

APPLICATION FOR SITE PLAN REVIEW
PARSONSFIELD PLANNING BOARD

Roger Morra 26 793-4575
Applicant Name Mailing Address Phone

Roger Morra 26 Reed Lane Cell 298-2012
Owner Name Mailing Address Phone

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

Exact Nature of Proposed Use: Auto, Rec Vehicle, Small Engine Repair Shop

Existing Use of Site: Home

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.

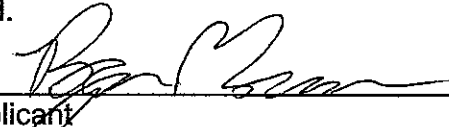
Approval Criteria


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 May 6 2020
Applicant

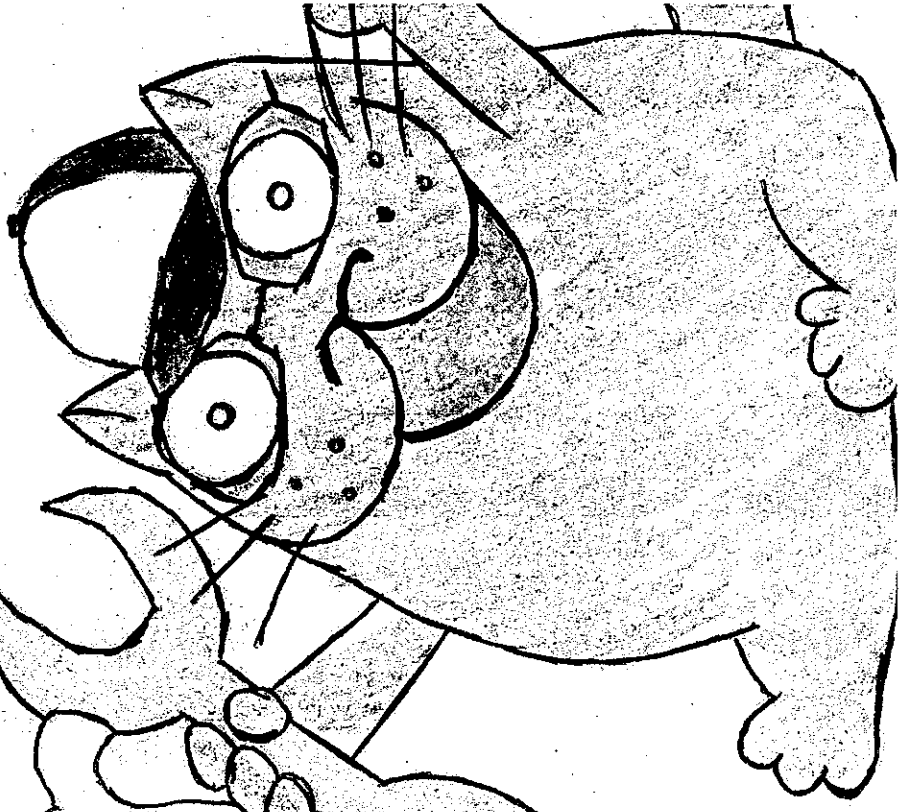
For Planning Board Use Only: Date Received 5/7/2020 By 

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.

Cat

Big

Repair



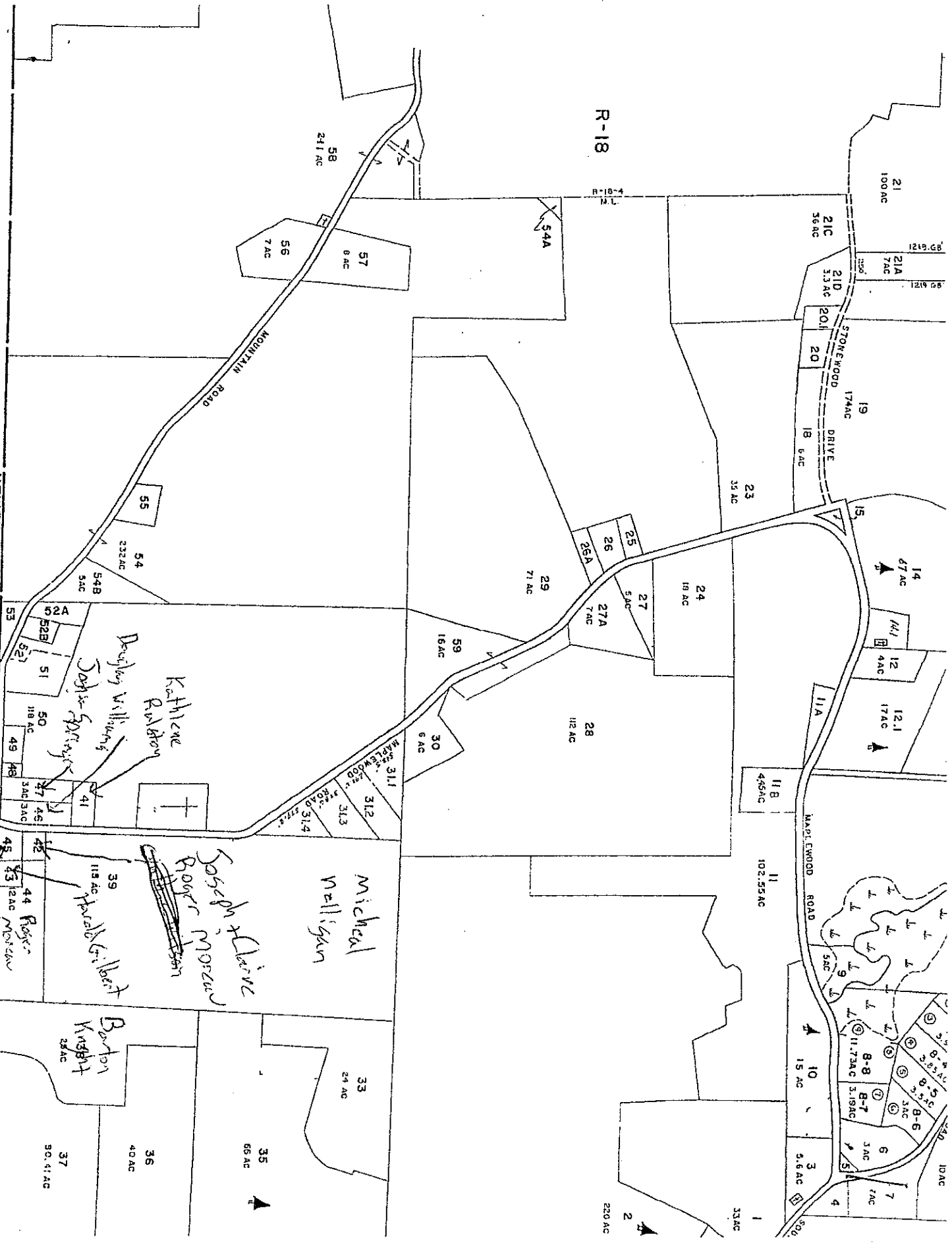
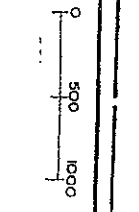
793-4575

By Appointment Only

FOR ASSESSMENT PURPOSES ONLY
 NOT FOR PROBABLY CONVEYANCES

PROPERTY MAP
 NEWFIELD
 PARSONSFIFI D MAINE

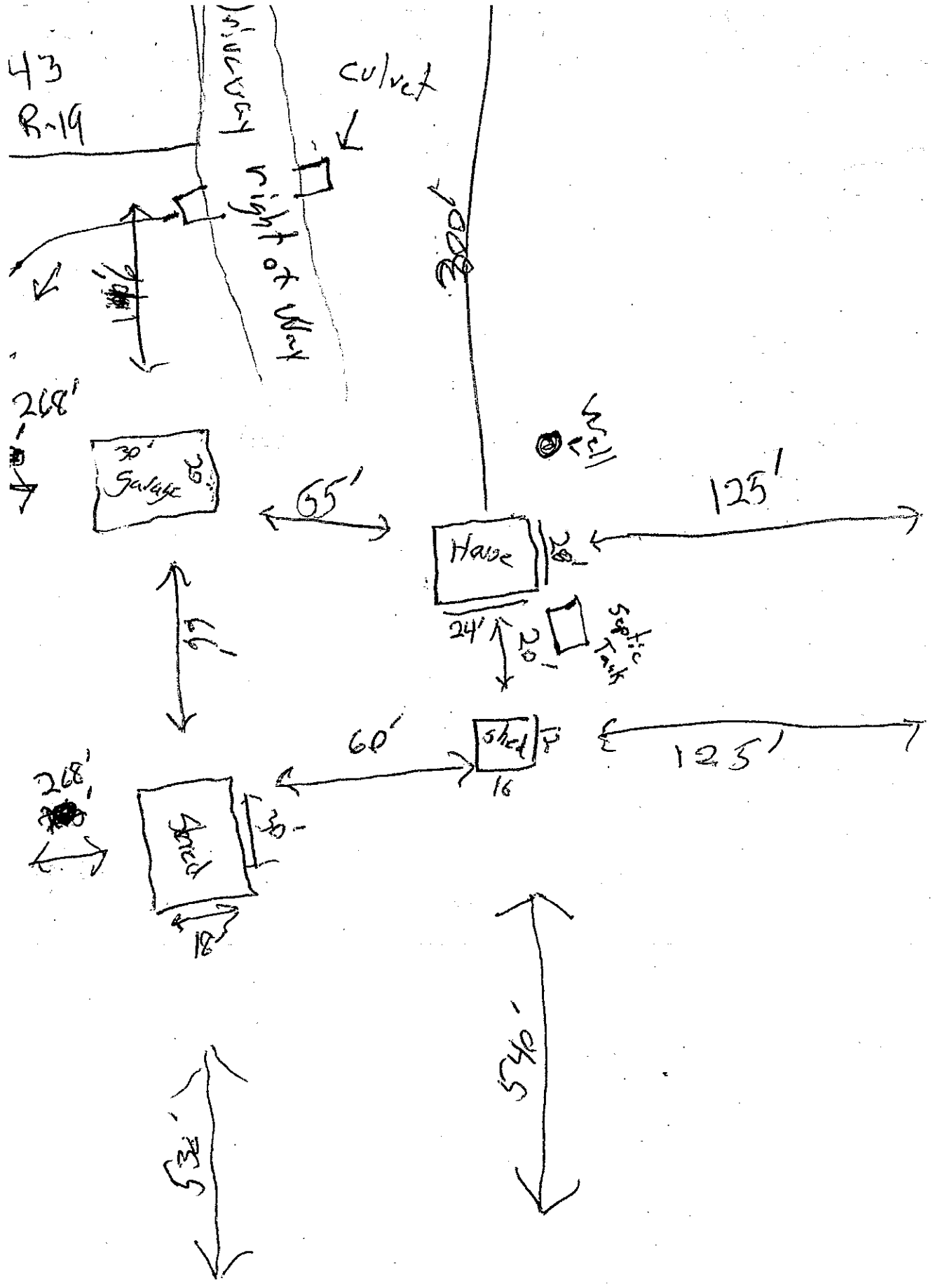
Harry Trigg



- 38 Barton Knight 695 Spring 1
- 39 Michael Nelligan 550 maple w
- 41 Kathleen Ralston 851 maple w
- 42 ~~Joseph & Elaine + Roger Morneau~~ ~~Joseph & Elaine~~ 570 maple wood
- 43 Harold Gilbert 13 reed lane
- 46 Larry Tripp 578 maple wood Rd
- 46 Douglas Williams 808 Mountain R
- 47 Joshua Springer 798 Mountain Rd

Michael Deligan

59
R-19



Larry Tripp

Feed house

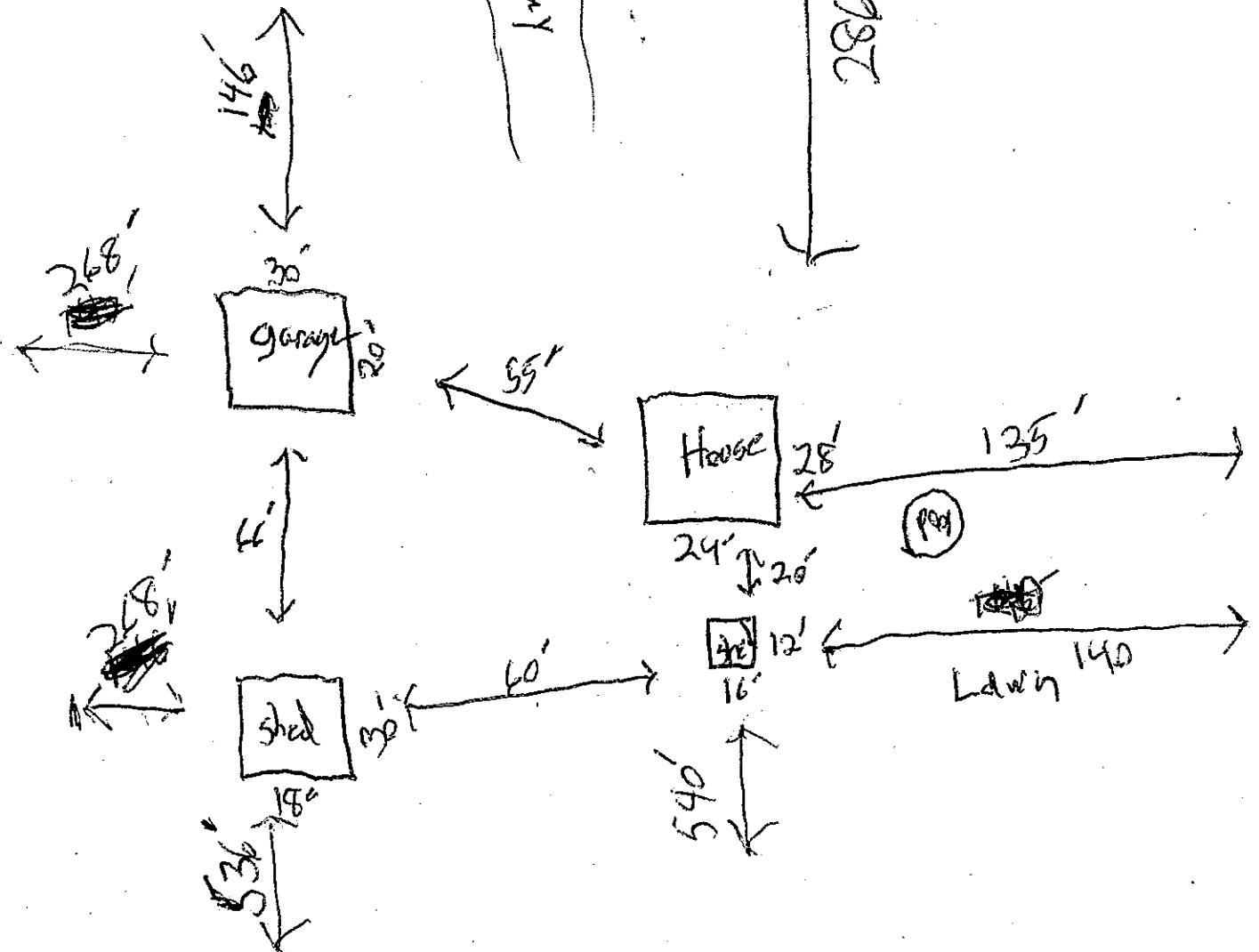
Right

of way

Driveway

~~Joseph + Claire~~
Joseph + Claire
Roger Moreau

Harald
Gilbert



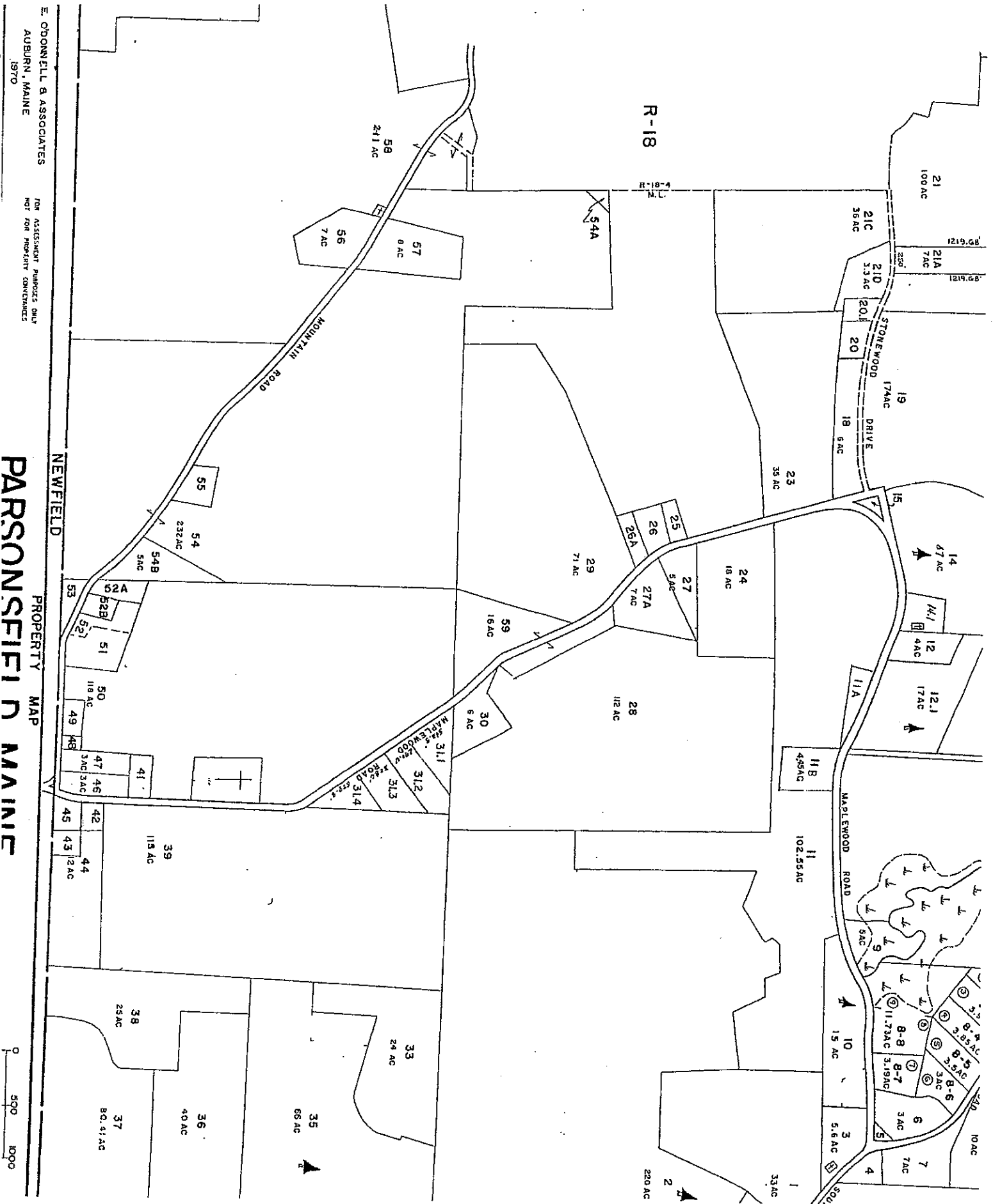
5-009.1 Marlee E Palmitessa
Kyle S. Burnham
635 Spring Rd
W. Newfield ME 04095

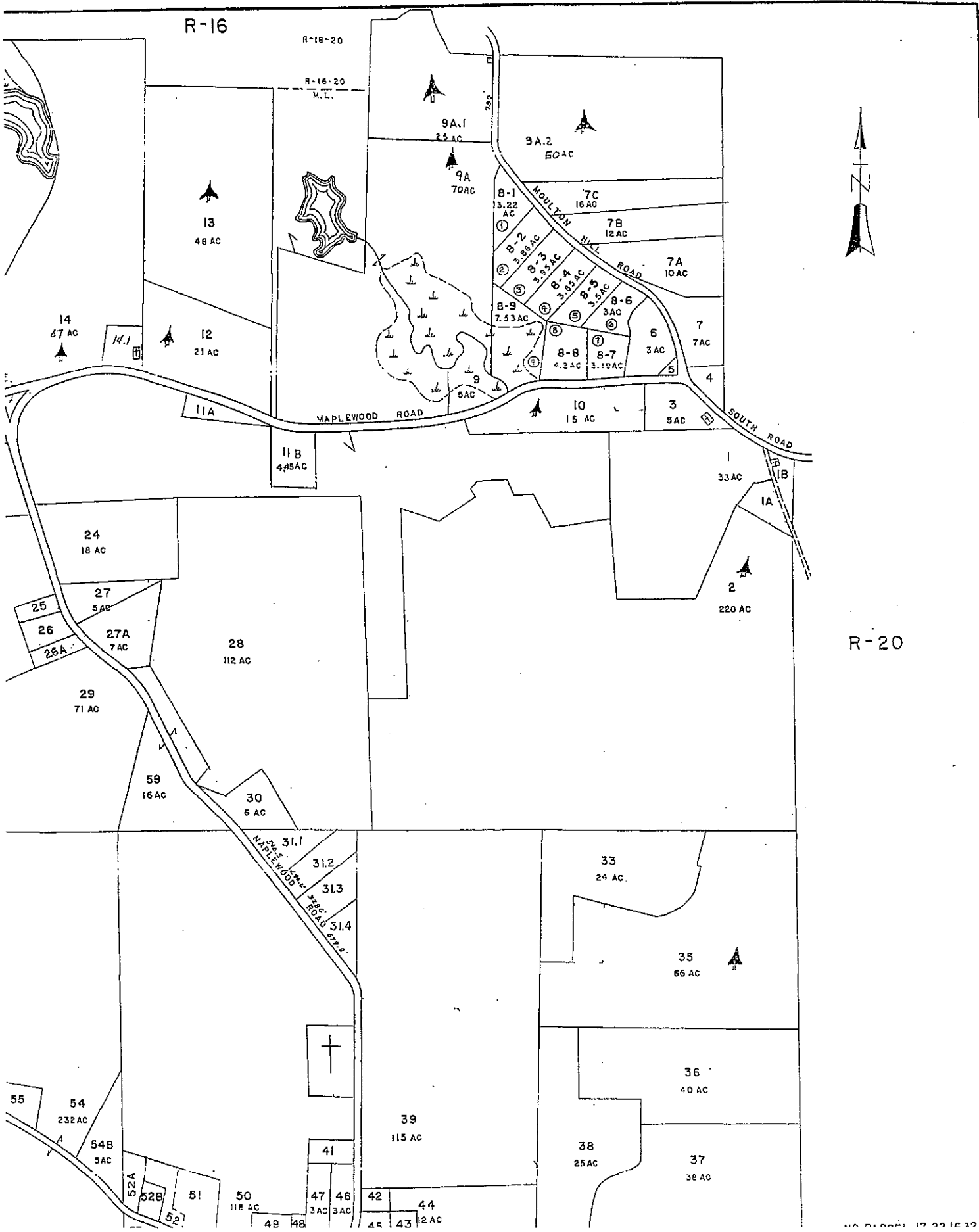
5-009.1 Donald R & Gail E. St. Peter
95 Telegraph Hill Rd
Marshfield MA 02050.

5-009.3 Joseph & Brandi Gabree
P.O. Box 133
W. Newfield ME 04095

5-009.2 Donald F & Nancy A
Johnston
114 Boston St.
North Andover, MA 01850

5-009.4 Bernard A Jr. and
Sharon B. Charrier
675 Spring Rd
West Newfield ME 04095





R-16

R-16-20

R-16-20
M.T.

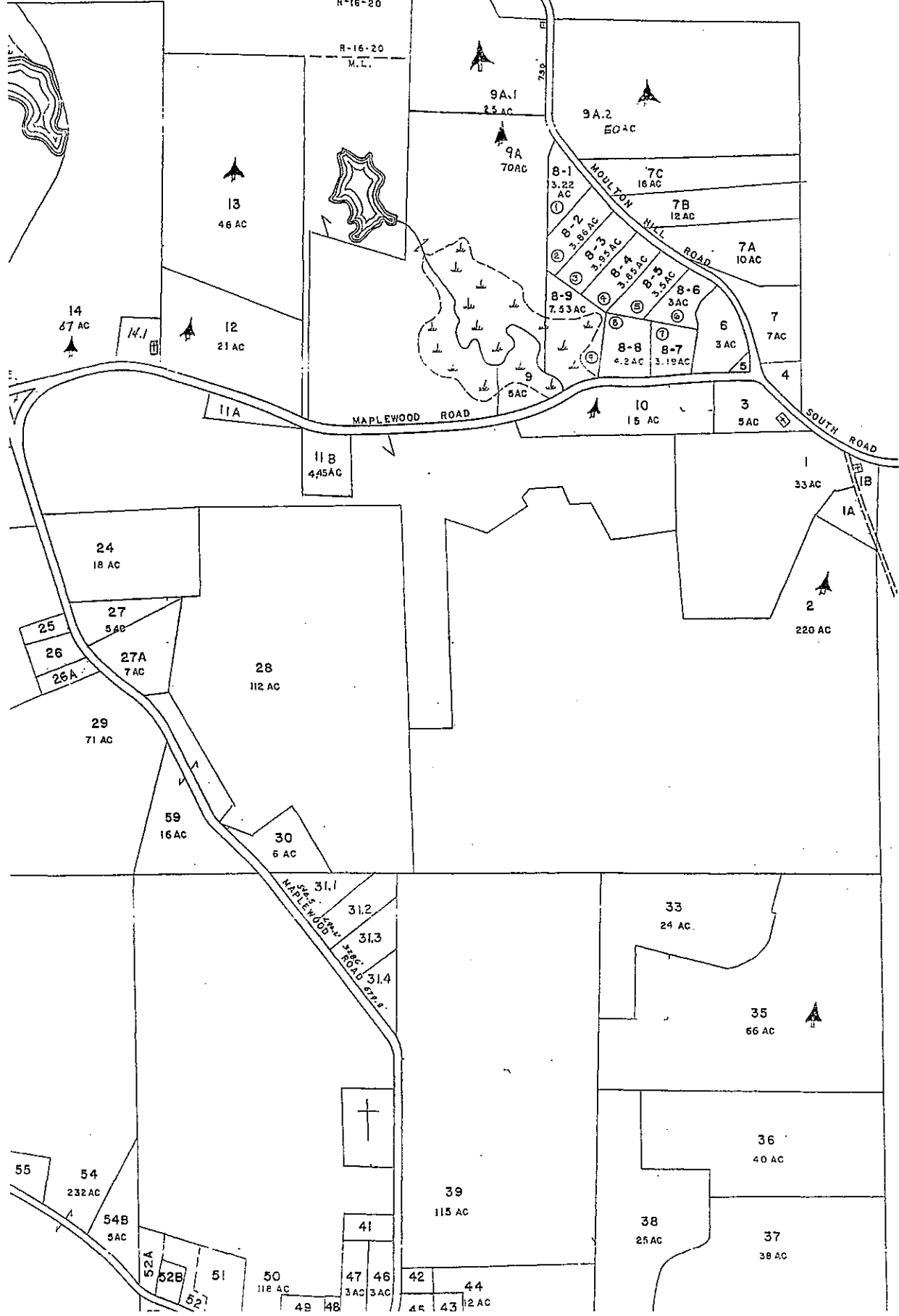


R-20

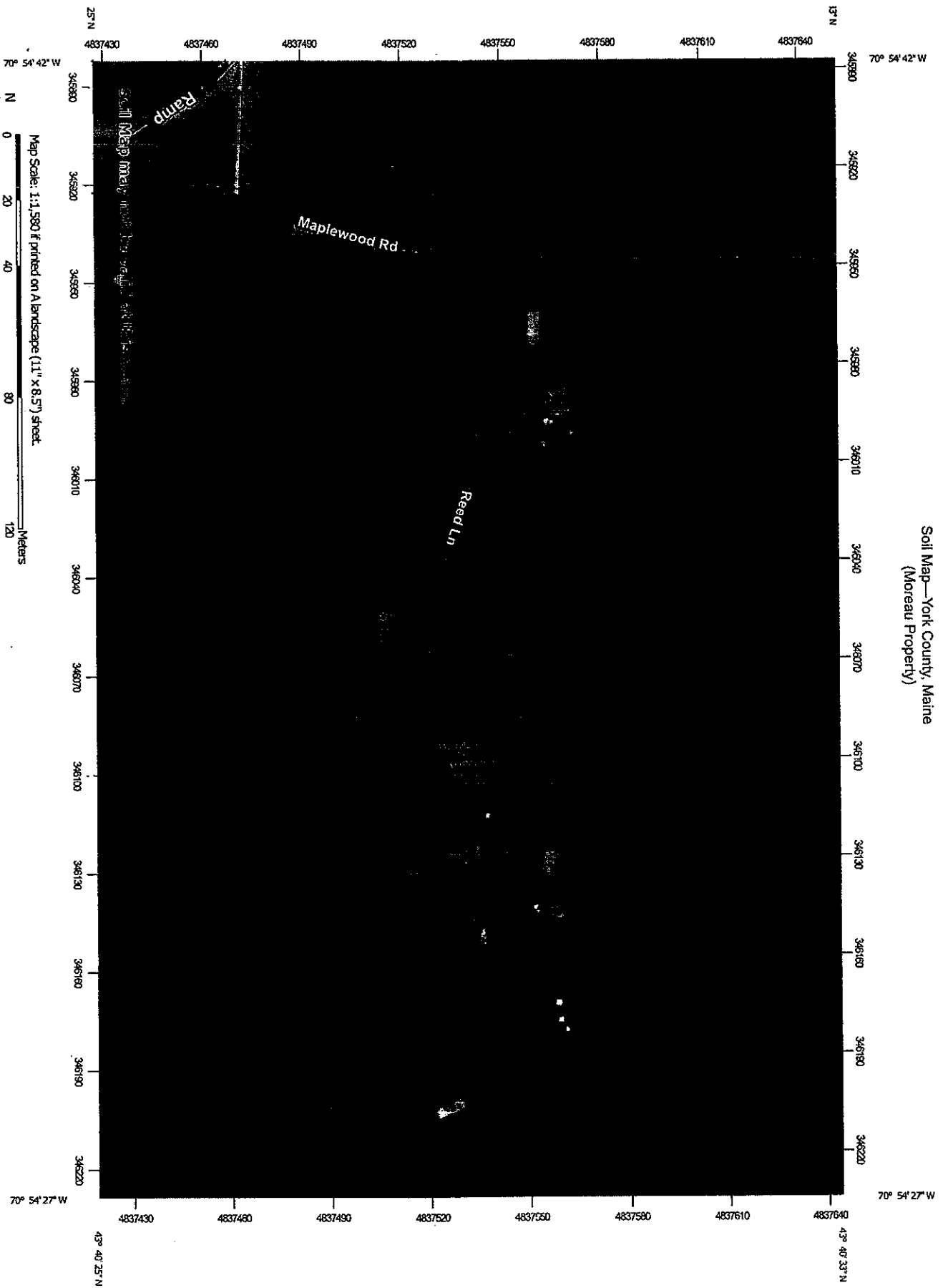
MAPLEWOOD ROAD

HOULSTON HILL ROAD

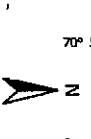
SOUTH ROAD



Soil Map—York County, Maine
(Moreau Property)











































Map Scale: 1:1,580 if printed on a landscape (11" x 8.5") sheet.
Map projection: Web Mercator Corner coordinates: WGS84 Edge ties: UTM Zone 19N WGS84



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: York County, Maine
Survey Area Data: Version 17, Sep 11, 2018

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

Date(s) aerial images were photographed: Sep 5, 2013—Oct 22, 2017

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.

Application
No. _____

Scarborough, ME 04070
Phone: (207)-885-7000 FAX: (207)-883-3806



Application is hereby made to construct, change location, grade or use served by a driveway or entrance to property in accordance with Title 23 M.R.S.A. § 704 and §705.

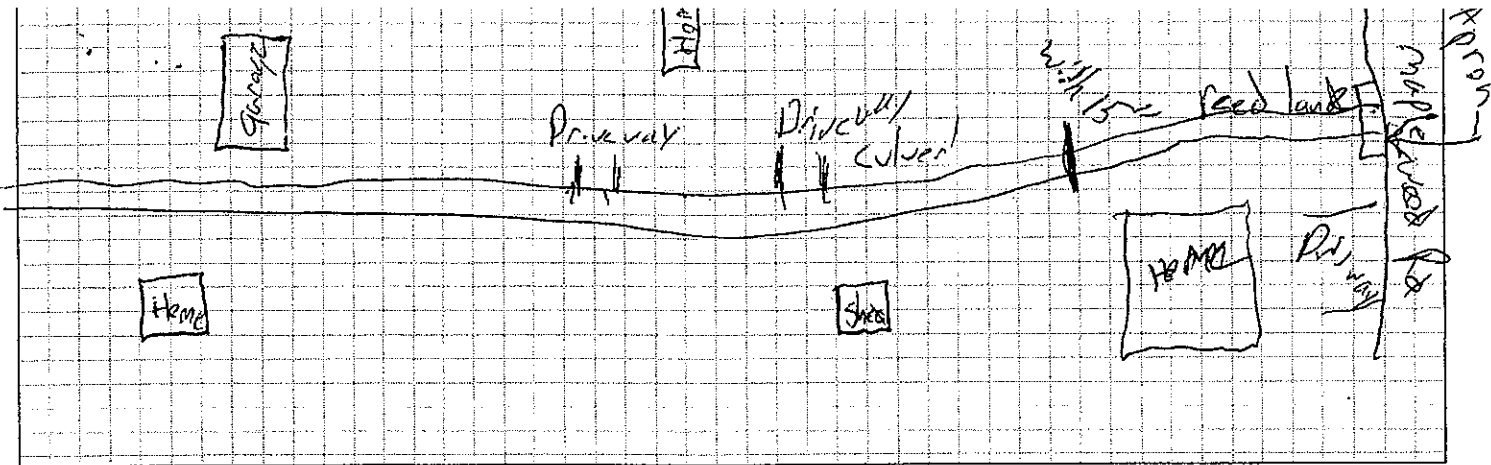
Section A Property Owner Information	1. Land Owner's Name: <u>Roger K. Moreau</u> Phone# <u>207-793-4575</u>
	2. Land Owner's Mailing Address: <u>26 Reed Lane, Parsonsfield, ME 04047</u>
	Address: _____ Town/City: _____ State: _____ Zip Code: _____
	3. Applicant or Agent's Name: <u>Roger K. Moreau</u> Phone # <u>207-793-4575</u>
	4. Applicant/Agent Mailing Address: <u>26 Reed Lane, Parsonsfield, ME 04047</u>
Address: _____ Town/City: _____ State: _____ Zip Code: _____	
5. Other contact information: _____ Work _____ Cell _____	

Section B Property Location Information	6. Directions to property: <u>from Route 110 in West Newfield, travel north on Maplewood Road, turn right onto Reed Lane, I am the second house on the left.</u>
	7. Route No. <u>N/A</u> Road Name: <u>Reed Lane</u>
	8. <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West -- side of highway
	9. City/Town: <u>Parsonsfield</u> County: <u>York</u>
	10. Distance from nearest intersection: <u>.08</u> Name of Intersection: <u>Maplewood Road and Reed Lane</u> (estimated in tenths of a mile)
	11. Nearest Utility Pole #: <u>4</u> Attach Survey Data (if available)
12. Map and Lot number <u>R-19/44</u> (MUST provide copy of tax map) Lot prior to May 25,2002? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Proposed Location of Driveway/Entrance shall be staked and flagged by applicant.

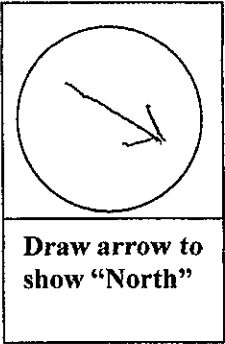
Section C Driveway/ Entrance Information	13. Desired width of Driveway/Entrance: <u>12 (existing)</u> Type of Surface: <u>paved apron/gravel drive (existing)</u> (feet) (gravel, pavement, etc.)
	14. Will the development associated with this driveway/entrance have more than 10,000 square feet of impervious surface draining towards the highway? YES <u>n/a</u> NO _____ "Impervious surfaces" are the footprint of buildings, pavement, gravel, or other low-permeability or compacted surfaces, not including natural or man-made water bodies.
	15. Does your property have an existing access? <input checked="" type="checkbox"/> yes _____ no (If no go to line 18)
	16. If this is an existing access and you are changing its use, please describe <u>no change, classify as driveway</u> Go to Section D.
	17. If this is an existing access and you are physically modifying, please describe: <u>none</u> Go to Section D.
18. Proposed Driveway/Entrance Purpose: <input type="checkbox"/> Single Family Residence <input checked="" type="checkbox"/> Home Business <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Subdivision or Development <input type="checkbox"/> Multi-family with 5 or less units <input type="checkbox"/> Multifamily with more than 5 units <input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> School <input type="checkbox"/> Business Park <input type="checkbox"/> Mall <input type="checkbox"/> Other (explain) _____ # employees/day <u>0</u> # customers/day <u>1-2</u> Busiest time of day <u>morning</u> # of Lots <u>3</u>	

Section D Construction Information	19. Construction expected to begin on <u>n/a - existing</u> and be completed on _____ (date) (date)
	20. Person/Company constructing entrance <u>n/a</u>
	21. Construction contacts name <u>/na</u> Phone _____



THE OWNER HEREBY AGREES

- 1) Provide, erect and maintain all necessary barricades, lights, warning signs and other devices to direct traffic safely while the work is in progress.
- 2) **At no time cause the highway to be closed to traffic.**
- 3) Where the drive/entrance is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the drive/entrance and restore drainage. All driveways/entrances abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12132 et seq.
- 4) Obtain, deliver to site and install any culverts and/or drainage structures necessary for drainage; the size, type and length of such culverts or structures shall be as specified in the permit pursuant to 23 M.R.S.A. § 705. All culverts and/or drainage structures shall be new.
- 5) Complete construction of proposed driveway/entrance within twelve months of commencement of construction.
- 6) **COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES.**
- 7) Not alter, without the express written consent of the MDOT, any culverts, drainage patterns or swales within MDOT right-of-way.
- 8) File a copy of the approved driveway/entrance permit with the affected municipality or LURC, as appropriate, within 5 business days of receiving the MDOT approval.
- 9) Shall construct and maintain the entrance side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
- 10) Notify the MeDOT (in writing) of a proposed change to use served by driveway/entrance when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (pce) during the peak hour of the day.



FURTHER CONDITION OF THE PERMIT:

The owner shall assume the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suite, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant/agent and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal. Nothing herein shall, nor is intended to, waive and defense, immunity or limitation of liability which may be available to the MDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law.

The submission of false or misleading statements on or with this application, or the omission of information necessary to prevent statements submitted herein or herewith from being misleading, is a crime punishable under Chapter 19 of the Maine Criminal Code, and any permit issued in reliance thereon will be considered null and void without notice or further action by the Department.

Date Filed: 5/6/20
 Signature of Applicant: [Signature]
 Signature of Owner: [Signature]

By signing and checking this box I hereby certify that I have been granted permission from the property owner to act in their behalf.