

**TOWN OF PARSONSFIELD**

Planning Board

634 North Rd

Parsonsfeld, Maine 04047

(207)-625-4558 FAX: (207)-625-8172

[planning@parsonsfeld.org](mailto:planning@parsonsfeld.org)

**COPY**

Date: November 20<sup>th</sup>, 2019

Walsh Engineering Associates, Inc. (Thomas Greer P.E.)

1 Karen Dr, Suite 2A

Westbrook, ME 04092

c.c: Nathan Wadsworth, NateSellsRealEstate, LLC

**RE: NOTICE OF DECISION**

Final Subdivision Application, June 28, 2019

Dear Mr. Wadsworth and duly authorized representatives,

This letter is to inform you that the Parsonsfeld Planning board has acted on your application for a subdivision as follows:

**Findings of Fact**

1. The owner of the property is Nathan Wadsworth of NateSellsRealEstate, LLC.
2. The property is located at Hussey Rd, in the Rural Residential zoning district, identified as Assessor's Map R08, Lot# 037, and contains 57.30 acres
3. The applicant is Nathan Wadsworth, NateSellsRealEstate, LLC, who has demonstrated a legal interest in the property by providing a copy of a Quitclaim deed.
4. The applicant proposes to establish an 8 lot subdivision on the subject property. The lots range in size from 2.03 acres to 3.02 acres.
5. Application for a Preliminary Subdivision plan was made on August 16<sup>th</sup>, 2018
6. A public hearing on the Preliminary Subdivision plan was held on October 30<sup>th</sup>, 2018
7. Preliminary Approval was granted on March 19<sup>th</sup>, 2019, subject to conditions
8. Application for final Approval was made on June 28<sup>th</sup>, 2019
9. The application was determined to be complete on July 16<sup>th</sup>, 2019
10. A Public Hearing on the Final Subdivision Plan was held on August 13<sup>th</sup>, 2019

1. **Restoration of Buffer** The buffer must be replanted in entirety for all the 8 lots prior to the first sale of any lot to ensure the buffer is completely restored. The required 50-foot buffer must be restored in accordance with the written buffer restoration plan proposed by the applicant in the subdivisions final plan application. The applicant must give a 5-year guarantee on survival of required plantings. There shall be no cutting of trees or other vegetation within the 50-foot buffer without written permission from the Town's CEO on the basis of disease or to the extent necessary to maintain required visibility at access. The CEO may require replacement of removed trees or vegetation if the required buffer is diminished thereby.
2. **Retained Land** The remainder parcel of 28.06 acres, retained by the property owner, shall not be further divided, nor subject to additional timber harvest without planning board approval for a period of 10-years from the date of final approval. After this period, the developer will be required to seek planning board approval for any subdivisions, and for further development of two or more lots, will require the developer to cover the cost of improving upon Hussey road to better standards.
3. **Site Distances** The Home Owners Association will be responsible for the maintenance of vegetation along roadways to maintain clear site distances of 450-feet. This shall be outlined in any policies, rules or guidelines for the established home owners associations.

In order to further promote the purposes of the State Subdivision Law, the Town's Subdivision Regulations, Zoning Ordinance and Comprehensive Plan, the Planning Board has voted to impose the following conditions on the approval of this subdivision:

### Conditions of Approval

Based on the above facts and conclusions, on October 15<sup>th</sup>, 2019 the Planning Board voted to approve your application for a subdivision with the following conditions, pending on the submission and review of a finalized plan signed and stamped by the land surveyor. The finalized plan was reviewed and signed by the board on November 19<sup>th</sup>, 2019.

### Decision

1. The criteria of Title 30-A M.R.S.A., §4404 have been met
2. The standards of the Town's subdivision regulations have been met

### Conclusions

11. Peer review findings of the final plan were rendered through August 22<sup>nd</sup>, 2019 to September 22<sup>nd</sup>, 2019 and completed by Sean Thies P.E. of CBS, Inc.
12. Water is to be supplied by private wells.
13. Sewage is to be disposed of by individual subsurface disposal systems. Site evaluations for each lot, meeting requirements of the Maine Plumbing Rules, were completed by Mark. J. Hampton L.S.E, C.S.S Licensed site evaluator, on April 27<sup>th</sup>, 2018
14. A storm water drainage plan has been prepared by Walsh Engineering Associates, Inc Thomas Greer, P.E.

In addition, the board wants to make sure you are aware of the following requirements from its Subdivision Regulations.

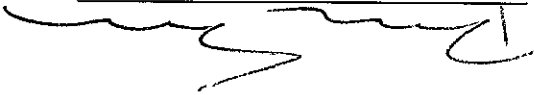
1. Any subdivision not recorded at the York County Registry of Deeds within ninety days of the date upon which the plan is approved and signed by the board shall become null and void, unless an extension is granted by the board in writing.

2. No changes, erasures, modification or revisions shall be made in any final plan after approval has been given, unless the revised plan is first submitted to the Board and the Board approves any modifications.

3. Failure to commence substantial construction of subdivision within five years of the date of approval and signing of the plan shall render the plan null and void.

In accordance with Article 15, Section 15.1, Titled "Appeals" of the Subdivision Regulations of the Town of Parsonsfeld Maine, you have the right to appeal this decision to the York County Superior Court within thirty days of the decision.

Sincerely,

  
Richard Sullivan  
Parsonsfeld Planning Board Chair,

Cc: Code Enforcement Officer  
Municipal Officers