

Personally appeared, before me, the above-mentioned \_\_\_\_\_ and  
acknowledged the foregoing instrument to be \_\_\_\_\_ free act and deed.

\_\_\_\_\_  
Notary Public

## Appendix D

### PARSONSFIELD PLANNING BOARD

### SUBDIVISION APPROVAL APPLICATION FORM

#### APPLICANT INFORMATION

Name of Property Owner: Michael E Hasty

Address: 62 Kingfisher Rd.  
New Harbor, ME 04554

Telephone: (207) 677 - 0155 cell 603-759-9961

Name of Applicant: Michael E Hasty

Address: 62 Kingfisher Rd.  
New Harbor, ME 04554

Telephone: ( ) \_\_\_\_\_ - \_\_\_\_\_

Name of applicant's authorized agent: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: ( ) \_\_\_\_\_ - \_\_\_\_\_

Name of Land Surveyor, Engineer, Architect or others preparing plan:

Maine Boundary Consultants  
8 River Rd.

Address: Buxton, ME 04093  
\_\_\_\_\_

Telephone: (207) 727 - 5359 Registration # Dan Yarumian # 2502  
Robert Yarumian # 1303

Person and Address to which all correspondence regarding this application should be sent:

Michael E Hasty  
62 Kingfisher Rd.  
New Harbor, ME 04554

What legal interest does the applicant have in the property to be developed?

ownership  option  purchase and sales contract  other prepare for sale of lots.

What interest does the applicant have in any abutting property? N/A

**LAND INFORMATION**

Location of Property (Street Location) D Mudge H Rd. Parsonsfield ME

(from County Registry of Deeds): Book 17891 Page 37

(from Tax Maps): Map R-8 Lot(s) 3A

Current zoning of property: R

Is any portion of the property within 250 feet of a great pond or river? Yes (No)

Is any portion of the property within the direct watershed of great pond? Yes (No)

If yes, which great pond? \_\_\_\_\_

Total Acreage of Parcel: \_\_\_\_\_

Acreage to be developed: \_\_\_\_\_

Indicate the nature of any restrictive covenants to be placed in the deeds:

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

Has this land been part of a prior approved subdivision? Yes No  
Or other divisions within the past 5 years? (Yes) No

Identify existing use(s) of land (farmland, woodlot, etc.) Woodlot vacant land

Does the parcel include any waterbodies? Yes  No

Does the parcel include any wetlands? Yes  No

Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency? Yes  No

List below the names and mailing addresses of abutting property owners and owners across the road:

Name	Address
<u>Barbara + Robert Boynton</u> <u>Jonathan Borysiewicz</u> <u>Maribeth chassey</u>	<u>93 Mudgett Rd. Parsonsfield, ME 04047</u> <u>42 Pond View Dr. Sandwich, MA 02537</u>
<u>Daniel Flint</u>	<u>P.O. Box 160 Parsonsfield, ME 04047</u>
<u>Linda + Eric Friedrich</u>	<u>190 Ward Rd, Ellenwood GA 30294</u>
<u>Gloria Hermance</u>	<u>30 Mudgett Rd. Parsonsfield, ME 04047</u>
<u>Andrew + Wendy McGary</u>	<u>71 Mudgett Rd. Parsonsfield ME 04047</u>
<u>Ronda Scarles</u>	<u>P.O. Box 720 Parsonsfield, ME 04047</u>
<u>Eric + Christopher Shaw</u>	<u>50 Bel Air Height, Limerster MA 01453</u>
<u>Joseph Staple</u>	<u>167 Indian Lake Dr. Lebanon, ME 04027</u>
_____	_____
_____	_____

\* See attached mailing labels

**GENERAL INFORMATION**

Proposed name of development: N/A

Number of lots or units: 2

Anticipated date for construction: UNKNOWN - N/A

Anticipated date of completion: UNKNOWN - N/A

Does this development propose the extension of public infrastructure? Yes  No

- roads
- storm drainage
- sidewalks
- fire protection equipment
- other

Estimated cost for infrastructure improvements \$ N/A

Identify method of water supply to the proposed development:

- individual wells
- central well with distribution lines
- other, please state alternative \_\_\_\_\_

Identify method of sewage disposal to the proposed development:

- individual septic tanks
- central on site disposal with distribution lines
- other, please state alternative \_\_\_\_\_

Identify method of fire protection for the proposed development:

- dry hydrants located on an existing pond or water body
- existing fire pond
- other, please state alternative.

Does the applicant propose to dedicate to the public any streets, recreation or common lands?

street(s)	Yes	<input checked="" type="radio"/> No	Estimated Length	
recreation area(s)	Yes	<input checked="" type="radio"/> No	Estimated Acreage	
common land(s)	Yes	<input checked="" type="radio"/> No	Estimated Acreage	

Does the applicant intend to request waivers of any of the subdivision submission requirements?

Yes  No

If yes, list them and state reasons for the request.

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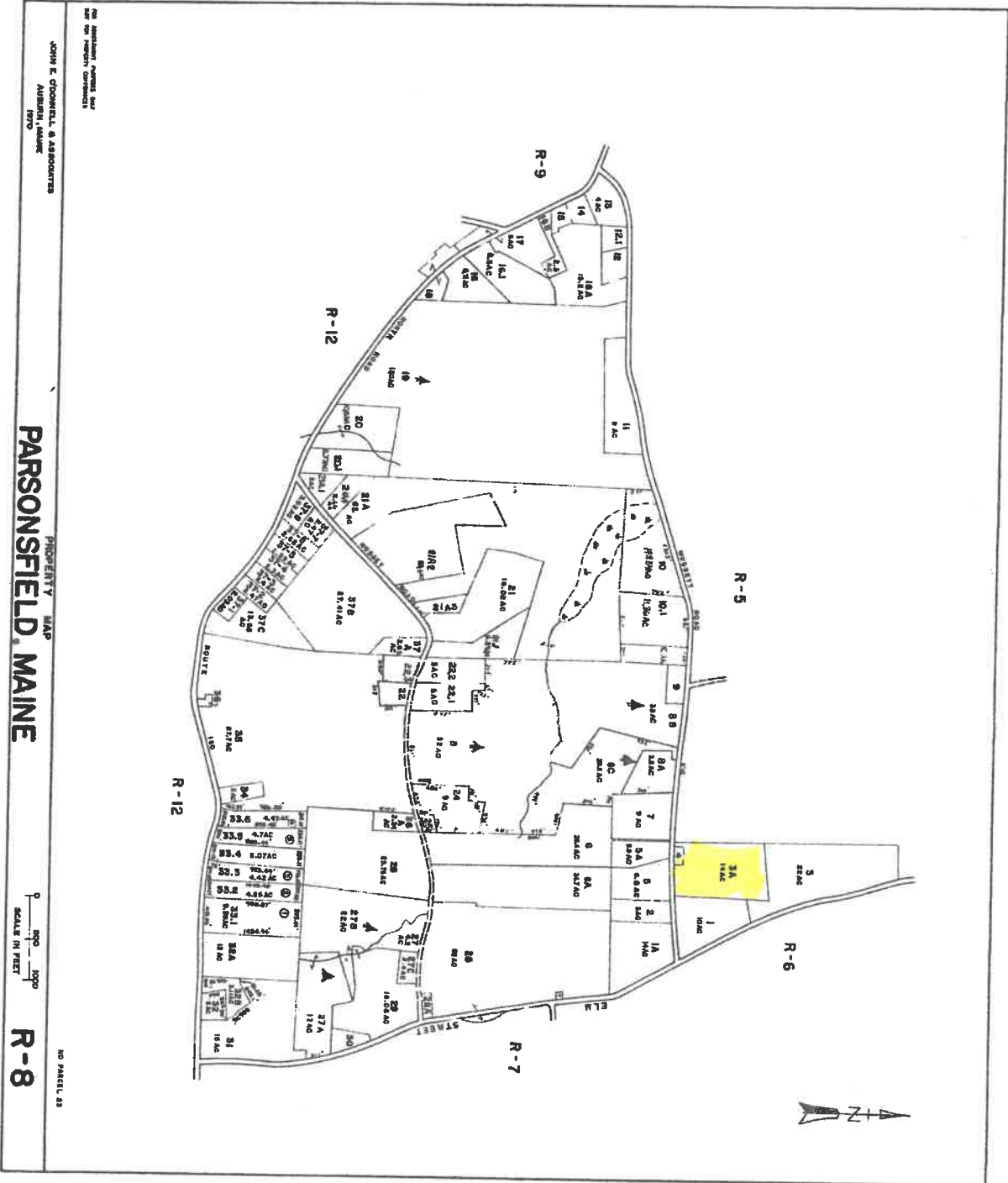
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To the best of my knowledge, all the above stated information submitted in this application is correct.

Michael E. Hsu

25 October 2023

TAX MAPS REVISED  
4/1/2022



JOHN E. CORMIER, & ASSOCIATES  
ASSESSORS  
1000  
1000

PROPERTY MAP  
PARSONSFIELD, MAINE

0 200 400 600 800 1000  
SCALE IN FEET

R-8

NO PARSELS AS

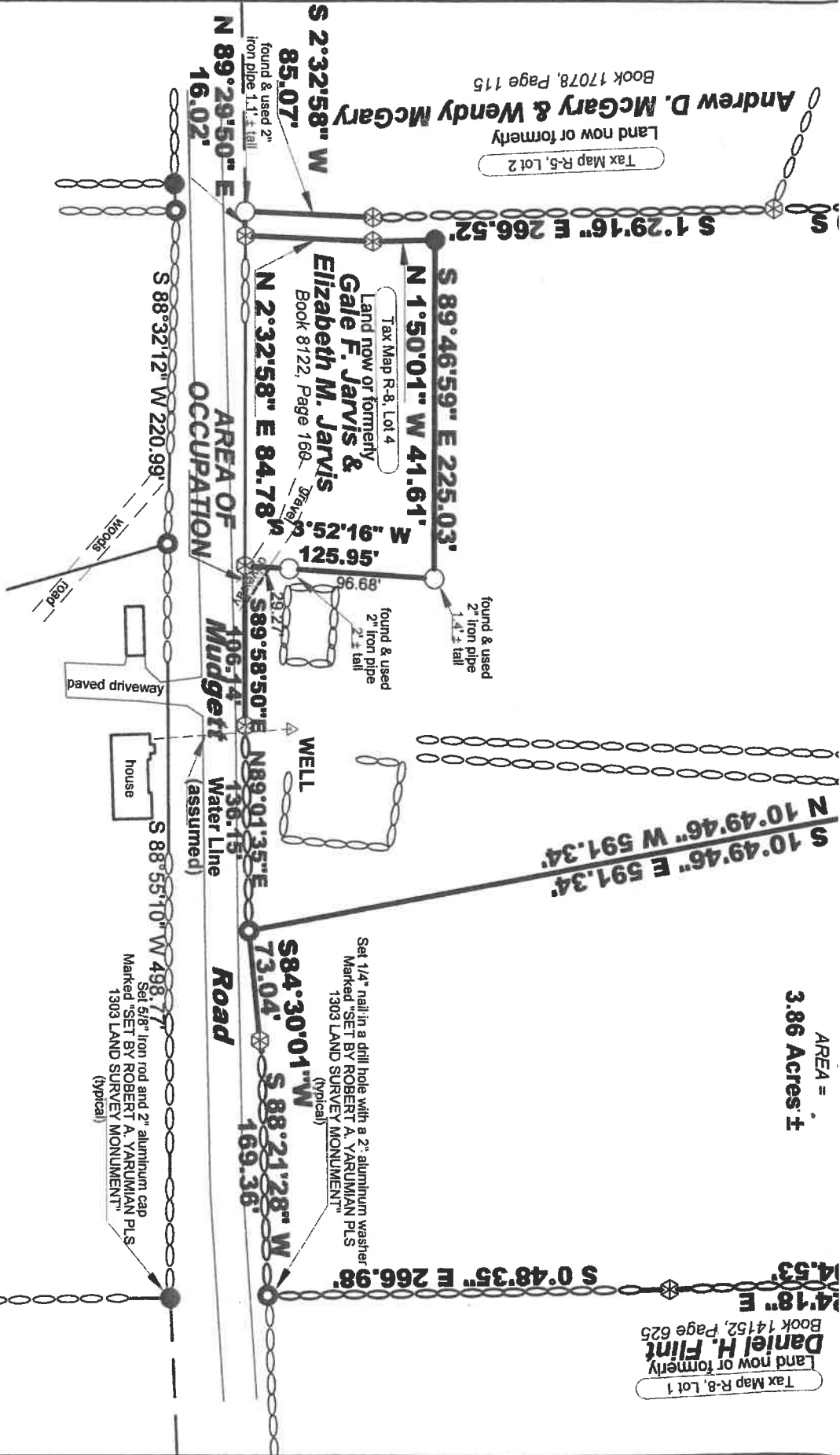
# BOUNDARY SURVEY SKETCH MAP

Prepared For  
**Michael E. Hasty & Cynthia Hasty**  
Of The  
**Mudgett Road Parcels**

SITUATED IN THE  
TOWN OF PARSONSFIELD, COUNTY OF YORK, STATE OF MAINE

Prepared By  
**MAINE BOUNDARY CONSULTANTS, P.C.**  
ROBERT A. YARUMIAN & DANIEL H. FLINT  
Professional Land Surveyors

June 28, 2023 - Scale: 1" = 100'



NOTE: The purpose of this Boundary Survey Sketch Map is to show a survey and proposed division of the Land of Michael E. Hasty located along Mudgett Road, being the Parcel as shown on the Town of Parsonsfield's Tax Map R-8 as Lot 3A. Record ownership of the Parcel Surveyed can be found in the deed of Stephen E. Hasty to Michael E. Hasty, dated January 22, 2019, and recorded in the York County Registry of Deeds in Book 17891, Page 37. Reference is also made to the deed of Stephen E. Hasty, personal representative of the Estate of Virginia R. Hasty aka Virginia Ruth Hasty to Michel E. Hasty and Stephen E. Hasty, dated September 26, 2018, and recorded in the said Registry in Book 17809, Page 541. The Westerly parcel is subject to Well & Water line rights as described in the deed of Michel E. Hasty to Ronda Searles, dated Marcy 12, 2012, and recorded in the said Registry in Book 18591, Page 592. This Map shows an Area of Occupation on the Westerly parcel in the area of a gravel driveway leading to the Jarvis residence.

Deed conveying divided lot Michael.

EXHIBIT A

A certain lot or parcel of land situated in Parsonsfield, York County, State of Maine, on the northerly side of Mudgett Road, bounded and described as follows:

Commencing at the northerly side of Mudgett Road at the southwesterly corner of the herein parcel and the southeasterly corner of the property now or formerly of Mary L. Barney, Trustee, as described in the deed to her recorded in the above Registry in Book 13106 at Page 217;

Thence northerly along the boundary of Barney, as Trustee, to a four way intersection of stone walls and a survey marker marked RL8 1208, at the northeast corner of property now or formerly of Robert P. Boynton and Barbara M. Boynton;

Thence easterly and southerly along the stone wall that crosses through the land conveyed to Michael E. Hasty and Stephen E. Hasty by the Deed of Distribution dated September 26, 2018, and recorded in the York County Registry of Deeds in Book 17809, Page 541, 698 feet, more or less, to an iron pipe set in said wall;

Thence easterly along a perpendicular stone wall 337 feet, more or less, to another stone wall running along the westerly boundary of land now or formerly of Daniel H. Flint as described in the deeds to him recorded in the above Registry in Book 2515 at Page 155 and Book 14152 at Page 624;

Thence southerly by land of Flint to Mudgett Road;

Thence westerly along Mudgett Road to land formerly of Sweat, now or formerly of Gale F. Jarvis et al. as described in the deed to them dated January 3, 1997, recorded in the above Registry, in Book 8122 at Page 160;

Thence northerly 122 feet by said land of Jarvis et al. to a point;

Thence westerly 225 feet by said land of Jarvis et al. to a point;

Thence southerly 122 feet by said land of Jarvis et al. to Mudgett Road;

Thence easterly by Mudgett Road a distance of 16 feet to land of Barney, Trustee, and the point of beginning.

Meaning and conveying a portion of the premises conveyed to Michael E. Hasty and Stephen E. Hasty by the Deed of Distribution dated September 26, 2018 and recorded in the York County Registry of Deeds in Book 17809, Page 541.

This deed is prepared without the benefit of a title search.



Deed conveying 1<sup>st</sup> lot of Joseph Staples

EXHIBIT A

A certain lot or parcel of land, situated on the northerly side of Mudgett Road, so-called, in the Town of Parsonsfield, County of York, State of Maine, being more particularly bounded and described as follows:

Beginning at a point, being a set nail and washer at a stonewall intersection, on the assumed northerly sideline of Mudgett Road, so-called, and at the southwesterly most corner of the land now or formerly of Daniel H. Flint, as described in the deed recorded in the York County Registry of Deeds in Book 14152, Page 625;

Thence S 88°21'28" W, along said Hussey Road, so-called, being along a stonewall, 169.36 feet, to a point;

Thence S 84°30'01" W, along said Hussey Road, so-called, 73.04 feet, to a set nail and washer, and the remaining land now or formerly of Hasty.

Thence N 10°49'46" W, along said remaining land now or formerly of Hasty 591.34 feet, to a found 1" iron pipe, and the land now or formerly of Daniel H. Flint, as described in the deed recorded in the said Registry in Book 17919, Page 248;

Thence N 89°59'49" E, along said Flint, being mostly along a stonewall, 342.65 feet, to a set nail and washer at a stonewall intersection, and the first mentioned land now or formerly of said Flint;

Thence S 00°58'27" E, along said Flint, being along a stonewall, 97.57 feet, to a point;

Thence S 01°24'18" E, along said Flint, being mostly along a stonewall, 204.53 feet, to a point;

Thence S 00°48'35" E, along said Flint, being mostly along a stonewall, 266.98 feet, to the point of beginning;

Containing 3.86 Acres, more or less.

All said "set nail & washer"(s) are a ¼" drill hole with a nail and a 2" diameter aluminum washer marked "SET BY ROBERT A. YARUMIAN PLS 1303 LAND SURVEY MONUMENT".

The basis of bearing for this description is GRID NORTH based on the Maine State Coordinate System West Zone, NAD 83 (Cors96) Epoch 2002, using a Stonex S900A RTK GNSS (GPS) receiver. The set nail and washer at the point of beginning of the parcel described herein above is at a coordinate of NORTHING 339056.623, EASTING 2761584.914. The 2023 magnetic Meridian determined by hand compass was found to be 15°30' , West of GRID NORTH.

This description is based on the "Boundary Survey Sketch Map prepared for Michael E. Hasty & Cynthia Hasty, of the Mudgett Road Parcels" dated June 28, 2023, by Robert A. Yarumian II, PLS 1303, of Maine Boundary Consultants, LLC, Moderation Center, 8 River Road, Buxton, Maine, 04093, and conforms to the Maine Board of Licensure for Professional Land Surveyors, Rules, of April 2001, Chapter 90, Standards of Practice.

Meaning and intending to convey a portion of the premises described in the deed of Stephen E. Hasty to Michel E. Hasty, dated January 22, 2019, and recorded in the York County Registry of Deeds in Book 17891, Page 37. Reference is also made to the deed of Stephen E. Hasty, personal representative of the Estate of Virginia R. Hasty a/k/a Virginia Ruth Hasty to Michel E. Hasty and Stephen E. Hasty, dated September 26, 2018, and recorded in the said Registry in Book 17809, Page 541.

Reference is made to Warranty deed from Stephen E. Hasty dated January 22, 2019 and recorded in the York Registry of Deeds in Book 17891, Page 37.

# SUBDIVISION PLAN REVIEW CHECKLIST FOR MINOR AND MAJOR SUBDIVISIONS

## ARTICLE 11 - PERFORMANCE STANDARDS

**SUBDIVISION NAME** Hasty **DATE** 10/24/2023

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide. The checklist does not substitute for the statutory criteria or the requirements of Article 11 and of the Subdivision Regulations (or Ordinance). The Planning Board also will be using the checklist to make sure that your application is complete. Indicate if the information has been submitted or if it is requested to be waived. If you feel that information is not applicable to your project, please indicate in the second column. The application need not contain separate plans as implied below. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. However, detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans may best be presented on a separate sheet or sheets.

Shaded boxes indicate that the action is not recommended to be taken by the Applicant.

SUBDIVISION REGULATIONS		Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
<b>11.1</b>	<b>POLLUTION</b>					
A.	DEP license for discharge of wastewater to a waterbody		✓			
B.	Oil, grease and sediment separator(s) at catch basins before storm water is discharged to waterbody(s)		✓			
B.	Removal of excess nutrients before discharge to a waterbody within the watershed of a great pond		✓			
<b>11.2.</b>	<b>SUFFICIENT WATER</b>					
A.1.	Provide for future connections in public water supply service area		✓			
A.2.	Public water system components approved by water company and fire chief		✓			
A.3.a.	Siting and construction of individual wells to prevent surface and ground water infiltration		✓			
A.3.b.	Lot configuration to allow for proper siting of well, on-site septic disposal area and reserve area		✓			
A.3.c.	Location and protection of the source and operation of a central water supply system		✓			
A.3.d.	Water storage for fire fighting capacity		✓			
B.	Water quality to comply with Drinking Water Rules		✓			
<b>11.3.</b>	Impact on the existing water facilities is within the company's or district's capacity		✓			
<b>11.4.</b>	<b>SOIL EROSION</b>					
A.	Prevention of soil erosion from entering water bodies		✓			
B.	Erosion and sedimentation control plan		✓			
C.	Topsoil removal and reapplication plan		✓			
<b>11.5.</b>	<b>TRAFFIC CONDITIONS</b>					
A.	Safeguard against hazards to pedestrians; of congestion; safe and convenient circulation		✓			
B.1.	Vehicular access through other than residential streets		✓			
B.2.	Does not reduce any street's Level of Service (LOS) to "E" or "F" unless Comprehensive Plan allows		✓			
B.3.	Provision as needed for turning, traffic islands, frontage		✓			

	roads, sidewalks, bicycle ways and traffic controls in public streets					
<b>SUBDIVISION REGULATIONS</b>		Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
B.4.	Avoidance of queuing to enter accessway to non-residential and multi-family developments		✓			
B.5.	Street connections to adjoining lots in designated growth areas; or in non-residential subdivisions for fire protection or to facilitate public access		✓			
<b>11.6.</b>	<b>SEWAGE DISPOSAL</b>					
B.2.a.	Certification of public sewage system		✓			
B.2.b.	Reserve wastewater disposal area where soils are less than 24" to limiting factor		✓			
11.7.	Capacity of Town solid waste system vis-a-vis proposed subdivision, or an alternate disposal		✓			
<b>11.8.</b>	<b>IMPACTS ON ENVIRONMENT</b>					
A.1.	Limitations on the clearing of trees in designated areas		✓			
A.2.	Screening of buildings from existing public roads in designated non-growth areas		✓			
A.3.	Landscape plan preserving trees larger than 24" diameter, preservation of vegetation and contours		✓			
B.1.	Reserved open space per Comprehensive Plan		✓			
B.2.	Preservation of designated critical natural areas		✓			
B.3.	Protection of historic or prehistoric resources		✓			
B.4.	Reservation of open space for recreation		✓			
B.5.	Suitability of reserved open space		✓			
B.6.	Open space to be dedicated to the town		✓			
B.7.	Payment in lieu of dedication of open space		✓			
C.	Avoidance of adverse impacts on designated significant wildlife habitat		✓			
D.	Protection of existing public accesses to shorelines		✓			
11.9.	Conformance with all requirements and standards of the zoning ordinance and other land use ordinances		✓			
<b>11.10.</b>	<b>FINANCIAL AND TECHNICAL CAPACITY</b>					
A.	Financial capacity to construct the total development		✓			
B.	Technical ability to complete the subdivision		✓			
11.11.	Does not increase water temperature or erosion		✓			
<b>11.12.</b>	<b>IMPACTS ON GROUND WATER</b>					
A.	Ground water quality		✓			
A.1.	Hydrogeologic assessment		✓			
A.2.	Ground water quality projections		✓			
A.3.	Contaminant concentrations in ground water		✓			
A.4.	Ground water treatment for improvement to drinking standards		✓			
A.5.	Control of high contaminant concentrations in ground water		✓			
B.	Ground water quantity		✓			
B.1.	Maintenance of ground water table level		✓			
B.2.	Maintenance of infiltration of precipitation		✓			
<b>11.13.</b>	<b>FLOODPLAIN MANAGEMENT</b>					
A.	Public utilities located to avoid flood damage		✓			
B.	Elevation of buildings above the flood level		✓			
C.	Drainage to reduce flood hazards		✓			
11.14.	Freshwater wetlands identified using Federal Manual for Identifying and Delineating Jurisdictional Wetlands		✓			

SUBDIVISION REGULATIONS		Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
<b>11.15.</b>	<b>STORM WATER MANAGEMENT</b>					
A.	Storm water management plan		✓			
B.	Storm water management easements		✓			
<b>11.16.</b>	<b>OPEN SPACE AND COMMON LAND</b>					
A.	Ownership of open space, common land and facilities		✓			
B.	Limitations on common land; conservation easements		✓			
C.	Final Plan notation for common land		✓			
D.	Lot owner association rules and by-laws		✓			
E.	Lot owner association duties and responsibilities		✓			
<b>11.17.</b>	<b>PHOSPHORUS IMPACTS ON PONDS</b>					
A.1	Limit post development phosphorus export		✓			
A.2	Simplified phosphorus review		✓			
A.3	Standard review		✓			
A.4	Maintenance and use restrictions for control measures		✓			

# Appendix R

## SUBDIVISION PLAN REVIEW CHECKLIST FOR MINOR AND MAJOR SUBDIVISIONS

### ARTICLE 12 - DESIGN STANDARDS

SUBDIVISION NAME Hasty DATE 10/24/2023

This checklist has been prepared to assist applicants in developing their subdivision plans. It should be used as a guide. The checklist does not substitute for the statutory criteria or the requirements of Article 12 of the Subdivision Regulations (or Ordinance). The Planning Board also will be using the checklist to make sure that your application conforms to the design guidelines or other wise meets the performance standards. Indicate if information has been submitted to provide evidence the guideline will be met or if you feel your design will otherwise meet the appropriate performance standard of Article 12. If you feel that a guideline is not applicable to your project, please indicate in the second column.

Shaded boxes indicate that the action is not recommended to be taken by the Applicant.

DESIGN GUIDELINES		Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
<b>12.1</b>	<b>SUFFICIENT WATER</b>					
A.	Well construction		✓			
A.1.	Dug wells prohibited on lots one acre and smaller		✓			
A.2.	Wells at least 100 from a street or 50 feet if uphill		✓			
B.	Fire protection					
B.1.	Buildings no more than 500 feet from hydrants		✓			
B.2.	Storage of 10,000 gallons if not on public water		✓			
B.3.	Hydrants to fire department specifications		✓			
B.4.	Easements for access to hydrants		✓			
<b>12.2.</b>	<b>TRAFFIC CONDITIONS</b>					
A.	Access control					
A.1.	Vehicular access from residential lot to arterial street		✓			
A.2.	Double frontage lots		✓			
A.3.	Subdivision street entering onto an arterial street		✓			
A.3.	Access design onto arterial streets					
3.b.	Sight distances		✓			
3.c.	Vertical alignment		✓			
3.d.	Low volume accesses		✓			
3.e.	Medium volume accesses		✓			
3.f.	High volume accesses		✓			
3.g.	Special case accesses		✓			
<b>B.</b>	<b>STREET DESIGN AND CONSTRUCTION STANDARDS</b>					
B.2.	Street Design Standards					
2.b.	Reserve strips prohibited		✓			
2.c.	Right-of-way width for commercial zoning districts		✓			
2.d.	Land reserved for required widening of existing street		✓			

		Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
2.e.	Two accesses to when 200 or more trips per day		✓			
<b>DESIGN GUIDELINES</b>						
2.f.	Street design standards table		✓			
2.g.	Layout of centerline of roads		✓			
2.h.	Dead-end streets; cul-de-sacs		✓			
2.i.	Grades, intersections and sight distances		✓			
2.j.	Sidewalks		✓			
2.k.	Curbs		✓			
B.3.	<b>Street Construction Standards</b>		✓			
3.a	Street materials		✓			
3.b.	Bases and pavement		✓			
<b>12.3.</b>	<b>IMPACTS ON NATURAL BEAUTY, ETC.</b>					
A.	Preservation of natural beauty and aesthetics		✓			
B.	Retention of open spaces, natural or historic features		✓			
C.	Protection of significant wildlife habitat		✓			
C.1.	Endangered or threatened species habitat		✓			
C.2.	Waterfowl, shorebird, and wading bird habitat, atlantic salmon spawning areas, coastal wildlife concentrations		✓			
C.3.	Protection of deer wintering areas		✓			
C.4.	Protection of important shoreland areas		✓			
C.5.	Other important wildlife habitat identified by IF&W or the Comprehensive Plan		✓			
<b>12.4.</b>	<b>STORMWATER MANAGEMENT DESIGN GUIDELINES</b>					
A.	Design of best management practices		✓			
B.	Drainage easements		✓			
C.	Design of drainage pipes and trenches		✓			
D.	Location of catch basins		✓			
E.	Storm drainage construction standards		✓			
E.1.	Storm drainage materials		✓			
E.2.	Pipe gauges		✓			
E.3.	Drain inlet alignment		✓			
E.4.	Location of manholes		✓			
<b>12.5.</b>	<b>IMPACTS ON WATER QUALITY OR SHORELINE</b>					
	Shoreland buffer strips		✓			
<b>12.6.</b>	<b>BLOCKS</b>					
<b>12.7.</b>	<b>LOTS</b>					
A.	Lot lines perpendicular		✓			
B.	Provision or preclusion of future subdivision		✓			
C.	Lots divided by streams		✓			
D.	Flag and other unusually shaped lots		✓			
E.	Lot numbering		✓			
<b>12.8.</b>	<b>UTILITIES</b>					
<b>12.9.</b>	<b>MONUMENTS</b>					
<b>12.10.</b>	<b>CLUSTER DEVELOPMENTS</b>					
B	Number of lots or dwelling units		✓			
C.3.	Net residential acreage		✓			
C.4.	Building sites outside of sensitive areas		✓			
		Submitted		Applicant	Received by	Waived by

<b>DESIGN GUIDELINES</b>		by Applicant	Not Applicable	Requests to be Waived	Planning Board	Planning Board
C.6.	Size of open space		✓			
C.7.	Lots within 1,000 of open space		✓			
C.8.	Buildings separated by at least 20 feet		✓			
C.9.	No individual lot access onto existing streets		✓			
C.10.	Maintain required minimum shore frontage		✓			
C.11.	Open space includes shore frontage		✓			
<b>12.11.</b>	<b>PHOSPHORUS EXPORT</b>					
A.	Buffer strips when qualifying for simple review		✓			
B.	Control measures meet DEP's Technical Guide		✓			