

**TOWN OF PARSONSFIELD Planning Board**  
634 North Rd, Parsonsfield, Maine 04047  
PHONE: (207)-625-4558 FAX: (207)-625-8172 [planning@parsonsfield.org](mailto:planning@parsonsfield.org)

**Site Plan Review Application**

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

**Date CEO Reviewed & Accepted: 5/31/22**

**Date Received by Planning Board Administrative Assistant: \_\_\_\_\_**

**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**


\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Kathrine & Paul Farris  
1326 North Rd  
Parsonsfield, ME 04047



**Telephone:** \_\_\_\_\_

**Telephone:** Paul 207-838-9559  
Kathrine 207-319-6045

**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** 0 Shady Lane

**Tax Map#** U13      **Lot#** 003      **Zoning District:** Shoreline

**Acreage of subject parcel:** 0.34

**Current Use of Property** Swimming, Fishing, Trail, Picnic Area, Kayak/Canoe Portage

**Proposed Use of Property** Campsite

**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
- 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"

<b>a.</b>	A
<b>b.</b>	A - see attached zoning map
<b>c.</b>	A - see attached tax map & survey performed by Middle Branch LLC
<b>d.</b>	A - see attached deed dated 7/9/2021
<b>e.</b>	A - see attached survey performed by Middle Branch LLC
<b>f.</b>	NA
<b>g.</b>	NA
<b>h.</b>	A - see attached survey performed by Middle Branch LLC
<b>i.</b>	NA
<b>j.</b>	A - see attached survey performed by Middle Branch LLC
<b>k.</b>	A - see attached survey performed by Middle Branch LLC
<b>l.</b>	A - see attached drawing or sketch
<b>m.</b>	NA
<b>n.</b>	NA
<b>o.</b>	A - see attached drawing or sketch
<b>p.</b>	NA
<b>q.</b>	NA
<b>r.</b>	NA
<b>s.</b>	NA
<b>t.</b>	NA
<b>u.</b>	NA
<b>v.</b>	NA
<b>w.</b>	NA
<b>x.</b>	NA
<b>y.</b>	NA

**TOWN OF PARSONSFIELD Planning Board**

634 North Rd, Parsonsfield, Maine 04047

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

**ABUTTERS LIST FORM**

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

ABUTTER NAME(S): Kathrine & Paul Farris

MAILING ADDRESS: 1326 North Rd.

CITY/STATE/ZIP: Parsonsfeld, ME 04047

PROPERTY ADDRESS: 0 North Rd, Parsonsfield, ME 04047

MAP # R07 LOT # 012

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ABUTTER NAME(S): Gary S Calabrese CALABRESE FAMILY REALTY TRUST

MAILING ADDRESS: 1020 WINDLEA RUN

CITY/STATE/ZIP: WILMINGTON NC 28409

PROPERTY ADDRESS: 87-98 Shady Ln, Parsonsfield, ME 04047

MAP # U13 LOT # 001, 001-A, 002

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ABUTTER NAME(S): Lori McGinley

MAILING ADDRESS: 89 B S STATE ST

CITY/STATE/ZIP: CONCORD NH 03301

PROPERTY ADDRESS: 106 Shady Ln, Parsonsfield, ME 04047

MAP # U13 LOT # 004

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ABUTTER NAME(S): Susan, Landry-Dewitz

MAILING ADDRESS: PO BOX 122

CITY/STATE/ZIP: ALFRED ME 04002

PROPERTY ADDRESS: 108 Shady Ln, Parsonsfield, ME 04047

MAP # U13 LOT # 005

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ABUTTER NAME(S): Timothy & Susan Tierney TIERNEY-HARRIS, JILL A. TRUSTEE OF  
INVESTMENT TRUST  
MAILING ADDRESS: 14 WESTLAND ROAD  
CITY/STATE/ZIP: WESTON MA 02493  
PROPERTY ADDRESS: 114 Shady Ln, Parsonsfield, ME 04047  
MAP # U13 LOT # 006

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ABUTTER NAME(S): Arnold & Barbara Reed  
MAILING ADDRESS: 303 CUMBERLAND ST.  
CITY/STATE/ZIP: WESTBROOK ME 04092  
PROPERTY ADDRESS: 116 Shady Ln, Parsonsfield, ME 04047  
MAP # U13 LOT # 007

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ABUTTER NAME(S): Stephen & Regina Mickle  
MAILING ADDRESS: 45 NICHOLAS LANE  
CITY/STATE/ZIP: PELHAM NH 03076  
PROPERTY ADDRESS: 120 Shady Ln, Parsonsfield, ME 04047  
MAP # U13 LOT # 008 & 009

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ABUTTER NAME(S): LOUGEE CONSERVANCY  
MAILING ADDRESS: PO BOX 341  
CITY/STATE/ZIP: STEEP FALLS ME 04085  
PROPERTY ADDRESS: 1236 NORTH RD, Parsonsfield, ME 04047  
MAP # R07 LOT # 010

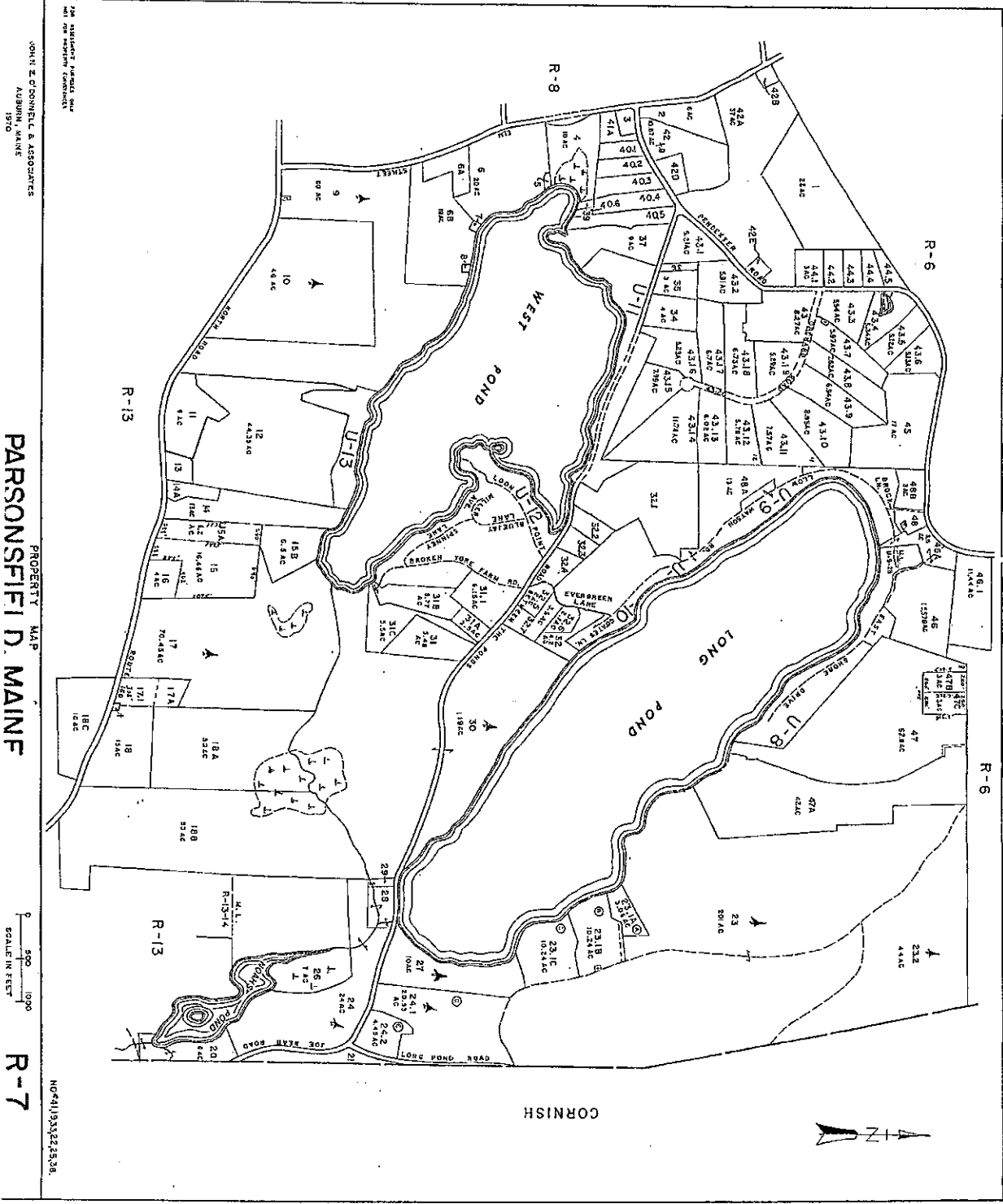
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ABUTTER NAME(S): \_\_\_\_\_  
MAILING ADDRESS: \_\_\_\_\_  
CITY/STATE/ZIP: \_\_\_\_\_  
PROPERTY ADDRESS: \_\_\_\_\_  
MAP # \_\_\_\_\_ LOT # \_\_\_\_\_

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TAX MAP REVISED  
APRIL 1, 2020



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

PROPERTY MAP  
PARSONSFIELD, MAINE

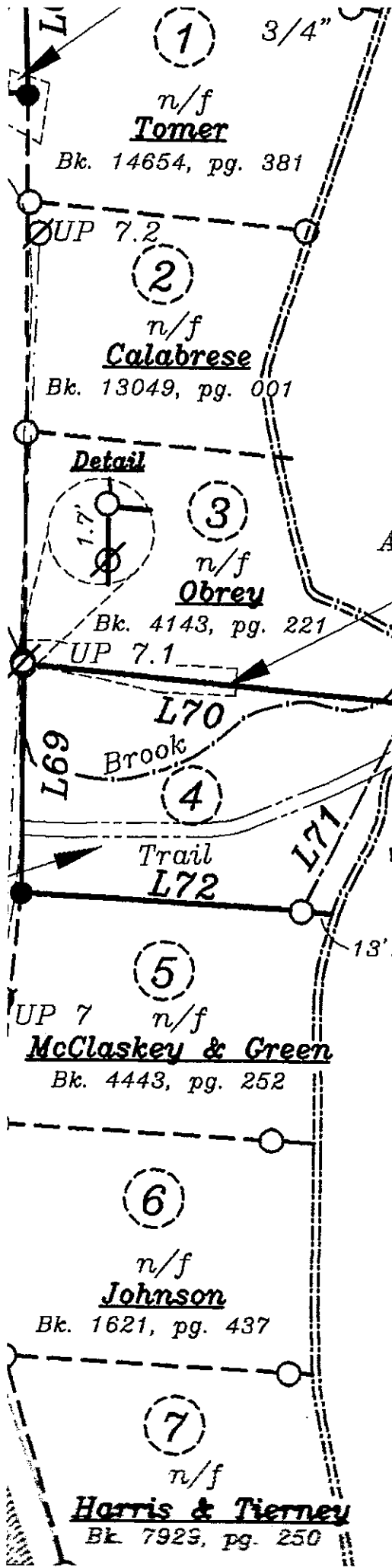
SCALE IN FEET  
0 500 1000

R-7

NO 4113322338



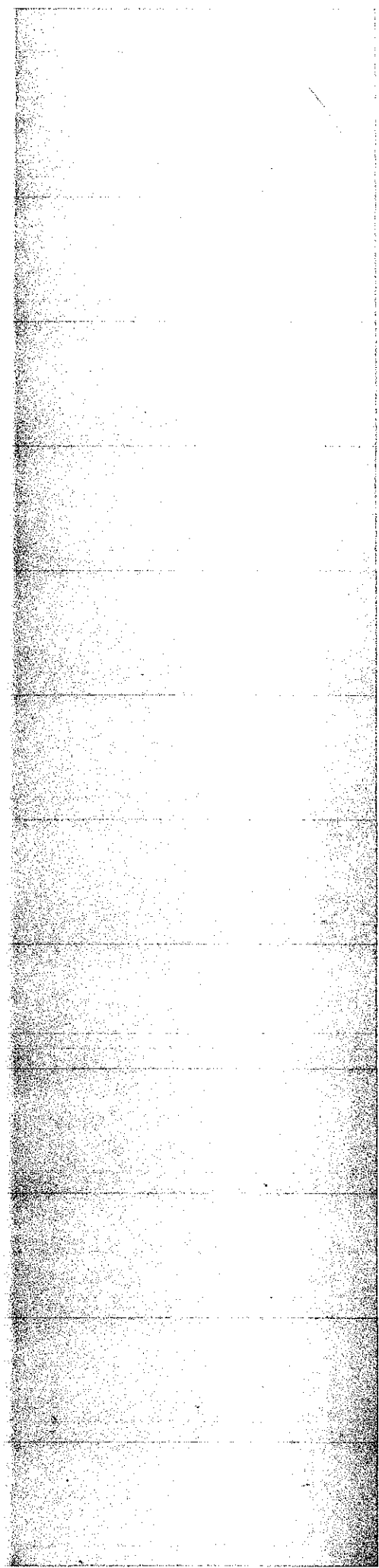




Abutter's Gravel Drive  
(See Note 17)

10'±  
110'±  
13'±

**ROAD**



## General Notes:

1. Locus parcels are depicted as Lots 11 and 12 on Map R7 and Lot 5 on Map U13 of the Town of Parsonsfield Assessor's Maps.
2. Total area of locus parcels = 51.80 acres.
3. Locus parcels benefit from a right of way over the 50' wide right of way depicted hereon as Shady Lane, per Locus Deed References.
4. Locus parcel I appears to be subject to an easement to take water from a well, per deed from Carl J. Hammond and Percy E. Connick to William J. Mitchell and Marjorie E. Mitchell, dated June 16, 1975 and recorded at the York County Registry of Deeds in Book 1688, page 372.
5. Locus Parcel III is subject to the rights of others per said deed from Carl J. Hammond and Percy E. Connick to William J. Mitchell and Marjorie E. Mitchell, dated June 16, 1975 and recorded at the York County Registry of Deeds in Book 1688, page 372.
6. Locus Parcels I & II are subject to an easement to Central Maine Power Company and New England Telephone and Telegraph Company per deed dated July 6, 1965 and recorded at the York County Registry of Deeds in Book 1668, page 322.
7. Locus Parcel I appears to contain a cemetery which may be subject to the rights of others.
8. The gravel roadway used to access lots along West Pond passes over Locus Parcel III. Rights, title and interest of others should be reviewed by a title attorney.
9. The abutter's leach field appears to encroach onto Locus Parcel II-B.
10. This plan is not intended to depict limits or extent of fee title ownership. Opinion of title should be rendered by a title attorney.
11. This office reserves the right to be held harmless to all third party claims.
12. Reference is made to "Contract For Land Surveying Services" between Middle Branch, LLC Professional Land Surveyors and the below listed client(s) for exceptions made from Chapter 90, Part 2, "Technical Standards Of Practice". Said contract shall be considered an integral part of this survey.
13. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
14. This survey does not purport to reflect any of the following:
  - a. easements other than those that are visible or specifically stated in the referenced documents.
  - b. building setback compliance or restrictive covenants.
  - c. zoning or other land use regulations.
  - d. the location of any underground utilities or structures.
15. The apparent right of way of Route 160 depicted hereon was created using existing stonewalls, which appear to monument a 3 rod (49.5') road width. No research has been done to determine a record road width.
16. Locus Parcel II is subject to an easement granted to Jean D. Tierney, dated April 21, 1993 and recorded at the York County Registry of Deeds in Book 6538, page 262.
17. The abutter's gravel drive encroaches onto Locus Parcel III

No.	Bearing	Distance
L1	S21°51' 44" W	50.00'
L2	S03°41' 22" W	125.10'
L3	N86°18' 38" W	98.18'
L4	N51°06' 14" W	50.42'
L5	N45°32' 27" E	120.33'
L6	N29°26' 01" E	127.07'
L7	N46°11' 04" E	52.72'
L8	N40°42' 41" E	76.27'
L9	N13°39' 16" E	57.68'
L10	N03°17' 51" W	58.91'
L11	N13°57' 45" W	121.58'
L12	N28°22' 19" W	123.02'
L13	N16°19' 57" W	87.00'
L14	N03°43' 24" W	109.12'
L15	N45°34' 27" E	101.72'
L16	N04°42' 40" E	96.02'
L17	N10°02' 12" W	117.34'
L18	N04°49' 17" E	88.38'
L19	N18°25' 51" E	74.73'
L20	N15°32' 38" E	106.89'
L21	N13°05' 42" E	68.16'
L22	N36°33' 05" E	107.94'
L23	N45°28' 47" E	121.74'
L24	N29°26' 01" E	126.60'
L25	N46°11' 04" E	37.42'
L26	N40°42' 41" E	98.70'
L27	N13°39' 16" E	77.16'
L28	N03°17' 51" W	71.03'
L29	N13°57' 45" W	132.57'
L30	N28°22' 19" W	124.07'
L31	N16°19' 57" W	70.40'
L32	N03°43' 24" W	91.84'
L33	N45°34' 27" E	97.40'
L34	N04°42' 40" E	121.12'
L35	N10°02' 12" W	36.44'
L36	N10°02' 12" W	80.85'
L37	N04°49' 17" E	75.90'
L38	N18°25' 51" E	70.02'
L39	N15°32' 38" E	109.21'

No.	Bearing	Distance
L40	N13°05' 42" E	63.87'
L41	N25°20' 04" E	79.94'
L42	S56°45' 30" E	93.91'
L43	N33°38' 11" E	122.01'
L44	S54°33' 56" E	100.64'
L45	S62°30' 54" E	109.30'
L46	S76°16' 41" E	95.46'
L47	S59°05' 15" E	86.79'
L48	S44°39' 40" E	100.13'
L49	S60°30' 56" E	99.71'
L50	S64°36' 19" E	58.84'
L51	S79°36' 55" E	16.43'
L52	S80°27' 24" E	97.75'
L53	S74°27' 34" E	63.56'
L54	S26°39' 13" W	50.00'
L55	S13°24' 04" W	69.67'
L56	S32°36' 53" W	117.55'
L57	N82°25' 20" W	28.06'
L58	N82°25' 20" W	101.25'
L59	N72°56' 56" W	64.83'
L60	N64°46' 51" W	77.39'
L61	N73°25' 18" W	51.26'
L62	N66°45' 22" W	86.15'
L63	N57°00' 55" W	90.85'
L64	N47°28' 56" W	123.57'
L65	S61°54' 30" E	66.42'
L66	N18°25' 51" E	120.21'
L67	S59°34' 43" E	0.53'
L68	N33°38' 11" E	35.20'
L69	N59°47' 14" W	99.44'
L70	N35°34' 28" E	164.63'
L71	S33°56' 15" E	100.72' (tie)
L72	S33°20' 59" W	120.17'
L73	S47°00' 35" E	46.36'
L74	N25°31' 52" E	14.01'
L75	S64°36' 19" E	6.71'
L76	S59°47' 14" E	150.00'
L77	S59°47' 14" E	45.53'
L78	N60°30' 54" W	65.69'

Revised 12/5/2006: Added proposed conveyance

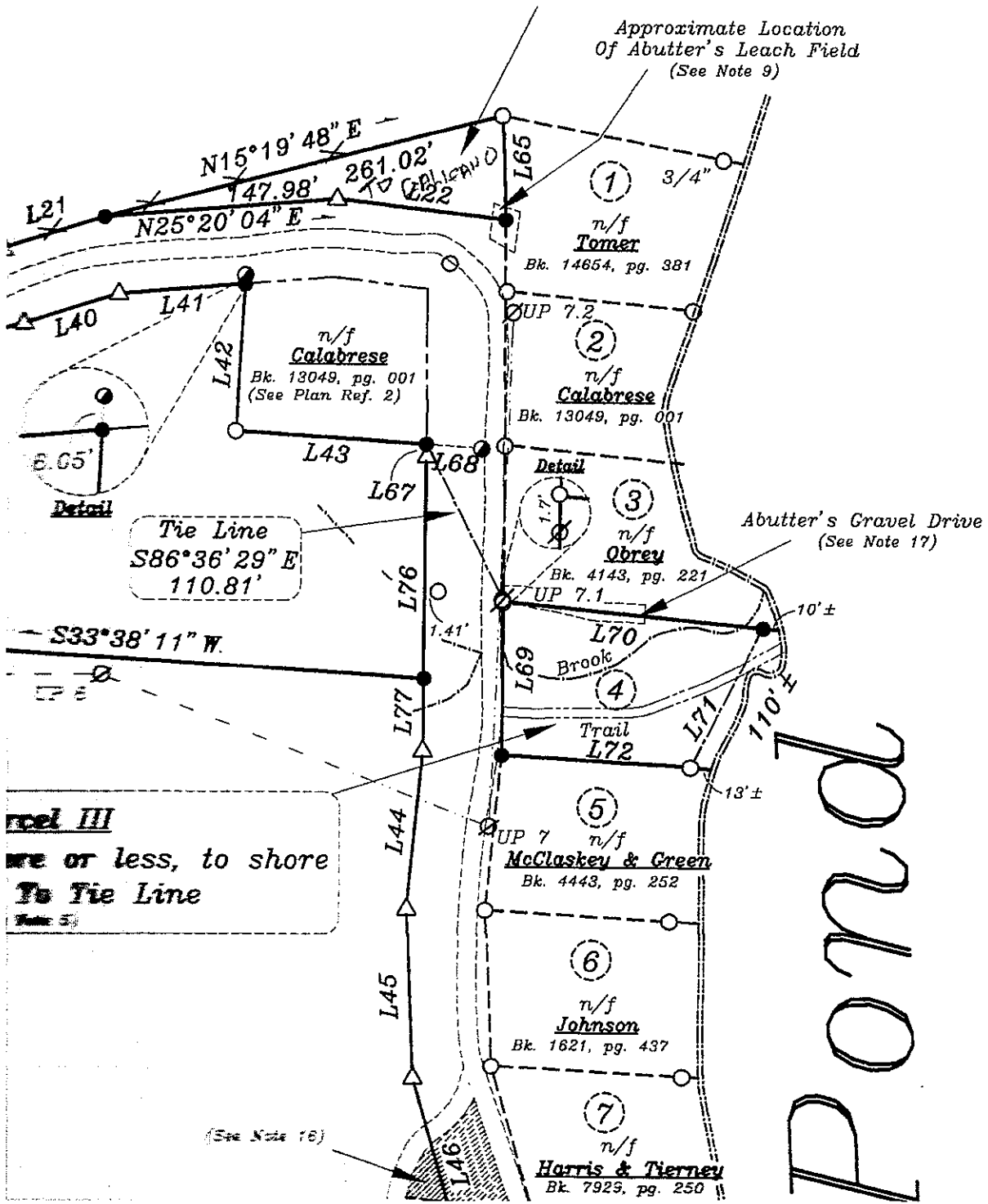
*Plan Depicting The Results Of A  
Boundary Survey*

*prepared for*

*David W. Conover & Barbara Conover  
Route 160, Parsonsfield, Maine*

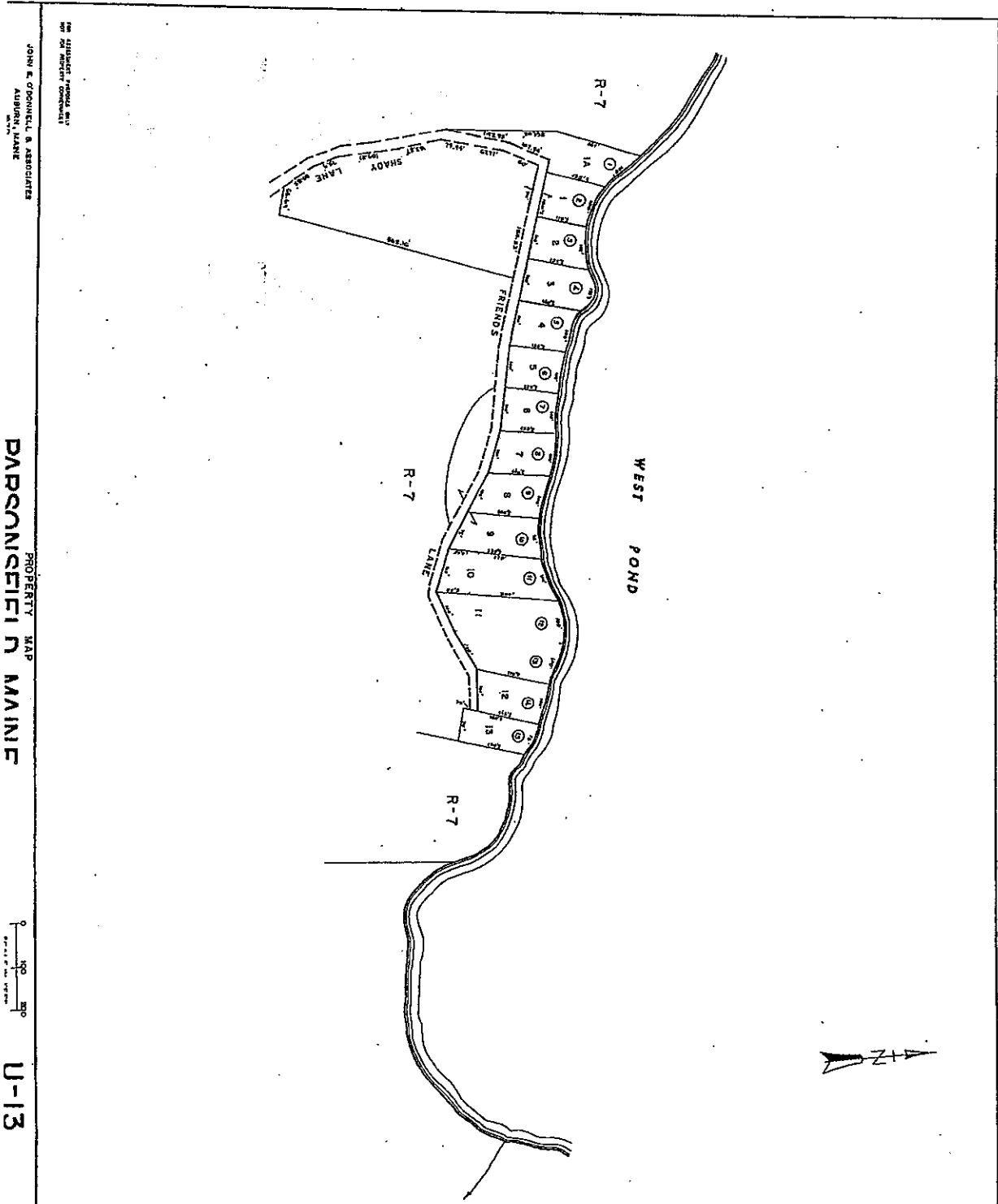
*Middle Branch, LLC  
Professional Land Surveyors*

**Parcel II-B**  
0.16 Acres



POND

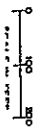
TAX MAP REVISED  
APRIL 1, 2020



THE DISTRICT SHALL BE  
FOR THE RECORD CONTAINED

JOHN E. DONNELL & ASSOCIATES  
AUBURN, MAINE

PROPERTY MAP  
PARSONSFIELD MAINE



U-13

**QUITCLAIM DEED**

**DLN: 1002140152446**

**WITH COVENANT**  
Maine short form

KNOW ALL MEN BY THESE PRESENTS, THAT

**DAVID W. CONOVER**, with a mailing address of PO Box 338, Parsonsfield, ME 04047, FOR VALUABLE CONSIDERATION paid, grants to **KATHRINE E. FARRIS and PAUL H. FARRIS**, with a mailing address of 121 White House Crossing Road, Topsham, ME 04086, with quitclaim covenant, as joint tenants, a certain lot or parcel of land in the Town of Parsonsfield, County of York and State of Maine, and being bounded and described as follows:

Commencing at an iron post set in a stonewall at a point that divides land now or formerly of Lougee and land of Barbara Conover (now deceased), said post being 150 feet northerly of Route 160; thence in a generally easterly direction by and along land of said Conover to her northeasterly corner and a stonewall; thence generally easterly by land now or formerly of J. Merrill Lord to a stonewall running North and South; thence Northerly by said stonewall, and by land now or formerly Martin B. Sinnott and Kathleen C. Sinnott; thence continuing Northerly by said stonewall and by land now or formerly of Allan F. Elkins and Dian M. Elkins; thence upon the termination of said stonewall, continuing Northerly by land of said Elkins to other land now or formerly of the Estate of Josephine V. Friend; thence westerly 176 feet by other land of said Friend to an iron post; thence Northerly 50 feet by other land of said Friend to the Southerly boundary of a right of way road; thence Westerly by the Southerly boundary of the right of way road to land now or formerly of Howard L. Carr, III and Kathleen W. Carr; thence Southerly, Westerly and Northerly by land of said Carr to said right of way road; thence Westerly across said right of way road to a stonewall dividing land of said Lougee and lot herein conveyed; thence Southerly by said stonewall to an iron pipe at the point of beginning.

**EXCEPTING AND RESERVING** said right of way road; same being 50 feet in width, but granting to said Grantees a right of way over said right of way from Route #160 and a right of way over Lot #4, said right of ways to be used in common with other persons.

Also, **EXCEPTING** any portion thereof conveyed to Howard L. Carr, III, et al in deed dated 17 June 2003 and recorded in the York County Registry of Deeds in Book 13031 Page 111 and conveying any property acquired from said Howard L. Carr, III, et al in deed dated 17 June 2003 and recorded in the York County Registry of Deeds in Book 13031 Page 113; said deeds having been exchanged for the purpose of confirming a common boundary line.

Also, **EXCEPTING** any portion thereof conveyed to Brent S. Bishop in deed dated 30 December 2009 and recorded in the York County Registry of Deeds in Book 15790 Page 805 and conveying any property acquired from said Brent S. Bishop in deed dated 30 December 2009 and recorded in the York County Registry of Deeds in Book

Maine R.E. Transfer Tax Paid

15790 Page 804; said deeds having been exchanged for the purpose of confirming a common boundary line.

**EXCEPTING THEREFROM**, property described in deed from David W. Conover and Barbara Conover to Gary S. Calabrese dated 2 February 2007 and recorded in the York County Registry of Deeds in Book 15079 Page 301.

**EXCEPTING THEREFROM**, property described in deed from David W. Conover and Barbara Conover to Eleanor D. Califano dated 18 January 2012 and recorded in the York County Registry of Deeds in Book 16245 Page 625.

Also, **EXCEPTING THEREFROM**, property described in deed from Barbara Conover and David W. Conover to Stephen Mickle and Regina Mickle dated 25 November 2016 and recorded in the York County Registry of Deeds in Book 17382 Page 847.

Also, **A SECOND LOT** or parcel of land situated on the Southerly side of West Pond in said Parsonsfield, bounded and described as follows:

Commencing at an iron pipe on the northerly side of entrance road, same being the Southwest corner of lot herein conveyed; thence Northerly by land now or formerly of Sullivan to an iron post on shore of said pond, thence Easterly by shore of said pond 100 feet to an iron post at land now or formerly of McClosky; thence Southerly by land of said McClosky to an iron pipe at entrance road; thence Westerly by said road 100 feet to an iron post and the point of beginning: same being Lot 4 as shown on Plan recorded in the said Registry in Plan Book 32, Page 26.

**EXCEPTING AND RESERVING** rights of way over said lot from road to pond as was previously conveyed to Dennis Delaney and Miss Bain.

Regarding both lots described above, reference is made to "Plan Depicting The Results Of A Boundary Survey prepared for David W. Conover and Barbara Conover Route 160, Parsonsfield, Maine" dated 2 February 2007 and recorded in the York County Registry of Deeds in Plan Book 317 Page 45. This conveyance is made **SUBJECT TO** the general notes discussed therein.

Being the remaining premises conveyed to David W. Conover and Barbara Conover by deed of Elinor J. Fontaine and Jean M. O'Brien, co-personal representatives of the Estate of Josephine V. Friend, dated 19 May 2000 and recorded in the York County Registry of Deeds in Book 10028 Page 319.

WITNESS his hand and seal this 9 day of JULY 2021.

X David W. Conover  
DAVID W. CONOVER



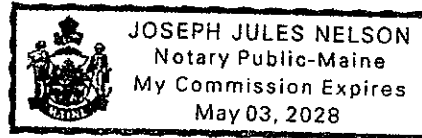
STATE OF MAINE  
~~YORK~~, ss. Cumberland (SS) JULY 9, 2021

Then personally appeared the above named DAVID W. CONOVER and  
acknowledged the foregoing instrument to be his free act and deed,

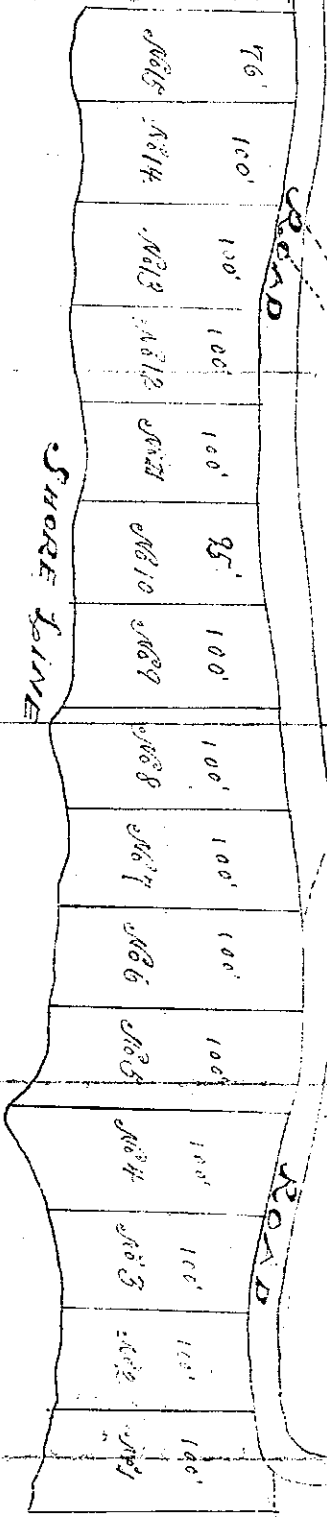
Before me,



\_\_\_\_\_  
Notary Public  
(please print name under signature)  
Commission expires:



FRANCIS CHARRIER MARTIN



WEST POND

PARSONS FIELD ME

Francis Charrier Martin

RECEIVED JUN 19 1987  
 REGISTRY OF DEEDS  
 9 A.M. and  
 Filed in Plan Book 32 Page 26

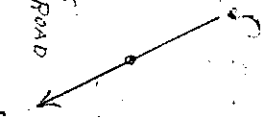
WILLIAM H. O'NEILL

ALL LOTS ARE 100' WIDE EXCEPT NO. 10 WHICH IS 95' WIDE AND NO. 13 WHICH IS 76' WIDE. LOT NO. 4 IS FOR USE OF ALL BACK LOT OWNERS. ALL LOTS GO FROM SHORE LINE TO ROAD

PLAN DRAWN BY C.V. HAMMOND  
 CO OWNER WITH R.C. CONNICK  
 KEZAR FALLS ME

To Route 160

LOUCIE



2750  
 1  
 40  
 45



TOWN OF PARSONSFIELD  
APPLICATION FOR A VARIANCE  
TO ZONING BOARD OF APPEALS

Name of Appellant Paul & Kathrine Farris

Mailing Address 1326 North Rd

City or Town Parsonsfeld State ME

Telephone Paul - 207-838-9559 Map/Lot U13-003  
Kathrine - 207-319-6045

email kefarris@live.com

Name of Owner Paul & Kathrine Farris

The undersigned requests that the Zoning Board of Appeals Consider this **Variance Request**:

**A. Nature of Variance:** Describe generally the nature of the variance. In addition, a sketch plan of the property must accompany this application showing the dimensions and shape of the lot, the size and locations of existing buildings, the locations and dimensions of the proposed buildings or alterations, and any natural or topographic peculiarities of the lot in question.

We are requesting permission to have a campsite with a small (self-contained) camper on our Private lot on the south side of West Pond, in order to best enjoy the pond and Maine summer with our two young boys.

**B. Justification of Variance:** In order for a variance to be granted, the appellant must demonstrate to the Board of Appeals that the strict application of the terms of the zoning ordinance would cause undue hardship. There are four criteria, which must be met before the BOA can find that a hardship exists. Please explain how your situation meets each of these criteria listed:

**1.** The land in question cannot yield a reasonable return unless the variance is granted.  
Because this lot was originally considered 'not buildable' due to a brook, and is now further restricted because of increased regulations, we aim to make the best use of it as a campsite.

**2.** The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.  
There are several camps and homes located on West Pond, families have been enjoying the pond for generations. We have young children and would like to join the community, but are not permitted to because the lot is "Not Buildable" due to shoreline regulations.

July 13, 2021

3. This hardship is not the result of action taken by the appellant or a prior owner.

This lot has been maintained as a swimming, fishing, kayak/canoe portage, and picnic location since it's creation. The hardship lies in the regulations, not in any actions taken by any owners past or current.

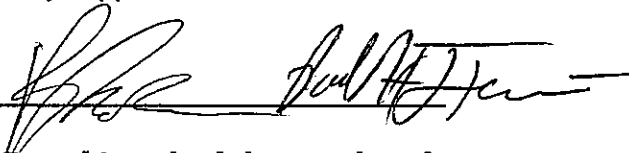
4. The granting of a variance will not alter the essential character of the locality.

Our plans will make no permanent changes to the location, the lot has a more than reasonable grade, an existing opening and gravel driveway suitable for our request.

Application for a variance shall be submitted to the **Town Clerk**, who shall notify the Chairman of Board of Appeals. A \$100 Application Fee and \$150 Escrow Fee **MUST** be paid with this application. Additional funds may be required to complete the processing of this appeal.

I certify that the information contained in this application and any supplements is true and correct.

Date: 5/31/22

Appellant Signature: 

**You will be contacted by the Chairman of the Appeals Board to schedule your hearing.**

Town of Parsonsfield  
Zoning Board of Appeals Fees  
Effective Date May 11, 2021  
Added Reconsideration and fees paid in advance for all applications  
Effective Date July 13, 2021

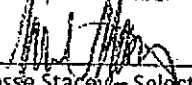
\*Initial Fee will be \$250.00 – To be paid in advance with all Applications

- (1) This Fee Schedule applies to Variance Applications, Administrative Appeals, and Reconsiderations.
- (2) Application Fee: \$100.00 – non refundable
- (3) Escrow Fee: \$150.00 (assumes 2 ads @ \$45 ea. and 8 abutters @ \$7.50 ea.)
- (4) When the Escrow amount does not meet actual expenditures, the applicant shall submit additional funds as specified by the Board. Payment is required to continue the ZBA process.
- (5) Independent Review and Advice/Professional Services: Additional fees may be required if the ZBA requires that a consultant or other appropriate professional advisor review one or more aspects of an application or assist the Board. The consultant or other advisors shall first estimate the cost of the review and the applicant shall deposit, with the Town, the full estimated cost, or a good determination of costs, which the Town shall place in the appellant's escrow account. This fee must be paid before proceeding with the appeal.
- (6) When a Final Signed Decision is made by the ZBA, any outstanding balance shall be paid by the appellant prior to the ZBA releasing the decision. Any remaining funds in the escrow will be reimbursed to the applicant.

Signed: ~~May 11, 2021~~ July 13, 2021 Revision

  
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Edward I. Bower Jr. – Selectboard Chair

  
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Harvey Matomber – Selectboard Member

  
\_\_\_\_\_  
Jesse Stacey – Selectboard Member

July 13, 2021

