

**TOWN OF PARSONSFIELD Planning Board**  
634 North Rd, Parsonsfield, Maine 04047  
PHONE: (207)-625-4558 FAX: (207)-625-8172 [planning@parsonsfeld.org](mailto:planning@parsonsfeld.org)

**Site Plan Review Application**

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

**Date CEO Reviewed & Accepted:** 1/2/25 JW

**Date Received and Paid for at Clerk's Office:** 1/2/25 JDT

**Date Received by Planning Board Administrative Assistant:** 1/8/2025

**Planning Board Administrative Assistant Signature:** *Debra Lyle*

**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)

Roger Moraw  
\_\_\_\_\_  
\_\_\_\_\_

**Property Owner(s): Name & Mailing Address**

570 Maplewood Rd  
Parsonsfield, ME 04047  
\_\_\_\_\_

**Telephone:** 298-2012

**Telephone:** \_\_\_\_\_

**Applicant's Signature:** *Roger Moraw*

**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:** *Roger Moraw*

**Site Location/Address** 26 Reed Lane

**Tax Map#** R-19 **Lot#** 44 **Zoning District:** VR

**Acreage of subject parcel:** 1.24

APPLICATION FOR SITE PLAN REVIEW  
PARSONSFIELD PLANNING BOARD

Roger Moreau      570 Maplewood Avenue, Parsonsfield, ME 04027      207-793-4575      *298-2012*  
Applicant Name      Mailing Address      Phone

Roger Moreau      570 Maplewood Avenue, Parsonsfield, ME 04027      207-793-4575      *298-2012*  
Owner Name      Mailing Address      Phone

26 Reed Lane, Parsonsfield, Maine      Map R-19/ Lot 44      12 +/- acres      VR  
Site Address/Location (Map/Lot Number)      Lot Size      Zone Type (e.g.-R,VR)

Exact Nature of Proposed Use: Auto, recreational vehicle, and small engine repair shop

Existing Use of Site: Residential

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, 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"

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 1-2-2025  
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.**

Westerly by the aforesaid highway and land formerly of Luther E. Sanborn, being the field and pasture lot of Daniel C. Smith, late of Parsonsfield, and being the second parcel conveyed to the said Robert R. Smith by deed dated March 29, 1922 of Linwood E. Burbank, recorded in the York Registry of Deeds Book 707, Page 499 and deeded to Bernard St. Saviour by Robert R. Smith by this deed dated May 9, 1961.

Reference is hereby made to Warranty Deed from Bernard St. Saviour to Maurice Reed dated December 19, 1961 and recorded in the York County Registry of Deeds in Book 1501, Page 540.

Excepting from the above described premises any and all prior conveyances, including but not limited to Warranty Deed from Maurice P. Reed, Sr. to Edward P. MacDonald and Esther P. MacDonald dated September 30, 1993 and recorded in the York County Registry of Deeds in Book 6744, Page 175.

Being the same premises conveyed to the Grantor herein by Deed of Distribution of Eileen Calnan as Personal Representative of the Estate of Maurice P. Reed, Sr. dated currently to be recorded in the York County Registry of Deeds.

Witness my hand and seal this 21<sup>ST</sup> day of MAY, 2012.

Margaret B. Brin  
Witness

Eileen Calnan  
EILEEN CALNAN

STATE OF MAINE,  
COUNTY OF YORK

MAY 21, 2012

Personally appeared the above named EILEEN CALNAN and acknowledged the foregoing to be her free act and deed.

Before me,

Margaret B. Brin

Notary Public

Printed Name:

My Commission Expires:

MARGARET B. BRIN  
NOTARY PUBLIC, MAINE

MY COMMISSION EXPIRES AUGUST 13, 2018

SEAL

End of Document

47001

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS

THAT I, Sarah G. Reed, of the Town of Parsonsfield, County of York and State of Maine, whose mailing address is: Maplewood Road, Box 165, West Parsonsfield, Maine 04095

in consideration of One Dollar (\$1.00) and other valuable considerations,

paid by Maurice P. Reed, Sr., of the Town of Parsonsfield, County of York and State of Maine, whose mailing address is: Maplewood Road, Box 165, West Newfield, Maine 04095

the receipt whereof I do hereby acknowledge, do hereby GRANT, REMISE, RELEASE, BARGAIN, SELL AND CONVEY unto the said Maurice P. Reed, Sr., his heirs and assigns, forever,

An easement and right of way leading from Maplewood Road, so-called, upon, over, across and through certain parcels of land of the Grantor located on the Easterly side of the road leading from Maplewood Post Office to Parsonsfield, also known as Maplewood Road, in the Town of Parsonsfield, County of York and State of Maine, being more particularly bounded and described in certain deeds from Arthur Duford dated February 22, 1946 and recorded in the York County Registry of Deeds in Book 1054, Page 35 and from Esther M. Baker dated September 2, 1975 and recorded in the York County Registry of Deeds in Book 2133, Page 219 and from the Grantee herein of even date and recorded in the York County Registry of Deeds to a certain parcel of land of the Grantor located on the Easterly side, but not adjacent to, the road leading from Maplewood Post Office to Parsonsfield, also known as Maplewood Road, in the Town of Parsonsfield, County of York and State of Maine, for the purpose of ingress and egress by foot, animal and vehicle to and from the said Maplewood Road and the said land of the Grantee and for the use, introduction, installation, maintenance and repair of utility services, including by not limited to electricity, and the right to excavate, grade, fill, and install culverts and make cuts on, over and across said easement and right of way all as the Grantee may find reasonably necessary to install, maintain and repair said easement and right of way and the right from time to time to trim and to cut down and clear away any and all trees and brush now or hereafter on said easement and right of way.

NO R.E. TRANSFER TAX PAID

Sarah G. Reed and Maurice P. Reed, Sr., being wife and husband, join as Grantors and release all rights by descent and all other rights.

WITNESS our hands this 24<sup>th</sup> day of October, 1991

*[Handwritten signatures of Sarah G. Reed and Maurice P. Reed, Sr.]*

Sarah G. Reed  
Sarah G. Reed  
Maurice P. Reed, Sr.  
Maurice P. Reed, Sr.

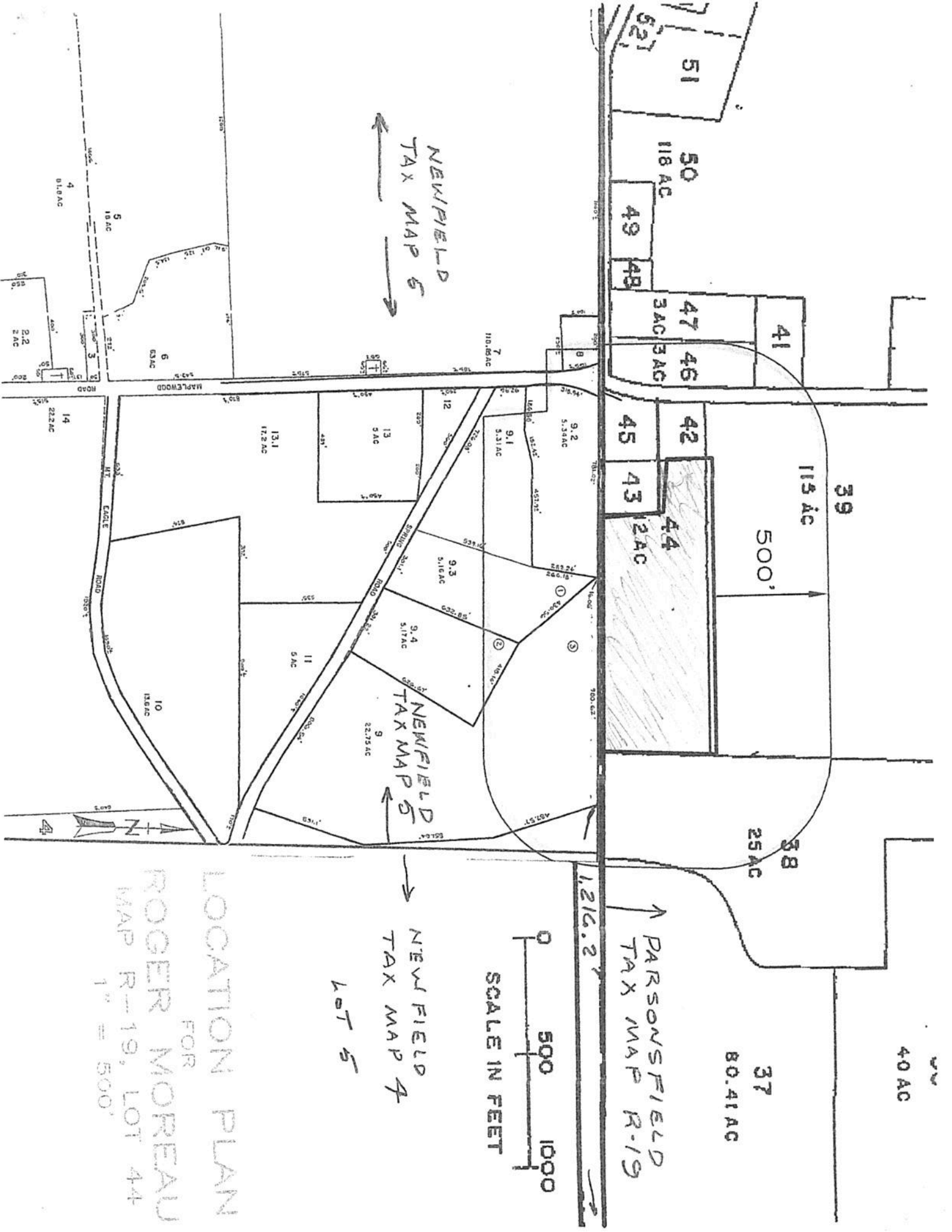
STATE OF MAINE  
YORK, ss.

October , 1991

Personally appeared the above named Sarah G. Reed and Maurice P. Reed, Sr. and acknowledged the foregoing instrument to be their free act and deed,

Before me, *[Signature]*

NOTARY PUBLIC MAINE ATTORNEY AT LAW *[Notary Seal]*



NEWFIELD  
TAX MAP 5

NEWFIELD  
TAX MAP 5

NEWFIELD  
TAX MAP 4

Lot 5

PARSONSFIELD  
TAX MAP R-19

SCALE IN FEET  
0 500 1000

LOCATION PLAN  
FOR  
ROGER MOREAU  
MAP R-19, LOT 44  
1" = 500'

PARSONSFIELD



FOR ASSISTANCE, CONTACT ONLY  
FOR PROPERTY CONTINGENCES

PREPARED BY PHOTOGRAMMETRIC METHODS BY  
JOHN E. O'DONNELL & ASSOCIATES  
ALBURN, MAINE  
0177

LEGEND  
ADJACENT SHEET NO. 12  
COUNTY OWNERSHIP 10/1  
DEVELOPMENT LOT NO. 0  
SCALE DIVISION 1

PROPERTY MAP  
NEWFIELD  
MAINE

TAX MAP 5

SCALE IN FEET  
0 200 400

5





**ABUTTER LISTING**  
FOR ROGER MOREAU, JANUARY 2, 2025

TOWN OF PARSONSFIELD TAX MAP R-19

| LOT # | NAME                                   | ADDRESS                                      |
|-------|--|--|
| 38    | BARTON T. KNIGHT<br>DANIEL S. KNIGHT   | 83 PINE RIDGE ROAD<br>No. YARMOUTH, ME 04097 |
| 39    | SHEA BROS. CONSTRUCTION<br>& SONS      | 196 DERBY BARN ROAD<br>HIRAM, ME 04041       |
| 41    | KATHLEEN RALSTON<br>BRUCE G. RALSTON   | 13813 FAIRE DRIVE<br>ORE CITY, TX 75683      |
| 42    | ROGER MOREAU<br>JOSEPH MOREAU et. ali. | 26 REED LANE<br>PARSONSFIELD, ME 04047       |
| 43    | HAROLD GILBERT                         | 363A BOW LAKE ROAD<br>NORTHWOOD NH, 03261    |
| 45    | LARRY TRIP                             | PO BOX 146<br>W. NEWFIELD, ME 04095          |
| 46    | MICHELLE LEE<br>MARY JANE FODEN        | 808 MAPLEWOOD ROAD<br>W. NEWFIELD, ME 04095  |
| 47    | JOSHUA SPRINGER<br>JASON SPRINGER      | 266 WAKEFIELD ROAD<br>W. NEWFIELD, ME 04095  |

TOWN OF NEWFIELD TAX MAP 5

| LOT #                        | NAME   | ADDRESS                                     |
|------------------------------|--|---|
| 7                            | DONALD St. PETER<br>GAIL St. PETER             | 95 TELEGRAPH HILL ROAD<br>ANDOVER, MA 02050 |
| 8                            | HEAVEN'S GATE FARM, LLC.                       | 595 MAPLEWOOD ROAD<br>W. NEWFIELD, ME 04095 |
| 9                            | KYLE S. BURNHAM                                | 635 SPRING ROAD<br>W. NEWFIELD, ME 04095    |
| 9.1<br>(SAME AS LOT 7 ABOVE) | DONALD St. PETER<br>GAIL St. PETER             | 95 TELEGRAPH HILL ROAD<br>ANDOVER, MA 02050 |
| 9.2                          | JOHN TURCHI                                    | 15 FAUN DRIVE<br>GRANBE, CT 06035           |
| 9.3                          | JOSEPH P. GABREE<br>BRANDI L. GABREE           | PO BOX 133<br>W. NEWFIELD, ME 04095         |
| 9.4                          | BERNARD A. CHARRIER, Jr.<br>SHARON B. CHARRIER | 675 SPRING ROAD<br>W. NEWFIELD, ME 04095    |

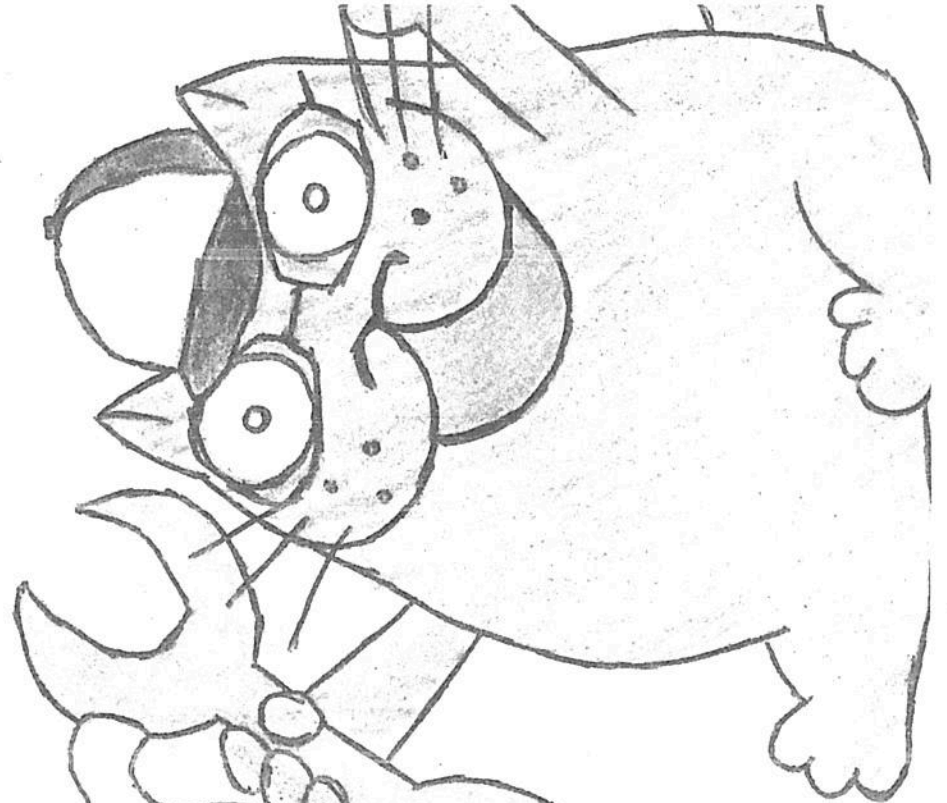
TOWN OF NEWFIELD TAX MAP 4

|   |                            |  |
|---|----------------------------|--|
| 5 | TIMOTHY ROWE<br>LAURA ROWE | 625 SPRING ROAD<br>W. NEWFIELD, ME 04095 |
|---|----------------------------|--|

Big

Cat

Repair



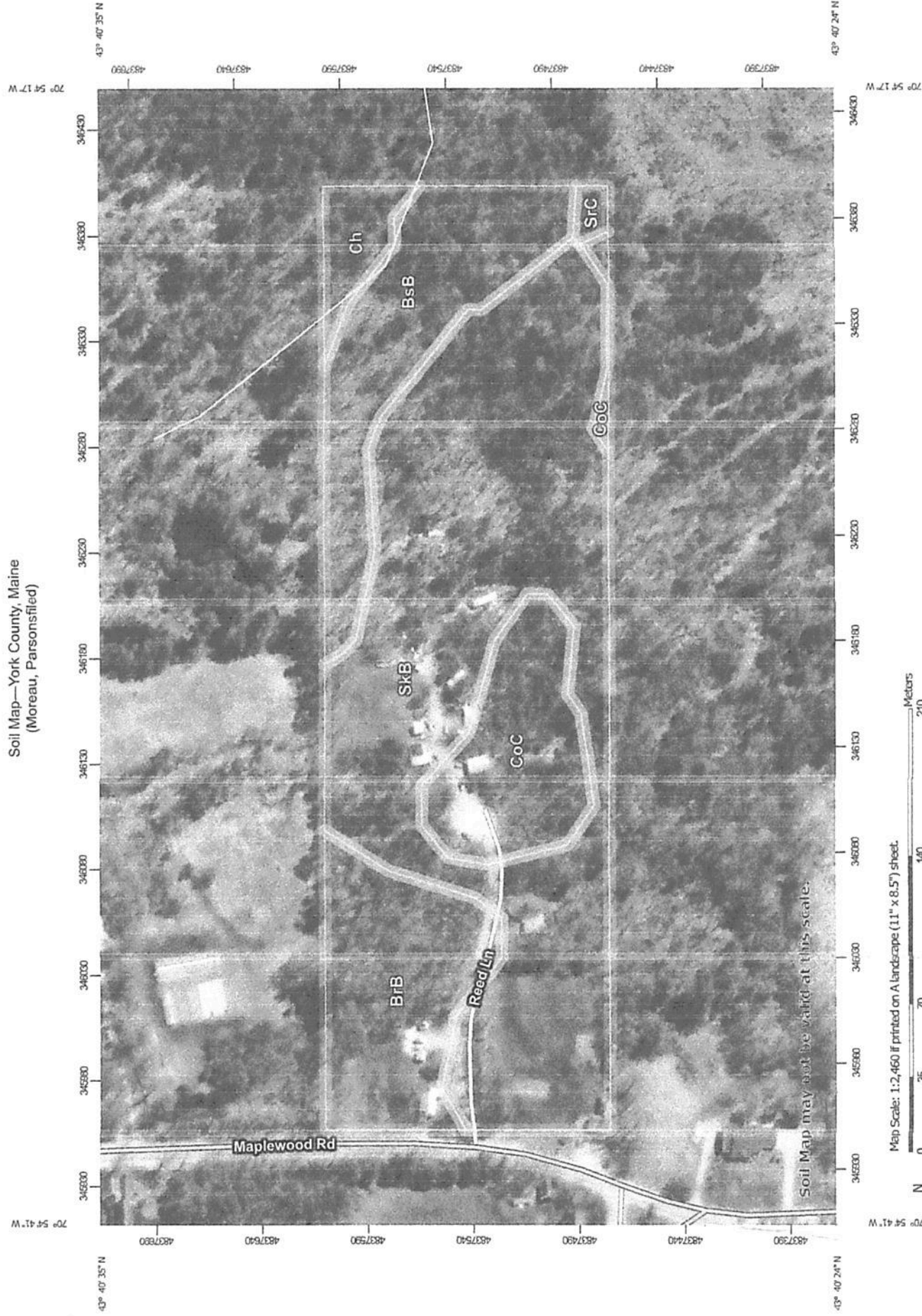
**793-4575**

By Appointment Only

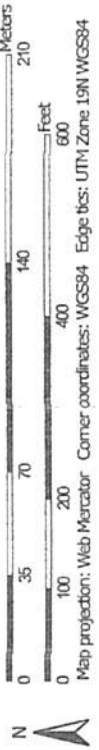
## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name   | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| BrB                                | Brayton and Westbury fine sandy loams, 0 to 8 percent slopes            | 2.1          | 14.0%          |
| BsB                                | Brayton and Westbury very stony fine sandy loams, 0 to 8 percent slopes | 2.3          | 15.2%          |
| Ch                                 | Chocorua peat   | 0.5          | 3.0%           |
| CoC                                | Colton gravelly sandy loam, 8 to 15 percent slopes                      | 1.7          | 11.6%          |
| SkB                                | Skerry fine sandy loam, 0 to 8 percent slopes                           | 8.3          | 55.5%          |
| SrC                                | Skerry fine sandy loam, 8 to 15 percent slopes, very stony              | 0.1          | 0.6%           |
| <b>Totals for Area of Interest</b> |   | <b>14.9</b>  | <b>100.0%</b>  |

Soil Map—York County, Maine  
(Moreau, Parsonsfield)



Map Scale: 1:2,460 if printed on A landscape (11" x 8.5") sheet.  
 Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 19N WGS84

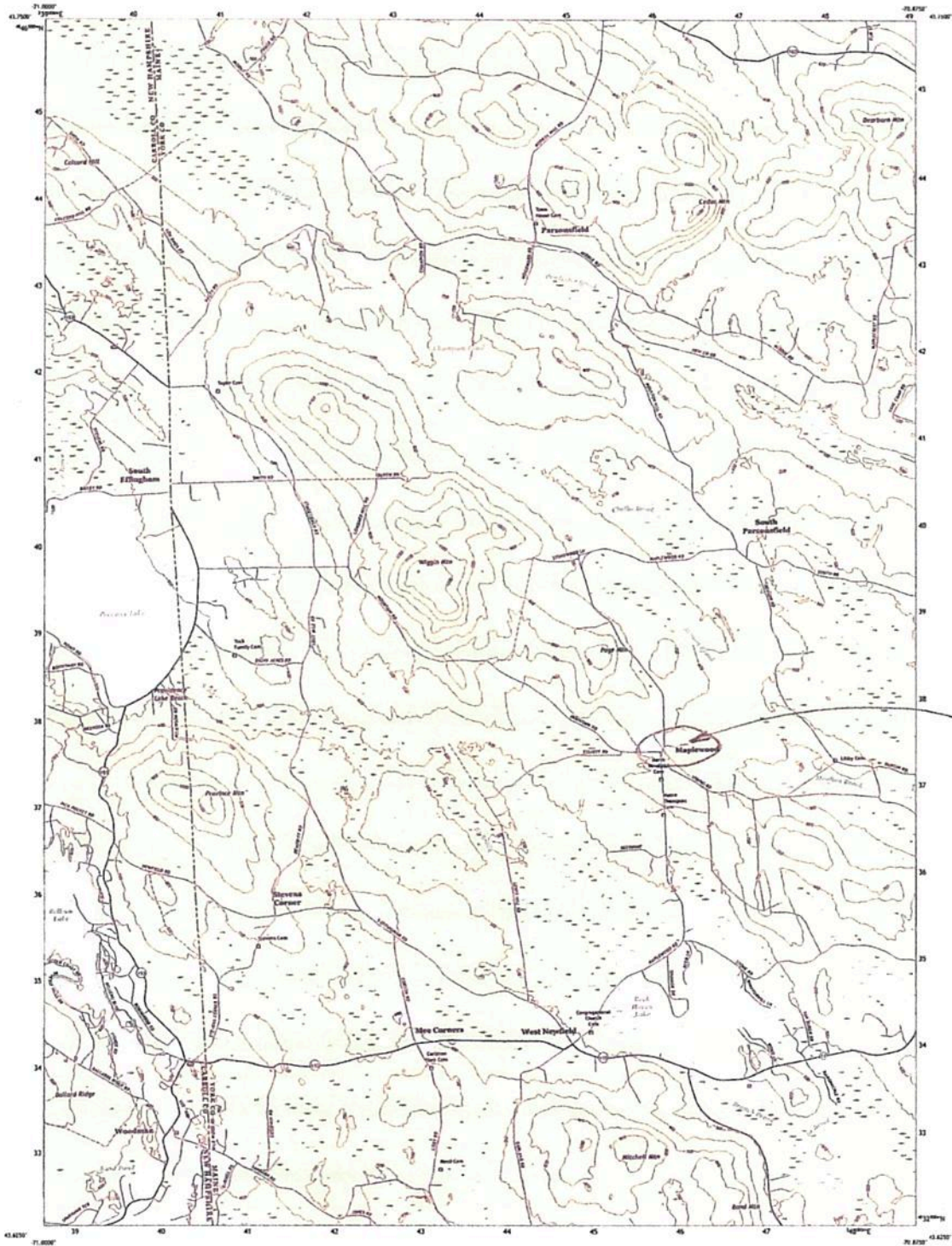




U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY

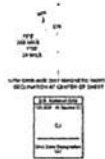


WEST NEWFIELD QUADRANGLE  
MAINE - NEW HAMPSHIRE  
7.5-MINUTE SERIES



SITE

Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
Horizontal datum: North American Datum of 1983  
Vertical datum: Mean Sea Level (MSL)  
Scale: 1:24,000  
Projection: UTM  
Zone: 18N  
Datum: NAD83  
Units: Meters  
Elevation: Feet  
Contour Interval: 5 feet  
Major Contour Interval: 20 feet  
Map Date: July 2015  
Revision: 1015  
Author: [unreadable]  
Editor: [unreadable]  
Cartographer: [unreadable]  
Checker: [unreadable]  
Printer: [unreadable]



|   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |

WEST NEWFIELD, ME, NH  
2018

| ROAD CLASSIFICATION |                 |
|---------------------|-----------------|
| Expressway          | Local Connector |
| Secondary Hwy       | Local Road      |
| Route               | Path            |
| Interstate          | US Route        |
| State Route         | State Road      |

