

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

Site Plan Review Application

Fees Paid: \$25.00 Application Fee and \$150.00 Escrow Fee

Date CEO Reviewed & Accepted: 6/21/2022

Date Received by Planning Board Administrative Assistant: _____

Planning Board Administrative Assistant Signature: _____

Submission of Application: For the purpose of classification and initial discussion, project applicants, prior to submitting applicable Preliminary or Final Plan applications, shall submit Site Plan information to the CEO. An application for Site Plan Review will consist of eleven (11) sets of site plan maps (two full-size set and nine 11" x 17" sets) which include scale, north arrow, legend, abutters, and title block, and shall show existing and proposed lots or property lines, existing and proposed structures, roads, driveways, easements and/or rights of way and all other information as detailed in the Town of Parsonsfield Land Use and Development Ordinance, Article III: Site Plan Review. Applicant must also submit a list of all abutters, including those across a public or private right of way or across a town line. Approval of a Site Plan shall not constitute approval of a project and is merely authorization for the applicant to file a preliminary or final plan application.

Applicant(s): Name & Mailing Address
(If different from Owner)

Village Variety, LLC

Property Owner(s): Name & Mailing Address

Colleen A Allard

Telephone: 625-9417

Telephone: 272-0900

Applicant's Signature: Colleen A Allard

Property Owner's Authorization (fill out only if applicant other than owner). The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant has full authority to request approval for this proposal.

Property Owner's Signature: Colleen A Allard

Site Location/Address 27 Federal Road

Tax Map# 004

Lot# 040

Zoning District: _____

Acreage of subject parcel: _____

Current Use of Property Redemption Center

Proposed Use of Property Propane Fill station

Date of Action: Planning Board Meeting/Hearing: WORKSHOP

Approval: _____ Denial: _____

If application is approved, the applicant is hereby authorized to submit a preliminary or final plan.

If Application Denied, Reason: _____

- 1) **Applicability:** This application applies to any proposed use listed in the Table of Permissible Uses which requires Site Plan Review.
- 2) **Submissions:** Applications must be submitted 15 days in advance of the scheduled meeting.
- 3) **Permits:** Attach any other applicable permits.
- 4) **Abutters:** Attach a list of names and addresses of abutting property owners. (Please complete the separate "Abutters List Form" with this application)
- 5) **Supplemental Information:** The Planning Board may require additional information.
- 6) **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.

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.

- 7) **Site Plan Content:** Application must include the following exhibits and information. Please attach information on a separate sheet of paper or note that the item is not applicable and give a reason. (A=Attached or NA=Not Applicable)

General Submission Information:

- a) name and address of all property owners within 500 feet of edge of property line (Abutters List Form)
- 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, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan

Existing 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"

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TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): Peter Cormier

MAILING ADDRESS: 23 Federal Rd

CITY/STATE/ZIP: Parsonsfield, Me 04047

PROPERTY ADDRESS: 23 Federal Rd

MAP # U04 LOT # 042

ABUTTER NAME(S): AUSASHIA DAY

MAILING ADDRESS: 15 Wadleigh ST

CITY/STATE/ZIP: Parsonsfield, Me 04047

PROPERTY ADDRESS: 15 Wadleigh ST

MAP # U04 LOT # 037A

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

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ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

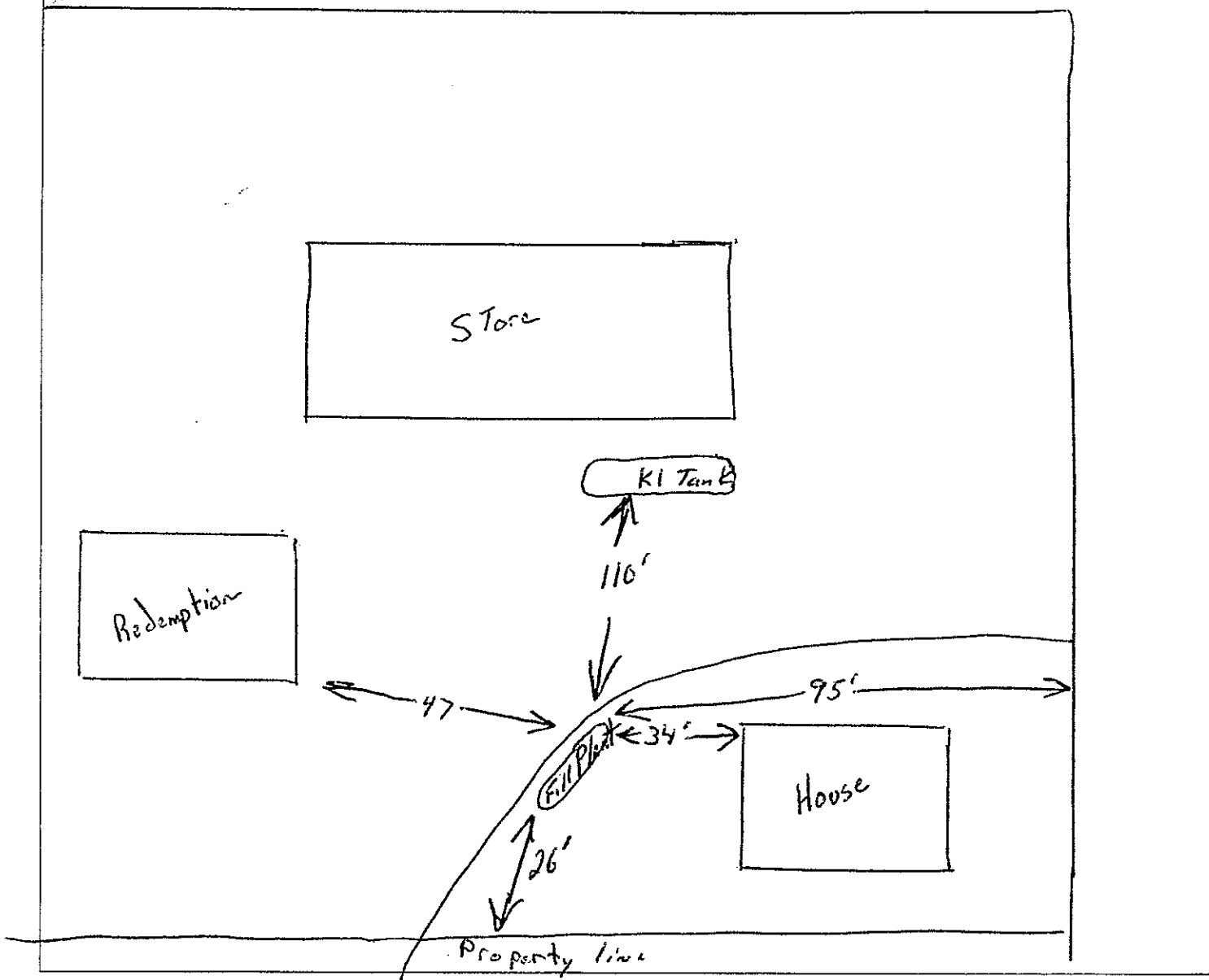
CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

TANK LOCATION DIAGRAM *required

Must include all distances to: property lines, buildings, roads and ignition sources with exact measurements



DIRECTIONS TO DISPENSING STATION FROM AUGUSTA, MAINE

ELECTRICAL PERMIT INFORMATION *required

PERMIT TYPE:	<input type="checkbox"/> Local <input type="checkbox"/> State
ELECTRICAL PERMIT NUMBER:	
MAINE MASTER ELECTRICIAN NAME:	
ELECTRICIAN'S LICENSE NUMBER:	

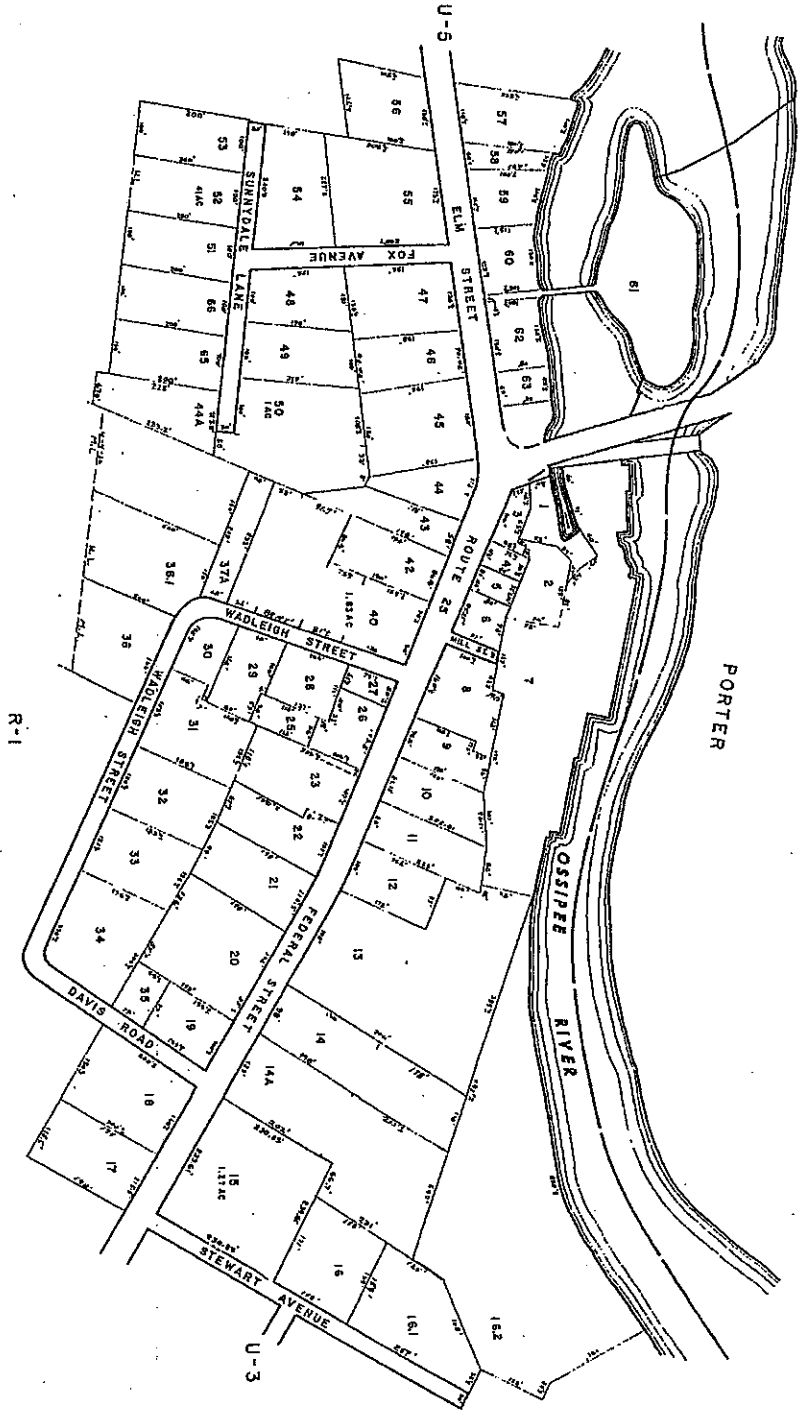
THIS SECTION TO BE COMPLETED BY PROPANE SUPPLIER *required

TYPE OF TANKS:	<input type="checkbox"/> Vertical <input checked="" type="checkbox"/> Horizontal
NUMBER OF TANKS:	1
WATER CAPACITY PER TANK:	1000
TANK(S) PROTECTED & HOW:	Barriers / Fencing
DISTANCE FROM NEAREST BUILDING:	47'
DISTANCE FROM SOURCES OF IGNITION:	47'
DISTANCE FROM INTAKE TO DIRECT VENT APPLIANCE:	62'
DISTANCE FROM FLAMMABLE OR COMBUSTIBLE LIQUID TANK(S):	23'
DISTANCE FROM PROPERTY LINE:	25'
DISTANCE FROM STREET:	95'
TANK INSTALLATION:	<input checked="" type="checkbox"/> Aboveground <input type="checkbox"/> Mounded <input type="checkbox"/> Underground
NATURE OF FOUNDATION:	Blocks
GROUNDS READILY ACCESSIBLE TO THE PUBLIC:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6 FT HIGH FENCE WITH AT LEAST 2 EXITS:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
MAINE LICENSED CONSTRUCTING TECHNICIAN NAME:	Dean Duquette
MAINE PROPANE & NATURAL GAS LICENSE NUMBER:	
CONSTRUCTING COMPANY NAME:	Down East Energy

OR YOUR INFORMATION:

his application is subject to compliance with local ordinances and permission for installation granted by local authorities when required. Approval subject to inspection of the tanks and surrounding premises as completed. Each dispensing station must employ an on-site limited operator who is responsible for training on-site dispensing station operators. Training must occur before dispensing station employees may fill cylinders and training documentation must be kept on-

TAX MAP REVISED
APRIL 1, 2021



FOR ASSISTANCE, CONTACT THE
TOWN OF PORTER, MAINE
100 MAIN STREET, PORTER, MAINE 04775

JOHN E. GONNELL, & ASSOCIATES
AUBURN, MAINE 04293

PROPERTY MAP
PARSONSFIELD, MAINE

0 100 200
SCALE IN FEET

U-4

NO. PARCELS: 152, 30, 35, 41

Real Estate
Account List by Map/Lot (U04-001 - U04-100zzzz)

Account	Card	Name	Location	Map/Lot
00488	001	EAGLE CREEK RENEWABLE	10 FEDERAL RD	U04-001
01177	001	PARSONSFIELD, TOWN OF	FEDERAL RD	U04-002
00055	001	STANLEY BUILDING, LLC, THE	18 FEDERAL RD	U04-003
01097	001	GILPATRICK, DAVID L	20 FEDERAL RD	U04-004
01302	001	JIANG, RICHARD Z	24 FEDERAL RD	U04-005
01301	001	JIANG, RICHARD Z	26 FEDERAL RD	U04-006
01178	001	KEZAR FALLS MILLWORX LLC	10 MILL ST	U04-007
00849	001	32 OSSIBEE TRAIL LLC	32 FEDERAL RD	U04-008
01128	001	MASON, APRIL L	34 FEDERAL RD	U04-009
01498	001	WRIGHT, DAVID W	36 FEDERAL RD	U04-010
00682	001	OSSIPTEE LANDING LLC	40 FEDERAL RD	U04-011
00413	001	VANITA, BENAV C	42 FEDERAL RD	U04-012
01250	001	SETTELL, TERESA	48 FEDERAL RD	U04-013
00514	001	PIRINI, MICHAEL G	54 FEDERAL RD	U04-014
00344	001	DESJARDINS, DAVID C	56 FEDERAL RD	U04-014-A
01554	001	VICTOR NEWBURY LIMITED	62 FEDERAL RD	U04-015
01476	001	SHAW, ANDREW	14 STEWART ST	U04-016
01478	001	SHAW, ELLEN M	20 STEWART ST	U04-016-001
00515	001	GARDNER, DENNIS E	26 STEWART ST	U04-016-002
01496	001	WING, JOHN D	69 FEDERAL RD	U04-017
01389	001	THERIAULT, RANDY S	61 FEDERAL RD	U04-018
01233	001	GROSS, MARDORIE E	57 FEDERAL RD	U04-019
00516	001	MILLS, NATHAN P	51 FEDERAL RD	U04-020
01058	001	PACKARD, HARRIET B &	47 FEDERAL RD	U04-021
00208	001	BERGERON, ROBERT J	41 FEDERAL RD	U04-022
00796	001	CHAPMAN, CLIFFORD G	35 FEDERAL RD	U04-023
01179	001	CROTEAU, LESLIE	FEDERAL RD	U04-025
01004	001	CROTEAU, LESLIE M	31 FEDERAL RD	U04-026
01549	001	KEZAR FALLS LIBRARY	2 WADLEIGH ST	U04-027
00714	001	ANDREWS, LINDA	8 WADLEIGH ST	U04-028
00511	001	JORDAN, HAROLD K	12 WADLEIGH ST	U04-029
00812	001	LIBBY, ROSE MARIE	16 WADLEIGH ST	U04-030
00579	001	LEROYER, PATRICIA M	24 WADLEIGH ST	U04-031
00578	001	MILLER, SHAWN	32 WADLEIGH ST	U04-032
00170	001	CALL, WILLIAM H JR	36 WADLEIGH ST	U04-033
00241	001	KENNEDY, ELLEN	46 WADLEIGH ST	U04-034
01173	001	CROSS, PAMELA	54 WADLEIGH ST	U04-035
00836	001	GEYER, CHARLES F	WADLEIGH ST	U04-036
00835	001	GEYER, CHARLES F	17 WADLEIGH ST	U04-036-001
01201	001	MCDONALD, MICHAEL	15 WADLEIGH ST	U04-037-A
00735	001	VILLAGE VARIETY LLC	13 WADLEIGH ST	U04-038
00026	001	VILLAGE VARIETY, LLC	27 FEDERAL RD	U04-040
00512	001	VILLAGE VARIETY, LLC	25 FEDERAL RD	U04-041
00354	001	CORMIER, PETER	23 FEDERAL RD	U04-042
01545	001	PARSONSFIELD, TOWN OF	FEDERAL RD	U04-043
01432	001	WALKER, GEORGE E	15 FEDERAL RD	U04-044
00068	001	BELL ATLANTIC CORP	17 FEDERAL RD	U04-044-001
00837	001	LOMBARD, PATRICIA A	SUNNYDALE LN	U04-044-A
00325	001	FLORENZ, MATTHIAS J	6 ELM ST	U04-045

Real Estate
Account List by Map/Lot (U04-001 - U04-100zzzz)

Account	Card	Name	Location	Map/Lot
00363	001	DOOLEY, GARRY L	10 ELM ST	U04-046
01130	001	RAND, CHRISTOPHER	14 ELM ST	U04-047
01472	001	DEHMER, ROBERT D	2 SUNNYDALE LN	U04-048
00795	001	SMITH, MILDRED W	4 SUNNYDALE LN	U04-049
00960	001	CAMPBELL, DAVID J	8 SUNNYDALE LN	U04-050
01353	001	CONTRENT, DANIEL	16 FOX AVE	U04-051
00071	001	LOMBARD, PATRICIA A	20 FOX AVE	U04-052
01468	001	BENVIE, JAMES	22 FOX AVE	U04-053
01270	001	PLUMMER, PATRICK A	19 SUNNYDALE LN	U04-054
00624	001	MELNICK, DAVE A	20 ELM ST	U04-055
00296	001	HARE, CHRISTINE A	28 ELM ST	U04-056
00884	001	WINSLOW, CALEB	27 ELM ST	U04-057
01094	001	LAFORGUE, ISABELLE	23 ELM ST	U04-058
00953	001	VAN DER RIET, GREGORY A	21 ELM ST	U04-059
01294	001	MITCHELL, DONALD	17 ELM ST	U04-060
00959	001	HANSCOM, JAMES	13 ELM ST	U04-061
00319	001	MONTGOMERY, ARTHUR E	9 ELM ST	U04-062
00651	001	FLORENZ, MATTHIAS J	ELM ST	U04-063
01205	001	ELLIOTT, LUCAS W	9 SUNNYDALE LN	U04-065
		LORSING, WILLIAM E	5 SUNNYDALE LN	U04-066