

TOWN OF PARSONSFIELD Planning Board
634 North Rd, Parsonsfield, Maine 04047
PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfield.org

Site Plan Review Application

Fees Paid: \$25.00 Application Fee and \$150.00 Escrow Fee

Date CEO Reviewed & Accepted: 7/9/2024 *J. J. Juntz*

Date Received and Paid for at Clerk's Office: 7/9/24 *Danielle Taylor*

Date Received by Planning Board Administrative Assistant: 7/10/2024

Planning Board Administrative Assistant Signature: *Dennis Lyle*

Submission of Application: For the purpose of classification and initial discussion, project applicants, prior to submitting applicable Preliminary or Final Plan applications, shall submit Site Plan information to the CEO. An application for Site Plan Review will consist of eleven (11) sets of site plan maps (two full-size set and nine 11" x 17" sets) which include scale, north arrow, legend, abutters, and title block, and shall show existing and proposed lots or property lines, existing and proposed structures, roads, driveways, easements and/or rights of way and all other information as detailed in the Town of Parsonsfield Land Use and Development Ordinance, Article III: Site Plan Review. Applicant must also submit a list of all abutters, including those across a public or private right of way or across a town line. Approval of a Site Plan shall not constitute approval of a project and is merely authorization for the applicant to file a preliminary or final plan application.

Applicant(s): Name & Mailing Address
(If different from Owner)

Property Owner(s): Name & Mailing Address

James Pouchette

290 Crowell Hill Rd

Nassabro ME 04949

Telephone: 207.313.1840

Telephone: 207.313.1840

Applicant's Signature: *[Signature]*

Property Owner's Authorization (fill out only if applicant other than owner). The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant has full authority to request approval for this proposal.

Property Owner's Signature: *[Signature]*

Site Location/Address 0 Sutoris Road

Tax Map# R2 **Lot#** 223A **Zoning District:** LI

Acreage of subject parcel: 6.5

Current Use of Property Race track for go-karts

Proposed Use of Property Race track for go-karts

Previous Approvals: List all previous uses, variances or special conditions associated with this property. 1998 - permitted for racing (still active)

Date of Action: Planning Board Meeting/Hearing: _____

Approval: _____ Denial: _____

If application is approved, the applicant is hereby authorized to submit a preliminary or final plan.

If Application Denied, Reason: _____

- 1) **Applicability:** This application applies to any proposed use listed in the Table of Permissible Uses which requires Site Plan Review.
- 2) **Submissions:** Applications must be submitted 15 days in advance of the scheduled meeting.
- 3) **Permits:** Attach any other applicable permits.
- 4) **Abutters:** Attach a list of names and addresses of abutting property owners. (Please complete the separate "Abutters List Form" with this application)
- 5) **Supplemental Information:** The Planning Board may require additional information.
- 6) **Approval Criteria:** In approving site plans, the Planning Board shall consider criteria as listed in the Land Use and Development Ordinance Site Plan Review article. Before granting approval, the Board shall make findings of fact that the provisions of this Ordinance have been met and that the proposed development will meet the guidelines of Title 30-A, MRSA, Section 4404, as amended.

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

- 7) **Site Plan Content:** Application must include the following exhibits and information. Please attach information on a separate sheet of paper or note that the item is not applicable **and** give a reason. (A=Attached or NA=Not Applicable)

General Submission Information:

- a) name and address of all property owners within 500 feet of edge of property line ✓
(Abutters List Form)
- b) sketch map showing general location of site within the Town
- c) boundaries of all contiguous property under control of owner/applicant regardless of whether all or part is being developed at this time
- d) copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest
- e) name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan

Existing Conditions:

- f) bearings and distances of all property lines of property to be developed and source of information
- g) location and size of any existing sewer and water mains, culverts and drains that will serve the development whether on or off the property, along with the direction of existing surface water drainage across the site
- h) location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development
- i) location, dimensions and ground floor elevations Above Ground Level (AGL) of all existing and proposed buildings on the site
- j) location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site
- k) location of intersecting roads or driveways within 200 feet of site
- l) location of open drainage courses, wetlands, stands of trees, and other important natural features, with description of features to be retained and of any new landscaping
- m) location, front view, and dimensions of existing and proposed signs
- n) location and dimensions of any existing easements and ten (10) copies of existing covenants or deed restrictions

Proposed Development Activity:

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

a.	see Abutters list Form
b.	See attached Site Sketch
c.	N/A - no other property
d.	See attached Warranty Deed
e.	N/A - no surveyor needed
f.	See attached site sketch (Blue line)
g.	N/A - no water or sewer.
h.	Sokolis Road, Approx 25' wide
i.	See attached site sketch (yellow)
j.	See attached site sketch
k.	N/A Sokolis Road, Southern boundary of property
l.	N/A - none.
m.	N/A - no signs
n.	see attached Warranty Deed
o.	See attached site sketch
p.	See attached site sketch
q.	N/A - none.
r.	N/A - none.
s.	N/A - none needed
t.	N/A - none required
u.	None 5x existing pole lights in infield
v.	N/A - none requested
w.	N/A - town permits on file.
x.	None ASAP - planning Aug 2024
y.	

TOWN OF PARSONSFIELD Planning Board

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PHONE: (207)-625-4558 FAX: (207)-625-8172 planning@parsonsfeld.org

ABUTTERS LIST FORM

(Make additional copies of this form as needed in order to submit a complete list.)

ABUTTER NAME(S): Lea Duguet, c/o Sandi Kolb

MAILING ADDRESS: PO BOX 1421

CITY/STATE/ZIP: Dover, NH 05821

PROPERTY ADDRESS: Sokolis Rd

MAP # 46 LOT # 5A, SB

ABUTTER NAME(S): John Kolb

MAILING ADDRESS: PO BOX 1072

CITY/STATE/ZIP: Atkinson NH 03811

PROPERTY ADDRESS: Sokolis Rd

MAP # 46 LOT # 6A, B, 8-1

ABUTTER NAME(S): George Stacey (Eugene)

MAILING ADDRESS: 23 Clarene Ln

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: Sokolis Rd

MAP # R2 LOT # 3

ABUTTER NAME(S): Town of Parsonsfield, ME

MAILING ADDRESS: PO BOX 30

CITY/STATE/ZIP: Parsonsfield ME 04047

PROPERTY ADDRESS: Sokolis Rd

MAP # 45 LOT # 10

ABUTTER NAME(S): Stephen Rafuse
MAILING ADDRESS: 7F S. Yarmouth Rd
CITY/STATE/ZIP: Dennis, MA 02638
PROPERTY ADDRESS: 127 Sokokis Rd
MAP # 46 LOT # 201

ABUTTER NAME(S): John Laroche
MAILING ADDRESS: 53 Partridge Rd
CITY/STATE/ZIP: E Waterboro ME 04030
PROPERTY ADDRESS: 131 Sokokis Rd
MAP # 46 LOT # 202

ABUTTER NAME(S): Elu Paul Orowski
MAILING ADDRESS: PO Box 1421
CITY/STATE/ZIP: Dover NH 03821
PROPERTY ADDRESS: 0 Sokokis Rd
MAP # 46 LOT # 203, 205

ABUTTER NAME(S): Fred Cotreau
MAILING ADDRESS: 572 Upper Gunner Rd
CITY/STATE/ZIP: Lebanon ME 04027
PROPERTY ADDRESS: 137 Sokokis Rd
MAP # 46 LOT # 204

ABUTTER NAME(S): Jessica Murphy
MAILING ADDRESS: 155 Sokokis Rd
CITY/STATE/ZIP: Parsonsfield ME 04047
PROPERTY ADDRESS:

MAP # 46 LOT # 205

ABUTTER NAME(S): Christopher Honor
MAILING ADDRESS: 21456 Shannon Ave
CITY/STATE/ZIP: Port Charlotte FL 33452
PROPERTY ADDRESS: 161 Sokokis Rd
MAP # 46 LOT # 12

ABUTTER NAME(S): Danny Michaud
MAILING ADDRESS: 155 Main St
CITY/STATE/ZIP: Farmington CT 06032
PROPERTY ADDRESS: 167 Sokokis Rd
MAP # 46 LOT # 013, 051

ABUTTER NAME(S): Judith Glesner
MAILING ADDRESS: PO Box 2026
CITY/STATE/ZIP: Norwalk, MA 01760
PROPERTY ADDRESS: 173 Sokokis Rd
MAP # 46 LOT # 015

ABUTTER NAME(S): Marie Lambert
MAILING ADDRESS: 138 Whitehall Rd
CITY/STATE/ZIP: Amisbury MA 01413
PROPERTY ADDRESS: 156 Sokokis Road
MAP # 46 LOT # 047

ABUTTER NAME(S): Norman Darbe
MAILING ADDRESS: 7 Springview
CITY/STATE/ZIP: Rowston, NH 03865
PROPERTY ADDRESS: 174 Sokokis Rd
MAP # 46 LOT # 050

Proposed Site Plan



Blue - existing property line.

Red - proposed paving

Yellow - proposed structures, to include 1 8x40 storage container, 1 6x12 shed, and 2 8x20 sound walls to reduce noise.

Memorandum In Support of Application

Date: 9 July 2024

To: Planning Board, Town of Parsonsfield, Maine

From: James Paulette, New England Karting Challenge, LLC

Subj: Statement in Support of Site Plan Review Application, 0 Sokokis Rd, Parsonsfield ME 04047, Map/Lot Number R-002-003-A

- 1) The purpose of this memorandum to file is to support subject application for improvements to subject property, along with amending the permit for operating hours of the racetrack.
- 2) The owner of the property is respectfully requesting authorization from the Planning Board to make improvements to subject property. This will be done to facilitate a safer racing surface, to increase the functionality of the racetrack for business operations, and to mitigate noise concerns made by the abutting landowners.
- 3) The requested improvements are as follows:
 - a. Installation of one (1) 8' X 20' soundwall, located on the northwest corner of the property, to absorb and deflect vehicle noise from the racetrack. Additionally, we would like to permit an existing soundwall of similar size on the northeast corner of the property (see yellow edits on attached Sketch Plan)
 - b. Installation of one (1) 8' X 40' storage container, located in the pit area of the racetrack, to store karts, tools and other equipment required to conduct races and kart maintenance, along with permitting an existing 6' X 12' shed that conveyed with the property. (see yellow on attached Sketch Plan)
 - c. Installation of approximately 2,500 sqft of asphalt to connect Turns 1 and 3, and to widen the racing surface of Turn 5. (see red on the attached Sketch Plan)
- 4) The requested amendment to operating hours are as follows:
 - a. The current permit allows operation during the following times:
 - i. Wednesday, Friday and Saturday, 6-9PM
 - ii. Sunday, 12-9PM

- iii. All major Federal Holidays
 - b. We are requesting to amend our permit to operate during the following hours:
 - i. Friday, Saturday and Sunday, 12-6PM
 - ii. All major Federal Holidays
- 5) Additionally, we would like to withdraw our permit for gasoline motorcycles due to noise concerns. We would like to replace gasoline motorcycles with the use of electric motorcycles, not to exceed 25 kilowatt hours of power.
- 6) Thank you for your attention and timely review of this request. Any questions regarding this memorandum or application shall be directed to the undersigned.

Respectfully,



James Paulette
Majority Onwer/Managing Partner
New England Karting Challenge, LLC
207.313.1840
info@nekc.net

Return to:
New England Karting Challenge, LLC
290 Crowell Hill Rd
Vassalboro, ME 04989

NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED Bk 19448 PG 282
Instr # 2024016464
06/07/2024 01:25:05 PM
Pages 2 YORK CO

WARRANTY DEED

DLN:1002440275249

Maine R.E. Transfer Tax Paid

KNOW ALL PERSONS BY THESE PRESENTS: That **Finis Holding Company, LLC**, a **Maine Limited Liability Company**, of 401 Cobbs Bridge Road, New Gloucester, ME 04260, for consideration paid grants to **New England Karting Challenge, LLC**, a **Maine Limited Liability Company**, of 290 Crowell Hill Road, Vassalboro, ME 04989, with **WARRANTY COVENANTS**:

A certain lot or parcel of land located in the Town of Parsonsfield, York County, Maine, being more particularly bounded and described as follows:

Beginning at an iron pin which marks the most northeasterly corner of the land conveyed to The Box Shop Speedway, Inc. by deed of George Stacey and Eugene Stacey, dated November 10, 1997, and recorded in Book 8532, Page 97 of the York County Registry of Deeds;

Thence, running in a generally westerly direction along the northerly boundary of the parcel described herein, three hundred sixty (360') feet, more or less, to an iron pin marking the northwesterly corner of the parcel conveyed herein;

Thence turning and running in a generally southerly direction along land now or formerly of Eugene and George Stacey as described in a deed recorded in Book 11228, Page 140 of said Registry of Deeds, and the westerly boundary of the parcel described herein, a distance of seven hundred fifty (750') feet, more or less, to an iron pin marking the southwest corner of the parcel conveyed herein;

Thence turning and running in a generally easterly direction and parallel to the northerly boundary of the parcel conveyed herein, a distance of three hundred sixty (360') feet, more or less, to an iron pin marking the southeasterly corner of the parcel conveyed herein;

Thence turning and running in a generally northerly direction along the easterly boundary of the parcel described herein, a distance of seven hundred fifty (750') feet, more or less, to the iron pin marking the place of beginning.

Also conveying an appurtenant easement and right of way across land now or formerly of George & Eugene Stacey, and land now or formerly of The Box Shop Speedway, Inc., for the benefit of the parcel conveyed herein, over an existing private road as it currently exists on the face of the earth said easement and right of way shall be for ingress and egress to the parcel from Sokokis Avenue, so known.

Subject to the right and easement of others in and to the right to gravel and minerals on the property including the right to enter on to the property and remove the gravel and minerals from the property, as set forth more fully in Deed Book 8532 Page 97-98.

Meaning and intending to describe and convey the same premises conveyed to Finis Holding Company, LLC by virtue of a Warranty Deed of Aaron M. Phinney dated August 31, 2021 and recorded in the York County Registry of Deeds at Book 18793, Page 569.

Executed this 6th day of June, 2024.

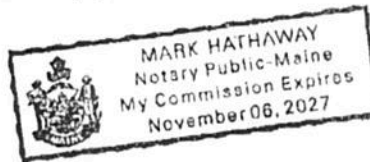
Finis Holding Company, LLC

By: [Signature]
Aaron Phinney, Member

State of Maine
County of Cumberland

Then personally appeared before me on this 6th day of June, 2024 the said Aaron Phinney, Member of Finis Holding Company, LLC and acknowledged the foregoing to be his voluntary act and deed in said capacity.

[Signature]
Notary Public
Commission expiration:



Red Door Title ☐ 2204 Woodbury Avenue, Newington NH 03801 ☐ (207) 358-7500