

APPLICATION FOR SITE PLAN REVIEW
PARSONSFIELD PLANNING BOARD

COPIES

Terry & Lea Maguire 32 BORT ST Berkley MA 02709
Applicant Name Mailing Address Phone

Same Above Cell 617-792-4212 / 508-824-8
Owner Name Mailing Address Phone

155 ROAD BETWEEN THE PONDS 012-001 0.01 Res.
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g.-R,VR)

Exact Nature of Proposed Use: SEASONAL USE RESIDENTIAL
(enclose / screen existing Deck)

Existing Use of Site: SEASONAL USE (EXISTING CONCRETE DECK)

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) 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) ~~name~~ name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any planExisting Conditions:
 - f) bearings and distances of all property lines of property to be developed and source of information
 - g) 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
 - h) location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development
 - 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
- 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
- m) location, front view, and dimensions of existing and proposed signs
- n) location and dimensions of any existing easements and ten (10) copies of existing covenants or deed restrictions

Proposed Development Activity:

- o) location of all building setbacks, yards and buffers, required by this or other Town Ordinances
- p) location, dimensions and ground floor elevations Above Ground Level (AGL) of all proposed buildings
- q) location and dimensions of proposed driveways, parking and loading areas, and walkways
- r) location and dimensions of all provisions for water supply and wastewater disposal
- s) direction and route of proposed surface water drainage
- t) location, front view, and dimensions of proposed signs
- u) 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 *Terence B. McGee* *Lea Mcquire* Date *01/14/2020*
Applicant

For Planning Board Use Only: Date Received *1/27/2020* By *Grindsa J. Jacques*

**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.**



NOTES: Deed description is not a geometric meets and bounds description and does not contain any stated shore or road frontage. An exception is also referenced in said description. Because of these deficiencies and said exception, subject lot cannot be plotted. Lot limits shown on this inspection are lines of occupation only based on visual observation with 1'± of snow cover. Boundary survey recommended to establish boundary lines.

Water supplied from pond. Septic area not visible.

MORTGAGE LOAN INSPECTION

Property owner: Stephen & Sheila Malynowski
 Location: 155 Road between the Ponds, Parsonsfield, ME

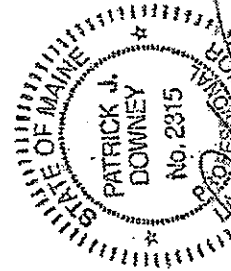
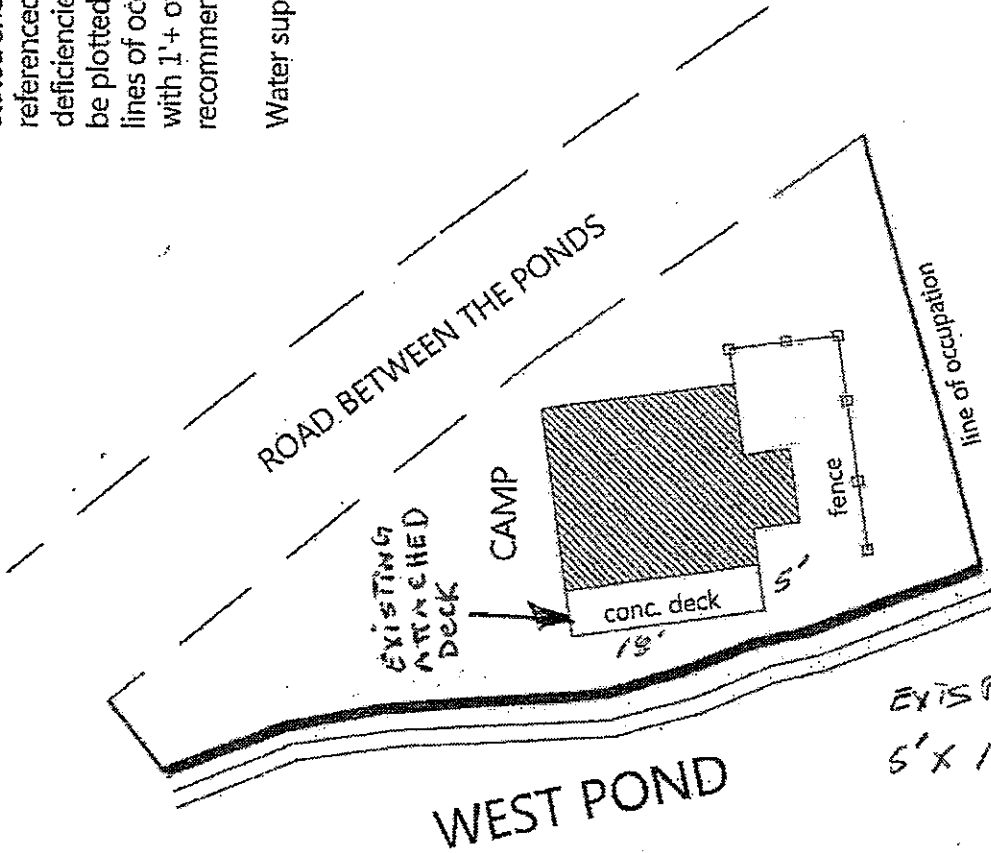
Date: February 20, 2018

Scale: 1 inch = 20 feet

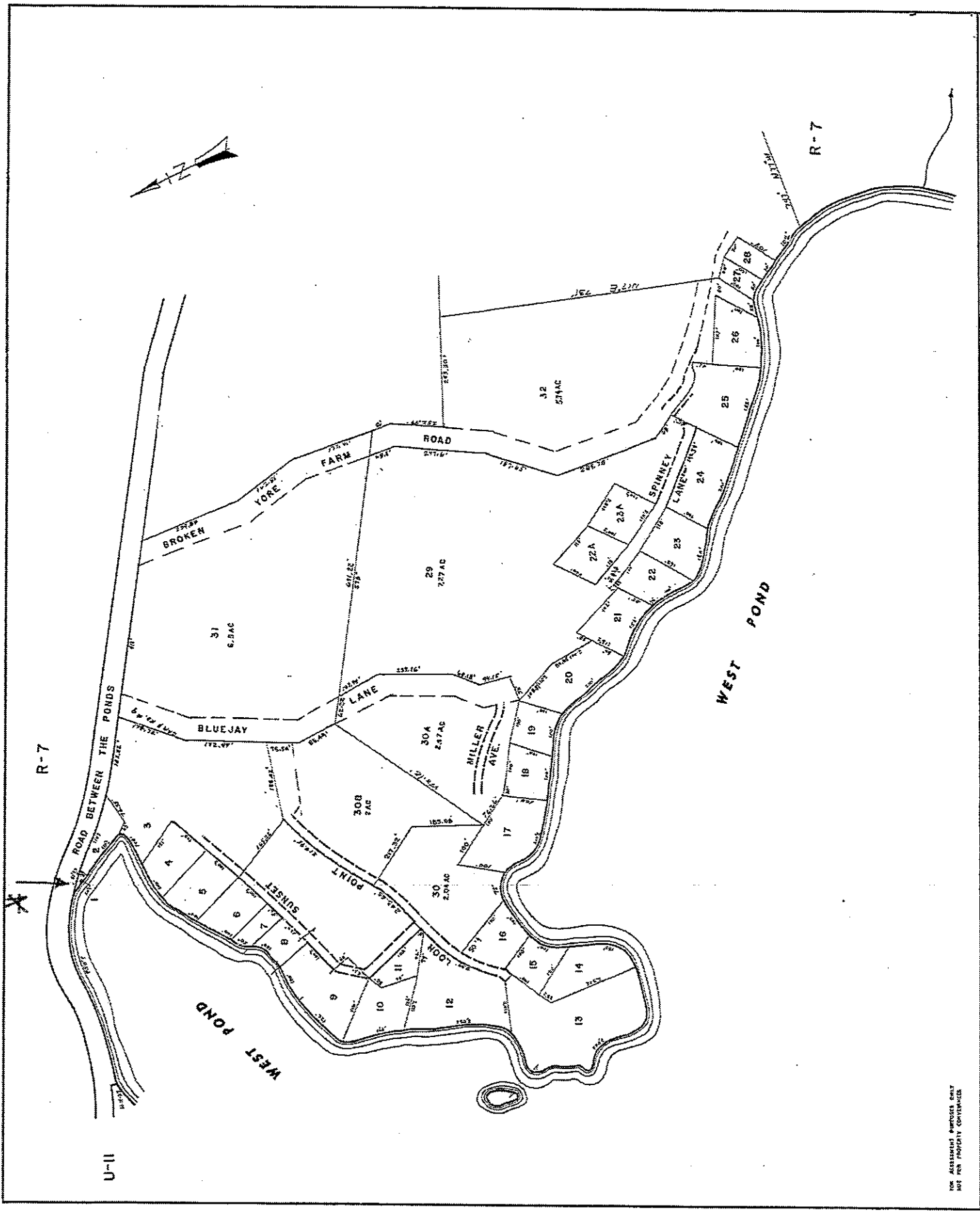
Note: This is not a boundary survey. This plan is for title insurance use only and is not to be used by the property owner / purchaser as a replacement for a boundary survey.

I certify to Kennebec Federal Savings and Loan and it's title insurance company that this plan depicts the results of a current examination of the premises conveyed in Bk. 14102 Pg. 713 of the York County Registry of Deeds and that all easements referenced in subject deed, apparent encroachments, and buildings are located on the ground as shown hereon. I have consulted the FEMA flood insurance rate maps, and the above described buildings are not located in a designated flood hazard area. I certify that the municipality is not making specific allegations that the improvements shown hereon violate any provisions of the local zoning ordinance.

Request to cover and screen please.



Patrick J. Downey P.L.S.
 Professional Land Surveyor
 15 Fieldstone Rd.
 Ellsworth, ME 04605
 tel 207-460-4441
 patrickd71@aol.com



U-12

0 100 200
SCALE IN FEET

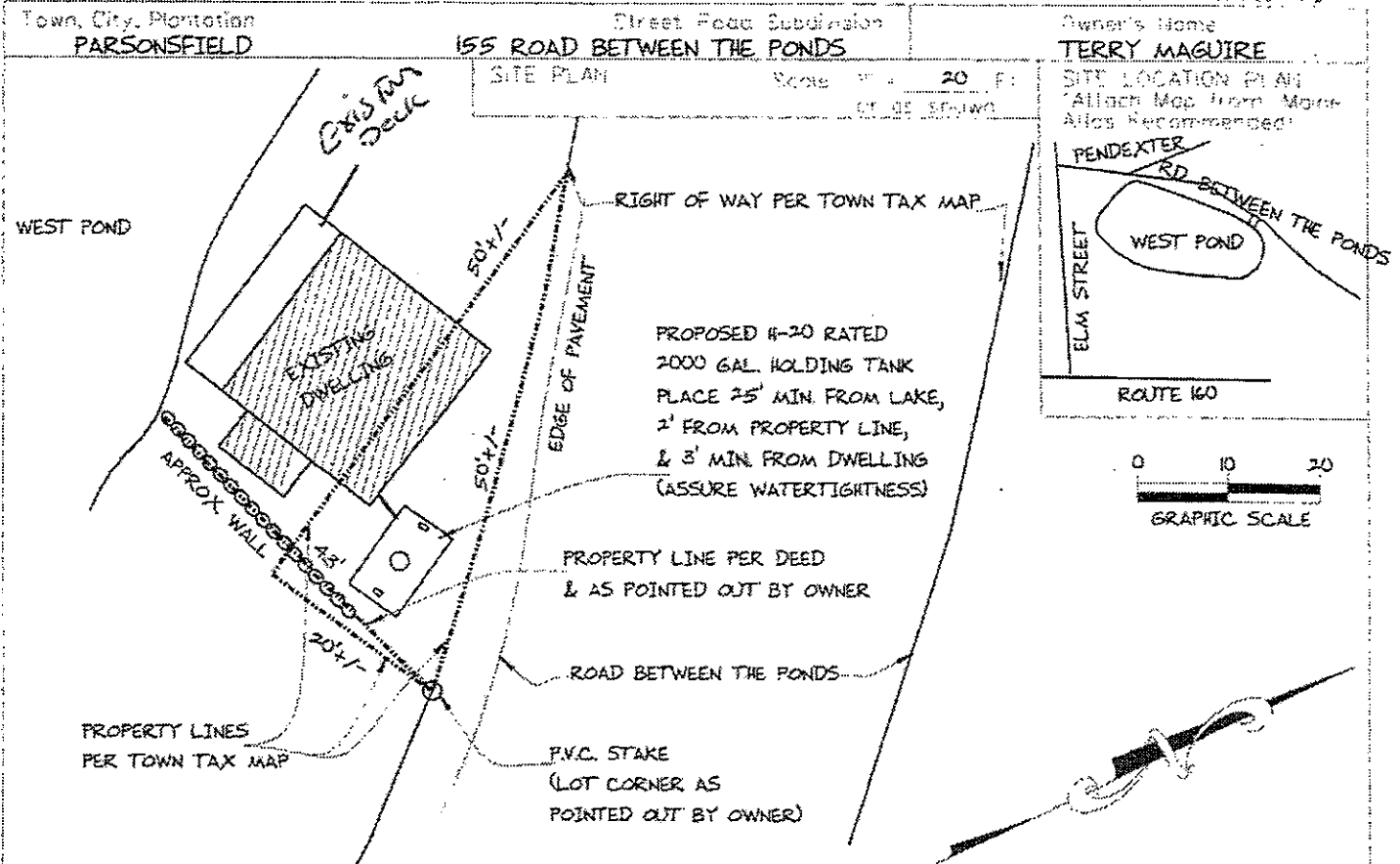
PROPERTY MAP
PARSONSFIELD, MAINE

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1970

FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCE

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
Division of Environmental Health
26128-2610 FAX: (207) 287-4112



**** NOTE: ALBERT FRICK ASSOCIATES ARE NOT SURVEYORS. SIDE PROPERTY LINE SHOWN IS POINTED OUT BY OWNER PER DEED.
ALL PROPERTY LINES SHOULD BE VERIFIED PRIOR TO INSTALLATION TO ASSURE HOLDING TANK IS INSTALLED MIN. OF 2' FROM ALL PROPERTY LINES

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole: Test Pit Boring
Depth of Organic Horizon Above Mineral Soil: _____

| Depth Below Mineral Soil Surface (feet) | Texture | Consistency | Color | Mottling |
|---|---------|-------------|-------|----------|
| 0 | | | | |
| 5 | | | | |
| 10 | | | | |
| 15 | | | | |
| 20 | | N/A | | |
| 25 | | | | |
| 30 | | | | |
| 35 | | | | |
| 40 | | | | |
| 45 | | | | |
| 50 | | | | |
| 55 | | | | |
| 60 | | | | |
| 65 | | | | |
| 70 | | | | |
| 75 | | | | |
| 80 | | | | |
| 85 | | | | |
| 90 | | | | |
| 95 | | | | |
| 100 | | | | |

Soil Classification: _____ Slope: _____
Limiting Factor: _____
Ground Water: Restrictive Layer:
Bedrock: Pit Depth: _____

Observation Hole: Test Pit Boring
Depth of Organic Horizon Above Mineral Soil: _____

| Depth Below Mineral Soil Surface (feet) | Texture | Consistency | Color | Mottling |
|---|---------|-------------|-------|----------|
| 0 | | | | |
| 5 | | | | |
| 10 | | | | |
| 15 | | | | |
| 20 | | N/A | | |
| 25 | | | | |
| 30 | | | | |
| 35 | | | | |
| 40 | | | | |
| 45 | | | | |
| 50 | | | | |
| 55 | | | | |
| 60 | | | | |
| 65 | | | | |
| 70 | | | | |
| 75 | | | | |
| 80 | | | | |
| 85 | | | | |
| 90 | | | | |
| 95 | | | | |
| 100 | | | | |

Soil Classification: _____ Slope: _____
Limiting Factor: _____
Ground Water: Restrictive Layer:
Bedrock: Pit Depth: _____

[Signature]
Site Evaluator Signature

352
SE *

12/4/17
Date

reused

| MAP / LOT# | PROPERTY OWNER NAME | PROPERTY LOCATION | OWNER'S MAILING ADDRESS |
|-------------------------|---|----------------------------|--|
| 111./ 038 | Madeline Hilt | 126 Road Between the Ponds | PO Box 298 Parsonsfild, ME 04047 |
| 111 / 039 | Donald & Susan Kingman | 129 Road Between the Ponds | 166 Main St. Concord, MA 01742 |
| 112 / 002 | Lois M Pence, Trustee | 161 Road Between the Ponds | 161 Road Between the Ponds |
| 112 / 003 | Francis McNamee | 7 Bluejay Lane | 50 Cambridge Rd. #203, Woburn, MA 01801 |
| 111 / 004 | Michael & Eileen Blokland | 15 Sunset Cove | 156 Island Place, Memphis, TN 38103 |
| 111 / 005 | William J Hussey & Pearl Gagne | 17 Sunset Cove | 100 Pool St. Biddeford, ME 04005 |
| 111 / 006 | Mark & Lauren Foye | 21 Sunset Cove | 35 Lawrence Rd. Gray, ME 04039 |
| 111 / 007 | Kendra Noble | 23 Sunset Cove | 200 Wolfboro Rd. Stetson, ME 04488 |
| 111 / 008 | Geralynne Winget | 38 Sunset Cove | 38 Sunset Cove |
| 111 / 009 | Janice Ruth Eaton | 34 Sunset Cove | 4 Balsam Ln. Kittery, ME 03904 |
| 111 / 031 | Geaorge Bangs & Deborah Woodward-Bangs | Road Between the Ponds | PO Box 215 Parsonsfild, ME 04047 |
| 07 / 032-001 | Kilck Enterprises | 128 Road Between the Ponds | 92 Orchard Rd. Parsonsfild, ME 04047 |
| 07 / 032-002 | William & Laurie Shanley | 148 Road Between the Ponds | 71 Pleasant St. Danville, NH 03819 |
| 07 / 032-003 | William Pankow | 150 Road Between the Ponds | 3564 East Lake Dr. Land of Lakes, FL 34639 |
| 07 / 032-004 | Christopher Stocks | 166 Road Between the Ponds | 166 Road Between the Ponds |
| 07 / 032-005 | West End House Camp INC. | 186 Road Between the Ponds | PO Box 44 East Parsonsfild, ME 04028 |

2019 Real Estate Tax Bill



TOWN OF PARSONSFIELD
 634 NORTH ROAD
 PARSONSFIELD, ME 04047
 207-625-4558, FAX 207-625-8172
 www.parsonsfeld.org

R238
 MAGUIRE, TERENCE B
 MAGUIRE, LEA A
 32 BURT ST.
 BERKLEY MA 03872

| Current Billing Information | |
|-----------------------------|-------------------|
| Land | 43,640 |
| Building | 25,647 |
| Total Assessment | 69,287 |
| Homestead Exemption | 0 |
| Other Exemptions | 0 |
| Taxable Amount | 69,287 |
| Rate per \$1000 | 14.90 |
| Original Tax Amount | \$1,032.38 |
| Amount paid to date | \$0.00 |
| Total Due | \$1,032.38 |

***** **To get 2.0% discount, pay \$1,011.73 in full by 10/30/19** *****

Acres 0.01
 Map/Lot U12-001 Book/Page B17678P543
 Location 155 ROAD BETWEEN THE PONDS

Interest starts 12/03/19

***** **Important Information** *****

Payments will be credited to the oldest tax bill first.

This bill is for the current fiscal year only. Past due amounts are not included.

State assessment date is April 1, 2019. This bill covers the fiscal year July 1, 2019 to June 30, 2020.
 Tax Collector's office is open 8am - 4pm Mon - Fri, Assessor's office is open 8am - 4pm Mon - Thurs
 Without state aid to education, state revenue sharing and state reimbursement for the Maine resident homestead property tax exemption, your tax bill would have been 35.9% higher.
 If eligible, the Homestead Exemption reduced your bill by \$298.00, and the Veteran's exemption by \$89.40
Bulky Waste pickup (large furniture, sofas, plastic furniture, mattresses, rugs) October 14, limit 3 items per house
Passenger Tire drop off - Watch for announcements on our website, Facebook page and Shopping Guide
Recycling saves money (approximately \$80/ton). FREE Recycling stickers available at Town Office.

| Current Billing Distribution | | |
|------------------------------|--------|----------|
| SCHOOL | 51.01% | \$526.62 |
| MUNICIPAL | 46.35% | \$478.51 |
| COUNTY TAX | 2.64% | \$27.25 |

| Tree Growth Information | | |
|------------------------------------|-------|------------|
| Only if property is in tree growth | | |
| | Acres | Assessment |
| Softwood | 0.00 | 0 |
| Mixed wood | 0.00 | 0 |
| Hardwood | 0.00 | 0 |

Visit website www.parsonsfeld.org for additional information.
Online Tax payments accepted using the link on our website.
Postmarks are accepted for payment date. If you miss a payment date, additional money will be due. Call us for current amount. Include a self addressed stamped envelope to get a receipt.

If mailing payment, please return this portion with your payment and write your account number on your check.

2019 Real Estate Tax Bill

Account R238
 Name: MAGUIRE, TERENCE B
 MAGUIRE, LEA A
 32 BURT ST.
 BERKLEY MA 03872

Remittance Instructions

Make check or money order payable to
TOWN OF PARSONSFIELD
 634 NORTH ROAD
 PARSONSFIELD, ME 04047

Location: 155 ROAD BETWEEN THE PONDS
 Map/Lot: U12-001

AMOUNT DUE:
 if paid by 10/30/19 \$1,011.73
 due by 12/02/19 \$1,032.38
 7% Interest starts 12/03/19

For receipt, send self addressed stamped envelope.
 No postdated checks! We accept Cash (DO NOT MAIL CASH),
 Checks and Credit/Debit Cards (cards pay 2.5% surcharge)

Online payments at www.parsonsfeld.org

STROUDWATER TITLE SERVICES

55 Stroudwater Street
Westbrook, ME 04092
Telephone (207) 857-9100
Fax (207) 857-9292

Steven W. Rand
Title Attorney

May 24, 2019

Terence B. Maguire, Jr.
Lea A. Maguire

via Email tmaguire32@comcast.net

RE: Sale of 155 Road Between The Ponds, Parsonsfield, Maine

Stroudwater Title Services will be researching the title, preparing certain documents and conducting the closing regarding the above referenced property. To insure a smooth and timely closing, we would appreciate your help with the following.

Please complete the enclosed questionnaire and authorization and return them via: mail, e-mail or fax. Please provide us with an e-mail address or fax number on the enclosed questionnaire so that we can provide you with a copy of the Closing Disclosure or HUD-1 Settlement Statement upon completion.

It is important that we have complete information regarding your mortgage(s). Most banks and mortgage companies refuse to give payoff information without your correct account number. If you have any private mortgages (mortgages to individuals, not banks) on this property, please arrange to have a signed, notarized, original discharge available prior to closing along with a dated payoff statement. Funds cannot be disbursed until private mortgage discharges are received.

Funds needed to close, if applicable, must be in the form of a bank or cashier's check made payable to Stroudwater Title Services. We cannot accept a personal check under any circumstances.

Proceeds from closing, if applicable, will be provided to you with an escrow account check at closing; if you prefer the funds be wired into your separate bank account, please provide the information prior to closing. There will be a \$25.00 fee for wire your closing proceeds or to wire each mortgage payoff, or a \$25.00 fee for each overnight mail transaction, which will be collected on the settlement statement. As a precaution against fraudulent activity, you will need to mail us your wiring instructions, signed by everyone who is a seller, and include copies of your driver's license(s).

DISCLOSURE REGARDING RISKS OF RECEIVING FRAUDULENT WIRING INSTRUCTIONS:

We would like to bring to your attention that in the real estate industry, there have been situations where criminals have hacked into email accounts of various parties involved in a real estate transaction and have been caused fraudulent wiring instructions to be sent to the parties from the hacker's email accounts in an attempt to divert the funds from the closing agent to the hacker's accounts. The communications appear to be coming from a legitimate party to the closing transaction, and as such, we suggest that in the event that you are wiring funds to our account, please contact us via telephone for the wiring instructions, and contact us using the telephone number disclosed to you.

It is extremely important that all sellers attend the closing. If any seller is unable to attend the closing, please contact us as soon as possible so that we may arrange for an executed Power of Attorney prior to closing.

The closing will take place at our office at 55 Stroudwater St., Westbrook. Current picture ID (such as a driver's license) will be required at closing.

Thank you for the opportunity to serve you.
Julie Hamm
julie@stroudwatertitle.com

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **ROBERTA E. COCHRAN** and **BRAD G. COCHRAN**, of the Town of Limerick, County of York and State of Maine, in consideration of one dollar and other valuable consideration, grant to **STEPHEN M. MALYNOWSKI** and **SHEILA S. MALYNOWSKI**, of the Town of New Boston, State of New Hampshire, whose mailing address is 506 New Bedford Road, New Boston, New Hampshire, 03070, as joint tenants, with warranty covenants, the following described property:

MAINE R.E. TRANSFER TAX PAID

A certain lot or parcel of land situated on the Southerly side of road leading past West Pond to Long Pond, in the Town of Parsonsfield, County of York and State of Maine, bounded and described as follows, viz:

Commencing on the Southerly side of aforesaid road at an iron post driven in the ground and being the Northwesterly corner of land now or formerly of Vyrene C. Macomber, thence Southerly by land of Macomber a distance of forty-three (43) feet, more or less, to shore of said pond; thence Westerly by pond to an iron hub in the ground at land now or formerly of Constantin J. Regina and Stella M. Regina; thence Northerly by land of said Reginas a distance of ten (10) feet, more or less, to an iron hub at aforesaid road; thence Easterly by aforesaid road to the point of beginning.

Excepting therefrom a certain lot or parcel of land situated in the said Town of Parsonsfield, in the County of York and State of Maine, on the road leading past West Pond, so called, to Long Pond, conveyed from Roberta E. Cochran and Brad G. Cochran to the Estate of Prudence J. McGranahan by deed dated January 6, 2004 and recorded in the York County Registry of Deeds in Book 13855, Page 196, said excepted lot more particularly bounded and described as follows:

Beginning at a point on the low water mark of said West Pond, at the easterly boundary of land of Charlene Pomieter, formerly of Constantin J. and Stella M. Regina, and running thence northerly by said Pomieter land a distance of ten feet (10'), more or less, to an iron hub at the aforesaid road; thence easterly by the southerly boundary of said road a distance of three hundred thirty five feet (335') to a point and land described and conveyed herein; thence southerly at right angle with the road at this point, by said land described and conveyed herein

to the low water mark of said pond; thence westerly by the low water mark of said pond a distance of three hundred thirty five feet (335'), more or less, to the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to Charles A. Cochran, Roberta E. Cochran, and Brad G. Cochran by deed of Charles A. Cochran and Roberta E. Cochran dated May 14, 1990 and recorded in the York County Registry of Deeds in Book 5398, Page 86; Roberta E. Cochran and Brad G. Cochran convey this property as surviving joint tenants, the said Charles A. Cochran having died February 3, 1999 (see Certificate of Discharge of Estate Tax Lien recorded in the said Registry of Deeds in Book 11151, Page 45).

IN WITNESS WHEREOF the said ROBERTA E. COCHRAN and BRAD G. COCHRAN have set their hands and seals this 25th day of May, 2004.

Ralph W. Austin
to both

Roberta E. Cochran
Roberta E. Cochran
Brad G. Cochran
Brad G. Cochran

STATE OF MAINE
YORK, ss.

May 25, 2004

Then personally appeared the above named ROBERTA E. COCHRAN and BRAD G. COCHRAN and acknowledged the foregoing instrument to be their free act and deed, before me

Ralph W. Austin
Ralph W. Austin, Attorney-at-Law

Received York SS
05/28/2004 1:17PM
REGISTER OF DEEDS

Debra L. Anderson

21
✓

WOODMAN EDMANDS DAWYLIK & AUSTIN, P.A.
P.O. BOX 468
BIDDEFORD, ME 04005-0468
(207) 284-4581

