

APPLICATION FOR SITE PLAN REVIEW
PARSONSFIELD PLANNING BOARD

Ellen Chapman ERLER 213 Chase Road 207-625-3609
Applicant Name Mailing Address Phone

Same
Owner Name Mailing Address Phone

Same R-4 lot 10 1.77 acres FF
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g.-R,VR)

Exact Nature of Proposed Use: Addition of a bathroom and closet to residence

Existing Use of Site: Residence

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
- None - 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
- N/A 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

N/A
N/A
N/A

- (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 3-5-10
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.**

TOWN OF PARSONSFIELD, MAINE
Application for Building Permit

NOT VALID WITHOUT
TOWN STICKER

Type of Structure: Residence, addition to

To the Building Inspector, Parsonsfield, Maine:

The undersigned hereby applies for a permit to erect, alter or install the following building, structure or equipment in accordance with the Laws of the State of Maine, the building code of the Town of Parsonsfield and any plans and specifications submitted herewith, including the following specifications:

Location: 213 Chase Road Zoning District: FF Map: R-4 Lot: 10

Size of Lot: 1.27 acres Setbacks Req'd: Front: 75' Side: 25' Back: 50' High Water: —

Applicant's Name: Ellen Chapman ERLER Phone: 207-625-3609

Address: 213 Chase Road Email: leavittfarm@gmail.com

Contractor's Name: Scott Day Phone: 207-625-7394

Address: 22 Bickford Pond Road Email: staceyday@roadrunner.com
Porter, ME 04068

Architect's Name: None Phone: —

Address: — Email: —

Proposed use of building: residential No. Families: one

Other buildings on lot: Barn No. of attached sheets: one
Addition construction plan

Estimated project cost: \$80,000 Total Permit Fee: —

Description of Present Buildings to be Altered

Material: wood No. Stories: two Style of Roof: slanted gable end Roofing: shingles/metal

Last Use: residential No. of Families: one

Description of New Work

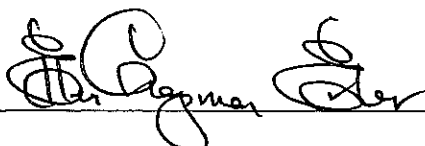
Adding a bathroom and closet to house

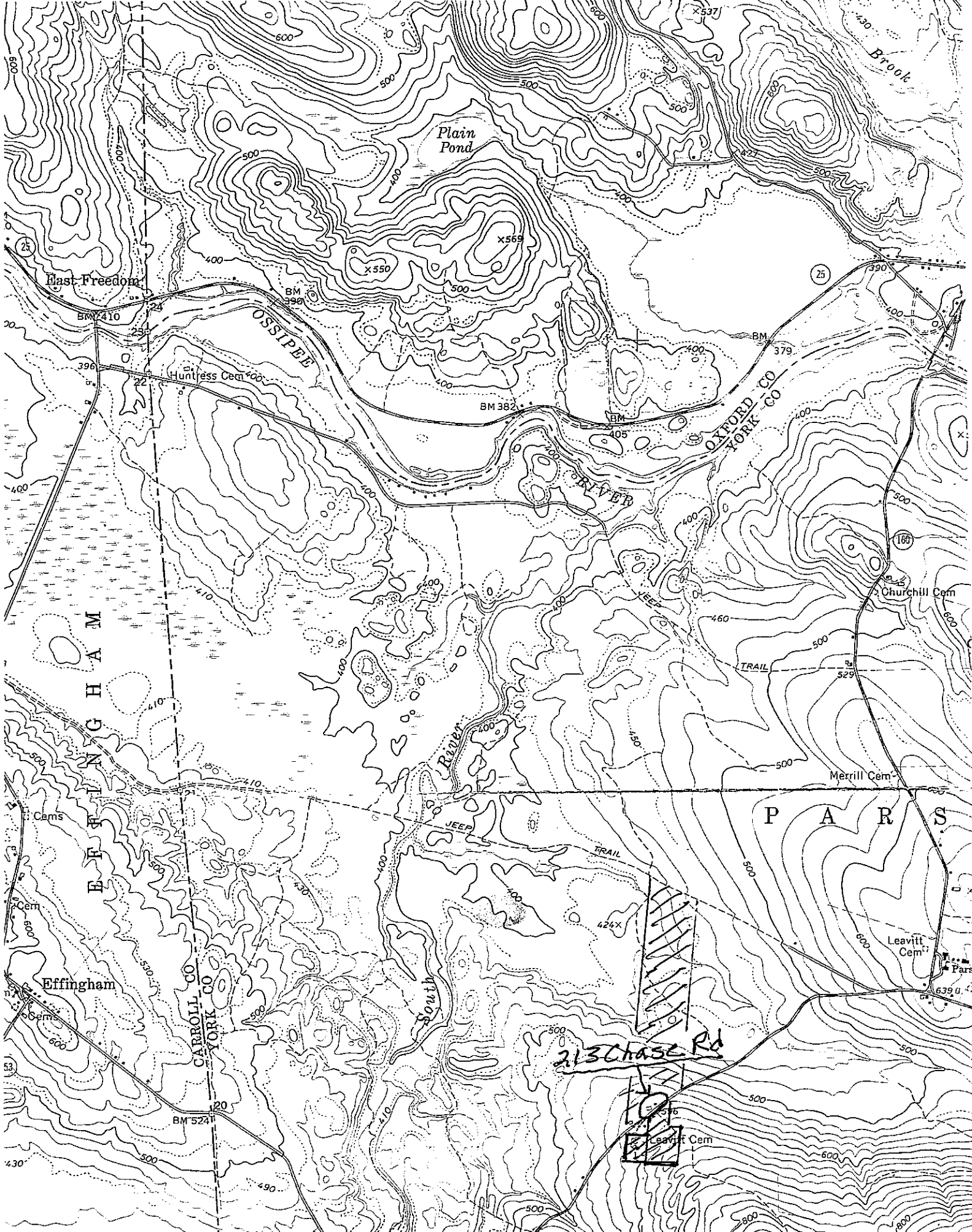
Note: Plans drawn by Jason Roy, 99 Pavilion Road,
Cornish, ME 04020

R.Roy0@myfairpoint.net 207-332-1721

Any structure erected, remodeled, altered or moved under permission granted by this permit must conform to all provisions of the Building Code in effect for the Town of Parsonsfield on the date of this permit, unless permission for non-conformance has been granted by the Planning Board or Zoning Board of Appeals.

PERMITS ARE NOT TRANSFERRABLE. PERMIT FEES ARE NONREFUNDABLE.

Signature of Applicant:  Date: 3.5.18



STATUTORY SHORT FORM OF WARRANTY DEED

That I, JOHN PAUL ERLER, of Parsonsfield, York County, Maine for consideration paid, grants to ELLEN CHAPMAN ERLER of Parsonsfield, York County, Maine whose mailing address is RR2, Box 378, Kezar Falls, ME 04047 with Warranty Covenants, land and buildings in Parsonsfield, York County, Maine, as described in a Warranty Deed from William O. Hubble and Velma L. Hubble to Grantor herein dated January 22, 1983 and recorded in the York County Registry of Deeds, Book 3036, Page 183; a Corrective Deed from William O. Hubble and Velma L. Hubble to Grantor herein dated February 22, 1985 and recorded in the same Registry of Deeds in Book 3469, Page 118; a Quitclaim Deed with Covenant from William S. Hubble and Elaine D. Hubble dated November 19, 1986 and recorded in the same Registry of Deeds Book 4088, Page 164 and a Quitclaim Deed without Covenant from Margaret Lee Giles dated November 7, 1986 and recorded in the same Registry of Deeds, Book 4088, Page 166.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand and seal this 12th day of May, 1993.

NO. C.E. TRANSFER TAX PAID



Witness




John Paul Erler

STATE OF MAINE
CUMBERLAND, ss.

MAY 12, 1993

Personally appeared the above-named John Paul Erler and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public
Fred Overton

RECEIVED YORK S.S.
93 MAY 18 AM 11:08
ATTEST: Annette Stone
REGISTER OF DEEDS

Requirement 2d

(11)

Requirement 2 e:

Drawing of addition by: Jason Roy
Roy Architectural Design
99 Pavilion Road
Cornish, ME 04020
207-332-1721

Jason Roy is not a land surveyor, architect, or engineer and thus does not have a registration number or seal.

Requirements 2 i) and p)

Existing floor dimensions:

- main house 40' x 30'
- 2003 addition:
 - Interior eating porch 18' x 10'
 - Living room 17' x 17'
 - Office 10' x 9'
 - Entry way 9' x 12'
 - Garage 22' x 26'
- Barn 40' x 50'
- Proposed addition: 10'6" x 23'

The ground floor of the main house is 22" +/- above ground level on all sides

The ground floor of the 2003 addition on the south (street) and side abutting the main house is the same height above ground as the main house.

On the north (field) side of the 2003 addition, the ground floor is 8' to 9' above ground level

On the east side of the 2003 addition (garage) the land slopes so that the floor is from 8-9' at the northeast corner back to 22" above ground level at the southeast corner.

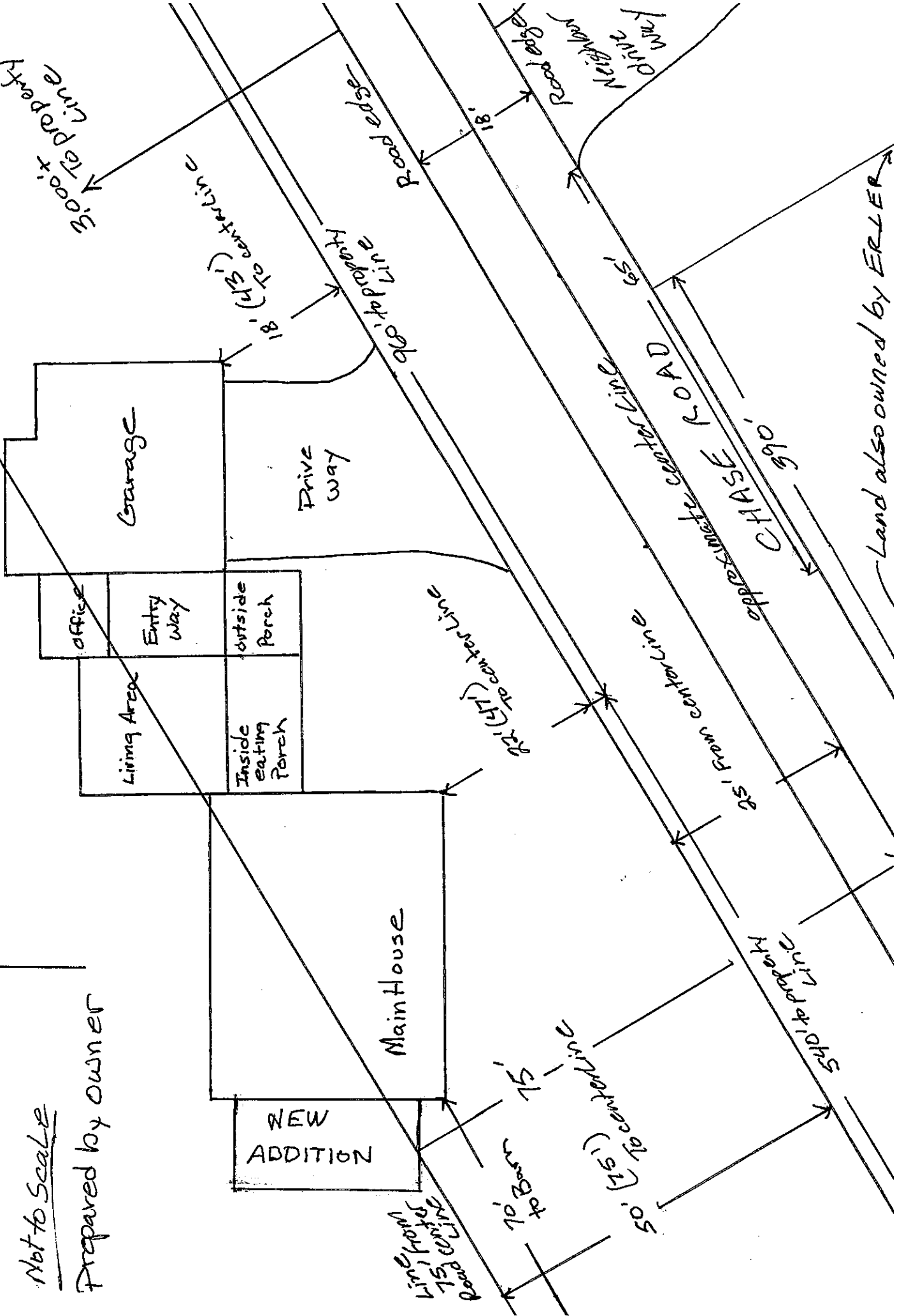
Requirements a F), h), j), k), o) - see 6 attached photographs

North ↑

Not to Scale

Prepared by owner

2003 Addition

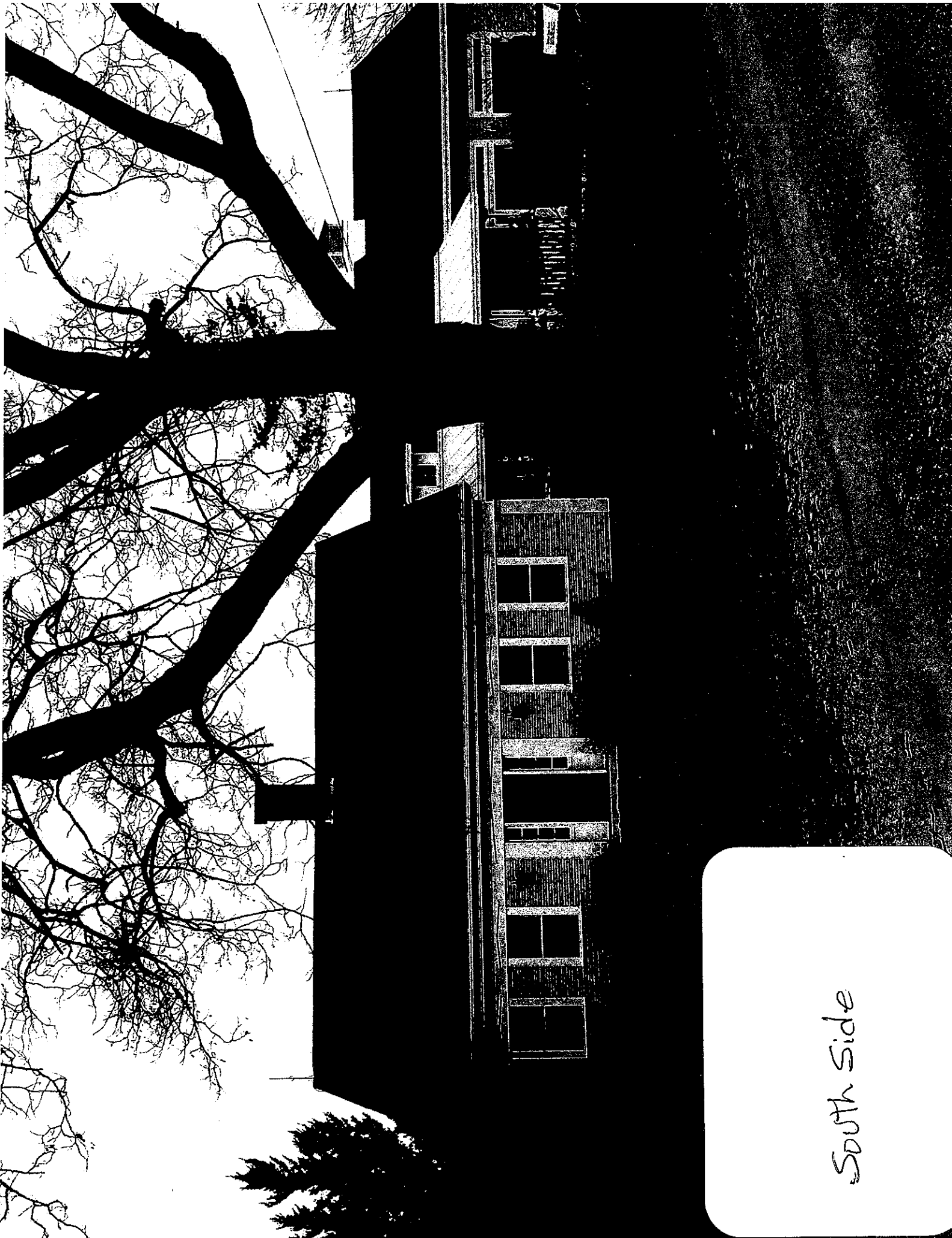




South side



South Side
Barn to west



South Side



West
New Addition
Side



North Side



North Side

Requirement W)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax (207) 287-4172

PROPERTY LOCATION		CAUTION - LPI APPROVAL REQUIRED	
City, Town, or Plantation	<u>Parsonsfield</u>	TOWN OF PARSONSFIELD	PERMIT # <u>1655</u>
Street or Road	<u>213 Chase Rd</u>	To Date Permit Issued: <u>7/6/16</u>	Fee: \$ <u>250</u> Double Fee []
Subdivision, Lot #		Da <u>David J. Bean</u>	L.P.I. # <u>1075</u>
OWNER/APPLICANT INFORMATION		L. LOCAL PLUMBING INSPECTOR SIGNATURE	
Name (last, first, MI)	<u>Erler Jack</u>	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Mailing Address of Owner/Applicant	<u>213 Chase Rd Parsonsfield Me 04047</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.	
Daytime Tel. #	<u>007-625-3609</u>	Municipal Tax Map # <u>R4</u> Lot # <u>10</u>	
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.	
<u>Jack Erler</u> <u>7/6/16</u> Signature of Owner or Applicant Date		_____ Local Plumbing Inspector Signature (1st) date approved	

PERMIT INFORMATION		
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS
<input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: <u>Trench</u> Year installed: <u>~ 1960's</u> <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<input checked="" 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: _____ <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY
<u>100'</u> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	<input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
SHORELAND ZONING	DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
<input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1000 GAL</u>	<input checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>900</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	<u>270</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	LATITUDE AND LONGITUDE
PROFILE CONDITION: <u>31C</u> at Observation Hole # <u>1</u> Depth <u>24"</u> of Most Limiting Soil Factor	<input type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input checked="" 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	<input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	at center of disposal area Lat. <u>43</u> d <u>45</u> m <u>25</u> s Lon. <u>70</u> d <u>57</u> m <u>27</u> s if g.p.s, state margin of error. <u>± 20FT.</u>

SITE EVALUATOR STATEMENT		
I certify that on <u>6-6-16</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>6-6-16</u> Date
<u>Kenneth Gardner</u> Site Evaluator Name Printed	<u>207-637-2260</u> Telephone Number	 E-mail Address

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

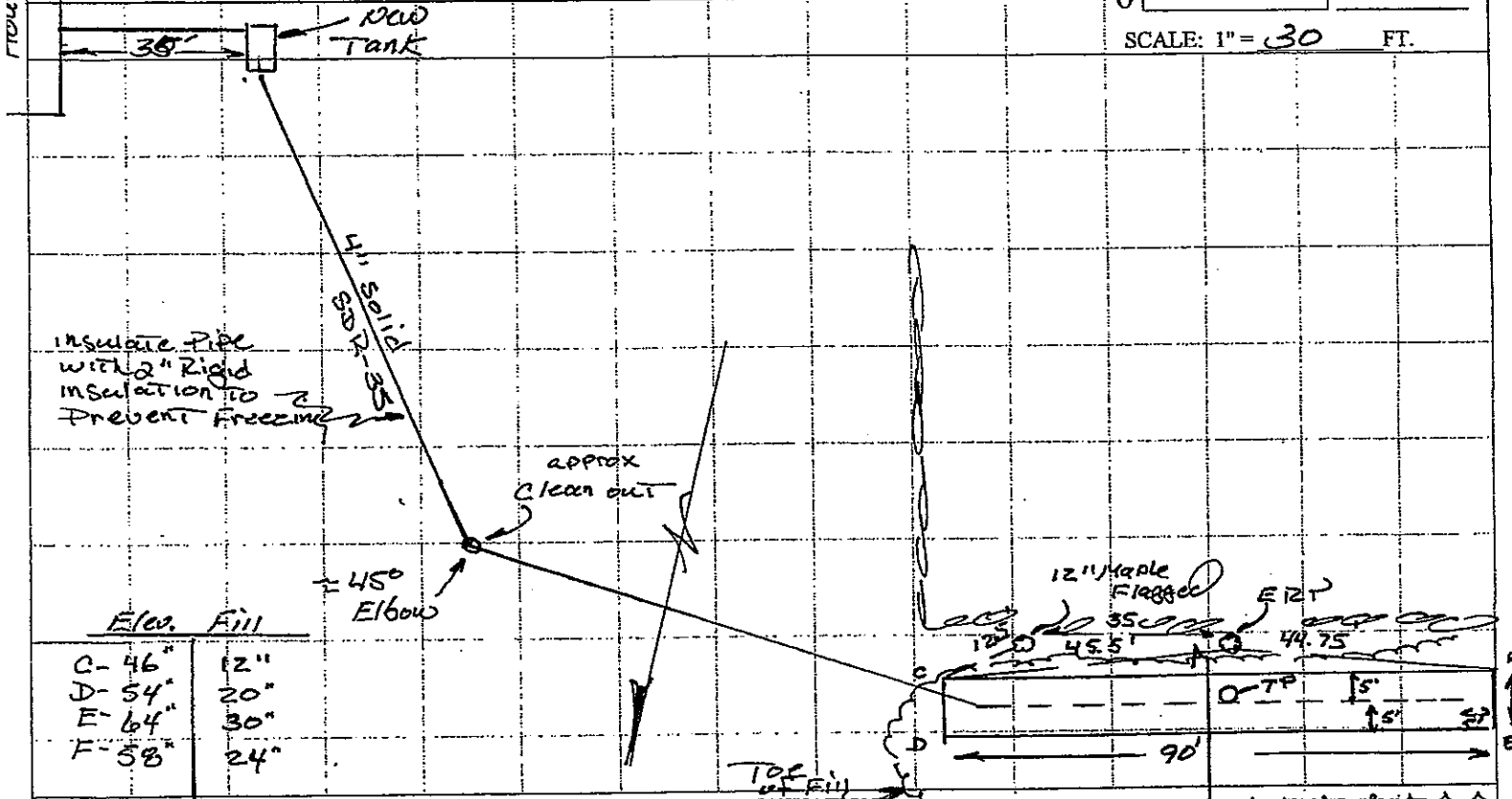
213 Chase Rd

Jack Erler

SUBSURFACE WASTEWATER DISPOSAL PLAN

0

SCALE: 1" = 30 FT.



insulate pipe with 2" rigid insulation to prevent freezing

approx clean out

45° Elbow

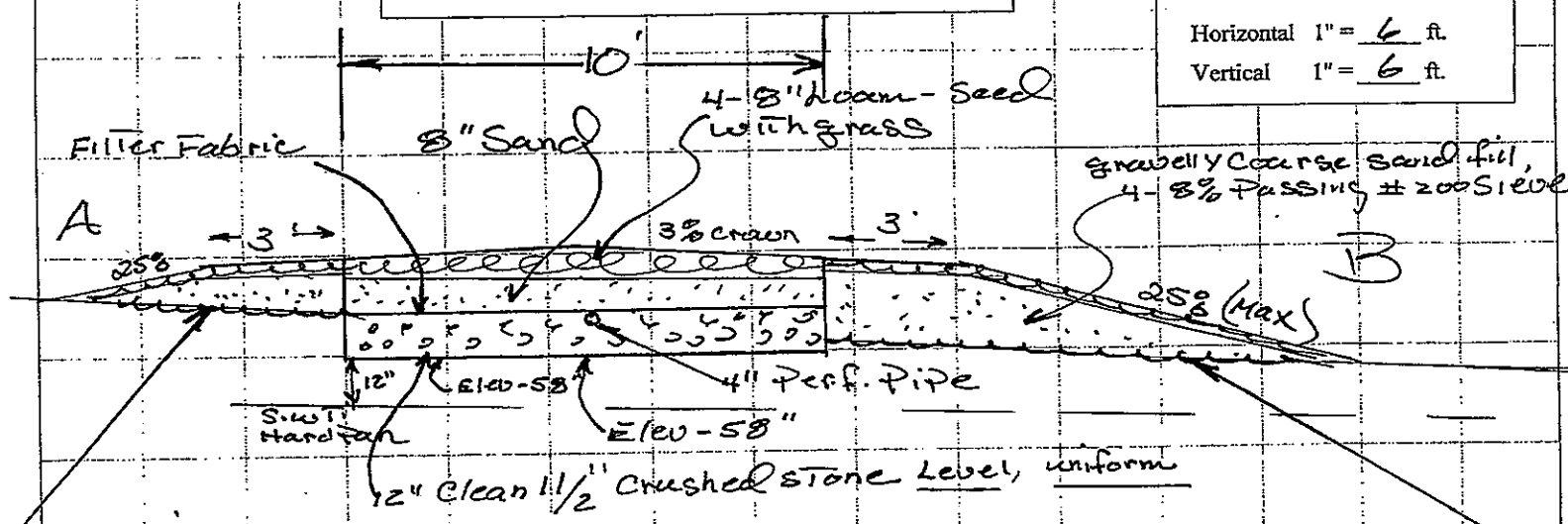
12" Maple Firred ERT

Elev.	Fill
C-46"	12"
D-54"	20"
E-64"	30"
F-58"	24"

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT	
Depth of Fill (Upslope)	12"	Finished Grade Elevation	-34"	Location & Description:	15" Maple with a nail 22" above the ground
Depth of Fill (Downslope)	20"	Top of Distribution Pipe or Proprietary Device	-47"	Reference Elevation:	at ELEV 0"
		Bottom of Disposal Area	-58"		

DISPOSAL AREA CROSS SECTION

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



original surface 6% slope
 Scarify original surface and mix the fill and original soil to a depth of 6".

Kenneth Anderson

73

6-6-16

Site Evaluator Signature

SE #

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Parsonsfield

Street, Road, Subdivision

213 Chase Rd

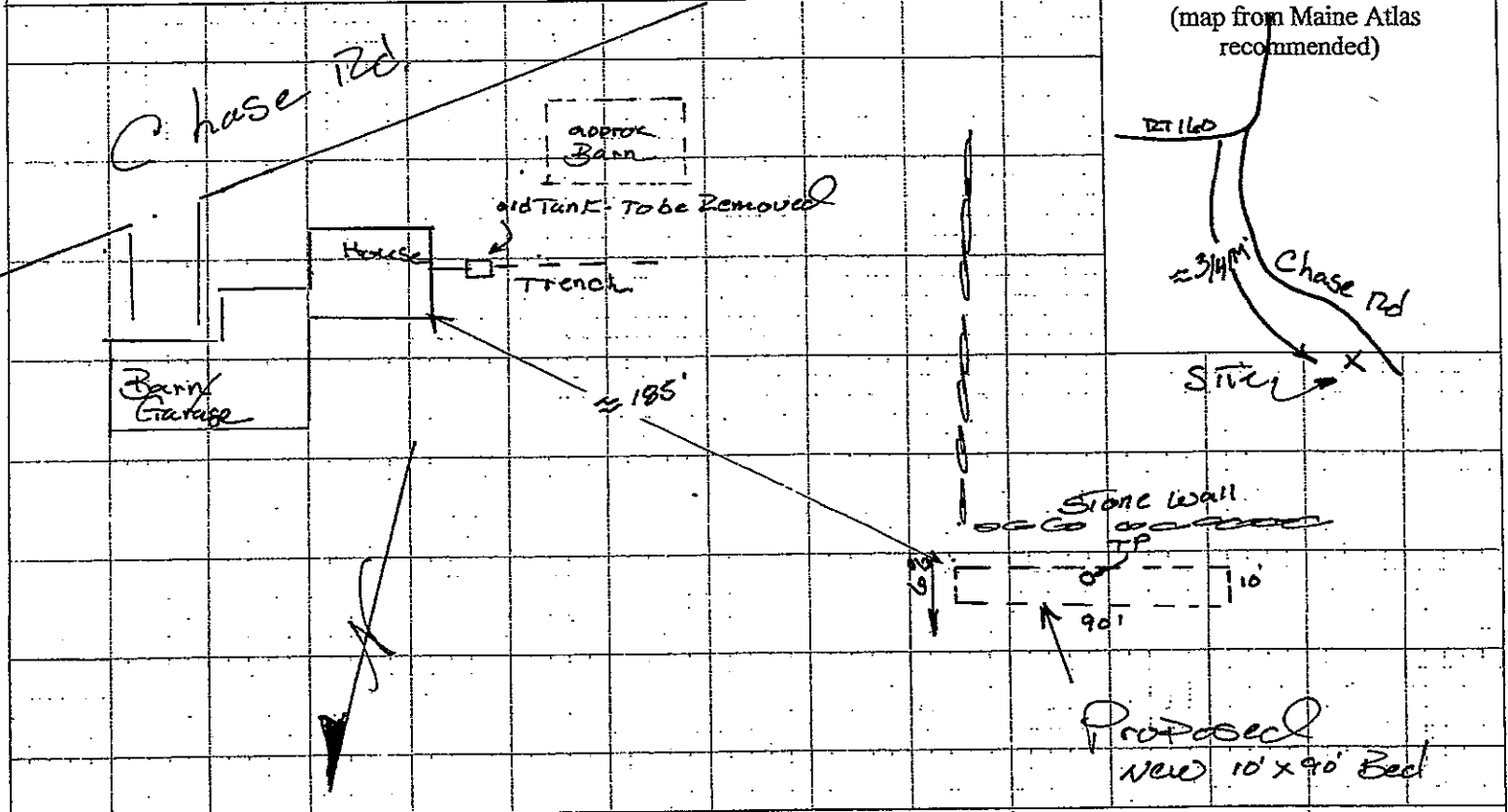
Owner's Name

Jack Erler

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
1 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	fine sandy loam		Dark Brown 10YR3/1	
10	sandy loam	gritty	yell. Br. 10YR5/6	
20				
30	gravelly loamy sand	firm	light olive brown 2.5Y5/7	few faint
40				
50				

Soil Classification 3 C Slope 6% Limiting Factor 24" 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 (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

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

Profile Condition

Kenneth Gardner

23

6-6-16

Requirement x)

Construction is expected to begin in June 2018 and be completed in 3 months