

APPLICATION FOR SITE PLAN REVIEW
PARSONSFIELD PLANNING BOARD

978-771-1966

DAVID SEED 11 Ridgeway rd N. READING MA 01864
Applicant Name Mailing Address Phone

DAVID SEED 11 Ridgeway rd N. READING, MA 01864 978-771-1966
Owner Name Mailing Address Phone

164 Lloyd WATSON rd PARSONSFIELD, ME 0410-010 1.1 Acre R
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g.-R,VR)

Exact Nature of Proposed Use: family residential house, expand kitchen
dining and bedroom area, No New rooms also add deck
to match the existing house deck, plan to retire here

Existing Use of Site: Vacations and weekends

Applicability

This application applies to any proposed use listed in the Table of Permissible Uses which requires Site Plan Review.

Site Plan Content

Application must include the following exhibits and information:

1. One original fully executed and signed application for Site Plan Review (this document), plus nine (9) copies
2. Ten (10) copies of site plan drawn at a scale to allow review of list of approval criteria, and showing the following, when applicable:

General Submission Information:

- a) name and address of all property owners within 500 feet of edge of property line
- ✓ b) sketch map showing general location of site within the Town
- c) NA boundaries of all contiguous property under control of owner/applicant regardless of whether all or part is being developed at this time
- ✓ d) copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest
- e) NA name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan

Existing Conditions:

- have ✓ f) bearings and distances of all property lines of property to be developed and source of information
- g) NA location and size of any existing sewer and water mains, culverts and drains that will serve the development whether on or off the property, along with the direction of existing surface water drainage across the site
- ref 2.B, h) location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development
- see sketch i) location, dimensions and ground floor elevations Above Ground Level (AGL) of all existing and proposed buildings on the site
- ✓ j) location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site

- ✓ k) location of intersecting roads or driveways within 200 feet of site
- NA l) location of open drainage courses, wetlands, stands of trees, and other important natural features, with description of features to be retained and of any new landscaping
- NA m) location, front view, and dimensions of existing and proposed signs
- NA n) location and dimensions of any existing easements and ten (10) copies of existing covenants or deed restrictions

Proposed Development Activity:

- OK o) location of all building setbacks, yards and buffers, required by this or other Town Ordinances
- OK p) location, dimensions and ground floor elevations Above Ground Level (AGL) of all proposed buildings
- q) NA location and dimensions of proposed driveways, parking and loading areas, and walkways
- r) NA location and dimensions of all provisions for water supply and wastewater disposal
- s) direction and route of proposed surface water drainage
- EXTRA t) NA location, front view, and dimensions of proposed signs
- u) NA location and type of exterior lighting
- v) proposed landscaping and buffering
- w) demonstration of any applicable State applications, or permits which have been or may be issued
- x) schedule of construction, including anticipated beginning and completion dates
- y) Space shall be provided on the plan for the signatures of the Planning Board and date, together with the following words, "Approved: Town of Parsonsfield Planning Board"

Supplemental Information

Planning Board may require additional information.

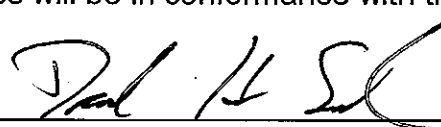
Approval Criteria

In approving site plans, the Planning Board shall consider criteria as listed in the Land Use and Development Ordinance Site Plan Review article. Before granting approval the Board shall make findings of fact that the provisions of this Ordinance have been met and that the proposed development will meet the guidelines of Title 30-A, MRSA, Section 4404, as amended.

The undersigned hereby makes application for approval of a Site Plan in accordance with the procedures and requirements set out in the Parsonsfield Land Use and Development Ordinance, and in conformance with the performance standards of said Ordinance.

NOTE: A Site Plan application must be approved unless in the judgement of the Planning Board the applicant is not able to meet one or more of the performance standards. Decisions of the Planning Board may be appealed in accordance with the provisions of the Ordinance.

To the best of my knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Ordinance of the Town of Parsonsfield.

Signed  Date 8-1-2018
Applicant

For Planning Board Use Only: Date Received _____ By _____

Complete and sign form - retain a copy for your records.
Submit one original and nine copies of form and all attachments to CEO with
\$25 application fee and \$150 escrow fee for Site Visit and Public Hearing expenses.
Applications and all attachments must be received at the town office
15 days in advance of scheduled meeting.

Purpose – Application for a building permit/addition on home located at 164 Lloyd Watson Road

Building Permit request –Requesting a permit for an addition

History – Bought lot in 1985, initial permit to build in 1986 at 75' setback, designed and built in 1988 as a lake home for seasonal use. At the time, retirement was not in the picture.

Nature of Permit; Wish to add an addition onto our house, extending the kitchen and dining area out within present town and state setback and shore land zoning ordinances. Add additional space to our present bedroom and closet on the second floor above the kitchen. Also add a deck that continues with the present deck flow. Lot is 100' wide and the present sideline setback is 25'. Addition will not go towards the lake or towards the road, but be added to the wooded backside of the house.

- 2. A. David Bower to provide a list of property owners
- 2. B. Subdivision property map- Attached
- 2. C. N/A
- 2. D. copy of deed- Attached
- 2. E. N/A
- 2. F. Photos are attached. Sketch of house and property line- Attached
- 2. G. N/A Septic is not in this area- on road side of the house, well and pipe is not on this side of the house, proposed addition is dry wooded side of the house.
- 2. H. Reference 2.B.
- 2. I. please see sketch
- 2. J. Attached
- 2. K. Reference 2.B
- 2. L. Dry area. Proposed addition begins at 95' from Long Pond
- 2. M. N/A no signs
- 2. N. Reference Declaration of Property Owners Restrictions and Establishment of Lot Owners association.....
Expired
- 2. O. Have a note of OK when met with David
- 2. P. same as above

2. Q. N/A

2. R. N/A

2. S. N/A

2. T. N/A

2. U. plan to use existing lighting, possibly relocate spot light, but not adding any additional lighting

2. V. Plan to add additional hemlock bushes as a natural barrier to the neighbor. Plan to design the addition, with similar Cedar siding or may use new cedar impressions to incorporate similar natural look. Feel this location is the best on the property.

2. W. this is the only application/ permit

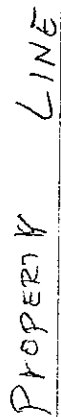
2. X. Goal of having Bob Sturgeon excavate and install the foundation this fall, 2018. Have Stacey Brothers do the construction in the spring of 2019 or if possible any time after the foundation is installed.

2. Y. Signatures and date of the planning board

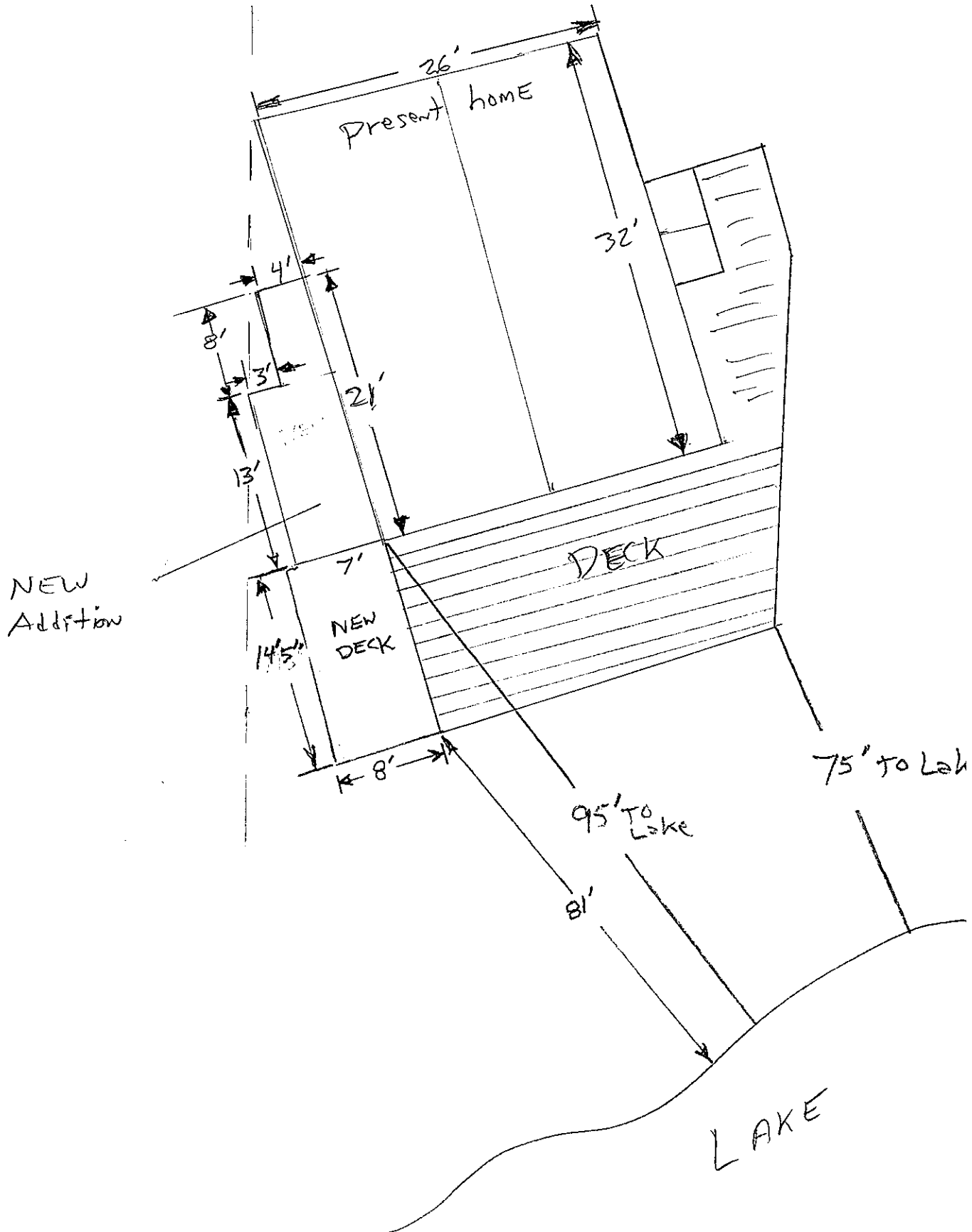
Approved: Town of Parsonsfield Planning Board

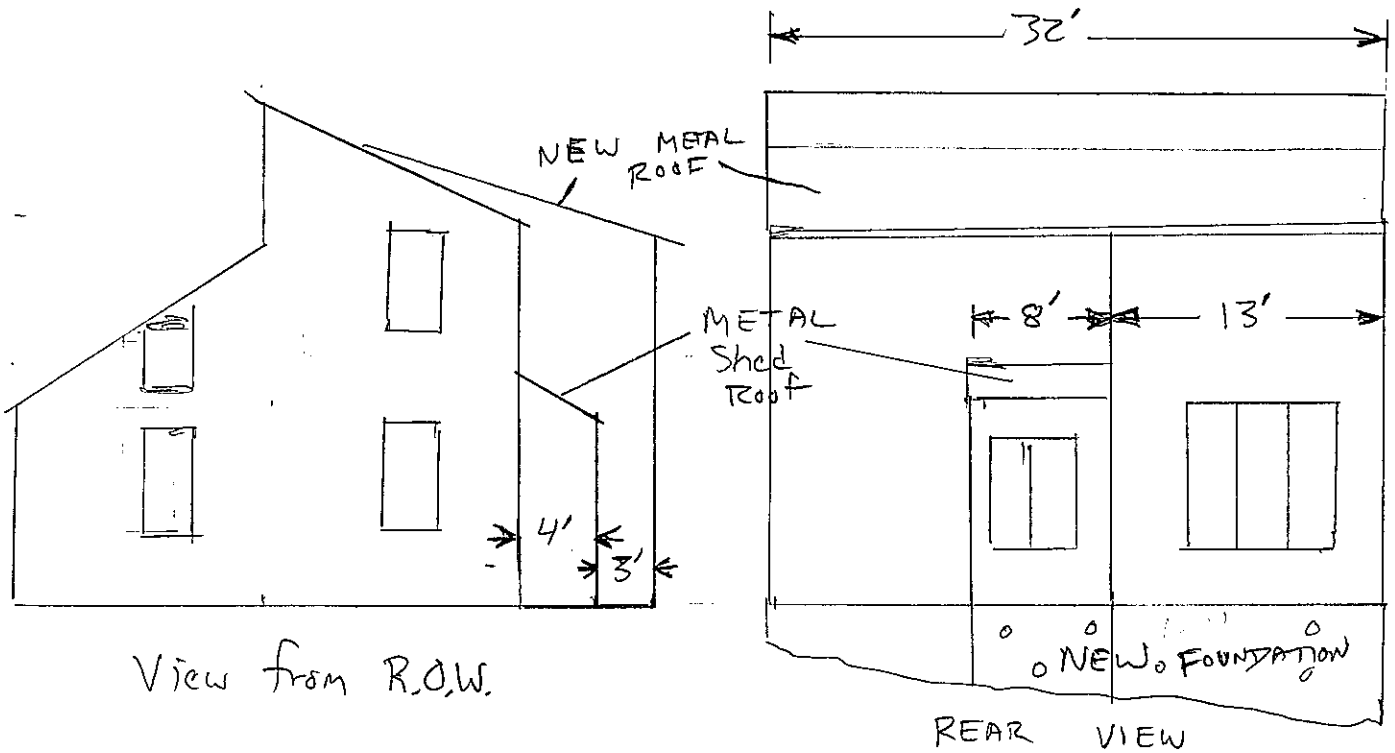
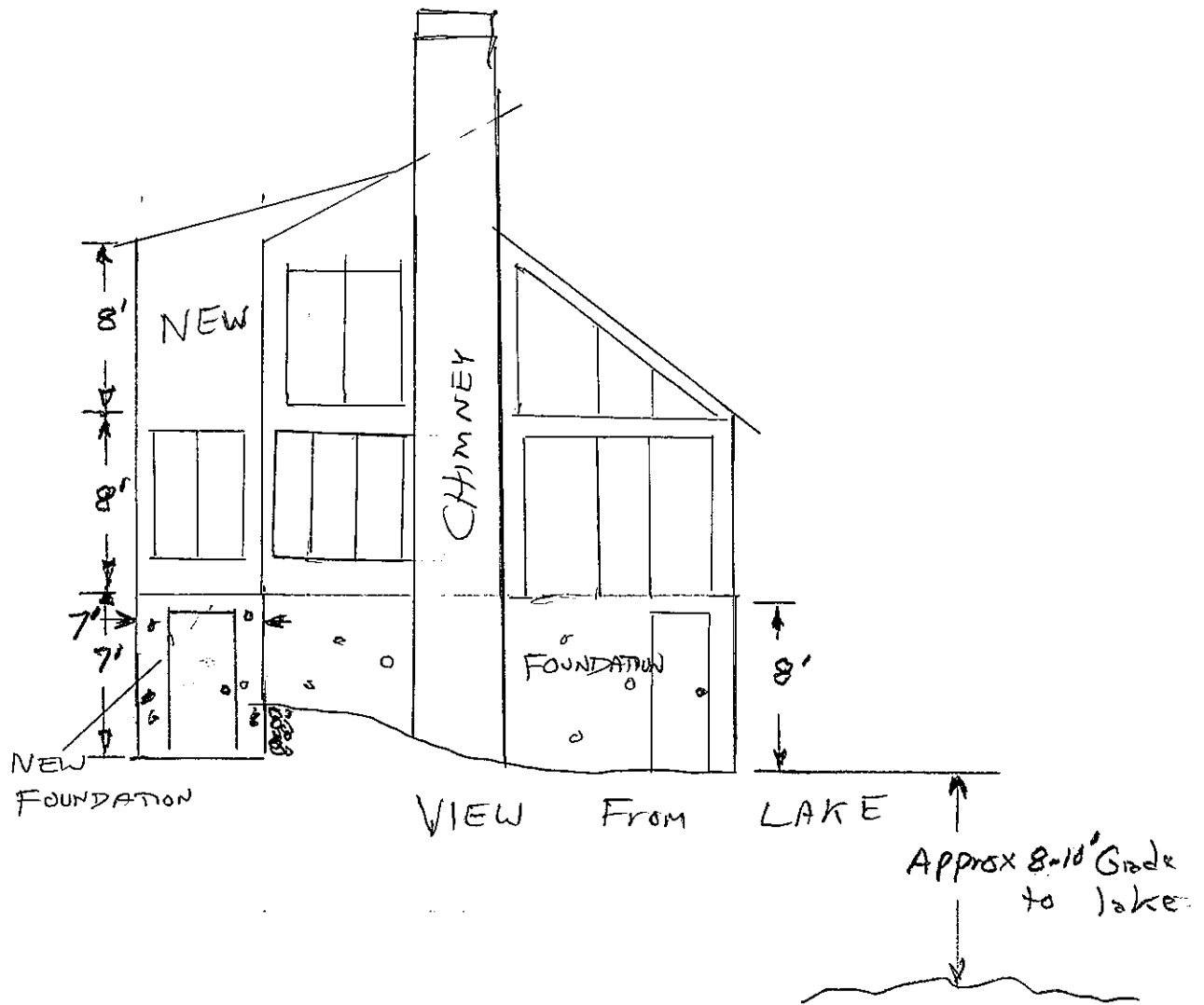
Signatures

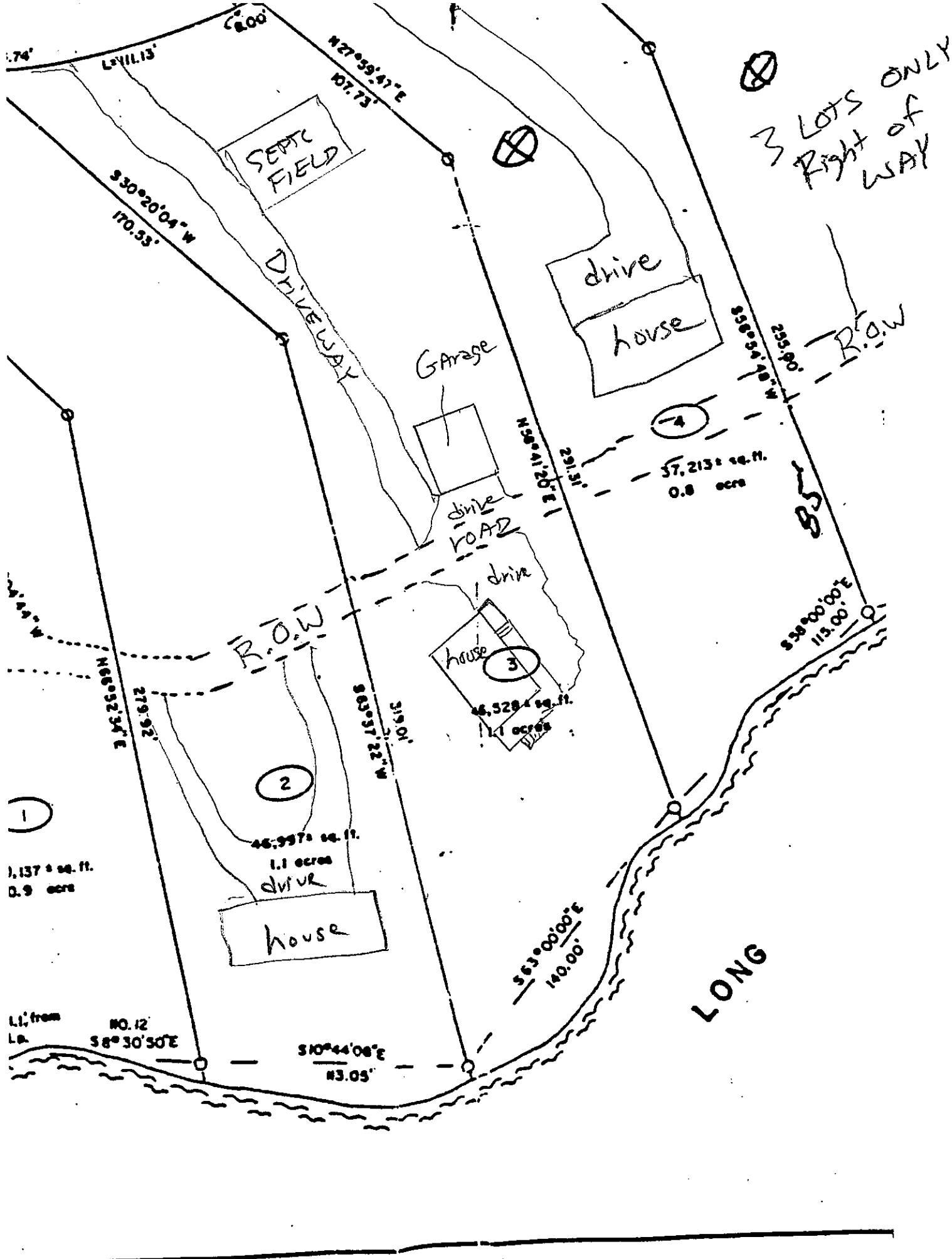
Date



25' SIDE SETBACK







WARRANTY DEED
(Maine Statutory Short Form)

David H. Seed and Roland W. Seed, of North Reading, Massachusetts, for valuable consideration, grant to David H. Seed and Deborah L. Seed, as joint tenants, with a mailing address of 59 North Street, North Reading, MA 01864, with Warranty Covenants, the following described real property situated in the Town of Parsonfield, York County, Maine:

A certain lot or parcel of land situated in said Town of Parsonfield on Evergreen Drive, 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 David H. Seed to David H. Seed and Roland W. Seed dated August 19, 1988, and recorded in the York County Registry of Deeds in Book 4833, Page 35.

Witness our hands this 31st day of August, 1992.

[Signature]
Witness

[Signature]
David H. Seed

[Signature]
Witness

[Signature]
Roland W. Seed

COMMONWEALTH OF MASSACHUSETTS
York County, SS.

August 31, 1992

Personally appeared the above named David H. Seed and Roland W. Seed and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Attorney at Law/Notary Public
Helen E. Stenhouse
Printed Name

My Commission Expires March 25, 1993

NO. R.E. TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land together with any buildings thereon situated in the Town of Parsonsfield, County of York and State of Maine and located on the Westerly shore of "Long Pond", so-called, and the Easterly side of "Evergreen Drive", so-called, and being more particularly bounded and described as Lot No. 3 as the same is depicted on Plan entitled "Pineridge at Long Pond, the subdivision of a portion of land of Doris Champion, Parsonsfield, Maine" drawn by Great East Land Survey Co. dated March of 1985 and recorded in the York County Registry of Deeds in Plan Book 137, Page 22, reference to which is hereby made for a more particular description of the premises herein conveyed.

The above-described parcel is conveyed SUBJECT TO Declaration of Property Restrictions and Establishment of Lot Owners Association for Subdivision known as Pineridge at Long Pond, Parsonsfield, Maine dated October 10, 1985 and recorded in the York County Registry of Deeds in Book 1671, Page 136.

The above described premises conveyed SUBJECT TO A RIGHT-OF-WAY from the Town Road, so-called, to lands now or formerly of Hamilton, Day, Sturgeon, Kent and Coats, said Right-of-Way being over and across the Camp Road which crosses the above described premises.

The above described premises is conveyed TOGETHER WITH a Right-of Way over "Evergreen Drive", so-called, as shown on said aforesaid Plan and the extension thereof to the "Town Road", said Right-of-Way being for all purposes including ingress and egress and the installation and maintenance of utilities and said Right-of-Way being in common with all others having a right therein, including, but not by way of limitation, Arthur E. Cote et al, their heirs, successors and/or assigns, and in-so-far as the said "Evergreen Drive" and the aforementioned Right-of-Way is along the same course, the said Kent, Coats, Hamilton, Day and Sturgeon. The said "Evergreen Drive" SUBJECT TO Easements, granted or to be granted, for the installation and maintenance of utilities.

RECEIVED YORK S.S.

92 SEP -4 PM 2:36

ATTEST: *Annex Stone*
REGISTER OF DEEDS



Image of the lakeside of the home, area to the left for proposed addition



Proposed 7' and 4' deep addition on the left side of the home, to extend 21' back. House is 32' front to back. Proposed Front foundation is 95' from the lake most of the addition is beyond 100'



View of abutting neighbor, approximately 75' from present house corner to their house.



Present Dining area in the home is limited with family and guest