

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: 12-10-24 

Date Received and Paid for at Clerk's Office: R Roy 12-10-24

Date Received by Planning Board Administrative Assistant: 12/26/2024

Planning Board Administrative Assistant Signature: 

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

Sugar N Spice Bakery, LLC
PO BOX 774
Parsonsfield, ME

Telephone: _____

Telephone: 207-625-4519
or 603-986-0814

Applicant's 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 32 Federal Rd. Parsonsfield, ME

Tax Map# U4 **Lot#** 8 **Zoning District:** _____

Acreage of subject parcel: .50A

Current Use of Property office space-retail insurance
in recent years

Proposed Use of Property General retail space, bakery-
cafe with seating (up to 55 seats)

Previous Approvals: List all previous uses, variances or special conditions associated with this property. Chalmers Insurance office, lawyer

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)

Change of Use Application
Sugar N Spice Bakery, LLC
Ciaran and Robert Hatch

General Submission Information

a) - d) See enclosed

e) N/A- No plans are being submitted at this time. We purchased 32 Federal Road on September 13, 2023 with the intent of moving the bakery from 28 Federal Rd. to 32 Federal Rd. We do not have an architect or engineer because there is already an existing building.

Existing Conditions

f) No property is being developed at this time

g) See enclosed

h) Mill Street is included in the property and Route 25 (Federal Road) is on the front side of the property

i) The building is 54 ft x 45 ft 7 in x 46.5 ft x 48 ft. (See Drawing)

j) The parking lot is located on the easterly side of the building and is approximately 60 ft. x 89 ft. There are 2 walkways that are approximately 24 in wide and 13 ft. long from the sidewalk to the doors of the building facing Federal Rd.

k) Rt 25 (Federal Road) is located on the front side of the property, 110 ft. to the east of the property's parking area there is a residential driveway for 34 Federal Rd., 180 ft. away to the east is 36 Federal Rd. 39 ft. to the west is Wadleigh St. on the opposite side of Route 25. The driveway for Village Variety is 83 ft. to the west on the opposite side of Route 25. 147 ft away to the west is the parking lot/entrance for 28 Federal Rd. (Current location of the bakery/retail use)

l) There is a small stand of trees in the back Northeast corner of the property with no more than 8 trees. There are 2 trees on the east side of the property on the edge of the parking lot.

m) The sign will be located where the current insurance agency sign is on the front lawn of the building. There is currently a brick planter that is approximately 5 ft. x 20 in. wide and 36 in. tall. We plan to place a sign that will fit above the planter on a bracket. We plan to use our current sign that is 42 inches in diameter.

n) Mill Street (approximately 15 ft x 120 ft) on the westerly side of the building has a right of way that was deeded to the Robinson Manufacturing Company for the purpose of maintaining, repairing and using, as appurtenant to the premises conveyed to it, all sewer mains and pipes, steam mains and pipes, water mains and pipes, hydrants, electric poles, wires, cables and conduits, both overhead and underground, as may be situated upon or beneath the surface of such said land. (see Quitclaim Deed page 2)

Proposed Development Activity

o) No building/proposed development- footprint will remain the same

p) No proposed building at this time

q) No new driveways, parking, loading, or walkways are being built. Current ones will remain and be utilized

r) See enclosed septic plan

- s) No change- no new construction at this time
- t) The sign will be located where the current insurance agency sign is on the front lawn of the building. There is currently a brick planter that is approximately 5 ft. x 20 in. wide and 36 in. tall. We plan to place a sign that will fit above the planter on a bracket. We plan to use our current sign that is 42 inches in diameter.
- u) We plan to utilize the lights that are currently on the building next to the entry doors on the front of the building. We will also need a light on the right side of the building for the parking area that is already in place. We do not plan to add light posts on the property. We plan to illuminate our sign for better visibility.
- v) No new landscaping is proposed. There is currently a small lawn in front of the building. That will remain.
- w) No applications/permits have been issued. We will have to apply for a food license from the state when we have the interior work complete. (Building permit will be obtained from the town after the change of use is approved)
- x) No exterior construction is planned- we plan on doing interior renovations as stated above.

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
- 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
- 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"

T/S \$1298
DLN# 1002340248932

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED Bk 19311 PG 847
Instr # 2023028889
09/14/2023 10:30:16 AM
Pages 3 YORK CO

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS that 32 OSSIPEE TRAIL, LLC, a Maine limited liability company, with a mailing address of P.O. Box 189, Bridgton, ME 04009, for consideration paid, grants to SUGAR N SPICE BAKERY, LLC., a Maine limited liability company, with a mailing address of P.O. Box 774, Parsonsfield, ME 04047, with Quitclaim Covenant, the land with any buildings thereon in the Town of Parsonsfield, County of York, State of Maine, bounded and described as follows:

A certain lot or parcel of land, together with the buildings thereon situate in the Village of Kezar Falls, Town of Parsonsfield, York County, Maine, on the northerly side of Federal Road, also known as Route 25, therein bounded and described as follows:

Beginning at an iron pipe set in the ground on the Northerly side of the sidewalk running parallel with said Federal Road, said point of beginning being the Southwesterly corner of the parcel herein conveyed and the Southeasterly corner of land now or formerly of Philip E. Lovejoy as conveyed by Kezar Sales Corporation by deed dated September 13, 1968, recorded in the York County Registry of Deeds, Book 1831, Page 519; thence Northerly by land now or formerly of said Lovejoy a distance of 97 feet to a fence and land conveyed by said Kezar Sales Corporation to Robinson Manufacturing Company by deed dated September 1, 1961, recorded in said Registry, Book 1476, Page 78; thence North 68 degrees 43' East by land now or formerly of said Robinson a distance of 62 feet, more or less, to a stake set for a corner; thence North 9 degrees 30' East by land now or formerly of said Robinson a distance of 19.75 feet to a stake set for a corner; thence North 88 degrees 54' East by land now or formerly of said Robinson a distance of 112 feet, more or less, to land conveyed by William H. Taylor to Lula M. Marston et al. by deed dated September 7, 1935, recorded in said Registry, Book 871, Page 328; thence Southerly by land now or formerly of said Marston to the Northerly side of the sidewalk aforesaid and the Westerly end of a concrete retaining wall; thence Westerly by said sidewalk a distance of 160 feet, more or less, to the iron pipe and point of beginning.

Maine R.E. Transfer Tax Paid

Together with any and all rights the grantor may have in and to land Southerly of the last named bound lying between it and Federal Road.

The property above described is a composite of the remaining portion of two parcels, one being the tenth parcel in the deed of The Kezar Falls Woolen Manufacturing Company to The Kezar Falls Woolen Company dated July 10, 1905, recorded in the above Registry in Book 548, Page 472, and the other being the same conveyed to Kezar Falls Woolen Company by deed of Allen F. Garner et al., dated October 8, 1958, recorded in said Registry of Deeds in Book 1402, Page 59, and by deed of Allen F. Garner et al., Trustees under the Will of William A. Garner, dated October 8, 1958, recorded in said Registry of Deeds in Book 1397, Page 531.

Subject to a right of way known as Mill Street lying between the first course and the Westerly side of the buildings located on the parcel above described.

The property above described is subject to the rights of Robinson Manufacturing Company to enter in and upon so much of said land as may be necessary for the purpose of maintaining, repairing and using, as appurtenant to the premises conveyed to it, all sewer mains and pipes, steam mains and pipes, water mains and pipes, hydrants, electric poles, wires, cables and conduits, both overhead and underground, as may be situated upon or beneath the surface of such said land; provided, however, that said Robinson, its successors and assigns, shall, immediately following any such entry, repair and restore such land to at least as good condition as the same was in prior to any such entry.

Together with the right of the Grantee to enter in and upon so much of that portion of land now or formerly of said Robinson which lies westerly of the eleventh course and northerly of the twelfth course described in the deed to said Robinson as may be necessary for the purpose of maintaining and repairing the building situated easterly of said eleventh course and southerly of said twelfth course, and to enter in and upon so much of the land now or formerly of said Robinson as may be necessary for the purpose of maintaining, repairing and using, as appurtenant to land herein described, all sewer mains and pipes, steam mains and pipes, water mains and pipes, hydrants, electric poles, wires, cables and conduits, both overhead and underground, as may be situated upon or beneath the surface of land now or formerly of said Robinson; provided, however, that the Grantee, its successors and assigns, shall,

immediately following any such entry, repair and restore the above described premises to at least as good conditions as the same was prior to any such entry

Being the same premises conveyed to 32 Ossipee Trail, LLC by Warranty Deed from Philip E. Lovejoy dated August 19, 2014 and recorded in the York County Registry of Deeds in Book 16877, Page 292.

WITNESS the hand and seal of Scott B. Lovejoy, Member of 32 Ossipee Trail, LLC, thereunto duly authorized, this 13 day of ~~August~~, 2023.

September

32 OSS�PEE TRAIL, LLC

By: *Scott B. Lovejoy*
Scott B. Lovejoy, Member

Witness

STATE OF ~~MAINE~~ *New Hampshire*
COUNTY OF *Carroll*, ss.

September
August *13*, 2023

Personally appeared the above named, Scott B. Lovejoy, Member of 32 Ossipee Trail, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of 32 Ossipee Trail, LLC.

Before me,

Jodi L. Murphy

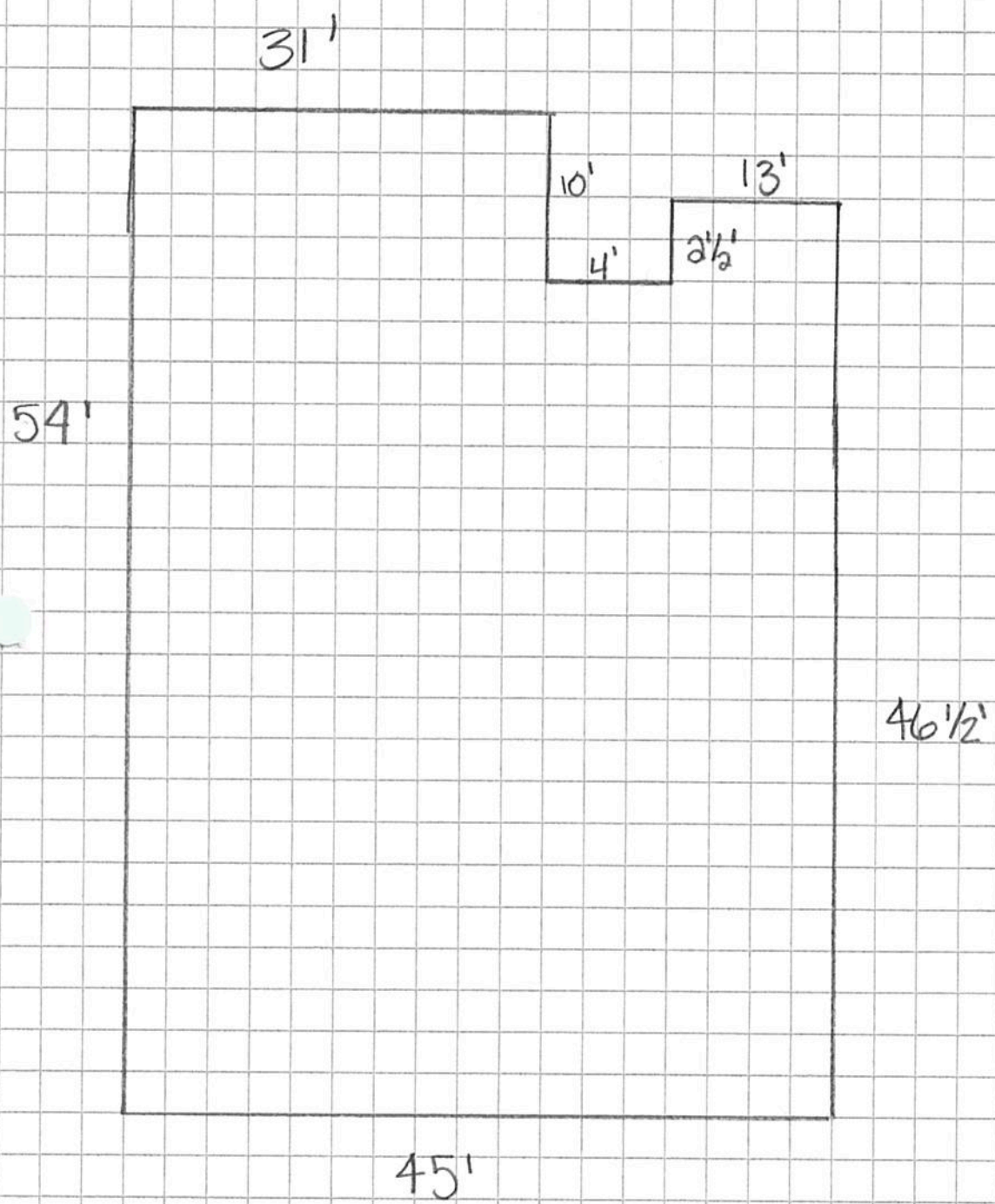
Notary Public/Attorney At Law

Printed Name: *Jodi L. Murphy*

My Commission Expires: *May 19 2026*



32 Federal Rd.
FOOTPRINT



32 Federal Rd



Kezar Falls
Circulating Lib



Real Estate

Account	Card	Name	Location	Map/Lot
00488	001	EAGLE CREEK RENEWABLE	10 FEDERAL RD	U04-001
01177	001	KEZAR FALLS MILLWORX/LLC	FEDERAL RD	U04-002
00055	001	STANLEY BUILDING, LLC, THE	18 FEDERAL RD	U04-003
01097	001	GILPATRICK, DAVID L	20 FEDERAL RD	U04-004
01302	001	JIANG, RICHARD Z	24 FEDERAL RD	U04-005
01301	001	JIANG, RICHARD Z	28 FEDERAL RD	U04-006
01178	001	KEZAR FALLS MILLWORX LLC	10 MILL ST	U04-007
00849	001	32 OSSIPEE TRAIL LLC	32 FEDERAL RD	U04-008
01128	001	MASON, APRIL L	34 FEDERAL RD	U04-009
01498	001	WRIGHT, DAVID W	36 FEDERAL RD	U04-010
00682	001	OSSIPEE LANDING LLC	40 FEDERAL RD	U04-011
00413	001	VANIA, BENAY C	42 FEDERAL RD	U04-012
01250	001	SETTEL, TERESA	48 FEDERAL RD	U04-013
00514	001	PIRINI, MICHAEL G	54 FEDERAL RD	U04-014
00344	001	DESJARDINS, DAVID C	56 FEDERAL RD	U04-014-A
01554	001	VICTOR NEWBURY LIMITED	62 FEDERAL RD	U04-015
01476	001	SHAW, ANDREW	14 STEVART ST	U04-016
01478	001	SHAW, ELLEN M	20 STEVART ST	U04-016-001
00515	001	GARDNER, DENNIS E	26 STEVART ST	U04-016-002
01496	001	WING, JOHN D	69 FEDERAL RD	U04-017
01389	001	THERIAULT, RANDY S	61 FEDERAL RD	U04-018
01233	001	GROSS, MARJORIE E	57 FEDERAL RD	U04-019
00516	001	MILLS, NATHAN P	51 FEDERAL RD	U04-020
01058	001	PACKARD, HARRIET B &	47 FEDERAL RD	U04-021
00208	001	BERGERON, ROBERT J	41 FEDERAL RD	U04-022
00796	001	MCNURROUGH, FRANCIS E	35 FEDERAL RD	U04-023
01179	001	CROTEAU, LESLIE	FEDERAL RD	U04-025
01004	001	CROTEAU, LESLIE M	31 FEDERAL RD	U04-026
01549	001	KEZAR FALLS LIBRARY	2 WADLEIGH ST	U04-027
00714	001	ROUSH, CHRISTINA C	8 WADLEIGH ST	U04-028
00511	001	JORDAN, HAROLD K	12 WADLEIGH ST	U04-029
00812	001	LIBBY, ROSE MARIE	16 WADLEIGH ST	U04-030
00579	001	PETTTI, JENNIFER MARTEL	24 WADLEIGH ST	U04-031
00578	001	MILLER, SHAWN	32 WADLEIGH ST	U04-032
00170	001	BUZIKOWSKI, MATTHEW	36 WADLEIGH ST	U04-033
00241	001	KENNEDY, ELLEN	46 WADLEIGH ST	U04-034
01173	001	CROSS, PAMELA	54 WADLEIGH ST	U04-035
00836	001	GEYER, CHARLES F	WADLEIGH ST	U04-036
00835	001	HANSEN, LOGAN R	17 WADLEIGH ST	U04-036-001
01201	001	DAY, AUSAASHIA	15 WADLEIGH ST	U04-037-A
00735	001	VILLAGE VARIETY LLC	13 WADLEIGH ST	U04-038
00026	001	VILLAGE VARIETY, LLC	27 FEDERAL RD	U04-040
00512	001	VILLAGE VARIETY, LLC	25 FEDERAL RD	U04-041
00354	001	CORMIER, PETER	23 FEDERAL RD	U04-042
01545	001	PARSONSFIELD, TOWN OF	FEDERAL RD	U04-043
01432	001	KEZAR FALLS MAIL, LLC	15 FEDERAL RD	U04-044
00068	001	BELL ATLANTIC CORP	17 FEDERAL RD	U04-044-001
00837	001	LOMBARD, PATRICIA A	SUNNYDALE LN	U04-044-A
00325	001	FLORENZ, MATHIAS J	6 ELM ST	U04-045

Real Estate

Account	Card	Name	Location	Map/Lot
00363	001	DOOLEY, GARRY L	10 ELM ST	U04-046
01130	001	PATNAUDE, RICHARD L	14 ELM ST	U04-047
01472	001	DEHMER, ROBERT D	2 SUNNYDALE LN	U04-048
00795	001	HYNES, AMANDA R	4 SUNNYDALE LN	U04-049
00960	001	CAMPBELL, DAVID J	8 SUNNYDALE LN	U04-050
01353	001	CONTRENI, DANIEL	16 FOX AVE	U04-051
00838	001	LOMBARD, PATRICIA A	20 FOX AVE	U04-052
00071	001	BENVIE, JAMES	22 FOX AVE	U04-053
01468	001	PLUMMER, PATRICK A	19 SUNNYDALE LN	U04-054
01270	001	HORN, JAIME	20 ELM ST	U04-055
00624	001	HARE, CHRISTINE A	28 ELM ST	U04-056
00296	001	WINSLOW, CALEB	27 ELM ST	U04-057
00884	001	ISGRO, JENNIE	23 ELM ST	U04-058
01094	001	VAN DER RIET, GREGORY A	21 ELM ST	U04-059
00953	001	MITCHELL, DONALD	17 ELM ST	U04-060
01294	001	HANSCOM, JAMES	13 ELM ST	U04-061
00959	001	MONTGOMERY, ARTHUR E	9 ELM ST	U04-061
00319	001	FLORENZ, MATHIAS J	9 ELM ST	U04-062
00651	001	ELLIOTT, LUCAS W	ELM ST	U04-063
01205	001	LORING, WILLIAM E	5 SUNNYDALE LN	U04-065
				U04-066



100 feet Abutters List Report

Porter, ME
June 03, 2024

Subject Property:

Parcel Number: U01-025
CAMA Number: U01-025
Property Address: RIDLON LN

Mailing Address: R2 HOLDINGS, LLC
434 MAIN STREET
LOVELL, ME 04051

Abutters:

Parcel Number: U01-016
CAMA Number: U01-016
Property Address: 33 RIVER ST

Mailing Address: SIMPSON, STEVEN H SIMPSON,
BEVERLY J
P O BOX 282
PARSONSFIELD, ME 04047

Parcel Number: U01-017
CAMA Number: U01-017
Property Address: 33 RIVER ST

Mailing Address: SIMPSON, STEVEN H SIMPSON,
BEVERLY J
P O BOX 282
PARSONSFIELD, ME 04047

Parcel Number: U01-018
CAMA Number: U01-018
Property Address: 2527 RIVER STREET

Mailing Address: CALL PROPERTIES, LLC
200 MAPLE ST
CORNISH, ME 04020

Parcel Number: U01-019
CAMA Number: U01-019
Property Address: 23 RIVER ST

Mailing Address: GOODWIN, MELTON
7 First County Road
Porter, ME 04068

Parcel Number: U01-020
CAMA Number: U01-020
Property Address: 19 RIVER ST

Mailing Address: VALLEY, LAUREL A
19 RIVER STREET
PORTER, ME 04068

Parcel Number: U01-021
CAMA Number: U01-021
Property Address: 15 RIVER ST.

Mailing Address: SMITH, CHRISTOPHER J
PO BOX 336
PARSONSFIELD, ME 04047

Parcel Number: U01-022
CAMA Number: U01-022
Property Address: 13 RIVER ST.

Mailing Address: GAFFEY, JOHN H
13 RIVER ST
PORTER, ME 04068

Parcel Number: U01-023
CAMA Number: U01-023
Property Address: 5 BRIDGE ST

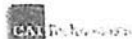
Mailing Address: R2 HOLDINGS, LLC
434 MAIN STREET
LOVELL, ME 04051

Parcel Number: U01-024
CAMA Number: U01-024
Property Address: 3 BRIDGE ST

Mailing Address: O'DONNELL, JOHN T
108 MASON ROAD
PORTER, ME 04068

Parcel Number: U01-026
CAMA Number: U01-026
Property Address: 34 RIDLON LANE

Mailing Address: SIMPSON, ALAN R CONNER, KATEY
P O BOX 534
PARSONSFIELD, ME 04047

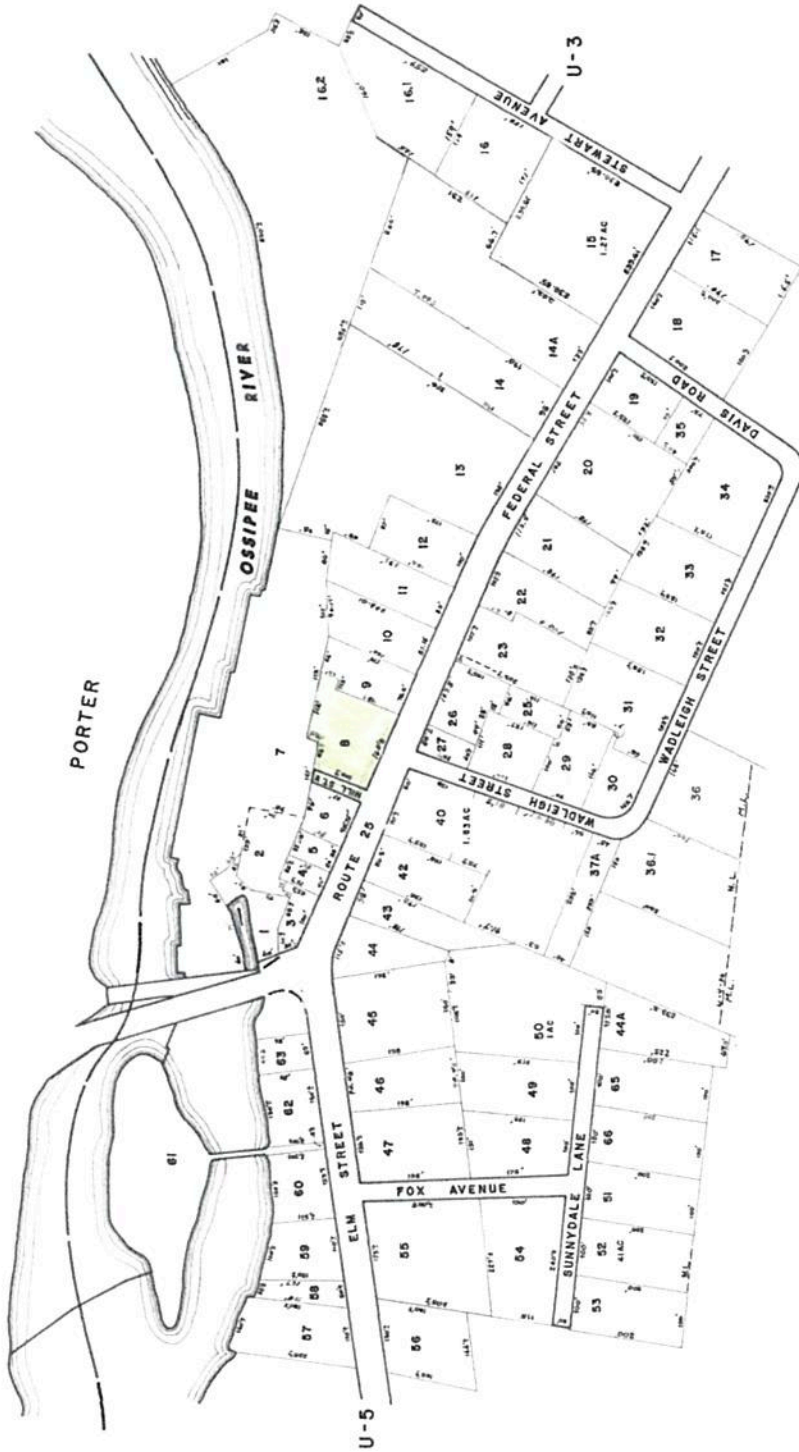


www.cai-tech.com

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6/3/2024

Page 1 of 2



FOR MEASUREMENT PURPOSES ONLY
NOT FOR PROPERTY CONTINGENCES

NO PARCEL 17, 24, 35, 39, 41

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

PROPERTY MAP
PARSONSFIELD, MAINE

0 100 200
SCALE IN FEET

U-4

R

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Parsonsfield

32 Federal Rd

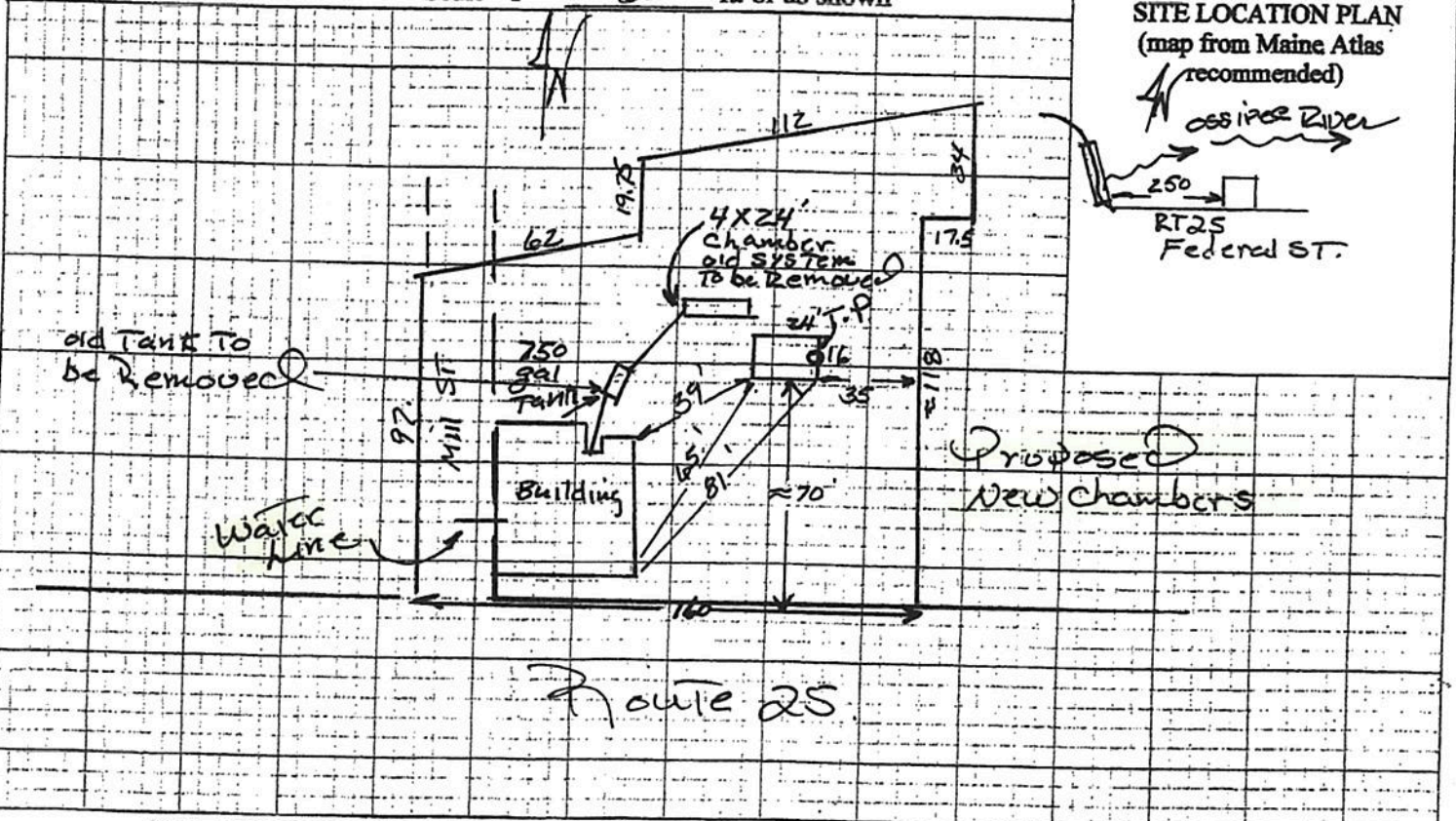
Robert Hatch

SITE PLAN

Scale 1" = 60 ft. or as shown

SITE LOCATION PLAN

(map from Maine Atlas recommended)



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

Observation Hole 1 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

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

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy loam fill	friable	Dark Brown 10YR3/3	
10				
20	Sandy loam			
30	gravelly hoamy sand	Loose	yell. Br 10YR5/6	
40	Large Rocks to 60"			None
50			1.8% yell. Br 2.5% 1/4"	1% 1/2" 10"

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification 4B Slope 0-1%
 Profile Condition
 Limiting Factor None Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Soil Classification Slope %
 Profile Condition
 Limiting Factor Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Kenneth Tucker
Site Evaluator Signature

73
SE #

12-11-23
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 115HS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	<u>Parsonsfield</u>	Town/City _____	Permit # _____
Street or Road	<u>32 Federal Rd.</u>	Date Permit Issued: <u> </u> / <u> </u> / <u> </u>	Fee: \$ _____ Double Fee Charged []
Subdivision, Lot #		_____	L.P.I. # _____
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	<u>Hatch Rob</u>	Fee: \$ _____ state min fee \$ _____	Locally adopted fee _____
Mailing Address of Owner/Applicant	<u>493 High St. Silver Lake</u>	Copy: [] Owner [] Town [] State	
Daytime Tel. #	<u>N.H. 03875</u>	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (2nd) date approved _____	

PERMIT INFORMATION		
TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: <u>Chambers</u> Year installed: <u>2014</u> <input checked="" type="checkbox"/> 3. Expanded System a. <25% Expansion b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: <u>Singular 960-150c</u> <input checked="" type="checkbox"/> 12. Miscellaneous Components <u>1000 gal grease trap</u>
SIZE OF PROPERTY <u>~ 19,600</u> SQ. FT. ACRES	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>Restaurant upto 55 seats</u> <u>plus insurance office - 4 people</u> Current Use: _____ Seasonal Year Round Undeveloped	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete a. Regular b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>3000</u> GAL. <u>Plus 1000 gal grease trap</u>	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <u>Concrete</u> a. cluster array c. Linear b. regular load d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>384</u> sq. ft. lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: a. multi-compartment tank b. _____ tanks in series c. increase in tank capacity <input checked="" type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW <u>385 gpd + 96 gpd = 481</u> gallons per day BASED ON: 1. Table 4A (dwelling unit(s)) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities <u>Paper service 55 seats</u> <u>55 seats x 7 gpd/seat = 385 gpd</u> 3. Section 4G (meter readings) <u>8 worker</u> ATTACH WATER METER DATA <u>128 gpd</u>
SOIL DATA & DESIGN CLASS PROFILE CONDITION <u>10' fill</u> <u>4/B</u> at Observation Hole # <u>1</u> Depth <u>60"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input checked="" type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> d <u>48</u> m <u>24</u> s Lon. <u>70</u> d <u>53</u> m <u>10</u> s if g.p.s, state margin of error: <u>±20 FT.</u>

SITE EVALUATOR STATEMENT		
I certify that on <u>12-11-23</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
<u>Kenneth Gardner</u> Site Evaluator Signature	<u>73</u> SE #	<u>12-11-23</u> Date
<u>Kenneth Gardner</u> Site Evaluator Name Printed	<u>205-6349</u> Telephone Number	_____ E-mail Address

Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Parsonsfield

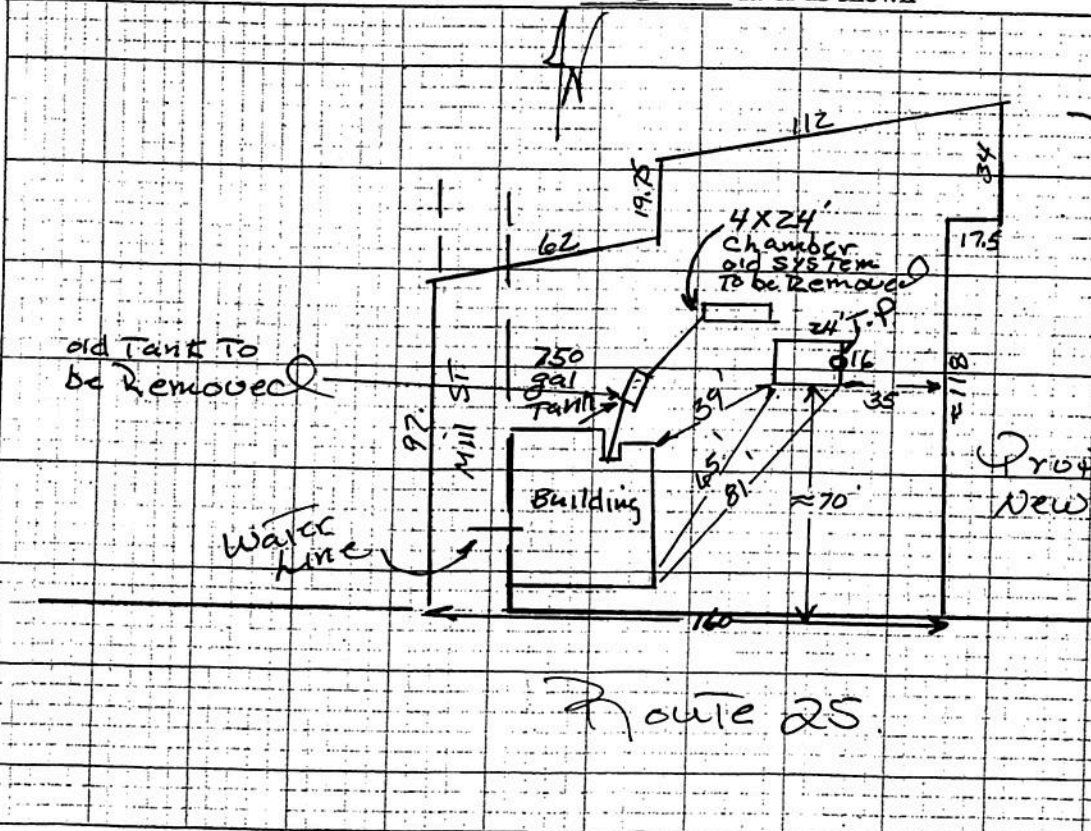
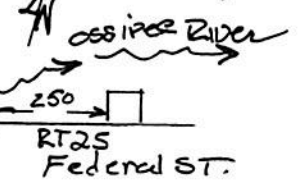
32 Federal Rd

Robert Hatch

SITE PLAN

Scale 1" = 60 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



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

Observation Hole 1 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10	Sandy loam fill	friable	Dark Brown 10YR2/3	
10-20	Sandy loam			
20-30	gravelly loamy sand	Loose	yell. Br 10YR5/6	
30-40	Large Rocks			
40-50	to 60"		light yell. Br 2.5Y4/4	None in 60"

Soil Classification 4B Slope 0-1%
 Profile 3 Condition None
 Limiting Factor None Ground Water Restrictive Layer Bedrock Pit Depth

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

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10				
10-20				
20-30				
30-40				
40-50				

Soil Classification _____ Slope _____ %
 Profile _____ Condition _____
 Limiting Factor _____ Ground Water Restrictive Layer Bedrock Pit Depth

Kenneth Tucker
 Site Evaluator Signature

73
 SE #

12-11-23
 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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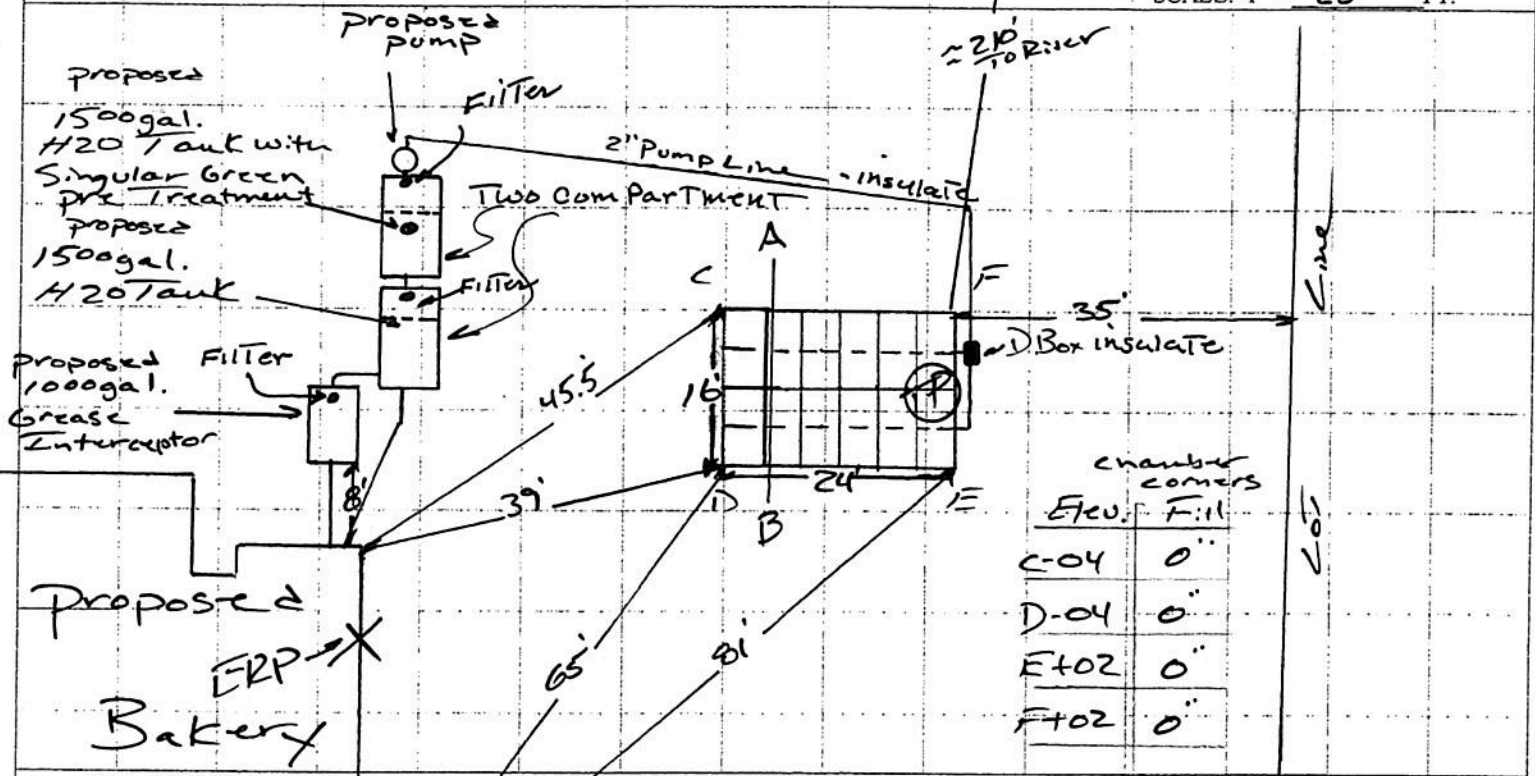
32 Federal Rd.

Rob Hatch

SUBSURFACE WASTEWATER DISPOSAL PLAN

0 _____

SCALE: 1" = 20 FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) 0"
 Depth of Fill (Downslope) 0"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation - 04"
 Top of Distribution Pipe or Proprietary Device - 16"
 Bottom of Disposal Area - 41"

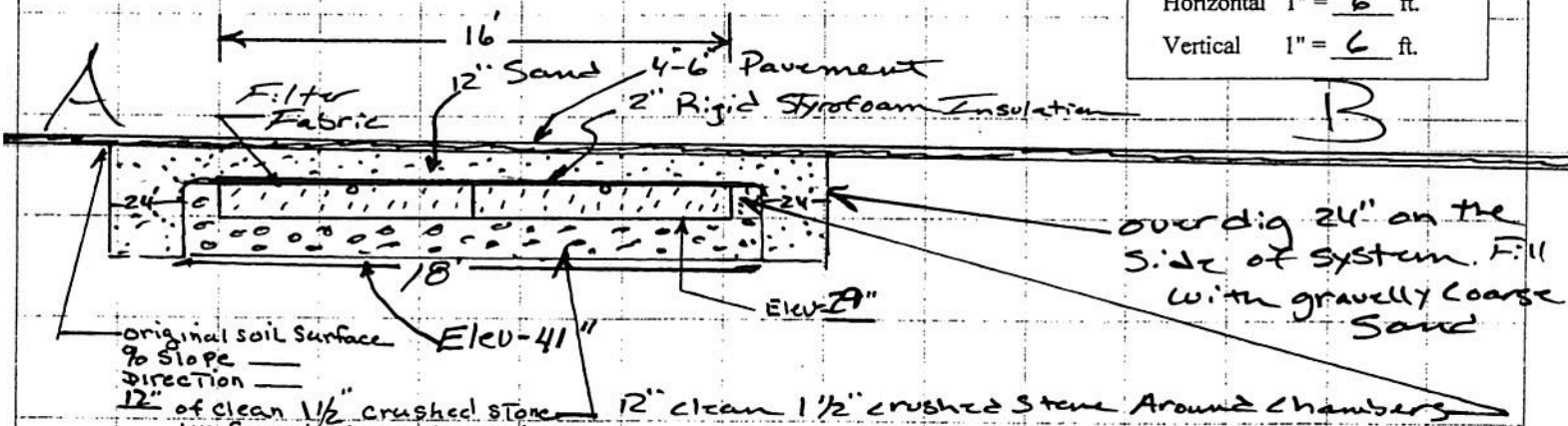
ELEVATION REFERENCE POINT

Location & Description: The Bottom of the Siding on Building is
 Reference Elevation: Elev. 0"

DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 6 ft.
 Vertical 1" = 6 ft.



- Place diversion ditch uphill of system as needed.
- When fill is required remove vegetation and scarify the surface
- Mix fill with original soil to a depth of 6" - transitional horizon
- Fill shall be gravelly coarse sand, 4-8% passing a #200 sieve
- Install Per The Rules
- insulate D. Box and pipe from the Tank.

Kevin Justice

23

12-11-23

Site Evaluator Signature

SE #

Date

Waste water Calculation

Robert Hatch.

32 Federal St. Parsonsfield Me

Restaurant and office workers.

$$\begin{array}{l} \text{Office workers} - 4 \text{ People} @ 12 \text{ gpd per Person} = 48 \text{ gpd} \\ \text{Restaurant workers } 4 \text{ People} @ 12 \text{ gpd per Person} = 48 \text{ gpd} \\ \hline 96 \text{ gpd} - \text{Total} \end{array}$$

$$96 \text{ gpd} \times 2.6 \frac{\text{sqft}}{\text{gpd}} = 249.6 \text{ sqft of Disposal area.}$$

(48 soil)

Restaurant - Paper service 55 seats @ 7 gpd per seat

$$55 \text{ seats} \times 7 \text{ gpd/seat} = 385 \text{ gal/day}$$

$$385 \text{ gal/day} \times 2.6 \frac{\text{sqft}}{\text{gpd}} = 1001 \text{ sqft of disposal area}$$
$$1001 \times \underline{\underline{1.8 \text{ Factor (Code)}}} = 1801.8 \text{ sqft of disposal area}$$

$$1802 \text{ sqft} + 249.6 \text{ sqft} = 2052 \text{ sqft of disposal area}$$

4' x 8' Concrete chamber = 64 sqft. of disposal area

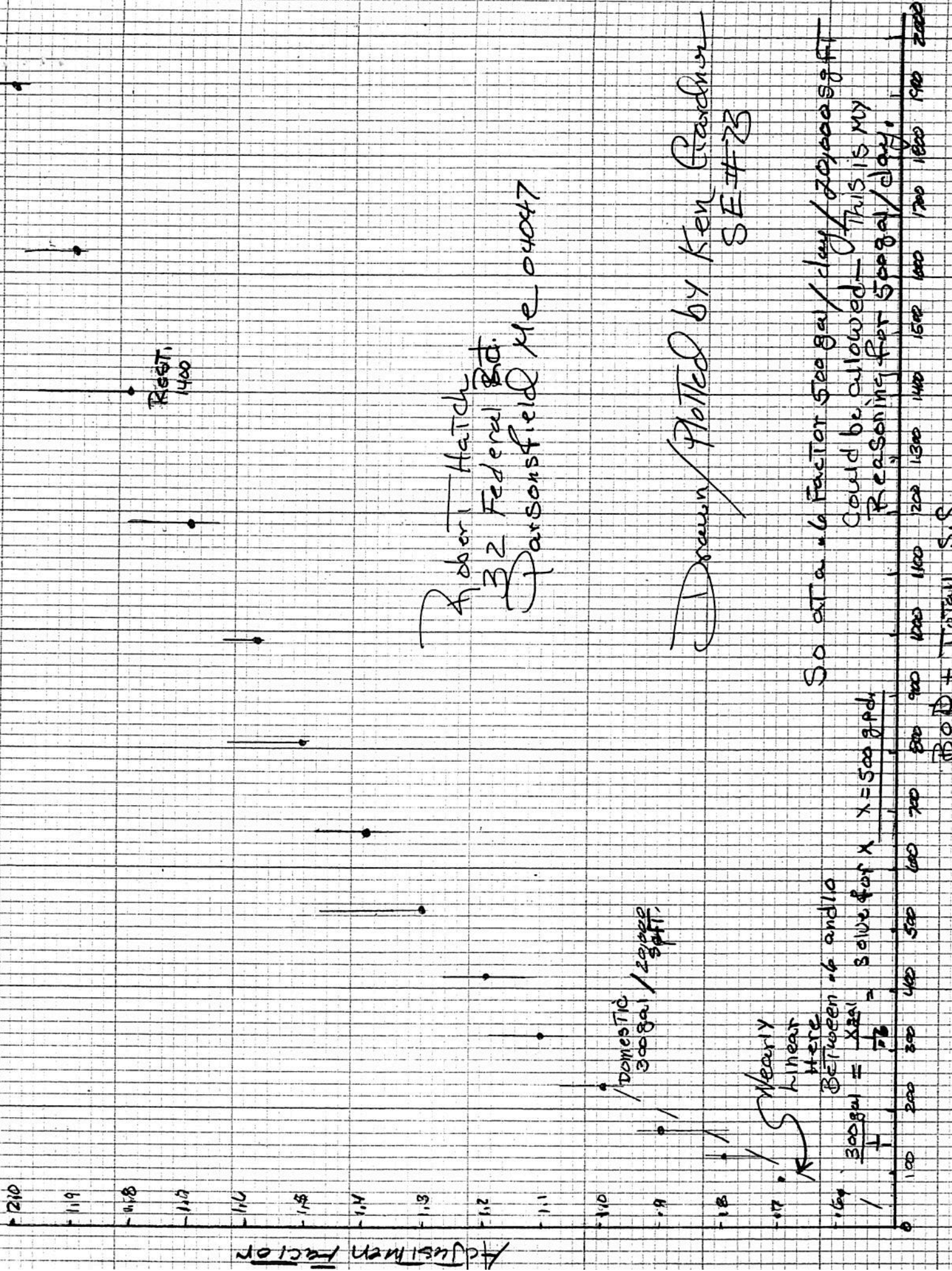
$$\frac{2052 \text{ sqft of disposal area}}{64 \text{ sqft/chamber}} = 32.06 \text{ Chambers.}$$

Singular unit Reduction of 75% BOD5 + TSS = 52

$$.25 \times 32.06 \text{ chambers} = 8.015 \text{ chambers} - 12 \text{ chambers are designed}$$

* The design is oversized by 4 chambers

Ken Gardner SE # 23



Robert Hatch
 32 Federal Bldg.
 Parsonsfield Me 04047

Drawn / Plotted by Ken Gardner
 SE#23

So extra 1.6 Factor 500 gal / day / 20,000 gpd
 Could be allowed - This is my Reasoning for 500 gal / day.
 BOLD + Total S.S.

Nearly linear here between 16 and 110

Solve for X = 500 gpd

Domestic 300 gal / 20,000 gpd

REST, 1400