

make ten
copies

APPLICATION FOR SITE PLAN REVIEW
PARSONSFIELD PLANNING BOARD

Rodney Barrett 476 Ossepee trail (201) 838-5434
Applicant Name Mailing Address Phone

David Gilpatric
Owner Name Mailing Address Phone

20 Federal Road Parsonsfield Mo area 7 U4-4 V SRCC
Site Address/Location (Map/Lot Number) Lot Size Zone Type (e.g.-R,VR)

Exact Nature of Proposed Use: Retail Wood Store a Parts store

Existing Use of Site: office space-

Applicability

This application applies to any proposed use listed in the Table of Permissible Uses which requires Site Plan Review.

Site Plan Content

Application must include the following exhibits and information:

1. One original fully executed and signed application for Site Plan Review (this document), plus nine (9) copies
2. Ten (10) copies of site plan drawn at a scale to allow review of list of approval criteria, and showing the following, when applicable:
General Submission Information:
 - a) name and address of all property owners within 500 feet of edge of property line
 - b) sketch map showing general location of site within the Town
 - c) boundaries of all contiguous property under control of owner/applicant regardless of whether all or part is being developed at this time
 - d) copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest
 - e) name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan
 Existing Conditions:
 - f) bearings and distances of all property lines of property to be developed and source of information
 - g) location and size of any existing sewer and water mains, culverts and drains that will serve the development whether on or off the property, along with the direction of existing surface water drainage across the site
 - h) location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development
 - i) location, dimensions and ground floor elevations Above Ground Level (AGL) of all existing and proposed buildings on the site
 - j) location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site

- k) location of intersecting roads or driveways within 200 feet of site ✓
- l) location of open drainage courses, wetlands, stands of trees, and other important natural features, with description of features to be retained and of any new landscaping ✓
- m) location, front view, and dimensions of existing and proposed signs ✓ *ex. may change sign*
- n) location and dimensions of any existing easements and ten (10) copies of existing covenants or deed restrictions *+ name*

Proposed Development Activity:

- o) location of all building setbacks, yards and buffers, required by this or other Town Ordinances ✓
- p) location, dimensions and ground floor elevations Above Ground Level (AGL) of all proposed buildings ✓
- q) location and dimensions of proposed driveways, parking and loading areas, and walkways ✓
- r) location and dimensions of all provisions for water supply and wastewater disposal ✓
- s) direction and route of proposed surface water drainage ✓
- t) location, front view, and dimensions of proposed signs ✓
- u) location and type of exterior lighting ✓
- v) proposed landscaping and buffering ✓
- w) demonstration of any applicable State applications, or permits which have been or may be issued ✓
- x) schedule of construction, including anticipated beginning and completion dates ✓
- y) Space shall be provided on the plan for the signatures of the Planning Board and date, together with the following words, "Approved: Town of Parsonsfield Planning Board ✓

Supplemental Information

Planning Board may require additional information.

Approval Criteria

In approving site plans, the Planning Board shall consider criteria as listed in the Land Use and Development Ordinance Site Plan Review article. Before granting approval the Board shall make findings of fact that the provisions of this Ordinance have been met and that the proposed development will meet the guidelines of Title 30-A, MRSA, Section 4404, as amended.

The undersigned hereby makes application for approval of a Site Plan in accordance with the procedures and requirements set out in the Parsonsfield Land Use and Development Ordinance, and in conformance with the performance standards of said Ordinance.

NOTE: A Site Plan application must be approved unless in the judgement of the Planning Board the applicant is not able to meet one or more of the performance standards. Decisions of the Planning Board may be appealed in accordance with the provisions of the Ordinance.

To the best of my knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Ordinance of the Town of Parsonsfield.

Signed *DK* Dawn Bennett Date 11-30-21 11/30/21
Applicant

For Planning Board Use Only: Date Received 11/30/2021 By *Desira* PPB Assist.

**Complete and sign form - retain a copy for your records.
Submit one original and nine copies of form and all attachments to CEO with
\$25 application fee and \$150 escrow fee for Site Visit and Public Hearing expenses.
Applications and all attachments must be received at the town office
15 days in advance of scheduled meeting.**

June 6/2017

This letter is to establish a statement of intent that Dawn Barrett shall rent my building at 20 Federal Road, Parsonsfield, Maine.

David J Gilpatrick
20 Federal Road
Parsonsfield ME 04047

Dawn Barrett 6/6/17

Dawn Barrett Abutters

LNAME1	FNAME1	LNAME2	FNAME2	NUM	STREET	MAPLOT	ADDRESS	TOWN	STATE	ZIP
KEZAR FALLS HYDRO	LLC	c/o EPICO USA Inc.		10	FEDERAL RD	U04-001	PO Box 253	Parsonsfield	ME	04047
GILPATRIC	DAVID L.			20	FEDERAL RD	U04-004	PO BOX 343	PARSONSFIELD	ME	04047
JIANG	RICHARD Z.			24	FEDERAL RD	U04-005	51 DEWAVNES WAY	GORHAM	ME	04038
LOVEJOY	PHILIP E.			32	FEDERAL RD	U04-008	PO BOX 387	PARSONSFIELD	ME	04047
MASON	APRIL L. & MICHAEL S.			34	FEDERAL RD	U04-009	PO BOX 134	PARSONSFIELD	ME	04047
NORRIS	TODD S.			36	FEDERAL RD	U04-010	48 TEAR CAP ROAD	HIRAM	ME	04041
HUNTER	GEORGETTE E			40	FEDERAL RD	U04-011	PO BOX 408	LANSING	NY	14882
HUNTER	GEORGETTE E			40	FEDERAL RD	U04-011	PO BOX 408	LIMERICK	ME	04048
CHAPMAN	CLIFFORD G.	CHAPMAN	PAMELA L.	35	FEDERAL RD	U04-023	267 MANCHESTER ROAD	STEEP FALLS	ME	04085
CROTEAU	LESLIE M. & ROBERT S			31	FEDERAL RD	U04-026	126 FIRST COUNTY ROAD	PORTER	ME	04068
MELANSON	LANE			8	WADLEIGH ST	U04-028	8 WADLEIGH ST	PARSONSFIELD	ME	04047
GAMMON	KELLY J			12	WADLEIGH ST	U04-029	179 DEVERLUX RD	PARSONSFIELD	ME	04047
LIBBY	ROSE MARIE			16	WADLEIGH ST	U04-030	16 WADLEIGH ST	PARSONSFIELD	ME	04047
SALMON	ANDREA J.			15	WADLEIGH ST	U04-037A	PO BOX 133	PARSONSFIELD	ME	04047
REED	STEPHEN			13	WADLEIGH ST	U04-038	13 WADLEIGH ST	PARSONSFIELD	ME	04047
VILLAGE VARIETY	LLC			27	FEDERAL RD	U04-040	PO BOX 601	PARSONSFIELD	ME	04047
CORMIER	PETER			23	FEDERAL RD	U04-042	PO BOX 326	PARSONSFIELD	ME	04047
PARSONSFIELD	TOWN OF				FEDERAL RD	U04-043	634 NORTH RD	PARSONSFIELD	ME	04047
WALKER	GEORGE E	WALKER	RUTH-ELIZABETH	15	FEDERAL RD	U04-044	PO BOX 308	PARSONSFIELD	ME	04047
LOMBARD	PATRICIA A				SUNNYDALE LN	U04-044A	20 FOX AVE	PARSONSFIELD	ME	04047
DAY	MERLE F.			6	ELM ST	U04-045	6 ELM ST	PARSONSFIELD	ME	04047
DOOLEY	GARRY L	DOOLEY	MARGE M	10	ELM ST	U04-046	10 ELM STREET	PARSONSFIELD	ME	04047
RAND	CHRISTOPHER	RAND	BOBBIE JO	14	ELM ST	U04-047	14 ELM ST	PARSONSFIELD	ME	04047
DEHMER	ROBERT D.	DEHMER	JILL H.	2	SUNNYDALE LN	U04-048	2 SUNNYDALE LANE	PARSONSFIELD	ME	04047
SMITH	MILDRED W.			4	SUNNYDALE LN	U04-049	4 SUNNYDALE LN	PARSONSFIELD	ME	04047
CAMPBELL	DAVID J. & NANCY J			8	SUNNYDALE LN	U04-050	206 NEW SETTLEMENT RD	PORTER	ME	04041
MITCHELL	DONALD	TRUSTEE OF MARY R. PIKE HOMESTEAD T		17	ELM ST	U04-060	18 CLEMONS COVE	HIRAM	ME	04041
HANSCOM	JAMES			13	ELM ST	U04-061	21 RURAL HILL	WINDHAM	ME	04062
MONTGOMERY	ARTHUR E	MONTGOMERY	JOANNE	9	ELM ST	U04-062	88 GOULD STREET	WEST ROXBURY	MA	02132
DAY	JOHN M	MARSHALL	BILLY H		ELM ST	U04-063	252 BLUFF RD	YARMOUTH	ME	04096

30 X .49 = \$14.70