

TOWN OF PARSONSFIELD

Planning Board
634 North Rd
Parsonsfield, Maine 04047
(207)-625-4558 FAX: (207)-625-8172
planning@parsonsfeld.org

August 26th, 2019

Roger Moreau
26 Reed Ln
Parsonsfield, ME 04047

RE: NOTICE OF INCOMPLETE APPLICATION

Dear Mr. Moreau,

The Planning Board of the Town of Parsonsfield has reviewed your site plan review application for commercial use for auto, rec, vehicle & small engine repair shop on the property located at 26 Reed Lane, **Map: R19 / Lot#44**. The application was found to be incomplete on August 20th, 2019 as deemed by the planning board.

In order to be considered a complete application the following materials must be submitted:

1. Name & address of all property owners within 500 feet of the edge of the property line. This needs to include Town of Newfield property owners where your location abuts Newfield.
2. Location & 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 on site.
3. Location, names and present widths of existing streets and right-of-ways within or adjacent to the property. The width of the existing right-of-way needs to be mapped on the sketch plan.
4. Locations, dimensions and ground floor elevations (Above Ground Level, AGL) of all existing and proposed buildings on site. The planning board had recommended a print out from NRCS.gov which will indicate hills and ground levels to address any concerns of runoff.
5. Location and dimensions of existing driveways, streets, parking & loading areas and walkways on site. This will need to include any existing parking for vehicles as well as any proposed parking for vehicles.
6. Location of intersecting roads or driveways within 200 feet of the site
7. Location of open drainage courses, wetlands, stands of trees and other important natural features. More specifically, the pond that abuts the property and any other drainage or wetlands.
8. Location, front view and dimensions of any existing and proposed signs. In your case, a sketch of the front of the sign will need to be included with the location and size that was proposed on the sketch map.
9. Demonstration of any applicable State applications or permits which have been or may be issued. The planning board has asked you to provide any additional information from the State that shows any environmental requirements that may need to be met specifically for auto garages. For example, storage of oil or other hazardous materials.

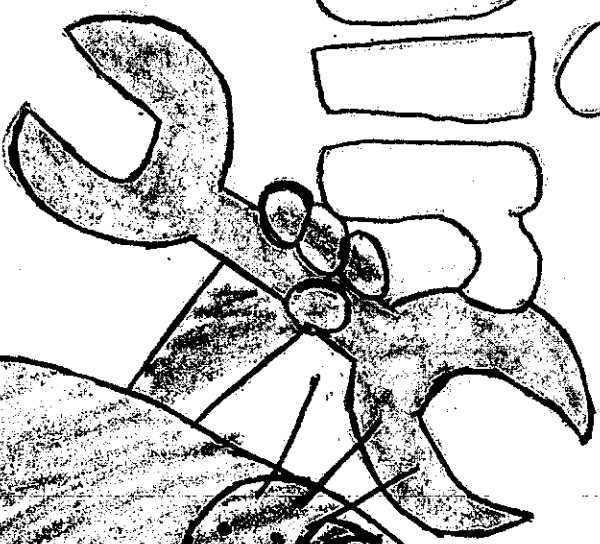
Respectfully,
Lindsay Gagne, Parsonsfield Planning Board Administrative Assistant

For Chairman Justin Espinosa

Big

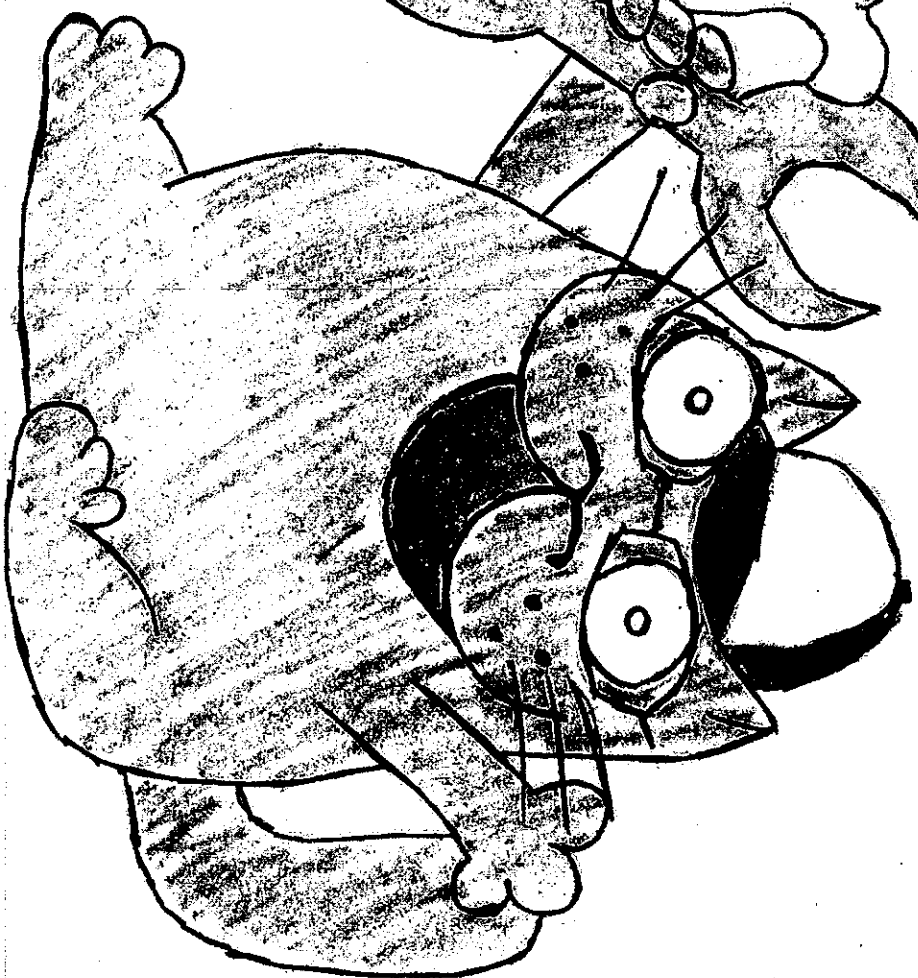
Cat

Repair

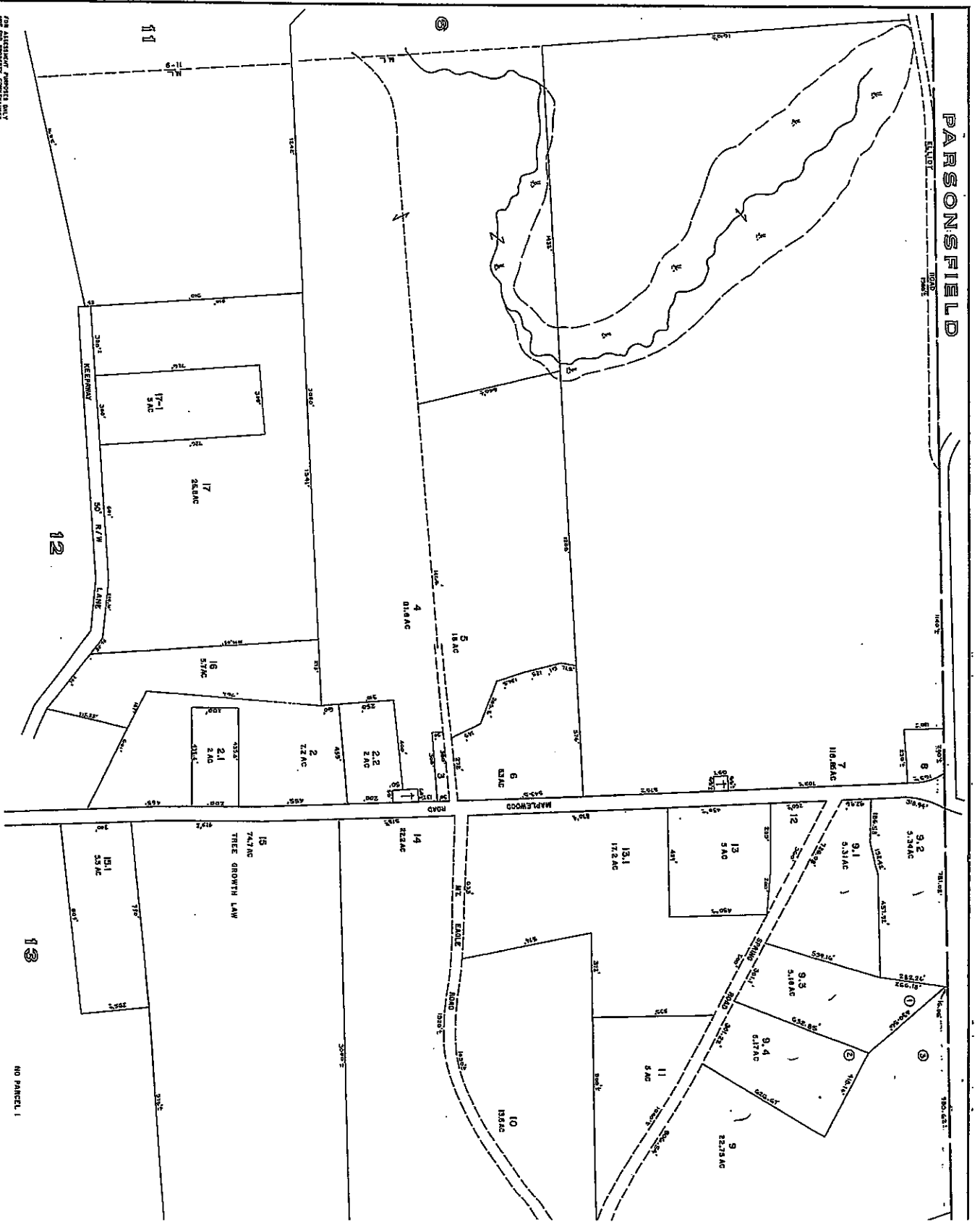


793-4575

By Appointment Only



PARSONSFIELD



FOR ASSISTANCE PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

PREPARED BY PHOTOGRAMMETRIC METHODS BY
JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1977

LEGEND
ADJACENT SHEET NO. 12
COUNTY OWNERSHIP
DEVELOPMENT LOT NO.
SCALED DIMENSION

PROPERTY MAP
NEWFIELD
MAINE

SCALE IN FEET
0 200 400

5

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

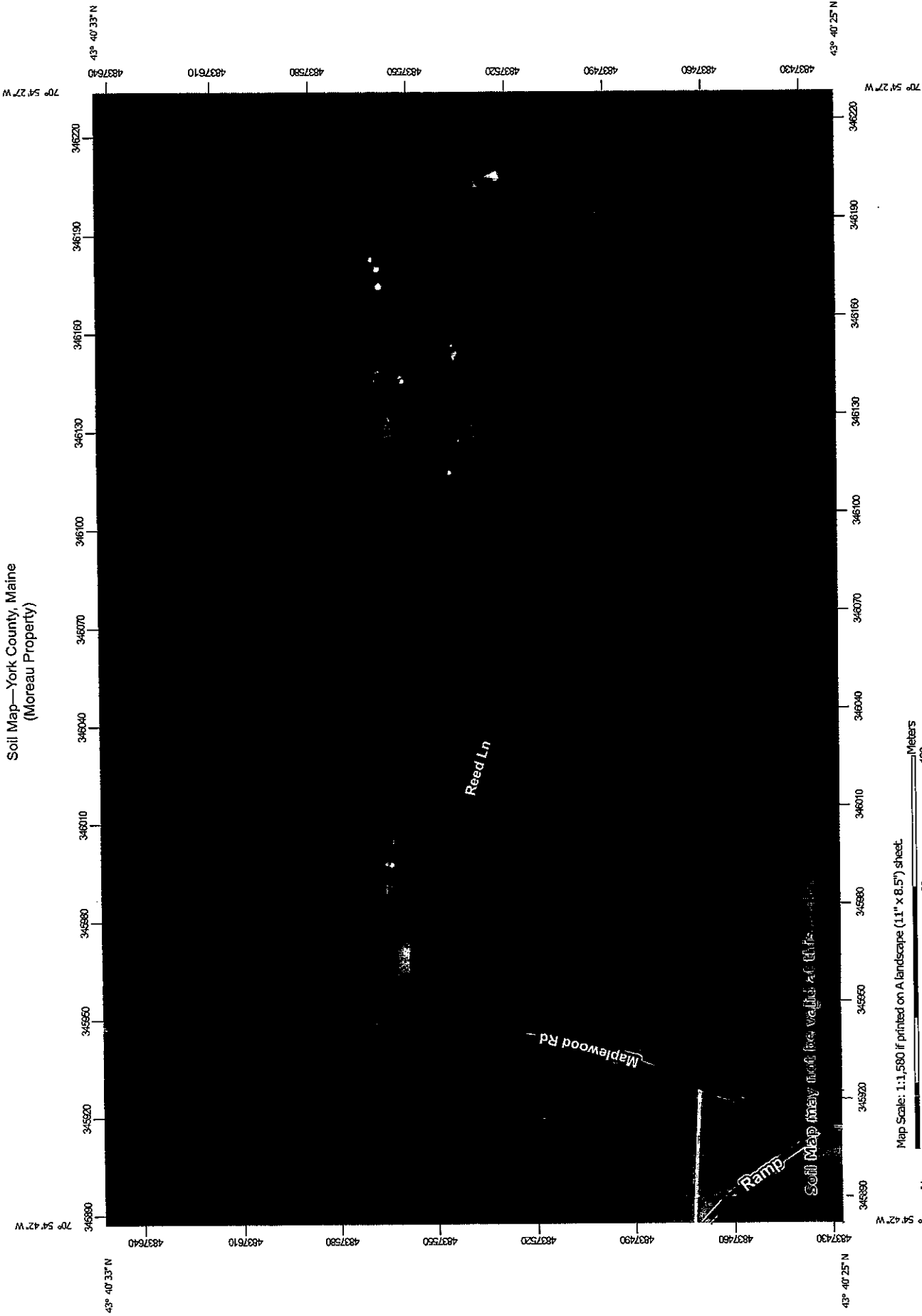
5-009.1 Donald R & Gail E. St. Peter
95 Telegraph Hill Rd
Marshfield MA 02050

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

5-009.2 Donald F & Nancy A
Johnston
114 Boston St
North Andover, MA 01845

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

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 tics: UTM Zone 19N WGS84

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.

MAP LEGEND

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

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	1.7	26.6%
CoC	Colton gravelly loamy coarse sand, 8 to 15 percent slopes	1.5	23.5%
SkB	Skerry fine sandy loam, 0 to 8 percent slopes	3.1	49.8%
Totals for Area of Interest		6.2	100.0%

According to Maine, for Maine Levee's Permits and Licensing
to town & city levels. Nothing needed from State

Spoke to 'Alex Groblewski' at Dep no permits or special considerations
needed. Just common sense practice of keeping waste oils in
good leak proof containers and recycle properly