

Site Plan Review Application

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

Date CEO Reviewed & Accepted: 6/27/2023 JW

Date Received and Paid for at Clerk's Office: 6/27/23 RMR

Date Received by Planning Board Administrative Assistant: 7/3/2023

Planning Board Administrative Assistant Signature: Dennis Jyl

**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

Michael & Eileen Blokland  
\_\_\_\_\_  
5012 Las Palomas PL  
\_\_\_\_\_  
Elkton Fl. 32033  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Telephone: (207) 318-0444 (207) 286-5547

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 15 Sunset Cove Rd.

Tax Map# U12 Lot# UU4 Zoning District: Limited Residential Shoreland

Acreage of subject parcel: 0.34 Acres

**Current Use of Property** Seasonal vacation camp without septic system (outhouse only)  
Also no well on property.

**Proposed Use of Property** Build new structure up to 30% larger, install septic system, drill well.  
Tear Down existing structure,

**Previous Approvals:** List all previous uses, variances or special conditions associated with this property. \_\_\_\_\_

**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 pages 5+6
b.	see tax map U-12
c.	NA
d.	deed attached
e.	surveyed by Sebago Technics seal on boundary survey
f.	see survey
g.	NA
h.	sunset cove road
i.	tbd
j.	NA
k.	NA
l.	NA
m.	NA
n.	NA
o.	tbd
p.	tbd
q.	In addition to existing parking will have parking <sup>over</sup> septic tank
r.	septic plan attached well tbd
s.	No changes
t.	NA
u.	NA
v.	tend to stay as natural as possible
w.	NA
x.	tbd
y.	

TOWN OF PARSONSFIELD Planning Board

634 North Rd, Parsonsfield, Maine 04047

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

ABUTTERS LIST FORM

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

ABUTTER NAME(S): William J Hussey & Pearl M Gagne

MAILING ADDRESS: 100 Pool Street

CITY/STATE/ZIP: Biddeford, Maine 04005

PROPERTY ADDRESS: 17 Sunset Cove Rd.

MAP # U12 LOT # 005

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ABUTTER NAME(S): Michael A. IRVING

MAILING ADDRESS: 4 Peary Ave

CITY/STATE/ZIP: LYNN, MASSACHUSETTS 01904

PROPERTY ADDRESS: 7 BlueJay Ln

MAP # U12 LOT # 003

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ABUTTER NAME(S): Lois M Pence

MAILING ADDRESS: 158 North Street, G11

CITY/STATE/ZIP: Portland, Maine 04104

PROPERTY ADDRESS: 1601 Road Between the Ponds

MAP # U12 LOT # 002

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ABUTTER NAME(S): Sean Murphy and Colleen Katana

MAILING ADDRESS: 394 Danforth Street

CITY/STATE/ZIP: South Portland, Maine 04106

PROPERTY ADDRESS: 155 Road Between The Ponds

MAP # U12 LOT # 001

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ABUTTER NAME(S): William J & Laurie L Shanley  
MAILING ADDRESS: 71 Pleasant Street  
CITY/STATE/ZIP: Danville, New Hampshire 03819  
PROPERTY ADDRESS: 148 Road Between The Ponds  
MAP # R07- LOT # 032-002

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ABUTTER NAME(S): William J & Laurie L Shanley  
MAILING ADDRESS: 71 Pleasant Street  
CITY/STATE/ZIP: Danville, New Hampshire 03819  
PROPERTY ADDRESS: 0 Road Between The Ponds  
MAP # U12 LOT # 001-A

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ABUTTER NAME(S): Mark C. & Lauren M Foye  
MAILING ADDRESS: 25 Lawrence Rd.  
CITY/STATE/ZIP: Gray, Maine 04039  
PROPERTY ADDRESS: 21 Sunset Cove Rd.  
MAP # U12 LOT # 006

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ABUTTER NAME(S): Kendra Noble  
MAILING ADDRESS: 200 Wolfboro Rd.  
CITY/STATE/ZIP: Stetson, ME 04488  
PROPERTY ADDRESS: 23 Sunset Cove Rd.  
MAP # U12 LOT # 007

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ABUTTER NAME(S): Geralynne F Winget  
MAILING ADDRESS: 38 Sunset Cove Road  
CITY/STATE/ZIP: Parsonsfield, Maine 04047  
PROPERTY ADDRESS: 38 Sunset Cove Rd.  
MAP # U12 LOT # 008

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Eaton, Jeffrey R TRUST

4 Balsam Lane

Kittery, Maine 03904

\*Map: U12 Lot: 009

34 Sunset Cove Road,

BK 5840 26241

42308

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that We, Robert F. Gross and Shirley Gross, husband and wife, both of 24 Meetinghouse Road, Biddeford, York County, Maine, 04005 for consideration paid, grant to Michael Blokland and Eileen Blokland, Husband and Wife, both of 8 River Bluff Drive, Kennebunk, York County, Maine, 04043, as Joint tenants, with warranty covenants, a certain lot or parcel of land more particularly described as follows:-

A Certain lot or parcel of land situate in Parsonsfield, York County, Maine, on the Northeasterly shore of West Pond, formerly Mudgett Pond, bounded and described as follows:-

NO RE. TRANSFER TAX PAID

BEGINNING on the shore of West Pond at an iron hub set between two large rocks and One Hundred Sixty-One (161') feet, more or less, Westerly from the camp lot owned by Vyrene C. Macomber; thence Southerly by land of Merton D. Matthews and Marjorie Matthews, One Hundred Fifty-three Feet (153') to an iron hub; thence Westerly by said land of said Merton D. Matthews and Marjorie E. Matthews, Fifty feet (50') to an iron hub; thence Northerly by said land of Merton D. Matthews and Marjorie E. Matthews, One Hundred Fifty-five feet, to an iron hub set in a pile of stones on the shore of West Pond; thence Easterly by the shore of West Pond Fifty Feet (50') more or less to the point of beginning., together with a right of way from the lot conveyed herein across land of the said Merton D. Matthews and Marjorie E. Matthews, to the highway leading between West Pond and Long Pond, and together with the right to use water from a certain spring located on land now or formerly of Merton D. Matthews and Marjorie E. Matthews near the Macomber Lot aforesaid, including the right of passage to and from said spring. The above description includes the building thereon. Meaning and intending to convey all interest acquired by me by a Warranty Deed of Evelyn M. Fieldsend dated November 25, 1964 and recorded in the York County Registry of Deeds, Book 1674, Page 462.

ALSO ANOTHER certain lot or parcel of land situate in Parsonsfield in said York County, Maine, on the Easterly shore of West Pond, formerly known as Mudgett Pond, bounded and described as follows:-

3



BEGINNING at an iron hub in the ground by the shore of West Pond at the Northeasterly corner of land of Harry L. Fieldsend and Evelyn M. Fieldsend; thence Southerly One Hundred Fifty-Three Feet (153') more or less, by land of Harry L. Fieldsend and Evelyn M. Fieldsend to an iron hub in the ground; thence Easterly Fifty Feet (50'), more or less, by land of Merton D. Matthews and Marjorie E. Matthews to an iron hub set in the ground; thence Northerly by land of said Merton D. Matthews and Marjorie E. Matthews, One Hundred Twenty-One Feet (121'), more or less, to an iron hub on the shore of West Pond; thence Westerly by the shore of West Pond to the point of beginning; a distance of Fifty-nine feet (59'), more or less, together with the right to pass and repass on foot and with vehicles from the lot herein conveyed over land now or formerly of Merton D. Matthews and Marjorie E. Matthews, by an existing way to the highway leading between West Pond and Long Pond; and being a portion of the premises conveyed to Merton D. Matthews and Marjorie E. Matthews by Myron C. Lord.

MEANING and INTENDING hereby to convey all interest acquired by the said Harry L. Fieldsend by Warranty Deed from Merton D. Matthews and Marjorie E. Matthews to Evelyn M. Fieldsend and Harry L. Fieldsend, said deed dated August 9, 1949, and recorded in York County Registry of Deeds in Book 1291, Page 240.

MEANING and INTENDING to convey both parcels conveyed to the Grantors herein by Warranty Deed of Harry L. Fieldsend dated August 31, 1966, as duly recorded in said York County Registry of Deeds in Book 1734, Page 302. Evelyn M. Fieldstone, spouse, joining as grantor with the said Harry L. Fieldsend, relinquishing and conveying all her right by descent and all other rights in the above-described premises.

WITNESS our hands and seals this 24th day of September, A.D., 1991.

Gerald C. Nason, Esquire  
Witness

Robert F. Gross, Grantor

Shirley Gross, Grantor

STATE OF MAINE  
YORK, ss

Personally appeared the above-named Robert F. Gross, Grantor, who acknowledged the foregoing instrument to be his free act and deed;

Before me, this 24th day of September, A.D., 1991.

Gerald C. Nason, Esquire  
Attorney at Law, and  
Notary Public.

FROM LAW OFFICES OF  
GERALD C. NASON, ESQUIRE  
Attorney & Counsellor at Law,  
57 Jefferson Street, P. O. Box 385,  
Biddeford, ME 04005-0385.

\*\* 3 \*\*

RECEIVED YORK S.S.  
91 SEP 25 PM 12:22

ATTEST: *Wanda Stone*  
REGISTER OF DEEDS

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services  
Div of Environmental Health, 11 SHS  
(207) 287-5672 Fax: (207) 287-4172

<b>PROPERTY LOCATION</b>		<b>&gt;&gt; CAUTION: LPI APPROVAL REQUIRED &lt;&lt;</b>			
City, Town, or Plantation	Parsonsfield	Town/City	Permit #		
Street or Road	15 Sunset Cove Rd.	Date Permit Issued	Fee: \$ Double Fee Charged [ ]		
Subdivision, Lot #		Local Plumbing Inspector Signature	L.P.I. #		
<b>OWNER/APPLICANT INFORMATION</b>		The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.			
Name (last, first, MI)	Blokland Mike and Eileen Erik Frey			<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Mailing Address of Owner/Applicant	54 Liley Bay Ln			Municipal Tax Map # Lot #	
Daytime Tel. #	Parsonsfield, Me 04047				
<b>OWNER OR APPLICANT STATEMENT</b> I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		<b>CAUTION: INSPECTION REQUIRED</b> I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.			
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____			

PERMIT INFORMATION		
<b>TYPE OF APPLICATION</b> <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: Sink drain Year installed: ~ 1960s <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval	<b>DISPOSAL SYSTEM COMPONENTS</b> <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
<b>SIZE OF PROPERTY</b> ~ 1/3 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<b>DISPOSAL SYSTEM TO SERVE</b> <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: 1-2 <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	<b>TYPE OF WATER SUPPLY</b> <input type="checkbox"/> 1. Drilled Well <input checked="" type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular H-20 <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: 1000 GAL.	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device concrete chambers <input type="checkbox"/> a. cluster array <input checked="" type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input checked="" type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: 224 <input type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> <input type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> 180 gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION: 31C at Observation Hole # 1 Depth 36" of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> <input type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> <input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. 43 d 45 m 18 s Lon. 70 d 52 m 01 s if g.p.s, state margin of error. ± 20

SITE EVALUATOR STATEMENT		
I certify that on 8-9-21 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
Site Evaluator Signature: <i>Kenneth Gardner</i>	SE #: 23	Date: 8-9-21
Site Evaluator Name Printed: Kenneth Gardner	Telephone Number: 207-637-2260	E-mail Address:

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services  
 Division of Environmental Health  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

*Parsonsfield*

*15 Sunset Cove*

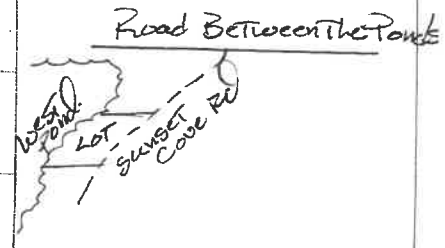
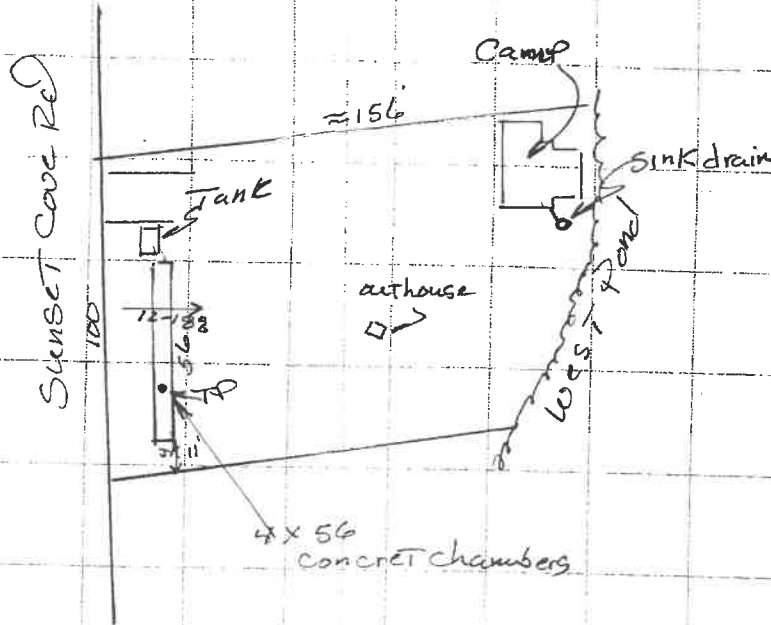
Owner's Name

*MIKE and Eileen Blackland*

SITE PLAN

Scale 1" = 100 ft. or as shown

SITE LOCATION PLAN  
 (map from Maine Atlas  
 recommended)



## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1  Test Pit  Boring  
 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10	Sandy loam & mottled		Dark Br. 10YR 3/4	
10-20			yell. Br. 10YR	
20-30	gravelly sandy loam		5/6	
30-40	loam to loamy sand (stone)		olive brown	few
40-50				

Observation Hole       Test Pit  Boring  
 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10				
10-20				
20-30				
30-40				
40-50				

Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>12-18%</u>	Limiting Factor <u>36"</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Soil Classification Profile Condition	Slope %	Limiting Factor "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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*Paul Lachar*

73

8-9-21

Site Evaluator Signature

CE #

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services  
 Division of Environmental Health  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

*Parsonville*

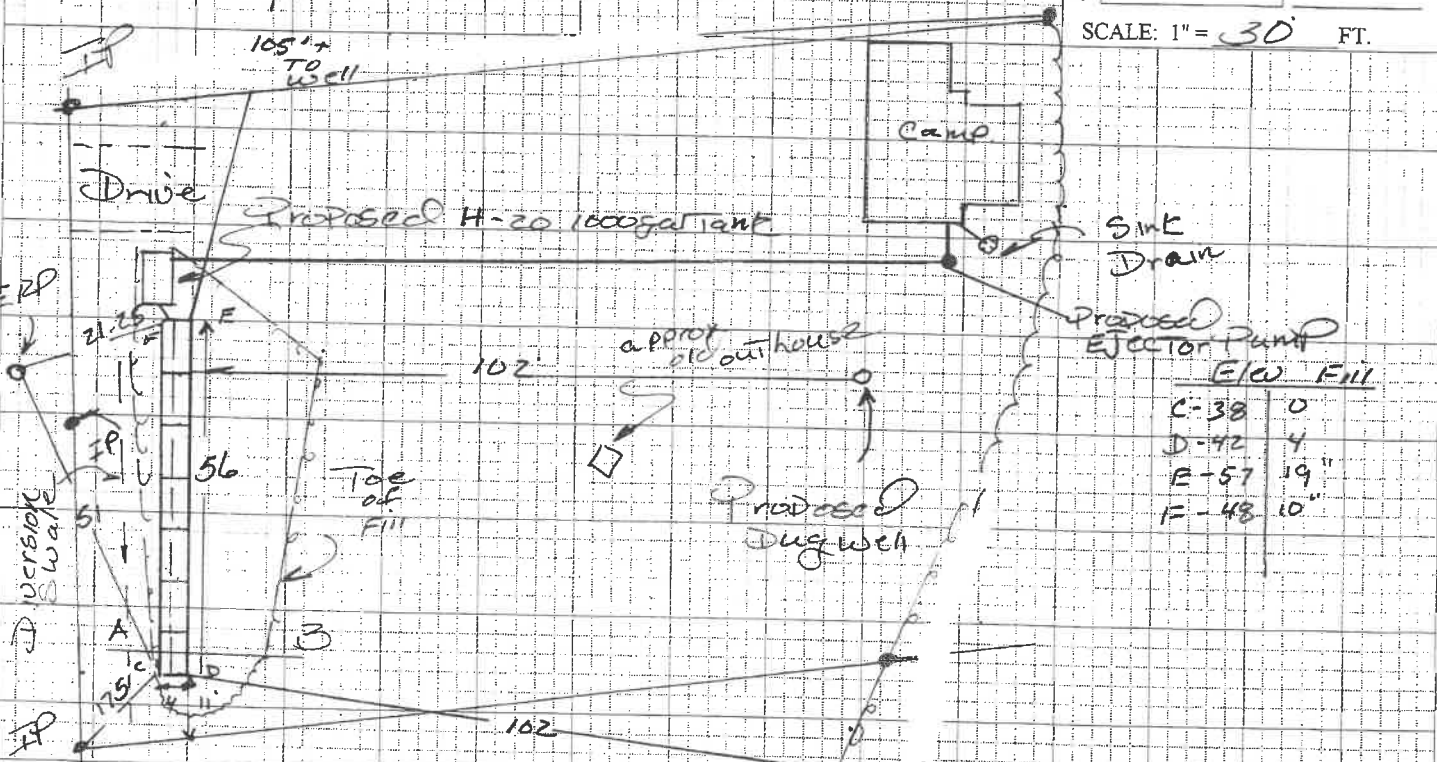
*15 Sunset Cove*

*Mike and Eileen Blokland*

## SUBSURFACE WASTEWATER DISPOSAL PLAN

0 [ ]  
 SCALE: 1" = 30' FT.

Sunset Cove Rd



	E/W	Fill
C	-38	0
D	-42	4
E	-57	19"
F	-48	10"

### FILL REQUIREMENTS

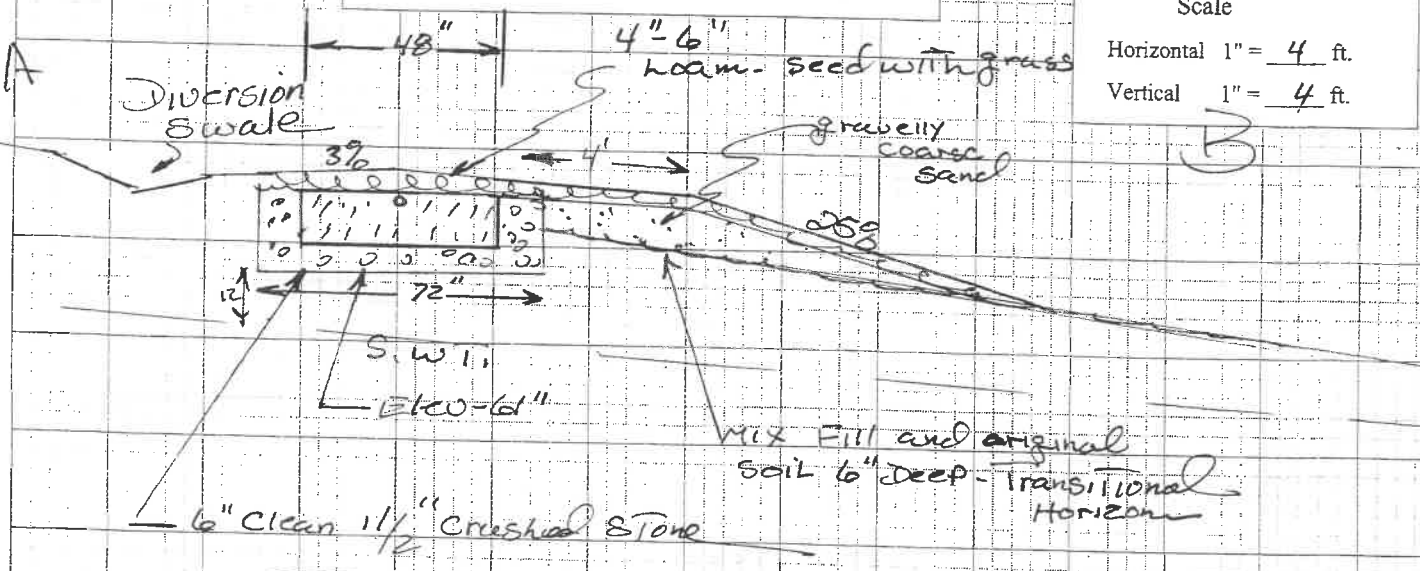
Depth of Fill (Upslope)	0
Depth of Fill (Downslope)	

### CONSTRUCTION ELEVATIONS

Finished Grade Elevation	-38"
Top of Distribution Pipe or Proprietary Device	-42"
Bottom of Disposal Area	-41"

**ELEVATION REFERENCE POINT**  
 Location & Description: *Utility Pole has a nail 7" above the ground*  
 Reference Elevation: *at Elev 0"*

### DISPOSAL AREA CROSS SECTION



*Kenneth R. Lunde*

73

8-9-21

Site Evaluator Signature

SE #

Date

**ABUTTERS LIST FORM**

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

ABUTTER NAME(S): William J Hussey & Pearl M Gagne

MAILING ADDRESS: 100 Pool Street

CITY/STATE/ZIP: Biddeford, Maine 04005

PROPERTY ADDRESS: 17 Sunset Cove Rd.

MAP # U12 LOT # 005

ABUTTER NAME(S): Michael A. IRVING

MAILING ADDRESS: 4 Peary Ave

CITY/STATE/ZIP: LYNN, MASSACHUSETTS 01904

PROPERTY ADDRESS: 7 BlueJay Ln

MAP # U12 LOT # 003

ABUTTER NAME(S): Lois M Pence

MAILING ADDRESS: 158 North Street, G11

CITY/STATE/ZIP: Portland, Maine 04104

PROPERTY ADDRESS: 1601 Road Between the Ponds

MAP # U12 LOT # 002

ABUTTER NAME(S): Sean Murphy and Colleen Katana

MAILING ADDRESS: 394 Danforth Street

CITY/STATE/ZIP: South Portland, Maine 04106

PROPERTY ADDRESS: 155 Road Between The Ponds

MAP # U12 LOT # 001

ABUTTER NAME(S): William J & Laurie L Shanley  
MAILING ADDRESS: 71 Pleasant Street  
CITY/STATE/ZIP: Danville, New Hampshire 03819  
PROPERTY ADDRESS: 148 Road Between The Ponds  
MAP # R07 - LOT # 032-002

ABUTTER NAME(S): William J & Laurie L Shanley  
MAILING ADDRESS: 71 Pleasant Street  
CITY/STATE/ZIP: Danville, New Hampshire 03819  
PROPERTY ADDRESS: 0 Road Between The Ponds  
MAP # U12 LOT # 001-A

ABUTTER NAME(S): Mark C. & Lauren M Foye  
MAILING ADDRESS: 25 Lawrence Rd.  
CITY/STATE/ZIP: Gray, Maine 04039  
PROPERTY ADDRESS: 21 Sunset Cove Rd.  
MAP # U12 LOT # 006

ABUTTER NAME(S): Kendra Noble  
MAILING ADDRESS: 200 Wolfboro Rd.  
CITY/STATE/ZIP: Stetson, ME 04488  
PROPERTY ADDRESS: 23 Sunset Cove Rd.  
MAP # U12 LOT # 007

ABUTTER NAME(S): GERALYNN E WINGET  
MAILING ADDRESS: 38 Sunset Cove Road  
CITY/STATE/ZIP: PARSONSFIELD, MAINE 04047  
PROPERTY ADDRESS: 38 Sunset Cove Rd.  
MAP # U12 LOT # 008

Eaton, Jeffrey R TRUST

4 Balsam Lane

Kittery, Maine 03904

\*Map: U12 Lot: 009

34 Sunset Cove Road,

U12 - 031 ✓

U12 - 030 B ✓

U12 - 030 ✓

U12 - 032 - 3 ✓

U12 - 032 - 1 ✓

U12 - 032 - 4 ✓



William Hussey & Pearl Gagne  
100 Pool St  
Biddeford, ME 04005

Michael Irving  
4 Peary Ave  
Lynn, MA 01904

Lois Pence  
158 North St, G11  
Portland, ME 04101

Sean Murphy & Colleen Katana  
394 Danforth St  
S Portland, ME 04106

William & Laurie Shanley  
71 Pleasant St  
Danville, NH 03819

Mark & Lawren Foye  
25 Lawrence Rd  
Gray, ME 04039

Kendra Noble  
200 Wolfboro Rd  
Stetson, ME 04488

Geralynne Winget  
38 Sunset Cove Rd  
Parsonsfield, ME 04047

Jeffrey R Eaton Trust  
4 Balsam Ln  
Kittery, ME 03904

George Bangs &  
Deborah Woodward-Bangs  
PO Box 215  
Parsonsfield, ME 04047

Jean Laroche-Owens  
Maryann & Andrew Laroche  
C/O James & Sue Pedersen  
1745 Asylum Ave  
West Hartford, CT 06117

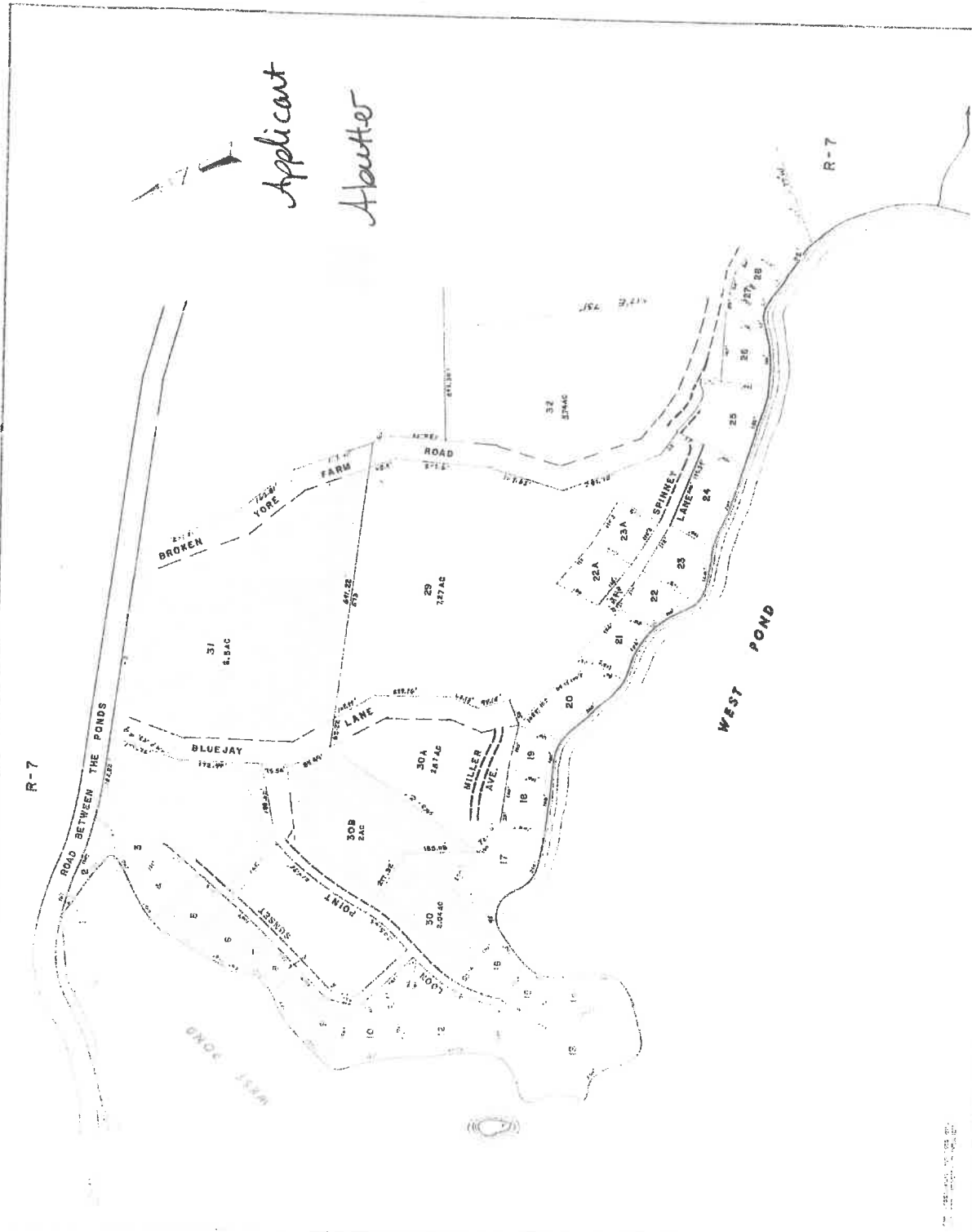
Basil & Maleia Wilson  
130 Day Rd  
Gorham, ME 04038

Klick Enterprises  
92 Orchard Rd  
Parsonsfield, ME 04047

William Pankow  
3564 East Lake Dr  
Land of Lakes, FL 34639

Christopher Stocks  
166 Road Between the Ponds  
Parsonsfield, ME 04047

TAX MAPS REVISED  
4/1/2022



*Applicant*  
*Haunter*

U-12

SCALE IN FEET  
0 100 200

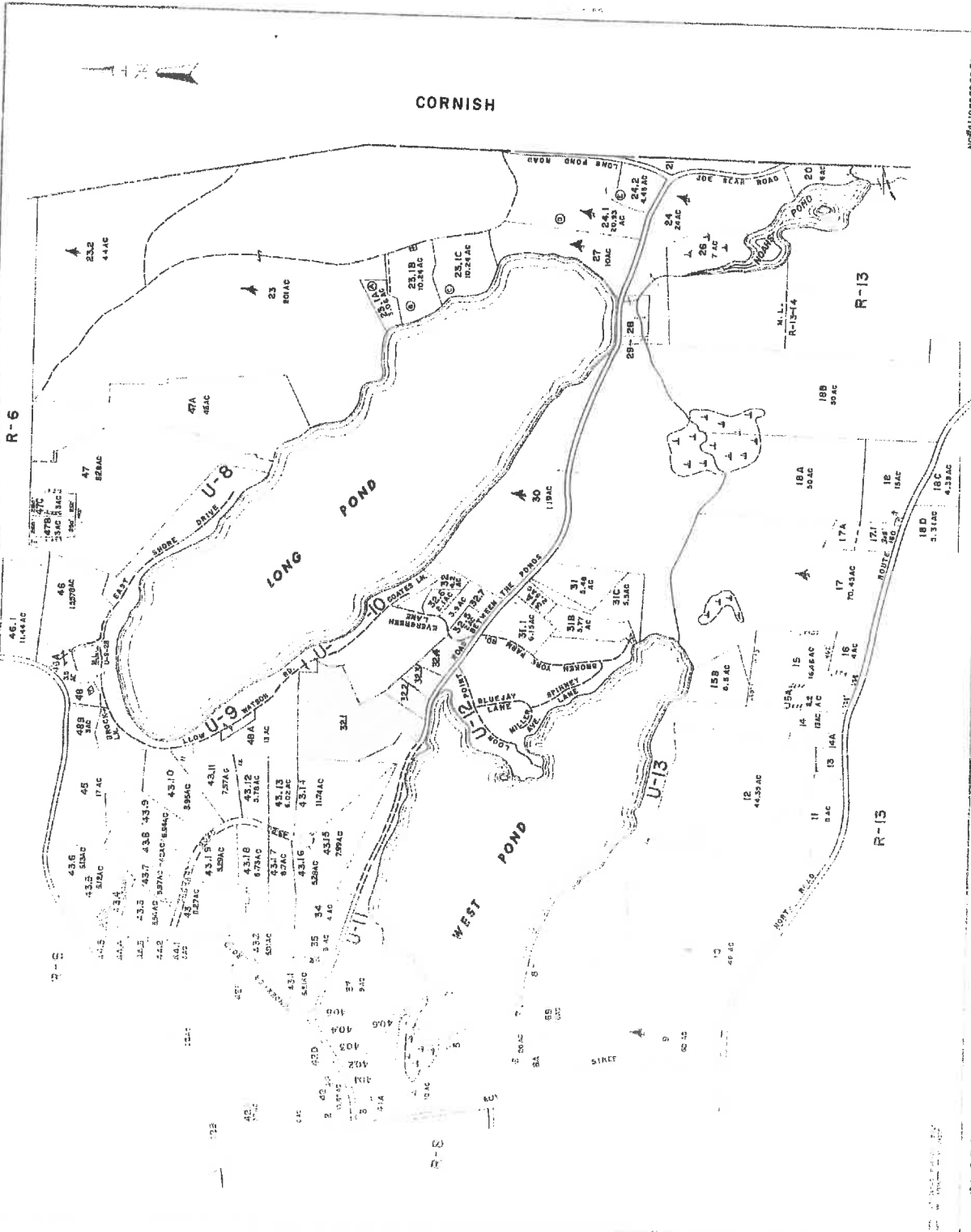
PROPERTY MAP  
PARSONSFIELD, MAINE

PLANNING & ZONING DEPARTMENT  
TOWN OF PARSONSFIELD, MAINE

Applicant

Abutter

TAX MAPS REVISED  
4/1/2022



NO74193322536

SCALE IN FEET

PROPERTY MAP

PARSONSFIELD, MAINE

R-7

**TOWN OF PARSONSFIELD**  
Planning Board  
634 North Rd  
Parsonsfield, Maine 04047  
(207)-625-4558 FAX: (207)-625-8172  
[planning@parsonsfeld.org](mailto:planning@parsonsfeld.org)

**NOTICE TO ABUTTERS – SITE PLAN REVIEW APPLICATION RECEIVED**

July 5, 2023

Re: U12/004, 15 Sunset Cove Rd

Dear Property Owner:

The Parsonsfield Planning Board has received a request for Site Plan Review from Michael & Eileen Blokland to use the property at 15 Sunset Cove Rd for residential use:

Shoreland zone – Demolish existing seasonal camp. Build new structure with possible 30% expansion, install well and septic.

The property is located on Tax Map U12, Lot 004. This lot is located in the Limited Residential Shoreland District.

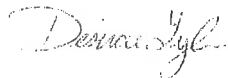
Our records indicate that you own property either abutting or within five hundred feet of the parcel indicated in the Application. A copy of the application is available for viewing at the Town Office and will be available on the Town Website [www.parsonsfeld.org](http://www.parsonsfeld.org).

In accordance with the Town of Parsonsfield *Land Use and Development Ordinance*, Article III, Section 4, Item C (Notice to Abutters), the Parsonsfield Planning Board is required to notify you it has received this Application. We have not yet determined that the Application is complete and are currently reviewing it.

The applicant has requested time on the agenda of the next Parsonsfield Planning Board business meeting to discuss this Application. **The next Parsonsfield Planning Board business meeting is scheduled for Wednesday, July 19, 2023 at 6:00 PM.**

Please call our office or check our website for information on meetings and/or schedule changes.

Sincerely,



Desirae Lyle

Planning Board Executive Secretary

cc. Applicant File