

APPLICATION FOR SITE PLAN REVIEW
PARSONSFIELD PLANNING BOARD

WAYNE LAVALLEY 478 MAPLEWOOD 207-432-9401
Applicant Name Mailing Address Phone

Owner Name Mailing Address Phone
R-19 31-4 239 VILLAGE RES
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g. -R,VR)
Exact Nature of Proposed Use: REDEMPTION CENTER

Existing Use of Site: HOUSE

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 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 Wayne LaValley Date 8-29-19
 Applicant

Resubmitted 10/1/19

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.**

WARRANTY JOINT TENANCY DEED

KNOW ALL MEN BY THESE PRESENTS

THAT SPRUCE MOUNTAIN REALTY TRUST,
JAMES A. PERRY, TRUSTEE, under Declaration of Trust
recorded in the York County Registry of Deeds in
Book 7852, Page 252 and with a mailing address of
10 Summer Hill Road
Medway, Massachusetts 02053

for consideration paid

grant to WAYNE LaVALLEY
107 School Street
Somerville, Massachusetts 02143

with WARRANTY COVENANTS,
the land in Parsonsfield, County of York and State of Maine.

A certain lot or parcel of land situated on the easterly side of
Maplewood Road, so-called, in the Town of Parsonsfield, County of
York and State of Maine and being Lot #4 as shown on a certain
plan entitled "MAPLEWOOD FARMS" prepared by Metcalf Land Survey-
ing, Inc., Kezar Falls, Maine and recorded in the York County
Registry of Deeds in Plan Book 229, Page 19.

Lot #4 is more particularly bounded and described on EXHIBIT A,
attached hereto.

IN WITNESS WHEREOF, SPRUCE MOUNTAIN REALTY TRUST has caused this
instrument to be signed by JAMES A. PERRY, its Trustee, there-
unto duly authorized this 27th day of September, 1996.

Maureen Turner
witness

SPRUCE MOUNTAIN REALTY TRUST
James A. Perry, Trustee
James A. Perry, Trustee

MAINE R.E. TRANSFER TAX PAID

STATE OF MAINE
OXFORD,

ss.

September 27, 1996

Personally appeared the above named JAMES A. PERRY and
acknowledged the foregoing to be his free act and deed in his
said capacity.

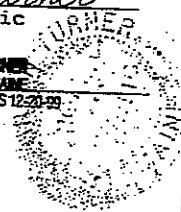
Before me,

Maureen Turner
Notary Public

Printed Name:

MAUREEN H. TURNER
NOTARY PUBLIC MAINE
MY COMMISSION EXPIRES 12-31-99

DOW'S
LAW OFFICE, P.A.
155 MAIN STREET
HOGWAY, MAINE



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Maureen Turner
Notary Public

Printed Name: _____

MAUREEN H. TURNER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES 12-20-99

BK8020 PG205

EXHIBIT A

CONVEYANCE FROM SPRUCE MOUNTAIN REALTY TRUST
TO WAYNE LAVALLEY

A certain lot or parcel of land situated on the easterly side of Maplewood Road, so-called, in the Town of Parsonsfield, County of York and State of Maine and being Lot #4 as shown on a certain plan entitled "MAPLEWOOD FARMS" prepared by Metcalf Land Surveying, Inc., Kezar Falls, Maine and recorded in the York County Registry of Deeds in Plan Book 229, Page 19 and is more particularly bounded and described as follows:

COMMENCING at a 5/8" iron rod with red cap marked PLS 2055 set in a stone wall on the assumed easterly sideline of said Maplewood Road on line of land now or formerly of Beverlee J. Notman as recorded in Book 4440, Page 76;

THENCE North 23° 04' 24" West, along the assumed easterly sideline of said Maplewood Road, a distance of 519.83 feet to an iron rod with red cap marked PLS 2055;

THENCE North 64° 37' 32" East, along the southerly line of Lot #3 on said Plan, a distance of 400.29 feet to an iron pin with red cap marked PLS 2055 set in a stone wall for a corner;

THENCE South 13° 39' 43" East, along said stone wall and line of land of said Beverlee J. Notman, a distance of 668.70 feet to the point of beginning. Containing 2.39 acres, more or less.

Being a portion of the premises conveyed to Spruce Mountain Realty Trust by Warranty Deed of Boris H. Crary, dated May 23, 1996 and recorded in the York County Registry of Deeds in Book 7852, Pages 257 and 258.

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DOWNS
LAW OFFICE, P.A.
159 MAIN STREET
NORWAY, MAINE

7
299

RECEIVED YORK S.S.

96 OCT -4 AM 11:46

ATTEST: *Lois M. Clancy*
REGISTER OF DEEDS

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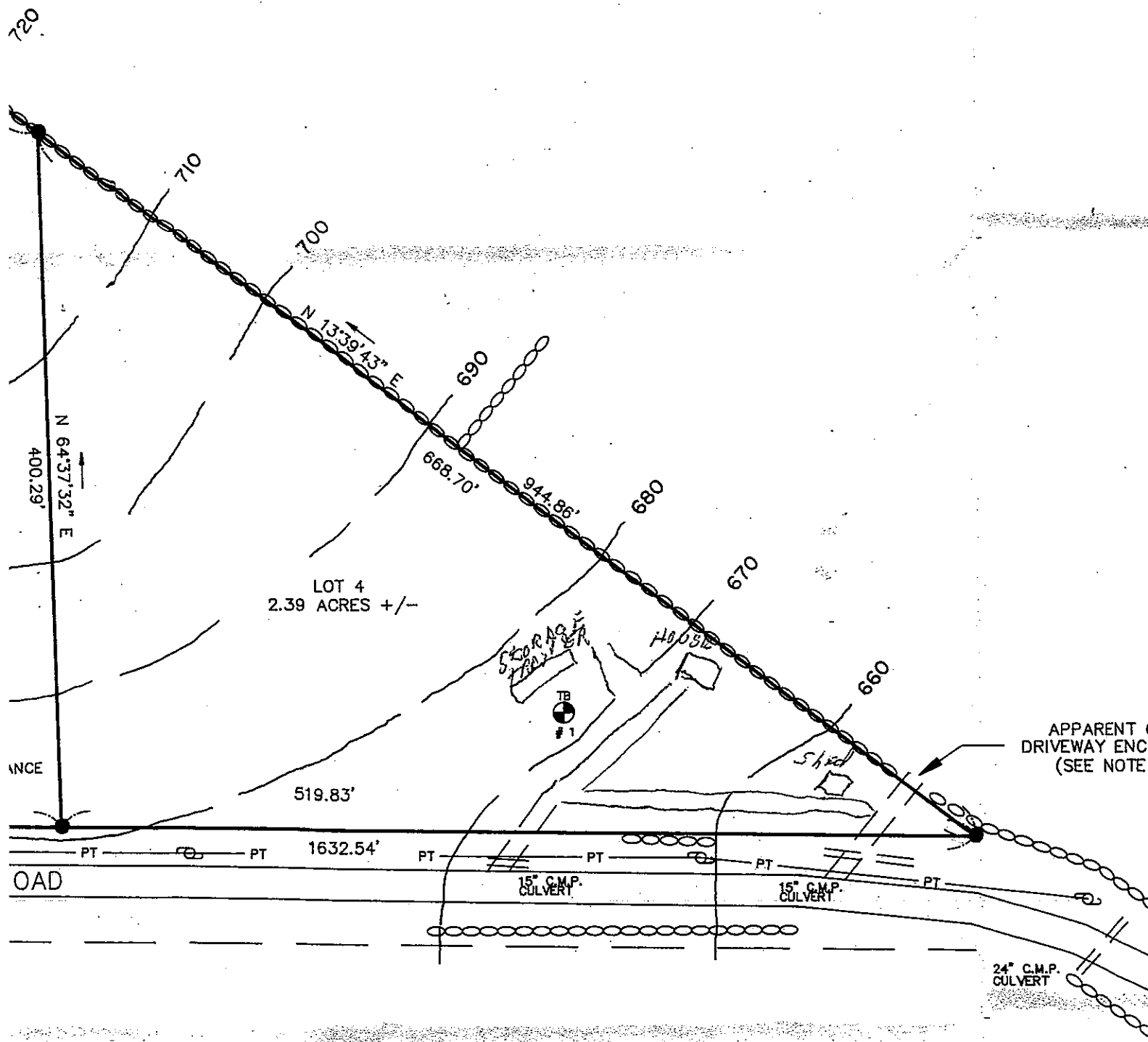
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RED PLASTIC

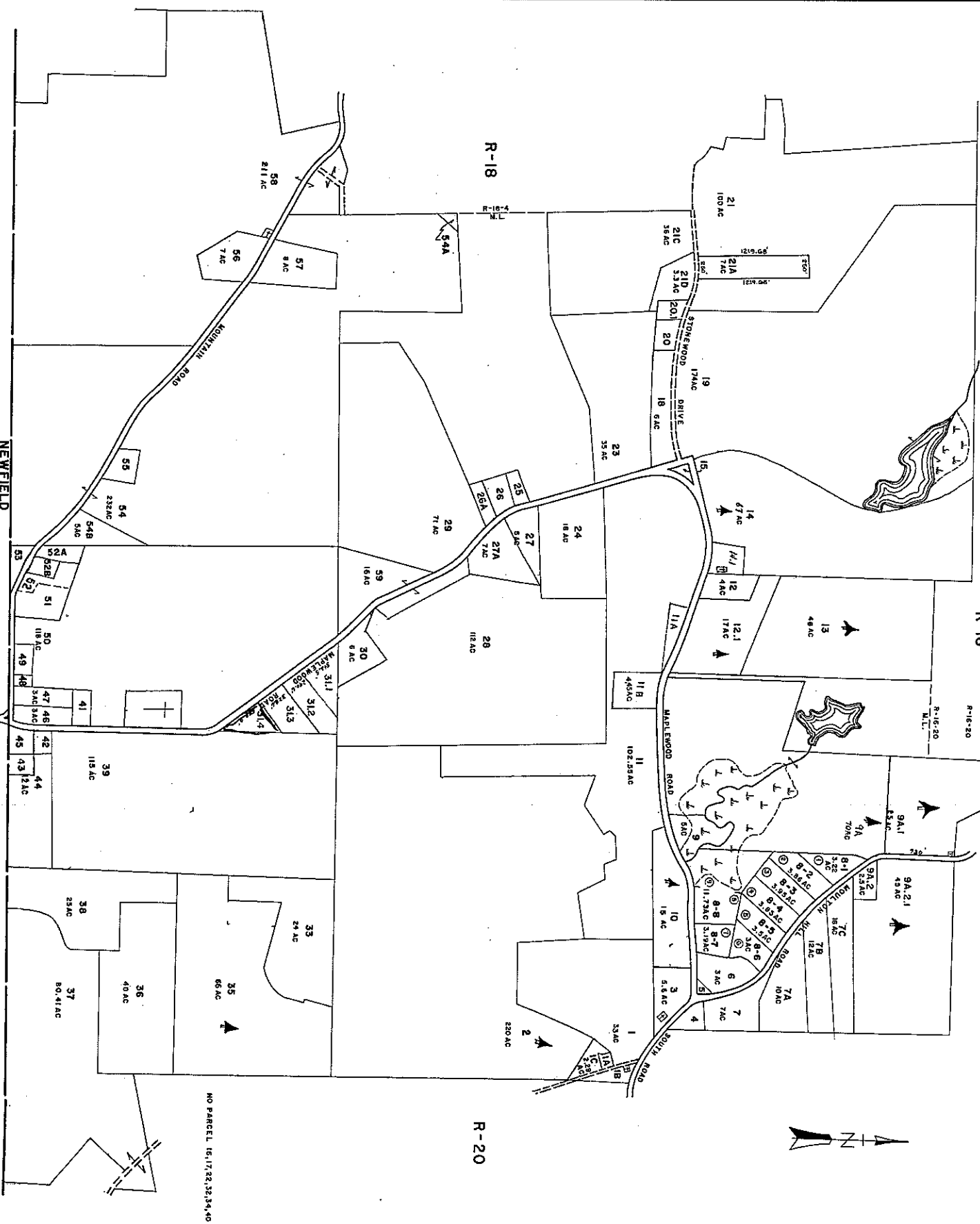
AND ALUMINUM

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE 1970
FOR ASSESSMENT PURPOSES ONLY
NOT FOR POLITICAL CONVICTIONS

NEWFIELD
PROPERTY MAP
PARSONSFIELD, MAINE

0 500 1000
SCALE IN FEET

R-19



NO PARCEL 16, 17, 22, 23, 24, 40

**Application for Site Plan Review
Parsonsfield Planning Board**

Applicant Name: Wayne LaValley
Mailing Address: 478 Maplewood Road, Parsonsfield
Map/Lot: R-19/31.04
Lot Size: 2.39 acres
Zone Type: Village Residential
Exact Nature of Proposed Use: Redemption Center
Existing Use of Site: House

Site Plan Content

2(a) Abutters:

1. Map R-19, Lot 31.02, Derek K. and Robyn M. Michel, 64 Bradlee St., Hyde Park, Massachusetts, 02136
2. Map R-19, Lot 31.03, George J. Nolan, 64 Main Street, East Kingston, NH 03827
3. Map R-19, Lot 39, Michael J. Nelligan, 550 Maplewood Road, Parsonsfield, Maine, 04047
4. Map R-19, Lot 50, Barbara J. and Donald G. Van Pelt, 776 Mountain Road, Parsonsfield, Maine 04047

2(b)-(n): See attached property tax map and survey plan with sketches and deed.

Additional information:

1. State license to be obtained prior to operation.
2. Picture of signage/actual signage will be supplied.
3. Proposed hours of operation will be Wednesday to Sunday, 9:00 a.m. to 5:00 p.m.
4. Shed and 32 foot trailer currently located on the property will be used for operation. No additional buildings or structures will be constructed.
5. Customers will park in the currently existing driveway, no expansion or parking area will be constructed.