

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

Site Plan Review Application

Fees Paid: \$25.00 Application Fee and \$150.00 Escrow Fee

Date CEO Reviewed & Accepted: 3/5/24

Date Received and Paid for at Clerk's Office: Rm Roy

Date Received by Planning Board Administrative Assistant: 3/6/2024

Planning Board Administrative Assistant Signature: Desiree Lyle

Submission of Application: For the purpose of classification and initial discussion, project applicants, prior to submitting applicable Preliminary or Final Plan applications, shall submit Site Plan information to the CEO. An application for Site Plan Review will consist of eleven (11) sets of site plan maps (two full-size set and nine 11" x 17" sets) which include scale, north arrow, legend, abutters, and title block, and shall show existing and proposed lots or property lines, existing and proposed structures, roads, driveways, easements and/or rights of way and all other information as detailed in the Town of Parsonsfield Land Use and Development Ordinance, Article III: Site Plan Review. Applicant must also submit a list of all abutters, including those across a public or private right of way or across a town line. Approval of a Site Plan shall not constitute approval of a project and is merely authorization for the applicant to file a preliminary or final plan application.

Applicant(s): Name & Mailing Address
(If different from Owner)

Property Owner(s): Name & Mailing Address

WILLIAM J. & MARILYN H. BOJA
29 COLVIN'S MEADOW LANE
ALFORD, MAINE 04002

SAME

Telephone: 207-468-2518

Telephone: _____

Applicant's Signature: [Signature]

Property Owner's Authorization (fill out only if applicant other than owner). The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant has full authority to request approval for this proposal.

Property Owner's Signature: _____

Site Location/Address 211 RIVERDALE LANE ROAD PARSONSFIELD, ME

Tax Map# 11-14 Lot# 889

Zoning District: SLR 04047

Acreage of subject parcel: 1.52

Current Use of Property RESIDENTIAL

Proposed Use of Property RESIDENTIAL PACE FOUNDATION W/ W/
EXISTING CABIN AND EXPAND FOOTPRINT BY LESS THAN
30%

Previous Approvals: List all previous uses, variances or special conditions associated with this property. NONE

Date of Action: Planning Board Meeting/Hearing: _____

Approval: _____ Denial: _____

If application is approved, the applicant is hereby authorized to submit a preliminary or final plan.

If Application Denied, Reason: _____

- 1) **Applicability:** This application applies to any proposed use listed in the Table of Permissible Uses which requires Site Plan Review.
- 2) **Submissions:** Applications must be submitted 15 days in advance of the scheduled meeting.
- 3) **Permits:** Attach any other applicable permits.
- 4) **Abutters:** Attach a list of names and addresses of abutting property owners. (Please complete the separate "Abutters List Form" with this application)
- 5) **Supplemental Information:** The Planning Board may require additional information.
- 6) **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.

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.

- 7) **Site Plan Content:** Application must include the following exhibits and information. Please attach information on a separate sheet of paper or note that the item is not applicable **and** give a reason. (A=Attached or NA=Not Applicable)

General Submission Information:

- ✓a) name and address of all property owners within 500 feet of edge of property line (Abutters List Form)
- ✓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
- N/A 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 RANDALL LAKE ROAD ~ 17' wide
- ✓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
- N/A - 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 Lot 2
- N/A 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"

a.	A
b.	A
c.	A
d.	A
e.	N/A - None Uses TO Prepare PLAN
f.	A - From Deed
g.	A - No Water or Sewer Lines IMPACTED
h.	A - RANWALL LINE RAN APPROX 17' WIDE
i.	A - 3 PAGES
j.	A } COMBINED ONE PAGE
k.	
l.	A - ALL FEATURES REMAINS; NO NEW LANDSCAPING
m.	NO NEW SIGNAGE
n.	A
o.	A
p.	P
q.	NO CHANGE TO EXISTING PARKING AREA
r.	A
s.	A - SURFACE WATER UNCHANGED
t.	NO NEW SIGNAGE
u.	NO NEW LIGHTING
v.	NO NEW LANDSCAPING
w.	N/A
x.	ESTIMATE BEGIN SPRING 2024, EST. COMPLETE SPRING 2025
y.	A

(A)

TOWN OF PARSONSFIELD Planning Board

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PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfield.org

ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): HORGAN, ANDREW J & HORGAN, STEPHEN

MAILING ADDRESS: 90 Grace HORGAN 26 PUTNAM ROAD APT. 3

CITY/STATE/ZIP: FOXBORO, MA 02035

PROPERTY ADDRESS: 123 LAKE CANA ROAD

MAP # U-14 LOT # 011

ABUTTER NAME(S): CARNAZZO, PAUL & SUSAN

MAILING ADDRESS: 705 STEVENS ST

CITY/STATE/ZIP: LOWELL, MA 01851

PROPERTY ADDRESS: 203 RANMILL LAKE ROAD

MAP # U-14 LOT # 008

ABUTTER NAME(S): MECHAN, MICHAEL & COLLACOTT, JOY

MAILING ADDRESS: 138 RANMILL LAKE ROAD

CITY/STATE/ZIP: PARSONSFIELD, MAINE 04047

PROPERTY ADDRESS: U-14, 007 RANMILL LAKE ROAD

MAP # U-14 LOT # 007

ABUTTER NAME(S): PRIEST, JOHN

MAILING ADDRESS: 110 BISHOP DRIVE

CITY/STATE/ZIP: FRAMINGHAM, MA 01702

PROPERTY ADDRESS: 193 RANMILL LAKE ROAD

MAP # U-14 LOT # 005

ABUTTER NAME(S): GUILBEALLT, MICHAEL P & TERRI-ANN
MAILING ADDRESS: 48 HAWTHORNE ST.
CITY/STATE/ZIP: FAIRHAVEN, MA 02719
PROPERTY ADDRESS: 187 RAVENHILL LAKE ROAD
MAP # U-14 LOT # 003

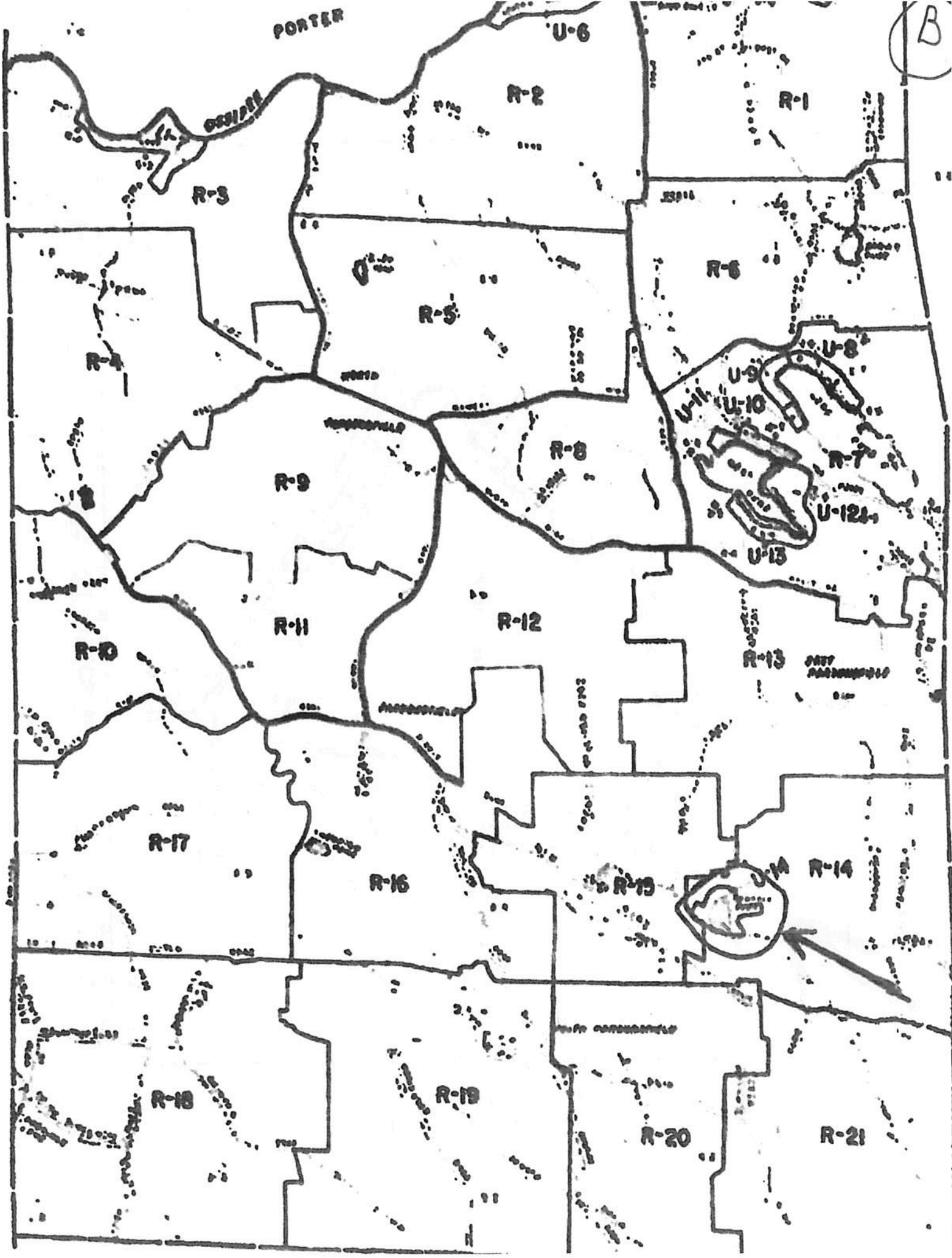
ABUTTER NAME(S): FLANNERY, KAREN & SPIELVOGEL, ROBERT
MAILING ADDRESS: 36 OAKLAND ROAD
CITY/STATE/ZIP: BROOKLINE, MA 02445
PROPERTY ADDRESS: 0 MIDDLE ROAD
MAP # R-14 LOT # 027

ABUTTER NAME(S): _____
MAILING ADDRESS: _____
CITY/STATE/ZIP: _____
PROPERTY ADDRESS: _____
MAP # _____ LOT # _____

ABUTTER NAME(S): _____
MAILING ADDRESS: _____
CITY/STATE/ZIP: _____
PROPERTY ADDRESS: _____
MAP # _____ LOT # _____

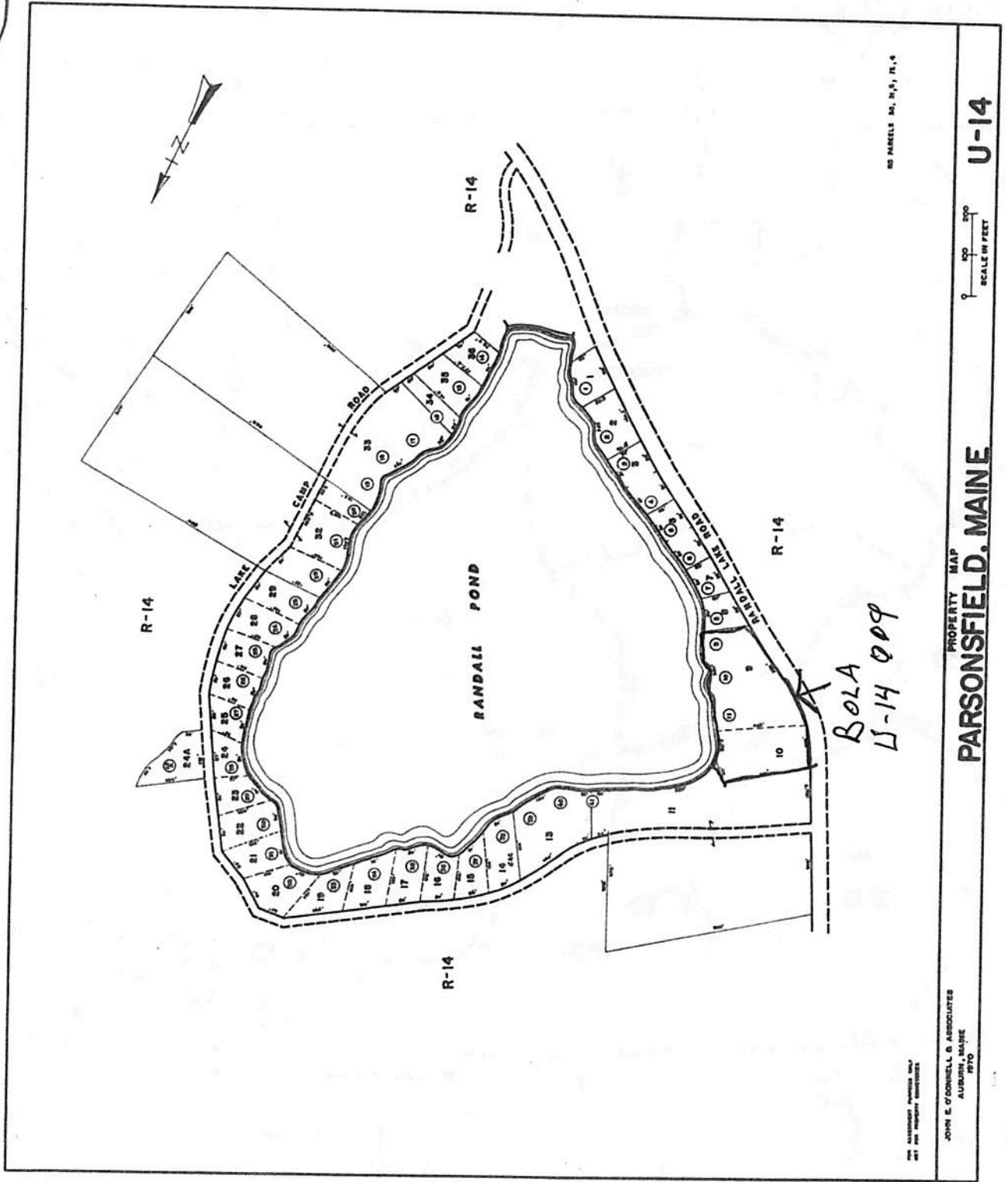
ABUTTER NAME(S): _____
MAILING ADDRESS: _____
CITY/STATE/ZIP: _____
PROPERTY ADDRESS: _____
MAP # _____ LOT # _____

B



TAX MAPS REVISED
4/1/2022

(C)



NO LABELS 20, 21, 22, 23, 24

PROPERTY MAP

PARSONSFIELD, MAINE

1970

JOHN E. O'CONNELL & ASSOCIATES

AUBURN, MAINE

1970

SCALE IN FEET

100

U-14

Personsfeld
02:54 PM

Real Estate
Account List by Map/Lot (U14-001 - U14-999zzzz)

11/28/2022
Page 1

Account	Card	Name	Location	Map/Lot
00468	001	FLANNERY, KAREN	177 RANDALL LAKE RD	U14-001
01168	001	MARBLE, JOHN T	183 RANDALL LAKE RD	U14-002
01231	001	GUILBEAULT, MICHAEL P.	187 RANDALL LAKE RD	U14-003
00046	001	PRIEST, JOHN	193 RANDALL LAKE RD	U14-005
01133	001	MICHAEL A MEEHAN,	RANDALL LAKE RD	U14-007
00715	001	CARNAZZO, PAUL	203 RANDALL LAKE RD	U14-008
00494	001	BOLA, WILLIAM J	211 RANDALL LAKE RD	U14-009
00665	001	HORGAN, ANDREW J	123 LAKE CAMP RD	U14-011
01396	001	HORGAN, ANDREW J	110 LAKE CAMP RD	U14-013
01134	001	MICHAEL A MEEHAN,	66 LAKE CAMP RD	U14-014
00802	001	LEONARD, JOSEPH G., SR.	36 LAKE CAMP RD	U14-032
00523	001	GETEK, EDWARD R	28 LAKE CAMP RD	U14-033
00469	001	FLAVELL, DREW	RANDALL LAKE RD	U14-034
00470	001	FLAVELL, DREW G	16 LAKE CAMP RD	U14-035
00507	001	HALL, DIANN	12 LAKE CAMP RD	U14-036

0

QUITCLAIM DEED

Richard W. Freeman and Krista L. Freeman, both of Parsonsfield, County of York and State of Maine, FOR CONSIDERATION PAID, grant to **William J. Bola and Patricia L. Bola**, both of Gorham, County of Cumberland and State of Maine, as joint tenants with QUITCLAIM COVENANT, the following described real property located in the Town of Parsonsfield, County of York and State of Maine, being bounded and described as follows, to wit:

A certain lot or parcel of land together with the buildings thereon, situated on the Westerly side of Randall Pond, in the Town of Parsonsfield in the County of York, and State of Maine, bounded and described as follows: Beginning on the Northeasterly side of the Old Middle Road, so-called, at a steel stake set in a stone wall at the Westerly corner of lot number eight (8) on a Plan of Randall Lake Property and thence running North 57° 48' East by the Northwesterly sideline of said lot number eight (8) one hundred (100) feet to steel stake at said Randall Pond; thence turning and running Northwesterly by the shore of said Pond (being two hundred and forty (240) feet on three (3) straight line courses as shown on said Plan), to a steel stake at the Northerly corner of lot number eleven (11) on said Plan; and thence continuing generally Northwesterly by the shore of said Pond ninety (90) feet, more or less, (making a total of three hundred and thirty (330) feet, more or less, along said Pond shore) to a point marked by a metal stake; thence turning and running Southwesterly by land of Charlotte J. Sharp and James B. Wade sixty (60) feet, more or less, to a point in a stone wall marked by a drill hole; thence deflecting to the left and running Southwesterly by said stone wall and land of Sharp and Wade two hundred and ten (210) feet, more or less, to an intersection of walls at said Old Middle Road; and thence turning and running generally Southeasterly by said Road one hundred (100) feet, more or less, to a steel stake in the stone wall at the Westerly corner of lot number eleven (11) on said Plan; and thence continuing in a general Southeasterly direction by said Road two hundred and eighty-one (281) feet as shown on said Plan (making a total of three hundred and eight-one (381) feet, more or less, along said Road) to the point of beginning and being lots number nine (9), ten (10) and eleven (11) as shown on said Plan, together with unplatted land between said lot number eleven (11) and wall passway between said Road and said Pond.

The above described premises are conveyed subject to the following conditions and restrictions:


1. That said parcel of land never be divided into smaller lots or parcels and conveyances of said smaller lots or parcels made, but that the tract shall forever remain at its present size and acreages or area, and
2. That no commercial enterprise of any kind shall ever be conducted or permitted to be conducted thereon.

Being the same premises as described in the deed from Joseph G. O'Donnell and Corie-Lyn O'Donnell fka Corie-Lyn McLynch to Richard W. Freeman and Krista L. Freeman

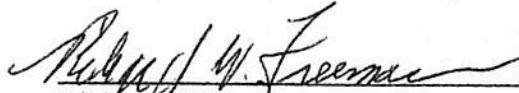
dated September 13, 1983 and recorded in Book 3164, Page 277 of the York Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

WITNESS our hand(s) and seal(s) this 10th day of April, 2017.



Witness



Richard W. Freeman

Witness



Krista L. Freeman

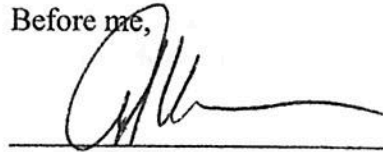
STATE OF MAINE
COUNTY OF Cumberland, ss.

April 10, 2017

Personally appeared the above-named Richard W. Freeman and Krista L. Freeman, and acknowledged the foregoing instrument to be their free act and deed.

Before me,

ANDREA L. WALLACE
NOTARY PUBLIC
State of Maine
My Commission Expires
July 24, 2023



Notary Public/Attorney-at-Law

F

Bearing and Distance of Property Lines
Source: Quitclaim Deed dated 04.10.2017

A certain lot or parcel of land together with the buildings thereon, situated on the Westerly side of Randall Pond, in the Town of Parsonsfield in the County of York, and State of Maine, bounded and described as follows: Beginning on the Northeasterly side of the Old Middle Road, so-called, at a steel stake set in a stone wall at the Westerly corner of lot number eight (8) on a Plan of Randall Lake Property and thence running North 57° 48' East by the Northwesterly sideline of said lot number eight (8) one hundred (100) feet to steel stake at said Randall Pond; thence turning and running Northwesterly by the shore of said Pond (being two hundred and forty (240) feet on three (3) straight line courses as shown on said Plan), to a steel stake at the Northerly corner of lot number eleven (11) on said Plan; and thence continuing generally Northwesterly by the shore of said Pond ninety (90) feet, more or less, (making a total of three hundred and thirty (330) feet, more or less, along said Pond shore) to a point marked by a metal stake; thence turning and running Southwesterly by land of Charlotte J. Sharp and James B. Wade sixty (60) feet, more or less, to a point in a stone wall marked by a drill hole; thence deflecting to the left and running Southwesterly by said stone wall and land of Sharp and Wade two hundred and ten (210) feet, more or less, to an intersection of walls at said Old Middle Road; and thence turning and running generally Southeasterly by said Road one hundred (100) feet, more or less, to a steel stake in the stone wall at the Westerly corner of lot number eleven (11) on said Plan; and thence continuing in a general Southeasterly direction by said Road two hundred and eighty-one (281) feet as shown on said Plan (making a total of three hundred and eight-one (381) feet, more or less, along said Road) to the point of beginning and being lots number nine (9), ten (10) and eleven (11) as shown on said Plan, together with unplatted land between said lot number eleven (11) and wall passway between said Road and said Pond.

(LA)

Maine Department of Human Services
Division of Health Engineering, Station 10 SHS
(207) 287-5672 FAX (207) 287-4172

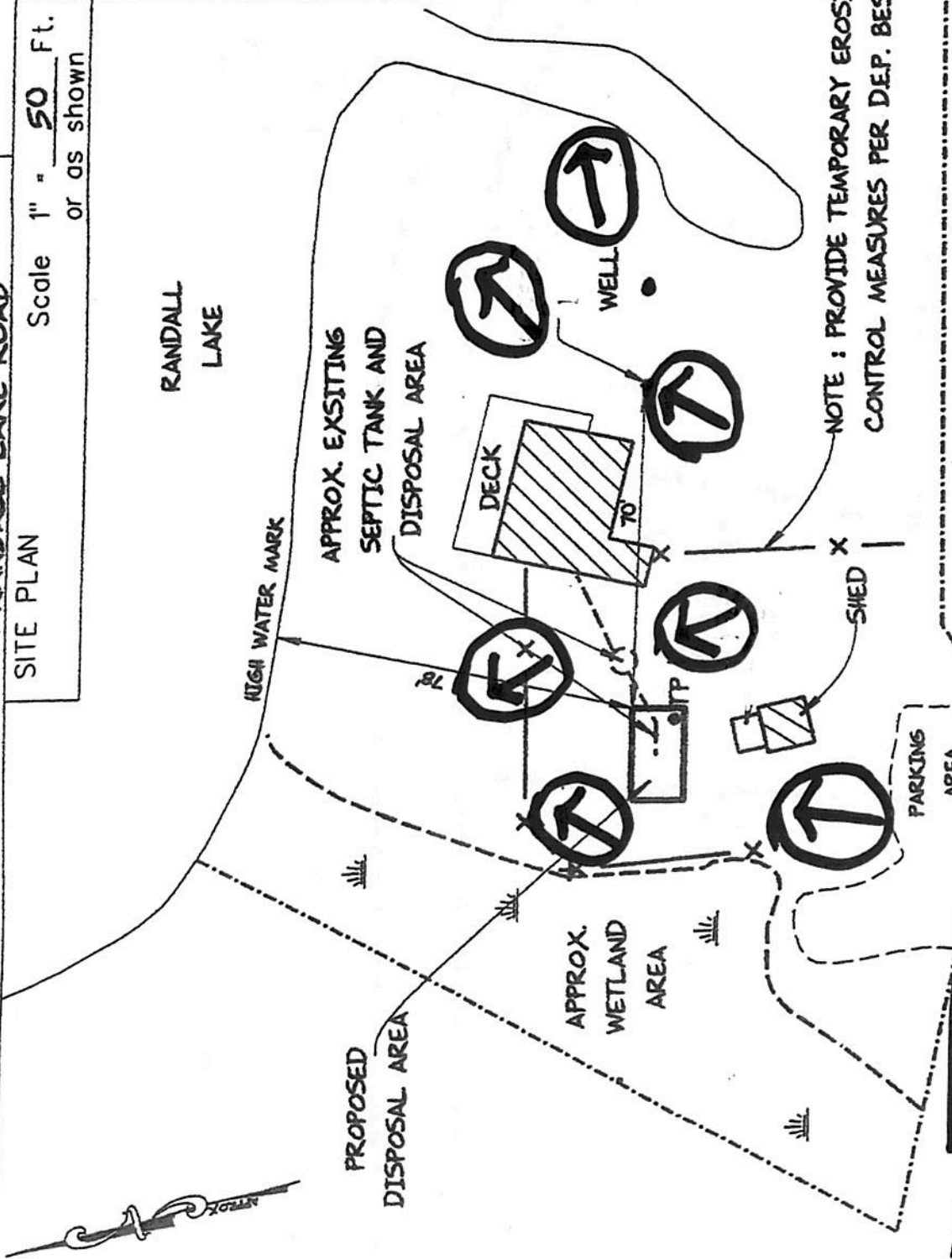
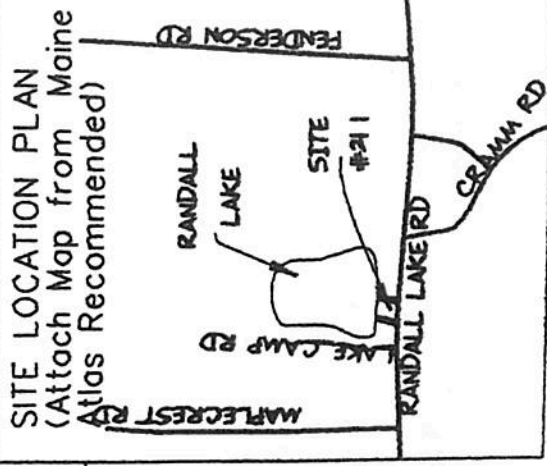
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

own, City, Plantation
PARSONSFIELD

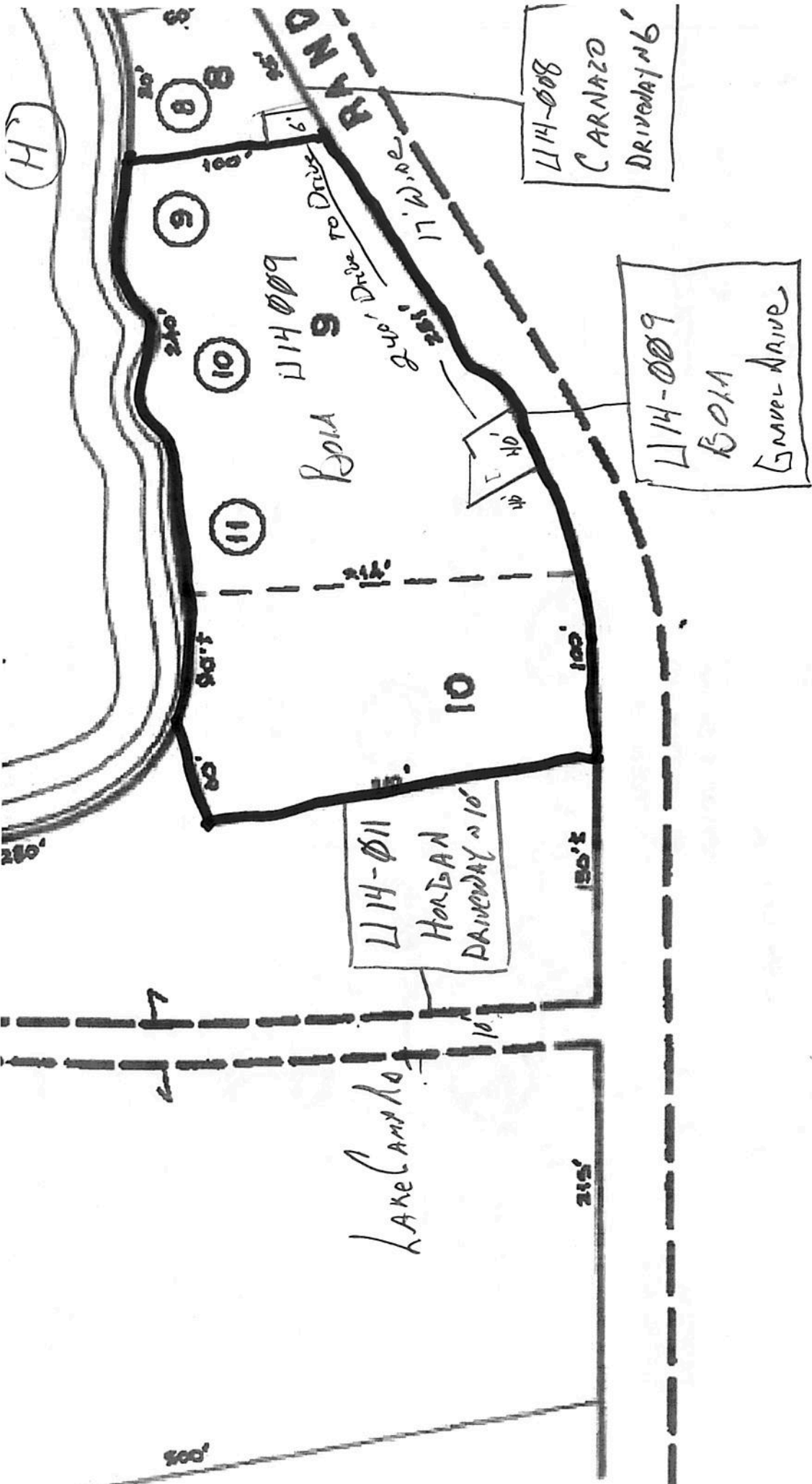
Street, Road Subdivision
241 RANDALL LAKE ROAD

Owner's Name
BILL BOLA

SITE PLAN Scale 1" = 50 Ft.
or as shown



PROPERTY INFORMATION PER TOWN TAX MAP AND AERIAL PHOTOGRAPH
VERIFY TO ASSURE SETBACKS SHOWN



H

Parsonsfield
02:54 PM

Real Estate

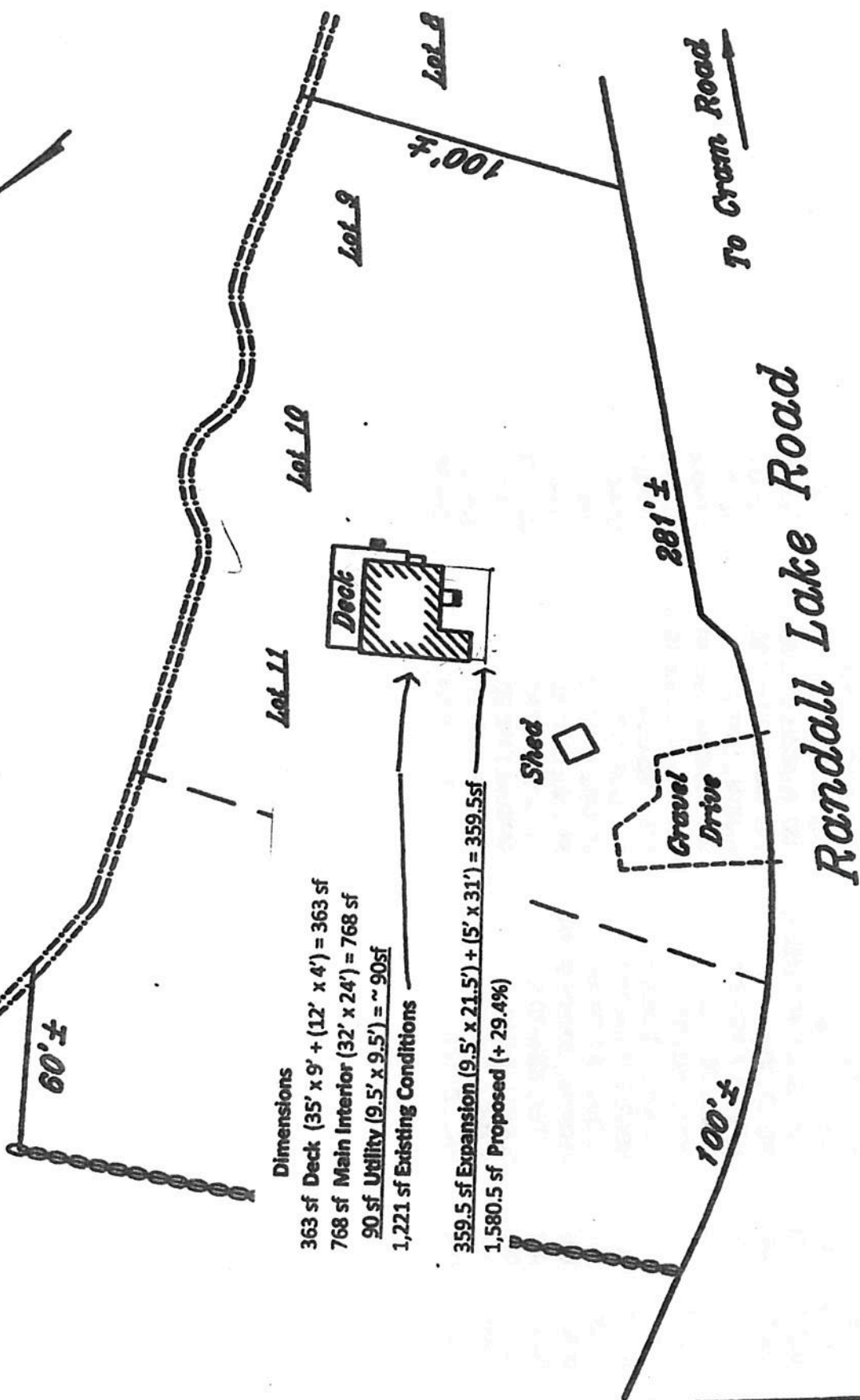
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11/28/2022
Page 1

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00507	001	HALL, DIANN	12 LAKE CAMP RD	U14-036

(I) DIMENSIONS

Randall Pond



Dimensions

363 sf Deck (35' x 9' + (12' x 4') = 363 sf
 768 sf Main Interior (32' x 24') = 768 sf
 90 sf Utility (9.5' x 9.5') = ~ 90sf
 1,221 sf Existing Conditions

359.5 sf Expansion (9.5' x 21.5') + (5' x 31') = 359.5sf
 1,580.5 sf Proposed (+ 29.4%)

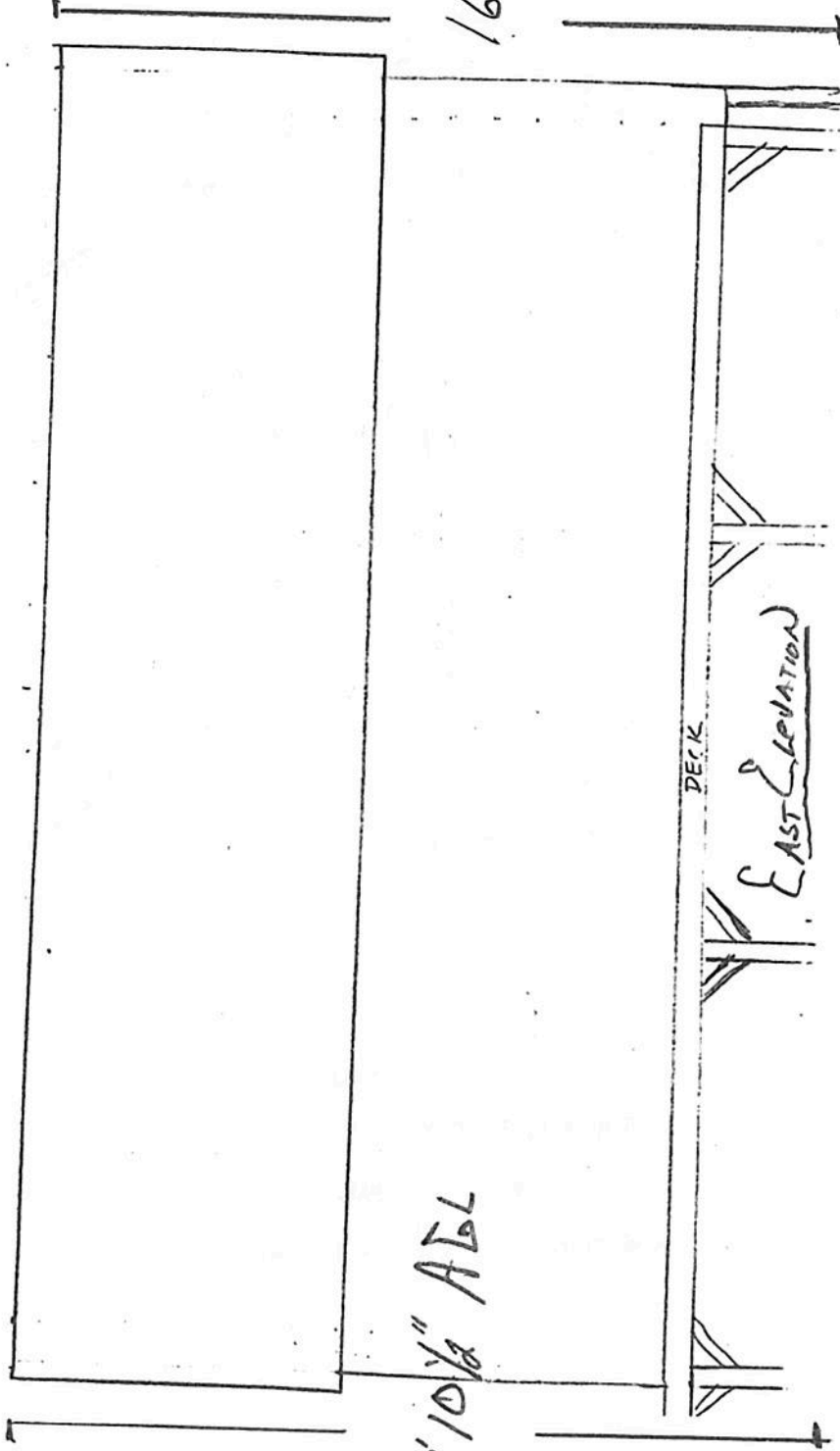
Dwelling appears to pre-date zoning.

(I)

AGL
EAST ELEVATION

SOUTH

NORTH



17' 10 1/2" AGL

16' 9" AGL

Above Ground Level (AGL)

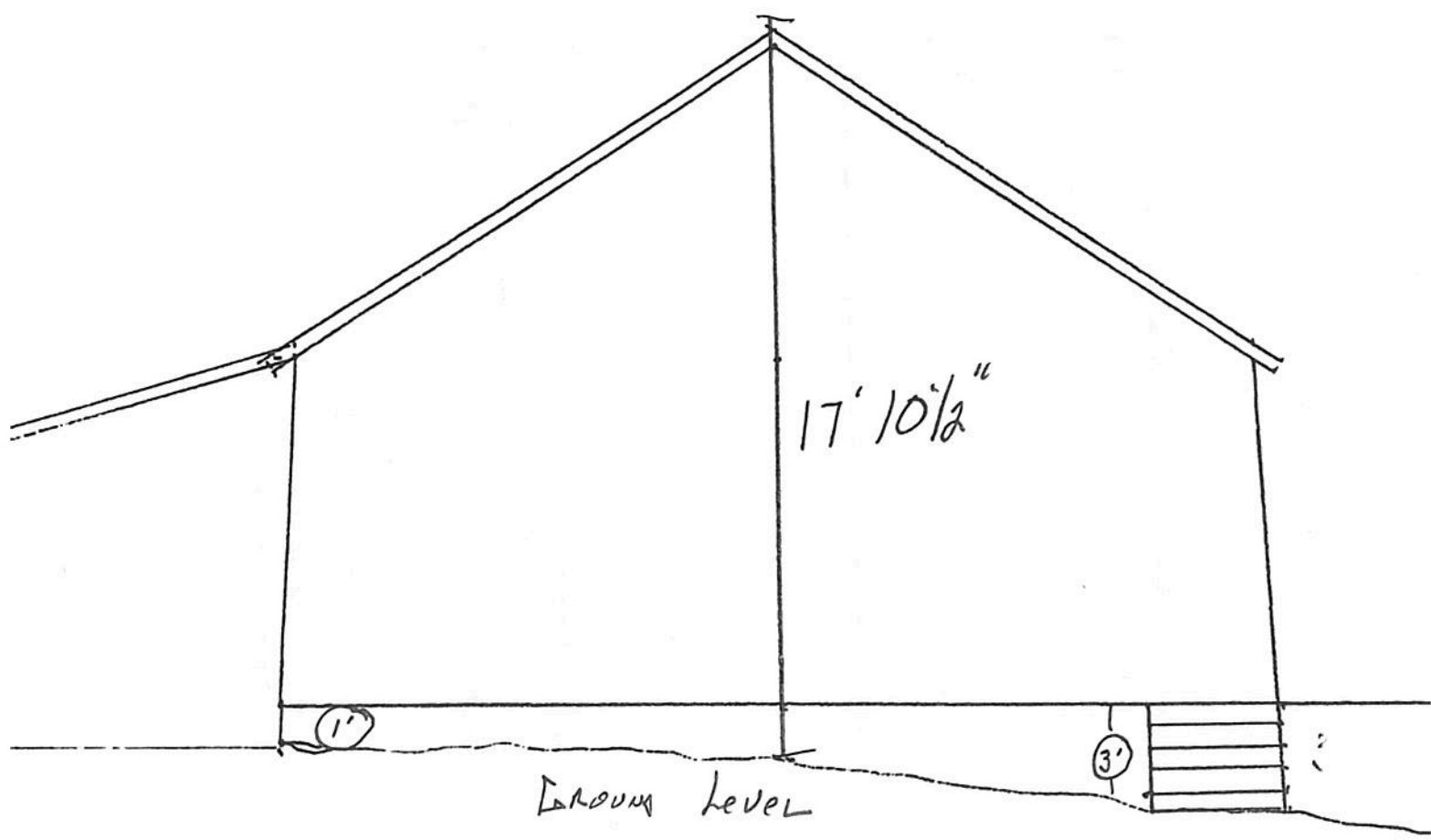
Existing North Ridge to Ground 16' 9"

Existing South Ridge 17' 10 1/2" to Ground

Proposed Height not to exceed 3 additional feet AGL

(I)

AGL
SOUTH ELEVATION



ROAD ←

Above Ground Level (AGL)

SOUTH ELEVATION

→ WATER

Existing: From 1' to 3' AGL

Proposed: Not to exceed from 4' to 6' AGL

(J)
(K)

114-005
PRIEST
PARKING

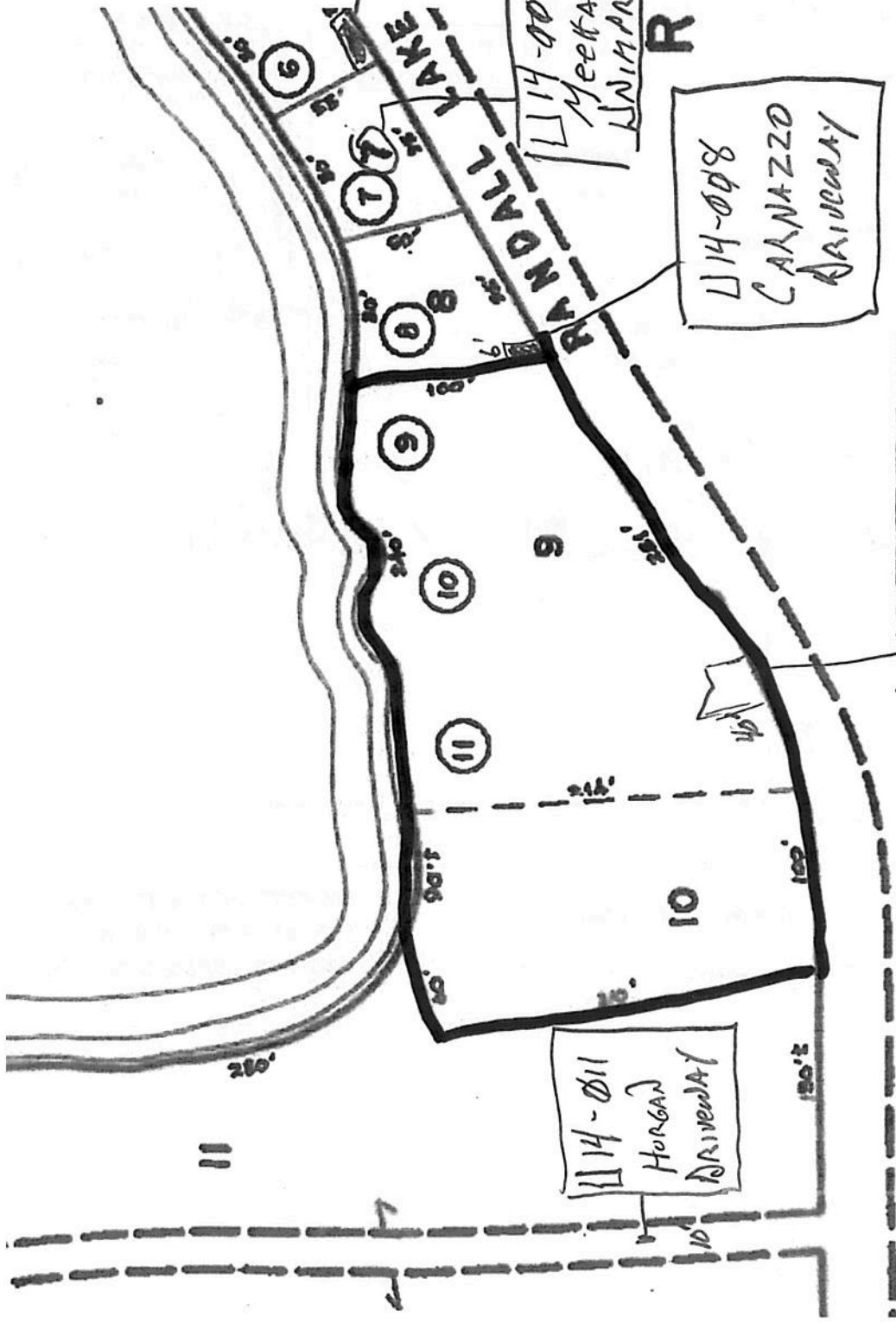
114-007
Meekhan
UNIMPROVED

R

114-008
CARNAZZO
DRIVEWAY

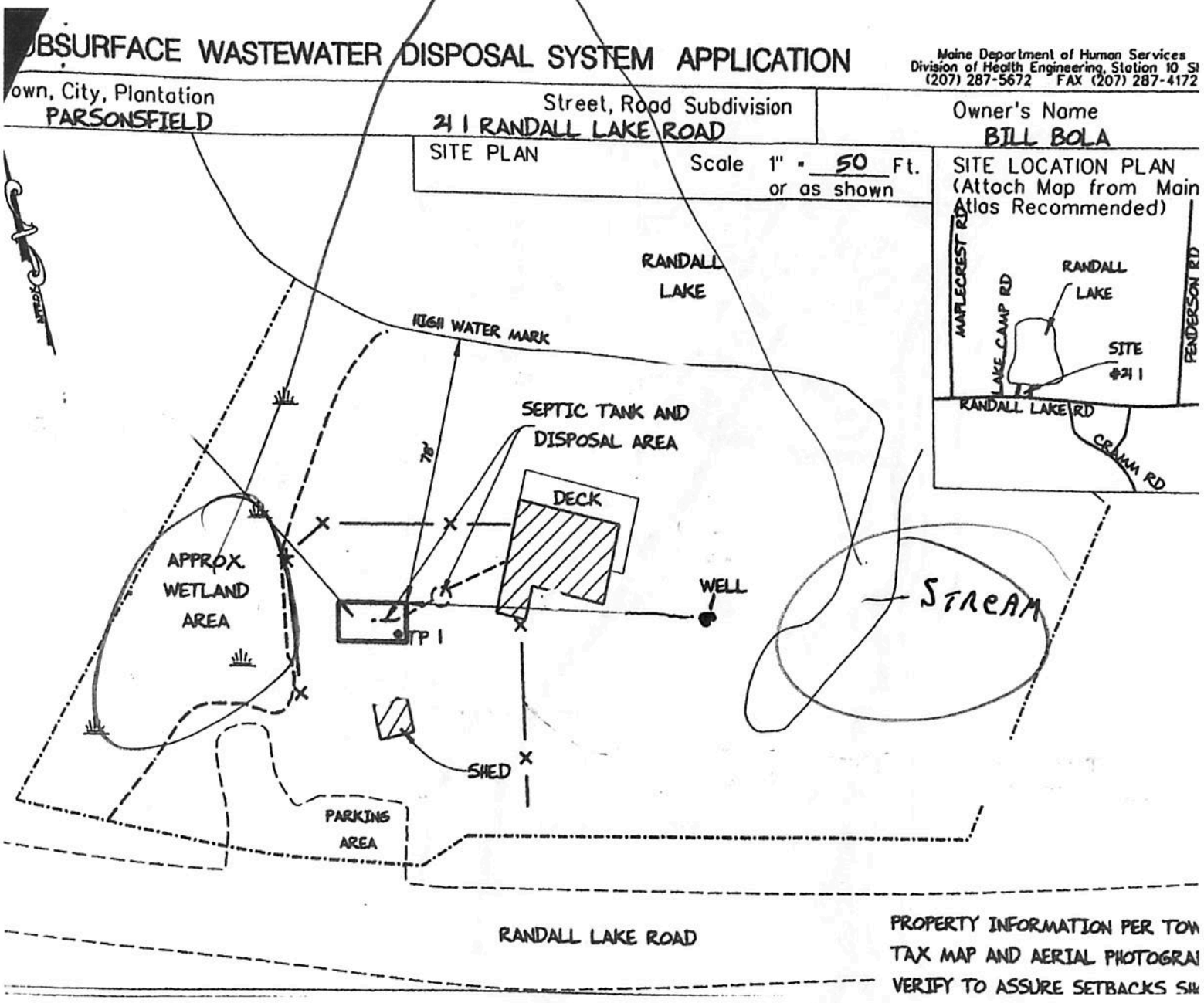
114-009
BOLA
DRIVEWAY

114-011
HORGAN
DRIVEWAY



(L)

ALL FEATURES TO BE RETAINED; NO NEW LANDSCAPING PLANNED - NO IMPACT TO EXISTING



PROPERTY INFORMATION PER TOWN TAX MAP AND AERIAL PHOTOGRAPH - VERIFY TO ASSURE SETBACKS SHOWN

(N)

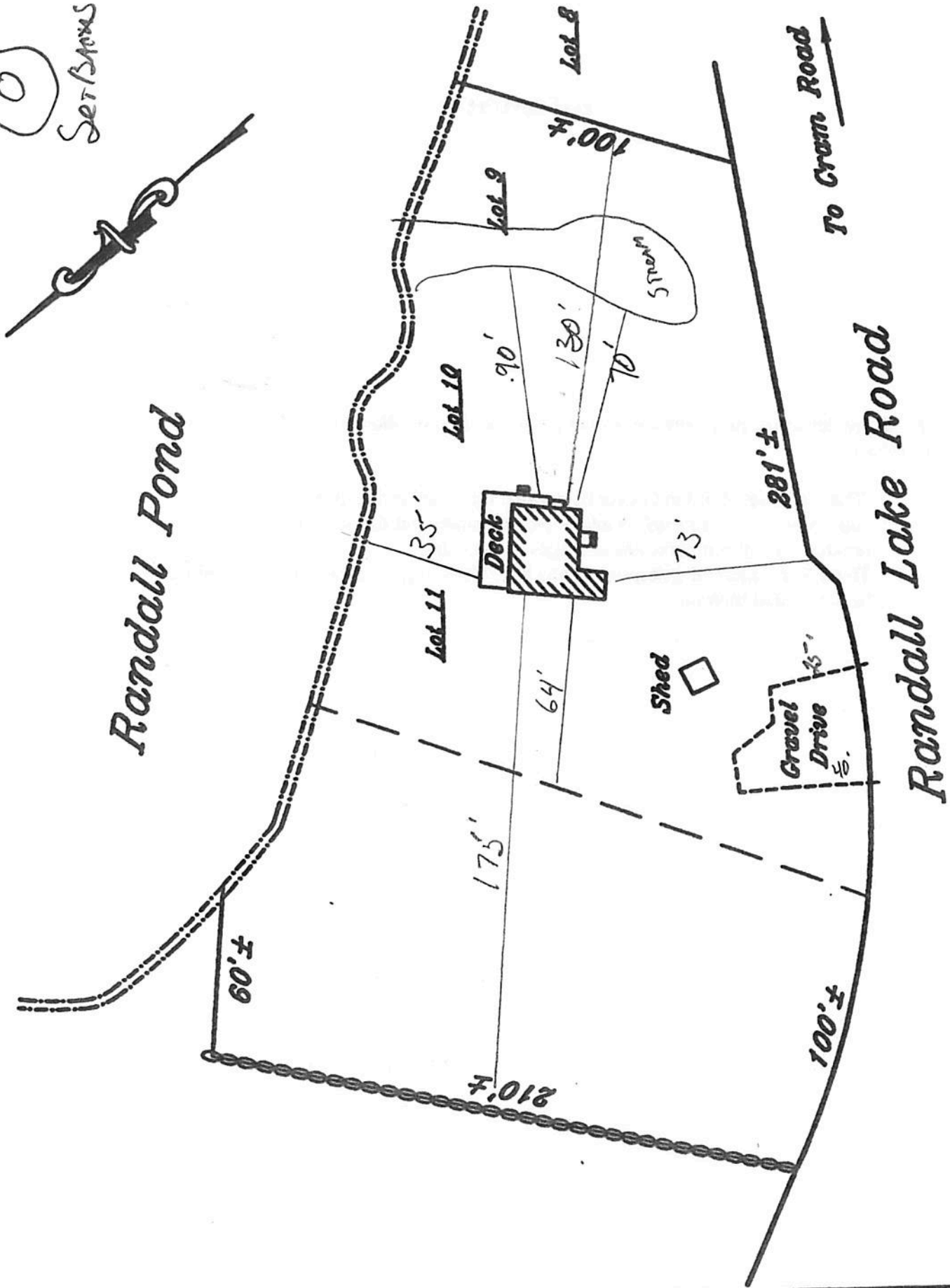
Deed Restrictions

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.....

SETBACKS

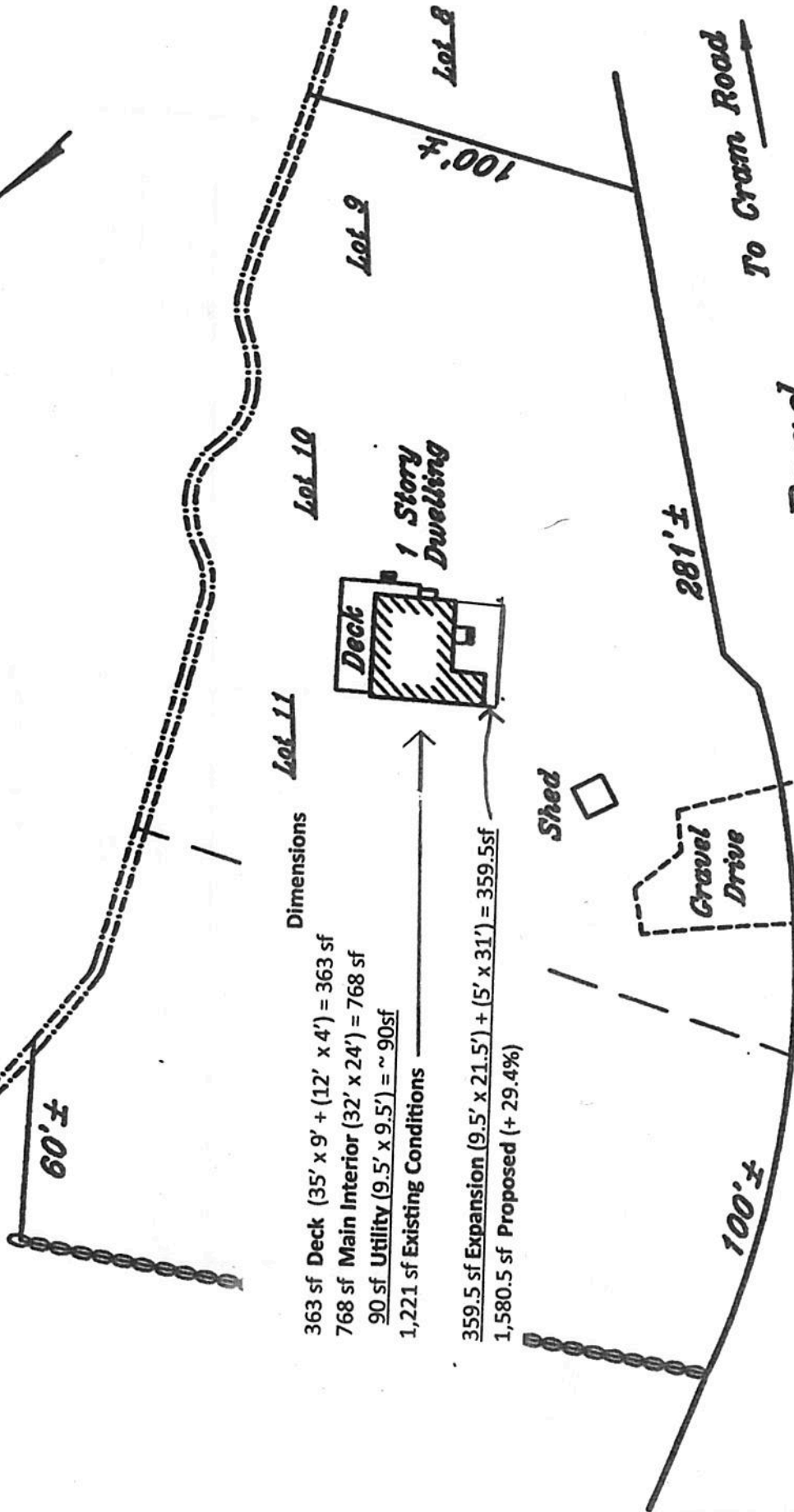


11 MAY 1982

DUALLEIN ANNEXES TO PRE-DATE ZONING.



Randall Pond



Dimensions

363 sf Deck (35' x 9' + (12' x 4')) = 363 sf
 768 sf Main Interior (32' x 24') = 768 sf
 90 sf Utility (9.5' x 9.5') = ~ 90sf
 1,221 sf Existing Conditions

359.5 sf Expansion (9.5' x 21.5') + (5' x 31') = 359.5sf
 1,580.5 sf Proposed (+ 29.4%)

Randall Lake Road

To Gram Road

Dimensions conforms to pre-date zoning.

(P)

AGL

SOUTH ELEVATION

17' 10 1/2" AGL

(3')

Ground Level

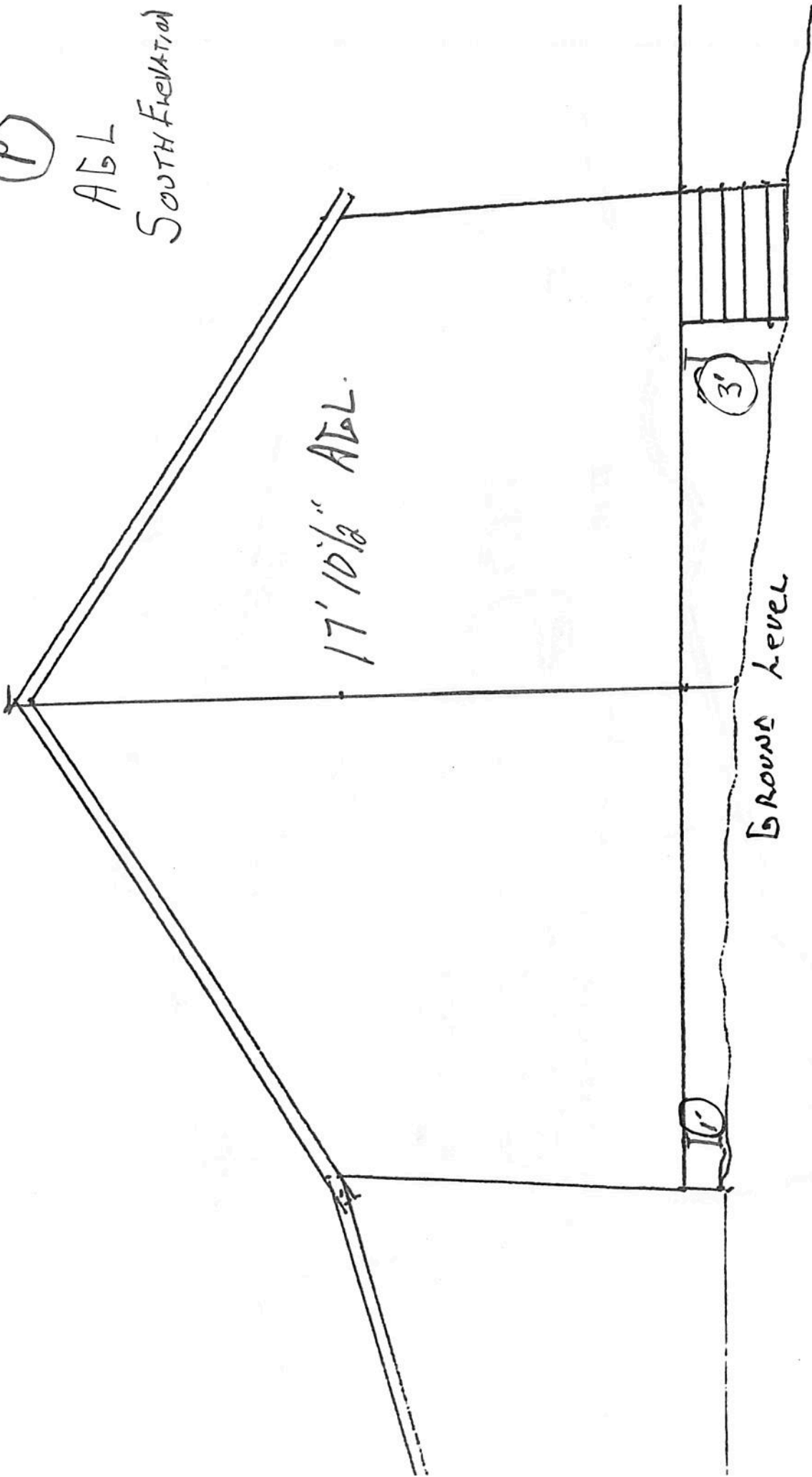
Above Ground Level
SOUTH ELEVATION

Existing: From 1' to 3' AGL

Proposed: Not to exceed from 4' to 6' AGL

← ROAD

→ WATER

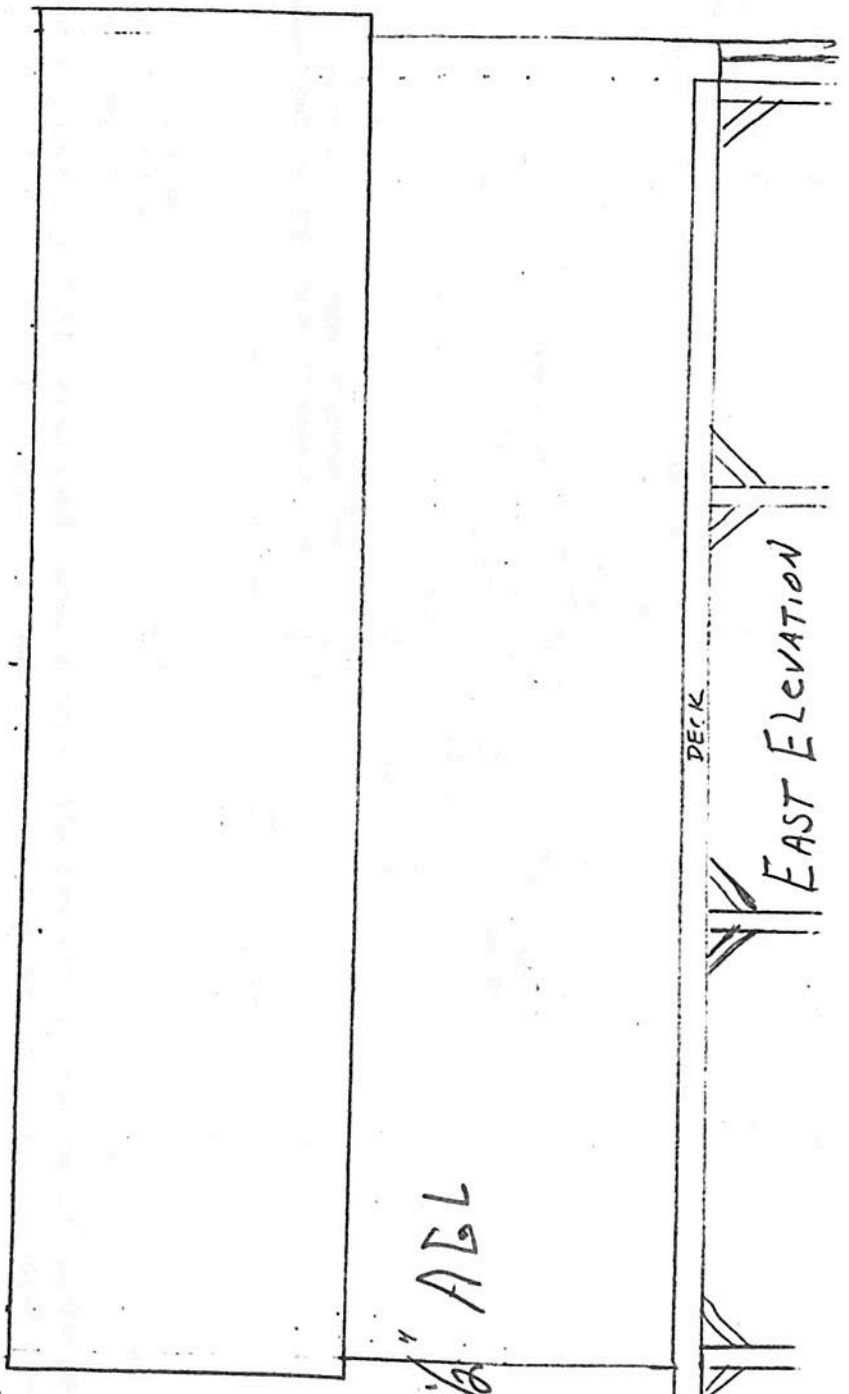


(P)

AGL
EAST ELEVATION

SOUTH

NORTH



17' 10 1/2" AGL

16' 9" AGL

DECK

EAST ELEVATION

Above Ground Level (AGL)

Existing North Ridge to Ground 16' 9"

Existing South Ridge 17' 10 1/2" to Ground

Proposed Height not to exceed 3 additional feet AGL

R

Water Supply and Wastewater

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation
PARSONSFIELD

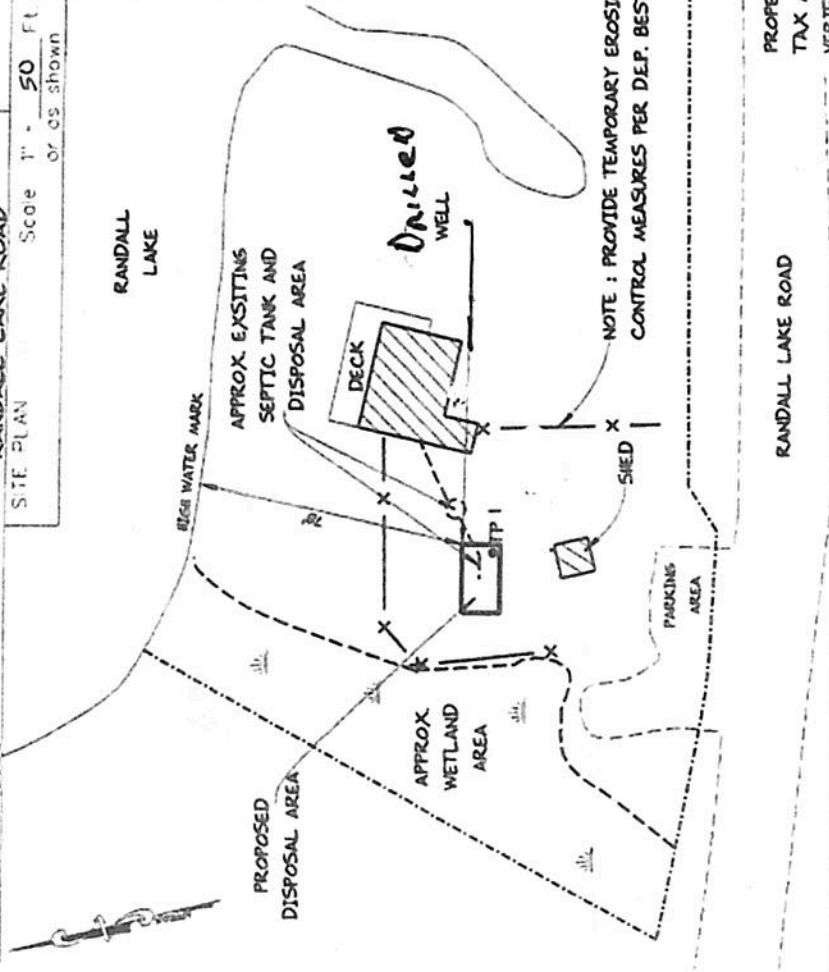
Street, Road Subdivision
211 RANDALL LAKE ROAD

SITE PLAN
Scale 1" = 50 Ft
or as shown

Maine Department of Human Services
Division of Health, Engineering, Station ID: 5415
1507.287-5672 FAX 1507.287-4172

Owner's Name
BILL BOLA

SITE LOCATION PLAN
(Attach Map from Maine
Atlas Recommended)



NOTE: PROVIDE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES PER DEP. BEST MANAGEMENT PRACTICES

PROPERTY INFORMATION PER TOWN
TAX MAP AND AERIAL PHOTOGRAPH
VELOCITY TO ASSURE SETBACKS SHOWN

RANDALL LAKE ROAD

Waste Water Disposal: New System installed 2017, approved by David F. Bower 08.14.2017. Designed for 2 Bedrooms @ 90 gallons per day each. Existing building has only 1 Bedroom. Full design and approval available.

Water Supply New well drilled by Western Maine Water on 10.31.2019. Well is 445' deep. :

(5)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10 SHS
(207) 287-5672 FAX (207) 287-4172

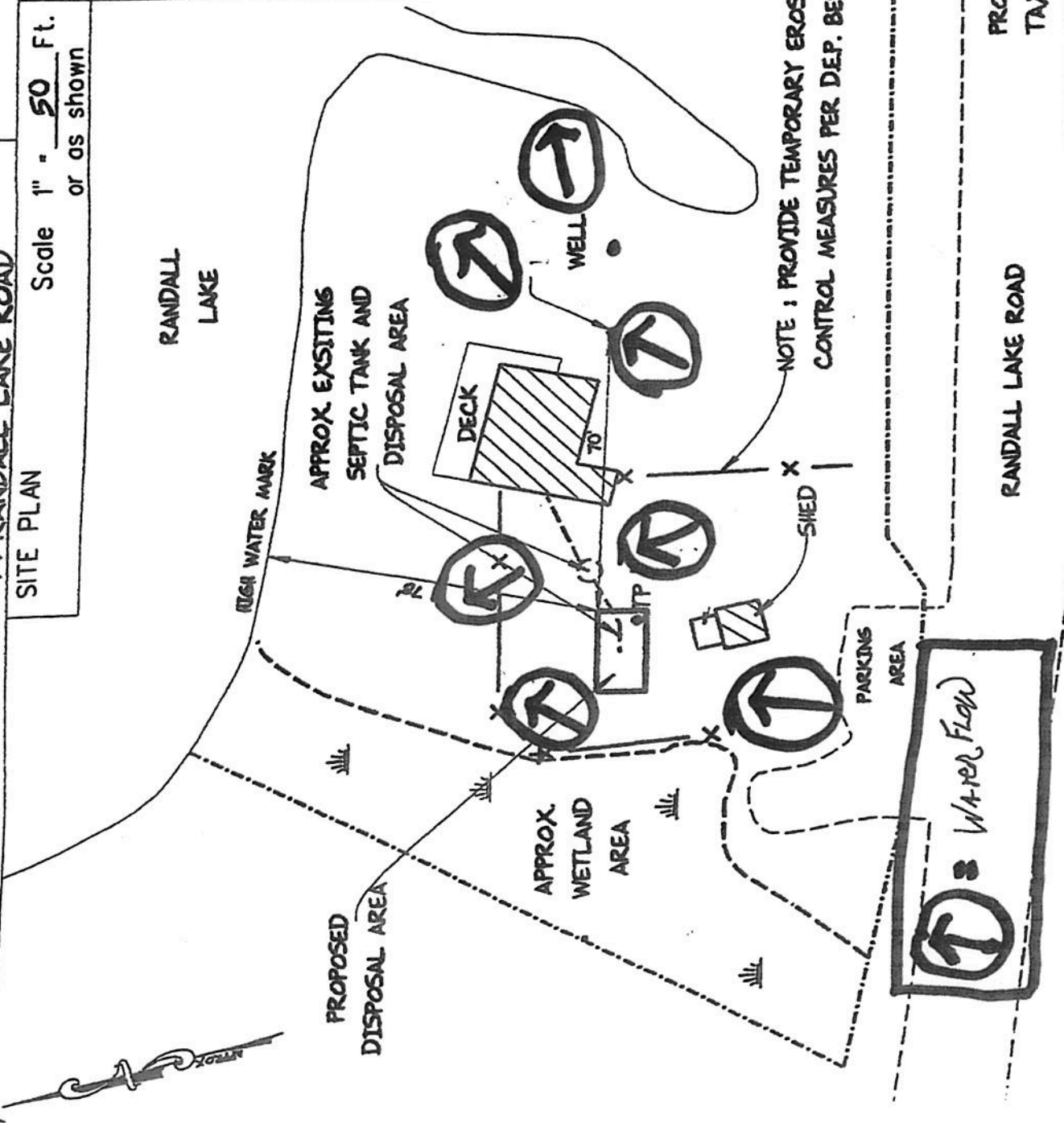
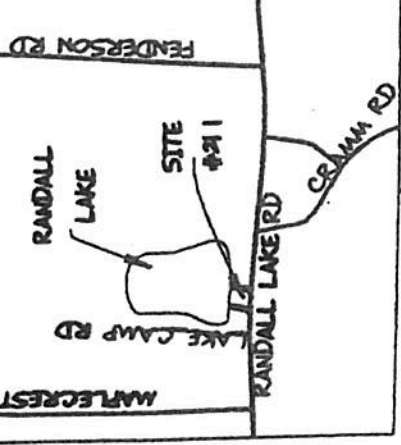
own, City, Plantation
PARSONSFIELD

Street, Road Subdivision
211 RANDALL LAKE ROAD

Owner's Name
BILL BOLA

SITE PLAN
Scale 1" = 50 Ft.
or as shown

SITE LOCATION PLAN
(Attach Map from Maine
Atlas Recommended)



NOTE: PROVIDE TEMPORARY EROSION AND SEDIMENT
CONTROL MEASURES PER DEP. BEST MANAGEMENT PRACTICES

RANDALL LAKE ROAD

PROPERTY INFORMATION PER TOWN
TAX MAP AND AERIAL PHOTOGRAPH
VERIFY TO ASSURE SETBACKS SHOWN



