Michael:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Michael & Rebecca Samson, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed Subdivision Amendment for property located on the Casco Road in Brunswick, Maine.

Sincerely,

Kevin P. Clark

Kevin P. Clark, PLS
President

The undersigned hereby gives Sitelines, PA the authority to act as agent for Michael & Rebecca Samson for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

Michael J Samson, Rebecca Samson 12/18/2019

Michael & Rebecca Samson Date

SITELINES
Civil Engineers • Land Surveyors

November 15, 2019

3882

Donald & Shirley Hale
74 Casco Road
Brunswick, ME 04011

Re: Designation of Agent Authorization
Subdivision Amendment – 46 & 74 Casco Road
Brunswick, Maine

Dear Donald & Shirley:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Donald & Shirley Hale, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the proposed Subdivision Amendment for property located on the Casco Road in Brunswick, Maine.

Sincerely,

Kevin P. Clark

Kevin P. Clark, PLS
President

The undersigned hereby gives Sitelines, PA the authority to act as agent for Donald & Shirley Hale for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

Donald V. Hale Shirley E. Hale 11/16/19

Donald & Shirley Hale Date

Attachment B
Right, Title, & Interest

Copies of the current deeds are included with this attachment.

0050788

BK 15701 PG 275

WARRANTY DEED
Joint Tenants
(Maine Statutory Short Form)

Gregory L. Gimbel and Karen L. Gimbel, of Brunswick, Maine, for valuable consideration, grant to **Michael J. Samson and Rebecca P. Samson**, as joint tenants, with a mailing address of 4798 Black Hollow Road, Dublin, Virginia 24084, with Warranty Covenants, the following described real property situated at 46 Casco Road, Brunswick, Cumberland County, Maine:

A certain lot or parcel of land with the buildings thereon, situated in said Brunswick, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from Gregory L. Gimbel and Karen L. Gimbel to Grantors dated August 14, 1990, and recorded in the Cumberland County Registry of Deeds in Book 9281, Page 290. Reference is also made to deeds dated December 15, 1983, recorded in Book 6350, Page 222; dated August 14, 1986, recorded in Book 7322, Page 240; and dated October 30, 1987, recorded in Book 8047, Page 307.

MAINE REAL ESTATE TAX PAID

Witness our hands this 31st day of August, 2000.

Witness — Gregory L. Gimbel

Witness — Karen L. Gimbel

STATE OF MAINE
CUMBERLAND, ss

August 31, 2000

Personally appeared the above named Gregory L. Gimbel and Karen L. Gimbel, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Attorney ~~at Law/Notary~~ Public

KENNETH E. SHITGER
MAINE ATTORNEY AT LAW

Printed Name

CL-13805

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the Town of Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point which marks to intersection of the southerly side of the Pleasant Hill Road and the northwesterly side of the Casco Road; thence N 87° 17' W along the southerly side of the Pleasant Hill Road 507.6 feet to a point; thence N 83° 03' W along the southerly side of the Pleasant Hill Road a distance of 403 feet to an iron pin; thence S 56° 11' W 582.3 feet to an iron pin; thence N 75° 37' W 288.2 feet to an iron pin; thence S 50° 34' W along land now or formerly of Charles M. Morse, et al a distance of 529.5 feet to an iron pin; thence S 75° 49' E along land of said Morse a distance of 64.5 feet to a white birch; thence S 5° 06' 40" W along land of said Morse 73.7 feet to an iron pin; thence S 56° 32' E a distance of 185 feet, more or less to the center of a stream; thence in a general southerly, easterly and southerly direction along the center of said stream 670 feet, more or less to the northwesterly side of the Casco Road; thence N 50° 49' E along the northwesterly side of the Casco Road 455 feet to an iron pin; thence N 52° 08' 10" E along said Casco Road a distance of 388.5 feet to an iron pin; thence N 55° 52' E along said Casco Road a distance of 749.1 feet to a point; thence N 62° 36' E along said Casco Road a distance of 184.7 feet to a point; thence N 72° 40' E along said Casco Road to the point of beginning.

RECEIVED
RECORDED REGISTRY OF DEEDS
2000 SEP -1 PM 1:28
CUMBERLAND COUNTY
John B O'Brien

(2)

DLN 1001840039235

Doc#: 49344 Bk:35171 Pg: 161

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **Rebecca P. Samson and Michael J. Samson and Virginia M. Plummer** of Brunswick in the County of Cumberland and State of Maine, for consideration paid, grant to **Donald V. Hale and Shirley E. Hale,** whose mailing address is 157 North End Road, Westport Island, ME 04578, with **WARRANTY COVENANTS as Joint Tenants**, the real property situated in **Brunswick**, County of **Cumberland** and **State of Maine** more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, this instrument has been executed this 24th day of September, 2018.

Witness to all

Rebecca P. Samson

Michael J. Samson

Virginia M. Plummer, by Rebecca A. Plummer n/k/a Rebecca P. Samson, Attorney in Fact

Rebecca P Samson Attorney in fact

State of Maine
County of Sagadahoc, ss.

September 24, 2018

Personally appeared before me the above named **Rebecca P. Samson f/k/a Rebecca A. Plummer, individually and as Attorney in Fact for Virginia M. Plummer, and Michael J. Samson** and acknowledged the foregoing instrument to be their free act and deed.

Notary Public/Attorney at Law

SUSAN GAGE KNEDLER
Notary Public Maine
My Commission Expires November 22 2018

File Number 2018-1254

EXHIBIT A
(DEED)

A certain piece or parcel of land, together with the buildings and improvements thereon, situated on the northwesterly side of the Casco Road, in the Town of Brunswick, County of Cumberland and State of Maine, being bounded and described as follows:

COMMENCING at a point on the northwesterly side of the Casco Road at the southeast corner of land now or formerly of Robert and Betsy Elder recorded in Book 19897, Page 275, being the center of a brook;

thence northerly along the center of said brook and the easterly line of said Elder a distance of 398.6 feet, more or less, to the intersection of a second brook at the northeast corner of said Elder;

thence easterly along the center of the second brook and the southerly line of remaining land of Michael and Rebecca Samson recorded in Book 15701, Page 275, a distance of 619.8 feet, more or less, to the northerly side of the Casco Road;

thence South 48° 47' 41" West along the northwesterly side of the Casco Road a distance of 434.93 feet to the point of beginning.

Bearings referenced to magnetic North 2011.

Reference is made to a Plan entitled, "Site Plan Showing Proposed conveyance and Area SUBJECT TO Indenture prepared for Michael J. and Rebecca P. Samson, Casco Road Brunswick, Maine" by Colby and Associates dated December 30, 2011.

Meaning to convey and hereby conveying all and the same premises as conveyed to John T. Plummer and Virginia M. Plummer, and Michael J. Samson and Rebecca P. Samson by deed of Michael J. Samson and Rebecca P. Samson dated February 8, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29350, Page 126. The said John T. Plummer deceased February 14, 2018 leaving Virginia M. Plummer, Michael J. Samson and Rebecca P. Samson as the surviving joint tenants.

Received
Recorded Register of Deeds
Sep 26,2018 10:19:49A
Cumberland County
Nancy A. Lane

Attachment C
Abutting Property Owners

A copy of the abutters map and a list of abutting property owners are included in this attachment for reference.

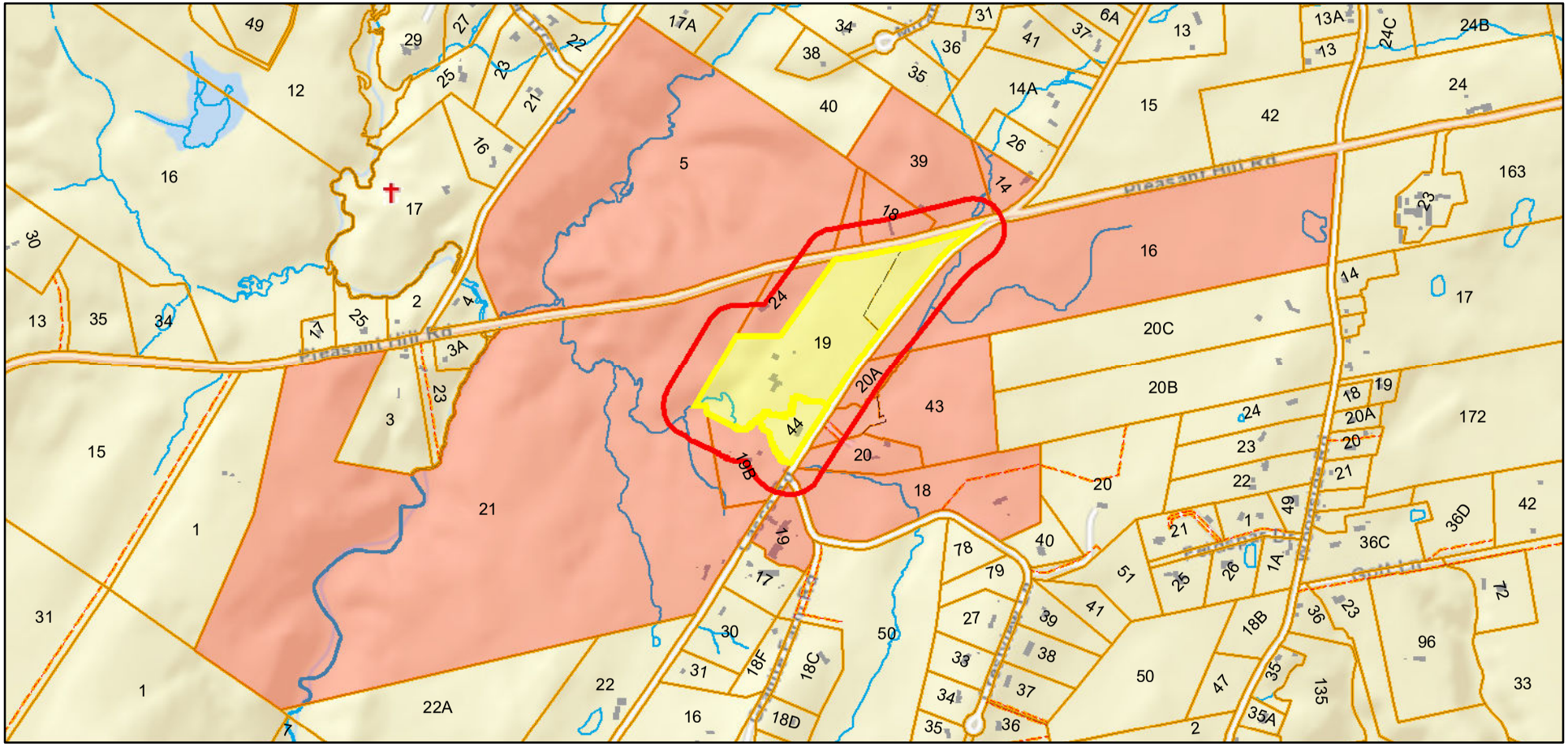
200-ft Abutter Map

Brunswick, ME

1 inch = 1000 Feet

0 1000 2000 3000

November 15, 2019



ROW Property Access	Other Lot Boundary	Buildings
Other Lot Boundary	Parcels_Lines	
Parcels_Lines	Cemeteries - MEGIS	
ROW Property Access	Hydrography Line	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

200 foot Abutters List Report

Brunswick, ME
November 15, 2019

Subject Properties:

Parcel Number:	21-19	Mailing Address:	SAMSON, MICHAEL J & REBECCA P JT
CAMA Number:	21-19		46 CASCO RD
Property Address:	46 CASCO RD		BRUNSWICK, ME 04011

Parcel Number:	21-44	Mailing Address:	HALE, DONALD V
CAMA Number:	21-44		74 CASCO RD
Property Address:	74 CASCO RD		BRUNSWICK, ME 04011

Abutters:

Parcel Number:	21-14	Mailing Address:	COMPAGNA, PETER G & LISA J JT
CAMA Number:	21-14		386 CHURCH RD
Property Address:	386 CHURCH RD		BRUNSWICK, ME 04011
Parcel Number:	21-16	Mailing Address:	BRUNSWICK-TOPSHAM LAND TRUST INC
CAMA Number:	21-16-1		56 MAINE ST
Property Address:	0 CASCO RD		BRUNSWICK, ME 04011
Parcel Number:	21-16	Mailing Address:	BRUNSWICK-TOPSHAM LAND TRUST INC
CAMA Number:	21-16-2		44 THOMPSON ST
Property Address:	0 PLEASANT HILL RD		BRUNSWICK, ME 04011
Parcel Number:	21-18	Mailing Address:	ENGLER, GAVIN L & DUDA, SONIA JT
CAMA Number:	21-18		420 PLEASANT HILL RD
Property Address:	420 PLEASANT HILL RD		BRUNSWICK, ME 04011
Parcel Number:	21-19B	Mailing Address:	ELDER, ROBERT D & BETSY K JT
CAMA Number:	21-19B		82 CASCO RD
Property Address:	82 CASCO RD		BRUNSWICK, ME 04011
Parcel Number:	21-20	Mailing Address:	ANDERSON, GREGORY A & IVY, LISA JT
CAMA Number:	21-20		
Property Address:	10 ROUND HILL LN		10 ROUND HILL LN BRUNSWICK, ME 04011
Parcel Number:	21-20A	Mailing Address:	KESLAKE, ALEX B
CAMA Number:	21-20A		371 LUNENBURG ST
Property Address:	0 CASCO RD		FITCHBURG, MA 01420
Parcel Number:	21-21	Mailing Address:	MORSE, CAROLYN B
CAMA Number:	21-21		PO BOX 265
Property Address:	108 CASCO RD		BRUNSWICK, ME 04011
Parcel Number:	21-24	Mailing Address:	PERLESS, SUSAN
CAMA Number:	21-24		439 PLEASANT HILL RD
Property Address:	439 PLEASANT HILL RD		BRUNSWICK, ME 04011

200 foot Abutters List Report

Brunswick, ME
November 15, 2019

Parcel Number:	21-39	Mailing Address:	FRANKLIN, EVAN J & DACYCZYN, JAMIE JT 400 PLEASANT HILL RD BRUNSWICK, ME 04011
CAMA Number:	21-39		
Property Address:	400 PLEASANT HILL RD		
Parcel Number:	21-43	Mailing Address:	MILLER, ADELE KANALEY 3314 F 5/8 ROAD CLIFTON, CO 81520
CAMA Number:	21-43		
Property Address:	5 ROUND HILL LN		
Parcel Number:	21-45	Mailing Address:	GALLOUPE, ANN H TRUSTEE 55 WILLOW GROVE RD BRUNSWICK, ME 04011
CAMA Number:	21-45		
Property Address:	0 PLEASANT HILL RD		
Parcel Number:	21-5	Mailing Address:	MORSE, CAROLYN E & PO BOX 265 BRUNSWICK, ME 04011
CAMA Number:	21-5		
Property Address:	0 PLEASANT HILL RD		
Parcel Number:	27-18	Mailing Address:	YOUNG, BENJAMIN T & WHEELER, MARGARET C 35 CRESTVIEW LN BRUNSWICK, ME 04011
CAMA Number:	27-18		
Property Address:	35 CRESTVIEW LN		
Parcel Number:	27-19	Mailing Address:	SCOTT, DEBBIE 93 CASCO RD BRUNSWICK, ME 04011
CAMA Number:	27-19		
Property Address:	93 CASCO RD		

Attachment D
Supporting Documents

Copies of relevant correspondence and documents pertaining to the project are enclosed.

Stephen P. Robbins

P.O. Box 271 East Winthrop, ME 04343 (207) 377-6707 Fax (207) 377-6707 E-MAIL narrowspd@aol.com

3 December 2019

Rebecca Sampson
C/o Kevin Clark
SiteLines
119 Purinton Road
Brunswick Landing
Brunswick, ME 04011

Re: Results of Preliminary Soils Investigation – Proposed lot, Casco Road, Brunswick

Dear Ms. Sampson:

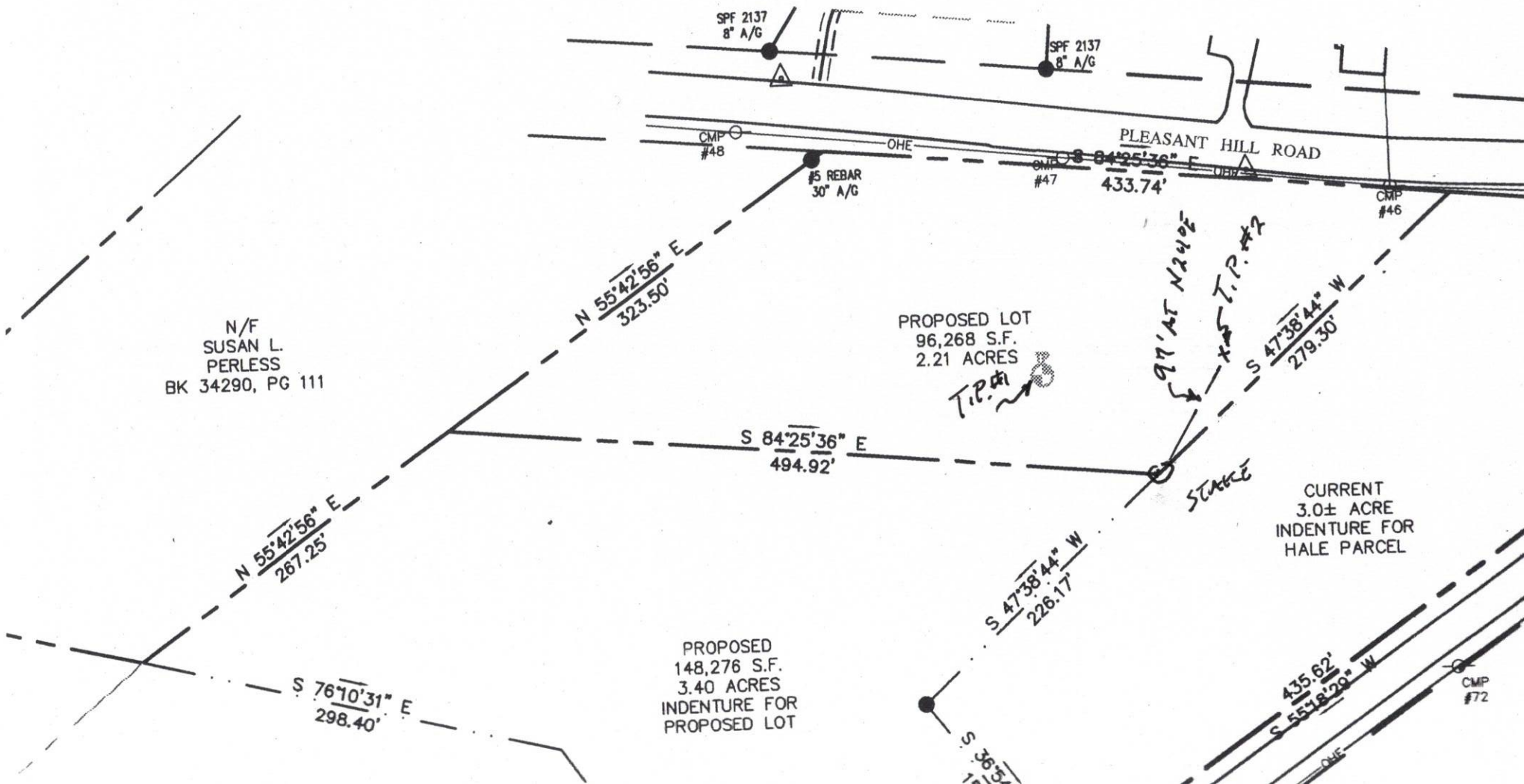
As requested, I have examined soil conditions at a land parcel located at Casco Road, Brunswick. The 2.21-acre parcel was identified on local Tax Map #21, part of Lot #19, and a "Boundary Survey and Division of Land Plan' completed by SiteLines. The purpose of this investigation was to locate and identify two areas of soils suitable for onsite subsurface wastewater disposal. The soils were examined at hand dug test pits to depths enough to determine suitability according to the standards of the Maine Subsurface Waste-Water Disposal Rules. The sites examined were located by a Garmin GPS and marked on the lot with flagged wooden stakes.

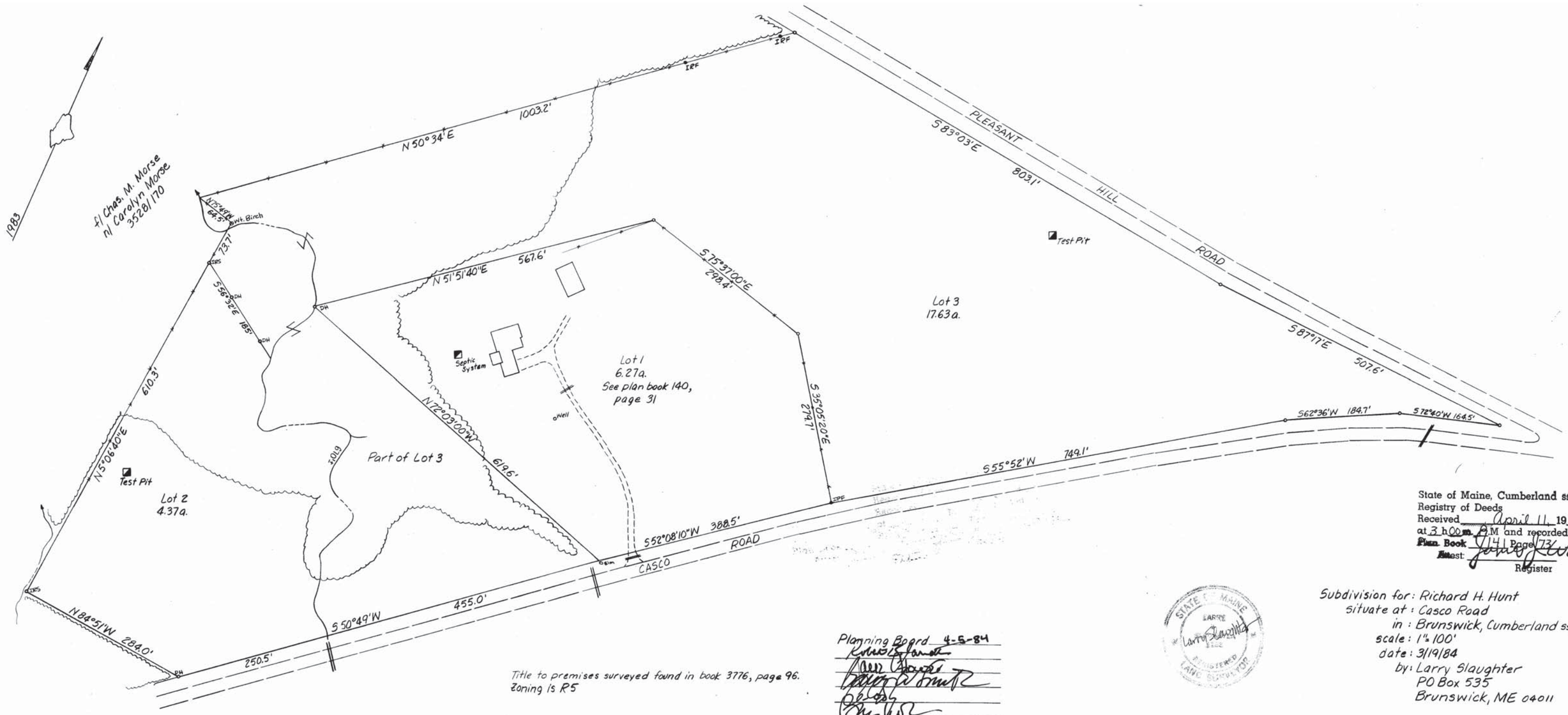
TEST PIT	SOIL CLASS	DEPTH TO LIMITING FACTOR	GRID COORDINATES
#1	8-D	12" (Seasonal water table)	N 43 53 311 W 70 00 619
#2	8-C	15" (Restrictive layer)	N 43 53 320 W 70 00 592

These classifications represent soils that are suitable for installation of new septic systems outside the shore-land zone. All slopes were easily within standards, and no wells were located within 100' of each site. There is enough area at both sites for the installation of systems capable of treating waste-water flow from at least a four-bedroom home. Please contact me if I can assist you further.

Sincerely,

Stephen P. Robbins
Site Evaluator #301


SPF 2137
8" A/G
SPF 2137
8" A/G
PLEASANT HILL ROAD
CMP
#48
OHE
#5 REBAR
30" A/G
CMP
#47
S 84°25'36" E
433.74'
CMP
#46
N 55°42'56" E
323.50'
N/F
SUSAN L.
PERLESS
BK 34290, PG 111
PROPOSED LOT
96,268 S.F.
2.21 ACRES
T.P.#1
97' AT N24°E
T.P.#2
S 47°38'44" W
279.30'
S 84°25'36" E
494.92'
STAKE
CURRENT
3.0± ACRE
INDENTURE FOR
HALE PARCEL
N 55°42'56" E
267.25'
S 47°38'44" W
226.17'
PROPOSED
148,276 S.F.
3.40 ACRES
INDENTURE FOR
PROPOSED LOT
S 76°10'31" E
298.40'
435.62'
S 55°18'29" W
CMP
#72
OHE
S 36°3



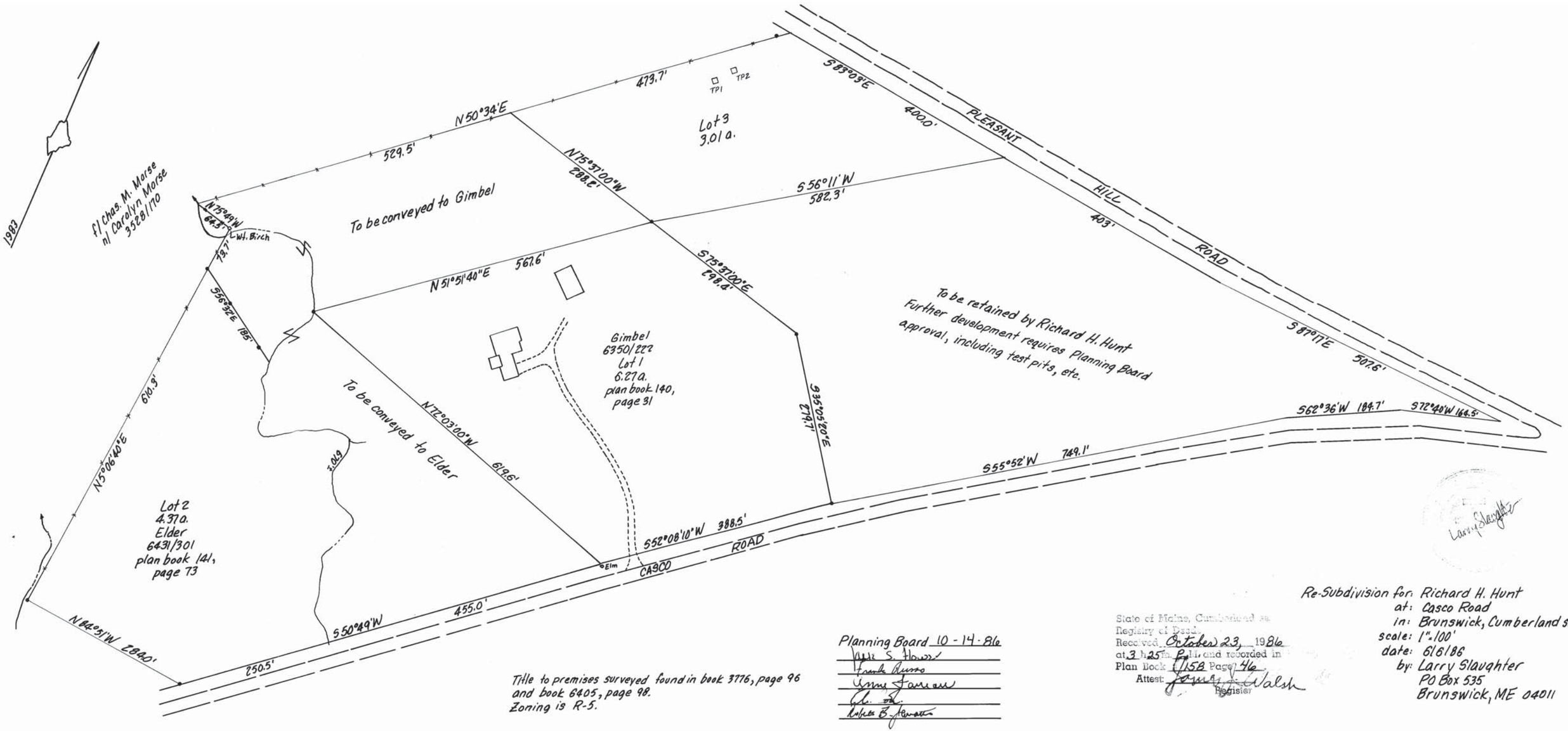
Title to premises surveyed found in book 3776, page 96.
Zoning is R5

Planning Board 4-5-84

State of Maine, Cumberland ss.
Registry of Deeds
Received April 11, 1984
at 3 h 00 m. P.M and recorded in
Plan Book 141 Page 73
Attest: John J. Walsh
Register

STATE OF MAINE
LARRY
Larry Slaughter
REGISTERED
LAND SURVEYOR

Subdivision for: Richard H. Hunt
situate at: Casco Road
in: Brunswick, Cumberland ss, Maine
scale: 1" = 100'
date: 3/19/84
by: Larry Slaughter
PO Box 535
Brunswick, ME 04011



Title to premises surveyed found in book 3776, page 96
and book 6405, page 98.
Zoning is R-5.

Planning Board 10-14-86
Joyce S. Howard
Frank Russo
Anne Farrar
[illegible]
Robert B. Fenton

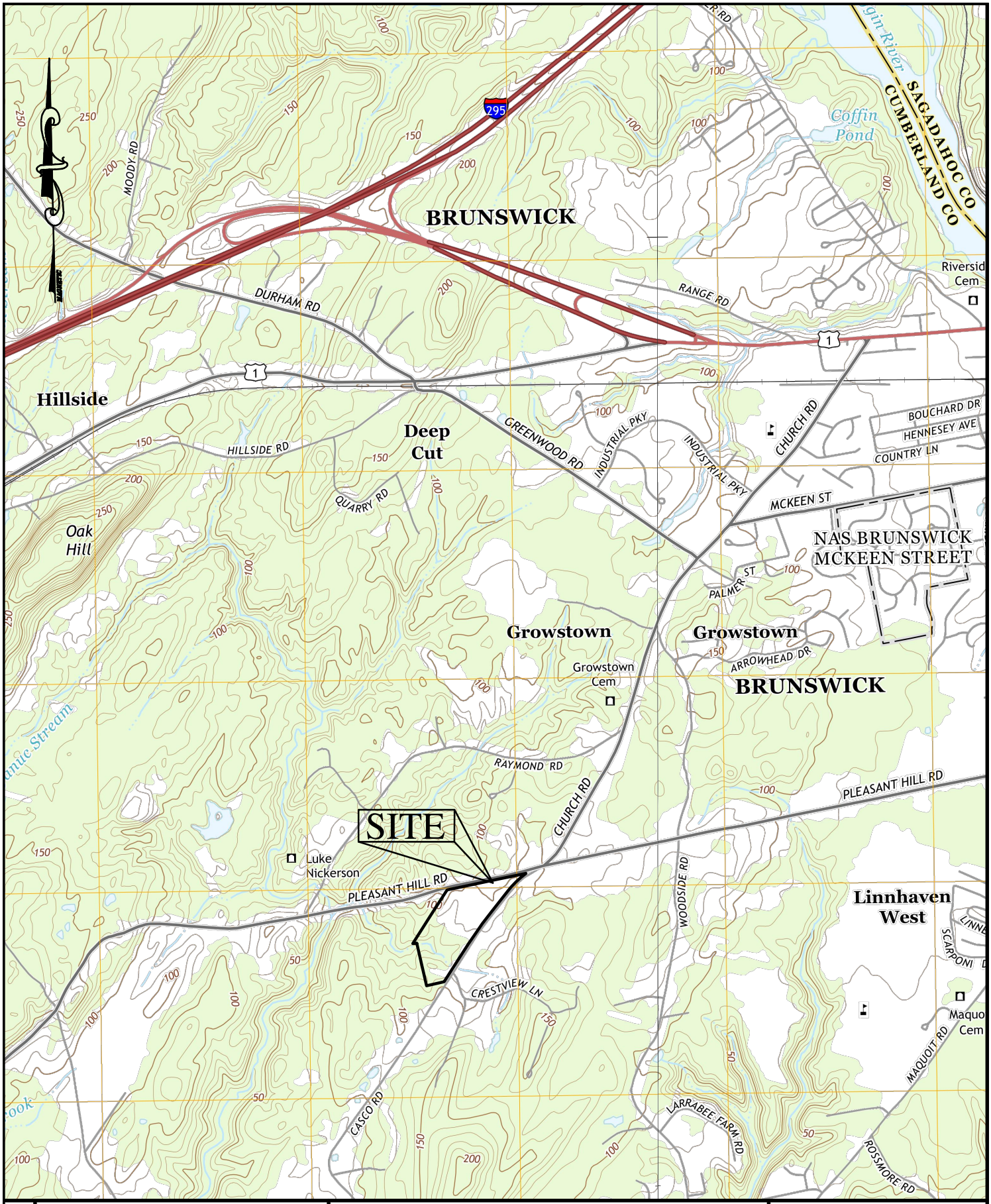
State of Maine, Cumberland ss.
Registry of Deeds
Received October 23, 1986
at 3 h. 25 m. P.M. and recorded in
Plan Book 158 Page 46
Attest: [illegible] Walsh
Register

Re-Subdivision for: Richard H. Hunt
at: Casco Road
in: Brunswick, Cumberland ss, Maine
scale: 1" = 100'
date: 6/6/86
by: Larry Slaughter
PO Box 535
Brunswick, ME 04011

158/46

Attachment E
Supporting Graphics

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and reduced size copies of the zoning map and tax maps. An excerpt of the applicable USGS 7.5 minute quadrangle map is provided for reference.



SHEET: 1 OF 1

SITELINES

119 PURINTON ROAD, SUITE A
BRUNSWICK, ME 04011
207.725.1200

CIVIL ENGINEERS ▪ LAND SURVEYORS

USGS LOCATION MAP

RICHARD H. HUNT SUBDIVISION AMENDMENT

MICHAEL J. & REBECCA P. SAMSON

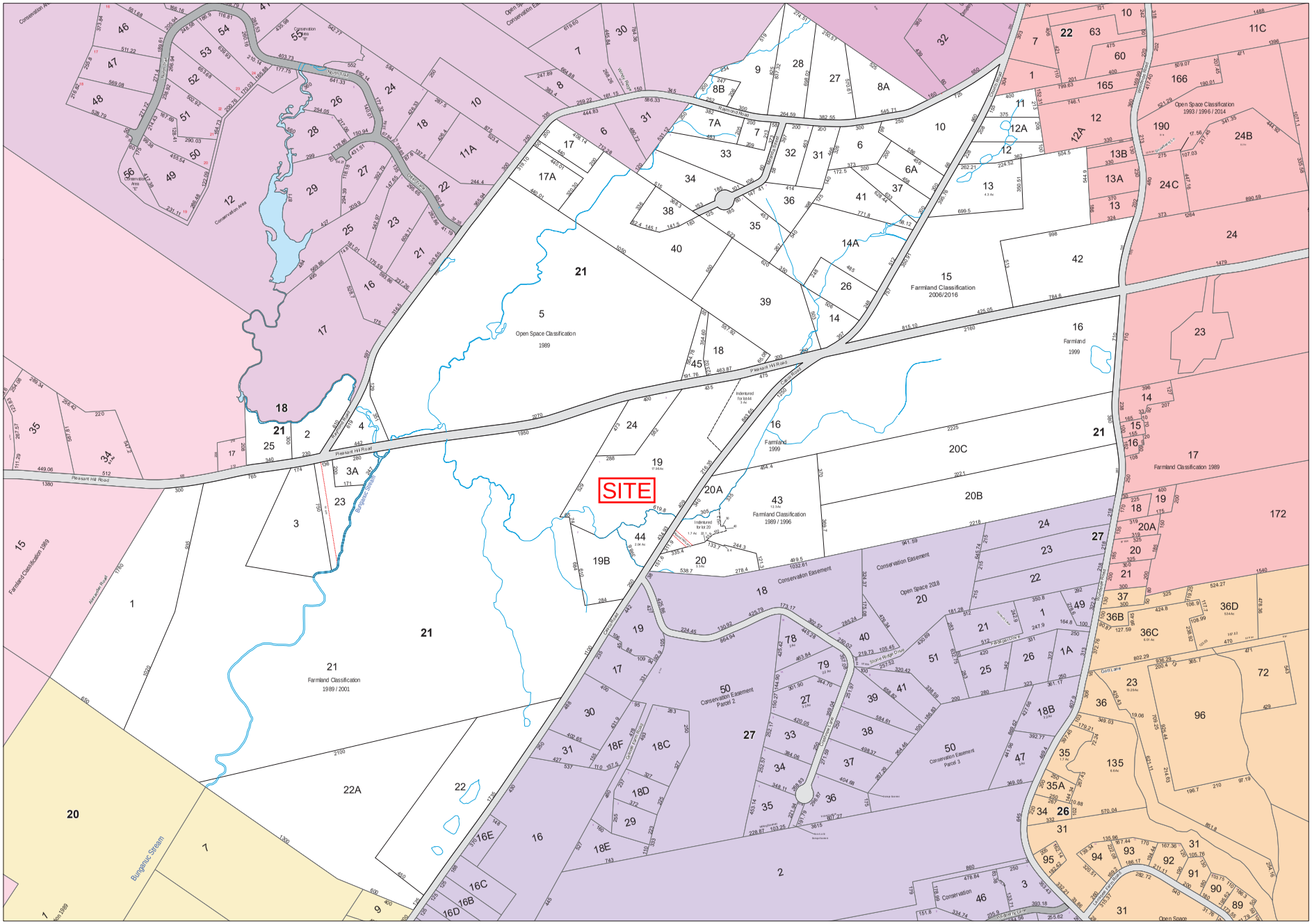
CASCO ROAD, BRUNSWICK MAINE

DATE: 12–10–19

SCALE: 1" = 2000'

JOB: 3882

FILE: 3882 USGS



Town of
BRUNSWICK
Maine

Legend

- Lines_Other
- Other Road
- Hydrography Line
- ROW Property Access
- Town Boundary
- Other Lot Boundary
- Parcels_Lines
- Public Road
- Private Road
- ROW
- Water

Disclaimer:
The information is provided as a reasonably accurate point of reference, but is not guaranteed and is not to be used for conveyances.
The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data.
Copyright Town of Brunswick.

N

1 inch = 300 feet

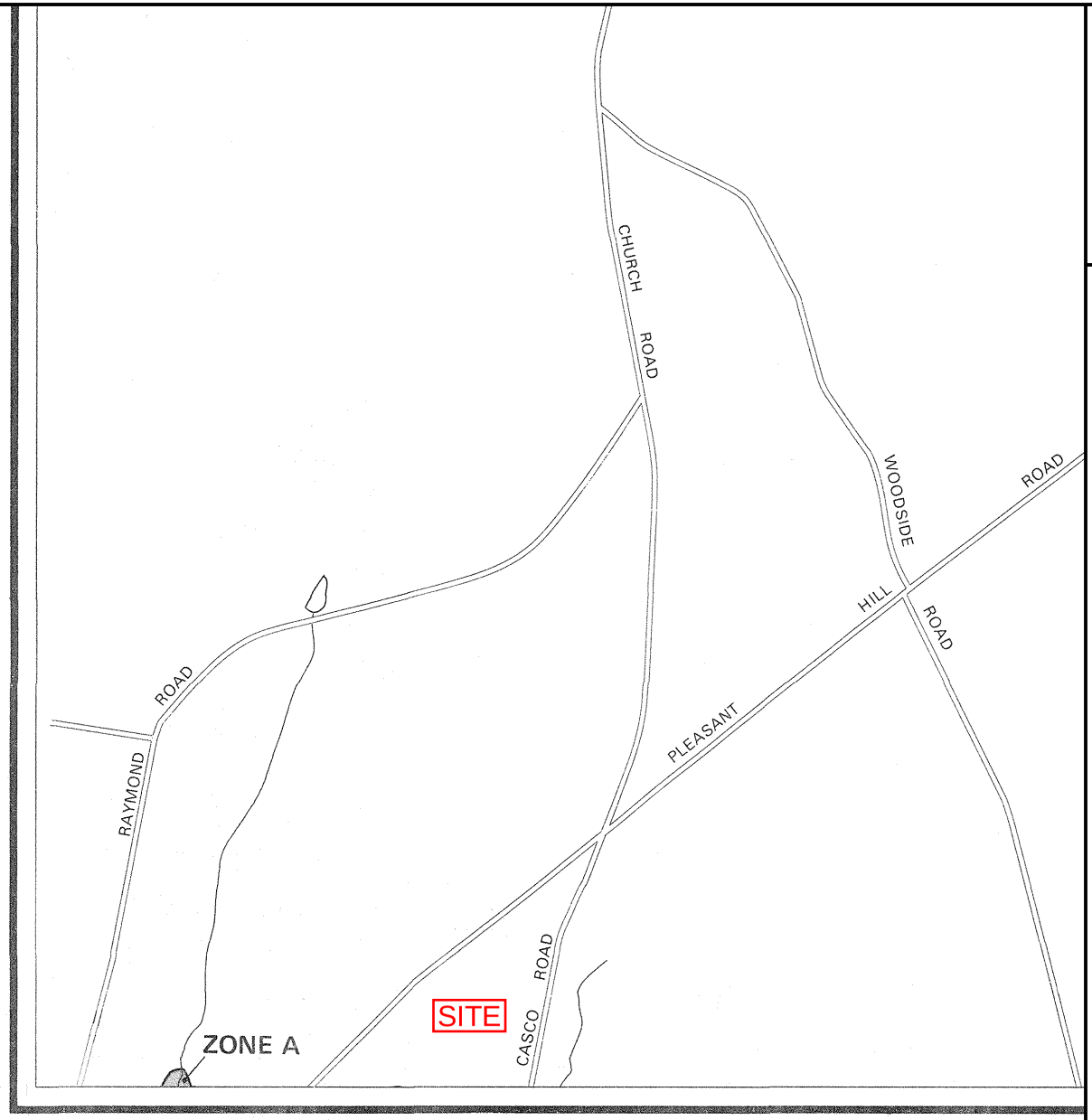
Revised To: April 1, 2019

Maps Prepared by:
Town of Brunswick

Revised and Reprinted By:

CAI Technologies

MAP 21



APPROXIMATE SCALE

1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF

BRUNSWICK, MAINE

CUMBERLAND COUNTY

PANEL 15 OF 35

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

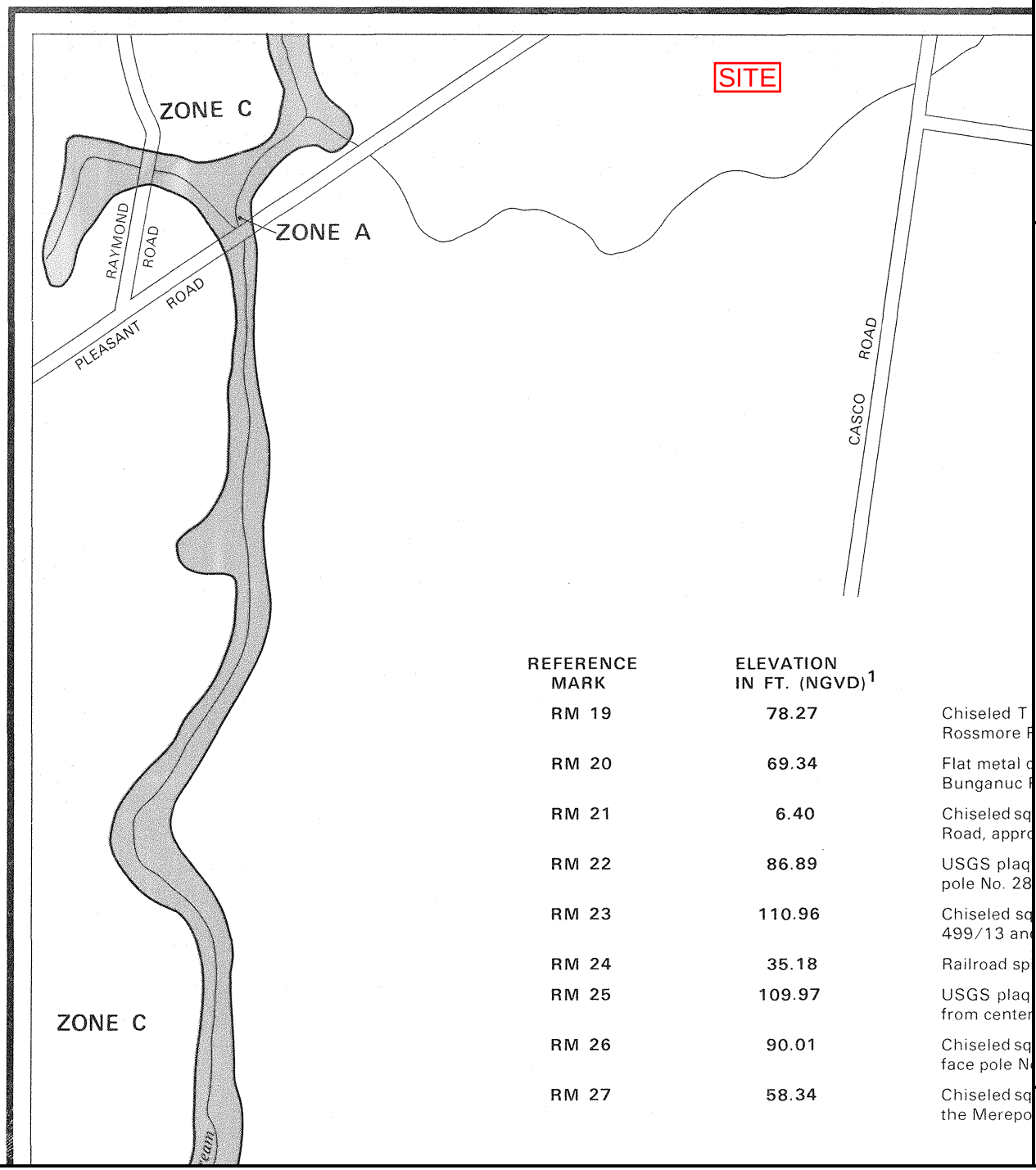
230042 0015 B

EFFECTIVE DATE:

JANUARY 3, 1986

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



REFERENCE MARK	ELEVATION IN FT. (NGVD)[1]	
RM 19	78.27	Chiseled T Rossmore F
RM 20	69.34	Flat metal c Bunganuc F
RM 21	6.40	Chiseled sq Road, appro
RM 22	86.89	USGS plaq pole No. 28
RM 23	110.96	Chiseled sq 499/13 an
RM 24	35.18	Railroad sp
RM 25	109.97	USGS plaq from center
RM 26	90.01	Chiseled sq face pole N
RM 27	58.34	Chiseled sq the Merepo

APPROXIMATE SCALE

500 0 500 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
BRUNSWICK, MAINE
CUMBERLAND COUNTY

PANEL 26 OF 35
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230042 0026 B

EFFECTIVE DATE:
JANUARY 3, 1986

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

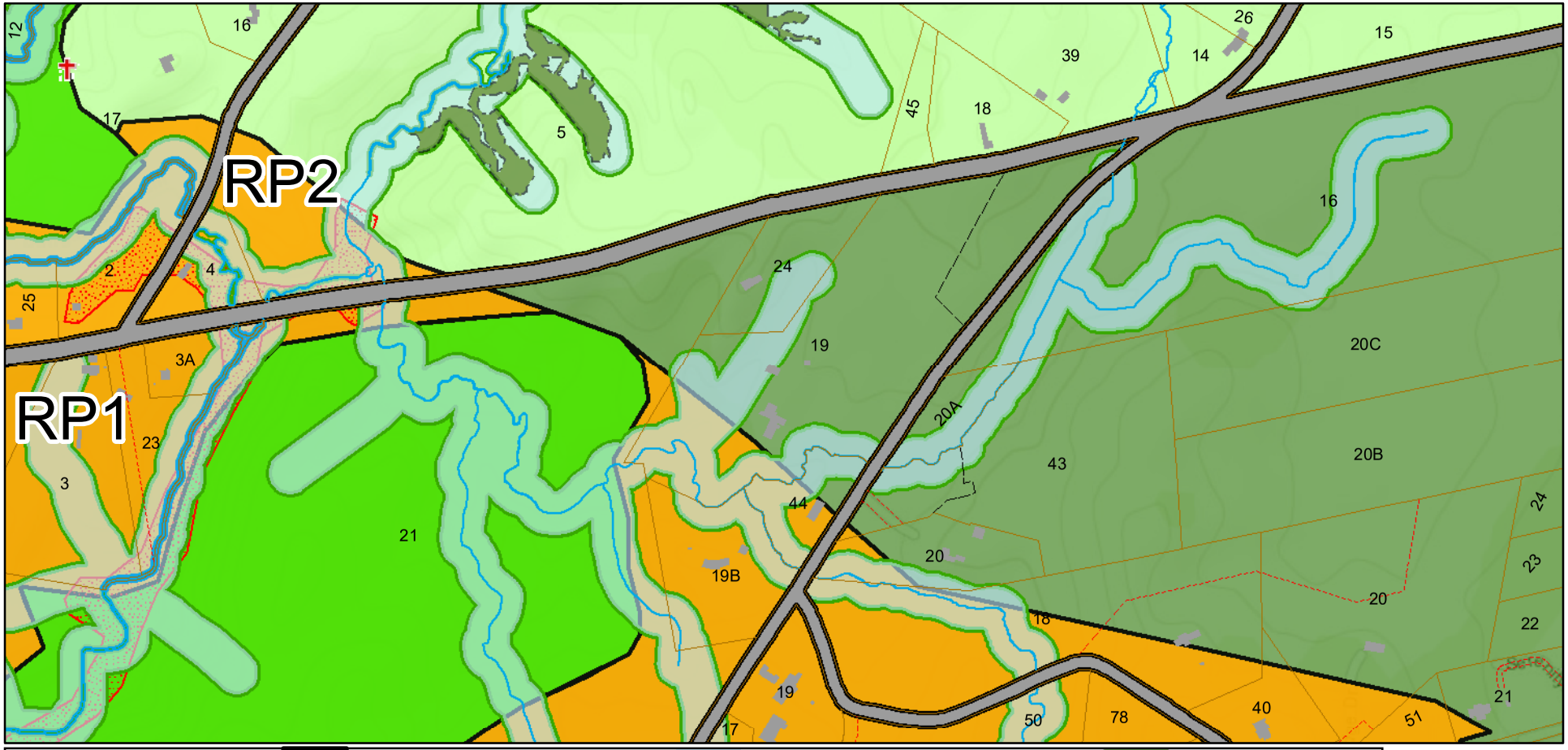
Zoning Map

46 & 74 Casco Road, Brunswick, ME

1 inch = 543 Feet

0 543 1086 1629

December 6, 2019



ROW Property Access	Public Road	SPO-SP (Stream Protection Subdistrict)	Rural Protection 1, RP1
Other Lot Boundary	Water	SPO (Shoreland Protection Overlay)	Rural Protection 2, RP2
Parcels_Lines	Buildings	Special Flood Hazard Area (FEMA)	
Cemeteries - MEGIS	RoadPolygons	Wildlife Habitat Corridor	
Hydrography Line	SPO-RP (2 Acre, 20% Steep Slope)	Wildlife Habitat Block	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

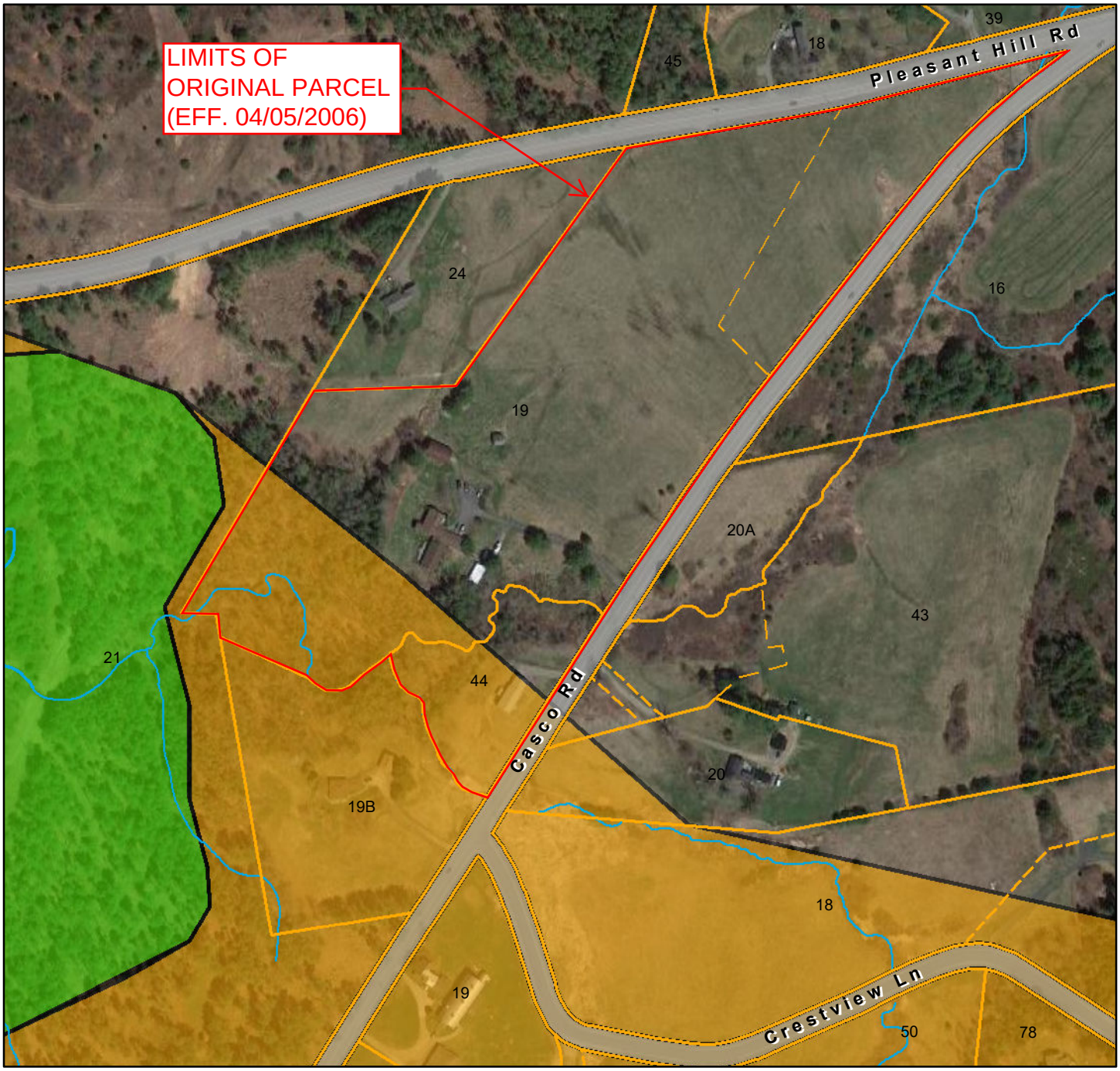
Wildlife Protection Overlay

46 & 74 Casco Road, Brunswick, Maine

1 inch = 300 Feet

0 300 600 900

December 12, 2019



Street Names	Hydrography Line	Wildlife Habitat Block
ROW Property Access	Public Road	
Other Lot Boundary	RoadPolygons	
Parcels_Lines	Wildlife Habitat Corridor	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

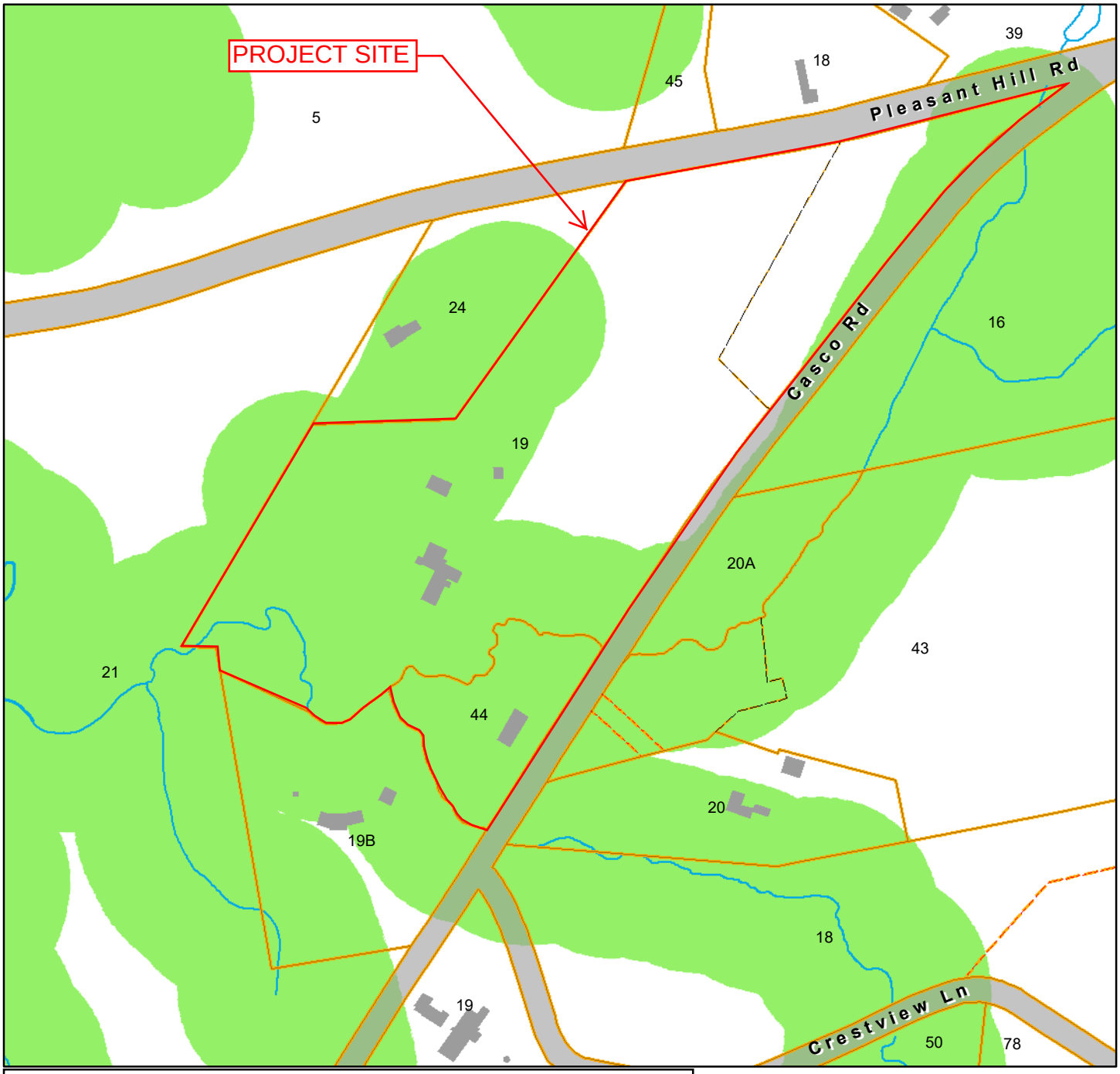
RPSMO District

46 & 74 Casco Road, Brunswick, Maine

1 inch = 300 Feet

0 300 600 900

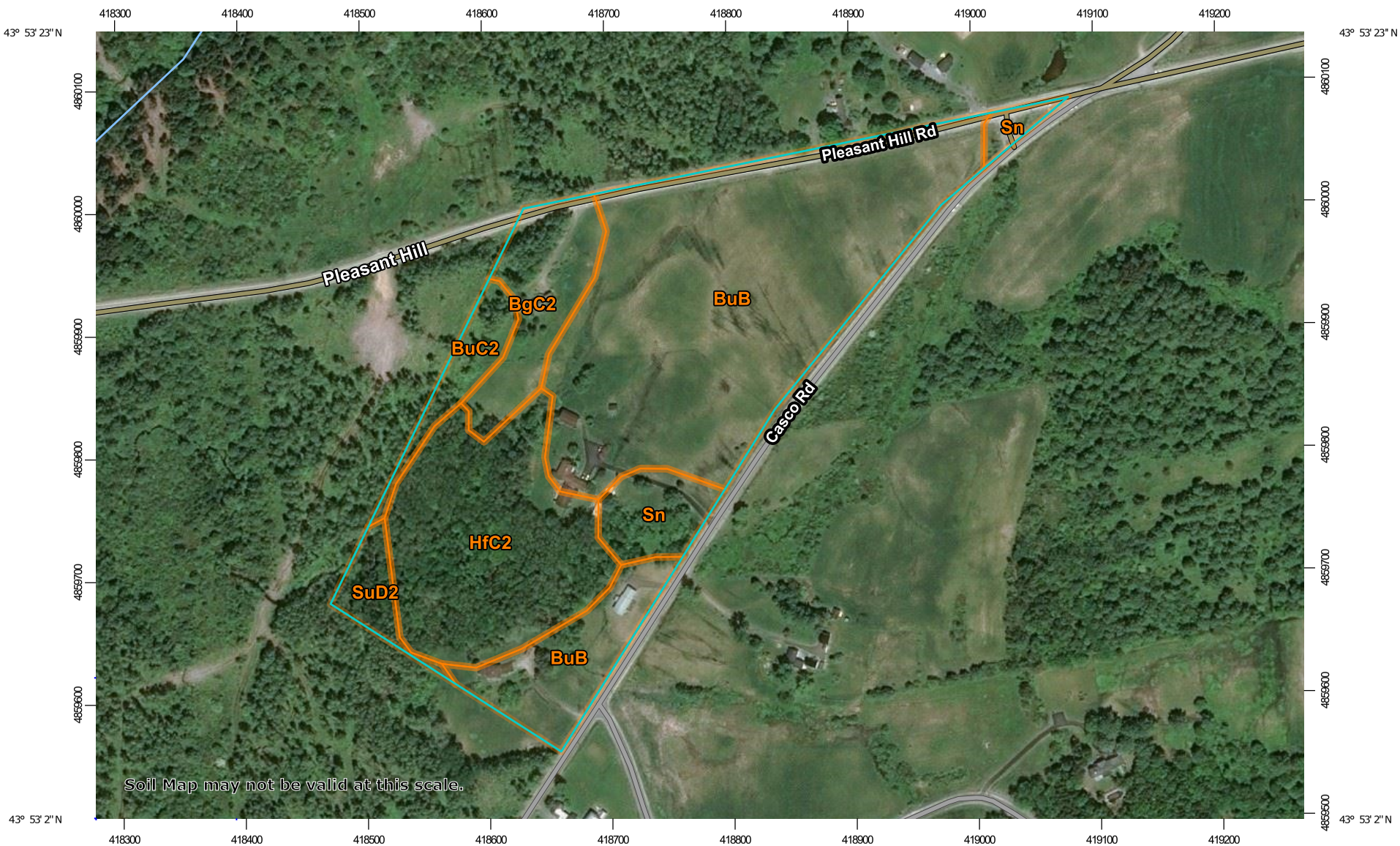
December 12, 2019



Street Names	Parcels_Lines
ROW Property Access	Hydrography Line
Other Lot Boundary	Buildings
Parcels_Lines	RoadPolygons
ROW Property Access	Rural Protection Stormwater Management Overlay (RPSMO)
Other Lot Boundary	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Soil Map—Cumberland County and Part of Oxford County, Maine



Map Scale: 1:4,520 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 16, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

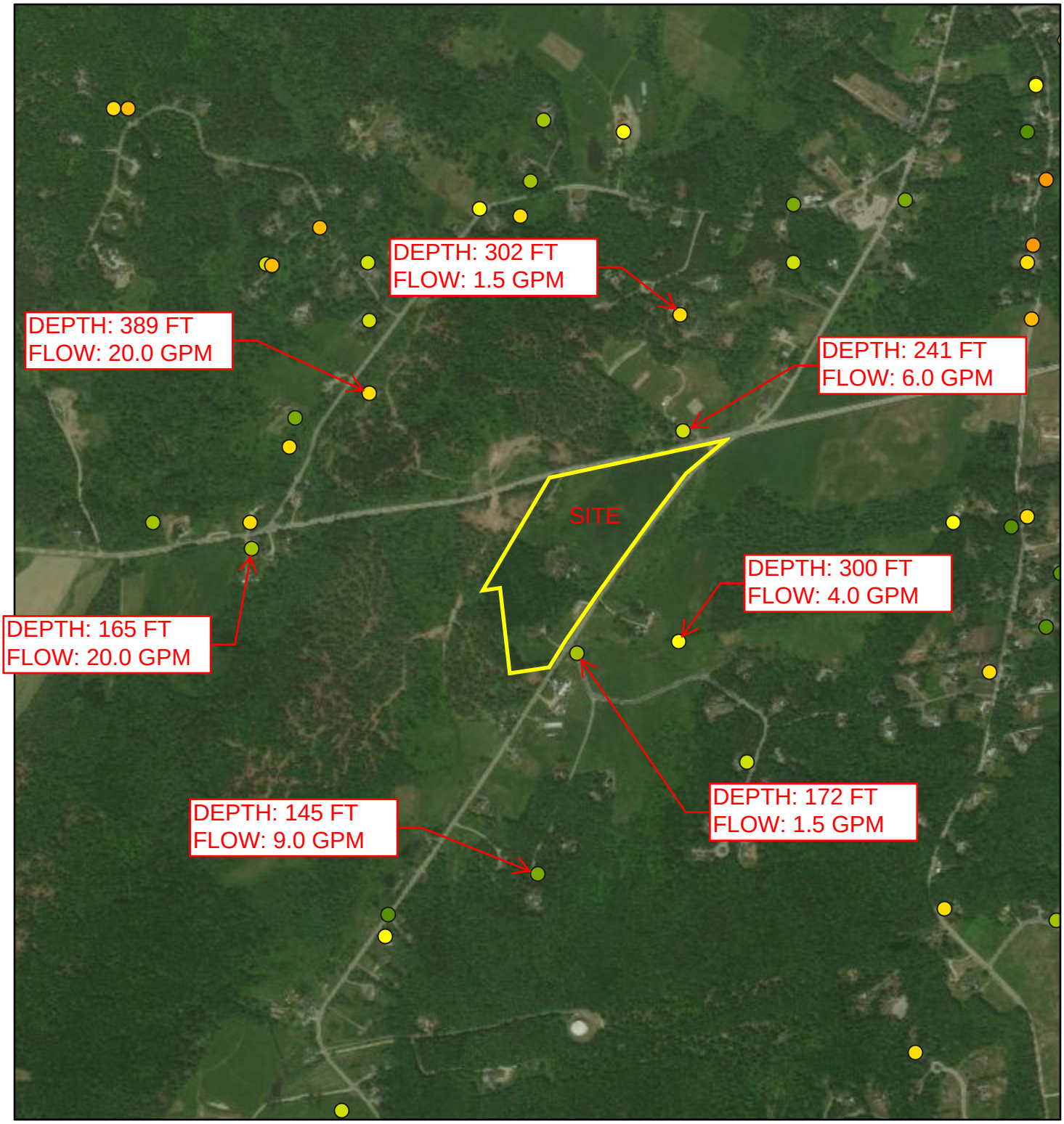
Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BgC2	Nicholville very fine sandy loam, 8 to 15 percent slopes	2.6	8.4%
BuB	Lamoine silt loam, 3 to 8 percent slopes	17.8	57.0%
BuC2	Buxton silt loam, 8 to 15 percent slopes	1.1	3.6%
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	7.1	22.6%
Sn	Scantic silt loam, 0 to 3 percent slopes	1.8	5.8%
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded	0.8	2.7%
Totals for Area of Interest		**31.3**	**100.0%**

Maine Well Database



12/6/2019, 1:36:06 PM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

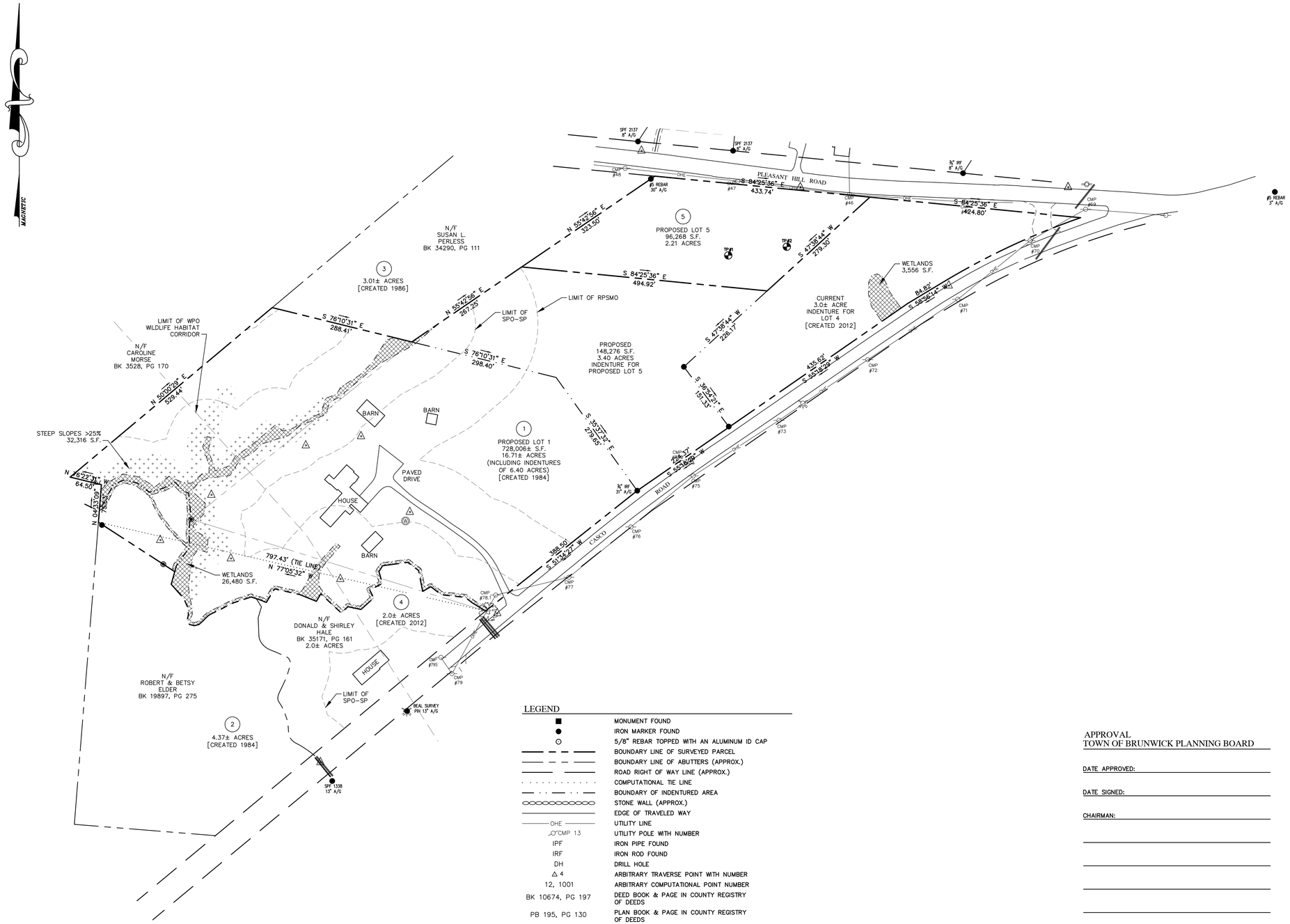
Well Depth (ft)

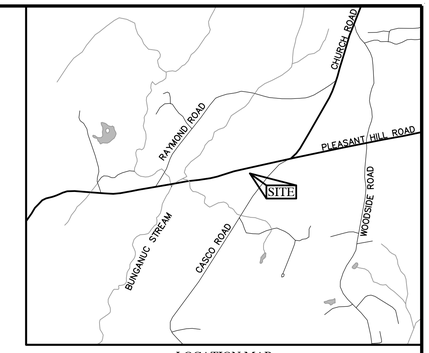
- 50.1 - 100
- 100.1 - 150
- 150.1 - 200
- 200.1 - 250
- 250.1 - 300
- 300.1 - 400
- 400.1 - 500
- 500.1 - 600

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Attachment F
Amended Subdivision Plan

The amended subdivision plan is included for review as a separate full-size document.





LOCATION MAP
NOT TO SCALE

NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

BK 15701, PG 275

2. PLAN REFERENCE(S):

a) PLAN ENTITLED, "PLAN OF PROPOSED RELOCATION – THIRD CLASS HIGHWAY No. 2", DATED FEB., 1935, BY MAINE STATE HIGHWAY COMMISSION, RECORDED IN PB 23, PG 7.
b) PLAN ENTITLED, "SURVEY FOR: RICHARD H. HUNT", DATED 09–07–1983, BY LARRY SLAUGHTER, RECORDED IN PB 140, PG 31.
c) PLAN ENTITLED, "SUBDIVISION FOR: RICHARD H. HUNT", DATED 03–19–1984, BY LARRY SLAUGHTER, RECORDED IN PB 141, PG 73.
d) PLAN ENTITLED, "RE–SUBDIVISION FOR: RICHARD H. HUNT", DATED 06–06–1986, BY LARRY SLAUGHTER, RECORDED IN PB 158, PG 46.
e) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY – JAMES K. RIDLEY AND ADELE M. RIDLEY PROPERTY", DATED JUNE 23, 1988, BY SAGADAHOC LAND SURVEYING SERVICE, RECORDED IN PB 171, PG 67.
f) PLAN ENTITLED, "BOUNDARY SURVEY OF THE DONNA L DIONNE 'MELCHER LOT'", DATED JANUARY 21, 2004, BY MANN ASSOCIATES, INC., RECORDED IN PB 204, PG 206.
g) PLAN ENTITLED, "BOUNDARY SURVEY & DIVISION OF LAND OF GALLOUPE", DATED 05–19–2014, BY THIS PREPARER.

3. AREA INFORMATION:

NEW LOT 5:	2.21 AC.
NEW LOT 5 INDENTURE:	3.40 AC. (PORTION OF LOT 1)
LOT 4:	2.0± AC. (NOT SURVEYED)
LOT 4 INDENTURE:	3.0± AC. (PORTION OF LOT 1)
LOT 1:	16.71± AC. (INCLUDING INDENTURES)
TOTAL	20.92± AC.

4. TAX MAP REFERENCE:

TAX MAP 21, LOTS 19 & 44

5. BASIS OF BEARINGS:

BEARINGS ARE MAGNETIC AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.

6. ROAD INFORMATION:

PLEASANT HILL ROAD WIDTH IS 4 RODS (66') PER PLANS REFERENCED IN NOTE 2(a) THROUGH 2(d) ABOVE. LOCATION IS BASED ON EVIDENCE FOUND.

7. ZONING:

THE SUBJECT PARCELS ARE LOCATED IN THE RURAL PROTECTION 1 (RP1) ZONE.

8. WETLANDS:

WETLANDS FIELD DELINEATED NOVEMBER 2019 BY ATLANTIC ENVIRONMENTAL, LLC.

ZONING:

RURAL PROPTECTION 1 (RP1)

MIN. LOT AREA	20,000 S.F.
MAX. DENSITY	1 DU PER 4 AC. (WITH DEV. REVIEW)
MIN. LOT WIDTH	125 FEET
MIN. FRONT SETBACK	30 FEET
MIN. SIDE SETBACK	30 FEET
MIN. REAR SETBACK	25 FEET
MAX. IMPERVIOUS	35% OR 21,780 S.F.
MAX. BUILDING HEIGHT	40 FEET

DENSITY CALCULATIONS:

PROPOSED DIVISION (LOT 4 HALE PROPERTY WAS PREVIOUSLY DIVIDED):

LOT 1:	728,006± S.F.	16.71± AC. (INCLUDING INDENTURES)
NEW LOT:	96,268 S.F.	2.21 AC.
TOTAL	824,274± S.F.	18.92± AC.

SUBTRACTIONS:

WETLANDS	30,036 S.F.	0.69 AC.
INDENTURES	278,785± S.F.	6.40± AC.
STEEP SLOPES >25%	32,316± S.F.	0.74± AC.

NET SITE AREA:	483,137± S.F.	11.09± AC.
MAX. LOTS:	11.09± AC. / 4.0 AC./LOT = 2.77 LOTS	

LEGEND

■	MONUMENT FOUND
●	IRON MARKER FOUND
⊙	5/8" REBAR TOPPED WITH AN ALUMINUM ID CAP
	BOUNDARY LINE OF SURVEYED PARCEL
	BOUNDARY LINE OF ABUTTERS (APPROX.)
	ROAD RIGHT OF WAY LINE (APPROX.)
	COMPUTATIONAL TIE LINE
	BOUNDARY OF INDENTURED AREA
	STONE WALL (APPROX.)
	EDGE OF TRAVELED WAY
OHE	UTILITY LINE
CMP 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
Ⓢ	SEWER MANHOLE
☼	LIGHT POLE
▤	CATCH BASIN
	WATER SHUT OFF
	HYDRANT
	SIGN
	WATER VALVE
TBM	ELEVATION TEMPORARY BENCH MARK
	TEST PIT
	STEEP SLOPES
	FIELD–LOCATED WETLANDS

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

APPROVAL
TOWN OF BRUNWICK PLANNING BOARD

DATE APPROVED: _____

DATE SIGNED: _____

CHAIRMAN: _____

_____

_____

_____

_____

CUMBERLAND COUNTY REGISTRY OF DEEDS:

RECEIVED_____

AT _____ HRS _____ MIN ___ M, AND

FILED IN PLAN BOOK _____ PAGE _____.

ATTESTED: _____, REGISTER

SURVEYOR'S CERTIFICATION:

THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

STATE OF MAINE
BRUCE W. MARTINSON
#2137
PROFESSIONAL LAND SURVEYOR

DATE *PRELIMINARY*

BRUCE W. MARTINSON, PLS #2137

NOT VALID UNLESS EMBOSSED HERE

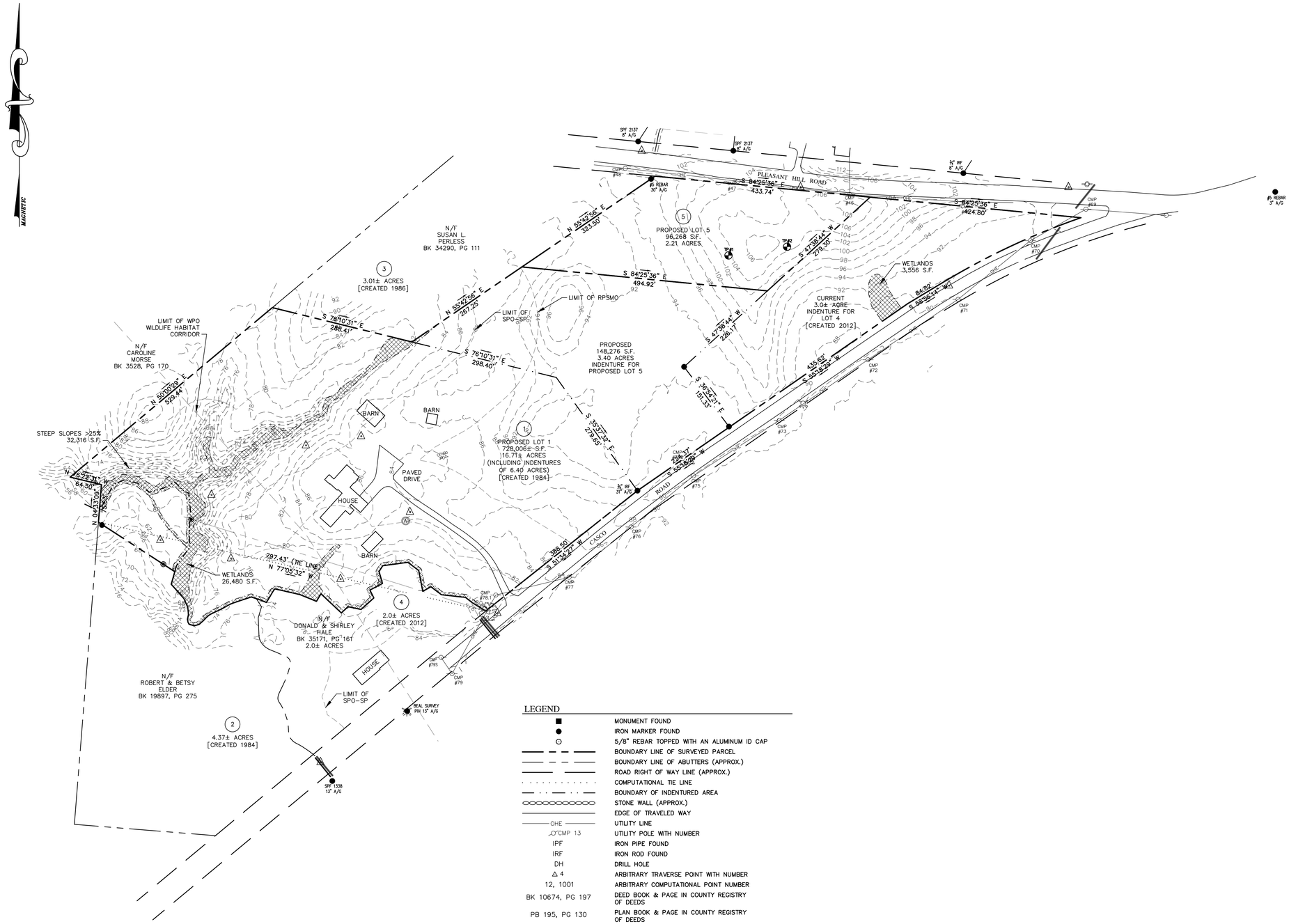
BOUNDARY SURVEY & DIVISION OF LAND OF MICHAEL & REBECCA SAMSON

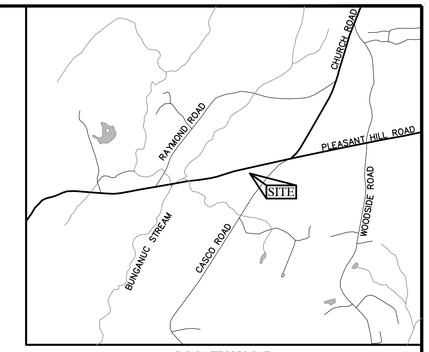
46 CASCO ROAD
BRUNSWICK, MAINE

CUMBERLAND COUNTY
(RECORD OWNERS)

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MJC,CCR,CJH	SCALE: 1" = 100'	SHEET: 1
DRN BY: BWM	JOB #: 3882	
CH'D BY: BWM	MAP/LOT: 21 / 19 & 44	
DATE: 07-08-2019	FILE: 3882 SITE	





LOCATION MAP
NOT TO SCALE

LEGEND

■	MONUMENT FOUND
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	SIGN
WV	WATER VALVE
TBM 24	ELEVATION TEMPORARY BENCH MARK
	TEST PIT
	STEEP SLOPES
	FIELD-LOCATED WETLANDS

GRAPHIC SCALE

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(IN FEET)
1 inch = 100 ft.

PRELIMINARY

TOPOGRAPHIC PLAN

BOUNDARY SURVEY & DIVISION OF LAND OF MICHAEL & REBECCA SAMSON

46 CASCO ROAD
BRUNSWICK, MAINE

CUMBERLAND COUNTY
(RECORD OWNERS)

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MJC,CCR,CJH	SCALE: 1" = 100'	SHEET: 2
DRN BY: BWM	JOB #: 3882	
CH'D BY: BWM	MAP/LOT: 21 / 19 & 44	
DATE: 07-08-2019	FILE: 3882 SITE	