

APPLICATION FOR SITE PLAN REVIEW
PARSONSFIELD PLANNING BOARD

10 COPY

Terry & Lea Maguire 32 BURT ST Berkley MA 02706
Applicant Name Mailing Address Phone

Same Above Cell 617-792-4212 / 508-824-8
Owner Name Mailing Address Phone

155 ROAD BETWEEN THE PONDS 012-001 0.01 Res.
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g.-R,VR)

Exact Nature of Proposed Use: SEASONAL USE RESIDENTIAL
(enclose / screen existing Deck)

Existing Use of Site: SEASONAL USE (EXISTING CONCRETE DECK)

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~~ 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.

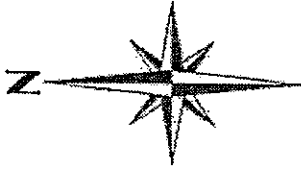
NOTE: A Site Plan application must be approved unless in the judgement of the Planning Board the applicant is not able to meet one or more of the performance standards. Decisions of the Planning Board may be appealed in accordance with the provisions of the Ordinance.

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 *Teresa B. Moore* *Lea Nozick* Date *01/14/2020*
 Applicant

For Planning Board Use Only: Date Received *1/27/2020* By *Erin Saegebarth*

**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.**



NOTES: Deed description is not a geometric meets and bounds description and does not contain any stated shore or road frontage. An exception is also referenced in said description. Because of these deficiencies and said exception, subject lot cannot be plotted. Lot limits shown on this inspection are lines of occupation only based on visual observation with 1'± of snow cover. Boundary survey recommended to establish boundary lines.

Water supplied from pond. Septic area not visible.

MORTGAGE LOAN INSPECTION

Property owner: Stephen & Sheila Malynowski
 Location: 155 Road between the Ponds, Parsonsfield, ME

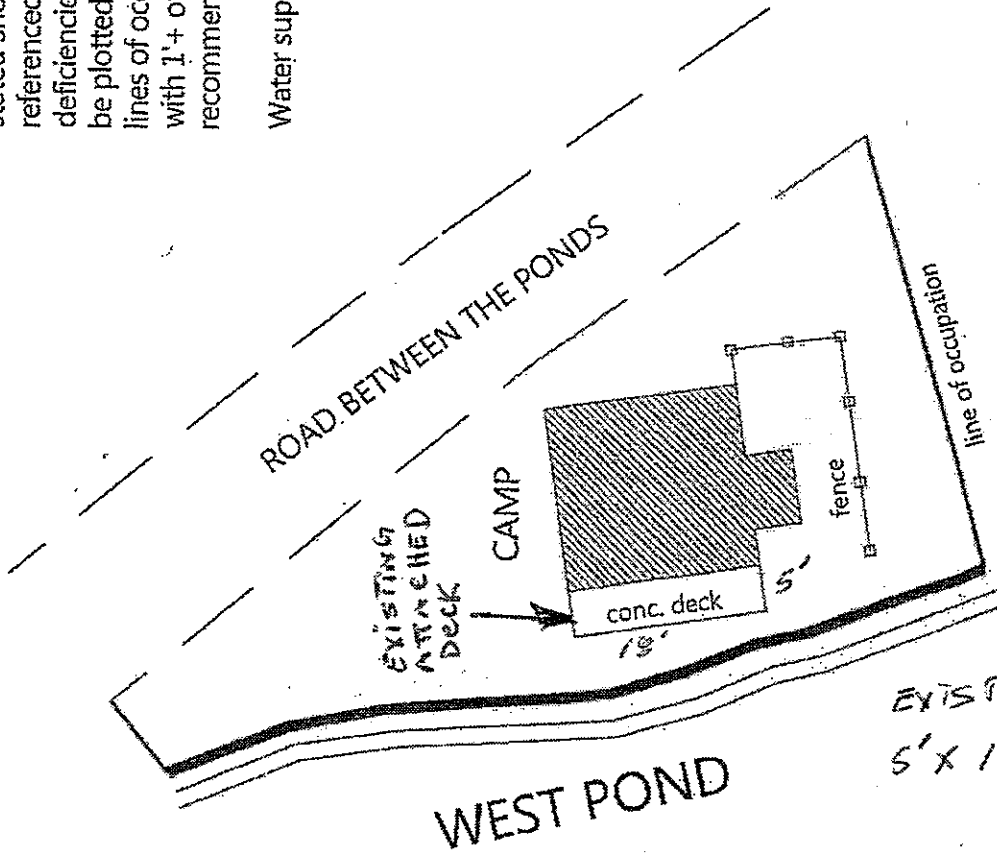
Date: February 20, 2018

Scale: 1 inch = 20 feet

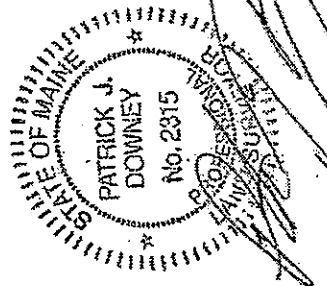
Note: This is not a boundary survey. This plan is for title insurance use only and is not to be used by the property owner / purchaser as a replacement for a boundary survey.

I certify to Kennebec Federal Savings and Loan and it's title insurance company that this plan depicts the results of a current examination of the premises conveyed in Bk. 14102 Pg. 713 of the York County Registry of Deeds and that all easements referenced in subject deed, apparent encroachments, and buildings are located on the ground as shown hereon. I have consulted the FEMA flood insurance rate maps, and the above described buildings are not located in a designated flood hazard area. I certify that the municipality is not making specific allegations that the improvements shown hereon violate any provisions of the local zoning ordinance.

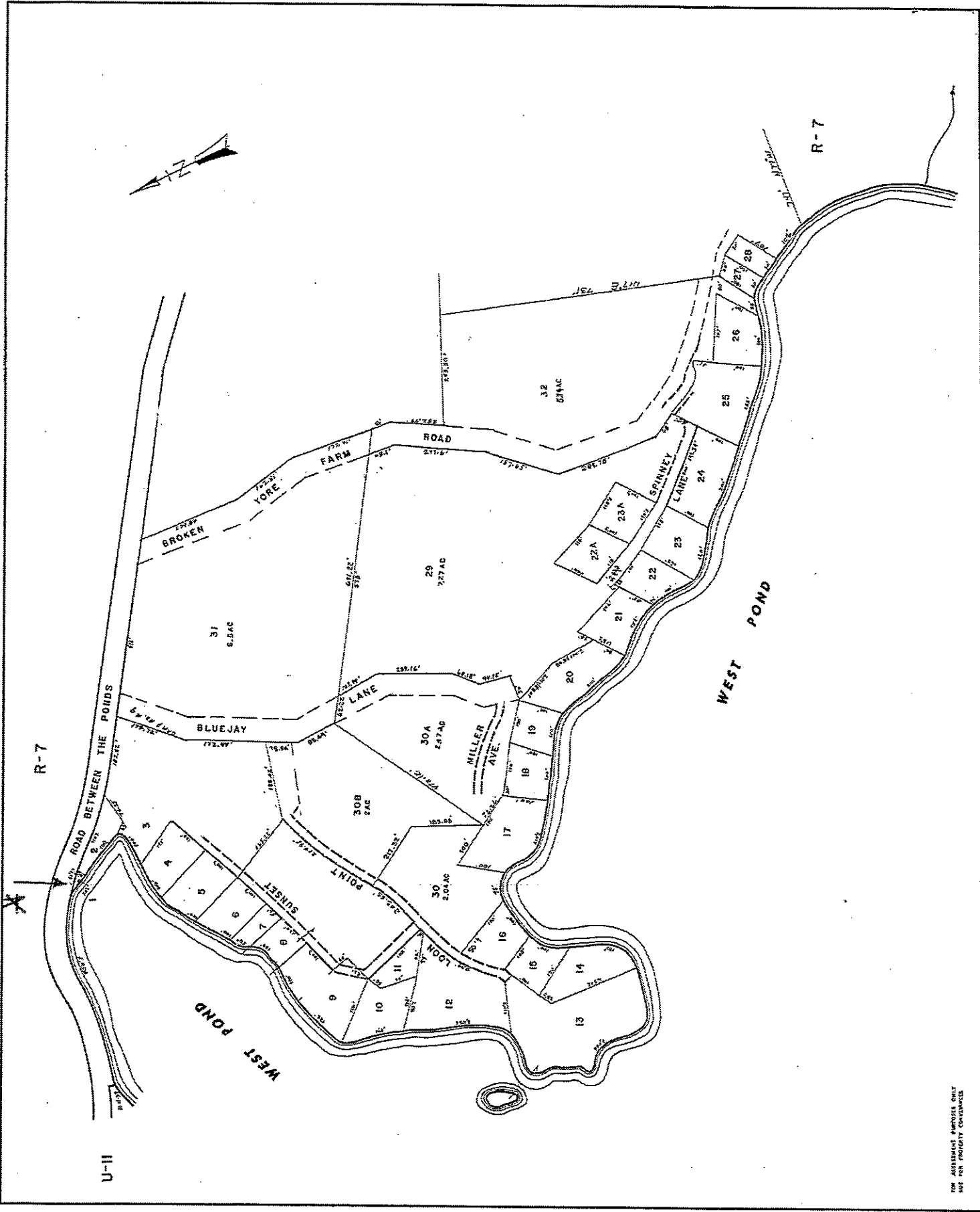
Request To cover and Screen Please.



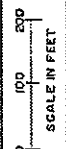
EXISTING Deck 5' x 18'



Patrick J. Downey P.L.S.
 Professional Land Surveyor
 15 Fieldstone Rd.
 Ellsworth, ME 04605
 tel 207-460-4441
 patrickd71@aol.com



U-12



PROPERTY MAP
PARSONSFIELD, MAINE

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

FOR ASSISTANCE PURPOSES ONLY
 NOT FOR PROPERTY CONVEYANCE

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health and Human Services
Division of Environmental Health
261-280-2675 FAX: 261-281-6152

Town, City, Plantation
PARSONSFIELD

Street Front Subdivision

155 ROAD BETWEEN THE PONDS

Owner's Name

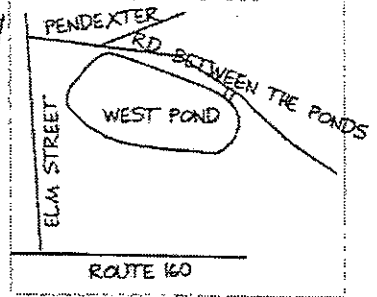
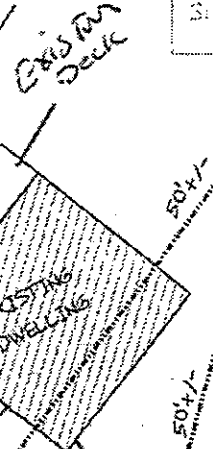
TERRY MAGUIRE

SITE PLAN

Scale: 1" = 20' FT.
Or as shown

SITE LOCATION PLAN
Attach Map from Maine Atlas Recommended

WEST POND



**** NOTE: ALBERT FRICK ASSOCIATES ARE NOT SURVEYORS. SIDE PROPERTY LINE SHOWN IS POINTED OUT BY OWNER PER DEED.
ALL PROPERTY LINES SHOULD BE VERIFIED PRIOR TO INSTALLATION TO ASSURE HOLDING TANK IS INSTALLED MIN. OF 2' FROM ALL PROPERTY LINES

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole _____ Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (feet)	Texture	Consistency	Color	Mottling
0				
10				
20		N/A		
30				
40				
50				

Soil Classification: _____ Slope: _____ Limiting Factor: _____
 Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Profile: _____ Condition: _____

Observation Hole _____ Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (feet)	Texture	Consistency	Color	Mottling
0				
10				
20		N/A		
30				
40				
50				

Soil Classification: _____ Slope: _____ Limiting Factor: _____
 Organic Matter
 Restrictive Layer
 Bedrock
 Pit Depth

Profile: _____ Condition: _____

[Signature]
Site Evaluator Signature

352
SE

12/4/17
Date

reused

MAP / LOT#	PROPERTY OWNER NAME	PROPERTY LOCATION	OWNER'S MAILING ADDRESS
J11 / 038	Madeline Hilt	126 Road Between the Ponds	PO Box 298 Parsonsfield, ME 04047
J11 / 039	Donald & Susan Kingman	129 Road Between the Ponds	166 Main St. Concord, MA 01742
J12 / 002	Lois M Pence, Trustee	161 Road Between the Ponds	161 Road Between the Ponds
J12 / 003	Francis McNamee	7 Bluejay Lane	50 Cambridge Rd. #203. Woburn, MA 01801
J11 / 004	Michael & Eileen Blokland	15 Sunset Cove	156 Island Place. Memphis, TN 38103
J11 / 005	William J Hussey & Pearl Gagne	17 Sunset Cove	100 Pool St. Biddeford, ME 04005
J11 / 006	Mark & Lauren Foye	21 Sunset Cove	35 Lawrence Rd. Gray, ME 04039
J11 / 007	Kendra Noble	23 Sunset Cove	200 Wolfboro Rd. Stetson, ME 04488
J11 / 008	Gerallyne Winget	38 Sunset Cove	38 Sunset Cove
J11 / 009	Janice Ruth Eaton	34 Sunset Cove	4 Balsam Ln. Kittery, ME 03904
J11 / 031	George Bangs & Deborah Woodward-Bangs	Road Between the Ponds	PO Box 215 Parsonsfield, ME 04047
J07 / 032-001	Klick Enterprises	128 Road Between the Ponds	92 Orchard Rd. Parsonsfield, ME 04047
J07 / 032-002	William & Laurie Shanley	148 Road Between the Ponds	71 Pleasant St. Danville, NH 03819
J07 / 032-003	William Pankow	150 Road Between the Ponds	3564 East Lake Dr. Land of Lakes, FL 34639
J07 / 032-004	Christopher Stocks	166 Road Between the Ponds	166 Road Between the Ponds
J07 / 032-005	West End House Camp INC.	186 Road Between the Ponds	PO Box 44 East Parsonsfield, ME 04028

2019 Real Estate Tax Bill



TOWN OF PARSONSFIELD
 634 NORTH ROAD
 PARSONSFIELD, ME 04047
 207-625-4558, FAX 207-625-8172
 www.parsonsfeld.org

R238
 MAGUIRE, TERENCE B
 MAGUIRE, LEA A
 32 BURT ST.
 BERKLEY MA 03872

Current Billing Information	
Land	43,640
Building	25,647
Total Assessment	69,287
Homestead Exemption	0
Other Exemptions	0
Taxable Amount	69,287
Rate per \$1000	14.90
Original Tax Amount	\$1,032.38
Amount paid to date	\$0.00
Total Due	\$1,032.38

***** **To get 2.0% discount, pay \$1,011.73 in full by 10/30/19** *****

Acres 0.01
 Map/Lot U12-001 Book/Page B17678P543
 Location 155 ROAD BETWEEN THE PONDS

Interest starts 12/03/19

******* Important Information *******

Payments will be credited to the oldest tax bill first.

This bill is for the current fiscal year only. Past due amounts are not included.

State assessment date is April 1, 2019. This bill covers the fiscal year July 1, 2019 to June 30, 2020. Tax Collector's office is open 8am - 4pm Mon - Fri, Assessor's office is open 8am - 4pm Mon - Thurs
 Without state aid to education, state revenue sharing and state reimbursement for the Maine resident homestead property tax exemption, your tax bill would have been 35.9% higher.
 If eligible, the Homestead Exemption reduced your bill by \$298.00, and the Veteran's exemption by \$89.40
Bulky Waste pickup (large furniture, sofas, plastic furniture, mattresses, rugs) October 14, limit 3 items per house
Passenger Tire drop off - Watch for announcements on our website, Facebook page and Shopping Guide
Recycling saves money (approximately \$80/ton). FREE Recycling stickers available at Town Office.

Current Billing Distribution		
SCHOOL	51.01%	\$526.62
MUNICIPAL	46.35%	\$478.51
COUNTY TAX	2.64%	\$27.25

Tree Growth Information		
Only if property is in tree growth		
	Acreage	Assessment
Softwood	0.00	0
Mixed wood	0.00	0
Hardwood	0.00	0

Visit website www.parsonsfeld.org for additional information.
Online Tax payments accepted using the link on our website.

Postmarks are accepted for payment date. If you miss a payment date, additional money will be due. Call us for current amount. Include a self addressed stamped envelope to get a receipt.

If mailing payment, please return this portion with your payment and write your account number on your check.

2019 Real Estate Tax Bill
 Account R238
 Name: MAGUIRE, TERENCE B
 MAGUIRE, LEA A
 32 BURT ST.
 BERKLEY MA 03872

Remittance Instructions
 Make check or money order payable to
TOWN OF PARSONSFIELD
 634 NORTH ROAD
 PARSONSFIELD, ME 04047

Location: 155 ROAD BETWEEN THE PONDS
 Map/Lot: U12-001

AMOUNT DUE:
 If paid by 10/30/19 \$1,011.73
 due by 12/02/19 \$1,032.38
 7% Interest starts 12/03/19

For receipt, send self addressed stamped envelope.

No postdated checks! We accept Cash (DO NOT MAIL CASH),
 Checks and Credit/Debit Cards (cards pay 2.5% surcharge)

Online payments at www.parsonsfeld.org

STROUDWATER TITLE SERVICES

**55 Stroudwater Street
Westbrook, ME 04092
Telephone (207) 857-9100
Fax (207) 857-9292**

**Steven W. Rand
Title Attorney**

May 24, 2019

Terence B. Maguire, Jr.
Lea A. Maguire

via Email tmaguire32@comcast.net

RE: Sale of 155 Road Between The Ponds, Parsonsfield, Maine

Stroudwater Title Services will be researching the title, preparing certain documents and conducting the closing regarding the above referenced property. To insure a smooth and timely closing, we would appreciate your help with the following.

Please complete the enclosed questionnaire and authorization and return them via: mail, e-mail or fax. Please provide us with an e-mail address or fax number on the enclosed questionnaire so that we can provide you with a copy of the Closing Disclosure or HUD-1 Settlement Statement upon completion.

It is important that we have complete information regarding your mortgage(s). Most banks and mortgage companies refuse to give payoff information without your correct account number. If you have any private mortgages (mortgages to individuals, not banks) on this property, please arrange to have a signed, notarized, original discharge available prior to closing along with a dated payoff statement. Funds cannot be disbursed until private mortgage discharges are received.

Funds needed to close, if applicable, must be in the form of a bank or cashier's check made payable to Stroudwater Title Services. We cannot accept a personal check under any circumstances.

Proceeds from closing, if applicable, will be provided to you with an escrow account check at closing; if you prefer the funds be wired into your separate bank account, please provide the information prior to closing. There will be a \$25.00 fee for wire your closing proceeds or to wire each mortgage payoff, or a \$25.00 fee for each overnight mail transaction, which will be collected on the settlement statement. As a precaution against fraudulent activity, you will need to mail us your wiring instructions, signed by everyone who is a seller, and include copies of your driver's license(s).

DISCLOSURE REGARDING RISKS OF RECEIVING FRAUDULENT WIRING INSTRUCTIONS:

We would like to bring to your attention that in the real estate industry, there have been situations where criminals have hacked into email accounts of various parties involved in a real estate transaction and have been caused fraudulent wiring instructions to be sent to the parties from the hacker's email accounts in an attempt to divert the funds from the closing agent to the hacker's accounts. The communications appear to be coming from a legitimate party to the closing transaction, and as such, we suggest that in the event that you are wiring funds to our account, please contact us via telephone for the wiring instructions, and contact us using the telephone number disclosed to you.

It is extremely important that all sellers attend the closing. If any seller is unable to attend the closing, please contact us as soon as possible so that we may arrange for an executed Power of Attorney prior to closing.

The closing will take place at our office at 55 Stroudwater St., Westbrook. Current picture ID (such as a driver's license) will be required at closing.

Thank you for the opportunity to serve you.
Julie Hamm
julie@stroudwatertitle.com

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **ROBERTA E. COCHRAN** and **BRAD G. COCHRAN**, of the Town of Limerick, County of York and State of Maine, in consideration of one dollar and other valuable consideration, grant to **STEPHEN M. MALYNOWSKI** and **SHEILA S. MALYNOWSKI**, of the Town of New Boston, State of New Hampshire, whose mailing address is 506 New Bedford Road, New Boston, New Hampshire, 03070, as joint tenants, with warranty covenants, the following described property:

MAINE R.E. TRANSFER TAX PAID

A certain lot or parcel of land situated on the Southerly side of road leading past West Pond to Long Pond, in the Town of Parsonsfield, County of York and State of Maine, bounded and described as follows, viz:

Commencing on the Southerly side of aforesaid road at an iron post driven in the ground and being the Northwesterly corner of land now or formerly of Vyrene C. Macomber, thence Southerly by land of Macomber a distance of forty-three (43) feet, more or less, to shore of said pond; thence Westerly by pond to an iron hub in the ground at land now or formerly of Constantin J. Regina and Stella M. Regina; thence Northerly by land of said Reginas a distance of ten (10) feet, more or less, to an iron hub at aforesaid road; thence Easterly by aforesaid road to the point of beginning.

Excepting therefrom a certain lot or parcel of land situated in the said Town of Parsonsfield, in the County of York and State of Maine, on the road leading past West Pond, so called, to Long Pond, conveyed from Roberta E. Cochran and Brad G. Cochran to the Estate of Prudence J. McGranahan by deed dated January 6, 2004 and recorded in the York County Registry of Deeds in Book 13855, Page 196, said excepted lot more particularly bounded and described as follows:

Beginning at a point on the low water mark of said West Pond, at the easterly boundary of land of Charlene Pomietter, formerly of Constantin J. and Stella M. Regina, and running thence northerly by said Pomietter land a distance of ten feet (10'), more or less, to an iron hub at the aforesaid road; thence easterly by the southerly boundary of said road a distance of three hundred thirty five feet (335') to a point and land described and conveyed herein; thence southerly at right angle with the road at this point, by said land described and conveyed herein

to the low water mark of said pond; thence westerly by the low water mark of said pond a distance of three hundred thirty five feet (335'), more or less, to the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to Charles A. Cochran, Roberta E. Cochran, and Brad G. Cochran by deed of Charles A. Cochran and Roberta E. Cochran dated May 14, 1990 and recorded in the York County Registry of Deeds in Book 5398, Page 86; Roberta E. Cochran and Brad G. Cochran convey this property as surviving joint tenants, the said Charles A. Cochran having died February 3, 1999 (see Certificate of Discharge of Estate Tax Lien recorded in the said Registry of Deeds in Book 11151, Page 45).

IN WITNESS WHEREOF the said ROBERTA E. COCHRAN and BRAD G. COCHRAN have set their hands and seals this 25th day of May, 2004.

Ralph W. Austin
to both

Roberta E. Cochran
Roberta E. Cochran
Brad G. Cochran
Brad G. Cochran

STATE OF MAINE
YORK, ss.

May 25, 2004

Then personally appeared the above named ROBERTA E. COCHRAN and BRAD G. COCHRAN and acknowledged the foregoing instrument to be their free act and deed, before me

Ralph W. Austin
Ralph W. Austin, Attorney-at-Law

Received York SS
05/28/2004 1:17PM
REGISTER OF DEEDS

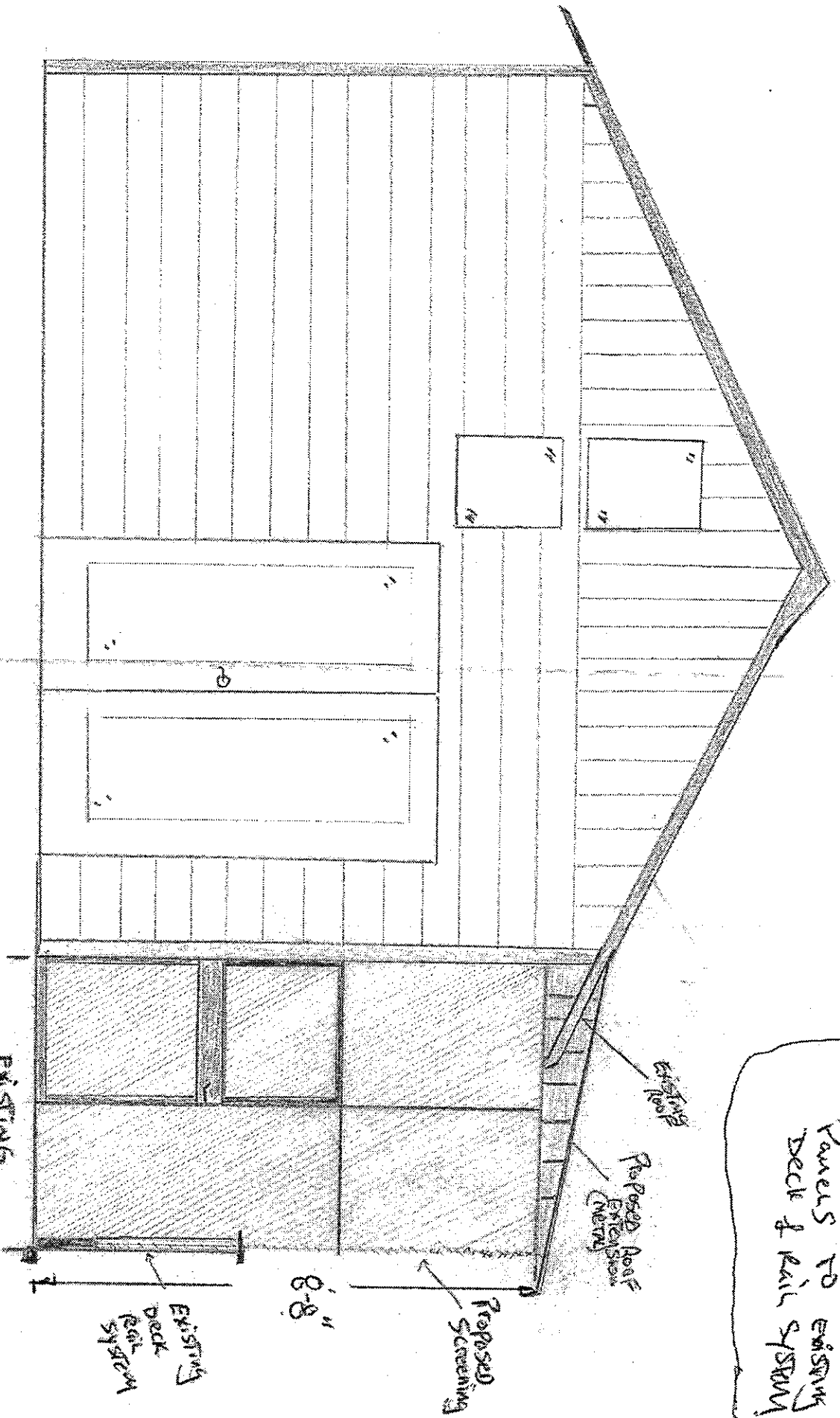
Debra L. Anderson

21
✓

WOODMAN EDMANDS DANYLIK & AUSTIN, P.A.
P.O. BOX 468
BIDDEFORD, ME 04005-0468
(207) 284-4581

155 Road between the Buos

Side View looking North East



Side View

* ADD SCREEN
PANELS TO EXISTING
DECK & RAIL SYSTEM

6'

8'-8"

EXISTING
CONCRETE DECK

EXISTING
DECK
RAIL
SYSTEM

PROPOSED
SCREENING

PROPOSED ROOF
EXTENSION
(METAL)

EXISTING
ROOF

EXISTING
Roof
Facia

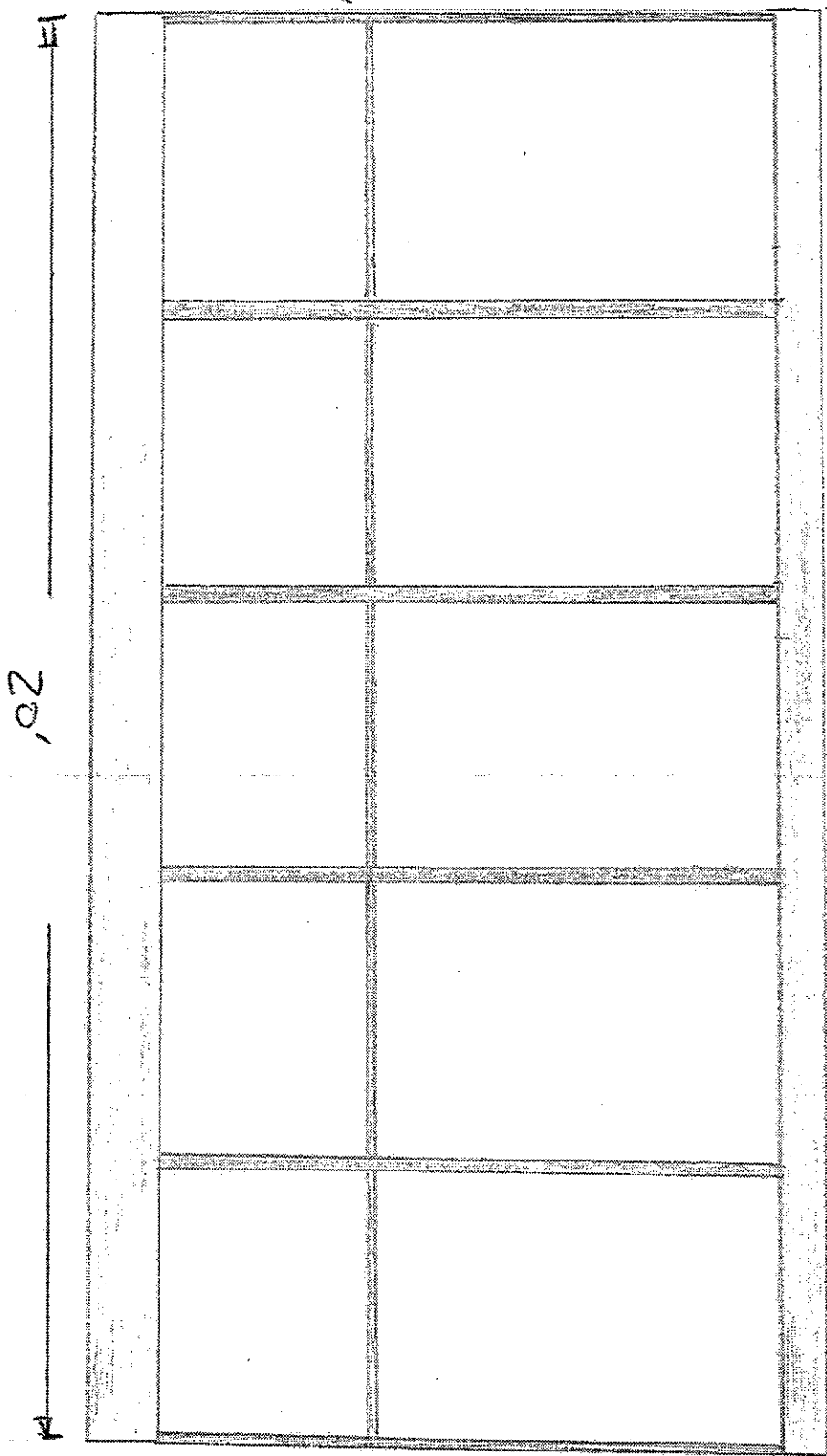
EXISTING
Rail
SYSTEM

155 Road between the Roads

Roof Urn

EXISTING
Roof

10'-00"



20'

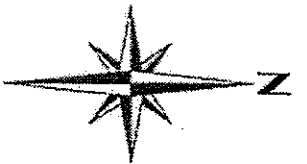
Front Urn

Screen Panels Added
To Existing Deck & Rail
System.

20' long x 5' deep x 8'-8' high



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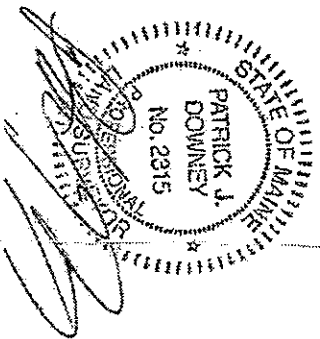
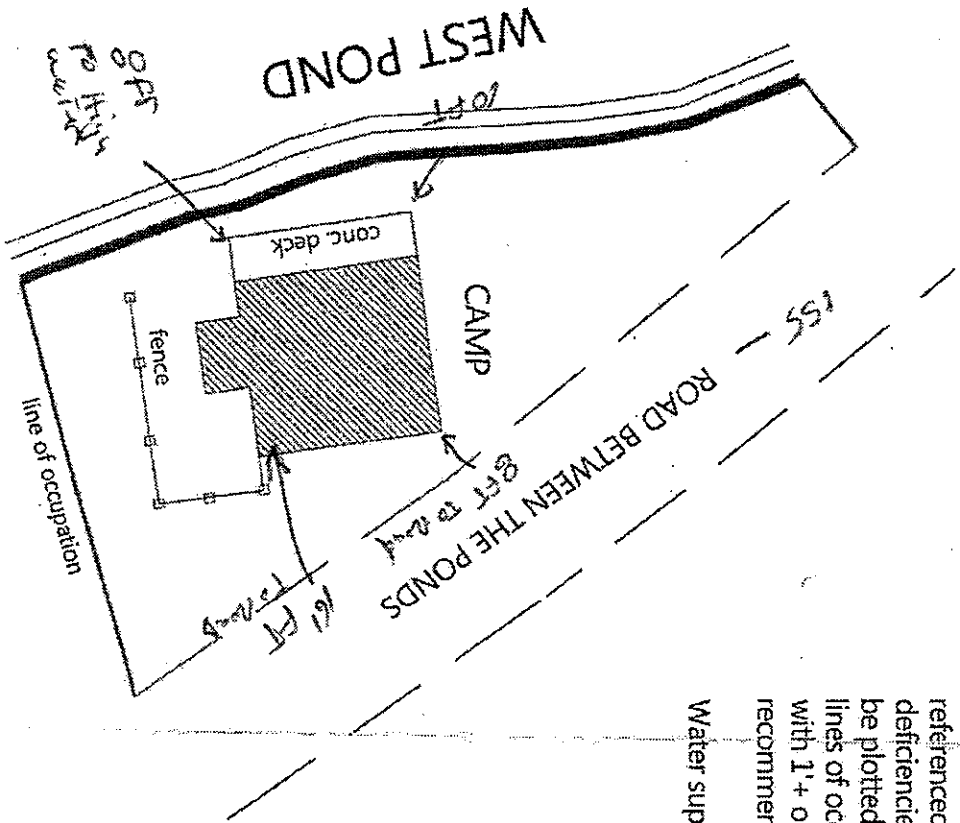
Property owner: Stephen & Sheila Malynowski
 Location: 155 Road between the Ponds, Parsonfield, ME

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Patrick J. Downey P.L.S.
 Professional Land Surveyor
 15 Fieldstone Rd.
 Ellsworth, ME 04605
 tel 207-460-4441
 patrickd71@aol.com

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1

