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MEMORANDUM

TO: North Yarmouth Planning Board  
Through Ben Scipione, Code Enforcement Officer

CC: Christopher Cook

From: Kate Burch, Planner, North Star Planning

RE: Meehan Lane Lot B

Date: February 5, 2024

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**Project Overview**

The applicant proposes to build a single-family home with garage and in-law unit, and a barn, on a portion of Tax Map 13, Lot 7, Meehan Lane Lot B. This parcel is in the Farm & Forest District and abuts Chandler Brook. A portion of the parcel is within the Resource Protection zone. The entire parcel is within the Royal River Overlay. Single-family homes within the Royal River Overlay require site plan review.

All structures will be located outside of the Resource Protection zone. The septic system and leach field will be located within Resource Protection. The applicant submitted a preliminary soil test that shows the soil is adequate for subsurface sewage disposal. The applicant proposes 7,000 SF of tree and vegetation clearing in Resource Protection for the leach field and a buffer around the home. This is under the 40% tree cutting limit in Resource Protection.

Royal River Conservation Trust (RRCT) has reviewed the proposal at a meeting with the applicant and did not identify any issues or concerns.

The applicant proposes to complete construction in 2 phases. In summer 2024, land will be cleared, erosion control installed, and the driveway, septic and barn will be constructed. In 2026, the well and home/garage will be constructed.

## **Project Review**

This project came before the Board for preliminary review on December 12, 2023.

The applicant has submitted additional materials:

- The applicant's contractor is certified in Maine DEP erosion control best practices, and plans to use an erosion control mix berm as well as silt fence to prevent erosion.
- A plot plan shows the erosion control berm/silt fence line, the proposed location of the structures and septic leach field, and the proposed tree clearing area.
- Maine IF&W has reviewed the proposal and identified no habitats that would be directly affected by the project.

North Yarmouth's DEP Shoreland Zoning Coordinator has reviewed this plan in an advisory context. He suggested the applicant could clarify the reason why the septic field is in the RP zone, and clarify if the 7,000 SF of tree clearing is required to build the leach field and the home, or if that clearing could be reduced in any way.

The application appears complete. On the final plot plan prepared for Planning Board signature, clear labels for the erosion control line and the tree clearing line are recommended.

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**Applicant:** Christopher Cook

**Owner:** same as above

**Location:** Meehan Lane Lot B

**Zoning:** Farm & Forest, Resource Protection, Royal River Overlay

**Tax Map Number:** portion of Map 13, Lot 7

**Existing Land Use:** undeveloped

**Proposed Land Use:** single-family home

**Acreage:** 3 acres

**Waivers:** None requested

**Site Walk:** The Planning Board voted not to hold a site walk at the December 12, 2023 meeting.

**Public Hearing:** A public hearing is not required.

**Application Completeness:** All materials have been submitted.

If the application is voted complete, the Board may proceed to a vote for final approval, or the Board can vote on holding a public hearing.

**Suggested Motion:** To approve the Meehan Lane Lot B site plan as submitted pursuant to the Findings of Fact in the memo dated February 5, 2024.

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### **Site Plan Review - Findings of Fact:**

1. Utilization of the Site
  - The applicant proposes to use the site to build a single-family home, garage, and barn.
  - The project is located in the Farm and Forest zone and the Royal River Corridor Overlay, with a portion in Resource Protection.
  - The property is currently undeveloped.
2. Utilities
  - Electrical service will be extended from Meehan Lane to service the property.
  - The applicant proposes to construct a septic system within Resource Protection.
  - This system will not be within 100' of the normal high-water mark of Chandler Brook, and will not include a holding tank.
  - The applicant proposes to construct a well at the front of the property, within the 50' setback.
3. Building Standards
  - Proposed home and garage elevations are included in the submission.
4. Impact on Community Facilities
  - No negative impact on community facilities will result from this project.

5. Hazardous Materials and Emissions

- This is a single-family home and no hazardous materials are proposed to be stored on site.

6. Exterior Lighting

- No exterior lighting beyond what is typical for a single-family home is proposed.

7. Financial and Technical Capacity

- No public improvements, roads, or infrastructure are proposed that would require a submission of financial and technical capacity.

8. Landscaping, Buffers and Screening

- The applicant proposes to limit clearing to 7,000 SF in Resource Protection to accommodate the septic system and allow for a buffer around the home.
- No tree clearing will occur within 100' of the normal high water mark of Chandler Brook.

9. Noise

- No noise levels in excess of the town standards will result from the project.

10. Signs

- No signage is proposed.

11. Storage of Materials

- No non-residential storage of materials is proposed.

12. Stormwater Control

- The proposed project will create about 1,500 SF of impervious surface, plus the driveway. This limited disturbance means there are no anticipated impacts to runoff or drainage direction on this property.

- Projects under 20,000 SF of ground disturbance are not required to have professional stormwater analysis as per LUO 10.22.B.

13. Protection of Significant Wildlife Habitat

- The applicant has provided a letter from Maine IF&W that confirms there is no significant wildlife habitat on this parcel.

14. Access Management and Vehicular Circulation

- The applicant will construct a new driveway off Meehan Lane.
- A single-family home is not anticipated to have a significant traffic impact.

15. Pedestrian Ways and Bicycle Access

- No changes to sidewalks or other surrounding pedestrian areas are proposed.

16. Off-Street Parking and Loading

- The applicant will have a driveway and a garage.

**Conclusions of Law:**

1. The development **will** reflect the natural capabilities of the site to support development.
- ~~2. Utilities serving developments in the Village Center District and Village Residential District **will/will not** be installed underground. (N/A)~~
3. The proposed development **will not** result in a negative impact to the environment or to the community facilities or services.
4. The development **will not** contribute emission of dust, ash, smoke or other particular matter.
- ~~5. The proposed development **will/will not** have adequate exterior lighting to provide for its safe use during nighttime hours. (N/A)~~
6. The landscape **will** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.
7. The development **will** control noise levels such that it **will not** create a nuisance for neighboring properties.
- ~~8. The size, location, design, color, texture, lighting and materials of all exterior signs **will/will not** detract from the design of proposed buildings and structures. (N/A)~~
- ~~9. Exposed non-residential storage areas, exposed machinery, and areas used for storage **will/will not** have sufficient setbacks and screening. (N/A)~~
10. Adequate provisions **will** be made for the collection and disposal of all storm water that runs off proposed roads, parking areas, roofs and other surfaces.
11. Developments **will** be designed to protect and conserve important wildlife habitat to the greatest extent feasible.
12. The layout of the site **will** provide for the safe movement of passenger, service, and emergency vehicles throughout the site.
- ~~13. The site plan **will/will not** provide for a system of pedestrian ways within the development appropriate to the type and scale of development. (N/A)~~
14. Parking areas **will** be constructed to protect the natural environment and visual character of the community, improve pedestrian safety and accessibility, and promote the quality of life in developed areas.

<b>Submission Requirements</b>	<b>Included/Not Included</b>	<b>Notes</b>
A fully executed and signed copy of the application	Y	
Evidence of payment of the application	Y	
11 copies of written materials plus 11 sets of maps or drawings	Y	
<b>General Information</b>	<b>Included/Not Included</b>	<b>Notes</b>
Record owner's name, address, and phone number and applicant's name, address and phone number	Y	
The location of all required building setbacks and buffers	Y	
Names and addresses of all property owners within 500 feet of any and all property boundaries	Y	
Sketch map	Y	
Boundaries of all contiguous property under the control of the owner or applicant	Y	
Tax map and lot number	N/A	does not exist yet
A copy of the deed	Y	
The name, registration number and seal of the person who prepared the plan	Y	
Evidence of the applicant's technical and financial capacity	N/A	no public improvements
<b>Existing Conditions</b>	<b>Included/Not Included</b>	<b>Notes</b>
Zoning classification	Y	
The bearings and length of all property lines of the property to be developed	Y	
Location and size of any existing sewer and water mains, culverts and drains	N/A	none
Location, names and present widths of existing public and/or private roads	Y	
The location, dimensions and ground floor elevation of all existing buildings	N/A	none
The location and dimensions of existing driveways, streets, roads, parking, and loading areas	Y	
Location of intersecting streets, roads or driveways within two hundred (200) feet of the site	Y	
The location of open drainage courses, rivers, ponds, wetlands, vernal pools, streams	Y	
The direction of existing surface water drainage across the site	Y	
The location, front view, dimensions and lighting of existing signs	N/A	none

Location and dimensions of any existing easements and copies of existing covenants or deed restrictions	N/A	none
The location of the nearest fire hydrant or other water supply for fire protection	N/A	not required for SF dwelling
<b>Proposed Development Activity</b>	<b>Included/Not Included</b>	<b>Notes</b>
Estimated demand for water supply and sewage disposal	Y	
The direction of proposed surface drainage	Y	
Provisions for handling solid waste	Y	
The location, dimensions and materials to be used in the construction of proposed driveways, parking and loading areas	Y	
A proposed landscaping and buffering plan	N/A	not required
The location and description of any stream, pond, vernal pool and/or wetland buffers	Y	
The location, dimensions and ground floor elevation of all existing buildings	Y	
Building elevations	Y	
Location, front view, materials and dimensions of proposed signs	N/A	none
Location of all utilities	Y	
A general description of the proposed use	Y	
Driveway and entrance permit	N/A	not required
Estimated peak hour traffic	N/A	not required
Storm water calculations	N/A	not required
A utility plan	N/A	not required
<b>Additional Information</b>	<b>Included/Not Included</b>	<b>Notes</b>
Graphic representations of how the development will look upon completion	Y	
A grading plan showing the existing and proposed topography	N/A	not required
A planting schedule keyed to the site plan	N/A	not required
A storm water drainage and erosion control plan	Y	
A groundwater impact analysis	N/A	not required
A traffic impact analysis	N/A	not required
A written statement from any utility providing service to the project	N/A	not required
Cost of the proposed development	N/A	not required
Performance guarantees	N/A	not required



Christopher Cook 12/20/23  
Hi Randy, Looks good. I will get a signed copy and deposit...

Found in Home search Mailbox

RL Randy Loubier 1/5/24  
To: CKC Cc: Shai, Beth >

Hi Chris – This work in on our schedule and we expect to be out there in the next 8 weeks.

Best,

Randy R. Loubier, PLS | Principal



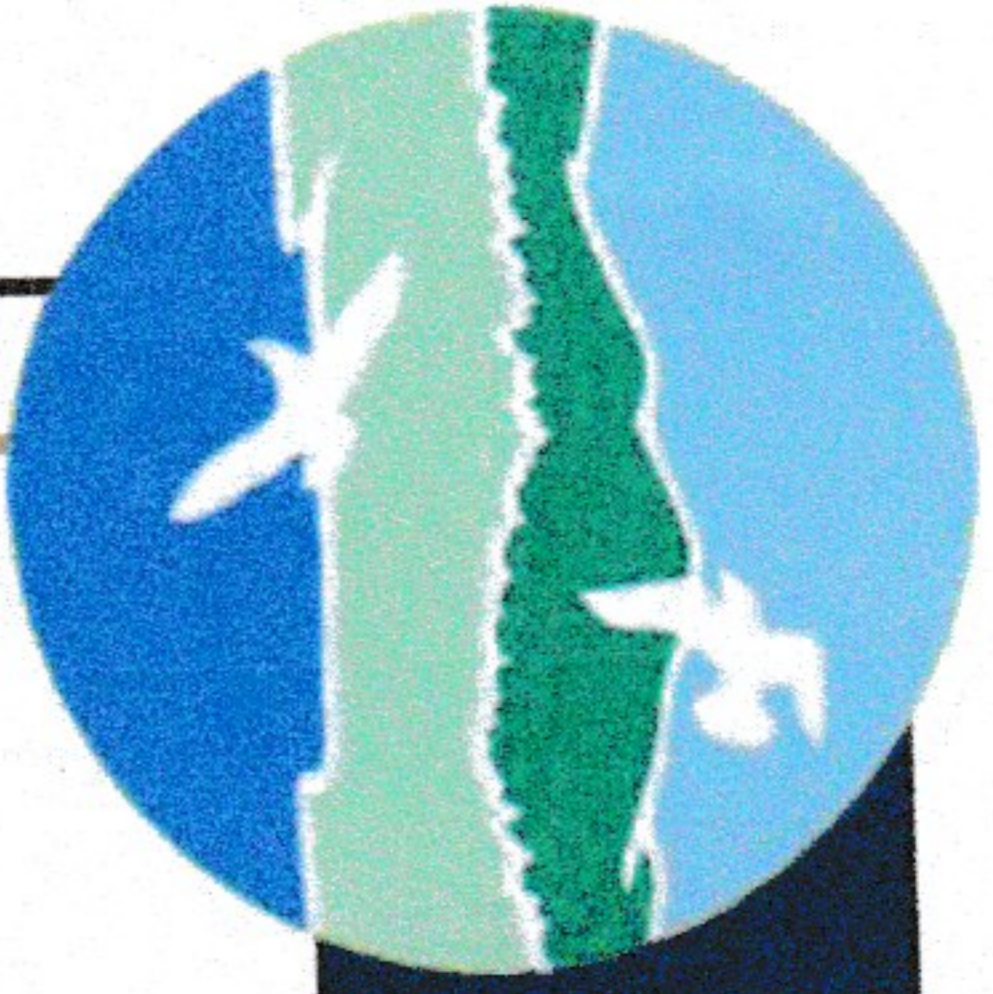
390 U.S. Route 1, Suite 10 | Falmouth, ME 04105  
T: (207) 774-0424 ext. 105 | D: (207) 781-1280 | C: (207) 653-2123  
loubier@owenhaskell.com | www.owenhaskell.com



From: Randy Loubier  
Sent: Friday, December 22, 2023 10:55 AM  
To: CKC <ckcook23@gmail.com>  
Cc: Shai Brown <sbrown@owenhaskell.com>; Beth Morrison <b Morrison@owenhaskell.com>  
Subject: RE: Meehan Property Proposal

Hi Chris – Please find the attached proposal for your review.





Maine Department of Environmental Protection

## Nonpoint Source Training Center

4219

DEP Certification Number

12/31/2026

Expiration Date\*

# CERTIFICATION

## In Erosion Control Practices

presented to:

**Elijah Donovan**

For successful completion of the training and demonstration requirements of the Erosion and Sediment Control Certification Program

  
**John Maclaine**

Coordinator, Nonpoint Source  
Training Center

ESC001768

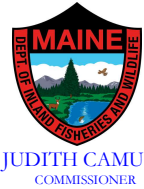
Unique Certificate ID

\* There is a 6 month "grace period" to submit Continuing Education Credits for recertification of an expiring certification



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
353 WATER STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041



JUDITH CAMUSO  
COMMISSIONER

January 04, 2024

Chris Cook  
11 Briarwood Drive  
New Gloucester, ME 04260

**RE: Information Request – Meehan Lane, North Yarmouth Project (ERID 7303)**

Dear Chris:

Per your request received on December 09, 2023, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *Meehan Lane, North Yarmouth* project. Per your letter, tree clearing is proposed as part of this project.

Our Department has not mapped any Essential Habitats that would be directly affected by your project. Essential Habitats are areas formally designated as essential to the conservation of a State Endangered or Threatened species and are protected pursuant to the Maine Endangered Species Act (MESA, 12 M.R.S, §12804.2). Currently, Essential Habitats are only designated for three State Endangered coastal breeding bird species.

***Endangered, Threatened, and Special Concern Species***

Bat Species – Of the eight species of bats that occur in Maine, four species are afforded protection under Maine’s Endangered Species Act (MESA, 12 M.R.S §12801 et. seq.): little brown bat (State Endangered), northern long-eared bat (State Endangered), eastern small-footed bat (State Threatened), and tri-colored bat (State Threatened). The four remaining bat species are designated as Species of Special Concern: big brown bat, red bat, hoary bat, and silver-haired bat. While a comprehensive statewide inventory for bats has not been completed, based on historical evidence, it is likely that several of these species occur within the project area during spring/fall migration, the summer breeding season, and/or for overwintering. The Maine Endangered Species Act prohibits activities that may cause “Take” (kill or cause death), “harassment” (create injury or significantly disrupt normal behavior patterns), and other adverse actions to State Endangered and Threatened species. However, our Agency does not anticipate significant impacts to any of the bat species as a result of this project.

***Significant Wildlife Habitat***

Significant Vernal Pools - At this time MDIFW Significant Wildlife Habitat (SWH) maps indicate no known presence of Significant Vernal Pools (SVPs) in the project search area. However, a comprehensive statewide inventory for Significant Vernal Pools has not been completed. SVPs are not included on MDIFW maps until project areas have been surveyed using approved methods and the survey results confirmed. Thus, their absence from resource maps is not necessarily indicative of an absence on the ground. Vernal pools are shallow depressions that usually contain water for only part of the year and

typically dry out by mid to late summer. Although vernal pools may only contain water for a relatively short period of time, they serve as unique breeding habitat for certain species of wildlife, including salamanders and frogs. Since vernal pools dry out on a regular basis, they can easily be missed during dry conditions. Our Department recommends that any potential Significant Vernal Pool depressions be avoided, including no clearing within 250-feet of the pool (called the critical terrestrial habitat).

### ***Aquatic Resources***

Fish Habitat – Based on our understanding of the proposed project, no clearing or construction is proposed within 100 feet of Chandler Brook. However, it is unclear if there are additional streams present on the parcel. We generally recommend that 100-foot undisturbed vegetated buffers be maintained along streams. Buffers should be measured from the edge of stream or associated fringe and floodplain wetlands. Maintaining and enhancing buffers along streams that support coldwater fisheries is critical to the protection of water temperatures, water quality, natural inputs of coarse woody debris, and various forms of aquatic life necessary to support conditions required by many fish species. Stream crossings should be avoided, but if a stream crossing is necessary, or an existing crossing needs to be modified, it should be designed to provide full fish passage. Small streams, including intermittent streams, can provide crucial rearing habitat, cold water for thermal refugia, and abundant food for juvenile salmonids on a seasonal basis and undersized crossings may inhibit these functions. Generally, MDIFW recommends that all new, modified, and replacement stream crossings be sized to span at least 1.2 times the bankfull width of the stream. In addition, we generally recommend that stream crossings be open bottomed (i.e., natural bottom), although embedded structures which are backfilled with representative streambed material have been shown to be effective in not only providing habitat connectivity for fish but also for other aquatic organisms. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, alteration of stream flow, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fisheries and aquatic habitat. In addition, we recommend that any necessary instream work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance, we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

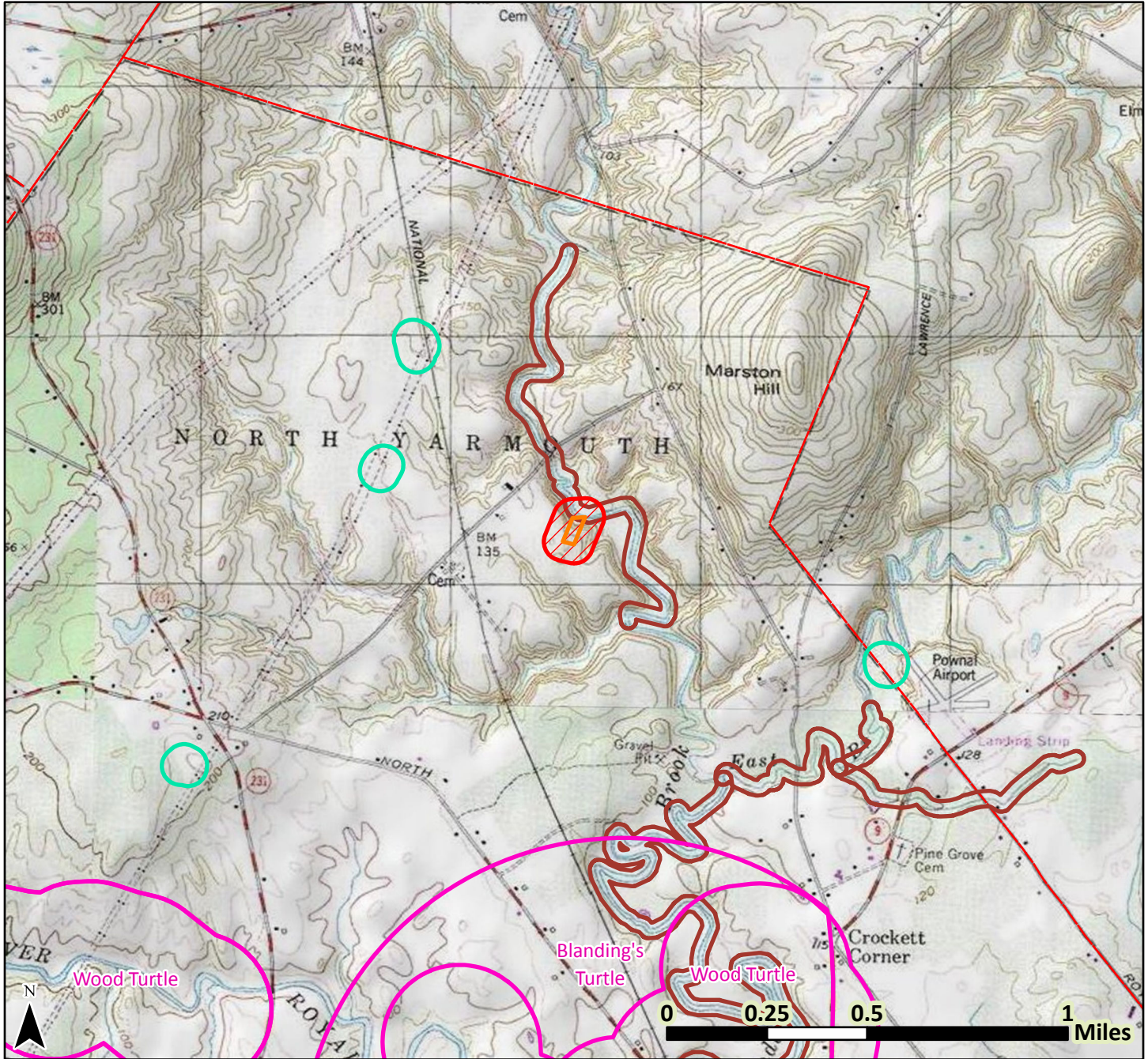


Ciara Wentworth  
Resource Biologist



# Maine Department of Inland Fisheries and Wildlife Project Area Review of Fish and Wildlife Observations and Priority Habitats

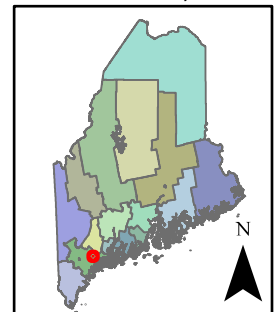
## Meehan Lane, North Yarmouth



- County Boundary
- Township Boundary
- Project Footprint
- Search Area

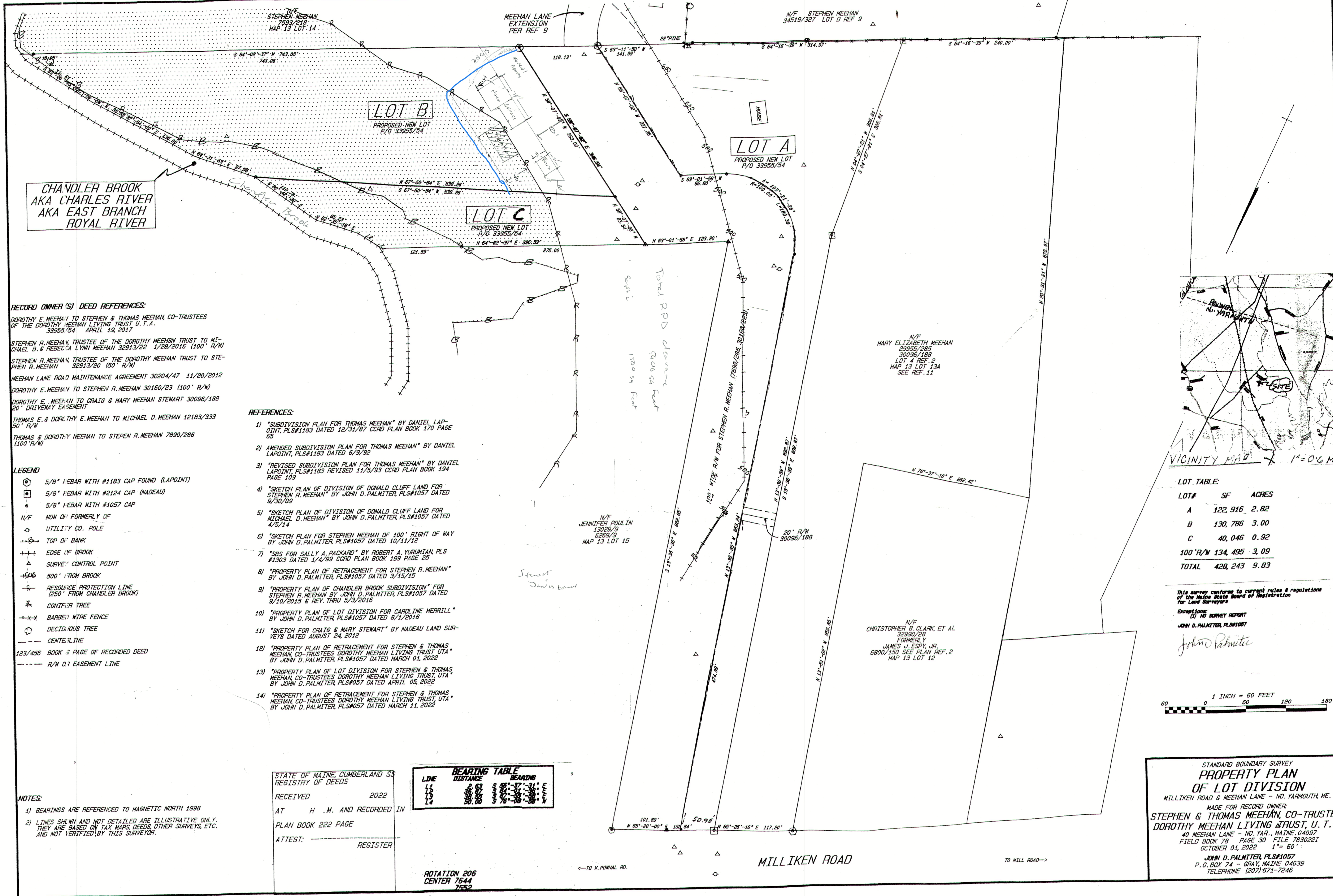
- E, T, & SC Species
- Significant Vernal Pool
- Special Concern Fish

Date: 12/13/2023  
 Projection:  
 UTM Zone 19N, NAD83



*Legend only lists resources visible in the map; see response letter for all resources that were evaluated.*

Option #1



**RECORD OWNER(S) DEED REFERENCES:**

DOROTHY E. MEEHAN TO STEPHEN & THOMAS MEEHAN, CO-TRUSTEES OF THE DOROTHY MEEHAN LIVING TRUST U. T. A. 33955/54 APRIL 19, 2017

STEPHEN R. MEEHAN, TRUSTEE OF THE DOROTHY MEEHAN TRUST TO MICHAEL B. & REBECCA LYNN MEEHAN 32913/22 1/28/2016 (100' R/W)

STEPHEN R. MEEHAN, TRUSTEE OF THE DOROTHY MEEHAN TRUST TO STEPHEN R. MEEHAN 32913/20 (50' R/W)

MEEHAN LANE ROAD MAINTENANCE AGREEMENT 30204/47 11/20/2012

DOROTHY E. MEEHAN TO STEPHEN R. MEEHAN 30160/23 (100' R/W)

DOROTHY E. MEEHAN TO CRAIG & MARY MEEHAN STEWART 30096/188 20' DRIVEWAY EASEMENT

THOMAS E. & DOROTHY E. MEEHAN TO MICHAEL D. MEEHAN 12183/333 50' R/W

THOMAS & DOROTHY MEEHAN TO STEPHEN R. MEEHAN 7890/286 (100' R/W)

**LEGEND**

- 5/8" FEBAR WITH #1183 CAP FOUND (LAPOINT)
- 5/8" FEBAR WITH #2124 CAP (NADEAU)
- 5/8" FEBAR WITH #1057 CAP
- N/F NOW OR FORMERLY OF
- UTILITY CO. POLE
- TOP OF BANK
- EDGE OF BROOK
- SURVEY CONTROL POINT
- 500' FROM BROOK
- RESOUNDANCE PROTECTION LINE (250' FROM CHANDLER BROOK)
- CONIFER TREE
- BARBED WIRE FENCE
- DECIDUOUS TREE
- CENTERLINE

123/456 BOOK & PAGE OF RECORDED DEED

--- R/W OR EASEMENT LINE

- REFERENCES:**
- "SUBDIVISION PLAN FOR THOMAS MEEHAN" BY DANIEL LAPOINT, PLS#1183 DATED 12/31/87 CORD PLAN BOOK 170 PAGE 65
  - AMENDED SUBDIVISION PLAN FOR THOMAS MEEHAN" BY DANIEL LAPOINT, PLS#1183 DATED 6/9/92
  - "REVISED SUBDIVISION PLAN FOR THOMAS MEEHAN" BY DANIEL LAPOINT, PLS#1183 REVISED 11/5/93 CORD PLAN BOOK 194 PAGE 109
  - "SKETCH PLAN OF DIVISION OF DONALD CLUFF LAND FOR STEPHEN R. MEEHAN" BY JOHN D. PALMITER, PLS#1057 DATED 9/30/09
  - "SKETCH PLAN OF DIVISION OF DONALD CLUFF LAND FOR MICHAEL D. MEEHAN" BY JOHN D. PALMITER, PLS#1057 DATED 4/5/14
  - "SKETCH PLAN FOR STEPHEN MEEHAN OF 100' RIGHT OF WAY BY JOHN D. PALMITER, PLS#1057 DATED 10/11/12
  - "SBS FOR SALLY A. PACKARD" BY ROBERT A. YURUMIAN, PLS #1303 DATED 1/4/99 CORD PLAN BOOK 199 PAGE 25
  - "PROPERTY PLAN OF RETRACEMENT FOR STEPHEN R. MEEHAN" BY JOHN D. PALMITER, PLS#1057 DATED 3/15/15
  - "PROPERTY PLAN OF CHANDLER BROOK SUBDIVISION" FOR STEPHEN R. MEEHAN BY JOHN D. PALMITER, PLS#1057 DATED 9/10/2015 & REV. THRU 5/3/2016
  - "PROPERTY PLAN OF LOT DIVISION FOR CAROLINE MERRILL" BY JOHN D. PALMITER, PLS#1057 DATED 6/1/2016
  - "SKETCH FOR CRAIG & MARY STEWART" BY NADEAU LAND SURVEYS DATED AUGUST 24, 2012
  - "PROPERTY PLAN OF RETRACEMENT FOR STEPHEN & THOMAS MEEHAN, CO-TRUSTEES DOROTHY MEEHAN LIVING TRUST, UTA" BY JOHN D. PALMITER, PLS#1057 DATED MARCH 01, 2022
  - "PROPERTY PLAN OF LOT DIVISION FOR STEPHEN & THOMAS MEEHAN, CO-TRUSTEES DOROTHY MEEHAN LIVING TRUST, UTA" BY JOHN D. PALMITER, PLS#1057 DATED APRIL 05, 2022
  - "PROPERTY PLAN OF RETRACEMENT FOR STEPHEN & THOMAS MEEHAN, CO-TRUSTEES DOROTHY MEEHAN LIVING TRUST, UTA" BY JOHN D. PALMITER, PLS#1057 DATED MARCH 11, 2022

**NOTES:**

- BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1998
- LINE SHOWN AND NOT DETAILED ARE ILLUSTRATIVE ONLY. THEY ARE BASED ON TAX MAPS, DEEDS, OTHER SURVEYS, ETC. AND NOT VERIFIED BY THIS SURVEYOR.

STATE OF MAINE, CUMBERLAND SS  
REGISTRY OF DEEDS

RECEIVED 2022

AT H. M. AND RECORDED IN

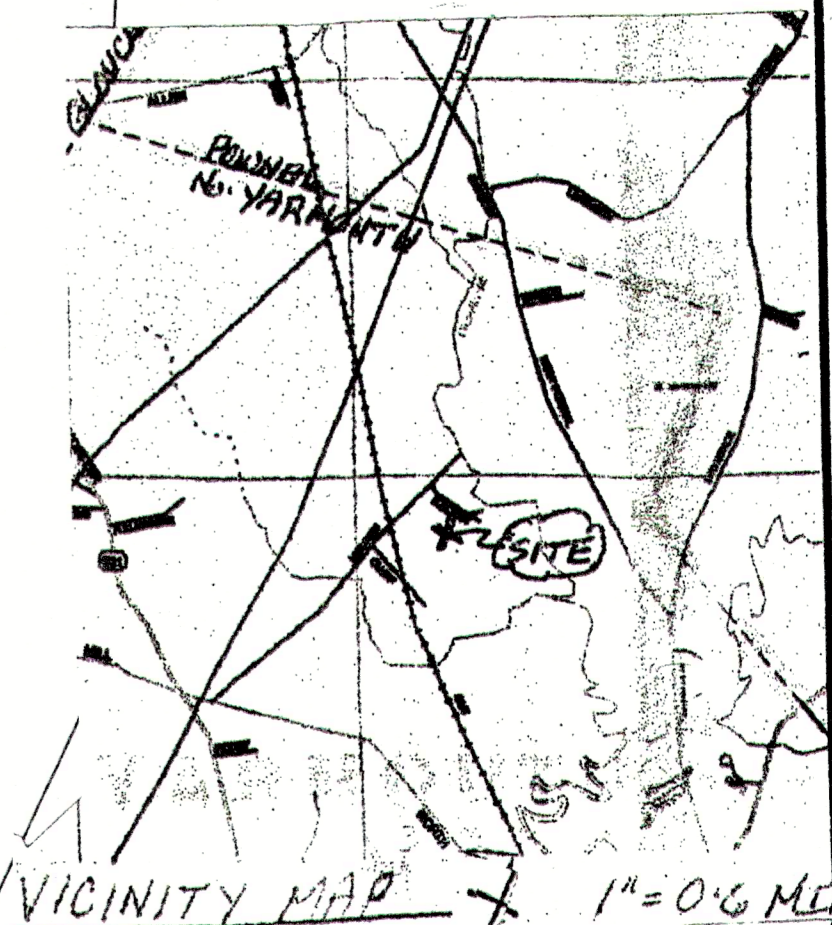
PLAN BOOK 222 PAGE

ATTEST: REGISTER

**BEARING TABLE**

LINE	BEARING	DISTANCE	BEARING	DISTANCE
1	S 84° 02' 37" W	743.05'	S 84° 02' 37" W	743.05'
2	S 63° 11' 50" W	141.99'	S 63° 11' 50" W	141.99'
3	S 67° 50' 54" W	538.26'	S 67° 50' 54" W	538.26'
4	N 64° 02' 37" E	396.53'	N 64° 02' 37" E	396.53'

ROTATION 206  
CENTER 7644  
7552



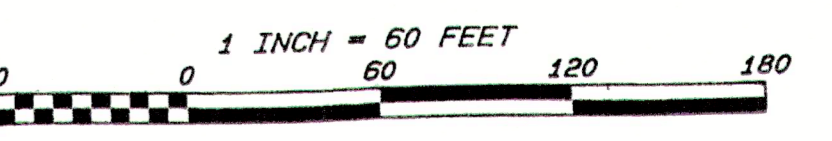
**LOT TABLE**

LOT#	SF	ACRES
A	122,916	2.82
B	130,786	3.00
C	40,046	0.92
100' R/W	134,495	3.09
TOTAL	428,243	9.83

This survey conforms to current rules & regulations of the Maine State Board of Registration for Land Surveyors

Exceptions:  
1) NO SURVEY REPORT  
JOHN D. PALMITER, PLS#1057

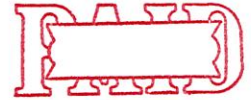
*John D. Palmiter*



STANDARD BOUNDARY SURVEY  
**PROPERTY PLAN OF LOT DIVISION**  
MILLIKEN ROAD & MEEHAN LANE - NO. YARMOUTH, ME.  
MADE FOR RECORD OWNER:  
**STEPHEN & THOMAS MEEHAN, CO-TRUSTEES DOROTHY MEEHAN LIVING TRUST, U. T. A.**  
40 MEEHAN LANE - NO. YAR., MAINE, 04097  
FIELD BOOK 78 PAGE 30 FILE 7830221  
OCTOBER 01, 2022 1" = 60'  
JOHN D. PALMITER, PLS#1057  
P. O. BOX 74 - GRAY, MAINE 04039  
TELEPHONE (207) 671-7246



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
FEE CALCULATION SHEET**



NAME OF APPLICANT: Chris Cook  
 PROPERTY ADDRESS: Lot B Meekham Lane Lot 13  
 MAP: 13 LOT: not yet applied for town

**SITE PLAN FEES**

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Preliminary Sketch Plan Review	\$0	0
Site Plan Review Permit	\$250.00	
Amendment to Site Plan Review Permit	\$75.00	

**SUBDIVISION APPROVAL FEES**  
**MINOR SUBDIVISION (4 lots or less)**

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$250.00	
Each Lot/Dwelling Unit	\$100.00	
Technical Review	Cost + \$25.00	

**MAJOR SUBDIVISION (5 lots or more)**

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$350.00	
Each lot/Dwelling Unit	\$100.00	
Technical Review	Cost + \$25.00	

**TOTAL FEES REQUIRED**

**NOTE:** Certain Subdivisions will be required to complete a Site Plan Review Permit. Review fees are not typically refundable. If extenuating circumstances occur, the Board may consider a partial or full refund.

Town of North Yarmouth  
----- R e c e i p t -----

\*\*\* REPRINT \*\*\*  
01/31/24 3:23 PM ID:CLB #4091  
TYPE----- REF--- AMOUNT  
PLANNING BOARD FEESCOOK CHRIS  
APPLICATION FEE 250.00  
Total: 250.00\*  
Paid By: Chris Cook  
\*\*\* REPRINT \*\*\*  
Thank you and have a great day!  
Check: 250.00  
661 - 250.00





TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
REQUEST FOR HEARING

NAME OF APPLICANT: Christopher L Coole PHONE #: 207-400-0746  
EMAIL: ckcoole23@gmail.com ALT. PHONE#: \_\_\_\_\_  
FULL ADDRESS: 11 Briarwood Dr New Gloucester ME 04220  
PROPERTY ADDRESS: Meehan Lane Lot B  
MAP: B-13 LOT: 13-1 ZONE: \_\_\_\_\_

AGENT/REPRESENTATIVE (if other): \_\_\_\_\_ PHONE #: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
FULL ADDRESS: \_\_\_\_\_

The undersigned requests the North Yarmouth Planning Board consider the following application for:

<input type="checkbox"/>	Pre-application Sketch Plan Review	<input type="checkbox"/>	Major Subdivision
<input type="checkbox"/>	Minor Subdivision	<input checked="" type="checkbox"/>	Site Plan Review
<input type="checkbox"/>	Contract Zoning		
<input type="checkbox"/>	Other (Specify): _____		

NOTE TO APPLICANT:

1. This form and appropriate materials must be filed at the Code Enforcement Office no later than (fourteen) 14 days prior to the regular meeting of the Board (2<sup>nd</sup> Tuesday monthly). Applications shall be accompanied by all applications fee and materials required by the applicable ordinance(s), checklists and fee schedule.
2. All applications shall include all materials and copies as specified on the submittal requirements form.
3. All materials in color shall be copied in color.

**Application Authorization**

I hereby make application to the Town of North Yarmouth for the above-referenced property(ies) and the development as described. To the best of my knowledge, the information provided herein is accurate and is in accordance with the Zoning and Subdivision Ordinances of the Town, except where waivers are requested. The Town of North Yarmouth Planning Board and/or town employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at all meetings before the Planning Board.

Signature: [Signature] Date: 2/5/2024  
Printed Name: Chris Coole

Please identify yourself (check one): Agent\*:    Property Owner:



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

NAME OF APPLICANT: Christopher Coole

DATE: 2/5/2024

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 statutory criteria or the requirements of Section IV. Site Plan Review & Conditional Use Procedures or Section X. Performance and Design Standards for Site Plan Review & Subdivision Review of the Land Use Ordinance. The Planning Board will use the checklist to make sure that your application is complete. The application need not contain separate plans as implied below. 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.

SITE PLAN PERFORMANCE & DESIGN STANDARDS		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
<b>GENERAL REQUIREMENTS</b>					
1. <u>Request for Hearing Form</u>		✓			
2. <u>Fee Calculation Sheet</u>			✓		
3. <u>Waiver or N/A Request Form, if required</u>			✓		
4. <u>Abutter List &amp; Notification Statement</u>					✓
5. <u>DEP Approval, if required (Section 3 - 3.9B)</u>					✓
6. <u>Subdivision Approval, if required (Section V)</u>					✓
7. <u>Board of Zoning Appeal Approval, if required Section VI - 6.2)</u>					✓
8. <u>MDOT Approval, if required (Section VIII – 8.4.J.2)</u>					✓
<b>10-1 APPLICABILITY</b>					
<b>10-2 GENERAL LAYOUT OF DEVELOPMENT</b>					
A. <u>Utilization of the Site</u>		✓			
<b>B. Lots</b>					
B.1	Dimensional Requirements	✓			
B.2	Right of Way not included in Lot Area				✓
B.3	Side Lot Lines perpendicular to Street				✓
B.4	Lots Divided by Streams				✓
B.5	Future Lot Planning (Subdivisions only)				✓



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
B.6	Interconnected Development				✓
<b>C. Blocks - Utility/Pedestrian Easement</b>					✓
<b>D. Utilities - Underground</b>					✓
<b>E. Monuments</b>					
E.1	Stone Monuments Locations				✓
E.2	Stone Monuments or Capped Iron Pipe at boundaries				✓
E.3	Stone Monuments Requirements				✓
E.4	All Others Marked by Suitable Monumentation				✓
<b>10-3 BROOK, POND, VERNAL POOL AND WETLAND BUFFERS</b>					
<b>A. <u>Purpose and Applicability</u></b>					
A.1	Protect Areas not covered in Section 9-1				✓
A.2	Distinguish between High and Low Value Wetlands				✓
A.3	Residential Shoreland & Resource Protection Apply				✓
<b>B. <u>Protected Resources</u></b>					
B.1	Stream	✓			
B.2	Pond				✓
B.3	Vernal Pool				✓
B.4	High Value Wetlands				✓
B.4.a	Contain Pond or Vernal Pool				✓
B.4.b	Within Floodplain of Stream or Pond				✓
B.4.c	Wetland Plant Species				✓
B.5	Low Value Wetland				✓
<b>C. <u>Standards</u></b>					
C.1	Vegetative Buffers				✓



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
C.2	Location, Species, Height, Canopy				✓
C.3	Buffer Width Related to Slope (SEE TABLE)				✓
C.4	Natural State to Greatest Extent Practical				✓
C.5	Buffer Strips Maintained in Natural State				✓
C.5.a	Clearing of Dead and Diseased Trees				✓
C.5.b	Underlying Vegetation (must not be removed)				✓
C.6	Building and Structure Setback	✓			<del>✓</del>
C.7	Permanent Markers (must be installed)				✓
<b>D. <u>Plan Submittals</u></b>					
D.1	Site plan, Topo, Wetlands, Buffers	✓			
D.2	Existing Vegetation Described				✓
D.3	Buffer (Any new buffers described)				✓
D.4	Maintenance and Restrictions of Buffers				✓
D.5	Deed restrictions and covenants	✓			
D.6	Plat	✓			
<b>E. <u>Exemptions</u></b>					
E.1	Buffer and setbacks are not required adjacent to the following area:				
E.1.a	Swales and ditches				✓
E.1.b	Artificial impoundments				✓
E.1.c	Low value wetlands				✓
E.2	Buffers and setbacks do not apply to				
E.2.a	Storm water management facilities				✓
E.2.b	Road crossings, bridges, culverts, utilities				✓
E.2.c	Docks, boat ramps, direct access				✓



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
<b>10-4 BUILDING DESIGN STANDARDS</b>				
<b>A. Purpose</b>	✓			
<b>B. Applicability</b>	✓			
<b><u>CONTENTS</u></b>				
<b>A. General Building Standards</b>				✓
<b>B. Primary Building Types</b>	✓			
<b>C. Accessory Building Types</b>	✓			
<b>D. Components</b>				✓
<b>E. Roof Types</b>				✓
<b>F. Special Definitions</b>				
<b>10-5 COMMUNITY FACILITIES IMPACT ANALYSIS AND MITIGATION</b>				
<b>10-6 DRIVE THROUGH FACILITIES</b>				
<b>10-7 EROSION AND SEDIMENTATION CONTROL</b>				
<b>A. Topography and Natural Surroundings</b>	•			✓
<b>B. Best Management Practices</b>				
B.1	Stripping, Removal, Re-Grading	✓		
B.2	Exposure to a Minimum	✓		
B.3	Temporary Measures	✓		
B.4	Permanent Measures			✓
B.5	Sediment Basins or Silt Traps			✓
B.6	Adjoining property and slope			✓
B.7	Dust control			✓
B.8	No grading or filling near water body			✓
B.9	Measures monitored periodically	✓		✓



# TOWN OF NORTH YARMOUTH

## PLANNING BOARD

### SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
<b>10-8 EMISSIONS</b>				
<b>10-9 EXTERIOR LIGHTING</b>				
A. <u>Adequate for nighttime hours</u>				✓
B. <u>Street lighting</u>				✓
C. <u>Lighting does not produce deleterious effects</u>				✓
D. <u>Fixtures shielded or hooded</u>				✓
E. <u>Blinking lights prohibited</u>				✓
F. <u>Maximum height</u>				✓
G. <u>Spotlights prohibited</u>				✓
<b>10-10 FINANCIAL AND TECHNICAL CAPACITY</b>				
A. <u>Adequate financial resources</u>				✓
B. <u>Qualified contractors and consultants</u>				✓
<b>10-11 FLOODPLAIN MANAGEMENT</b>				
A. <u>Consistent with Floodplain Ordinance</u>				✓
B. <u>Development/Subdivision Requirement</u>				✓
<b>C. <u>Building Prohibited on Floodplains</u></b>				
C.1 Building prohibited in floodplain				✓
C.2 Statement and restriction				✓
C.3 Woodlands, grassland, pastureland, recreation				✓
C.4 Piers, docks, wharves, bridges and boat ramps				✓
<b>10-12 HAZARDOUS, SPECIAL AND RADIOACTIVE MATERIALS</b>				
A. <u>Handling, storage and use per standards</u>				✓
B. <u>Reporting Requirement</u>				✓
<b>10-13 HISTORIC AND ARCHAEOLOGICAL SITES</b>				
A. <u>Protect resources</u>				✓



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
<b>B.</b>	<b>Maine Historic Preservation Commission review</b>				✓
<b>10-14 LANDSCAPING, BUFFERS AND SCREENING</b>					
<b>A. Purpose</b>					✓
<b>B. Standards</b>					
B.1	Landscaping				✓
B.1.a	Natural State Preserved				✓
B.1.b	Public roads, areas, recreation sites, buildings				✓
B.1.c	Newly Planted Deciduous Tree Requirements				✓
B.1.d	Plan should include Landscapes				✓
B.2	Buffers and Screening				✓
B.2.a	Adjacent uses and screening				✓
B.2.b	Year-round visual screen				✓
B.2.c	Parking lots and areas				✓
B.2.d	Garbage collection areas buffered				✓
B.2.e	Sufficient buffering				✓
B.2.f	Width of buffer				✓
<b>10-15 NATURAL BEAUTY AND AESTHETICS IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT</b>					
<b>10-16 NOISE</b>					
A.	<b>Control Levels for Neighboring Properties</b>				✓
B.	<b>Sound Pressure Level Limits (SEE TABLE)</b>				✓
C.	<b>Measured by a Meter</b>				✓
<b>10-17 SEWAGE DISPOSAL</b>					
<b>A. Subsurface Sewage Disposal</b>					



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		<b>Received by Planning Board</b>	<b>Applicant Requests to be Waived</b>	<b>Waiver Approved by Planning Board</b>	<b>Applicant Requests Not Applicable</b>
A.1	Follow State of Maine Rules	✓			
A.2	Hydrogeologic Assessment	✓			
A.2.a	Suitable soils	✓			
A.2.b	Water supplies				✓
A.2.c	Groundwater quality				✓
A.2.d	Monitoring wells				✓
A.2.e	Operation and maintenance manual				✓
<b>B. <u>Public Sewer System Disposal</u></b>					
B.1	Not allowed in Farm and Forest District, Residential Shoreland District or Resource Protection District				✓
B.2	Sewer District statement of capacity				✓
<b>10-18 SIGNS</b>					
A.	<b><u>General Requirements</u></b>				✓
B.	<b><u>Village Center District</u></b>				✓
C.	<b><u>Identify or Advertise Must be on Premises</u></b>				✓
D.	<b><u>Sign Area</u></b>				✓
E.	<b><u>Installation and Height</u></b>				✓
F.	<b><u>Height and Location by Roads</u></b>				✓
G.	<b><u>Attached to Structure</u></b>				✓
H.	<b><u>Maintenance and Removal</u></b>				✓
I.	<b><u>Illumination</u></b>				✓
J.	<b><u>Nonconforming Signs</u></b>				✓
K.	<b><u>Special Event Signs</u></b>				✓
L.	<b><u>Home Occupation Signs</u></b>				✓





**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

SITE PLAN PERFORMANCE & DESIGN STANDARDS	Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
M. <u>Signs in the Resource Protection District and the Residential Shoreland District</u>				✓
N. <u>Municipal and Public Safety Signs</u>				✓
<b>10-19 SOIL SUITABILITY</b>				
<b>10-20 SOLID WASTE DISPOSAL</b>				
A. <u>Disposal at Licensed Facility</u>				✓
B. <u>Alternative Arrangements</u>				✓
<b>10-21 STORAGE OF MATERIALS</b>				
A. <u>Sufficient Setbacks and Screening</u>				✓
B. <u>Dumpsters</u>				✓
C. <u>Physical Screening</u>				✓
D. <u>Buffers and Screening</u>				✓
<b>10-22 STORM WATER CONTROL</b>				
A. <u>Designed to Minimize Runoff</u>				✓
<b>B. <u>Requirements</u></b>				
B.1 Design by Maine engineer				✓
B.2 Easement width				✓
B.3 Oil and grease traps				✓
B.4 Designing engineer statement				✓
B.5 Designed to Town Roadway Criteria				✓
B.6 Maintenance Plan				✓
<b>10-23 RECREATION AND OPEN SPACE LAND IN DEVELOPMENTS</b>				
A. <u>Applicability and Purpose</u>				✓
<b>B. <u>Retention of Useable Open Space/Recreation Land</u></b>				
B.1 Planning Board may Require Reservation of Land				✓
B.2 Percentage of Useable Open Space (SEE TABLE)				✓



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
<b>C. Waivers of Minor Subdivisions of Mandatory Open Space</b>					✓
<b>D. Ownership and Maintenance of Common Open Space and/or Recreation Land</b>					
D.1	Facilities & Property Ownership				✓
D.1.a	Lot Owners' Association				✓
D.1.b	Association Principal Purpose				✓
D.1.c	The Town				✓
D.2	Subdivision of the Common Open Space Prohibited				✓
D.3	Monitoring Fee (Planning Board May Require)				✓
<b>E. Homeowners Association Requirements</b>					✓
<b>10-24 WATER SUPPLY</b>					
<b>A. Public Water Supply</b>					
A.1	Written statement from Yarmouth Water District				✓
A.2	System approved by Yarmouth Water District and North Yarmouth Fire Chief				✓
<b>B. Required Connection to Public Water Supply</b>					✓
<b>C. Individual Wells Regulations</b>					✓
<b>D. Fire Protection</b>					
D.1	Hydrant locations				✓
D.2	Storage capacity				✓
D.3	Hydrant specifications				✓
D.4	Easement				✓
<b>10-25 WATER QUALITY</b>					
<b>A. Water Quality</b>					
A.1	No discharge in surface or groundwater				✓
A.2	Maine DEP and Fire Marshal's Office standards				✓
A.3	License from Maine DEP				✓



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.4	Discharge treated				✓
<b>B. <u>Groundwater</u></b>					✓
<b>C. <u>Wellhead Protection</u></b>					✓
<b>D. <u>Requirements for Hydrogeologic Assessments</u></b>					
D.1	Class A (high intensity) Soil Survey				✓
D.2	Water table				✓
D.3	Drainage conditions				✓
D.4	Existing groundwater quality				✓
D.5	Analysis and evaluation				✓
D.6	Map of wastewater systems and wells				✓
<b>E. <u>Projections of Groundwater Quality</u></b>					✓
<b>F. <u>Drinking Water Standards</u></b>					✓
<b>G. <u>Demonstrate Treatment</u></b>					✓
<b>H. <u>Contaminants</u></b>					✓
<b>I. <u>Construction Standards</u></b>					✓
<b>J. <u>System and Well Zones</u></b>					✓
<b>10-26 PROTECTION OF SIGNIFICANT WILDLIFE HABITAT</b>					
<b>A. <u>Designed to Protect</u></b>		✓			
<b>B. <u>Identify and Map Wildlife Habitats</u></b>		✓			
<b>C. <u>Consult and Obtain Written Report</u></b>		✓			
<b>D. <u>Deer Wintering Areas</u></b>		✓			
<b>E. <u>Deed Restrictions</u></b>					✓
<b>10-27 PUBLIC ACCESS TO THE SHORELINE</b>					✓
<b>10-28 BACK LOTS AND ACCESS</b>					
<b>A. <u>Right-of-Way</u></b>					



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
A.1	Width and frontage				✓
A.2	Emergency vehicles				✓
A.3	Existing lot and right-of-way				✓
A.4	Backlots prohibited in subdivisions				✓
A.5	Private Roads Serving Three or More Residential Units and/or Non-residential Uses				✓
A.6	In the Farm and Forest District, Residential Shoreland District and Resource Protection District – lot size and width				✓
A.7	In the Village Center District and Village Residential District – dimensional requirements				✓
<b>10-29 ACCESS MANAGEMENT STANDARDS</b>					
<b>A. <u>Applicability</u></b>					✓
<b>B. <u>Adequacy of the Public Road System</u></b>					✓
<b>C. <u>Safe Sight Distances</u></b>					
C.1.	Designed				✓
C.2	Measurements				✓
C.2.a	Sight Distance Speed				✓
C.2.b	Height				✓
C.2.c	Truck traffic				✓
C.2.d	Recreational vehicle traffic				✓
C.3	Placement				✓
C.4	Site triangle				✓
<b>D. <u>Access Management and Safety Standards</u></b>					
D.1	Hazardous conflicts				✓
D.2	Residential Lots				✓



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
D.2.a	Farm and Forest District, Residential Shoreland District and Resource Protection District	✓			
D.2.b	Village Center District and Village Residential District				✓
D.3	Commercial and Other Non-Residential Lots				✓
D.3.a	Farm and Forest District, Residential Shoreland District and Resource Protection District	✓			<del>✓</del> ✓
D.3.b	Village Center District and Village Residential District				✓
D.4	Shared Driveways				✓
D.5	Road, Pedestrian and Bicycle Connections Between Developments				✓
D.6	Subdivisions				✓
D.7	Corner Lot Access				✓
D.8	Access Ways to Non-Residential Developments or to Multiplex Developments				✓
D.9	Driveway Turn-Around Area				✓
D.10	Driveway Grades				✓
D.11	Access Way Location and Spacing				✓
D.11.a	Location from intersection				✓
D.11.b	Existing private roads				✓
D.11.c	Demonstration of No Alternative				✓
<b>10.30 SUBDIVISION STREET CONNECTIVITY REQUIRED IN THE VILLAGE CENTER AND VILLAGE RESIDENTIAL DISTRICTS</b>					
<b>A. Purpose</b>					✓
<b>B. Applicability</b>					✓
<b>C. Requirements</b>					
C.1	Proposed Subdivision Streets				✓



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD**

**SITE PLAN REVIEW AND CONDITIONAL USE CHECKLIST**

<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
C.2	Proposed Street System				✓
C.3	Proposed Transportation System				✓
C.4	Redevelopment and Road Improvements				✓
C.5	Future Street Extension				✓
C.6	Reserved Streets for Future Street Connections				✓
C.7	Waivers				✓
C.7.a	Dead End Streets				✓
C.7.b	Hammerhead Turn-around				✓
C.7.c	Turn-Around				✓
C.7.d	Emergency Access				✓
<b>10.31 SUBDIVISION STREET LENGTH AND CONNECTION REQUIREMENTS IN THE FARM AND FOREST DISTRICT AND RESIDENTIAL SHORELAND DISTRICT</b>					
<b>A. Purpose</b>					✓
<b>B. Standards</b>					✓
B.1	12 Residential Units or Lots				✓
B.2	Dead-End Street				✓
B.3	Connectivity Requirements				✓
<b>10.32 PEDESTRIAN WAYS AND BICYCLE ACCESS, CIRCULATION AND FACILITIES</b>					
<b>A. Applicability and Purpose</b>					✓
<b>B. Standards</b>					✓
B.1	Village Center District and Village Residential District Sidewalk Requirements				✓
B.2	Farm and Forest District and Residential Shoreland District, Resource Protection District Sidewalk Requirements				✓
B.3	Sidewalk Design				✓
B.4	Connect to existing				✓



**TOWN OF NORTH YARMOUTH  
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<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
B.5	Site Plan				✓
B.6	Parking Plans				✓
B.6.a	Bicycle parking				✓
B.6.b	Pedestrian Way Locations				✓
B.6.c	Village Center District and Village Residential District sidewalks on frontage with 10 or more parking spaces				✓
<b>10-33 INTERNAL VEHICULAR CIRCULATION</b>					
<b>A. <u>Safe Movement</u></b>					
A.1	Clear route and Turning Area	✓			
A.2	Emergency Vehicles, Routes and Signage				✓
A.3	Layout and Design of Parking Area	✓			
A.4	Designed to harmonize with site	✓			
<b>10-34 OFF STREET PARKING</b>					
<b>A. <u>Applicability</u></b>					
		✓			
<b>B. <u>General Requirements</u></b>					
		✓			
<b>C. <u>Parking Layout and Design</u></b>					
C.1	On lot or adjacent lot	✓			
C.2	Arranged so not necessary to back out on road	✓			
C.3	Location of Parking	✓			
C.4	Landscaping Plan Providing Screening				✓
C.5	Joint use of Parking Area Approval				✓
C.6	Durable surface				✓
C.7	Parking space size				✓
C.8	Diagonal parking				✓



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
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<b>SITE PLAN PERFORMANCE &amp; DESIGN STANDARDS</b>		Received by Planning Board	Applicant Requests to be Waived	Waiver Approved by Planning Board	Applicant Requests Not Applicable
<b><u>D. Parking Space Requirements</u></b>					
D.1	Sufficient to accommodate	✓			
D.2	Size of structure				✓
D.3	Reduce structure for sufficient parking				✓
D.4	On-street parking				✓
D.5	Availability of parking				✓
D.6	Pedestrian and bicycle safety				✓
D.7	Other standards				✓
<b><u>E. Waivers</u></b>					
<b>10-35 OFF STREET LOADING REQUIREMENTS</b>					
<b><u>A. Specific Uses</u></b>					
A.1	Maximum number of trucks				✓
A.2	Type of business				✓
A.3	Location of loading facility				✓
A.4	Screening				✓
A.5	Desirability of service roads or alleys				✓
A.6	Other characteristics				✓
A.7	Traditional layout and historical character				✓
A.8	Minimize noise impacts				✓



## MEMO 2/6/2024

**To:** Town of North Yarmouth Maine Planning Board

**From:** Christopher Cook

**Regarding:** Cook/Meehan Lane Lot B septic

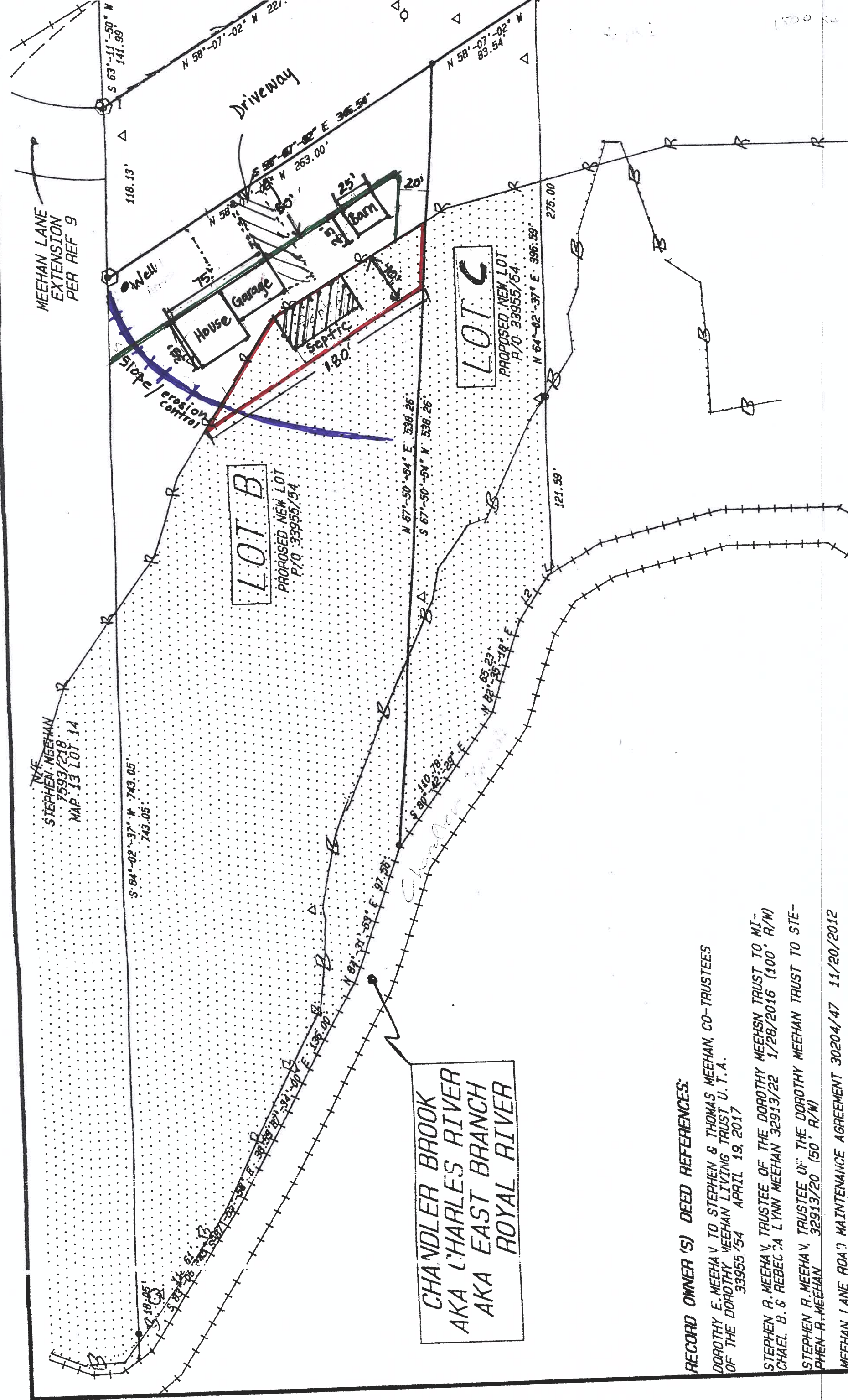
This memo is sent to respond to the request for written description of the rationale for placing the subsurface waste disposal and sewage system (septic system) within the Resource Protection District zoning portion of Meehan Lane Lot B.

- 1) Due to the natural topography and the 50' Farm and Forest Zone front set back this lot has a long but narrow (approximately 35') building envelop within the Royal River Overlay
- 2) This leaves the 50' foot set back from the front of the property for both well and septic which is bisected by driveway or alternatively at the back of the house in RDP. Placing both utilities in the front set back area results in the following to maintain a 100' separation between well and septic.
  - a. Significantly increases in the distance from the house of one or both utilities
  - b. Plumbing for either utility will need to be routed under the driveway and potentially garage slab increasing disturbances if digging for a future service needs to be done.
- 3) The site in RDP is naturally flatter, significantly shortens the run of plumbing for septic and likely requires less excavation and grading to place a leach field. Soils in this area of the property have been tested and deemed appropriate for a septic system.
- 4) The request to place the septic system was made after discussion of the issues and site visit with the code enforcement officer in September and October 2023.
- 5) Per the Town of North Yarmouth Land Use Ordinance Section 9.1.O this is a permitted use within Resource Protection District.

Please take these points under consideration as you review this project and I look forward to more discussion before the board if there are additional questions.

Sincerely,

Christopher Cook



MEEHAN LANE  
EXTENSION  
PER REF 9

STEPHEN MEEHAN  
7593/218  
MAP 13 LOT 14

LOT B  
PROPOSED NEW LOT  
P/O 33955/54

LOT C  
PROPOSED NEW LOT  
P/O 33955/54

CHANDLER BROOK  
AKA CHARLES RIVER  
AKA EAST BRANCH  
ROYAL RIVER

**RECORD OWNER (S) DEED REFERENCES:**

- DOROTHY E. MEEHAN V TO STEPHEN & THOMAS MEEHAN CO-TRUSTEES OF THE DOROTHY MEEHAN LIVING TRUST U.T.A. 33955/54 APRIL 19, 2017
- STEPHEN R. MEEHAN TRUSTEE OF THE DOROTHY MEEHAN TRUST TO MICHAEL B. & REBECCA LYNN MEEHAN 32913/22 1/28/2016 (100' R/W)
- STEPHEN R. MEEHAN, TRUSTEE OF THE DOROTHY MEEHAN TRUST TO STEPHEN R. MEEHAN 32913/20 (50' R/W)
- MEEHAN LANE ROAD MAINTENANCE AGREEMENT 30204/47 11/20/2012



RECEIVED  
NOV 02 2023

TOWN OF NORTH YARMOUTH  
10 VILLAGE SQUARE ROAD  
NORTH YARMOUTH, MAINE 04097  
PHONE: (207) 829-3705 Opt 1  
FAX: (207) 829-3743  
WEBSITE: [www.northyarmouth.org](http://www.northyarmouth.org)

CODE OFFICE HOURS  
MONDAY  
8:00 AM - 6:00 PM  
TUESDAY - THURSDAY  
8:00 AM - 5:00 PM

BY: .....

**BUILDING AND LAND USE PERMIT APPLICATION**

APPLICANT: Christopher K Cook APPLICANT PHONE #: 207-400-0746  
APPLICANT MAILING ADDRESS: 11 Barwood Dr New Gloucester, ME 04260  
APPLICANT OWNER EMAIL: ckcook23@gmail.com

PROPERTY OWNER: Same PROPERTY OWNER #: Same  
PROPERTY OWNER ADDRESS: same  
PROPERTY OWNER EMAIL: same

CONTRACTOR: \_\_\_\_\_ CONTRACTOR PHONE #: \_\_\_\_\_  
CONTRACTOR MAILING ADDRESS: \_\_\_\_\_

PROPERTY USE: Single Family Dwelling

EST COST OF CONSTRUCTION: \$ 500000 TAX MAP & LOT NUMBER: Map 13 Lot number not applied by town  
LOCATION/PROPERTY ADDRESS: Lot B Mechan Lane Lot 12

ZONING DISTRICTS:  
 VILLAGE CENTER  VILLAGE RESIDENTIAL  FARM AND FOREST  FLOODPLAN

OVERLAY ZONING DISTRICTS:  
 RESIDENTIAL SHORELAND (100')  RESOURCE PROTECTION (150')  RESOURCE PROTECTION (250')  
 ROYAL RIVER CORRIDOR OVERLAY  GROUND WATER PROTECTION OVERLAY

PROJECT DESCRIPTION:  

See included  
This is request for site sketch review

[Signature]  
APPLICANT SIGNATURE  
DATE: 11/2/2023

\_\_\_\_\_  
CEO SIGNATURE  
DATE: \_\_\_\_\_

\_\_\_\_\_  
ROAD COMMISSIONER SIGNATURE (IF APPLICABLE)  
DATE: \_\_\_\_\_

CONDITIONS OF APPROVAL: \_\_\_\_\_  
PERMIT NUMBER: BP \_\_\_\_\_ TOTAL FEE AMOUNT: \$ \_\_\_\_\_ (SEE DETAILS ON PAGE 2)

### IMPACT FEE CALCULATION SHEET

**FOUNDATION AREA (COMMERCIAL AND RESIDENTIAL BUILDINGS)**

LENGTH	X	WIDTH	=	AREA	
40	X	283	=	1120	→ House
10	X	15	=	150	→ Driveway
24	X	36	=	864	→ Attached Garage in basement
	X		=		
	X		=		
	X		=		
<b>TOTAL FOUNDATION AREA</b>				2134	X .20 = \$

**COMMERCIAL AREA**

LENGTH	X	WIDTH	=	AREA
	X		=	
	X		=	
<b>TOTAL COMMERCIAL AREA</b>				X .60 = \$

**GARAGE AREA (RESIDENTIAL ACCESSORY STRUCTURES SUCH AS GARAGES, SHEDS, EQUIPMENT HOUSE, ETC.)**

LENGTH	X	WIDTH	=	AREA
24	X	24	=	576 - unfinished barn
	X		=	
<b>TOTAL GARAGE AREA</b>				X .20 = \$

**UNFINISHED AREA (RESIDENTIAL AREAS SUCH AS DECKS, ATTICS, OPEN PORCHES ETC.)**

LENGTH	X	WIDTH	=	AREA	X	STORIES	=
	X		=		X		=
	X		=		X		=
	X		=		X		=
<b>TOTAL UNFINISHED AREA</b>					X .20 = \$		

**FINISHED AREA (INCLUDES ANY AREA OF ANY RESIDENTIAL BUILDING THAT HAS WALLS, FLOORING, CEILING, AND ARE INTENDED TO PROVIDE USABLE LIVING SPACE)**

LENGTH	X	WIDTH	=	AREA	X	STORIES	=
40	X	28	=	1120	X	2	= 2240
10	X	15	=	150	X	1	= 150
20	X	24	=	480	X	1	= 480
	X		=		X		=
	X		=		X		=
	X		=		X		=
	X		=		X		=
	X		=		X		=
	X		=		X		=
	X		=		X		=
<b>TOTAL FINISHED AREA</b>				2870	X .60 = \$		

FOR ADDITIONS, THE IMPACT FEE SHALL BE CALCULATED ON THE RATE APPLICABLE TO THE TOTAL AREA OF THE BUILDING (INCLUDING THE ADDITION) TIMES THE SQ. FT OF THE ADDITION)

**OTHER FEES (LATE FEE – DOUBLE AMOUNT OF REGULAR FEE) Circle all that apply**

DEMOLITION	\$50.00 <input type="checkbox"/>	SWIMMING POOLS	<input type="checkbox"/>	\$100.00	SIGN PERMIT	<input type="checkbox"/>	\$50.00
TEMP HOUSING PERMIT	\$25.00 <input type="checkbox"/>	DRIVEWAY/ROAD ENTRANCE	<input type="checkbox"/>	\$50.00	PROPERTY NUMBERING	<input type="checkbox"/>	\$25.00
CHIMNEYS	\$25.00 <input type="checkbox"/>	TEMP STRUCTURES	<input type="checkbox"/>	\$25.00	FINAL INSPECTION	<input type="checkbox"/>	\$50.00
RE-INSPECTION	\$50.00 <input type="checkbox"/>	SPRINKLER	<input type="checkbox"/>	\$50.00	MINIMUM FEE	<input type="checkbox"/>	\$50.00
<b>OTHER FEES</b>							\$
<b>ADMINISTRATIVE FEE</b>							\$ 25.00
<b>TOTAL IMPACT FEE AND OTHER FEES</b>							\$

IMPACT FEES ARE PROVIDED FOR IN THE  
 "ASSESSMENT OF IMPACT FEES ORDINANCE OF THE TOWN OF NORTH YARMOUTH, MAINE" AS ADOPTED 3/11/2000.



TOWN OF NORTH YARMOUTH  
PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE APPLICATION  
(See Section 4 pages 23 through 36 of the North Yarmouth Land Use Ordinance)

NAME OF APPLICANT: Christopher K Cook PHONE #: 207-400-0746  
EMAIL: CKCOOK23@gmail.com ALT. PHONE#: \_\_\_\_\_  
FULL ADDRESS: 11 Briarwood Dr New Gloucester ME 04260  
PROPERTY ADDRESS: Lot B Meacham Lane Lot 13  
MAP: 13 LOT: not yet applied for today

AGENT/REPRESENTATIVE (if other): \_\_\_\_\_ PHONE #: \_\_\_\_\_  
EMAIL: \_\_\_\_\_  
FULL ADDRESS: \_\_\_\_\_

1. Names and Addresses of ALL property owners within 500' of any and all property boundaries (use a separate sheet). Please contact the code office for an updated list)

2. Plan preparer information if other than property owner:  
Name: NA  
Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Professional Lic. # \_\_\_\_\_  
Email: \_\_\_\_\_

3. Zoning Classification of the Property

Village Center                       Village Residential                       Farm and Forest  
 Shoreland Residential                       Resource Protection                       Royal River Overlay  
 Groundwater Protection Overlay

4. Provide a General Description of the proposed use or activity, including but not limited to the type of use, square footage involved, hours of operation, types and amount of traffic to be generated (use separate sheet).

5. Historic Structures: Are there any historic structures or areas of historical importance on the property?  YES  NO

6. Complete List of all chemicals, pesticides, fuels, nutrients and other potentially toxic or hazardous materials to be used or stored on the premises, and the quantities of these materials (use a separate sheet).

7. List of Equipment to be used, parked or stored (use a separate sheet).

8. To the best of my knowledge, all the above-stated information, and all prepared submissions in this application are correct.

[Signature]  
Signature of Applicant/Owner

11/1/2023  
Date

### Project description

The intent of this project is to build a single family home of approximately 2400 square feet living space comprised of a 3 bedroom house with adjoining garage with in-law apartment. The project also includes an approximately 24 feet by 24 feet barn structure. This is to be undertaken on the land listed as Lot B Meehan Lane Lot 13 in May 2023 and purchased by Christopher K. Cook on July 14, 2023. Please see the accompanying deed.

The land is a 3 acre lot in Farm and Forest District and has approximately 220 feet of waterfront on Chandler Brook therefore placing it in both Natural Resources Protection District and the Royal River Corridor Overlay District. These are delineated on the accompanying survey. The site and proposal have been discussed with both the Maine DEP and Royal River Conservation Trust and neither identified any concerns regarding the proposal.

The proposal places the home and barn in the area of the property outside of Resource protection but lying in the Royal River Corridor and maintains the setbacks required to Farm and Forest District. This was reviewed with the Royal River Conservation Trust and no concerns were identified. Driveway would access approximately through the mid-point of the front property line from the Meehan Lane ROW. The proposal requests siting septic within the Natural Resource Protection land and clearing 40 feet by approximately 175 feet totaling 7000 square feet (0.16 Acre) to accommodate the septic leach field and create a buffer for home from falling trees and fire. Preference would be to place the well in the front of the property within the 50 foot setback required by the Farm and Forest District. Please reference included site sketch.

### Timeline

This would be a two phase project.

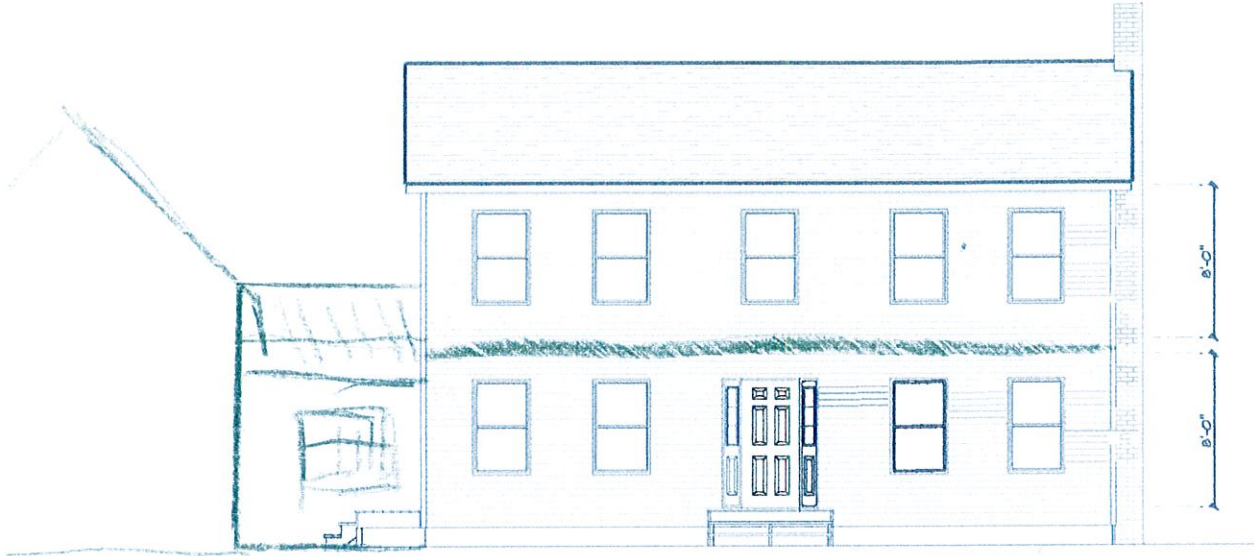
#### Summer 2024

- Land clearing
- Creation of Erosion Control Mix berms with material harvested from tree clearing on all downhill slopes
- Driveway Construction
- Septic Construction
- Construction of Barn
- Electrical Service to Barn

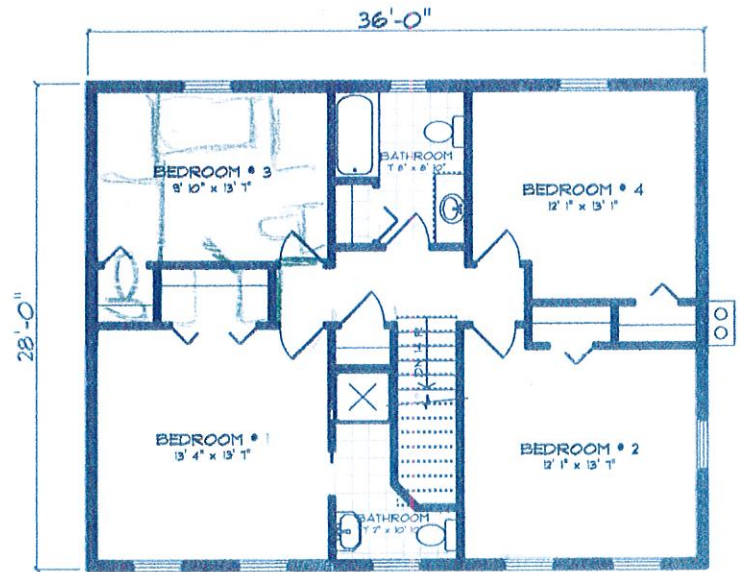
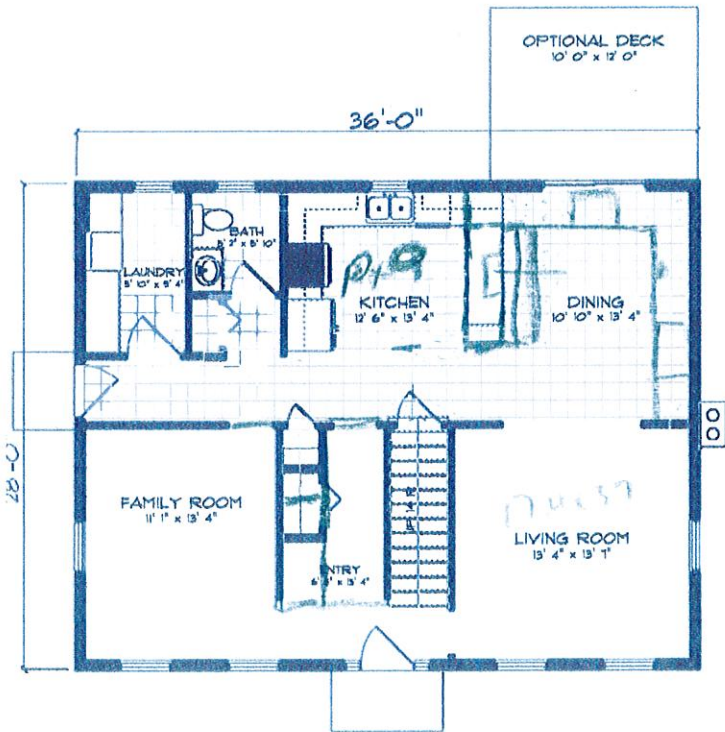
#### Summer 2026

- Well Placement
- Construction of home

This timeline is proposed and dependent on availability of contractors.



36'10" + 20"  
70"



36'10" Feet complete by

SIZE & STYLE: 28X36 2 STORY

DRAWING #

4 BEDROOMS | 2.5 BATHS | 2016 SQ. FT.

HILLCREST





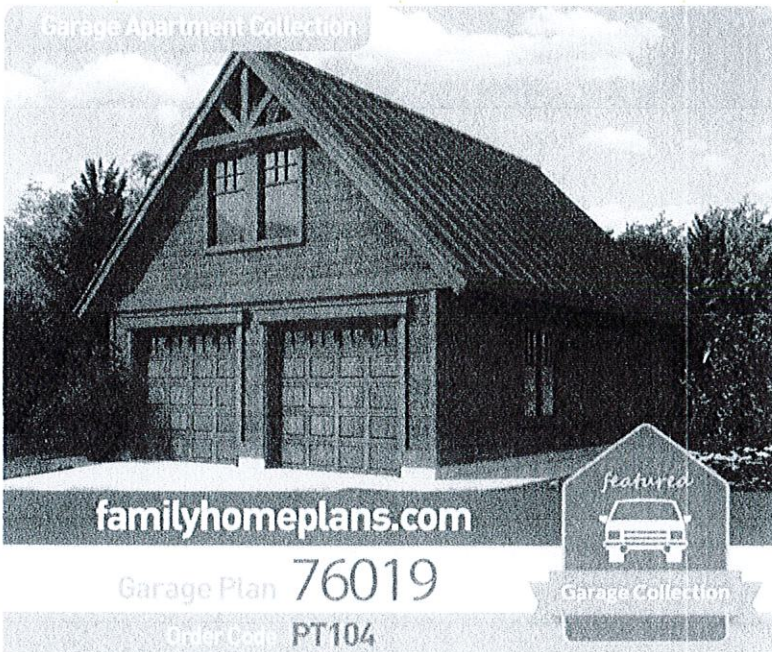
Home > Garage Plans > Plan 76019

Order Code: 00WEB

[Turn ON Full Width](#)

## 2 Car Garage Apartment Plan 76019

Garage Apartment - Two Car Rustic Garage with Storage Area Above and Workshop



### FHP Low Price Guarantee

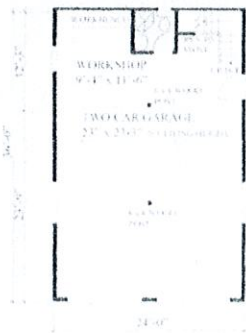
If you find the exact same plan featured on a competitor's web site at a lower price, advertised OR special SALE price, we will beat the competitor's price by 5% of the total, not just 5% of the difference! Our guarantee extends up to 4 weeks after your purchase, so you know you can buy now with confidence.

[Turn ON Image Gallery](#)



### Specifications

Bathrooms	.75
Garage Bays	2 Bays
Overall Size	24'0" W x 36'0" D



#### FIRST FLOOR PLAN

FIRST FLOOR AREA: 864 SQ. FT.  
 SECOND FLOOR AREA: 736 SQ. FT.  
 TOTAL FLOOR AREA: 1600 SQ. FT.





## PRELIMINARY SOIL INVESTIGATION

**DATE:** September 27, 2023  
Job# 1317

**TO:** Chris Cook  
11 Briarwood Drive  
New Gloucester, Maine 04260

**LOCATION:** The site, a portion of a parcel identified by the North Yarmouth Assessor's Office as Map 13, Lot 7, is located along the north side of Meehan Lane approximately 1,000 feet southeast from the intersection of Meehan Lane and Millikan Road in the town of North Yarmouth, Maine.

**DATE OF INVESTIGATION:** September 19, 2023

**PURPOSE OF INVESTIGATION:** The purpose is to determine the suitability of the soil and site for subsurface sewage disposal.

**METHOD OF INVESTIGATION:** Shovel and hand auger

### **RESULTS OF INVESTIGATION:**

The test pit on this lot is located as shown on the attached figure. The test pit log is attached. The test pit revealed a friable dark yellowish, sandy topsoil, a loose brownish yellow, sandy subsoil, and a loose, pale yellow sandy substratum. The proposed disposal field is rated for Eljen units for a three-bedroom house plus an in-law apartment in an attached garage. The Maine Subsurface Wastewater Disposal Rules designation is 5C.

SOIL PROFILE / CLASSIFICATION INFORMATION		DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES
Project Name: <b>Meehan Lane</b>	Applicant Name: <b>Chris Cook</b>	Project Location (municipality): <b>North Yarmouth</b>

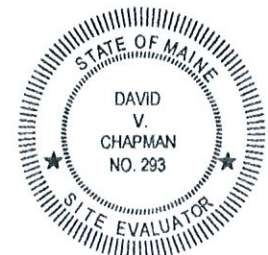
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	Texture	Consistency	Color	Mottling																																													
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INVESTIGATOR INFORMATION AND SIGNATURE	
Signature: <i>David V. Chapman</i>	Date: <b>9-24-2023</b>
Name Printed/typed: <b>David V. Chapman</b>	Cert/Lic/Reg.# <b>293</b>
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Other:	

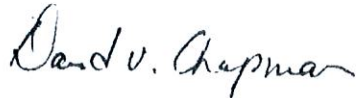


**CONCLUSION:**

This tested site is acceptable for subsurface sewage disposal according to the Maine Subsurface Wastewater Disposal Rules. Further investigation will be required to prepare a septic system design for the site.

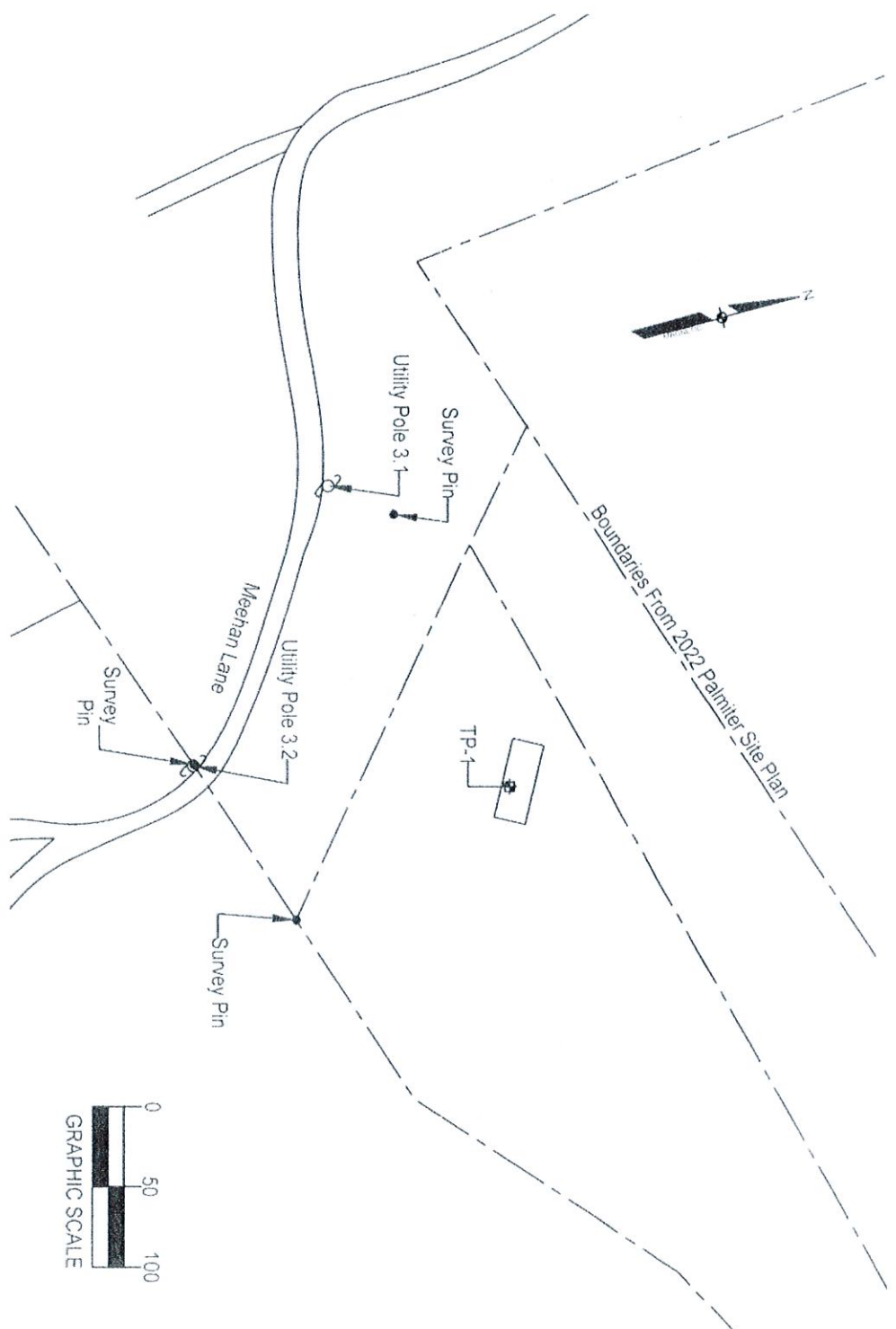
Sincerely,

ChapmanGeo



Dave Chapman  
Site Evaluator #293





Chris Cook  
 Meehan Lane  
 North Yarmouth, Maine  
 ChapmanGeo  
 9/27/2023



**Preliminary Soils and Wastewater  
Disposal Investigation  
Meehan Lane, North Yarmouth**

**Date:** May 1, 2023

**To:** Stephen Meehan  
600 Hio Ridge  
Bridgton, ME 04009

**Date of Investigation:** April 5, 2023

**Location of Investigation:**

The property investigated is located on the northerly side of Meehan Lane, North Yarmouth. The property is a portion of lot 13 on tax map 13.

**Purpose of Investigation:**

The purpose of the investigation is to assess the suitability under the *Maine Subsurface Wastewater Disposal Rules* (the *Rules*) for an on-site wastewater disposal system to serve a three or four-bedroom home.

**Method of Investigation:**

A hand shovel, soil auger and soil probe were used.

**Results of the Investigation:**

The property is located on the southerly dissected terrace adjacent to Chandler Brook (see Figure 1). Drainage is northwesterly to Chandler Brook.

The area is depicted as an association of Windsor loamy sand, Nicholville very fine sandy loam and Suffield silt loam on the *National Cooperative Soil Survey* (see Figure 2). On-site soil testing agrees with this mapping.


A soil investigation was made at an interior location on the lot. The site was chosen to be situated to allow gravity flow from a typical home. A soil description log and a sketch map are enclosed.

The soil is rated Medium for wastewater disposal sizing by the *Rules* and is categorized as 5B. The soil is a fine sandy loam underlain by a sandy loam subsoil and loamy sand substratum. No seasonally high-water table was found to at least 36 inches below the surface.

A typical system to serve a four-bedroom home is a system comprised of a 1000-gallon septic tank and a stone bed, 20' x 45' in area. The disposal area will not be mounded above the existing grade. The disposal area can be farther than 100 feet to Chandler Brook.

**Conclusions:**

A suitable site for a three or four-bedroom home was found and described on the property. Further investigation will be required to design a system on this property.



---

Mark Cenci  
Site Evaluator #262

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Maine Department of Human Services  
 Division of Health Engineering, Station 10  
 (207) 287-5872 Fax: (207) 287-3165

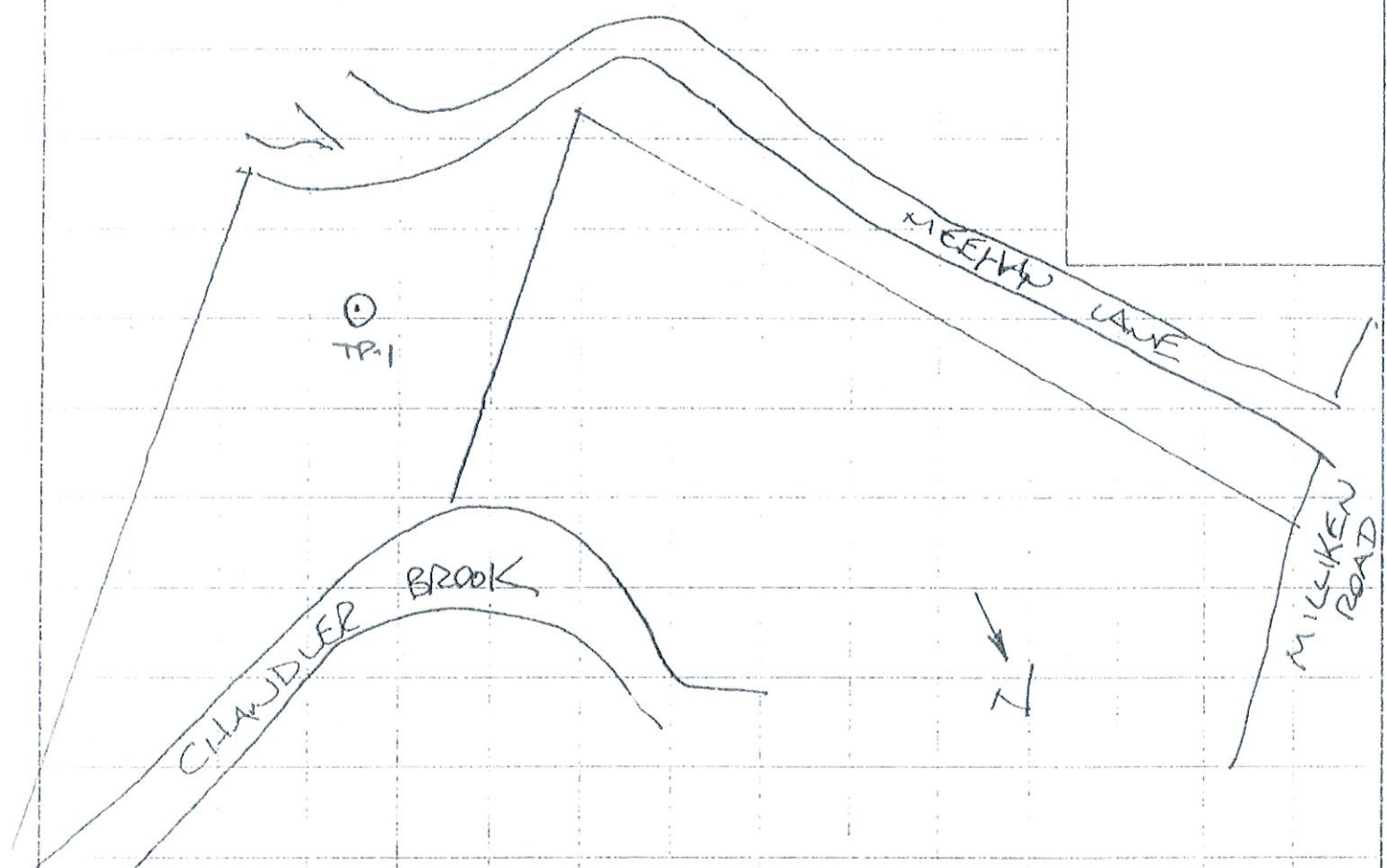
Town, City, Plantation  
 NORTH YARMOUTH

Street, Road, Subdivision  
 MEEHAN LAKE

Owner or Applicant Name  
 MEEHAN

**SITE PLAN** Scale 1" = 200 ft. +/-

**SITE LOCATION PLAN**  
 (map from Maine Atlas recommended)



**SOIL PROFILE DESCRIPTION AND CLASSIFICATION**

(Location of Observation Holes Shown Above)

Observation Hole # TP-1  Test Pit  Boring  
 " \_\_\_\_\_ Depth of organic horizon above mineral soil

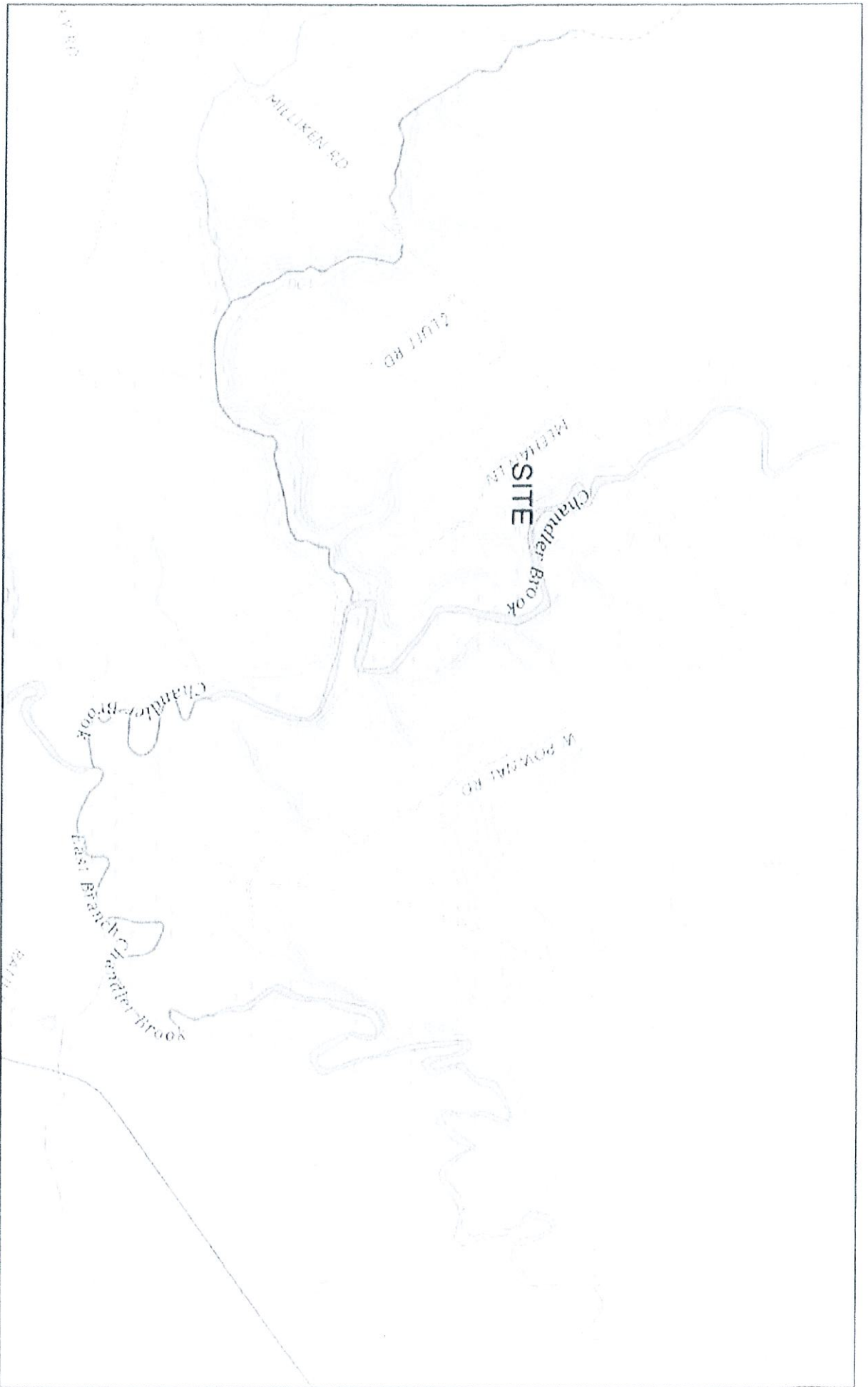
Observation Hole # \_\_\_\_\_  Test Pit  Boring  
 " \_\_\_\_\_ Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling	
0	FINE				
6	SANDY				
12	LOAM		RED		
18			TO		
24	SANDY	LOOSE	YELLOW		
30	LOAM			NONE	
36	SAND			TO	
42				AT	
48				LEAST	
				36"	
	Soil Profile <u>5</u>	Classification Condition <u>B</u>	Slope Percent _____	Limiting Factor Depth <u>—</u>	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling	
0					
6					
12					
18					
24					
30					
36					
42					
48					
	Soil Profile _____	Classification Condition _____	Slope Percent _____	Limiting Factor Depth _____	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth

Site Evaluator Signature: M. Meehan SE # 262 Date 5-1-23

Figure 1.

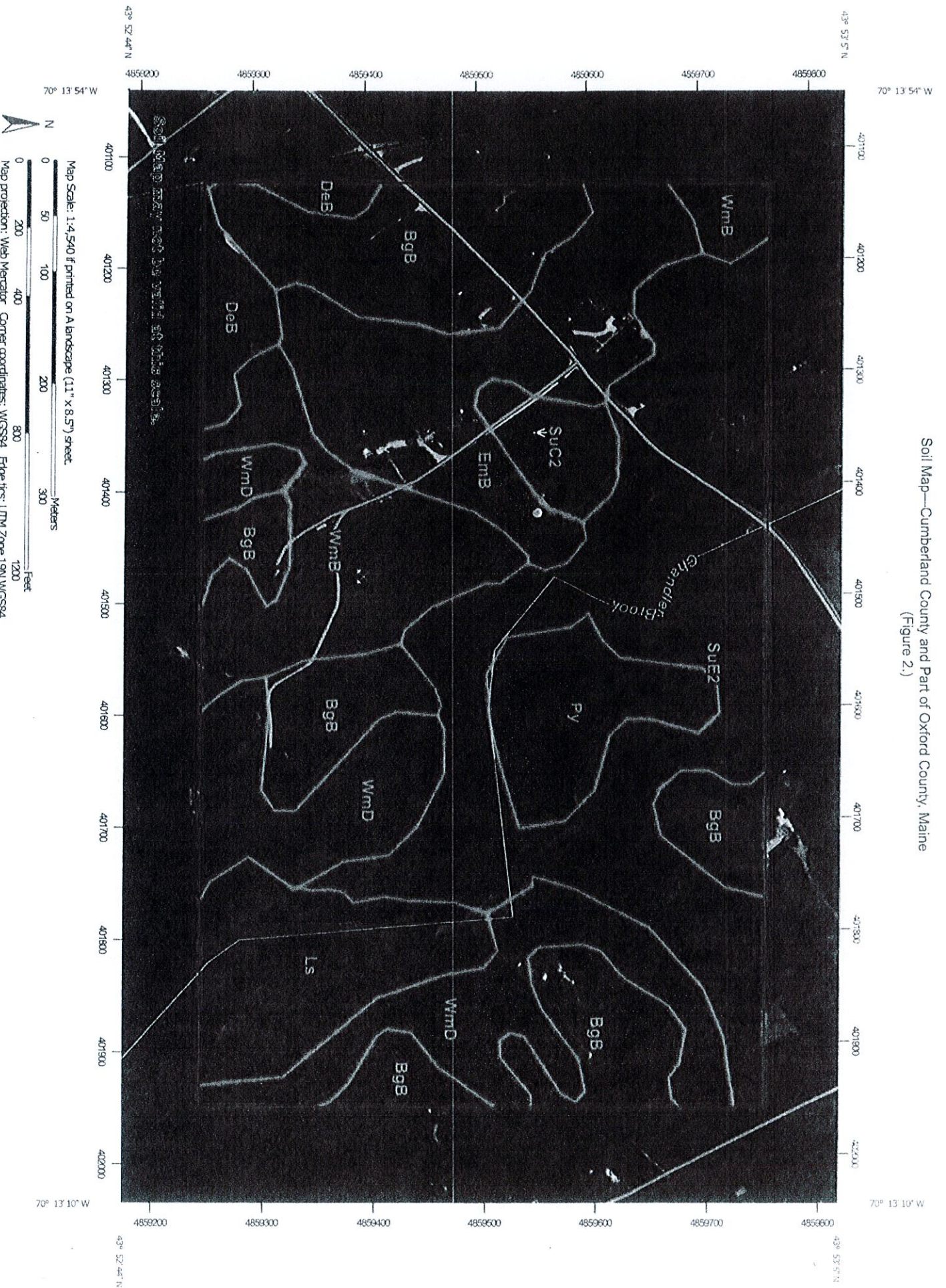


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



















1:18,056  
0 0.1 0.2 0.35 0.4 mi  
0 0.17 0.35 0.7 km  
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography  
USGS



Soil Map—Cumberland County and Part of Oxford County, Maine  
(Figure 2.)



## MAP LEGEND

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

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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: Cumberland County and Part of Oxford County, Maine  
Survey Area Data: Version 19, Aug 30, 2022

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

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

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
BgB	Nicholville very fine sandy loam, 0 to 8 percent slopes	19.6	18.7%
DeB	Deerfield loamy fine sand, 3 to 8 percent slopes	2.7	2.6%
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes	12.9	12.4%
Ls	Limerick-Saco silt loams	8.0	7.6%
Py	Podunk fine sandy loam, 0 to 3 percent slopes, occasionally flooded	5.3	5.1%
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded	2.5	2.4%
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded	27.6	26.5%
WmB	Windsor loamy sand, 0 to 8 percent slopes	10.7	10.2%
WmD	Windsor loamy sand, 15 to 35 percent slopes	15.1	14.4%
<b>Totals for Area of Interest</b>		<b>104.4</b>	<b>100.0%</b>

## TRUSTEE'S DEED

DLN: 1002340241279

KNOW ALL BY THESE PRESENTS, That We, **Thomas Meehan and Stephen Meehan, Co-Trustees** of the **Dorothy Meehan Living Trust u.t.a. April 19, 2017 as amended**, with a mailing address is **422 Runaround Pond Road, Durham, ME 04222**, by the power conferred by law, and every other power, and for consideration paid, grant to **Christopher K. Cook** whose mailing address is **11 Briarwood Drive, New Gloucester, ME 04260**, with **WARRANTY COVENANTS**, all of the right, title, and interest vested in the trust in and to the real property in the Town of **North Yarmouth**, County of **Cumberland** and State of **Maine**, described as follows:

**A certain lot or parcel of land, located south of Milliken Road and on the northeast side of Meehan Lane in the Town of North Yarmouth, County of Cumberland and State of Maine, bounded & described as follows:**

**BEGNNING** at a 5/8" rebar with #1057 cap at the east corner of Meehan Lane and on the northwest line of land formerly of Stephen Meehan (7593-218), said rebar being the east corner of the 100' Right of Way strip called Meehan Lane, conveyed by Dorothy E. Meehan to Stephen Meehan Cumberland County Registry of Deeds Book 30160, Page 223 and Book 7890, Page 286;

Thence N 58-07-02 W, 263' thru grantor, along the northeast line of said 100' strip called Meehan Lane to a point;

Thence N 67-50-54 E, 538.26' thru grantor to a point on the south edge of Chandler Brook;

Thence by the following courses along the south edge of Chandler Brook;

N 84°-31'-53" E, 97.56';

S 87°-34'-00" E, 136';

S 87°-55'-58" E, 38.55';

S 83°-06'-45" E, 122.61';

S 61°-10'-07" E, 10.93';

Thence S 64°-02'-37" W, 18.05' up the bank along the northwest line formerly of Stephen Meehan (7593-218) to a 5/8" rebar with #1057 cap;

Thence continue S 64°-02'-37" W, 725' along the northwest line of formerly Stephon Meehan to POINT OF BEGINNING, containing 130,786 SF or 3.00 acres & is a portion of land that abuts Milliken Road conveyed by Harold G. & Francis J. Freeman to Thomas E. & Dorothy E. Meehan by deed dated June 3, 1964 - Cumberland County Registry of Deeds Book 2827 Page 240 & is further a portion of remaining land conveyed by Dorothy E. Meehan to Stephen & Thomas

Meehan, co-trustees of the Dorothy Meehan Living Trust, U.T.A. by deed dated April 19, 2017- Cumberland County Registry of Deeds Book 33955 Page 54.

All bearings refer to the magnetic meridian as observed in 1998.

This conveyance is benefitted by a 100' Right of Way called "Meehan Lane" per the following deeds from Dorothy E. Meehan, et al. to:

Stephen R. Meehan dated March 27, 1987 - Cumberland County Registry of Deeds Book 7698 Page 286 & deed dated November 20, 2012 - Cumberland County Registry of Deeds Book 30160 Page 223.

Said 100' wide Right of Way is bounded & described as follows:

A certain 100' wide right of way running from Milliken Road to the land of Stephen R. Meehan, more particularly described as follows:

BEGINNNG at a 5/8" rebar on the southerly side of the Milliken Road, said point is the northwest corner of land now or formerly of Carol G. Poulin et. al. (6269-9);

Thence S 13°-36'-36" E, 882.65' along Poulin to a 5/8" rebar with #1057 cap at the southwest corner of Poulin;

Thence N63°-01'-58" E, 123.20' along the south line of Poulin to a 5/8" rebar with 41057 cap;

Thence S 58° -07' 02" E, 346.54' thru grantor only and then along the southwest line of lot herein described and conveyed, thru grantor (Stephen and Thomas Meehan, co-trustees of the Dorothy Meehan Living Trust U.T.A. 33955-54), formerly Dorothy E. Meehan (2827-240) to a 5/8" rebar with #1183 cap on the northwest line of land formerly of Stephen Meehan, (7593-218);

Thence S 64°-02'-37" W, 118.13' along the northwest line of land formerly of Stephen Meehan (7593-218) to a 5/8" rebar with #1057 cap;

Thence N 58°-07'-02" W, 227.26' thru grantor to a 5/8" rebar with #1057 cap;

Thence S 63°-01'-58" W, 66.80' thru grantor to a point;

Thence by a tangential 100' radius curve right, 180.39' thru grantor to a 5/8" rebar with #1057 cap;

Thence N 65°-20'-00", 101.89' along the south line of Milliken Road to POINT OF BEGINNING, containing 134,495 SF or 3.08 acres and is a portion of land the grantor herein Cumberland County Registry of Deeds Book 33955, Page 54.

Subject to and benefited by the Meehan Lane Road Maintenance Agreement dated November 20, 2012 recorded in the Cumberland County Registry of Deeds at Book 30204 Page 47.

Meaning and intending to convey and conveying a portion of the real property described in a deed to Stephen Meehan and Thomas Meehan, Co-Trustees of the Dorothy Meehan Living Trust u.t.a. April

19, 2017 dated April 19, 2017 and recorded in the Cumberland County Registry of Deeds at Book 33955, Page 54.

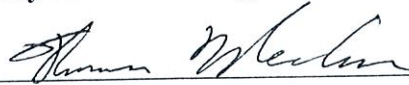
**Certification of Trust**

Pursuant to 18-B MRSA §1013, now comes, **Thomas Meehan and Stephen Meehan, Co-Trustees of the Dorothy Meehan Living Trust**, hereinafter the "Trust", and under oath, certifies the following as true:

1. The Trust was executed and remains in full force and effect and has not been revoked, terminated, modified or amended in any manner that would cause the representations contained in this certification of trust to be incorrect;
2. We are the sole current Co-Trustees in charge of said Trust;
3. Under the terms of the Trust, we are vested with the full power and authority to transact all business related to Trust property;
4. In particular, we are authorized under the terms of the Trust to execute and deliver this Deed in the Town of North Yarmouth, County of Cumberland and State of Maine and to direct disposition of sale proceeds, and to authorize an agent to act on our behalf during the closing if we so choose.

WITNESS my hand and seal this 13th day of July, 2023.

Witness 

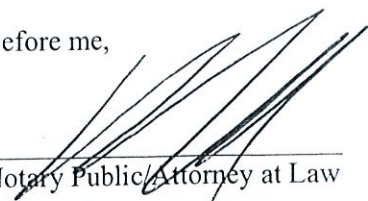
**Dorothy Meehan Living Trust**  
By:   
Thomas Meehan, Co-Trustee

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

July 13, 2023

Personally appeared on the above date the above-named **Thomas Meehan, Co-Trustee of the Dorothy Meehan Living Trust** in his stated capacity and acknowledged the foregoing instrument to be his free act and deed.

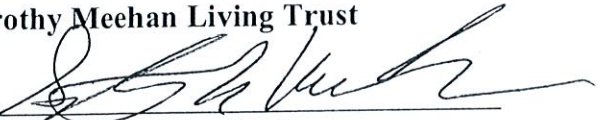
**Kerry E. Kimball**  
State of Maine  
Attorney At Law  
Bar #8577

Before me,  
  
Notary Public/Attorney at Law  
Print name:  
Exp: \_\_\_\_\_

WITNESS my hand and seal this 14th day of July, 2023.

**Dorothy Meehan Living Trust**

By:

  
Stephen Meehan, Co-Trustee

\_\_\_\_\_  
Witness


STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

July 14, 2023

Personally appeared on the above date the above-named **Stephen Meehan, Co-Trustee** of the **Dorothy Meehan Living Trust** in his stated capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

**Christopher J. McLain**  
**Notary Public, Maine**  
**My Commission Expires**  
**November 10, 2026**

  
\_\_\_\_\_  
Notary Public/Attorney at Law  
Print name:  
Exp: \_\_\_\_\_



Doc#: 17819 BK:33955 Pg: 54

**WARRANTY DEED**  
**(Maine Statutory Short Form)**

Dorothy E. Meehan, of North Yarmouth, Cumberland County, State of Maine, (being unmarried), for consideration paid, grant to Stephen Meehan and Thomas Meehan, Co-Trustees of the Dorothy Meehan Living Trust u.t.a. April 19, 2017, of North Yarmouth, Cumberland County, State of Maine, with a mailing address of 32 Meehan Lane, North Yarmouth, ME 04097, the land, and any improvements thereon, situated in North Yarmouth, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land together with the improvements thereon, situated in North Yarmouth, County of Cumberland and State of Maine, described as follows:

Bounded on the West by the Grand Trunk Railroad; on the Northerly side by a road known as the Mill Road; on the Easterly side by land now or formerly of C.C. Young and a branch of the Royal River; on the Southerly side by land now or formerly owned by M.C. Brackett and also by land now or formerly owned by John Young, containing forty-six (46) acres, more or less.

Excepting from the foregoing described parcel previously conveyed parcels described in deeds recorded in the Cumberland County Registry of Deeds to Mary Elizabeth Meehan at Book 29955 Page 285; to James J. Espy Jr, and Lynne Wommack Espy at Book 6800 Page 150; to Michael D. Meehan at Book 12183 Page 333; to Frank Brady and Donna Brady at Book 3113 Page 688; to Michele A. Jordan and Daniel P. Flaherty at Book 14474 Page 97; and to Carol G. and Jennifer V. Poulin at Book 6269 Page 9; to all of which deeds reference may be had for a complete description thereof.

This conveyance is also made subject to an easement to Stephen R. Meehan described in an instrument recorded in the Cumberland County Registry at Book 68988 Page 223;

For purposes of reference, see deed from Stephen R. Meehan, Trustee of the Dorothy Meehan Trust dated August 26, 2013, to Dorothy E. Meehan, of even date and recorded herewith.

For purposes of reference, see deed from Dorothy E. Meehan to Stephen R. Meehan, as Trustee of the Dorothy Meehan Trust, dated August 26, 2013 and recorded in the Cumberland County Registry of Deeds at Book 30986, Page 153.

For purposes of reference, see deed from Harold G. and Frances J. Freeman to Thomas E. Meehan and Dorothy E. Meehan, as joint tenants, recorded in the Cumberland County Registry of Deeds at Book 2827, Page 240. Thomas E. Meehan died on October 3, 2011.



DS  
u

Doc#: 17819 Bk:33955 Pg: 55

IN WITNESS WHEREOF, Dorothy E. Meehan caused this instrument to be signed and sealed this 19 day of April, 2017.

Dorothy E. Meehan  
Dorothy E. Meehan

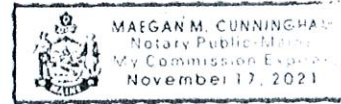
STATE OF MAINE  
CUMBERLAND COUNTY

April 19, 2017

Then personally appeared the above-named Dorothy E. Meehan and acknowledged the foregoing instrument to be her free act and deed.

M. Cunningham  
Notary Public/Attorney at Law

SEAL



Received  
Recorded Register of Deeds  
Apr 20, 2017 11:53:53A  
Cumberland County  
Nancy A. Lane

DS  
u

Doc#: 71948 Bk:30204 Pg: 47

**MEEHAN LANE**  
**ROAD MAINTENANCE AGREEMENT**

Now Come DOROTHY E. MEEHAN, of North Yarmouth, Cumberland County, Maine and her adult children, MARY E. MEEHAN, of Long Island, Cumberland County, Maine and STEPHEN R. MEEHAN, of North Yarmouth, Cumberland County, Maine (herein referred to as "Dorothy", "Mary" and "Stephen"), each owners of land in North Yarmouth, Cumberland County, Maine located on or with access to "Meehan Lane", a private right of way, to state and agree as follows:

WHEREAS, Dorothy is the fee owner of the land over which the right of way exists by virtue of her deed recorded in the Cumberland County Registry of Deeds at Book 2827, Page 240; and

WHEREAS, Stephen owns parcels of land containing 29 acres, more or less by virtue of his deeds recorded in Book 7593, Page 218 and Book 27364, Page 22 accessed by Meehan Lane as described in the easement deed from Dorothy and Thomas Meehan recorded at Book 7698, Page 286 and by corrective easement of near or even date to be recorded; and

WHEREAS, Mary owns a parcel of land which can be accessed over Meehan Lane by virtue of her deed from Dorothy recorded at Book 29955, Page 285 and easement deed from Dorothy of near or even date to be recorded; and

WHEREAS, the parties wish to provide by this Declaration an agreement as to the future shared responsibilities for such maintenance, repair, replacement and plowing of Meehan Lane among themselves and such others as may in the future be granted access to use Meehan Lane;

NOW, THEREFORE, for valuable consideration received, the parties do hereby agree that:

1. All costs of plowing, maintenance, repair, improvement and replacement of Meehan Lane shall be divided equally between the parties to this agreement - and all future owners of property granted rights of use - on a per lot basis. The owners of each lot shall be responsible for one combined share. The obligation to arise when the right of way is utilized to access a residence constructed on the owner's lot.
2. The owners of each lot with a residence utilizing Meehan Lane shall be entitled to one combined vote per lot on all issues concerning the proper plowing, maintenance, repair, improvement and replacement of Meehan Lane and a majority vote shall control, provided that no vote shall impose an unreasonable restriction on the use of Meehan Lane for the residential use of all the lots.
3. If a lot owner does not timely pay any assessment related to the plowing, maintenance, repair, improvement and replacement of Meehan Lane, a notice signed by the owners of a majority of the lots and recorded at the Cumberland County

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T.M. 

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Doc#: 71948 Bk:30204 Pg: 48

Registry of Deeds shall be an enforceable lien against the owners of any lot not paying their respective share.

- 4. The parties may, by lot majority vote, provide for formation of a non-profit corporation to manage Meehan Lane consistent with this agreement and the parties may also by majority vote provide for the shared cost of liability insurance coverage for Meehan Lane.

Dated: November 20, 2012.

Dorothy E. Meehan  
 Dorothy E. Meehan

\_\_\_\_\_  
 Mary E. Meehan  
Stephen R. Meehan  
 Stephen R. Meehan

STATE OF MAINE  
CUMBERLAND, ss.

November 20, 2012

Then personally appeared, before me, the above-named Dorothy E. Meehan and acknowledged the foregoing instrument to be her free act and deed.

**Robert H. Avaunt, Esq, Notary Public**  
**State of Maine**  
**My Commission Expires 7/29/2017**

Robert H. Avaunt  
 Notary Public/Attorney at Law  
Robert H. Avaunt  
 Print Name

**SEAL**

STATE OF MAINE  
CUMBERLAND, ss.

November \_\_\_\_\_, 2012

Then personally appeared, before me, the above-named Mary E. Meehan and acknowledged the foregoing instrument to be her free act and deed.

\_\_\_\_\_  
 Notary Public/Attorney at Law  
 \_\_\_\_\_  
 Print Name

20 T.M. du

John D. Palmiter  
P.O. Box 74  
(207) 671-7246

Page 1 of 3  
Professional Land Surveyor  
Gray, Maine 04039  
Phone & Fax  
4-14-2022

DS  
u

Survey Description for Stephen R. Meehan  
Dorothy Meehan Lot B

A certain lot or parcel of land, located south of Milliken Road & on the northeast side of Meehan Lane in the town of North Yarmouth, county of Cumberland & state of Maine, bounded & described as follows:

BEGINNING at a 5/8" rebar with #1057 cap at the east corner of Meehan Lane & on the northwest line of land formerly of Stephen Meehan (7593-218), said rebar being the east corner of the 100' R/W strip called Meehan Lane, conveyed by Dorothy E. Meehan to Stephen R. Meehan CCRD book 30160, pg. 223 & book 7890, pg. 286;

Thence N58-07-02W, 263' thru grantor, along the northeast line of said 100' strip called Meehan Lane to a point;

Thence N67-50-54E, 538.26' thru grantor to a point on the south edge of Chandler Brook;

Thence by the following courses along the south edge of Chandler Brook;

N84°-31'-53"E, 97.56';

S87°-34'-00"E, 136';

S87°-55'-58"E, 38.55';

S83°-06'-45"E, 122.61';

S61°-10'-07"E, 10.93';

Thence S64°-02'-37"W, 18.05' up the bank along the northwest line formerly of Stephen Meehan (7593-218) to a 5/8" rebar with #1057 cap;

Thence continue S64°-02'-37"W, 725' along the northwest line of formerly Stephen Meehan to POINT OF BEGINNING, containing 130,786 SF or 3.00 acres & is a portion of land that abuts Milliken Road conveyed by Harold G. & Francis J. Freeman to Thomas E. & Dorothy E. Meehan by deed dated June 3, 1964 - CCRD book 2827 page 240 & is further a portion of remaining land conveyed by Dorothy E. Meehan to Stephen & Thomas Meehan, co-trustees of the Dorothy Meehan Living Trust, U.T.A. by deed dated April 19, 2017 - CCRD book 33955 page 54.

All bearings refer to the magnetic meridian as observed in 1998.

T.M.

John D. Palmiter  
P.O. Box 74  
(207) 671-7246

Page 2 of 3  
Professional Land Surveyor  
Gray, Maine 04039  
Phone & Fax  
4-14-2022

Survey Description for Stephen R. Meehan  
Dorothy Meehan Lot B

ds  
u

This conveyance is benefitted by a 100' R/W called "Meehan Lane" per the following deeds from Dorothy E. Meehan, et al. to:

Stephen R. Meehan dated March 27, 1987 - CCRD book 7698 page 286 & deed dated November 20, 2012 - CCRD book 30160 page 223.

Said 100' wide R/W is bounded & described as follows:

A certain 100' wide right of way running from Milliken Road to the land of Stephen R. Meehan, more particularly described as follows;

BEGINNING at a 5/8" rebar on the southerly side of the Milliken Road, said point is the northwest corner of land now or formerly of Carol G. Poulin et. al. (6269-9);

Thence S13°-36'-36"E, 882.65' along Poulin to a 5/8" rebar with #1057 cap at the southwest corner of Poulin;

Thence N63°-01'-58"E, 123.20' along the south line of Poulin to a 5/8" rebar with #1057 cap;

Thence S58°-07'-02"E, 346.54' thru grantor only & then along the southwest line of lot herein described & conveyed, thru grantor (Stephen & Thomas Meehan, co-trustees of the Dorothy Meehan Living Trust U.T.A 33955-54), formerly Dorothy E. Meehan (2827-240) to a 5/8" rebar with #1183 cap on the northwest line of land formerly of Stephen Meehan, (7593-218);

Thence S64°-02'-37"W, 118.13' along the northwest line of land formerly of Stephen Meehan (7593-218) to a 5/8" rebar with #1057 cap;

Thence N58°-07'-02"W, 227.26' thru grantor to a 5/8" rebar with #1057 cap;

Thence S63°-01'-58"W, 66.80' thru grantor to a point;

Thence by a tangential 100' radius curve right, 180.39' thru grantor to a 5/8" rebar with #1057 cap;

Thence N65°-20'-00"E, 101.89' along the south line of Milliken Road to POINT OF BEGINNING, containing 134,495 SF or 3.08 acres & is a portion of land the grantor herein CCRD book 33955 page 54.

T.M. 

John D. Palmiter  
P.O. Box 74  
(207) 671-7246

Page 3 of 3  
Professional Land Surveyor  
Gray, Maine 04039  
Phone & Fax  
4-14-2022

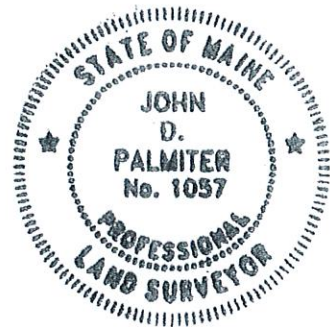


Survey Description for Stephen R. Meehan  
Dorothy Meehan Lot B

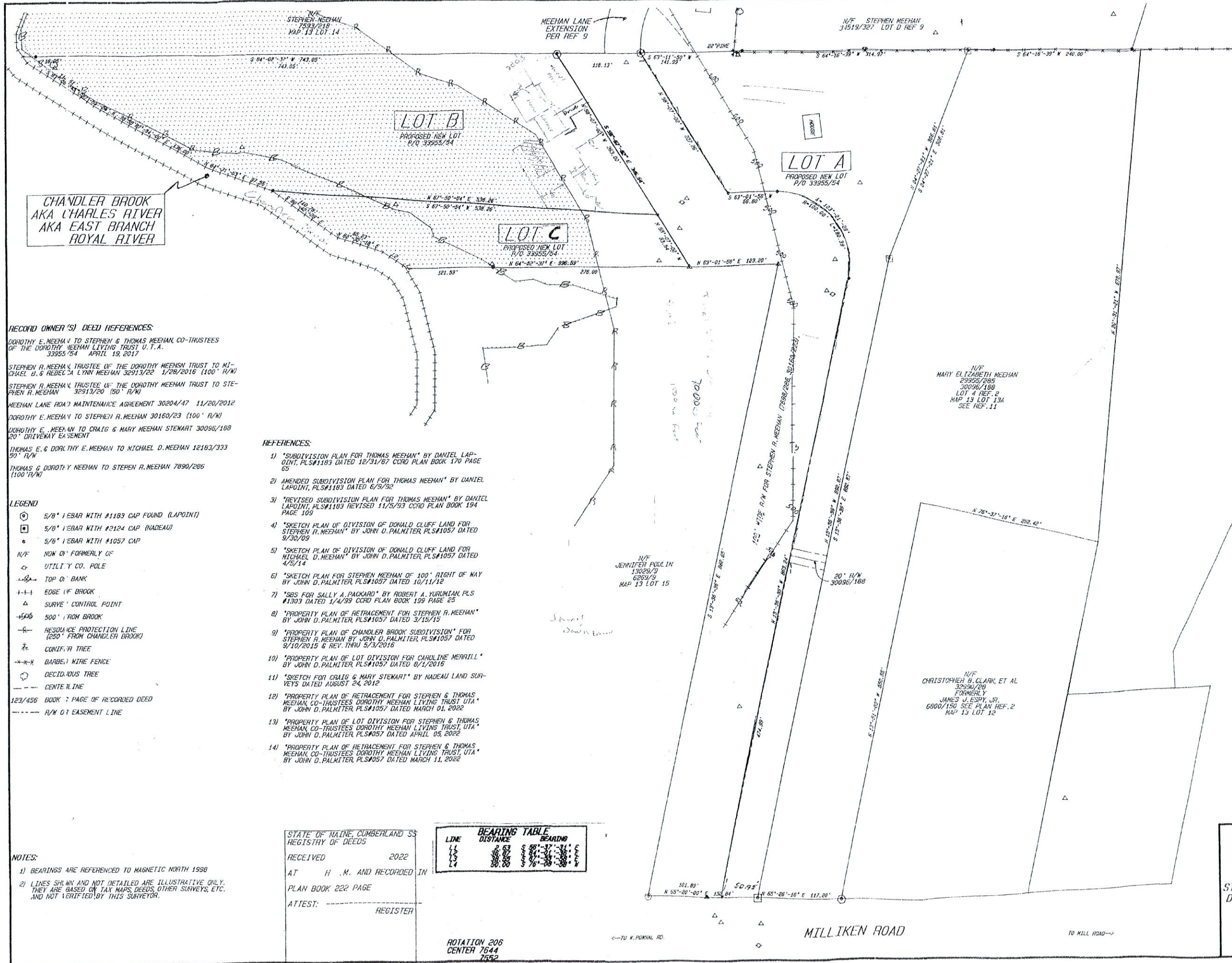
Subject to & benefitted by the Meehan Lane Road Maintenance Agreement dated Nov. 20, 2012  
CCRD book 30204 page 47.

Sincerely Yours,

*John D. Palmiter*  
John D. Palmiter, PLS #1057



T.M



CHANDLER BROOK  
AKA CHARLES RIVER  
AKA EAST BRANCH  
ROYAL RIVER

**RECORD OWNER(S) DEED REFERENCES:**  
 DOROTHY E. MEEHAN TO STEPHEN & THOMAS MEEHAN, CO-TRUSTEES OF THE DOROTHY MEEHAN LIVING TRUST U.T.A. 33955/54 APRIL 19, 2017  
 STEPHEN R. MEEHAN, TRUSTEE OF THE DOROTHY MEEHAN TRUST TO MICHAEL D. & REBECCA LYNN MEEHAN 32913/22 1/28/2016 (100' R/W)  
 STEPHEN R. MEEHAN, TRUSTEE OF THE DOROTHY MEEHAN TRUST TO STEPHEN R. MEEHAN 32913/20 (50' R/W)  
 MEEHAN LANE (RD A) MAINTENANCE AGREEMENT 30204/47 11/20/2012  
 DOROTHY E. MEEHAN TO STEPHEN R. MEEHAN 30160/23 (100' R/W)  
 DOROTHY E. MEEHAN TO CRAIG & MARY MEEHAN STEWART 30096/168 20' DRIVEWAY EASEMENT  
 THOMAS E. & DOROTHY E. MEEHAN TO MICHAEL D. MEEHAN 12183/333 50' R/W  
 THOMAS C. DOROTHY MEEHAN TO STEPHEN R. MEEHAN 7890/286 (100' R/W)

**LEGEND**  
 (Symbol) 5/8" IRON WITH #1183 CAP FOUND (LAPPOINT)  
 (Symbol) 5/8" IRON WITH #2124 CAP (NADEAU)  
 (Symbol) 5/8" IRON WITH #1057 CAP  
 N/F NOW OR FORMERLY OF  
 (Symbol) UTILITY CO. POLE  
 (Symbol) TOP OF BANK  
 (Symbol) EDGE OF BROOK  
 (Symbol) SURVEY CONTROL POINT  
 (Symbol) 500' FROM BROOK  
 (Symbol) RESONANCE PROTECTION LINE (250' FROM CHANDLER BROOK)  
 (Symbol) CONIFER TREE  
 (Symbol) BARBED WIRE FENCE  
 (Symbol) DECIDUOUS TREE  
 (Symbol) CENTERLINE  
 123/456 BOOK 7 PAGE OF RECORDED DEED  
 (Symbol) R/W OF EASEMENT LINE

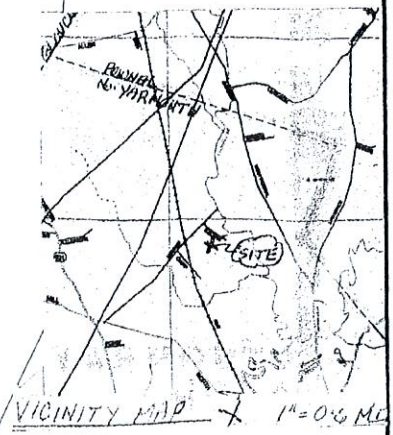
- REFERENCES:**
- "SUBDIVISION PLAN FOR THOMAS MEEHAN" BY DANIEL LAPPOINT, PLS#1183 DATED 12/31/87 CORD PLAN BOOK 170 PAGE 65
  - AMENDED SUBDIVISION PLAN FOR THOMAS MEEHAN BY DANIEL LAPPOINT, PLS#1183 DATED 6/9/92
  - "REVISED SUBDIVISION PLAN FOR THOMAS MEEHAN" BY DANIEL LAPPOINT, PLS#1183 REVISED 11/25/93 CORD PLAN BOOK 194 PAGE 109
  - "SKETCH PLAN OF DIVISION OF DONALD CLUFF LAND FOR STEPHEN R. MEEHAN" BY JOHN D. PALMITER, PLS#1057 DATED 9/30/09
  - "SKETCH PLAN OF DIVISION OF DONALD CLUFF LAND FOR MICHAEL D. MEEHAN" BY JOHN D. PALMITER, PLS#1057 DATED 4/6/14
  - "SKETCH PLAN FOR STEPHEN MEEHAN OF 100' RIGHT OF WAY BY JOHN D. PALMITER, PLS#1057 DATED 10/11/12
  - "SBS FOR SALLY A. PACKARD" BY ROBERT A. YURUMIAN, PLS #1303 DATED 1/4/98 CORD PLAN BOOK 199 PAGE 25
  - "PROPERTY PLAN OF RETRACEMENT FOR STEPHEN R. MEEHAN" BY JOHN D. PALMITER, PLS#1057 DATED 3/15/15
  - "PROPERTY PLAN OF CHANDLER BROOK SUBDIVISION" FOR STEPHEN R. MEEHAN BY JOHN D. PALMITER, PLS#1057 DATED 9/10/2015 & REV. TRM 5/3/2016
  - "PROPERTY PLAN OF LOT DIVISION FOR CAROLINE MERRILL" BY JOHN D. PALMITER, PLS#1057 DATED 8/1/2016
  - "SKETCH FOR CRAIG & MARY STEWART" BY NADEAU LAND SURVEYS DATED AUGUST 24, 2012
  - "PROPERTY PLAN OF RETRACEMENT FOR STEPHEN & THOMAS MEEHAN, CO-TRUSTEES DOROTHY MEEHAN LIVING TRUST U.T.A." BY JOHN D. PALMITER, PLS#1057 DATED MARCH 03, 2022
  - "PROPERTY PLAN OF LOT DIVISION FOR STEPHEN & THOMAS MEEHAN, CO-TRUSTEES DOROTHY MEEHAN LIVING TRUST U.T.A." BY JOHN D. PALMITER, PLS#1057 DATED APRIL 05, 2022
  - "PROPERTY PLAN OF RETRACEMENT FOR STEPHEN & THOMAS MEEHAN, CO-TRUSTEES DOROTHY MEEHAN LIVING TRUST U.T.A." BY JOHN D. PALMITER, PLS#1057 DATED MARCH 11, 2022

**NOTES:**  
 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1998  
 2) LINES SHOWN AND NOT DETAILED ARE ILLUSTRATIVE ONLY. THEY ARE BASED ON TAX MAPS, DEEDS, OTHER SURVEYS, ETC. AND NOT VERIFIED BY THIS SURVEYOR.

STATE OF MAINE, CUMBERLAND SS  
 REGISTRY OF DEEDS  
 RECEIVED 2022  
 AT H.M. AND RECORDED IN  
 PLAN BOOK 222 PAGE  
 ATTEST: REGISTER

LINE	BEARING	DISTANCE	BEARING
L1	S 84°-02'-37" W	743.05'	S 84°-02'-37" W
L2	S 67°-50'-54" E	538.26'	S 67°-50'-54" E
L3	S 67°-50'-54" E	538.26'	S 67°-50'-54" E
L4	N 64°-02'-31" E	936.59'	N 64°-02'-31" E

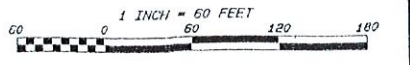
ROTATION 206  
 CENTER 7644  
 7592



**LOT TABLE:**

LOT#	SF	ACRES
A	122,916	2.82
B	130,786	3.00
C	40,046	0.92
100' R/W	134,495	3.09
TOTAL	428,243	9.83

This survey conforms to current rules & regulations of the Maine State Board of Registration for Land Surveyors  
 Exceptions:  
 (1) NO SURVEY REPORT  
 JOHN D. PALMITER, PLS#1057  
*John D. Palmiter*



STANDARD BOUNDARY SURVEY  
**PROPERTY PLAN**  
**OF LOT DIVISION**  
 MILLIKEN ROAD & MEEHAN LANE - NO. YARMOUTH, ME.  
 MADE FOR RECORD OWNER:  
**STEPHEN & THOMAS MEEHAN, CO-TRUSTEES**  
**DOROTHY MEEHAN LIVING TRUST, U.T.A.**  
 40 MEEHAN LANE - NO. YAR., MAINE, 04097  
 FIELD BOOK 78 PAGE 30 FILE 7830221  
 OCTOBER 01, 2022 1" = 60'  
 JOHN D. PALMITER, PLS#1057  
 P.O. BOX 74 - GRAY, MAINE, 04039  
 TELEPHONE (207) 671-7246