

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: _____

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

Karen Flannery / Robert Spielvogel
36 Oaldand Road
Brookline MA 02445

Telephone: _____

Telephone: 617 372 6763

Applicant's Signature: Karen Flannery

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 177 Randall Lake Road

Tax Map# U-14 **Lot#** 001 **Zoning-District:** Shoreland
limited residential

Acreage of subject parcel: 0.18

Current Use of Property seasonal camp / 2bed 1 bath

Proposed Use of Property seasonal camp / 2bed 1 bath

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.	A
f.	A
g.	A - site plan / survey
h.	A
i.	A
j.	A
k.	A
l.	A
m.	N/A
n.	N/A
o.	A - SITE PLAN
p.	A
q.	A
r.	A
s.	A
t.	N/A
u.	N/A
v.	N/A
w.	N/A
x.	START 10/1/22 complete 3/1/23
y.	

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): Michael Meehan / Joy Collacott

MAILING ADDRESS: 138 Randall Lake Road

CITY/STATE/ZIP: Parsonsfield Maine 04047

PROPERTY ADDRESS: 138 Randall Lake road

MAP # R14 LOT # 26/25/26B

ABUTTER NAME(S): John Marble

MAILING ADDRESS: 183 Randall Lake Road

CITY/STATE/ZIP: Parsonsfield Maine 04047

PROPERTY ADDRESS: 138 Randall Lake Road

MAP # ~~U14~~ U14 LOT # 002

ABUTTER NAME(S): Michael Guilbeault

MAILING ADDRESS: 48 Hawthorne St.

CITY/STATE/ZIP: Fairhaven MA 02719

PROPERTY ADDRESS: 187 Randall Lake Road

MAP # U14 LOT # 003

ABUTTER NAME(S): John Priest

MAILING ADDRESS: 110 Bishop Dr.

CITY/STATE/ZIP: Framingham MA 01702

PROPERTY ADDRESS: 193 Randall Lake Road

MAP # U14 LOT # 005

ABUTTER NAME(S): Drew Flavell

MAILING ADDRESS: 3302 Wessington Way

CITY/STATE/ZIP: Alexandria VA 22309

PROPERTY ADDRESS: 116 Lake Camp Road

MAP # U14 LOT # 034/035

ABUTTER NAME(S): Jim Hall

MAILING ADDRESS: 545 Main Dunstable Road

CITY/STATE/ZIP: Nashua N.H. 03062

PROPERTY ADDRESS: 12 Lake Camp Road

MAP # U14 LOT # 036

ABUTTER NAME(S): Edward Getek

MAILING ADDRESS: 9264 Vermont Route 15

CITY/STATE/ZIP: Barrington, VT

PROPERTY ADDRESS: 28 Lake Camp Road

MAP # U14 LOT # 033

ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

MAP # _____ LOT # _____

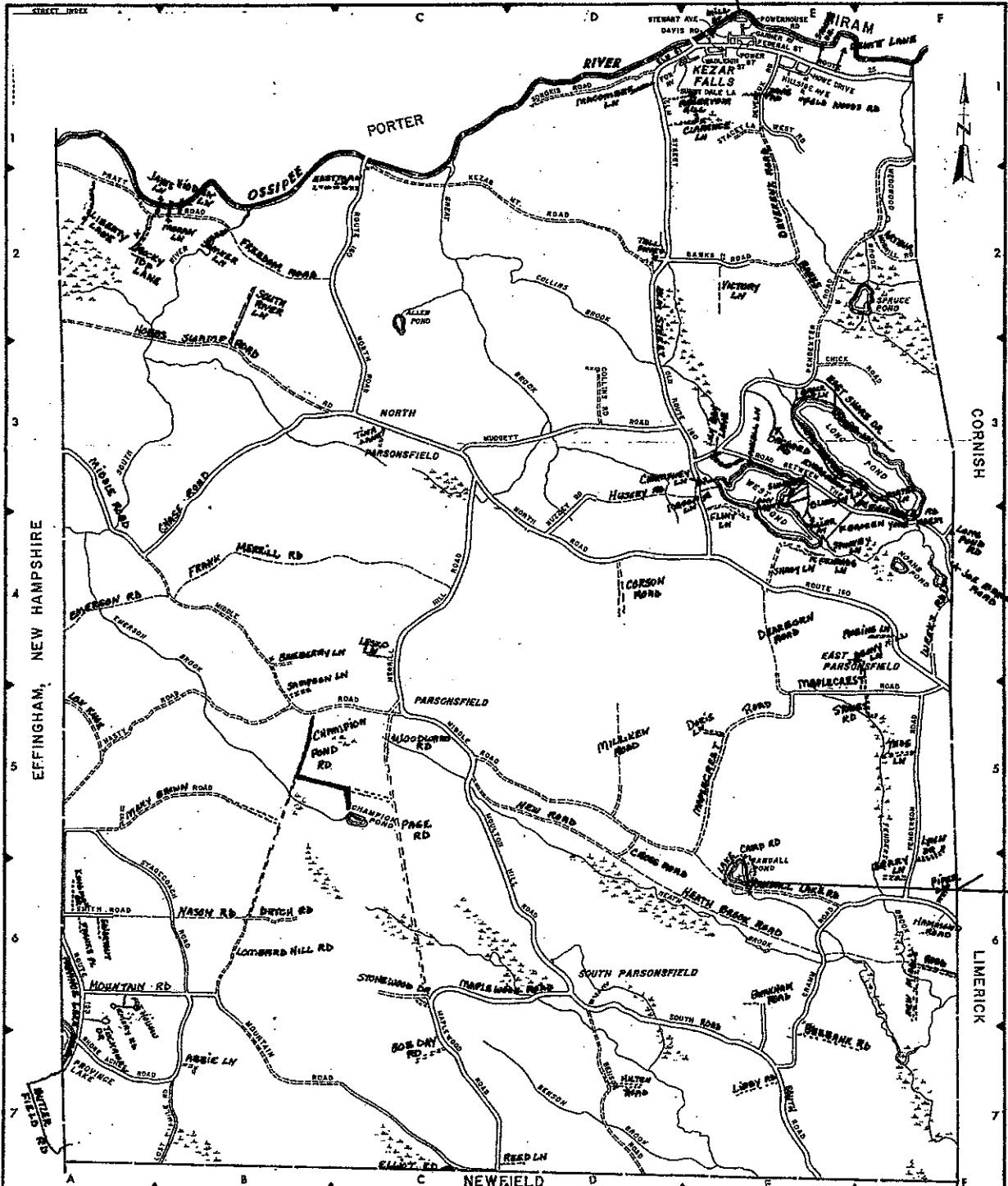
ABUTTER NAME(S): _____

MAILING ADDRESS: _____

CITY/STATE/ZIP: _____

PROPERTY ADDRESS: _____

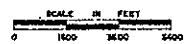
MAP # _____ LOT # _____



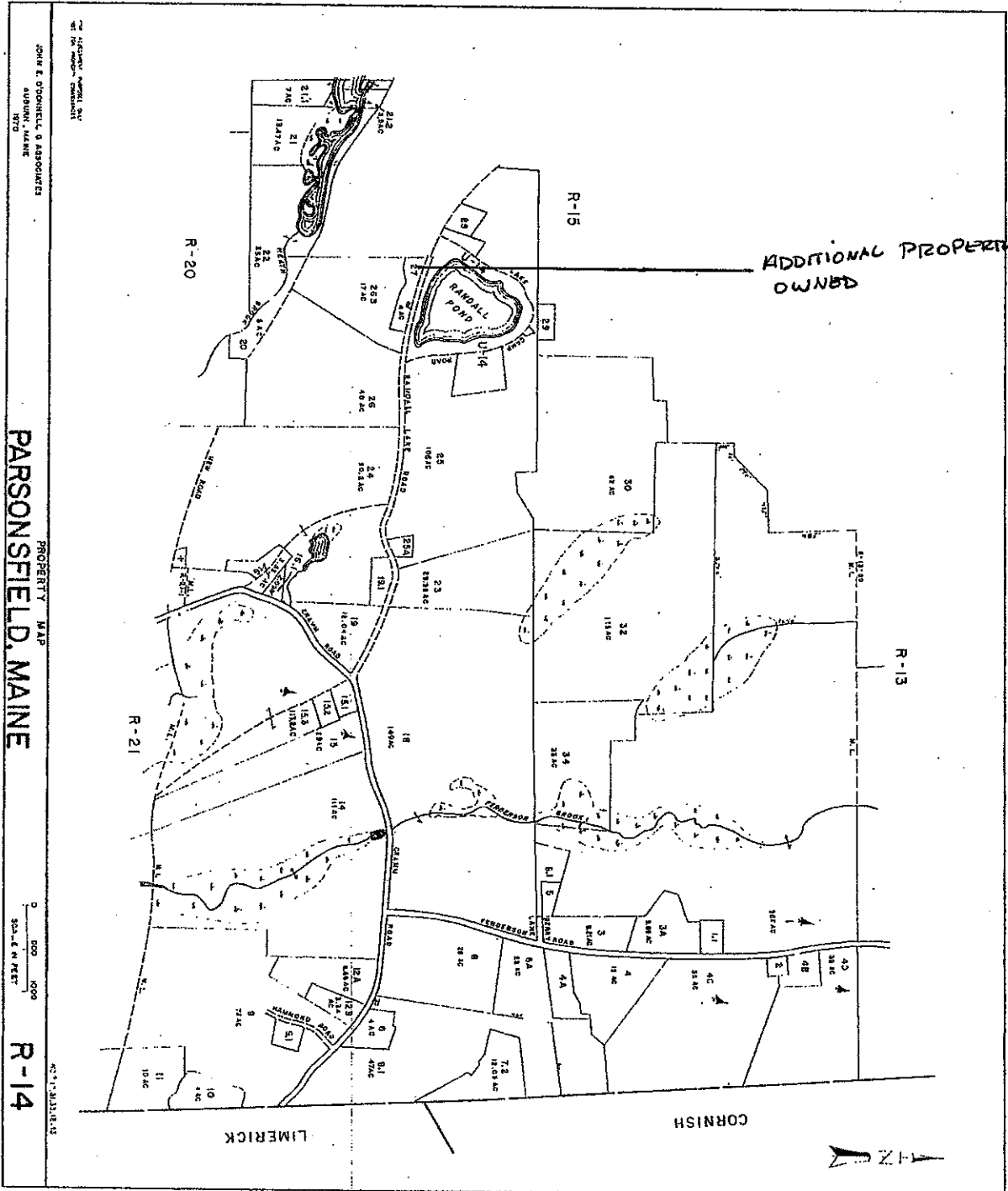
177
RANDALL
LAKE
ROAD

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

PARSONSFIELD



TAX MAP REVISED
APRIL 1, 2021



JOHN E. DOONNELLY, & ASSOCIATES
AUBURN, MAINE
2020

PROPERTY MAP
PARSONSFELD, MAINE

0 500 1000
SCALE IN FEET

R-14



WARRANTY DEED

ROBERT P. FLANNERY and **MARY E. FLANNERY**, husband and wife, both of Portsmouth, Rockingham County, New Hampshire, grants to **KAREN M. FLANNERY** and **ROBERT SPIELVOGEL**, both of Brookline, Norfolk County, Massachusetts and both having a mailing address of 36 Oakland Road, Brookline, MA 02445, with **Warranty Covenants, as joint tenants**, a four-fifths (4/5) interest in common and undivided in the land in Parsonsfield, York County, Maine, bounded and described as follows:

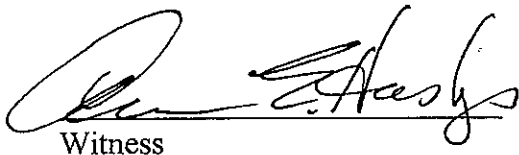
Being the same premises described in deed of Mary E. Flannery as Trustee for the Mary E. Flannery Revocable Trust of 1994 to Robert P. and Mary E. Flannery dated December 27, 2005, recorded at the York County Registry of Deeds at Book 14716, Page 588, and therein bounded and described as follows:

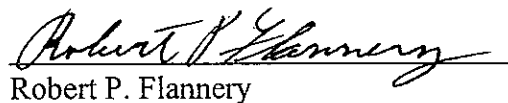
“A certain lot or parcel of land with the buildings thereon, situated on the Northerly side of the Old Middle Road, so-called, in the Town of Parsonsfield, in the County of York, and State of Maine, bounded and described as follows:

“Commencing at a point on said Old Middle Road, marked by a drill hole in the stone wall lying Westerly of the outlet from Randall Pond, so-called, and thence running Westerly by said Old Middle Road one hundred and ten (110) feet to a drill hole in said stone wall at land of one Oakes; thence running Northerly by said Oakes land eighty-five (85) feet to a stake on the Southerly shore of said Randall Pond; thence running Easterly by the shore of said Pond one hundred and ten (110) feet to a stake set in the ground at land now or formerly of Robert L. Merrill and Jennie A. Merrill; and thence running Southerly by said Merrill land seventy-five (75) feet to the point of beginning. It being the intention of said Grantors by this deed to convey all the land lying between said Old Middle Road and the Southerly shore of said Randall Pond on a lot of land one hundred and ten (110) feet wide on said road and the same distance in length on said Randall Pond.

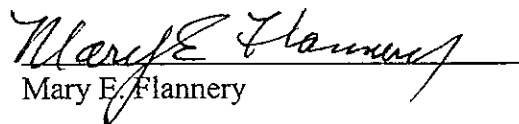
“Together with the furniture, furnishings and other articles of personal property now in or about the buildings on the above described land.”

Witness our hands and seals this 30th day of January, 2006.


Witness


Robert P. Flannery

to both
Witness

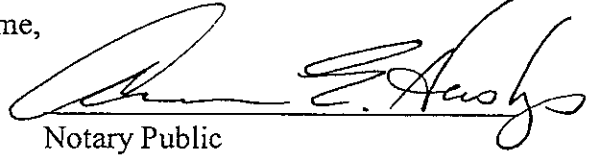

Mary E. Flannery

State of Maine
County of York, ss.

January 30, 2006

Then personally appeared the above named Robert P. Flannery and Mary E. Flannery and severally acknowledged the foregoing to be their free act and deed.

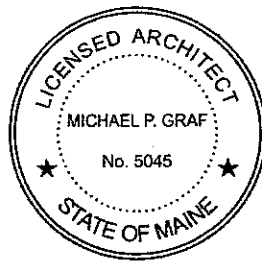
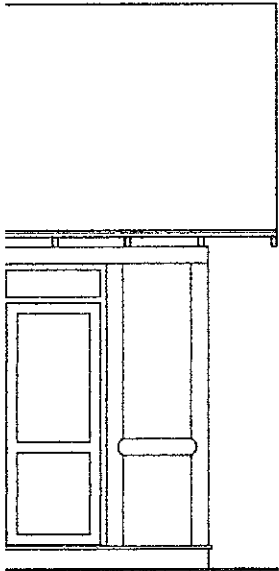
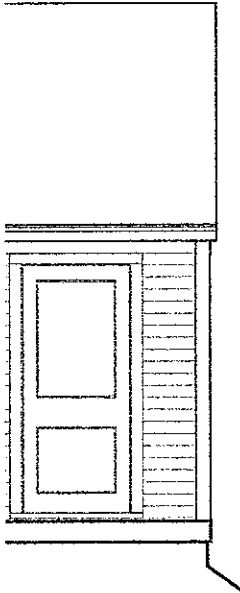
Before me,



Notary Public

Print or type name: ANN E. HASTINGS

My commission expires: 11-5-08



SCHEMATIC
DESIGN

20 OCTOBER 2020

PROPERTY OWNER
**Karen Flannery &
Bob Spielvogal**
177 Randall Lake Road
Parsonsfield, ME

CONTRACTOR

ARCHITECT
Michael Graf, R.A.
8 Exeter Road
Newmarket, NH 03857
39 Liberty Street
Newburyport, MA 01950
T 978 828 6566
E michael@grafbuilders.com
WEB grafbuilders.com

REVISIONS



Bruce W. Martinson

Maine PLS 2137

NH LLS 1059

VP, Survey Manager



SITELINES

Civil Engineers • Land Surveyor

Sitelines, PA

119 Purinton Road – Suite

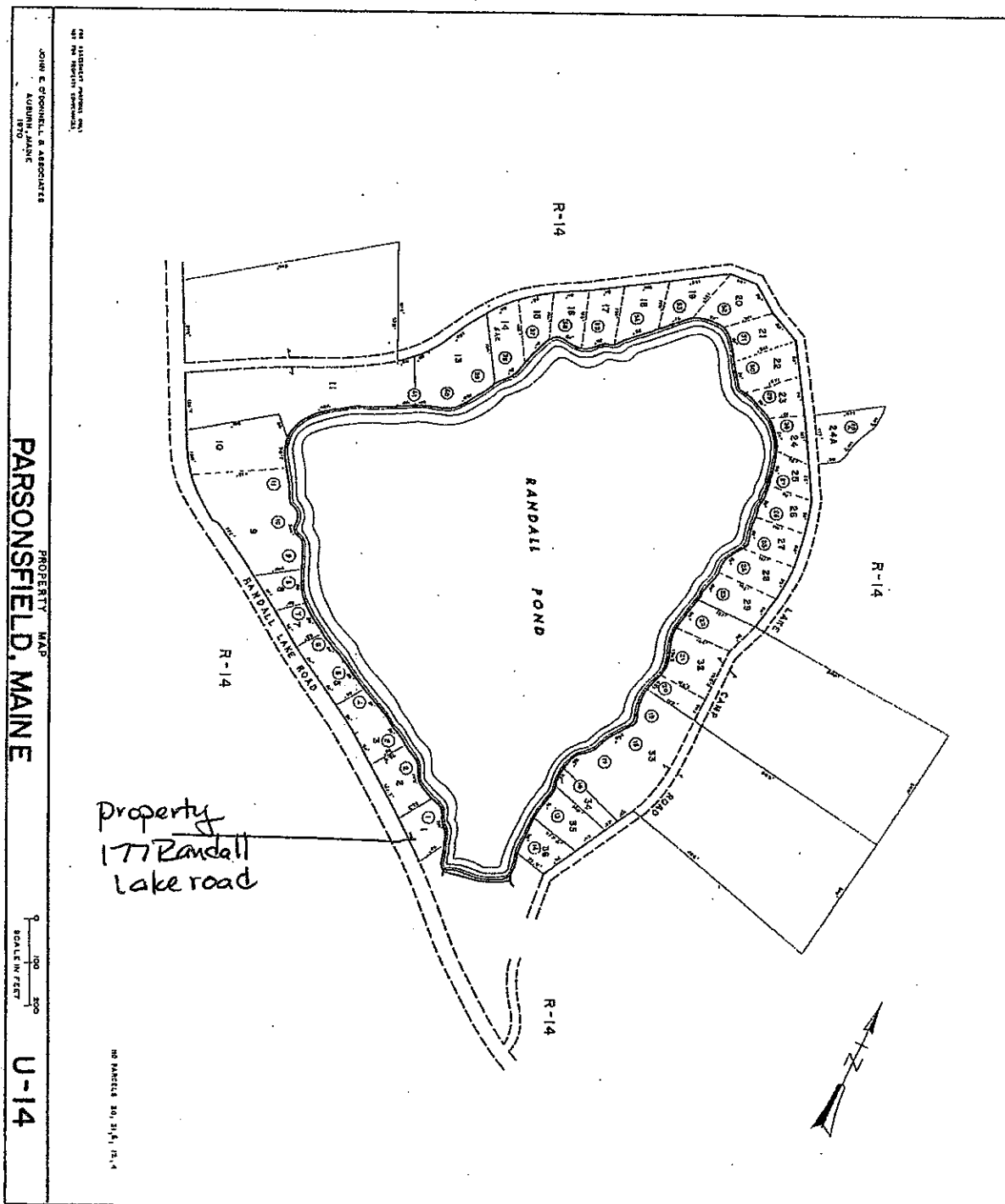
Brunswick, Maine 04011

207-725-1200

www.sitelinespa.com



TAX MAP REVISED
APRIL 1, 2021



JOHN E. O'CONNELL & ASSOCIATES
177 RANDALL LAKE ROAD
MAINE 04963

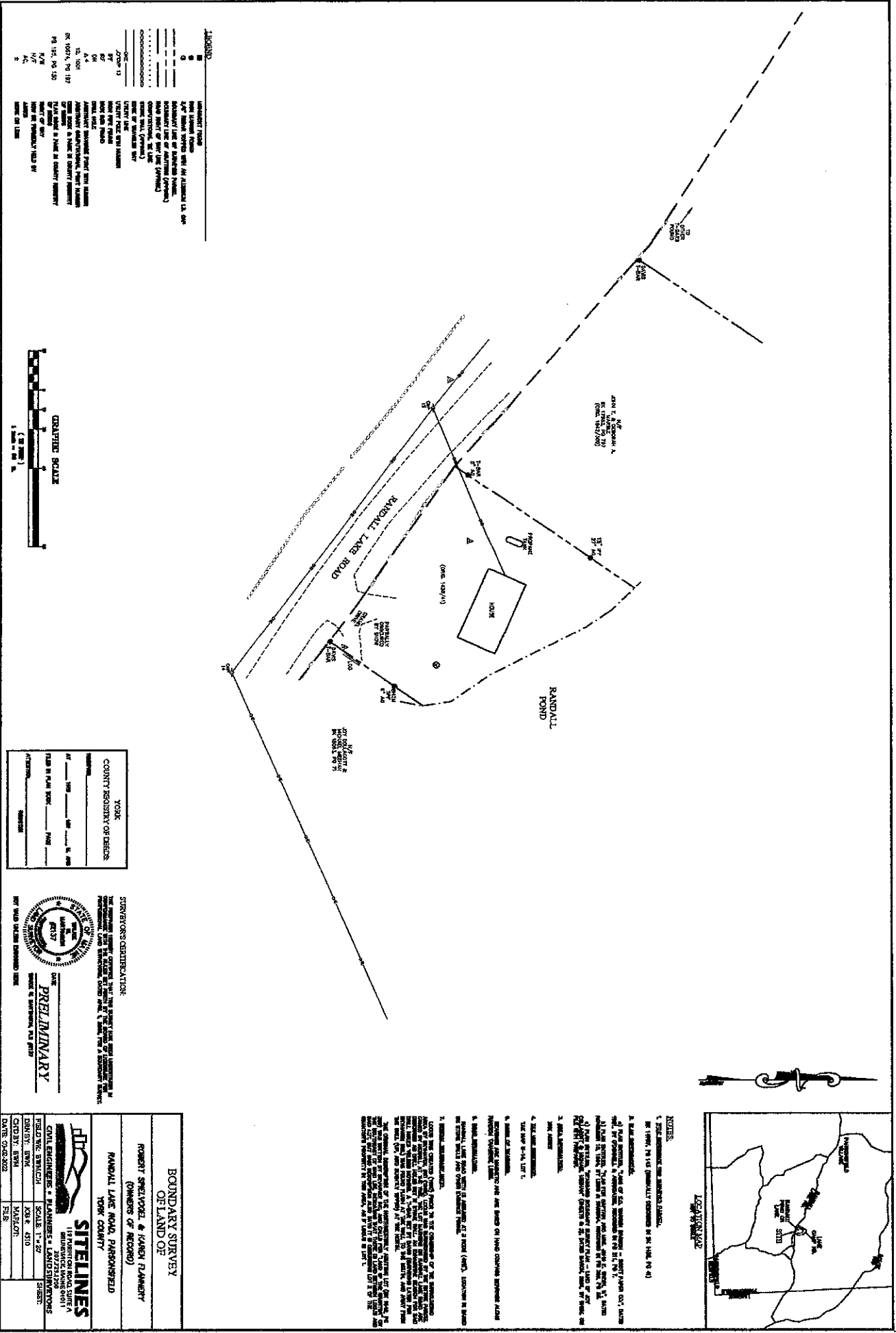
PROPERTY MAP
PARSONSFIELD, MAINE

SCALE IN FEET
0 100 200

U-14

Property
177 Randall
Lake road

NO PARCELS SHOWN TO SCALE



LEGEND

- UNDEVELOPED ROAD
- ROAD
- ADJACENT LAND OF ADJACENT U.S. AIR FORCE
- ADJACENT LAND OF ADJACENT STATE
- ADJACENT LAND OF ADJACENT COUNTY
- ADJACENT LAND OF ADJACENT TOWN
- ADJACENT LAND OF ADJACENT VILLAGE
- ADJACENT LAND OF ADJACENT CITY
- ADJACENT LAND OF ADJACENT COUNTY
- ADJACENT LAND OF ADJACENT STATE
- ADJACENT LAND OF ADJACENT U.S. AIR FORCE



YORK COUNTY REGISTER OF DEEDS

FILE NO. _____

DATE OF RECORD _____

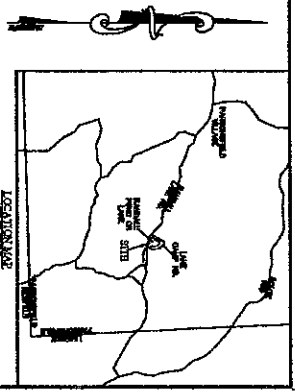
DATE OF SURVEY _____

SUPERVISOR'S CERTIFICATION

I, _____, SUPERVISOR OF THE COUNTY OF YORK, PA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1963, AND THAT THE SURVEY IS CORRECT AND ACCURATE.

PRELIMINARY

DATE OF SURVEY _____



- NOTES**
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1963.
 2. THE SURVEY WAS CONDUCTED BY _____, A LICENSED SURVEYOR IN THE STATE OF PENNSYLVANIA.
 3. THE SURVEY WAS CONDUCTED ON _____, 2024.
 4. THE SURVEY WAS CONDUCTED AT _____, YORK COUNTY, PENNSYLVANIA.
 5. THE SURVEY WAS CONDUCTED AT _____, YORK COUNTY, PENNSYLVANIA.
 6. THE SURVEY WAS CONDUCTED AT _____, YORK COUNTY, PENNSYLVANIA.
 7. THE SURVEY WAS CONDUCTED AT _____, YORK COUNTY, PENNSYLVANIA.
 8. THE SURVEY WAS CONDUCTED AT _____, YORK COUNTY, PENNSYLVANIA.
 9. THE SURVEY WAS CONDUCTED AT _____, YORK COUNTY, PENNSYLVANIA.
 10. THE SURVEY WAS CONDUCTED AT _____, YORK COUNTY, PENNSYLVANIA.

BOUNDARY SURVEY OF LAND OF ROBERT SHELLEY & KAREN FLANNERY (OWNERS OF RECORD)

RANDALL LANE ROAD, PARCELS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

YORK COUNTY

SITELINES

GOAL ENGINEERS & PLANNERS, A PROFESSIONAL CORPORATION
 BUILDING SERVICES, SCALE 1"=40'
 SURVEY, 1000 N. MARKET ST., SUITE 200, YORK, PA 17403
 CREDIT: SEMI
 DATE: 08/20/2024

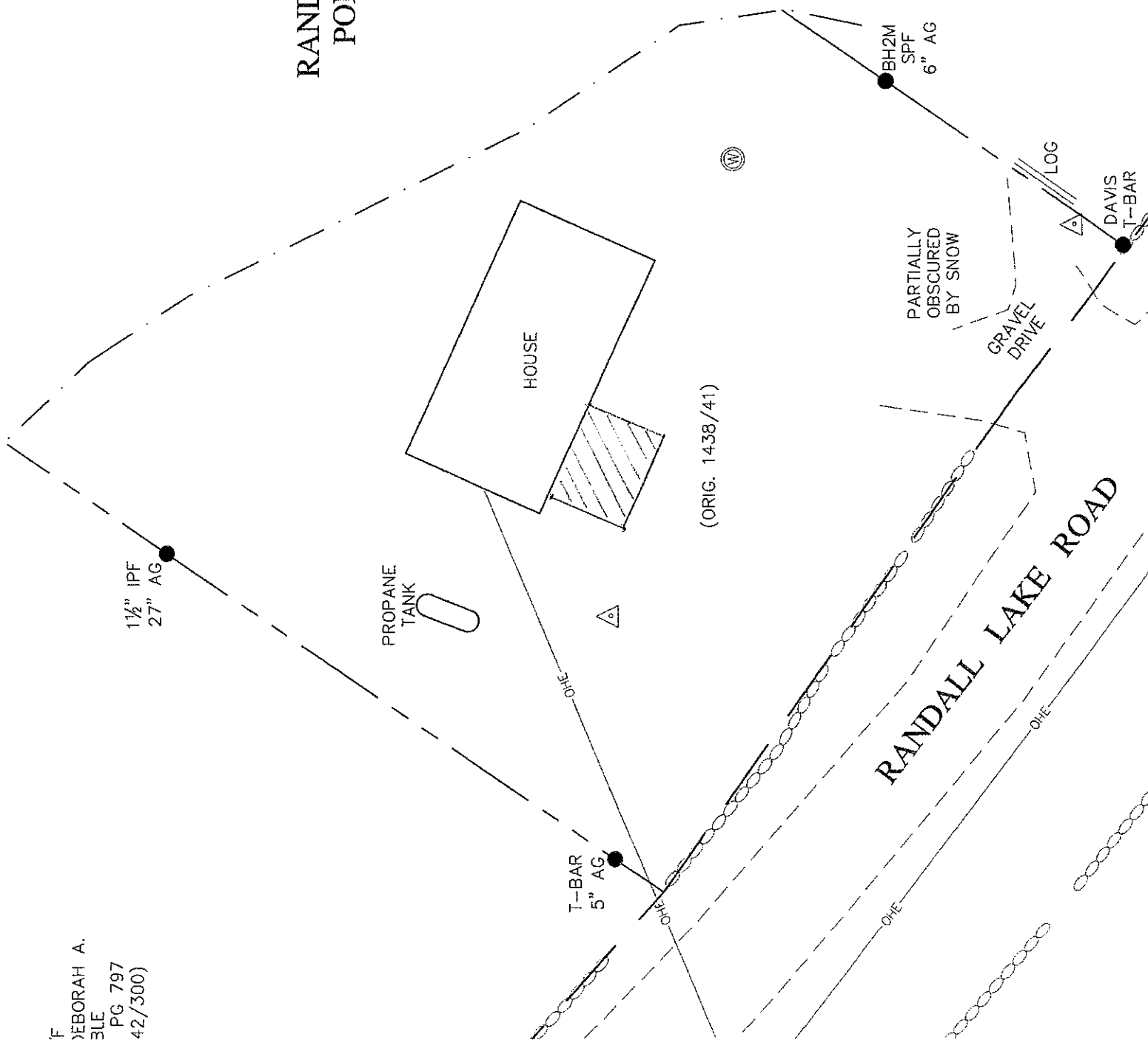
IF
EBORAH A.
BLE
PG 797
42/300)

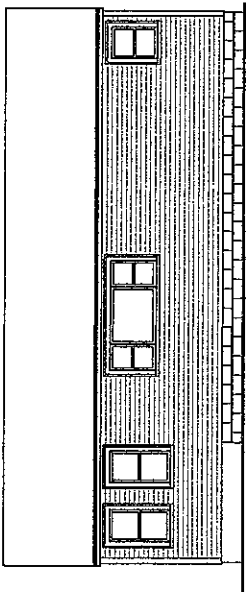
RANDALL POND

Scale 1" = 20'

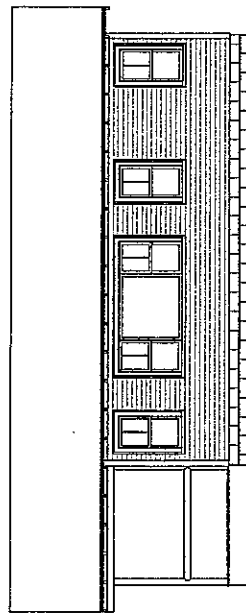
- Addition
- SEPTIC
- WELL

N/F
JOY COLLACOTT &
MICHAEL MEEHAN
BK 18063, PG 71

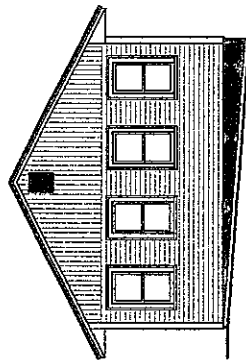




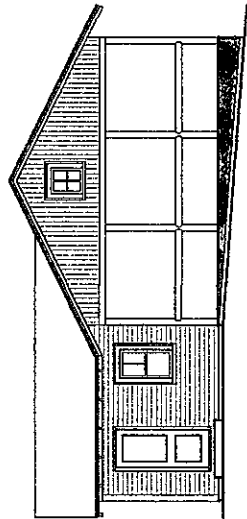
1 Existing North Elevation
Scale: 1/4" = 1'-0"



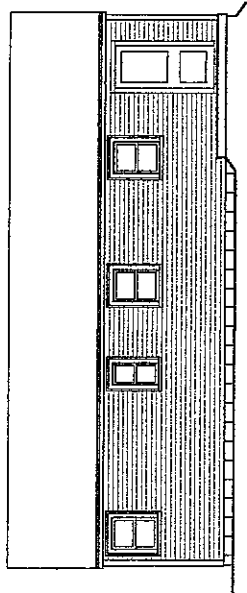
3 Proposed North Elevation
Scale: 1/4" = 1'-0"



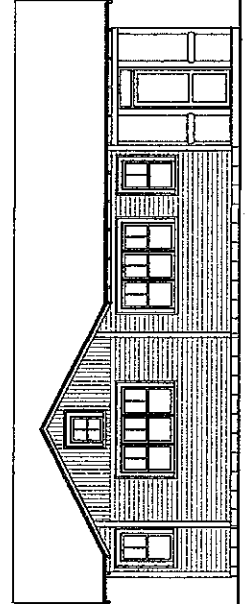
5 Existing East Elevation
Scale: 1/4" = 1'-0"



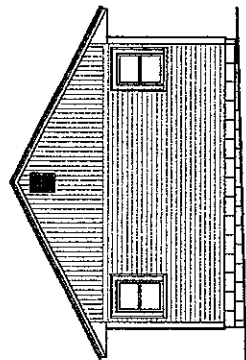
7 Proposed East Elevation
Scale: 1/4" = 1'-0"



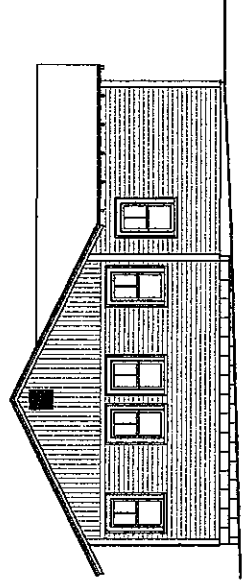
2 Existing South Elevation
Scale: 1/4" = 1'-0"



4 Proposed South Elevation
Scale: 1/4" = 1'-0"



6 Existing West Elevation
Scale: 1/4" = 1'-0"



8 Proposed West Elevation
Scale: 1/4" = 1'-0"



SCHEMATIC DESIGN

DATE REVISIONS

PROJECT OWNER
Karen Flannery &
Bob Spitznagel
17704 S. Orange Ave.
Palm Beach, FL

CONTRACTOR

ARCHITECT
Michael Graf, P.A.
11400 N.W. 12th St., Suite 200
P.O. Box 10000
Palm Beach, FL 33410
TEL: 561-842-1110
FAX: 561-842-1111
WWW: MICHAELGRAF.COM

REVISIONS

PROJECT NO.: 20070001.2008
SHEET NO.: 100
DATE: 10/27/08
Elevations
Existing + Proposed

A02

