

APPLICATION FOR SITE PLAN REVIEW
PARSONSFIELD PLANNING BOARD

William Armington 39 Devereux Rd 332-4317
Applicant Name Mailing Address Phone

William Armington 39 Devereux Rd 332-4317
Owner Name Mailing Address Phone

39 Devereux Rd U-2/22A 5Ac VR
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g. -R,VR)

Exact Nature of Proposed Use: Home Stead, to have a variety of animals
goats, chickens, gardens to be a partially self sustaining
Home Stead, for Pets/eating

Existing Use of Site: Home Stead

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.

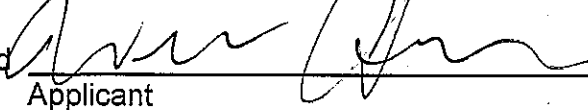
Approval Criteria

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  Date 1/11/20
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.**

QUITCLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, THAT

JANET J. ARMINGTON and **SCOTT A. ARMINGTON** both of 16 Noble Street, Apartment 303, Brunswick, Cumberland County, Maine 04011,

for consideration paid, grant to **WILLIAM E. ARMINGTON** of 39 Devereux Road, Parsonsfield, York County, and State of Maine 04047 with **quitclaim covenant**, the land with buildings and improvements located thereon, situated in the **Town of PARSONSFIELD**, York County, and State of Maine, more particularly bounded and described as follows:

PARCEL ONE:

A certain lot or parcel of land situated in **Parsonsfield**, in the County of York and State of Maine, on the Westerly side of Devereux Road, so-called, and bounded and described as follows:

Beginning at an iron post on the Westerly side of said road at the Southeast corner of land now or formerly of Albert Ferland homestead; thence

Westerly by land now or formerly of Ferland a distance of two hundred (200) feet more or less to an iron post at land now or formerly of Talatinian; thence

Southerly by Talatinian's land a distance of one hundred fifty-five (155) feet more or less to an iron post at land now or formerly of Ridlon heirs; thence

Easterly by land now or formerly of Ridlon heirs to an iron post at the westerly sideline of above-mentioned road; thence

Northerly by said road one hundred fifty-five (155) feet more or less to the point of beginning.

Excepting and reserving any rights as to springs and/or pipe lines as may have been conveyed to others on said lot.

Being the same premises conveyed to Janet J. Armington and Scott A. Armington by Quitclaim Deed from Donna C. Norris, dated April 26, 2018 and recorded in the York County Registry of Deeds in Book 17704, Page 1.

PARCEL TWO:

A certain lot or parcel of land with the buildings thereon situated in **Parsonsfield**, in the County of York and State of Maine, on the Westerly side of Devereux Road, so-called, and bounded and described as follows:

Beginning on the Westerly side of Devereux Road at an iron post set in the ground at the Southeasterly corner of the parcel herein conveyed and the Northeasterly corner of the parcel conveyed by Christine Panek to Albert A. Ferland, Jr., et ux, by deed dated November 17, 1967, recorded in the York County Registry of Deeds in Book 1793, Page 750; thence;

Westerly by land now or formerly of said Ferland a distance of 200 feet to the Northwesterly corner thereof; thence

Southerly by land now or formerly of said Ferland a distance of 178 feet to the Southwesterly corner thereof, and continuing on the same course by land now or formerly of Panek a distance of 155 feet, more or less, to a stone wall and land formerly of George Ridlon, now or formerly of his heirs; thence

Westerly by said stone wall and land now or formerly of Ridlon heirs a distance of 205 feet, more or less, to a stone wall and land formerly of Leon Hussey and now of Donna and Robert Norris; thence

Northerly by said stone wall and land formerly of said Hussey and now of Donna and Robert Norris, a distance of 630 feet, more or less, to a stone wall and land formerly of said Hussey and now of Donna and Robert Norris; thence

Easterly by said stone wall and land now or formerly of said Hussey and land now or formerly of B. Perry a total distance of 585 feet, more or less, to Devereux Road and the Northeasterly corner of the parcel herein conveyed; thence

Southerly by Devereux Road a distance of 200 feet, more or less, to the point of beginning.

Subject to a Utility Easement given by Arthur Talatinian to Central Maine Power Company and New England Telephone and Telegraph Company dated May 14, 1974 and recorded in the York County Registry of Deeds in Book 2048, Page 589.

Also subject to a Driveway Maintenance Agreement granted by Robert Norris and Donna Norris, dated June 20, 2006 and recorded in the York County Registry of Deeds in Book 14872, Page 587.

Also subject to a Utility Easement from Janet J. Armington and Scott A. Armington to Robert D. Norris and Donna Norris dated April 27, 2018 and recorded in the York County Registry of Deeds in Book 17704, Page 5.

This conveyance is subject to restrictions of record and easements appurtenant to or burdening the above described premises.

Being all and the same premises conveyed to Janet J. Armington and Scott A. Armington by Quitclaim Deed of Norris Enterprises, LLC, dated April 26, 2018 and recorded in the York County Registry of Deeds in Book 17704, Page 3.

IN WITNESS WHEREOF, the said **Janet L. Armington** and **Scott A. Armington**, have hereunto set their hands and seals this _____ day of May, 2018.

Witness

Janet L. Armington

Witness

Scott A. Armington

ACKNOWLEDGEMENT

STATE OF MAINE,

_____ County

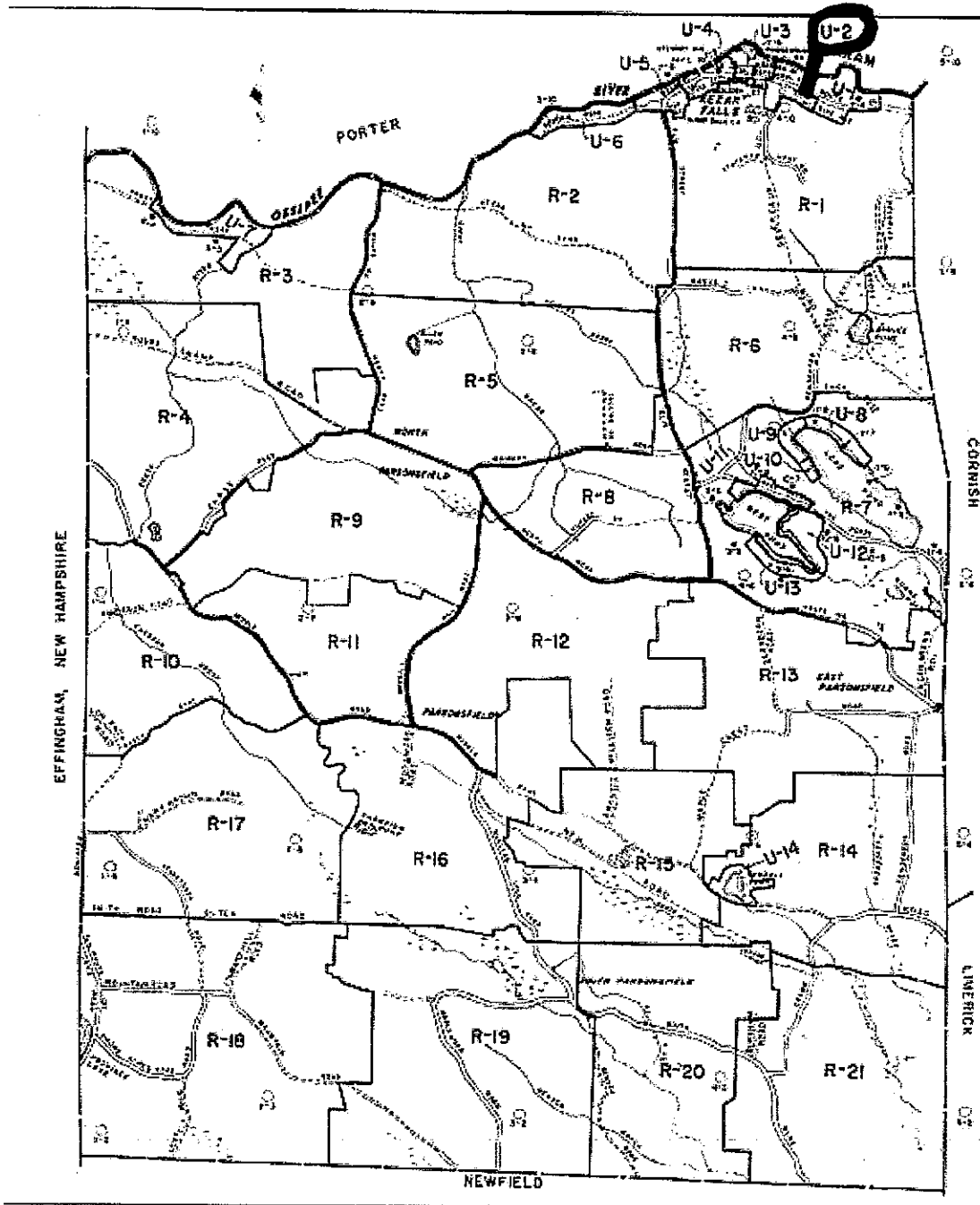
May ____, 2018

Personally appeared the above-named **Janet L. Armington and Scott A. Armington** and acknowledged the foregoing instrument to be their free act and deed.

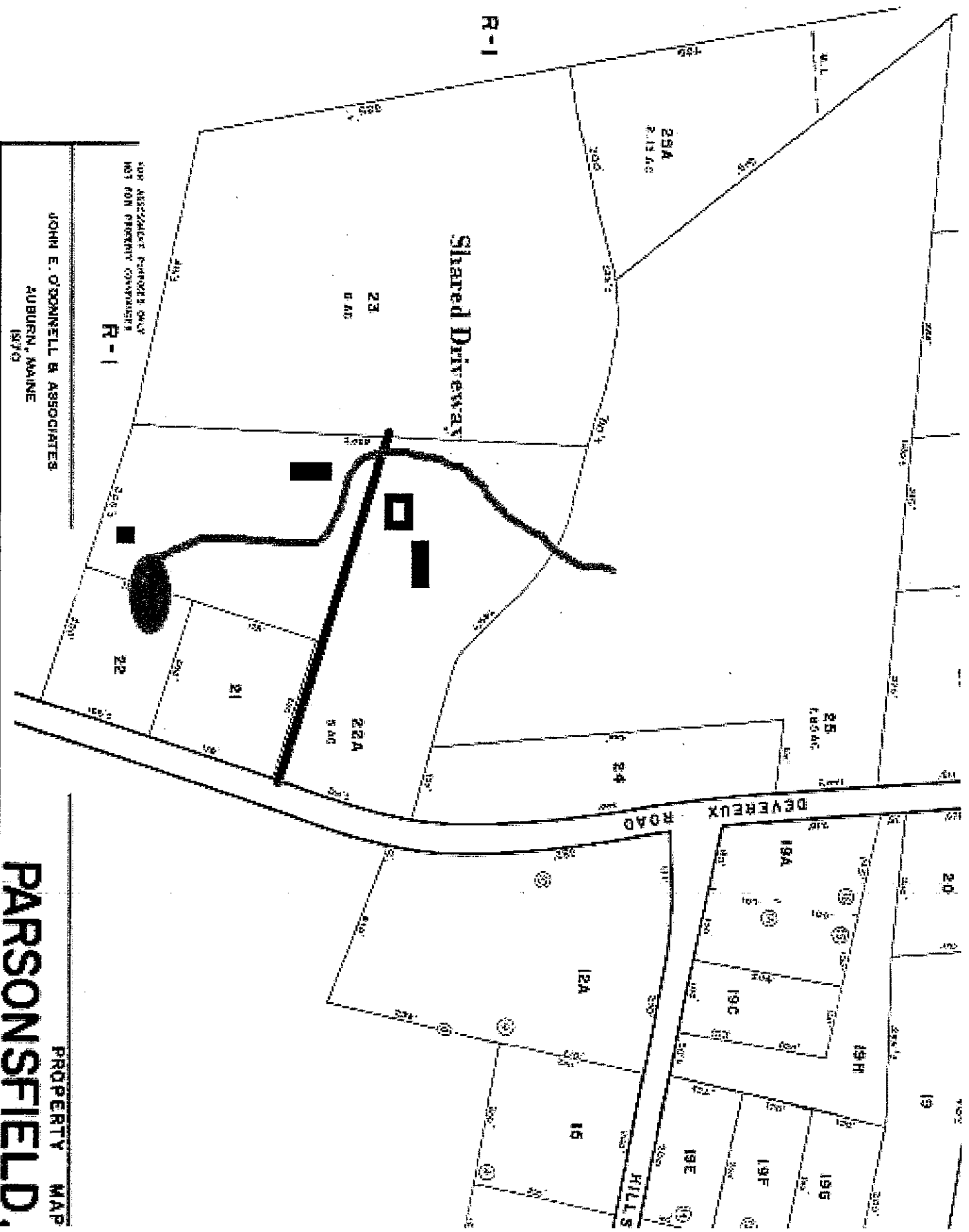
Before me,

Notary Public

(Printed Name)



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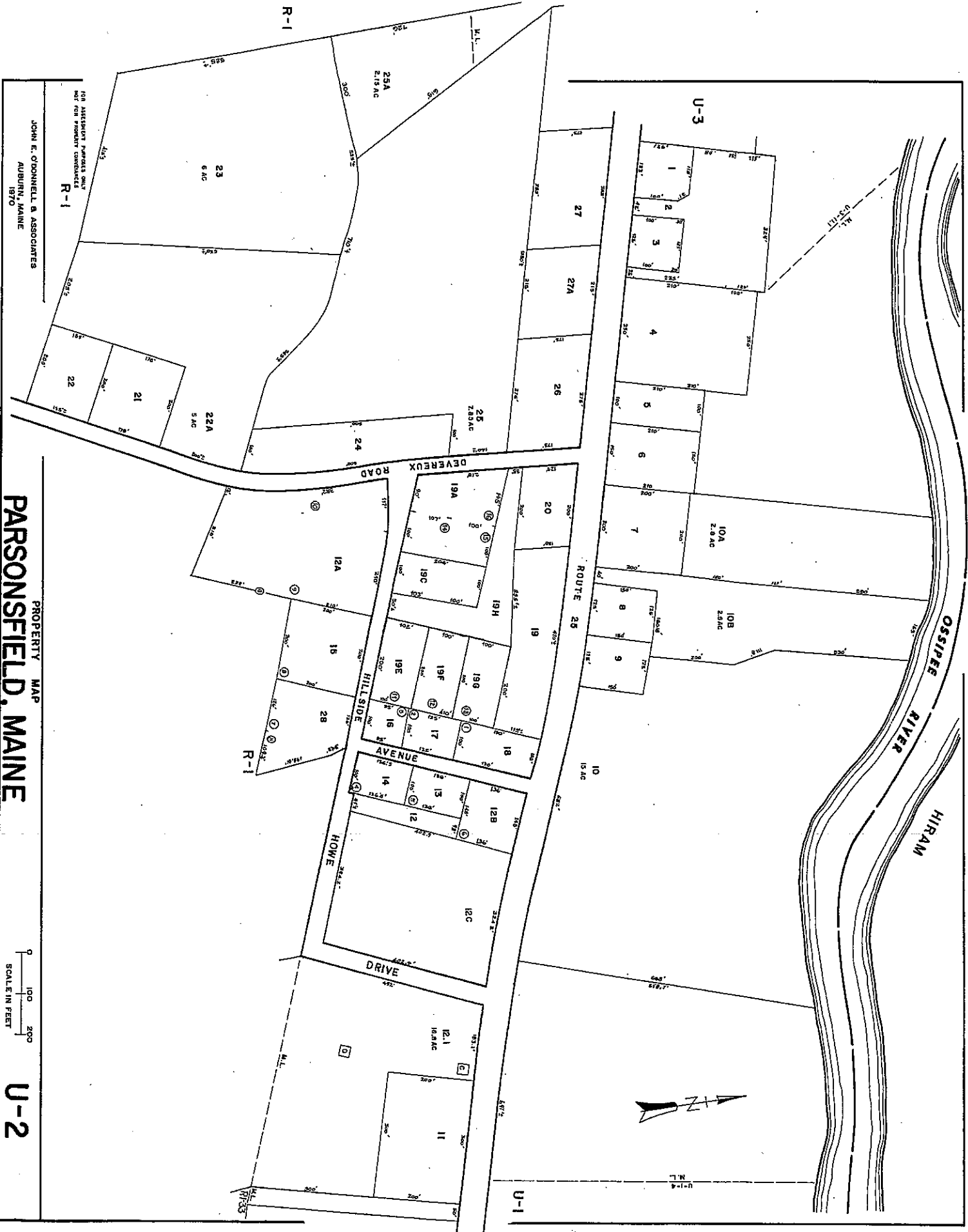


FOR ASSOCIATE PARTNER'S ONLY
 NOT FOR PROPERTY OWNERS

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

PROPERTY MAP
PARSONSFIELD,





FOR ASSISTANCE PLEASE ONLY
 CALL FOR PRELIMINARY CONSULTATION

JOHN E. O'DONNELL & ASSOCIATES
 AUBURN, MAINE
 1870

PROPERTY MAP
PARSONSFIELD, MAINE

SCALE IN FEET
 0 100 200

U-2

FERLAND JR, ALBERT A, Heirs
FERLAND, JUNE D
41 DEVEREUX RD
PARSONSFIELD ME 04047

NORRIS, ROBERT
NORRIS, DONNA
PO BOX 13
CORNISH ME 04020

PERRY, ROBERT
PERRY, GLORIA
66 ENFIELD ST.
PORTER ME 04068

SHAW, MICHAEL A
SHAW, CORRINE A
9 DEVEREUX RD
PARSONSFIELD ME 04047

DYER, WILLARD A
DYER, SHARON L
PO BOX 86
PARSONSFIELD ME 04047

BURNELL, KIM L
PO BOX 436
PARSONSFIELD ME 04047

RIDLON, WILLIAM
157 WALKERS LANE
ARUNDEL ME 04046

BARROR, MITCHELL T
58 DEVEREUX RD
PARSONSFIELD ME 04047

DANDRIDGE, EDMUND P
PO BOX 302
PARSONSFIELD ME 04047

SHIELDS, JEREMIAH
315 BANKS ROAD
PARSONSFIELD ME 04047

MILLER, WANDA
18 BROOKSIDE DRIVE
STANDISH ME 04084

JORDAN, CORY A
JORDAN, TAMMY
PO BOX 463
PARSONSFIELD ME 04047

