

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: JW 7/3/2023

Date Received and Paid for at Clerk's Office: Danielle Taylor 7/3/23

Date Received by Planning Board Administrative Assistant: 7/3/2023

Planning Board Administrative Assistant Signature: Danielle Taylor

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)

Daniel Swett
62 Elm St
Parsonsfield, ME 04047

Telephone: (207) 749-4628

Property Owner(s): Name & Mailing Address

John &
Deborah Marble
183 Randall Lake Rd
Parsonsfield, ME ~~04047~~ 04047

Telephone: (207) 307-6042

Applicant's Signature: D Swett

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: John & Deborah Marble

Site Location/Address 183 Randall Lake Rd

Tax Map# U-14 **Lot#** 002 **Zoning District:** SLR

Acreage of subject parcel: ~~unknown~~ .26 AC

Current Use of Property Residence - Year Round

Proposed Use of Property Residence - Year Round

Previous Approvals: List all previous uses, variances or special conditions associated with this property. No variances or special conditions noted on file

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"

a.	A
b.	A
c.	A
d.	A
e.	NA - There are no architects or surveys necessary
f.	A - Information from Warranty Deed
g.	NA - There ^{are} no water or sewer lines impacted by construction
h.	Randall Lake Rd, located S of Property, 18' Gravel Rd runs adjacent
i.	Driv
j.	Driveway begins 35' from southwestern property stake, 31' long x 19' wide
k.	NA - No intersecting roads located within 200'
l.	Randall Lake is located adjacent to the northern property line.
m.	NA - No signs are proposed.
n.	NA - No known covenants or deed restrictions
o.	House and proposed deck will sit 40' from road frontage
p.	4ft by 8ft stair landing/deck proposed
q.	NA - No driveways or walkways, etc proposed.
r.	NA - No change to existing water supply / ^{disposal} debris.
s.	NA - No significant surface water drainage impact
t.	NA - No signs proposed
u.	NA - No change to existing lighting
v.	NA - No proposed change to landscaping
w.	NA - No known state applications necessary
x.	Est start 7/24, est completion 7/27
y.	A

TOWN OF PARSONSFIELD Planning Board
634 North Rd, Parsonsfield, Maine 04047
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): Flaorey, Karen
MAILING ADDRESS: ~~177 Randall Lake Rd~~ 36 Oakland Rd
CITY/STATE/ZIP: Brookline, MA 02445
PROPERTY ADDRESS: 177 Randall Lake Rd
MAP # U14 LOT # ~~14~~ 001

ABUTTER NAME(S): Guilbeault, Michael P.
MAILING ADDRESS: 48 Hawthorne St
CITY/STATE/ZIP: Fairhaven, MA 02719
PROPERTY ADDRESS: 187 Randall Lake Rd
MAP # U14 LOT # 003

ABUTTER NAME(S): Priest, John
MAILING ADDRESS: ~~193 Randall Lake Rd~~ 110 Bishop Dr
CITY/STATE/ZIP: Framingham, MA 01702
PROPERTY ADDRESS: 193 Randall Lake Rd
MAP # U14 LOT # 005

ABUTTER NAME(S): Meenan, Michael A.
MAILING ADDRESS: 138 Randall Lake Rd
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 88 Randall Lake Rd
MAP # U14 LOT # 007

"A"

ABUTTER NAME(S): Carnazzo, Paul

MAILING ADDRESS: 705 Stevens St

CITY/STATE/ZIP: Lowell, MA 01851

PROPERTY ADDRESS: 203 Randall Lake Rd

MAP # U14 LOT # 008

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 # _____

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

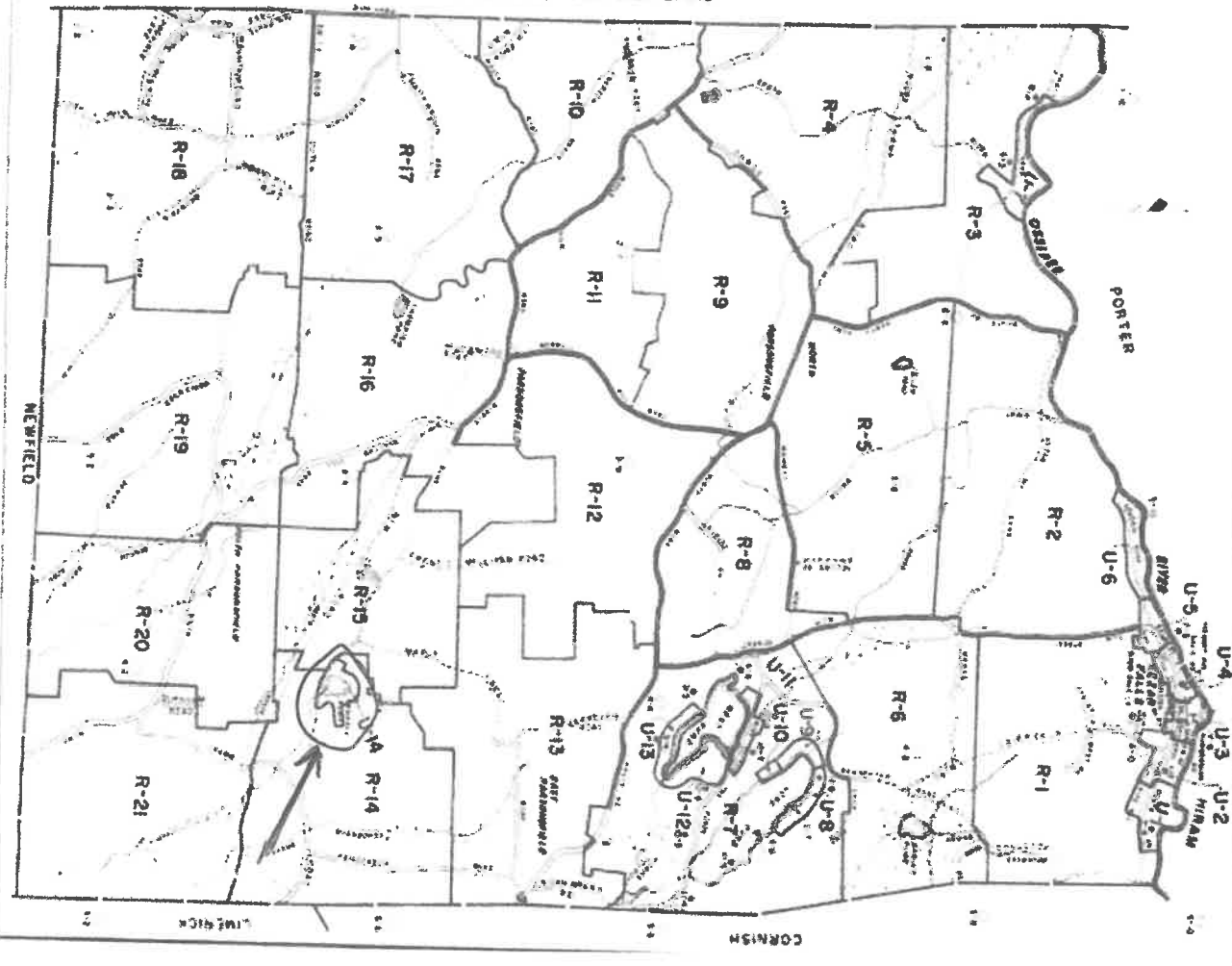
CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

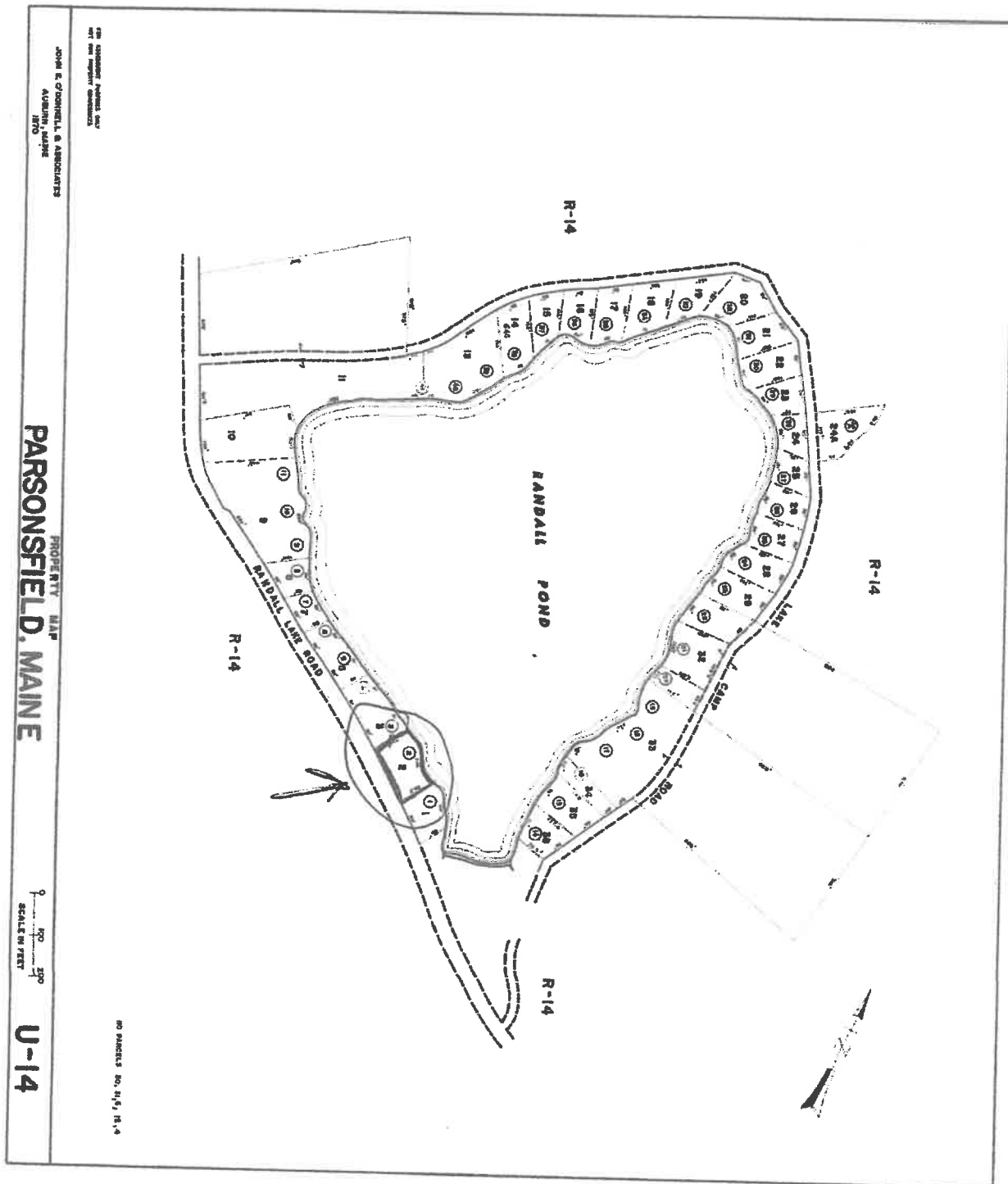
"B"

EFFINGHAM, NEW HAMPSHIRE



"C"

TAX MAPS REVISED 4/1/2022

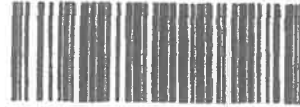


Return to

John Marble
731 Washington Ave #2
Portland, ME 04103

"D"

NANCY E HAMMOND, REGISTER OF DEEDS



Bk 17982 PG 797
Instr # 2019024044
08/28/2019 11:11:35 AM
Pages 2 YORK CO

DLN: 1001940061962

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Gregg M. Ogden and Carole A. Ogden**, of 6 Merrill Street, Newburyport, MA 01950, for consideration paid grant to **John Taylor Marble and Deborah Aileen Marble**, of 731 Washington Avenue, Portland, ME 04103, as joint tenants with rights of survivorship, with **WARRANTY COVENANTS**:

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of Parsonsfield, County of York and State of Maine, on the westerly shore of Randall Lake, so-called, and being bounded and described as follows:

↑
Maine R.E. Transfer Tax Paid

Beginning at the northwesterly corner of the premises herein conveyed at an iron hub set in the ground on the northeasterly side of the Old Middle Road, so-called, at land now or formerly of Kenneth L. Bryant, et al.; thence running N 34° 51' E by said Bryant land a distance of 78.4 feet, more or less, to an iron hub set in the ground; thence continuing on the same course to the shore of said Randall Lake; thence running southeasterly by the shore of said Randall Lake a distance of 145 feet, more or less, to an iron hub set in the ground; thence running S 34° 04' W by land now or formerly of Skyhaven, Inc. a distance of 85.3 feet, more or less, to said Old Middle Road; thence running northwesterly by said Old Middle Road a distance of 140.2 feet, more or less, to the point of beginning. Being the lot which was designated as Lot No. 2 of Skyhaven Inc.'s property at this location.

Meaning and intending to describe and convey the same premises conveyed to Gregg M. Ogden and Carole A. Ogden by virtue of a deed from Richard C. Roberts dated September 28, 2001 and recorded in the York County Registry of Deeds at Book 10993, Page 70.

Red Door Title □ 1 New Hampshire Avenue, Suite 320 Portsmouth NH 03801 □ (207) 358-7500

↑
RE: 2019-22736

Page 1 of 2

2 pg 5

Executed this 18 day of June, 2019.

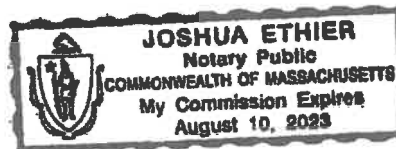
[Signature]
Gregg M. Ogden

[Signature]
Carole A. Ogden

State of MASS
County of Essex

Then personally appeared before me on this 18 day of June, 2019 the said Gregg M. Ogden and Carole A. Ogden, and acknowledged the foregoing to be their voluntary act and deed.

[Signature]
Notary Public/Justice of the Peace
Commission expiration:



Red Door Title ☐ 1 New Hampshire Avenue, Suite 320 Portsmouth NH 03801 ☐ (207) 358-7500

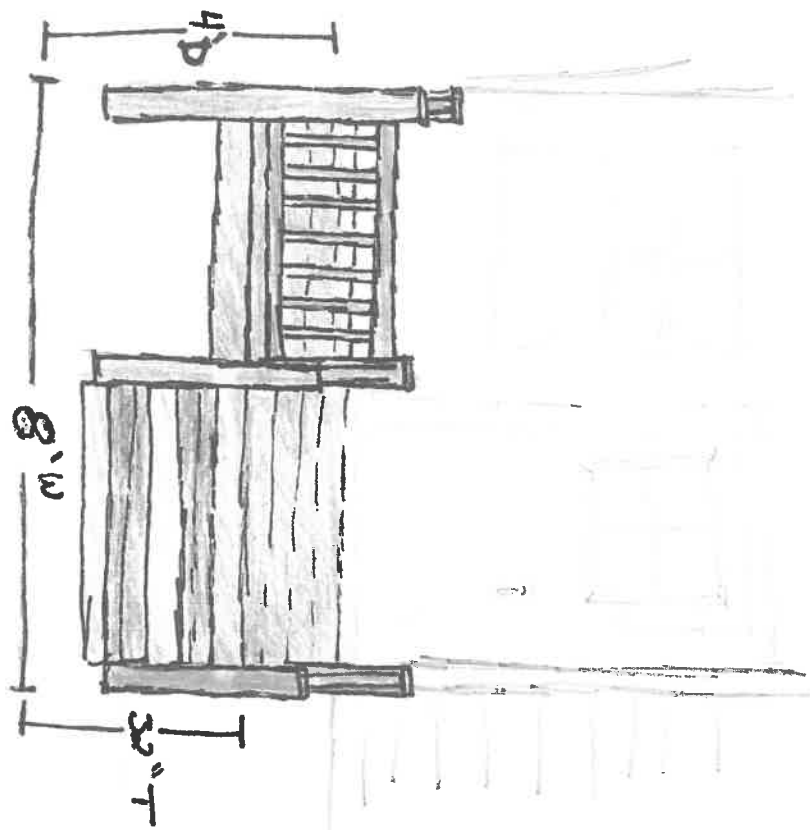
"F"

Beginning at the northwesterly corner of the premises herein conveyed at an iron hub set in the ground on the northeasterly side of the Old Middle Road, so-called, at land now or formerly of Kenneth L. Bryant et al.; thence running N34° 51' E by said Bryant land a distance of 78.4 feet, more or less, to an iron hub set in the ground; thence continuing on the same course to the short of said Randall Lanke; thence running southeasterly by the shore of said Randall Lake a distance of 145 feet, more or less, to an iron hub set in the ground; thence running S 34° 04' W by land now or formerly of Skyhaven, Inc, a distance of 85.3 feet, more or less, to said Old Middle Road; thence running northwesterly by said Old Middle Road a distance of 140.2 feet, more or less, to the point of beginning. Being the lot which was designated as Lot No. 2 of Skyhaven Inc.'s property at this location.

"Y"

Name	Date	Signature
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		

Approved: Town of Parsonsfield Planning Board



"A"

TOWN OF PARSONSFIELD Planning Board
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ABUTTERS LIST FORM

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

ABUTTER NAME(S): Flacorny, Karen
MAILING ADDRESS: ~~177 Randall Lake Rd~~ 36 Oakland Rd
CITY/STATE/ZIP: Brookline, MA 02445
PROPERTY ADDRESS: 177 Randall Lake Rd
MAP # U14 LOT # ~~42~~ 001 R14-027

ABUTTER NAME(S): Guilbeau, Michael P.
MAILING ADDRESS: 48 Hawthorne St
CITY/STATE/ZIP: Fairhaven, MA 02719
PROPERTY ADDRESS: 187 Randall Lake Rd
MAP # U14 LOT # 003

ABUTTER NAME(S): Priest, John
MAILING ADDRESS: ~~193 Randall Lake Rd~~ 10 Bishop Dr
CITY/STATE/ZIP: Framingham, MA 01702
PROPERTY ADDRESS: 193 Randall Lake Rd
MAP # U14 LOT # 005

ABUTTER NAME(S): Meenan, Michael A.
MAILING ADDRESS: 136 Randall Lake Rd
CITY/STATE/ZIP: Parsonsfield, ME 04047
PROPERTY ADDRESS: 86 Randall Lake Rd
MAP # U14 LOT # 007 R14-025 + 026

U14-031
U14-035
U14-036

R14-025
R14-026

Karen Flannery
Robert Spielvogel
36 Oakland Rd
Brookline, MA 02445

Michael & Terri-Ann Guilbeault
48 Hawthorne ST
Fairhaven, MA 02719

John Priest
110 Bishop Dr
Framingham, Ma 1702

Michael Meehan
Joy Collacott
138 Randall Lake Rd
Parsonsfield, ME 04047

Drew Flavell
3302 Wessynton Way
Alexandria, VA 22309

Diann & James Hall
545 Main Dunstable Rd
Nashua, NH 03062

TAX MAPS REVISED
4/1/2022

Applicant

Aboules



FOR ASSIGNMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCE

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1870

PROPERTY MAP
PARSONSFIELD, MAINE

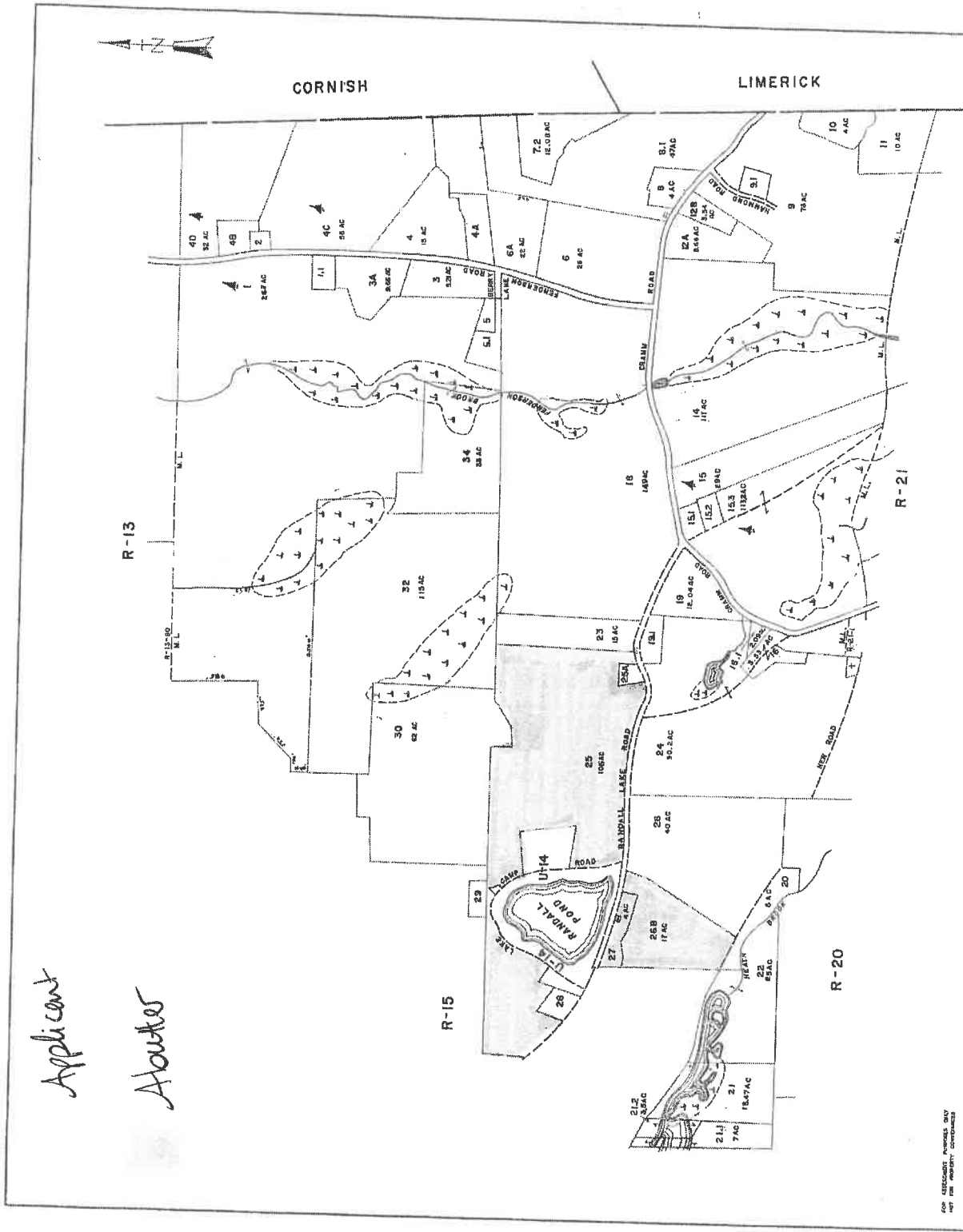
SCALE IN FEET
0 100 200

U-14

NO PARCELS 30, 31, 32, 33, 34

TAX MAPS REVISED
4/1/2022

Applicant
Abutter



FOR ASSOCIATED PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCE

JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1070

PROPERTY MAP
PARSONSFIELD, MAINE

RD # 17, B, 20, 12, 13

0 500 1000
SCALE IN FEET

R-14

TOWN OF PARSONSFIELD
Planning Board
634 North Rd
Parsonsfield, Maine 04047
(207)-625-4558 FAX: (207)-625-8172
planning@parsonsfeld.org

NOTICE TO ABUTTERS – SITE PLAN REVIEW APPLICATION REFUSAL

July 5, 2023

Re: U14/002, 183 Randall Lake Rd

Dear Property Owner:

The Parsonsfield Planning Board has received a request for Site Plan Review from John & Deborah Marble to use the property at 183 Randall Lake Rd for residential use:

Shoreland zone – Add proposed deck.

The property is located on Tax Map U14, Lot 002. This lot is located in the Limited Residential Shoreland District.

Our records indicate that you own property either abutting or within five hundred feet of the parcel indicated in the Application. A copy of the application is available for viewing at the Town Office and will be available on the Town Website www.parsonsfeld.org.

In accordance with the Town of Parsonsfield *Land Use and Development Ordinance*, Article III, Section 4, Item C (Notice to Abutters), the Parsonsfield Planning Board is required to notify you it has received this Application. We have not yet determined that the Application is complete and are currently reviewing it.

The applicant has requested time on the agenda of the next Parsonsfield Planning Board business meeting to discuss this Application. **The next Parsonsfield Planning Board business meeting is scheduled for Wednesday, July 19, 2023 at 6:00 PM.**

Please call our office or check our website for information on meetings and/or schedule changes.

Sincerely,



Desirae Lyle

Planning Board Executive Secretary

cc. Applicant File