

WATSON WOODS
SUBDIVISION
PARSONSFIELD, MAINE

APPLICATION
FOR
FINAL SUBDIVISION

SUBMITTED TO THE
TOWN OF PARSONSFIELD

June 28, 2019

Prepared By:

WALSH
ENGINEERING ASSOCIATES, INC.

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WATSON WOODS SUBDIVISION

PARSONSFIELD, MAINE

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Section 1: Cover Letter

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WALSH
ENGINEERING ASSOCIATES, INC.

File: 16149

June 28, 2019

Mr. Justin Espinosa, Planning Board Chair
Town of Parsonsfield
634 North Rd
Parsonsfield, ME 04047

RE: FINAL SUBDIVISION SUBMITTAL, WATSON WOODS

Dear JP,

We are pleased to submit the attached Application for Final Approval by the Planning Board for Watson Woods. We have included the following or made the following revisions to the plan.

1. We have reduced the number of driveways to four.
2. We have provided a Landscape Plan to fill in the buffer, by Anthony Muench RLA.
3. We have added a backup septic system site to each lot in the project.
4. We have provided a Wildlife Impact Study from Jones Associates.
5. Attached are revised MDOT Entrance Permits with 450 feet of sight distance with an email from MDOT confirming that.
6. We have provided 8.66 acres of Open Space for this project and any projects that may happen on the remaining property.
7. We have added Homeowners Association Documents and Restriction and Easements.

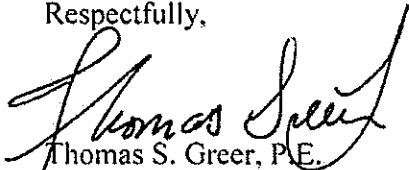
To make your review easier we have included a narrative with the provision of Section 8 of the Ordinance. In reviewing the items there are several items that are difficult to address.

The checklist refers to the Town's Comprehensive Plan that shows open space and proposed roads. It looks to us there are no proposed open space in our neighborhood and no maps that show proposed roads. Our plan does meet the open space requirement. No future development is allowed on that property.

Please note we are not in a Great Pond Watershed, those provisions in Section 8 do not apply to this project.

I believe we have addressed the Conditions of Preliminary Approval with this plan. We look forward to meeting with the Board to complete the approval process.

Respectfully,


Thomas S. Greer, P.E.
Walsh Engineering Associates, Inc.

cc: Nathan Wadsworth, Ralph Austin Esq., File
enc.

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Section 2: Planning Board Application, Ordinance Compliance Narrative, Final Subdivision
Checklist & Authorization Letter

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Appendix D
PARSONSFIELD PLANNING BOARD
SUBDIVISION APPROVAL APPLICATION FORM

APPLICANT INFORMATION

Name of Property Owner: NateSellsRealEstate, LLC
Address: PO Box 321
Cornish, ME 04020
Telephone: (207) 838 -7451
Name of Applicant: Same as Above
Address: _____
Telephone: () -
Name of applicant's authorized agent: Walsh Engineering Associates, Inc. (Thomas Greer P.E.)
Address: One Karen Drive, Suite 2A
Westbrook, ME 04092
Telephone: (207) 553 - 9898
Name of Land Surveyor, Engineer, Architect or others preparing plan:
Maine Survey Consultants , Inc.
Del Maxfield
Address: PO Box 485
Harrison, ME 04040
Telephone: (207) 583 -6159 Registration # 1177

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

Walsh Engineering Associates, Inc. (Thomas Greer P.E.)
One Karen Drive, Suite 2A
Westbrook, ME 04092

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

ownership option purchase and sales contract other _____

What interest does the applicant have in any abutting property? Ownership of remaining land

LAND INFORMATION

Location of Property (Street Location) Corner of Hussey Road and North Road (Rte 160)
(from County Registry of Deeds): Book 17309 Page 810
(from Tax Maps): Map R08 Lot(s) 37
Current zoning of property: Rural Residential Zone

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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: 58.71 Acres

Acreage to be developed: 19.05 Acres of lots and 8.66 acres of Open Space

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

See Section 4 for Homeowners Association Documents and Restrictions
and Easements.

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

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

See Attached Abutters List

GENERAL INFORMATION

Proposed name of development: Watson Woods

Number of lots or units: 8 Lots

Anticipated date for construction: No road construction is proposed.

Anticipated date of completion: Construction will commence as lots are sold. Complete when all lots are developed.

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

- roads storm drainage sidewalks fire protection equipment other

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Estimated cost for infrastructure improvements \$ 0.00

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. See letter from Chief Burbank.

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	_____

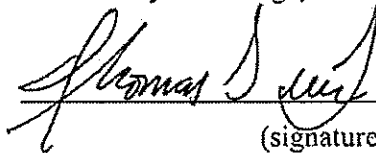
Does the applicant intend to request waivers of any of the subdivision submission requirements?

Yes No

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

No waivers are being requested.

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

 _____
 (signature of Agent)

6/28/19
 (date)

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Ordinance Compliance Narrative Watson Woods Subdivision

ARTICLE 8 - FINAL PLAN FOR MAJOR SUBDIVISION

8.1 Procedure.

- A. Within six months after the approval of the preliminary plan, the applicant shall submit an application for approval of the final plan at least fifteen days prior to a scheduled meeting of the Board. Applications shall be submitted by mail to the Board in care of the municipal offices or delivered by hand to the municipal offices. If the application for the final plan is not submitted within six months after preliminary plan approval, the Board shall require resubmission of the preliminary plan, except as stipulated below. The final plan shall approximate the layout shown on the preliminary plan, plus any changes required by the Board.
- If an applicant cannot submit the final plan within six months, due to delays caused by other regulatory bodies, or other reasons, the applicant may request an extension. Such a request for an extension to the filing deadline shall be filed, in writing, with the Board prior to the expiration of the filing period. In considering the request for an extension the Board shall make findings that the applicant has made due progress in preparation of the final plan and in pursuing approval of the plans before other agencies, and that municipal ordinances or regulations which may impact on the proposed development have not been amended.
- B. All applications for final plan approval for a major subdivision shall be accompanied by an application fee of \$25 per lot or dwelling unit payable by check to the municipality. If a public hearing is deemed necessary by the Board, an additional fee shall be required to cover the costs of advertising and postal notification.
- C. Prior to submittal of the final plan application, the following approvals shall be obtained in writing, where applicable:
1. Maine Department of Environmental Protection, under the Site Location of Development Act. **Not Required**
 2. Maine Department of Environmental Protection, under the Natural Resources Protection Act or if a storm water management permit or a wastewater discharge license is needed. **Not Required.**
 3. Maine Department of Human Services, if the applicant proposes to provide a public water system. **Not Required.**
 4. Maine Department of Human Services, if an engineered subsurface wastewater disposal system(s) is to be utilized. **Not Required.**
 5. U.S. Army Corps of Engineers, if a permit under Section 404 of the Clean Water Act is required. **Not Required.**
- D. The applicant, or the applicant's duly authorized representative, shall attend the meeting of the Board to discuss the final plan. Failure to attend the meeting to present the final plan application shall result in a delay of the Board's receipt of the plan until the next meeting which the applicant attends.
- E. At the meeting at which an application for final plan approval of a major subdivision is initially presented, the Board shall issue a dated receipt to the applicant.
- F. Within thirty days of the receipt of the final plan application, the Board shall determine whether the application is complete and notify the applicant in writing of its determination. If the

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Ordinance Compliance Narrative Watson Woods Subdivision

application is not complete, the Board shall notify the applicant of the specific additional material needed to complete the application.

- G. Upon determination that a complete application has been submitted for review, the Board shall issue a dated receipt to the applicant. The Board shall determine whether to hold a public hearing on the final plan application.
- H. If the Board decides to hold a public hearing, it shall hold the hearing within thirty days of determining it has received a complete application, and shall publish a notice of the date, time and place of the hearing in a newspaper of local circulation at least two times, the date of the first publication to be at least seven days before the hearing. In addition, the notice of the hearing shall be posted in at least three prominent places within the municipality at least seven days prior to the hearing.
- I. The Board shall notify the road commissioner, school superintendent, police chief, and fire chief of the proposed subdivision, the number of dwelling units proposed, the length of roadways, and the size and construction characteristics of any multi-family, commercial or industrial buildings. The Board shall request that these officials comment upon the adequacy of their department's existing capital facilities to service the proposed subdivision.
- J. Before the Board grants approval of the final plan, the applicant shall meet the performance guarantee requirements contained in Article 13.
- K. Within thirty days from the public hearing or within sixty days of receiving a complete application, if no hearing is held, or within another time limit as may be otherwise mutually agreed to by the Board and the applicant, the Board shall make findings of fact, and conclusions relative to the criteria for approval contained in Title 30-A M.R.S.A., §4404 and the standards of these regulations. If the Board finds that all the criteria of the statute and the standards of these regulations have been met, they shall approve the final plan. If the Board finds that any of the criteria of the statute or the standards of these regulations has not been met, the Board shall either deny the application or approve the application with conditions to ensure all of the standards will be met by the subdivision. The reasons for any conditions shall be stated in the records of the Board.

8.2 Submissions.

The final plan shall consist of one or more maps or drawings drawn to a scale of not more than one hundred feet to the inch. Plans for subdivisions containing more than one hundred acres may be drawn at a scale of not more than two hundred feet to the inch provided all necessary detail can easily be read. Plans shall be no larger than 24 by 36 inches in size, and shall have a margin of two inches outside of the borderline on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved on the plan for endorsement by the Board. Two reproducible, stable-based transparencies, one to be recorded at the Registry of Deeds, the other to be filed at the municipal office, and three copies of the plan shall be submitted. The applicant may instead submit one reproducible stable-based transparent original of the final plan and one recording plan with three copies of the final plan. In addition, one copy of the final plan, reduced to a size of 8 1/2 by 11 inches or

11 by 17 inches, and all accompanying information shall be mailed to each Board member no less than seven days prior to the meeting.

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Ordinance Compliance Narrative Watson Woods Subdivision

The final plan shall include or be accompanied by the following information.

- A. Proposed name of the subdivision and the name of the municipality in which it is located, plus the assessor's map and lot numbers.

See Title Blocks.

- B. The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, and other essential existing physical features.

See sheets C1.1 and C1.4.

- C. An indication of the type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the sewer district indicating the district has reviewed and approved the sewerage design shall be submitted.

Subsurface Wastewater Disposals on each lot. See soils tests.

- D. An indication of the type of water supply system(s) to be used in the subdivision.

1. When water is to be supplied by an existing public water supply, a written statement from the servicing water district shall be submitted indicating the district has reviewed and approved the water system design. A written statement shall be submitted from the fire chief approving all hydrant locations or other fire protection measures deemed necessary.

n/a

2. When water is to be supplied by private wells, evidence of adequate ground water supply and quality shall be submitted by a well driller or a hydro geologist familiar with the area.

See Letter from Stanley E. Hillock Well Drilling, Inc.

- E. The date the plan was prepared, north point, graphic map scale.

The date, north point and graphic map scale are shown on the plans.

- F. The names and addresses of the record owner, applicant, and individual or company who prepared the plan.

The record owner name and address and preparer names are on the plans.

- G. The location of any zoning boundaries affecting the subdivision.

See sheet C1.2.

- H. If different than those submitted with the preliminary plan, a copy of any proposed deed restrictions intended to cover all or part of the lots or dwellings in the subdivision.

Deed Restrictions are in Section 4.

- I. The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided.

See sheet C1.1.

- J. The location, names, and present widths of existing and proposed streets, highways, easements, buildings, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The location, bearing and length of street lines, lot lines and parcel boundary lines shall be certified by a professional land surveyor. The original reproducible plan shall be embossed with the seal of the professional land surveyor and be signed by that individual.

The Subdivision is signed and embossed.

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Ordinance Compliance Narrative Watson Woods Subdivision

- K. Street plans, meeting the requirements of Section 12.2.B.2.
n/a
- L. A storm water management plan, prepared by a registered professional engineer in accordance with the *Stormwater Management for Maine: Best Management Practices*, published by the Maine Department of Environmental Protection (1995). The Board may not waive submission of the storm water management plan unless the subdivision is not in the watershed of a great pond, the proposed subdivision will not involve grading which changes drainage patterns, and the addition of impervious surfaces such as roofs and driveways is less than 5% of the area of the subdivision.
See attached Stormwater Report.
- M. An erosion and sedimentation control plan prepared in accordance with the *Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices*, published by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection, March 1991. The Board may not waive submission of the erosion and sedimentation control plan unless the subdivision is not in the watershed of a great pond, the proposed subdivision will not involve grading which changes drainage patterns, and the addition of impervious surfaces such as roofs and driveways is less than 5% of the area of the subdivision.
See sheet C1.2.
- N. The width and location of any streets or public improvements or open space shown upon the official map and the comprehensive plan, if any, within the subdivision.
n/a
- O. All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers to convey title to the municipality of all public ways and open spaces shown on the Plan, and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If proposed streets and/or open spaces or other land is to be offered to the municipality, written evidence that the Municipal Officers are satisfied with the legal sufficiency of the written offer to convey title shall be included.
n/a
- P. The boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the municipality's Flood Insurance Rate Map, shall be delineated on the plan.
No flood boundaries are on site.

If any portion of the proposed subdivision is in the direct watershed of a great pond, and does not qualify for the simplified review procedure for phosphorus control under Section 11.17.A.2, the following shall be submitted or indicated on the plan.

No portion of the site is in a Great Pond Watershed.

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Ordinance Compliance Narrative Watson Woods Subdivision

1. A phosphorus impact analysis and control plan conducted using the procedures set forth in *Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development*, published by the Maine Department of Environmental Protection, revised September, 1992. The analysis and control plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the *Technical Guide*.
n/a
 2. A long-term maintenance plan for all phosphorus control measures.
This project does not have or required a phosphorus control plan.
 3. The contour lines shown on the plan shall be at an interval of no less than five feet.
Contour lines a shown on sheet C1.3 and C1.4.
 4. Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.
The slopes are shown on sheet C1.3.
- Q. A list of construction items, with cost estimates, that will be completed by the applicant prior to the sale of lots, and evidence that the applicant has financial commitments or resources to cover these costs.
The cost of the plants are attached. The cost of driveways will be by the homeowners.
- R. A list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the municipality, or quasi-municipal districts. These lists shall include but not be limited to:
- Schools, including busing
 - Street maintenance and snow removal
 - Police and fire protection
 - Solid waste disposal
 - Recreation facilities
 - Storm water drainage
 - Waste water treatment
 - Water supply
- The applicant shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.
This project has no new roads. The project will likely add one student to the school system. No change in the bus route is likely. There will be no changes required for police and fire protection. Solid waste will be by the residences, same as everyone else in town. No new recreational facilities are required by the project. Stormwater is controlled on site. No impacts to town facilities are required. Water and sewer are on site by the residents. Minimal cost impacts are anticipated to the municipal budget.
The taxable assessed valuation at the completion of the project is \$1,000,000.00.
- S. The location and method of disposal for land clearing and construction debris.
The disposal of the land clearing will be the Stump Dump at Frost Mountain Quarry located at 375 Pequawket Trail, Brownfield, Maine.

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Appendix P

FINAL PLAN APPLICATION CHECKLIST FOR MAJOR SUBDIVISIONS

Subdivision Name Watson Woods Date 6/28/19

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. However, the checklist does not substitute for the requirements of Article 8 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 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.

Note that this checklist only covers the submission requirements for a final plan for major subdivision. It does not address the standards that the final plan must meet. There are two other checklists which address the performance standards and the design guidelines which the applicant may find of assistance.

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
8.1.	PROCEDURE					
8.1.A.	Submittal of draft Final Plan within 6 months of approval of the Preliminary Plan OR submittal of request for an extension to the filing deadline	x				
8.1.B.	Filing of appropriate Final Plan application fee	x				
8.1.C.	Prior to submittal of Final Plan application, the following approvals shall be obtained where applicable: 1. Maine DEP permit(s) 2. Maine DHS permit(s) if public water system 3. Maine DHS permit(s) if engineered subsurface wastewater disposal system		n/a n/a n/a			

	4. Army Corps of Engineers if Section 404 permit required		n/a			
8.1.D.-K.	Scheduling procedure and possible public hearing					
8.1.J.	Performance Guarantee specified in Article 13					
8.2.	SUBMISSIONS					
8.2.	Two reproducible and three copies of one or more maps at scale of not more than 1"=100'; subdivision more than 100 acres, not larger than 1"=200'					
8.2.	Plans not larger than 24" x 36" with 2" border on binding side; 1" for borders elsewhere					
8.2.	Block for Planning Board signatures	X				
8.2.	Seven copies of plan reduced to 8.5"x11" or 11"x17"	X				
8.2.	FINAL PLAN INFORMATION					
8.2.A.	Name of Subdivision, Name of Town and Assessor's Map and Lot Number(s)	X				
8.2.A.	Total acres in subdivision; location of property lines, existing building(s), vegetative cover type and other essential physical features	X				
	SUBDIVISION REGULATIONS	Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
8.2.C.	Type of sewage disposal proposed	X				
8.2.C.	Sewer District approval of sewerage design		n/a			
8.2.D.1.	Water District approval of water system design		n/a			
8.2.D.1.	Fire Chief letter on hydrants or other fire protection measures	X				
8.2.D.2.	Well driller or hydrologist letter on ground water supply and quality	X				
8.2.E.	Date plan prepared, north point, graphic map scale	X				
8.2.F.	Names and addresses of record owner, subdivider, plan preparer(s) and adjoining property owners	X				
8.2.G.	Location of any zoning boundaries affecting the property	X				
8.2.H.	If different than Preliminary Plan submittal, any deed restrictions on proposed new lots or dwellings	X				
8.2.I.	Location and size of existing and proposed sewers, water mains, culverts and drainageways on and adjacent to proposed subdivision	X				
8.2.J.	Location, name and widths of existing and proposed streets, easements, building lines, parks and open spaces on or adjacent to subdivision tied to survey points and certified by a registered land surveyor	X				
8.2.K.	Street designs		n/a			
8.2.L.	Erosion and sedimentation control plan	X				

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8.2.M.	Storm water management plan	X				
8.2.N.	Location and dimensions of streets, public improvements and open space in subdivision from Official Map and Comprehensive Plan	X				
8.2.O.	Parcels proposed for dedication to public use; condition(s) of dedication; written documentation of management of subdivider-retained parcels; legal sufficiency to convey title(s) to Town		n/a			
8.2.P.	100-year flood elevations		n/a			
8.2.Q.	Phosphorus control plan for subdivisions in direct watersheds of great ponds		n/a			
Q.1.	Phosphorus impact analysis and control plan		n/a			
Q.2.	Long-term maintenance plan		n/a			
Q.3.	Contour lines five feet or closer	X				
Q.4.	25%+ slopes covering more than one acre on phosphorus plans	X				
8.2.R.	List of items to be constructed before sale of lots; evidence subdivider can cover their costs	X				
8.2.S	Estimates of capital and operating costs for public entities resulting from subdivision:					
	Schools and busing	X				
	Street maintenance and snow removal	X				
	Police, fire and EMS	X				
	Solid waste disposal	X				
	Recreation facilities	X				
	Storm water drainage		n/a			
	Wastewater treatment		n/a			
	Water supply		n/a			
	Others?		n/a			
8.2.S.	Estimate of net increase in taxable assessed valuation when subdivision fully constructed		x			

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Nate Sells Real Estate, LLC
P.O. Box 321
Cornish, ME 04020
(207) 838-7451

April 26, 2018

To whom it may concern:

This letter is to inform you that Thomas S. Greer, P.E. of Walsh Engineering Associates, Inc. (or any of his associates in that firm) and Ralph W. Austin, Esq. of Woodman Edmonds Danylik Austin Smith & Jacques, P.A. (or any of his associates in that firm) are hereby authorized to represent me and my company throughout the approval process for the proposed Watson Woods subdivision located on Route 160 (North Road) in Parsonsfield.

This includes representing me and my company with the Town of Parsonsfield Planning Board and other Town officials and with the State of Maine Department of Environmental Protection, as well as with any other State or local agencies or boards who may become involved in the approval process.

Should you have any questions or concerns, please feel free to contact me.

Sincerely,



Nathan Wadsworth

Section 3: Deeds & Boundary Line Agreement

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BK 17309 PGS 810 - 811 08/30/2016 11:45:32 AM
INSTR # 2016037151 DEBRA ANDERSON
RECEIVED YORK SS REGISTER OF DEEDS

QUITCLAIM DEED WITH COVENANT

That **Thomas W. Watson**, whose mailing address is 59 Field Road, Harpswell, Maine 04079

For Consideration Paid, GRANTS with QUITCLAIM COVENANT to:

NateSellsRealEstate, LLC, a Maine Limited Liability Company with a principal place of business in the Town of Hiram, County of York and State of Maine, and a mailing address of P.O. Box 321, Cornish, ME 04020

A certain lot or parcel of land situated in said Parsonsfield, County of York and State of Maine, on the North side of the Road leading from North Parsonsfield to East Parsonsfield and bounded as follows:

Beginning at the Southeast corner of said lot of land now or formerly of Hardy Merrill as the Southwest corner of the orchard near the dwelling house now or formerly of George F. Chapman; thence running Westerly by said road to the Wentworth Road so-called; thence Northeasterly by said Wentworth Road to land now or formerly of James M. Elliott; thence Southerly and Easterly by said Elliott's land to land now or formerly of Hardy Merrill; thence Southerly by said Merrill's land to the Northeast corner of the field of said Merrill; thence Westerly and Southerly by said Merrill's field and the orchard first mentioned to the point begun at, containing seventy-five (75) acres, more or less.

Being the same premises conveyed to Grantor herein by deed of Sidney W. Watson dated March 12, 1979 and recorded in the York County Registry of Deeds in Book 2485, Page 96.

WITNESS my hand this 26 day of August, 2016.

Thomas W. Watson

Maine R.E. Transfer Tax Paid

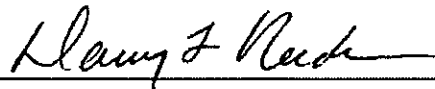
21 -> S+W Assoc Cumberland ME 04021
③

STATE OF MAINE
CUMBERLAND, SS.

Date: August 26, 2016

Then personally appeared the above-named Thomas W. Watson acknowledged the foregoing instrument to be his free act and deed.

Before me,



~~Attorney at Law~~/Notary Public

Commission Expires:

DARCY L. NEEDHAM
NOTARY PUBLIC - State of Maine
My Commission Expires
January 26, 2023

After recording return to:
Heritage Law, PLLC
P.O. Box 338
Cornish, ME 04020

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, That **NateSellsRealEstate, LLC**, a Maine Limited Liability Company with a principal place of business in the Town of Hiram, County of York and State of Maine, with a mailing address of 29 Rock Crop Drive, Hiram, for consideration paid grants to **Keith A. Sargent and Maija K. Ahlquist**, both of 942 Plymouth Street, Arlington, Massachusetts 02351, as joint tenants with QUITCLAIM COVENANTS, the following:

A certain lot or parcel of land situated on the northerly side of the North Road, in the Town of Parsonsfield, County of York, Maine. Said parcel is a portion of the premises conveyed to this grantor as described in York County Registry of Deeds book 17309, page 810. All interest to a parcel of land situated easterly of the following described line:

Beginning at a point in a stonewall on the northerly side of the North Road. Said point being situated on the apparent northerly sideline of said North Road at the southwesterly corner of land of the Grantee as described in York County Registry of Deeds book 15786, page 263;

THENCE, North 21 degrees 02 minutes 06 seconds East, a distance of 387.87 feet along said stonewall and land of the grantee to a point;

THENCE, North 17 degrees 12 minutes 40 seconds East, a distance of 558.52 feet along said stonewall and land of the grantee to a stonewall intersection at land of the grantor;

THENCE, North 15 degrees 26 minutes 32 seconds East, a distance of 329.78 feet along said stonewall abutting a 6.5 acre parcel of land encompassed by stonewall and owned by the grantor as shown on a Standard Boundary Survey of a Portion of lands of Ruth Sargent dated November 26, 1996 surveyed by Metcalf Land Surveying, Inc. to an iron rod with cap #2055 found in a stonewall intersection at land of these grantees;

THENCE, North 09 degrees 44 minutes 08 seconds East, a distance of 96.87 feet along said stonewall and land of the grantee to a point;

THENCE, North 10 degrees 38 minutes 32 seconds East, a distance of 276.11 feet along said stonewall and land of the grantee to a point;

THENCE, North 11 degrees 56 minutes 40 seconds East, a distance of 362.93 feet to an iron rod with cap #2081 found at the southwesterly corner of land now or formerly of William White as described in York County Registry of Deeds book 9030, page 184.

The bearings herein used are referenced to Magnetic North observed in 1991.

The courses and distances used are derived from a Standard Boundary Survey of a Portion of lands of Ruth Sargent dated November 26, 1996, surveyed by Metcalf Land Surveying, Inc.

The above referenced plan recommended a boundary line agreement pertaining to a portion of the said above described line due to ambiguous deed descriptions between land of this Grantor and these Grantees. The intent herein is to release any interest the Grantor has in the 6.5 acre parcel shown on that plan as being owned by Heirs of Sidney W. Watson and to confirm the stonewall described above as the common boundary between remaining land of the Grantor and the Grantees.

Said parcel is a portion of the premises conveyed to NatesSellsRealEstate, LLC as described in York County Registry of Deeds Book 17309, Page 810 by Quitclaim Deed of Thomas W. Watson dated August 26, 2016, and recorded in the York County Registry of Deeds at Book 17309, Page 810.”

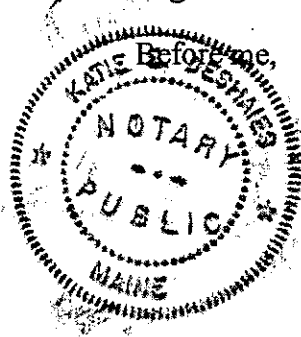
EXECUTED THIS 26th day of May, 2017.

Nathan Wadsworth

STATE OF MAINE
COUNTY OF YORK

May 26th, 2017

Personally appeared the above named Nathan Wadsworth, President of NateSellsRealEstate, LLC and acknowledged the foregoing instrument to be his free act and deed acting in said capacity.



Katie E. Deshaies
Notary Public

KATIE E. DESHAIES
Notary Public, Maine
My Commission Expires 4/20/14

Section 4: Homeowners Association / Restrictions & Easements

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HOMEOWNERS ASSOCIATION

COMMON OPEN SPACE EASEMENTS AND RESTRICTIONS

Pursuant to Section 11.16 of the Subdivision Regulations, an owners association shall be formed upon final approval of the subdivision plan. Draft Articles of Incorporation and draft Bylaws of Watson Woods Owners Association are included in this Application. Membership in the Association by all lot owners is mandatory, with that requirement to be in the deed to each lot. The Common Open Space shall be conveyed to the Association after final approval and formation of the Association. There will be a restriction in the deed to the Association that the Common Open Space shall not be subdivided. The Association will have the responsibility for maintenance of the Common Open Space.

Lots 2 through 7 shall each be subject to a 10-foot-wide pedestrian easement adjacent to the northeasterly boundary of each such lot, as shown on the Plan, for the purpose of pedestrian access by all lot owners to the Common Open Space. Additionally, Lot 7 shall be subject to a 10-foot-wide pedestrian easement adjacent to its northwesterly boundary, as shown on the Plan, for the benefit of Lot 8 to access the first-above referenced pedestrian easement; and Lot 6 shall be subject to a 10-foot-wide pedestrian easement adjacent to its northwesterly boundary, as shown on the Plan, for the benefit of Lots 7 and 8 to access the first-above referenced pedestrian easement.

Lots 1 through 8 shall be subject to the following restriction concerning the use of the Common Open Space, such restrictions to be in the deed to each lot: The Common Open Space shall be restricted to passive recreational use by the owners of lots within Watson Woods. No structures shall be built, constructed, erected or placed on or within said Common Open Space. This restriction shall be enforceable by the Watson Woods Owners Association or by any lot owner in Watson Woods. Any lot owner violating this restriction shall be liable for all costs of enforcement of this restriction, including attorneys' fees.

**DOMESTIC
NONPROFIT CORPORATION**

STATE OF MAINE

ARTICLES OF INCORPORATION

Filing Fee \$40.00

<p>_____ Deputy Secretary of State</p> <p>A True Copy When Attested By Signature</p> <p>_____ Deputy Secretary of State</p>
--

Pursuant to 13-B MRSA §403, the undersigned incorporator(s) execute(s) and deliver(s) the following Articles of Incorporation:

FIRST: The name of the corporation is Watson Woods Owners Association

SECOND: ("X" one box only. Attach additional page(s) if necessary.)

The corporation is organized as a public benefit corporation for the following purpose or purposes:

The corporation is organized as a mutual benefit corporation for all purposes permitted under Title 13-B or, if not for all such purposes, then for the following purpose or purposes:

THIRD: The Registered Agent is a: (select **either** a Commercial or Noncommercial Registered Agent)

Commercial Registered Agent CRA Public Number: _____

(name of commercial registered agent)

Noncommercial Registered Agent

Ralph W. Austin

(name of noncommercial registered agent)

234 Main Street, Biddeford, Maine 04005

(physical location, not P.O. Box – street, city, state and zip code)

P.O. Box 468, Biddeford, Maine 04005

(mailing address if different from above)

FOURTH: Pursuant to 5 MRSA §108.3, the new commercial registered agent as listed above has consented to serve as the registered agent for this nonprofit corporation.

FIFTH: The number of directors (not less than 3) constituting the initial board of directors of the corporation, if the number has been designated or if the initial directors have been chosen, is 3.

The minimum number of directors (not less than 3) shall be 3 and the maximum number of directors shall be 5.

SIXTH: Members: ("X" one box only.)

There shall be no members.
There shall be one or more classes of members and the information required by 13-B MRSA §402 is attached.

SEVENTH: (Optional) (Check if this article is to apply.)

No substantial part of the activities of the Corporation shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the Corporation shall not participate in or intervene in (including the publication or distribution of statements) any political campaign on behalf of any candidate for public office.

EIGHTH: (Optional) (Check if this article is to apply.)

Other provisions of these articles including provisions for the regulation of the internal affairs of the corporation, distribution of assets on dissolution or final liquidation and the requirements of the Internal Revenue Code section 501(c) are set out in Exhibit _____ attached hereto and made a part hereof.

Incorporators

Dated _____

(signature)

Street 234 Main Street
(address)

Ralph W. Austin
(type or print name)

Biddeford, Maine 04005
(city, state and zip code)

(signature)

Street _____
(address)

(type or print name)

(city, state and zip code)

(signature)

Street _____
(address)

(type or print name)

(city, state and zip code)

For Corporate Incorporators*

Name of Corporate Incorporator _____

By _____
(signature of officer)

Street _____
(principal business location)

(type or print name and capacity)

(city, state and zip code)

Name of Corporate Incorporator _____

By _____
(signature of officer)

Street _____
(principal business location)

(type or print name and capacity)

(city, state and zip code)

***Articles are to be executed as follows:**

If a corporation is an incorporator (13-B MRSA §401), the name of the corporation should be typed or printed and signed on its behalf by an officer of the corporation. The articles of incorporation must be accompanied by a certificate of an appropriate officer of the corporation, not the person signing the articles, certifying that the person executing the articles on behalf of the corporation was duly authorized to do so.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

**Secretary of State
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, ME 04333-0101
Telephone Inquiries: (207) 624-7752**

Email Inquiries: CEC.Corporations@Maine.gov

EXHIBIT A
Information Required by § 402

All owners of lots at Watson Woods subdivision located on North Road in Parsonsfield, Maine shall be members of the corporation upon conveyance of the title to the lot owners. The interest of each member shall be 1/8th for each lot owned, and each member shall have one vote in the affairs of the corporation for each lot owned.

**BYLAWS OF
WATSON WOODS OWNERS ASSOCIATION**

ARTICLE I

Name, Location, and Fiscal Year

Section 1. Name. The name of the corporation is Watson Woods Owners Association (the "Corporation").

Section 2. Location. The principal office of the corporation shall be located at Parsonsfield, Maine.

Section 3. Fiscal Year. The fiscal year of the corporation shall, unless otherwise decided by the Board of Directors, end December 31.

ARTICLE II

Purposes

Section 1. Purposes. The purposes of said corporation are to act on behalf of its members collectively as their governing body with respect to the administration, maintenance, repair and replacement of certain common property located in the Watson Woods Subdivision on North Road in Parsonsfield, Maine (the "Property") and as such to own and acquire any real estate or interest or rights therein or appurtenances thereto and any and all personal property in connection therewith as may be incidental or necessary to such purpose.

ARTICLE III

Members

Section 1. Membership. The owner or owners of record from time to time of each lot at the Property, shall constitute one member of the Association, and each such member shall have the common expenses liabilities and voting rights in the corporation that are set forth in the Declaration of Covenants and Restrictions dated _____, and recorded in the York County Registry of Deeds in Book _____, Page _____, as the same may be

amended from time to time.

Section 2. Termination of Membership. The membership of each lot owner shall terminate when he/she ceases to be a lot owner, and upon the sale, transfer or other disposition of his/her ownership interest in the property, his/her membership in the corporation shall automatically be transferred to the new lot owner succeeding to such ownership interest.

Section 3. Meetings and Notice. Meetings of members shall be held at the Property in Parsonsfield, Maine. The annual meeting of the members shall be held during the first six calendar months of each year. In the event that such annual meeting is omitted by oversight, or otherwise, on the date herein provided for, a substitute annual meeting may be held in place thereof, and any business transacted or elections held at such meeting shall be as valid as if transacted or held at the annual meeting. Such substitute annual meeting shall be called in the same manner as prescribed for special members' meetings. Special meetings of the members may be called by the President, the Board of Directors or upon a petition signed by fifty (50) percent of the members. Written notice of any meeting shall be given to each member by the Secretary not less than ten (10) days nor more than thirty (30) days before the meeting by mailing it postage prepaid to the member's mailing address or to any other mailing address designated in writing by the member. The notice shall specify the time and place of the meeting and the items on the agenda.

Section 4. Quorum. A quorum for any meeting shall be constituted by persons entitled to cast a majority of the votes for election of the executive board, attending in person or represented by proxy.

Section 5. Declarant Control Period. The Declarant reserves the right, until the end of the Declarant Control Period, to appoint and remove officers and directors of the corporation. The date of termination of the Declarant Control Period shall be the earlier of the date on which the Declarant relinquishes all rights to appoint officers and directors as set forth in

Article VII of the Declaration or one year after the sale of the last lot by Declarant. The Declarant may voluntarily surrender the right to appoint officers and directors, in which event he may require, for the duration of the period of Declarant control, that specified actions of the Association or Board of Directors, as described in a recorded instrument executed by the Declarant, be approved by the Declarant before they become effective. The Declarant shall give written notice to all members and all eligible holders of mortgages not less than ten (10) days nor more than thirty (30) days prior to the termination of the Declarant Control Period and shall call for a Special Meeting of members on that date to elect a Board of Directors.

ARTICLE IV

The Board of Directors

Section 1. Composition. The Board of Directors shall consist of at least three (3) members and no more than five (5) members.

Section 2. Election and Term. The directors, except as provided in Article III, Section 5 and in Sections 7 and 8 of this Article, shall be elected at the annual meeting from among the members or spouses of members or in the case of a lot owner which is a corporation, partnership, trust or estate, a designated agent thereof. At the first annual meeting of members, the term of office of one (1) director shall be fixed at three (3) years; the term of office of one (1) director shall be fixed at two (2) years; and the term of office of the remaining director shall be fixed at one (1) year. At the expiration of the initial term of office of each respective director, his/her successor shall be elected to serve a term of three (3) years. The directors shall hold office until their successors have been elected. If the number of directors shall be increased, the terms of such additional directors shall be fixed so that the terms of at least one-third (1/3) of the persons on the Board shall expire annually.

Section 3. Powers. The business of the corporation shall be managed by the Board of Directors which shall have and may exercise all the powers of the corporation, except those powers reserved to the members by the Declaration or by these Bylaws. The Board shall have

the power to engage a managing agent for the property and to fix the term, compensation and authority of the manager or managing agent. Notwithstanding the foregoing, the Board shall have no authority to approve any capital expenditure in excess of \$2,500 nor to authorize the corporation to enter into any contract for a term of more than three (3) years except with the approval by a majority of the members. Capital Expenditures greater than \$10,000 shall require approval by three-fourths of the members.

Section 4. Meetings of Directors. Meetings of the Board of Directors may be held at any time and place upon call by the President or by a majority of the Directors, reasonable notice thereof being given to each Director. Notice that a meeting has been called may be given by the President, Secretary or Assistant Secretary, if one is appointed, or by one of the Directors. Notice of any meeting of the Board of Directors may be waived in writing signed by the person or persons entitled to such notice, whether before or after the time of such meeting, and shall be equivalent to the giving of such notice. Attendance of a Director at such meeting shall constitute a waiver of notice thereof, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because such meeting is not lawfully convened. Neither the business to be transacted at, nor the purpose of, any meeting of the Board of Directors need be specified in the notice, or waiver of notice, of such meeting.

Section 5. Quorum and Voting. A majority of the directors then in office shall constitute a quorum. A majority of less than a quorum may, from time to time postpone to a new time or place any meeting and the adjourned meeting may be held without further notice. If a quorum exists, a majority of the directors present may take any action, except the removal of a director for cause which shall require a majority vote of all directors then in office.

Section 6. Action by Consent. Any action required or permitted to be taken at any meeting of the Board of Directors may be taken without a meeting if a written consent thereto is signed by all the directors. The Secretary shall file such written consent with the records of

the meetings of the Board of Directors. Such consent shall be treated as a vote of the Board of Directors for all purposes.

Section 7. Vacancies. A vacancy in the Board of Directors shall be filled by the members by the election of a successor to hold office for the unexpired term of the director whose place is vacant and until his/her successor is elected.

Section 8. Removal. A director may be removed from office by a vote of seventy-five (75) percent of the members present and entitled to vote in the election of directors. A director may be removed for cause by a majority vote of all directors then in office.

Section 9. Compensation. Directors shall not receive compensation for their services except as provided by resolution of a majority of the members of the corporation. Directors shall be reimbursed for any out of pocket expenses incurred which are reasonable and necessary in performing their duties on behalf of the corporation.

Section 10. Delegation To Managing Agent. The Board of Directors may delegate to a managing agent all of the powers of the Board, except the responsibility of preparing the annual budget and any supplemental budgets and any powers requiring approval of any specified percentage of members.

ARTICLE V

Officers

Section 1. Designation and Qualification. The officers of the corporation shall consist of a President, a Vice President, a Treasurer, Secretary, a Clerk/Registered Agent and such other officers as the Board of Directors may elect. The President and Treasurer shall be members, or spouses of members, or in the case of a lot owner which is a corporation, partnership, trust or estate, a designated agent thereof. The Secretary and Clerk/Registered Agent need not be a member, but the Clerk/Registered Agent shall be a resident of Maine.

Section 2. Election and Term. All officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members and shall hold office until the

first meeting of the Board of Directors following the next annual meeting of members and until their successors are elected.

Section 3. President. The President shall be a Director and shall be the chief executive officer of the corporation. The President shall have general supervision and control of the business of the corporation subject to the direction of the Board of Directors and shall also have such other powers and duties as the Board of Directors may decide. The President shall preside at all meetings of the members and at all meetings of the Board of Directors. If the President is absent from any meeting of the members or Board of Directors, the Treasurer shall preside at such meeting. The President shall prepare, execute, certify and record amendments to the Declaration on behalf of the Association.

Section 4. Treasurer. The Treasurer shall have, subject to the direction of the members or Board of Directors, general charge of the financial affairs of the corporation and shall keep full and accurate records thereof, which shall always be open to the inspection of any member or holder of a first mortgage on a lot. He shall render to the President and directors, at the regular meetings of the Board of Directors, or whenever they may require it, a statement of the accounts of his/her transactions as Treasurer and of the financial condition of the corporation.

Section 5. Secretary. The Secretary shall record the proceedings of all meetings of the members and of the Board of Directors in books kept for that purpose. Record books of members' meetings shall be open at all reasonable times to the inspection of any member or holder of a first mortgage on a lot. The Secretary shall also keep the membership transfer books of the corporation. He shall notify the members and the directors of all meetings in accordance with the Bylaws. If the Secretary is absent from any meeting of the members or the Board of Directors, a Temporary Secretary shall be chosen to exercise the duties of the Secretary at such meeting.

Section 6. Vacancies. A vacancy in any office may be filled by the Board of

Directors by the election of a successor to hold office for the unexpired term of the officer whose place is vacant and until his/her successor is chosen and qualified.

Section 7. Removal. All officers may be removed from their respective offices by the Board of Directors.

Section 8. Resignation. Any officer may at any time resign his/her office by a resignation in writing delivered to the corporation at its principal office or to the President or Secretary. Such resignation shall be effective upon receipt and acceptance thereof shall not be necessary to make it effective unless it so states.

Section 9. Compensation. The officers shall receive no compensation for their services unless expressly provided for in a resolution adopted by the majority of the members of the corporation. The officers shall be reimbursed for out-of-pocket expenses incurred which are reasonable and necessary in performing their duties on behalf of the corporation.

ARTICLE VI

Assessments

Section 1. Budget. The Board of Directors shall cause to be prepared an estimated annual budget for each fiscal year of the corporation. Such budget shall take into account the estimated common expenses and cash requirements for the year, including salaries, wages, payroll taxes, supplies, materials, parts, services, maintenance, repairs, replacements, landscaping, insurance, fuel, snow removal, trash pickup and other common expenses (as distinguished from individual mortgage payments, real estate taxes and individual telephone, electricity and other individual utility expenses billed or charged to the separate members on an individual or separate basis rather than a common basis). The Board may establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the common areas and limited common areas. If established, the reserve fund shall be included in the budget and maintained out of regular assessments for common expenses. To the extent that the assessments and other cash income collected during the

preceding year shall be more or less than the expenditures for such preceding year, the surplus or deficit, as the case may be, shall also be taken into account in setting the budget and determining assessments for the current year so as to credit to such assessment any surplus from the preceding year or repay to said reserve fund any deficit from the preceding year.

Section 2. Payment. The estimated annual budget for each fiscal year shall be approved by the Board of Directors, and copies thereof shall be furnished to each member by January 15th of each year. The Board shall set a date for a meeting of the members to consider ratification of the budget not less than fourteen (14) nor more than thirty (30) days after mailing of the budget. Notice of said meeting shall accompany the budget. Unless at that meeting a majority of all lot owners reject the budget, the budget is ratified, whether or not a quorum is present. In the event the proposed budget is rejected, the periodic budget last ratified by the members shall be continued until such time as the members ratify a subsequent budget proposed by the Board of Directors. Each member shall pay his/her proportionate share of the common expenses for such year as shown by the annual budget, all as determined by the Board of Directors. Such proportionate share for each member shall be one-eighth (1/8) of the total common expenses. No member shall be relieved of his/her obligation to pay his/her assessments for common expenses by abandoning or not using his/her lot or the common areas and facilities.

Section 3. Statements. Within thirty (30) days after the end of each year covered by an annual budget, or as soon thereafter as shall be practicable, the Treasurer shall cause to be furnished to each member a statement for such year so ended, showing the receipts and expenditures and such other information as he may deem desirable.

Section 4. Separate Accounts. The Treasurer shall cause to be kept a separate account for each member showing the respective assessments charged to and paid by such member, and the status of his/her account from time to time.

Section 5. Additional Assessments. In the event that during the course of any year, it

shall appear to the Treasurer that the monthly assessments, determined in accordance with the estimated annual budget for such year, are insufficient or inadequate to cover the estimated common expenses for the remainder of such year, then the Board of Directors shall prepare and approve a supplemental budget covering the estimated deficiency for the remainder of such year, and shall cause the same to be presented to the members for adoption, which shall require an affirmative vote of seventy-five percent (75%) of the members. Upon adoption of the supplemental budget, a supplemental assessment shall be made to each member for his/her proportionate share of such supplemental budget.

Section 6. Common Expenses. It shall be the duty of every member to pay his/her proportionate share of the common expenses. If any member shall fail or refuse to make any such payment of the common expenses when due, the amount thereof together with interest at the rate established by the Association, costs and reasonable attorney's fees shall constitute a lien on such lot. The corporation shall have the authority and responsibility to exercise and enforce any and all rights and remedies as provided for in the Declaration and these Bylaws, or otherwise available at law or in equity for the collection of all unpaid assessments.

Section 7. Budget Expenses. The President and/or Treasurer, subject to Board direction, shall have the authority to enter into contracts on behalf of the corporation for work and expenses provided in the budget and to make payment therefor from the funds of the corporation.

Section 8. Expenses Assessed Subsequent to Conveyance of a Lot. A member may not exempt himself/herself from liability for his/her shares of common expenses subsequently to be assessed by a conveyance of his/her lot to the corporation, except by approval of all of the other members and their first mortgagees.

Section 9. Availability of Documents. The Corporation is required to make available to lot owners and the holders of the first mortgage on any lot current copies of the Declaration, Bylaws and any other rules and regulations governing the Property and other

books, records and financial statements of the Association. In addition thereto, the Association shall also make available to prospective purchasers current copies of the Declaration, Bylaws, other rules governing the Property, and the most recent annual audited financial statement, if such is prepared. The Corporation may impose a reasonable charge for copies.

ARTICLE VII

Amendments

Section 1. Amendment of By-Laws. These Bylaws may be amended or modified from time to time by action or approval of two-thirds of the members, except that no amendment may violate the provisions of the Declaration.

Section 2. Amendment of Declaration. The Declaration may be amended in accordance with the terms thereof. The President and/or Treasurer of the corporation shall execute a certificate setting forth the text of the amendment, which certificate shall be attested by the Secretary and recorded in the York County Registry of Deeds. Following the recordation of four certificates of amendment, the next amendment shall be evidenced by recordation of a complete revised Declaration executed in the same manner as a certificate of amendment.

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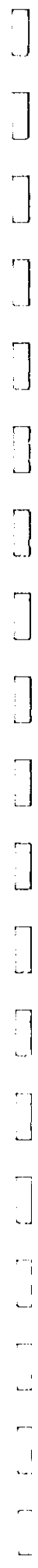
Shared Driveway and Utility Easement. Certain Lots share common driveway and utility easements ("Shared Easements") as shown on the Plan, specifically Lots 1 and 2 share such an easement over, under and across Lot 2; Lots 3 and 4 share such an easement over, under and across both lots; and Lots 6, 7 and 8 share such an easement over, under and across Lot 7. The location of each Shared Easement is specifically delineated on the Plan.

- (a) Each such Shared Easement is for access to each Lot so designated above and shown on the Plan, from North Street to said Lot, and for the construction, repair, maintenance and replacement of a common driveway within said Shared Easement; and for the installation, maintenance, repair and replacement of all utilities serving each such Lot.
- (b) In regard to the construction of the common driveway within the Shared Easements for Lots 1 and 2, and for Lots 3 and 4, the first lot owner of the paired Lots to construct a house on his/her lot shall be responsible for the entire cost of construction of said common driveway. When the second lot owner begins construction of a house on his/her lot, he/she shall reimburse to the first lot owner one-half (1/2) of the cost of the construction of said driveway. Thereafter, each owner of a paired Lot shall be responsible for one-half (1/2) of the cost of maintenance, repair and replacement of said common driveway.
- (c) In regard to the construction of the common driveway within the Shared Easement for Lots 6, 7 and 8, the first lot owner of the paired Lots to construct a house on his/her lot shall be responsible for the entire cost of construction of said common driveway. When each of the other lot owners begins construction of a house on his/her lot, he/she shall reimburse to the first lot owner one-third (1/3) of the cost of the construction of said driveway. Thereafter, each owner of a paired Lot shall be responsible for one-third (1/3) of the cost of maintenance, repair and replacement of said common driveway.
- (d) Each lot owner shall be responsible for the cost of installation, maintenance, repair and replacement of his/her separate utilities located within the Shared Easement.
- (e) The term "common driveway" referenced above shall mean that portion of the driveway commencing at North Street and terminating when the driveways to the separate houses diverge.

The land remaining as growing forestland will be managed professionally and responsibly into the future. All future management activity will be conducted by a licensed forester, with particular focus on long-term growth and sustainable management. Any and all future harvesting will deploy proper Best Management Practices, adhere to all federal, state, and municipal rules and regulations, and be scientifically based.



Section 5: Performance Guarantee w/Cost Opinion



A Performance Guarantee and Cost Opinion are not required since the Developer is not doing any construction.

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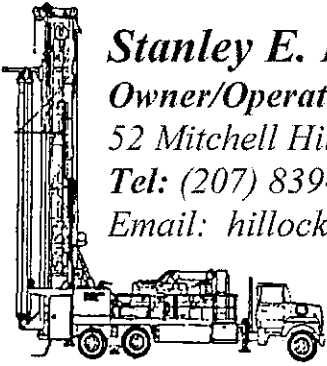
**Watson Wood
Parsonsfield, Maine**

Plant Cost Opinion				
Plant Type	Height	Number	Cost	Total Cost
White Pine / pinus strobus	3'-3.5' Tall	40	\$100.00	\$4,000.00
Red Oak / quercus rubra	6'-7' tall	21	\$125.00	\$2,625.00
River Birch / betula nigra	5'-6' tall	50	\$125.00	\$6,250.00
Red Pine / pinus resinosa	3'-3.5' tall	39	\$100.00	\$3,900.00
			Total Cost	\$16,775.00

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Section 6: Water Availability Letter

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Stanley E. Hillock Well Drilling, Inc.

Owner/Operated by Ed & Joe Gallant

52 Mitchell Hill Road – Gorham, ME 04038

Tel: (207) 839-3030 Fax: (207) 839-2846

Email: hillock3030@myfairpoint.net

May 7, 2019

Tom Greer, PE
Walsh Engineering Associates, Inc.
One Karen Drive, Suite 2A
Westbrook, ME 04092

207-553-9898
tgreer@walsh-eng.com

Project: North Road & Hussey Road, Parsonsfield, ME

After looking at the information on The Maine Water Well Database, wells in this area are typically running in the 200 FT to 400 FT depth range. With well yields over and above the well standards for single family homes.

I am sending along some information on water wells in this area.

Hope this helps.

Thank You,
Joe Gallant

A handwritten signature in black ink, appearing to be 'JG' followed by a long horizontal line extending to the right.

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Well Database
Maine Geologi

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Show search results for Hussey

Well Depth (feet)

Well Number	75500
Town	PARSONSFIELD
Well Address	300 HUSSEY ROAD
Tax Map No.	R8
Tax Map Lot No.	22
Drill Date	12/22/1996
Drill Date - Estimated	
Driller	HANSEN'S WELL DRILLING, INC.
Well Use	DOMESTIC
Well Type	BEDROCK
Well Construction	
Well Development	
Casing Length (ft)	53.00
Overburden Thickness (ft)	41.00
Well Depth (ft)	300.00
Yield Modifier	
Yield (gpm)	5.00
Yield Date	12/22/1996
Static Level (ft)	
Static Level Date	
Vein 1 Depth (ft)	0.00
Vein 1 Yield (gpm)	0.00
Vein 2 Depth (ft)	0.00
Vein 2 Yield (gpm)	0.00

Zoom to

[View Map Full Screen](#)

Last updated on March 27, 2019

Credits

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Well Database
Maine Geologi

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Show search results for Hussey

Well Depth (feet)

Well Number	162851
Town	PARSONSFIELD
Well Address	1090 NORTH RD
Tax Map No.	
Tax Map Lot No.	
Drill Date	7/27/2017
Drill Date Estimated	N
Driller	GOODWIN WELL AND WATER, INC.
Well Use	DOMESTIC
Well Type	BEDROCK
Well Construction	
Well Development	NONE
Casing Length (ft)	80.00
Overburden Thickness (ft)	65.00
Well Depth (ft)	140.00
Yield Modifier	
Yield (gpm)	8.00
Yield Date	7/27/2017
Static Level (ft)	
Static Level Date	
Vein1 Depth (ft)	87.00
Vein1 Yield (gpm)	2.00
Vein2 Depth (ft)	117.00
Vein2 Yield (gpm)	6.00

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Show search results for Hussey

Well Depth (feet)

Well Number: 156662

Town: PARSONSFIELD

Well Address: ROUTE 160

Tax Map No.

Tax Map Lot No.

Drill Date: 10/13/2015

Drill Date Estimated: N

Driller: WESTERN MAINE WATER WELLS, INC.

Well Use: DOMESTIC

Well Type: BEDROCK

Well Construction: ROTARY DRILLED

Well Development: AIR

Casing Length (ft): 71.00

Overburden Thickness (ft): 58.00

Well Depth (ft): 140.00

Yield Modifier:

Yield (gpm): 15.00

Yield Date: 10/13/2015

Static Level (ft):

Static Level Date:

Vein1 Depth (ft): 78.00

Vein1 Yield (gpm): 15.00

Vein2 Depth (ft):

Vein2 Yield (gpm):

Zoom to

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Well Database
Maine Geologi

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▼ Hussey Rd, Parsonsfield, ME X

Show search results for Hussey...

Well Depth (feet)

Well Number	55953
Town	PARSONSFIELD
Well Address	RT. 160, NORTH RD.
Tax Map No.	R12
Tax Map Lot No.	9.1
Drill Date	5/6/1992
Drill Date Estimated	
Driller	RANDY DYER WELL DRILLING CO.
Well Use	DOMESTIC
Well Type	BEDROCK
Well Construction	
Well Development	AIR
Casing Length (ft)	20.00
Overburden Thickness (ft)	9.00
Well Depth (ft)	102.00
Yield Modifier	
Yield (gpm)	15.00
Yield Date	5/6/1992
Static Level (ft)	10.00
Static Level Date	
Vein1 Depth (ft)	58.00
Vein1 Yield (gpm)	5.00
Vein2 Depth (ft)	80.00
Vein2 Yield (gpm)	5.00
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0.2mi 43.76144 -70.91246 Degrees

[View Map Full Screen](#)

Last updated on March 27, 2019

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Well Database Maine Geologi

▼ Hussey Rd, Parsonsfield, ME X

Show search results for Hussey

Well Depth (feet)

Well Number	119633
Town	PARSONSFIELD
Well Address	165 HUSSEY ROAD
Tax Map No.	R-8
Tax Map Lot No.	22
Drill Date	8/17/2004
Drill Date Estimated	
Driller	WESTERN MAINE WATER WELLS, INC.
Well Use	DOMESTIC
Well Type	BEDROCK
Well Construction	
Well Development	AIR
Casing Length (ft)	40.00
Overburden Thickness (ft)	15.00
Well Depth (ft)	300.00
Yield Modifier	
Yield (gpm)	4.00
Yield Date	8/17/2004
Static Level (ft)	
Static Level Date	
Vein1 Depth (ft)	110.00
Vein1 Yield (gpm)	2.00
Vein2 Depth (ft)	260.00
Vein2 Yield (gpm)	2.00

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[View Map Full Screen](#)

Last updated on March 27, 2019

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Well Database
Maine Geologi

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Hussey Rd, Parsonfield, ME
X

Show search results for Hussey

Well Depth (feet)

Well Number	133819
Town	PARSONSFIELD
Well Address	221 HUSSEY ROAD
Tax Map No.	
Tax Map Lot No.	
Drill Date	6/11/2006
Drill Date Estimated	
Driller	D&M WELL COMPANY
Well Use	DOMESTIC
Well Type	BEDROCK
Well Construction	
Well Development	
Casing Length (ft)	55.00
Overburden Thickness (ft)	30.00
Well Depth (ft)	440.00
Yield Modifier	
Yield (gpm)	4.00
Yield Date	6/11/2006
Static Level (ft)	
Static Level Date	
Vein1 Depth (ft)	0.00
Vein1 Yield (gpm)	0.00
Vein2 Depth (ft)	0.00
Vein2 Yield (gpm)	0.00

Zoom to

[View Map Full Screen](#)

Last updated on March 27, 2019

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Well Database
Maine Geologi

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📍 Outgait Rd

Show search results for Hussey

Well Depth (feet)

Well Number	107231
Town	PARSONSFIELD
Well Address	187 HUSSEY ROAD
Tax Map No	R8
Tax Map Lot No	21
Drill Date	9/29/2002
Drill Date Estimated	
Driller	YANKEE WATER SYSTEMS, INC.
Well Use	DOMESTIC
Well Type	BEDROCK
Well Construction	
Well Development	
Casing Length (ft)	40.00
Overburden Thickness (ft)	30.00
Well Depth (ft)	180.00
Yield Modifier	
Yield (gpm)	25.00
Yield Date	9/29/2002
Static Level (ft)	
Static Level Date	
Vein1 Depth (ft)	175.00
Vein1 Yield (gpm)	25.00
Vein2 Depth (ft)	0.00
Vein2 Yield (gpm)	0.00

Zoom to

[View Map Full Screen](#)

Last updated on March 27, 2019

Credits

Copyright © 2013
All rights reserved.

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Section 7: Abutters List

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Name1	Number	Road	Map Lot	Address1	Address2	Town	State	Zip	Name2
FARRINGTON, DONALD B	890	NORTH RD	R08-020	PO BOX 41		PARSONSFIELD	ME	04047	
MELLEN, STEVEN M	902	NORTH RD	R08-020-001		BOX 105	EAST PARSONSFIELD	ME	04028	MELLEN, CYNTHIA L
ALLEN, MATTHEW & CHERYL	189	HUSSEY RD	R08-021		1225 GREYSTONE RD	BALTIMORE	MD	21227	
NORTON, KAREN		HUSSEY RD	R08-021-001		176 CARLSON STREET	WESTBROOK	ME	04092	EWING, CHARLES
RMB VENTURES LLC	253	HUSSEY RD	R08-021-A	298 CHESTER TURNPIKE		CANDLIA	NH	03034	
DAVIS HEIRS OF, LLOYD D	273	HUSSEY RD	R08-021-A-001	13218 WYE LANDING LA		WYE MILLS	MD	21679	C/O JENETTE MAGGIO
DAY, PHILIP THEODORE	221	HUSSEY RD	R08-021-A-002		PO BOX 121	PORTER	ME	04068	
GOULD, DANA L & DARLA J.	197	HUSSEY RD	R08-021-A-003	197 HUSSEY RD		PARSONSFIELD	ME	04047	
HENNESSEY, DANIEL F. & DOREEN A.	267	HUSSEY RD	R08-021-A-004	267 HUSSEY ROAD		PARSONSFIELD	ME	04047	
MATHEWS, K & E REALTY TRUST	156	HUSSEY RD	R08-022		7 PARK AVENUE	WAKEFIELD	MA	01880	
FROST, DONALD E	157	HUSSEY RD	R08-022-001	157 HUSSEY RD		PARSONSFIELD	ME	04047	ESTES, CIARAN M
NICKERSON, PETER R	173	HUSSEY RD	R08-022-002		38 NAVASOTA AVE	WORCESTER	MA	01602	NICKERSON, RUTH E
ADAMS, ALICIA & BENJAMIN	170	HUSSEY RD	R08-022-003	170 HUSSEY RD		PARSONSFIELD	ME	04047	
SARGENT, KEITH A.	1038	NORTH RD	R08-035		942 PLYMOUTH ST	ABINGTON	MA	02351	AHLQUIST, MAJIA K.
PERKINS, BRIAN	1011	NORTH RD	R12-009	1011 NORTH RD		PARSONSFIELD	ME	04047	PERKINS, MARTHA
GARNETT RAYMOND TRUSTEE OF THE	993	NORTH RD	R12-009-001	1248 PORTLAND ROAD		ARUNDEL	ME	04046	993 NORTH ROAD REALTY TRUST
FARRINGTON, DONALD B		NORTH RD	R12-010	PO BOX 41		PARSONSFIELD	ME	04047	
EMC HOLDING, LLC		MERRILL HILL RD	R12-021	7 MASONS ISLAND ROAD SUIT E		MYSTIC	CT	06355	
LEAVITT, JOSEPH R.		NORTH RD	R12-021-A		41 FALL RIDGE ROAD	WINDHAM	ME	04062	HEGARTY, COLETTE A.

1 2 3 4 5 6 7 8 9 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

Section 8: Fire Chief Letter



ORGANIZED 1936

Kezar Falls Fire Department

Kezar Falls, Maine

BUSINESS MEETING FIRST THURSDAY IN EACH MONTH

To whom it may concern,

Ref. The subdivision in Parsonsfield off the Hussey

The Dry Hydrants that are in the close area are adequate to handle any fires in the area;

The first one is at Perry Pond intersection of Elm and Pendexter,

The second one is about ½ mile down on Pendexter road just after orchard road

Kezar Falls Fire Department

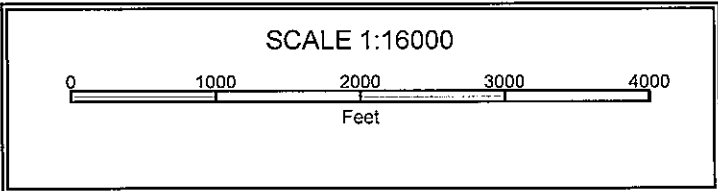
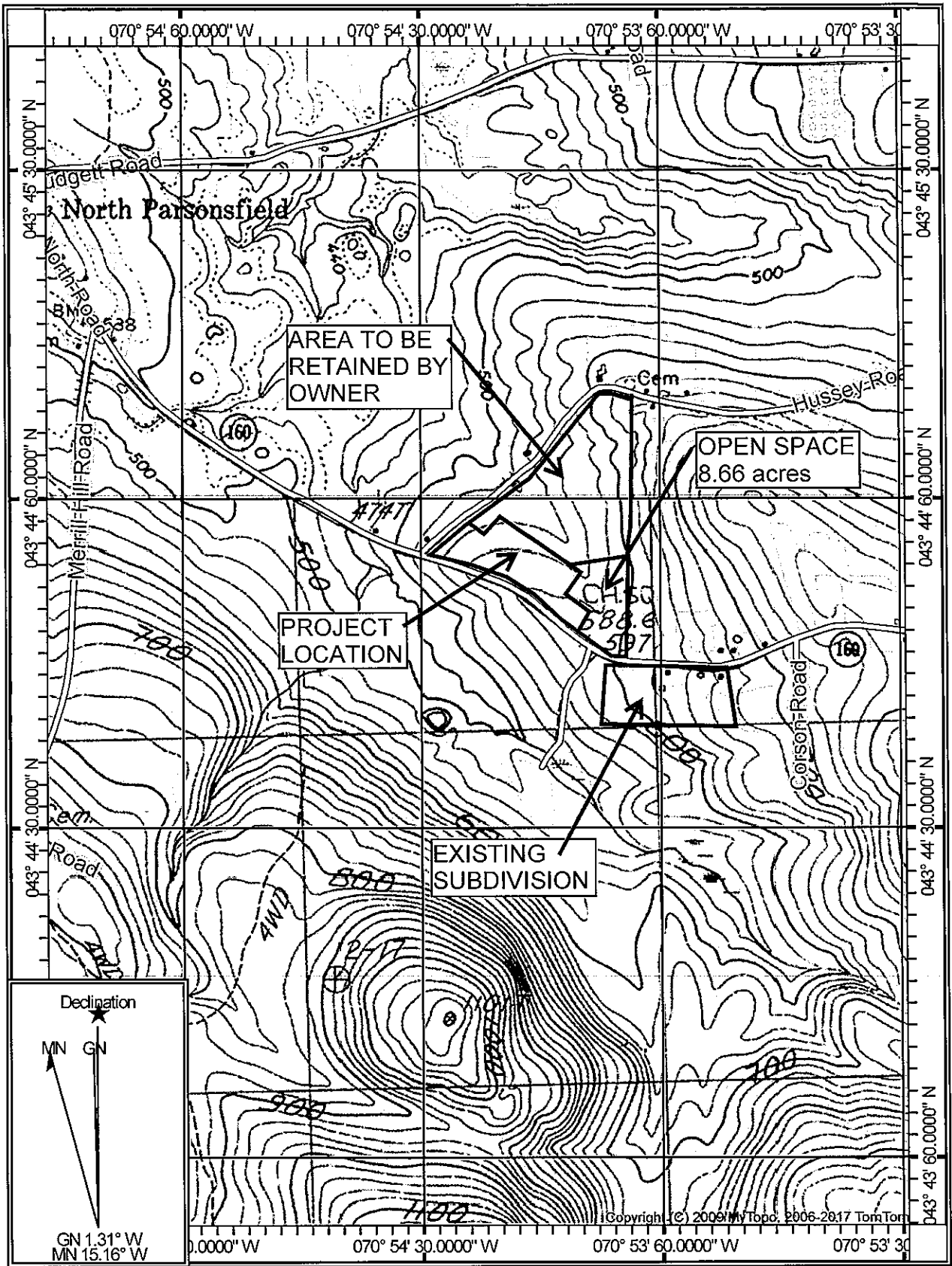


Chief Kenneth A. Burbank

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Section 9: Location Plan

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16149-Parsonsfield Subdivision
8/23/17

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Section 10: Traffic



WALSH

ENGINEERING ASSOCIATES, INC.

File: 16149

April 19, 2018

Mr. David Bower, Code Enforcement Officer
Town of Parsonsfield
634 North Rd
Parsonsfield, ME 04047

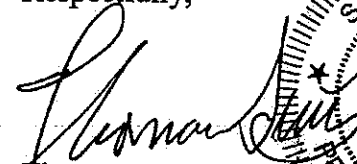
RE: **Watson Woods, Parsonsfield, Maine - Traffic**
Reference: **Article 7.2D.24 of the Subdivision Regulations of the Town of Parsonsfield, Maine**

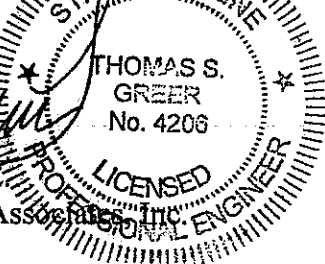
Dear David,

The Institute of Transportation Engineers (ITE) Trip Generation (6th Edition) predicts that each single family detached residence, land use code 210, will generate 9.57 vehicle trips per weekday, 0.77 vehicle trips in the AM peak hour and 1.02 vehicle trips in the PM peak hour. At 9.57 trips per lot, eight single-family residential lots will generate 77 trips per weekday, 6 trips in the peak AM hour and 8 trips in the peak PM hour. On a Saturday the manual lists the average vehicle trip ends vs dwelling units at 10.09 for a total of 81 and peak hour average vehicle trip ends at .94 per dwelling unit for a total of 8 trip ends in the peak hour.

Traffic typically will consist of passenger cars and pickup trucks for the most part and will include occasional delivery vehicles such as those used to deliver fuel oil, packages, school age children, and building materials.

Respectfully,

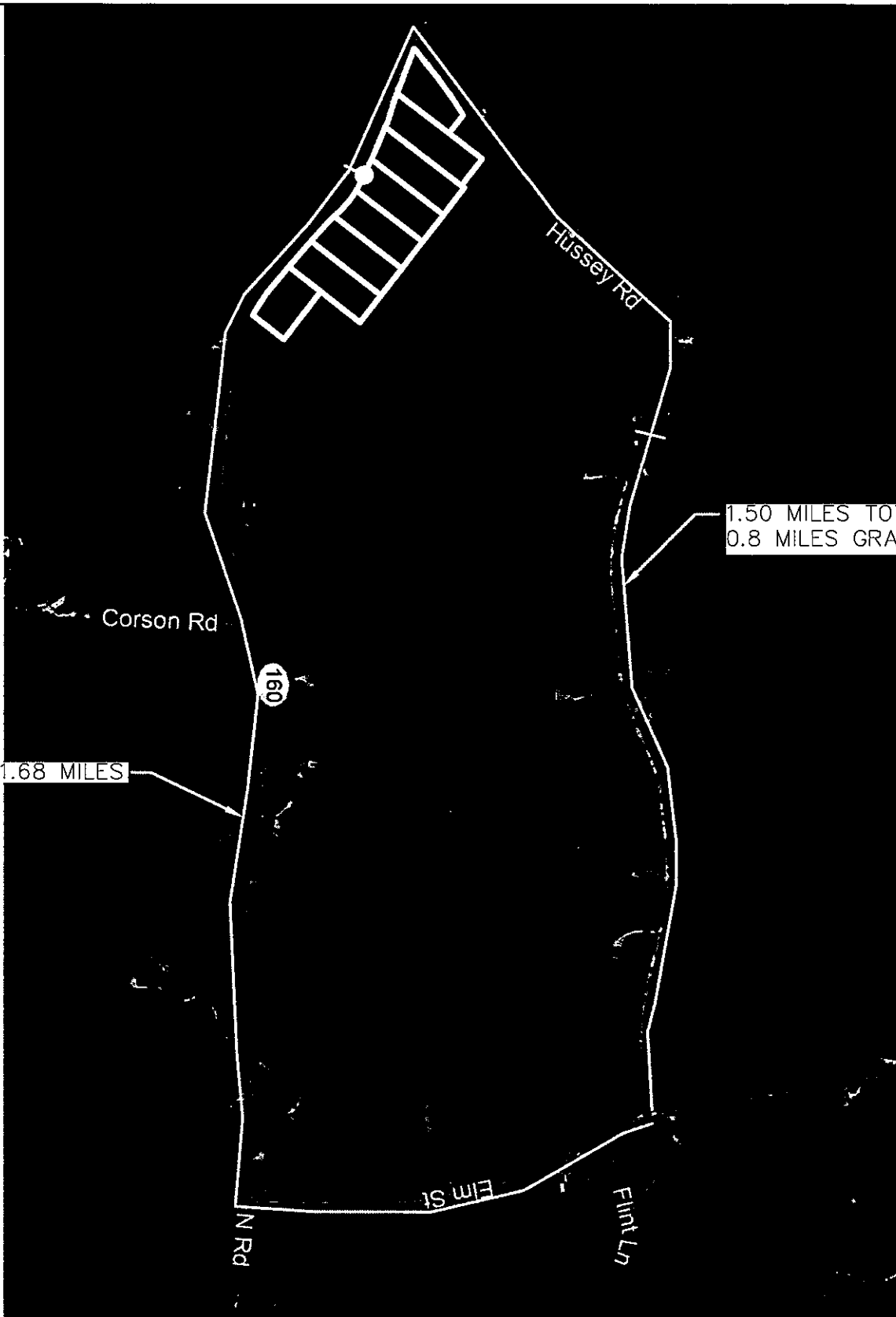

Thomas S. Greer P.E.
Walsh Engineering Associates, Inc.



cc. Nathan Wadsworth, Ralph Austin Esq., File

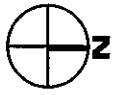
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1.50 MILES TOTAL
0.8 MILES GRAVEL

0.68 MILES



WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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WATSON WOODS SUBDIVISION

NORTH ROAD & HUSSEY ROAD
PARSONSFIELD, MAINE

Sheet Title:
**DRIVING
DISTANCE**

Job No.:	16149
Date:	7/12/18
Scale:	AS SHOWN
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Section 11: High Intensity Soils Report

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MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

4643

July 31, 2018

Mr. Tom Greer
Walsh Engineering Associates, Inc
One Karen Drive Suite 2A
Westbrook, ME 04092

Re: Correct Mapping Standards used to Complete Soil Mapping on Watsons Woods, Parsonsfield, ME

Dear Tom,

I had previously submitted a letter, dated, March 1, 2018, to the the Planning Board Chairperson and the entire planning board for the Town of Parsonsfield. I had provided some attachments to that letter, some of which referred to a outdated version of the mapping standards for the Maine Association of Professional Soil Scientists. The mapping standards referenced were dated 1995 and the most recent amended standards are February 2004 and revised in March 2009.

The map I prepared and submitted to the Town meets all the requirements and standards of the most recent mapping standards of February 2004 and revised in March 2009. And the soil map I prepared for the Watsons Woods Subdivision meets the mapping requirements of a Class A High Intensity Soil Survey for the area of the parcel proposed for development. The mapped area of the parcel not to be developed meets the requirements of a Class C Medium Intensity Soil Survey.

Sincerely,

Mark J. Hampton, C.S.S., L.S.E.
Certified Soil Scientist #216
Licensed Site Evaluator #263

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MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

4643

Watson Woods
Nathan Wadsworth
Parsonsfield, ME

Soil Narrative Report

DATE: Soil Profiles observed on July 19, 2017 and August 21, 2017

BASE MAP: Base plan provided by Walsh Engineering Associates, Inc. scale 1 inch equals 100 feet and two foot contours.

GROUND CONTROL: Soil survey boundaries located by Mark Hampton Associates, Inc. for Class A Soil Survey in developed portion and Class C in undeveloped portion of project parcel.

Class A-High Intensity Soil Survey (Minimum Standards) Developed Portion of Project

Mapping units of 1/8 acre or less.

Scale of 1"= 100 feet or larger.

Up to 25% inclusions in mapping units of which no more than 15% may be dissimilar soils.

Ground Control—base line and test pits accurately located under the direction of a registered land surveyor or qualified engineer.

Base Map—2 foot contours with ground survey, or aerial survey with ground control

Provided:

Mapping units of 1/8 acre or less

Base map scale of 1"= 100 feet.

Up to 25 percent inclusions in mapping units of which no more than 15 percent is dissimilar soils.

Baseline information and test pits located by Mark Hampton Associates, Inc. under direction of Maine Survey Consultants, Inc.

Topographic survey with two foot contours and ground control provided.

Class C-Medium Intensity Soil Survey (Minimum Standards) Undeveloped portion of project

Mapping units of 3 acre or less.

Scale of 1"= 500 feet or larger.

Up to 25% inclusions in mapping units of which no more than 15% may be dissimilar soils.

Ground Control –as determined by mapper

Base Map –as determined by mapper

Provided:

Mapping units of 3 acre or less

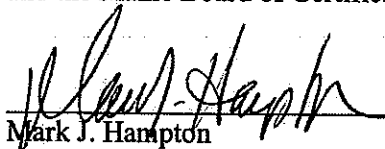
Base map scale of 1"= 100 feet.

Up to 25 percent inclusions in mapping units of which no more than 15 percent is dissimilar soils.

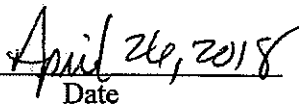
Baseline information and test pits located by Mark Hampton Associates, Inc. under direction of Maine Survey Consultants, Inc.

Topographic survey with two foot contours.

The accompanying soil profile descriptions, soil map, and this soil narrative report were done in accordance with the standards adopted by the Maine Association of Professional Soil Scientists, and the Maine Board of Certification of Geologists and Soil Scientists.


Mark J. Hampton

C.S.S. #216, L.S.E. #263


Date

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Watson Woods Applicant Name: Nathan Woodworth Project Location (municipality): Parsonsfield

Exploration Symbol # SS1 Test Pit Boring Probe
 " Organic horizon thickness Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Fine	Dark brown	
10	Sandy loam	Fine	Dark brown	
20	Sandy loam	Fine	Dark brown	
30	Sandy loam	Fine	Dark brown	
40	Sandy loam	Fine	Dark brown	
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Soil Details by S.E. Soil Classification: Profile A Condition B Slope 12 Percent Limiting Factor _____ Depth _____
 Groundwater Restrictive Layer Bedrock
 S.S. Soil Series/Phase Name: Becket WD Hydric Non-hydric Hydrologic Soil Group

Exploration Symbol # SS2 Test Pit Boring Probe
 " Organic horizon thickness Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Fine	Dark brown	
10	Sandy loam	Fine	Dark brown	
20	Sandy loam	Fine	Dark brown	
30	Sandy loam	Fine	Dark brown	
40	Sandy loam	Fine	Dark brown	
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Soil Details by S.E. Soil Classification: Profile A Condition B Slope 20 Percent Limiting Factor _____ Depth _____
 Groundwater Restrictive Layer Bedrock
 S.S. Soil Series/Phase Name: Becket WD Hydric Non-hydric Hydrologic Soil Group

Exploration Symbol # SS3 Test Pit Boring Probe
 " Organic horizon thickness Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Fine	Dark brown	
10	Sandy loam	Fine	Dark brown	
20	Sandy loam	Fine	Dark brown	
30	Sandy loam	Fine	Dark brown	
40	Sandy loam	Fine	Dark brown	
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Soil Details by S.E. Soil Classification: Profile B Condition C Slope 6 Percent Limiting Factor 16 Depth _____
 Groundwater Restrictive Layer Bedrock
 S.S. Soil Series/Phase Name: Skerry MUD Hydric Non-hydric Hydrologic Soil Group

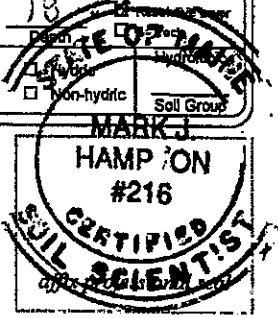
Exploration Symbol # SS4 Test Pit Boring Probe
 " Organic horizon thickness Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Fine	Dark brown	
10	Sandy loam	Fine	Dark brown	
20	Sandy loam	Fine	Dark brown	
30	Sandy loam	Fine	Dark brown	
40	Sandy loam	Fine	Dark brown	
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Soil Details by S.E. Soil Classification: Profile B Condition C Slope _____ Percent Limiting Factor 18 Depth _____
 Groundwater Restrictive Layer Bedrock
 S.S. Soil Series/Phase Name: Skerry MUD Hydric Non-hydric Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Mary Hampton Date: 7/20/17
 Name Printed: MARY J. HAMPTON Cert/Lic/Reg. #: 213316
 Title: Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Watson Woods Applicant Name: Nathan Wadsworth Project Location (municipality): Parsonsfield

Exploration Symbol # SS5 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	
10	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	<u> Common</u>
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Soil Details by S.E. 3 C Slope 6 Limiting Factor 6 Groundwater Restrictive Layer Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: Bryant PD Hydric Non-hydric Hydrologic Soil Group

Exploration Symbol # SS6 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	
10	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	<u> Common</u>
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Soil Details by S.E. 3 E Slope 6 Limiting Factor 6 Groundwater Restrictive Layer Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: Bryant PD Hydric Non-hydric Hydrologic Soil Group

Exploration Symbol # SS7 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	
10	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	
20	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	<u> Common</u>
30	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	<u> Common</u>
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Soil Details by S.E. 3 C Slope 10 Limiting Factor 16 Groundwater Restrictive Layer Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: SKERRY MAUT Hydric Non-hydric Hydrologic Soil Group

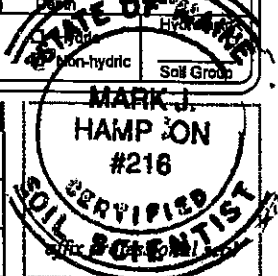
Exploration Symbol # SS8 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	
10	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	
20	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	<u> DNR</u>
30	<u>Sandy loam</u>	<u> friable</u>	<u> 2.5Y 5/6</u>	<u> NOTED</u>
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Soil Details by S.E. 4 B Slope 8 Limiting Factor - Groundwater Restrictive Layer Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: STATE OF MAINE Hydric Non-hydric Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Mark J. Hampson Date: 7/20/17
 Name Printed: MARK J. HAMPSON Cert/Lic/Reg. #: 2051216
 Title: Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Walsam Woods Applicant Name: Nathan Woodsworth Project Location (municipality): Dundasville

Exploration Symbol # SS9 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	friable	10YR 6/3	
18	Sandy loam	firm	10YR 6/3	Common rust
20				
30				
40				
50				
60				

Soil Details by S.E. Soil Classification: B C Slope: 0 Limiting Factor: 6 Groundwater
 Profile Condition Percent Depth Restrictive Layer Bedrock
 S.S. Soil Series/Phase Name: Boniton Hydric Hydrologic
 Non-hydric Soil Group

Exploration Symbol # SS10 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	friable	10YR 6/3	
10	Sandy loam	firm	10YR 6/3	
20	Sandy loam	firm	10YR 6/3	Common rust
30				
40				
50				
60				

Soil Details by S.E. Soil Classification: B C Slope: 0 Limiting Factor: 10 Groundwater
 Profile Condition Percent Depth Restrictive Layer Bedrock
 S.S. Soil Series/Phase Name: Skerry MUD Hydric Hydrologic
 Non-hydric Soil Group

Exploration Symbol # SS11 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	friable	10YR 6/3	
10	Sandy loam	firm	10YR 6/3	
20	Sandy loam	firm	10YR 6/3	Common rust
30				
40				
50				
60				

Soil Details by S.E. Soil Classification: B C Slope: 10 Limiting Factor: 10 Groundwater
 Profile Condition Percent Depth Restrictive Layer Bedrock
 S.S. Soil Series/Phase Name: Skerry MUD Hydric Hydrologic
 Non-hydric Soil Group

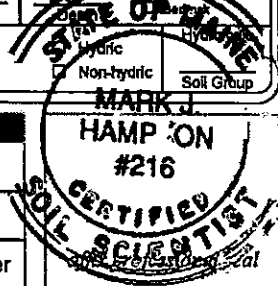
Exploration Symbol # SS12 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	friable	10YR 6/3	
10	Sandy loam	firm	10YR 6/3	
20	Sandy loam	firm	10YR 6/3	Common rust
30				
40				
50				
60				

Soil Details by S.E. Soil Classification: B C Slope: 0 Limiting Factor: 10 Groundwater
 Profile Condition Percent Depth Restrictive Layer Bedrock
 S.S. Soil Series/Phase Name: Skerry MUD Hydric Hydrologic
 Non-hydric Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Mark J. Hampson Date: 7/29/17
 Name Printed: Mark J. Hampson Cert/Lic/Reg. # 2681216
 Title: Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Wetson Woods Applicant Name: Nathan Wadsworth Project Location (municipality): PLAOWSHOLE

Exploration Symbol # SS13 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Friable	10YR 6/3	
10	Sandy loam	Friable	10YR 6/3	
20	Sandy loam	Fine	10YR 6/3	Common distinct
30				
40				
50				
60				

Soil Details by S.E. Groundwater Restrictive Layer Bedrock
 S.S. Hydric Non-hydric Hydrologic Soil Group

Soil Classification: Profile 3 Condition C Slope 8 Percent Limiting Factor 17 Depth
 Soil Series/Phase Name: SKERRY MWD

Exploration Symbol # SS14 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Friable	10YR 6/3	
10	Sandy loam	Friable	10YR 6/3	
20	Sandy loam	Fine	10YR 6/3	Common distinct
30				
40				
50				
60				

Soil Details by S.E. Groundwater Restrictive Layer Bedrock
 S.S. Hydric Non-hydric Hydrologic Soil Group

Soil Classification: Profile 3 Condition C Slope 14 Percent Limiting Factor 10 Depth
 Soil Series/Phase Name: SKERRY MWD

Exploration Symbol # SS15 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Friable	10YR 6/3	
10	Sandy loam	Friable	10YR 6/3	
20	Sandy loam	Fine	10YR 6/3	
30	Sandy loam	Fine	10YR 6/3	Common distinct
40				
50				
60				

Soil Details by S.E. Groundwater Restrictive Layer Bedrock
 S.S. Hydric Non-hydric Hydrologic Soil Group

Soil Classification: Profile 3 Condition C Slope 6 Percent Limiting Factor 21 Depth
 Soil Series/Phase Name: SKERRY MWD

Exploration Symbol # SS16 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

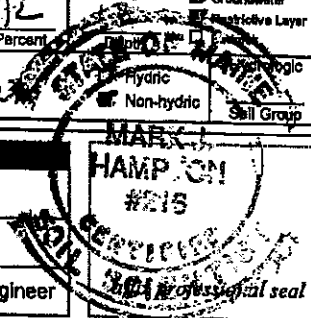
Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Friable	10YR 6/3	
10	Sandy loam	Friable	10YR 6/3	
20	Sandy loam	Fine	10YR 6/3	Common distinct
30	Sandy loam	Fine	10YR 6/3	Common distinct
40				
50				
60				

Soil Details by S.E. Groundwater Restrictive Layer Bedrock
 S.S. Hydric Non-hydric Hydrologic Soil Group

Soil Classification: Profile 3 Condition C Slope 12 Percent Limiting Factor 12 Depth
 Soil Series/Phase Name: SKERRY MWD

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Mark J. Hampton Date: 3/1/18
 Name Printed: MARK J. HAMPTON Cert/Lic/Reg. #: 263216
 Title: Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer



SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Watson Woods Applicant Name: Nathan Woodsworth Project Location (municipality): Panogosic

Exploration Symbol # SS17 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Friable	Dark Brown	
10	Sandy loam	Friable	Brown	
20	Sandy loam	Firm	Dark	Common
30	Sandy loam	Firm	Dark	Discrete
40				
50				
60				

Soil Details by S.E. 3 Soil Classification C Slope 0 Limiting Factor 10 Groundwater Restrictive Layer Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: SKERRY MUDS Hydric Non-hydric Hydrologic Soil Group

Exploration Symbol # SS18 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Friable	Dark Brown	
10	Sandy loam	Friable	Brown	
20	Sandy loam	Firm	Dark	Common
30	Sandy loam	Firm	Dark	Discrete
40				
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Soil Details by S.E. 3 Soil Classification C Slope 6 Limiting Factor 20 Groundwater Restrictive Layer Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: SKERRY MUDS Hydric Non-hydric Hydrologic Soil Group

Exploration Symbol # SS19 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Friable	Dark Brown	
10	Sandy loam	Friable	Brown	
20	Sandy loam	Firm	Dark	Common
30	Sandy loam	Firm	Dark	Discrete
40				
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Soil Details by S.E. 3 Soil Classification C Slope 15 Limiting Factor 25 Groundwater Restrictive Layer Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: SKERRY MUDS Hydric Non-hydric Hydrologic Soil Group

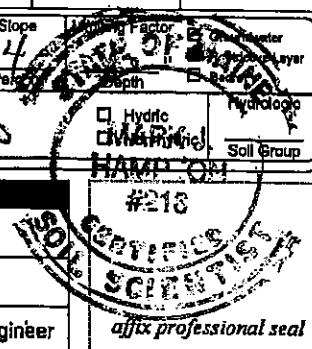
Exploration Symbol # SS20 Test Pit Boring Probe
 " Organic horizon thickness _____ Ground surface elev. _____
 " Depth of exploration or to refusal _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Friable	Dark Brown	
10	Sandy loam	Friable	Brown	
20	Sandy loam	Firm	Dark	Common
30	Sandy loam	Firm	Dark	Discrete
40				
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60				

Soil Details by S.E. 3 Soil Classification C Slope 4 Limiting Factor 20 Groundwater Restrictive Layer Bedrock
 Profile Condition Percent Depth
 S.S. Soil Series/Phase Name: SKERRY MUDS Hydric Non-hydric Hydrologic Soil Group

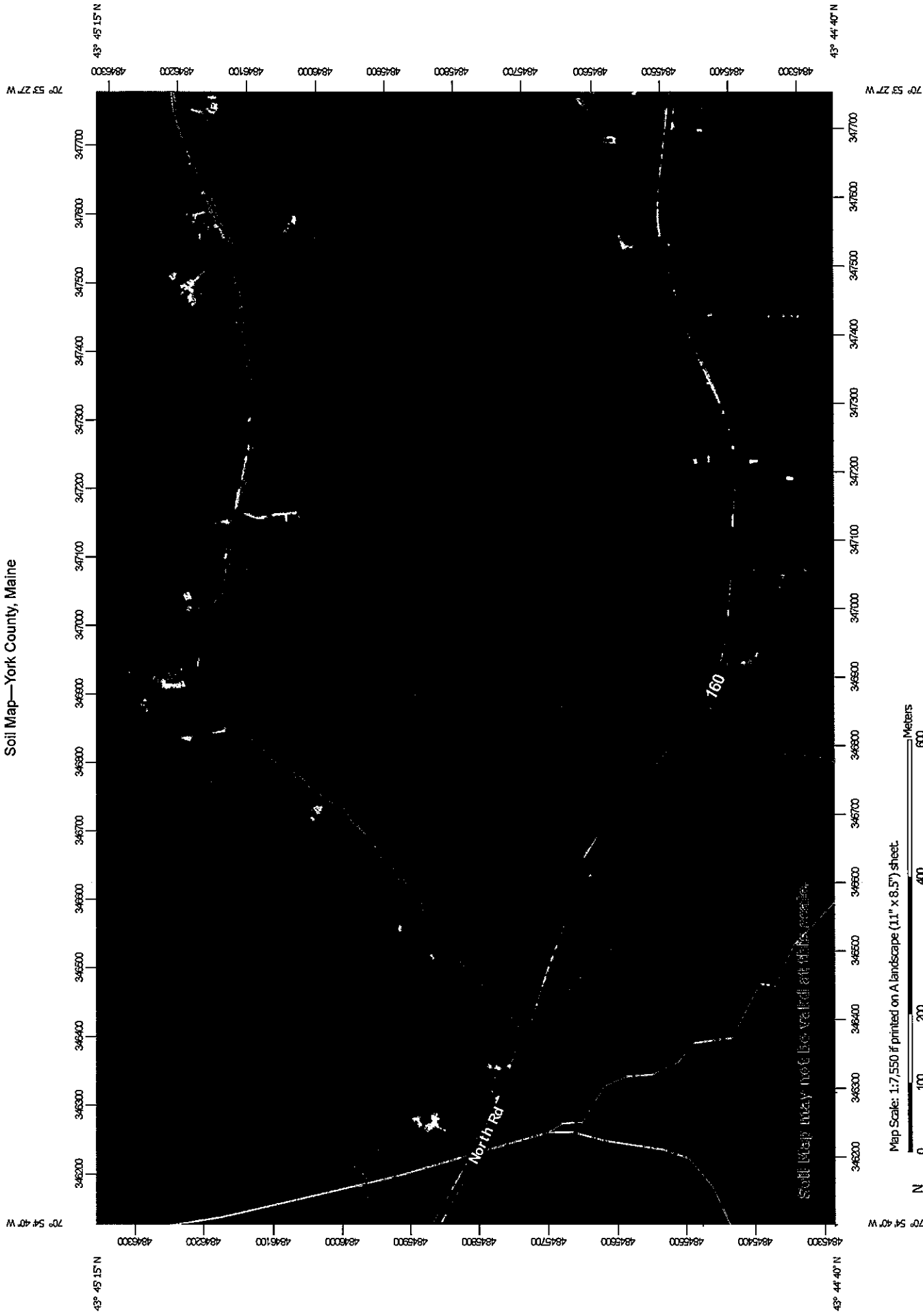
INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Mary Hampton Date: 3/1/18
 Name Printed: MARY J. HAMPTON Cert/Lic/Reg. #: 263216
 Title: Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer

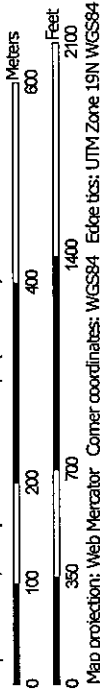


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Soil Map—York County, Maine



Map Scale: 1:7,550 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Unit Polygons
 - Soil Map Unit Lines
 - Soil Map Unit Points
- Special Point Features
 - Blowout
 - Borrow Pit
 - Clay Spot
 - Closed Depression
 - Gravel Pit
 - Gravelly Spot
 - Landfill
 - Lava Flow
 - Marsh or swamp
 - Mine or Quarry
 - Miscellaneous Water
 - Perennial Water
 - Rock Outcrop
 - Saline Spot
 - Sandy Spot
 - Severely Eroded Spot
 - Sinkhole
 - Slide or Slip
 - Sodic Spot
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background
 - Aerial Photography
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine
 Survey Area Data: Version 16, Sep 11, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AdC	Adams loamy sand, 8 to 15 percent slopes	2.8	1.5%
BcB	Becket fine sandy loam, 3 to 8 percent slopes	11.0	5.7%
BcC	Becket fine sandy loam, 8 to 15 percent slopes	18.7	9.7%
BcD	Becket fine sandy loam, 15 to 25 percent slopes	26.0	13.5%
BeC	Becket fine sandy loam, 8 to 15 percent slopes, very stony	8.0	4.2%
BsB	Brayton and Westbury very stony fine sandy loams, 0 to 8 percent slopes	25.3	13.2%
HmC	Hermon sandy loam, 8 to 15 percent slopes, very stony	6.8	3.5%
LyB	Lyman-Rock outcrop complex, 3 to 8 percent slopes	5.2	2.7%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	2.1	1.1%
LyE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	12.0	6.3%
SrB	Skerry fine sandy loam, 0 to 8 percent slopes, very stony	0.4	0.2%
SrC	Skerry fine sandy loam, 8 to 15 percent slopes, very stony	73.5	38.3%
Totals for Area of Interest		191.7	100.0%

1 2 3 4 5 6 7 8 9 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

Hydrologic Soil Group and Surface Runoff

This table gives estimates of various soil water features. The estimates are used in land use planning that involves engineering considerations.

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The four hydrologic soil groups are:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas.

Surface runoff refers to the loss of water from an area by flow over the land surface. Surface runoff classes are based on slope, climate, and vegetative cover. The concept indicates relative runoff for very specific conditions. It is assumed that the surface of the soil is bare and that the retention of surface water resulting from irregularities in the ground surface is minimal. The classes are negligible, very low, low, medium, high, and very high.

Report—Hydrologic Soil Group and Surface Runoff

Absence of an entry indicates that the data were not estimated. The dash indicates no documented presence.

Hydrologic Soil Group and Surface Runoff—York County, Maine			
Map symbol and soil name	Pct. of map unit	Surface Runoff	Hydrologic Soil Group
AdC—Adams loamy sand, 8 to 15 percent slopes			
Adams	85	—	A

Hydrologic Soil Group and Surface Runoff—York County, Maine			
Map symbol and soil name	Pct. of map unit	Surface Runoff	Hydrologic Soil Group
BcB—Becket fine sandy loam, 3 to 8 percent slopes			
Becket	85	—	C
BcC—Becket fine sandy loam, 8 to 15 percent slopes			
Becket	85	—	C
BcD—Becket fine sandy loam, 15 to 25 percent slopes			
Becket	85	—	C
BeC—Becket fine sandy loam, 8 to 15 percent slopes, very stony			
Becket, very stony	85	—	C
BsB—Brayton and Westbury very stony fine sandy loams, 0 to 8 percent slopes			
Brayton	60	—	D
Westbury	25	—	D
HmC—Hermon sandy loam, 8 to 15 percent slopes, very stony			
Hermon, very stony	85	—	A
LyB—Lyman-Rock outcrop complex, 3 to 8 percent slopes			
Lyman, very stony	65	—	D
Rock outcrop	20	—	—
LyC—Lyman-Rock outcrop complex, 8 to 15 percent slopes			
Lyman, very stony	62	—	D
Rock outcrop	25	—	—
LyE—Lyman-Rock outcrop complex, 15 to 80 percent slopes			
Lyman, very stony	60	—	D
Rock outcrop	30	—	—
SrB—Skerry fine sandy loam, 0 to 8 percent slopes, very stony			
Skerry, very stony	85	—	C/D
SrC—Skerry fine sandy loam, 8 to 15 percent slopes, very stony			
Skerry, very stony	85	—	C/D

Data Source Information

Soil Survey Area: York County, Maine
 Survey Area Data: Version 16, Sep 11, 2017