

MEMORANDUM

TO: North Yarmouth Planning Board  
Through Cassandra Bacon, Administrative Assistant

CC: Tara Mullen, Colliers Engineering & Design

From: Kate Burch, Senior Planner, North Star Planning

RE: Deer Brook Apartments Subdivision Amendment – Access Easement

Date: April 2, 2024

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**Project Background**

The Deer Brook Apartments Subdivision on Map 15, Lot 28 was approved by the North Yarmouth Planning Board in 1990 (see plan dated 7/11/90.) In 2013, a subdivision was approved for the abutting parcel, Map 15 Lot 27, that showed access off the existing Deer Brook Apartments Road (see plan dated 7/9/2013.) In 2021, the 2013 subdivision plan for Map 15 Lot 27 was amended (see plan dated 3/22/2021.)

Following the 2021 subdivision amendment approval, Map 15 Lot 27 was conveyed to Hemlock Housing Development LLC, and an access easement was added to the recorded plan and deed for Map 15 Lot 28 along the existing Deer Brook Apartments Road. This easement, recorded on the plan dated August 24, 2022, is invalid, as all easements impacting approved subdivisions must be approved by the Planning Board as a subdivision amendment.

**Proposed Access Easement**

The applicant is requesting to amend the Deer Brook Apartments Subdivision (Map 15, Lot 28) to add a 50' right-of-way to allow access to the butting parcel (Map 15, Lot 27) from the existing Deer Brook Apartments Road.

The proposed plan and deed also add designations for open space and a potential dedication to a land trust that were part of the original 1990 approval but did not appear on the alteration made in 2022. No changes to

the open space are proposed; the plan amendment maintains the 1990 open space designation.

The proposed plan was prepared by Colliers Engineering and is dated 3/11/2024. The deed will go through legal review prior to being recorded at the Registry of Deeds.

No other changes are proposed. No changes are proposed to the Deer Brook Apartments Phase 2 Subdivision on the abutting parcel (Map 15, Lot 27.)

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**Applicant:** Tara Mullen

**Owner:** 77 Property Management, LLC

**Location:** 57-59 Deer Brook Apartments Road

**Zoning:** Farm & Forest

**Tax Map Number:** Map 15 Lot 28

**Existing Land Use:** subdivision

**Proposed Land Use:** subdivision

**Acreage:** 19.59 acres

**Waivers:** None requested

**Site Walk:** A site walk is not required for a subdivision amendment.

**Public Hearing:** The Planning Board should decide if they want to hold a public hearing.

**Application Completeness:** The application provides all required information for the proposed amendment.

**Suggested Motion:** To **[approve/approve with condition(s)/deny]** the Deer Brook Apartments Amended Subdivision Plan located at Tax Map 15 Lot 28 based on the Findings of Fact and Conclusions from the Planner memo dated April 2, 2024, with the following condition of approval:

1. This plan shall be recorded in the Cumberland County Registry of Deeds within ninety (90) days of the date of the Planning Board approval. If the plan is not recorded within this time, the approval of the Planning Board shall be null and void.

**Subdivision Review - Findings of Fact:**

1. General Layout: Lots, Blocks, Utilities, Monuments, and Back Lots
  - The applicant proposes to create a 50' right-of-way along the existing Deer Brook Apartments Road (Map 15, Lot 28) to allow access to the abutting parcel (Map 15, Lot 27.)
  - The plan and deed will be recorded at the Cumberland County Registry of Deeds.
  - No changes to the layout, lots, blocks, or utilities are proposed.
2. Erosion and Sedimentation Control
  - No changes proposed.
3. Financial and Technical Capacity
  - No public improvements proposed.
4. Floodplain Management
  - No changes proposed.
5. Historic and Archaeological Sites
  - No changes proposed.
6. Sewage and Solid Waste Disposal
  - No changes proposed.
7. Soil Suitability
  - No changes proposed.
8. Recreation and Open Space Land Development
  - The rear of the parcel is labeled as open space, consistent with the original subdivision approval on the plan dated 7/11/90.
9. Water Supply
  - No changes proposed.

10. Water Quality

- No changes proposed.

11. Subdivision Street Connectivity

- The applicant proposes to create a 50' right-of-way along the existing Deer Brook Apartments Road (Map 15, Lot 28) to allow access to the abutting parcel (Map 15, Lot 27.)
- No changes to the existing road are proposed.



**Conclusions of Law – Proposed Subdivision Amendment:**

1. The proposed subdivision ~~will/will not~~ result in undue water or air pollution. (N/A)
2. The proposed subdivision ~~will/will not~~ have sufficient water available for the reasonably foreseeable needs of the subdivision. (N/A)
3. ~~The proposed subdivision will/will not cause an unreasonable burden on an existing water supply. (N/A)~~
4. ~~The proposed subdivision will/will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water. (N/A)~~
5. The proposed subdivision **will not** cause unreasonable highway or public road congestion or unsafe conditions. (N/A)
6. ~~The proposed subdivision will/will not provide for adequate solid and sewage waste disposal. (N/A)~~
7. ~~The proposed subdivision will/will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage. (N/A)~~
8. ~~The proposed subdivision will/will not place unreasonable burden on the ability of the local governments to provide municipal or governmental services. (N/A)~~
9. ~~The proposed subdivision will/will not have an undue adverse effect on the scenic or natural beauty of the area. (N/A)~~
10. The proposed subdivision **will not** be in conformance with a duly adopted subdivision regulation or ordinance.
11. ~~The subdivider will/will not have adequate financial and technical capacity to meet the standards. (N/A)~~
12. Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, the proposed subdivision **will not** adversely affect the quality of such body of water.
13. ~~The 100-year flood boundary is/is not shown on the plan. (N/A)~~
14. ~~All freshwater wetlands have/have not been identified on maps submitted as part of the application. (N/A)~~
15. ~~All farmland within the proposed subdivision has/has not been identified on maps submitted as part of the application. (N/A)~~
16. Any rivers, streams, or brooks within or abutting the proposed subdivision **have** been identified on maps submitted as part of the application.
17. ~~The proposed subdivision will/will not provide for adequate storm water management. (N/A)~~

18. Any lots in the proposed subdivision with frontage on a river, stream, brook, or great pond **have/do not have** a lot depth to shore frontage ratio greater than 5 to 1.
19. The long-term cumulative effects of the proposed subdivision **will/will not** unreasonably increase the great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.
20. If the subdivision crosses municipal boundaries, the proposed subdivision **will/will not** cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality.
21. Timber on the parcel **has/has not** been harvested in violation of liquidation harvesting statutes and rules.



**TOWN OF NORTH YARMOUTH**

**PLANNING BOARD**

**MAJOR SUBDIVISION APPLICATION**

(See Section 5 pages 37 through 59 of the North Yarmouth Land Use Ordinance)

NAME OF APPLICANT: \_\_\_\_\_ PHONE #: \_\_\_\_\_

EMAIL: \_\_\_\_\_ ALT. PHONE#: \_\_\_\_\_

FULL ADDRESS: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_

MAP: \_\_\_\_\_ LOT: \_\_\_\_\_

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 abutters list)**

2. Plan preparer information if other than property owner:

Name: \_\_\_\_\_

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)**. n/a - residential

7. List of Equipment to be used, parked or stored **(use a separate sheet)**. n/a - residential

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

\_\_\_\_\_  
Signature of Applicant/Owner

\_\_\_\_/\_\_\_\_/\_\_\_\_  
Date



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
MAJOR SUBDIVISION CHECKLIST**

NAME OF APPLICANT: 77 Property Management, LLC

DATE: 3/11/24

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 V. Subdivision Review Procedures and Criteria 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.

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



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**PLANNING BOARD**  
**MAJOR SUBDIVISION CHECKLIST**

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B.6	Interconnected Development				N/A
<b>C. Blocks - Utility/Pedestrian Easement</b>					N/A
<b>D. Utilities - Underground</b>					N/A
<b>E. Monuments</b>					
E.1	Stone Monuments Locations				N/A
E.2	Stone Monuments or Capped Iron Pipe at boundaries				N/A
E.3	Stone Monuments Requirements				N/A
E.4	All Others Marked by Suitable Monumentation				N/A
<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				N/A
A.2	Distinguish between High and Low Value Wetlands				N/A
A.3	Residential Shoreland & Resource Protection Apply				N/A
<b>B. <u>Protected Resources</u></b>					
B.1	Stream				N/A
B.2	Pond				N/A
B.3	Vernal Pool				N/A
B.4	High Value Wetlands				N/A
B.4.a	Contain Pond or Vernal Pool				N/A
B.4.b	Within Floodplain of Stream or Pond				N/A
B.4.c	Wetland Plant Species				N/A
B.5	Low Value Wetland				N/A
<b>C. <u>Standards</u></b>					
C.1	Vegetative Buffers				N/A



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C.2	Location, Species, Height, Canopy				N/A
C.3	Buffer Width Related to Slope (SEE TABLE)				N/A
C.4	Natural State to Greatest Extent Practical				N/A
C.5	Buffer Strips Maintained in Natural State				N/A
C.5.a	Clearing of Dead and Diseased Trees				N/A
C.5.b	Underlying Vegetation (must not be removed)				N/A
C.6	Building and Structure Setback				N/A
C.7	Permanent Markers (must be installed)				N/A
<b>D. <u>Plan Submittals</u></b>					
D.1	Site plan, Topo, Wetlands, Buffers				N/A
D.2	Existing Vegetation Described				N/A
D.3	Buffer (Any new buffers described)				N/A
D.4	Maintenance and Restrictions of Buffers				N/A
D.5	Deed restrictions and covenants				N/A
D.6	Plat				N/A
<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				N/A
E.1.b	Artificial impoundments				N/A
E.1.c	Low value wetlands				N/A
E.2	Buffers and setbacks do not apply to				
E.2.a	Storm water management facilities				N/A
E.2.b	Road crossings, bridges, culverts, utilities				N/A
E.2.c	Docks, boat ramps, direct access				N/A



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<b>10-4 BUILDING DESIGN STANDARDS</b>				
<b>A. <u>Purpose</u></b>				N/A
<b>B. <u>Applicability</u></b>				N/A
<b><u>CONTENTS</u></b>				
<b>A. General Building Standards</b>				N/A
<b>B. Primary Building Types</b>				N/A
<b>C. Accessory Building Types</b>				N/A
<b>D. Components</b>				N/A
<b>E. Roof Types</b>				N/A
<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. <u>Topography and Natural Surroundings</u></b>				
<b>B. <u>Best Management Practices</u></b>				
B.1	Stripping, Removal, Re-Grading			N/A
B.2	Exposure to a Minimum			N/A
B.3	Temporary Measures			N/A
B.4	Permanent Measures			N/A
B.5	Sediment Basins or Silt Traps			N/A
B.6	Adjoining property and slope			N/A
B.7	Dust control			N/A
B.8	No grading or filling near water body			N/A
B.9	Measures monitored periodically			N/A



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





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<b>B.</b>	<b>Maine Historic Preservation Commission review</b>				N/A
<b>10-14 LANDSCAPING, BUFFERS AND SCREENING</b>					
<b>A. Purpose</b>					N/A
<b>B. Standards</b>					
B.1	Landscaping				N/A
B.1.a	Natural State Preserved				N/A
B.1.b	Public roads, areas, recreation sites, buildings				N/A
B.1.c	Newly Planted Deciduous Tree Requirements				N/A
B.1.d	Plan should include Landscapes				N/A
B.2	Buffers and Screening				N/A
B.2.a	Adjacent uses and screening				N/A
B.2.b	Year-round visual screen				N/A
B.2.c	Parking lots and areas				N/A
B.2.d	Garbage collection areas buffered				N/A
B.2.e	Sufficient buffering				N/A
B.2.f	Width of buffer				N/A
<b>10-15 NATURAL BEAUTY AND AESTHETICS IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT</b>					N/A
<b>10-16 NOISE</b>					
<b>A. Control Levels for Neighboring Properties</b>					N/A
<b>B. Sound Pressure Level Limits (SEE TABLE)</b>					N/A
<b>C. Measured by a Meter</b>					N/A
<b>10-17 SEWAGE DISPOSAL</b>					
<b>A. Subsurface Sewage Disposal</b>					



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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
A.1	Follow State of Maine Rules				N/A
A.2	Hydrogeologic Assessment				N/A
A.2.a	Suitable soils				N/A
A.2.b	Water supplies				N/A
					N/A
A.2.c	Groundwater quality				N/A
A.2.d	Monitoring wells				N/A
A.2.e	Operation and maintenance manual				N/A
<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				N/A
B.2	Sewer District statement of capacity				N/A
<b>10-18 SIGNS</b>					
A.	<b><u>General Requirements</u></b>				N/A
B.	<b><u>Village Center District</u></b>				N/A
C.	<b><u>Identify or Advertise Must be on Premises</u></b>				N/A
D.	<b><u>Sign Area</u></b>				N/A
E.	<b><u>Installation and Height</u></b>				N/A
F.	<b><u>Height and Location by Roads</u></b>				N/A
G.	<b><u>Attached to Structure</u></b>				N/A
H.	<b><u>Maintenance and Removal</u></b>				N/A
I.	<b><u>Illumination</u></b>				N/A
J.	<b><u>Nonconforming Signs</u></b>				N/A
K.	<b><u>Special Event Signs</u></b>				N/A
L.	<b><u>Home Occupation Signs</u></b>				N/A



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<b>M.</b>	<b><u>Signs in the Resource Protection District and the Residential Shoreland District</u></b>				N/A
<b>N.</b>	<b><u>Municipal and Public Safety Signs</u></b>				N/A
<b>10-19 SOIL SUITABILITY</b>					N/A
<b>10-20 SOLID WASTE DISPOSAL</b>					
<b>A.</b>	<b><u>Disposal at Licensed Facility</u></b>				N/A
<b>B.</b>	<b><u>Alternative Arrangements</u></b>				N/A
<b>10-21 STORAGE OF MATERIALS</b>					
<b>A.</b>	<b><u>Sufficient Setbacks and Screening</u></b>				N/A
<b>B.</b>	<b><u>Dumpsters</u></b>				N/A
<b>C.</b>	<b><u>Physical Screening</u></b>				N/A
<b>D.</b>	<b><u>Buffers and Screening</u></b>				N/A
<b>10-22 STORM WATER CONTROL</b>					
<b>A.</b>	<b><u>Designed to Minimize Runoff</u></b>				N/A
<b>B.</b>	<b><u>Requirements</u></b>				
B.1	Design by Maine engineer				N/A
B.2	Easement width				N/A
B.3	Oil and grease traps				N/A
B.4	Designing engineer statement				N/A
B.5	Designed to Town Roadway Criteria				N/A
B.6	Maintenance Plan				N/A
<b>10-23 RECREATION AND OPEN SPACE LAND IN DEVELOPMENTS</b>					
<b>A.</b>	<b><u>Applicability and Purpose</u></b>				N/A
<b>B.</b>	<b><u>Retention of Useable Open Space/Recreation Land</u></b>				
B.1	Planning Board may Require Reservation of Land				N/A
B.2	Percentage of Useable Open Space (SEE TABLE)				N/A



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<b>C. Waivers of Minor Subdivisions of Mandatory Open Space</b>					N/A
<b>D. Ownership and Maintenance of Common Open Space and/or Recreation Land</b>					
D.1	Facilities & Property Ownership				N/A
D.1.a	Lot Owners' Association				N/A
D.1.b	Association Principal Purpose				N/A
D.1.c	The Town				N/A
D.2	Subdivision of the Common Open Space Prohibited				N/A
D.3	Monitoring Fee (Planning Board May Require)				N/A
<b>E. Homeowners Association Requirements</b>					N/A
<b>10-24 WATER SUPPLY</b>					
<b>A. <u>Public Water Supply</u></b>					
A.1	Written statement from Yarmouth Water District				N/A
A.2	System approved by Yarmouth Water District and North Yarmouth Fire Chief				N/A
<b>B. <u>Required Connection to Public Water Supply</u></b>					N/A
<b>C. <u>Individual Wells Regulations</u></b>					N/A
<b>D. <u>Fire Protection</u></b>					
D.1	Hydrant locations				N/A
D.2	Storage capacity				N/A
D.3	Hydrant specifications				N/A
D.4	Easement				N/A
<b>10-25 WATER QUALITY</b>					
<b>A. <u>Water Quality</u></b>					
A.1	No discharge in surface or groundwater				N/A
A.2	Maine DEP and Fire Marshal's Office standards				N/A
A.3	License from Maine DEP				N/A



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A.4	Discharge treated				N/A
<b>B. <u>Groundwater</u></b>					N/A
<b>C. <u>Wellhead Protection</u></b>					N/A
<b>D. <u>Requirements for Hydrogeologic Assessments</u></b>					
D.1	Class A (high intensity) Soil Survey				N/A
D.2	Water table				N/A
D.3	Drainage conditions				N/A
D.4	Existing groundwater quality				N/A
D.5	Analysis and evaluation				N/A
D.6	Map of wastewater systems and wells				N/A
<b>E. <u>Projections of Groundwater Quality</u></b>					N/A
<b>F. <u>Drinking Water Standards</u></b>					N/A
<b>G. <u>Demonstrate Treatment</u></b>					N/A
<b>H. <u>Contaminants</u></b>					N/A
<b>I. <u>Construction Standards</u></b>					N/A
<b>J. <u>System and Well Zones</u></b>					N/A
<b>10-26 PROTECTION OF SIGNIFICANT WILDLIFE HABITAT</b>					
<b>A. <u>Designed to Protect</u></b>					N/A
<b>B. <u>Identify and Map Wildlife Habitats</u></b>					N/A
<b>C. <u>Consult and Obtain Written Report</u></b>					N/A
<b>D. <u>Deer Wintering Areas</u></b>					N/A
<b>E. <u>Deed Restrictions</u></b>					N/A
<b>10-27 PUBLIC ACCESS TO THE SHORELINE</b>					N/A
<b>10-28 BACK LOTS AND ACCESS</b>					N/A
<b>A. <u>Right-of-Way</u></b>					N/A



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
MAJOR SUBDIVISION 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				N/A
A.2	Emergency vehicles				N/A
A.3	Existing lot and right-of-way				N/A
A.4	Backlots prohibited in subdivisions				N/A
A.5	Private Roads Serving Three or More Residential Units and/or Non-residential Uses				N/A
A.6	In the Farm and Forest District, Residential Shoreland District and Resource Protection District – lot size and width				N/A
A.7	In the Village Center District and Village Residential District – dimensional requirements				N/A
<b>10-29 ACCESS MANAGEMENT STANDARDS</b>					
<b>A. <u>Applicability</u></b>					N/A
<b>B. <u>Adequacy of the Public Road System</u></b>					N/A
<b>C. <u>Safe Sight Distances</u></b>					
C.1.	Designed				N/A
C.2	Measurements				N/A
C.2.a	Sight Distance Speed				N/A
C.2.b	Height				N/A
C.2.c	Truck traffic				N/A
C.2.d	Recreational vehicle traffic				N/A
C.3	Placement				N/A
C.4	Site triangle				N/A
<b>D. <u>Access Management and Safety Standards</u></b>					
D.1	Hazardous conflicts				N/A
D.2	Residential Lots				N/A



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
MAJOR SUBDIVISION 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				N/A
D.2.b	Village Center District and Village Residential District				N/A
D.3	Commercial and Other Non-Residential Lots				N/A
D.3.a	Farm and Forest District, Residential Shoreland District and Resource Protection District				N/A
D.3.b	Village Center District and Village Residential District				N/A
D.4	Shared Driveways				N/A
D.5	Road, Pedestrian and Bicycle Connections Between Developments				N/A
D.6	Subdivisions				N/A
D.7	Corner Lot Access				N/A
D.8	Access Ways to Non-Residential Developments or to Multiplex Developments				N/A
D.9	Driveway Turn-Around Area				N/A
D.10	Driveway Grades				N/A
D.11	Access Way Location and Spacing				N/A
D.11.a	Location from intersection				N/A
D.11.b	Existing private roads				N/A
D.11.c	Demonstration of No Alternative				N/A
<b>10.30 SUBDIVISION STREET CONNECTIVITY REQUIRED IN THE VILLAGE CENTER AND VILLAGE RESIDENTIAL DISTRICTS</b>					
<b>A. Purpose</b>					N/A
<b>B. Applicability</b>					N/A
<b>C. Requirements</b>					
C.1	Proposed Subdivision Streets				N/A



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
MAJOR SUBDIVISION 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				N/A
C.3	Proposed Transportation System				N/A
C.4	Redevelopment and Road Improvements				N/A
C.5	Future Street Extension				N/A
C.6	Reserved Streets for Future Street Connections				N/A
C.7	Waivers				N/A
C.7.a	Dead End Streets				N/A
C.7.b	Hammerhead Turn-around				N/A
C.7.c	Turn-Around				N/A
C.7.d	Emergency Access				N/A
<b>10.31 SUBDIVISION STREET LENGTH AND CONNECTION REQUIREMENTS IN THE FARM AND FOREST DISTRICT AND RESIDENTIAL SHORELAND DISTRICT</b>					
<b>A. Purpose</b>					N/A
<b>B. Standards</b>					
B.1	12 Residential Units or Lots				N/A
B.2	Dead-End Street				N/A
B.3	Connectivity Requirements				N/A
<b>10.32 PEDESTRIAN WAYS AND BICYCLE ACCESS, CIRCULATION AND FACILITIES</b>					
<b>A. Applicability and Purpose</b>					N/A
<b>B. Standards</b>					
B.1	Village Center District and Village Residential District Sidewalk Requirements				N/A
B.2	Farm and Forest District and Residential Shoreland District, Resource Protection District Sidewalk Requirements				N/A
B.3	Sidewalk Design				N/A
B.4	Connect to existing				N/A





**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
MAJOR SUBDIVISION 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.5	Site Plan				N/A
B.6	Parking Plans				N/A
B.6.a	Bicycle parking				N/A
B.6.b	Pedestrian Way Locations				N/A
B.6.c	Village Center District and Village Residential District sidewalks on frontage with 10 or more parking spaces				N/A
<b>10-33 INTERNAL VEHICULAR CIRCULATION</b>					
<b>A. <u>Safe Movement</u></b>					
A.1	Clear route and Turning Area				N/A
A.2	Emergency Vehicles, Routes and Signage				N/A
A.3	Layout and Design of Parking Area				N/A
A.4	Designed to harmonize with site				N/A
<b>10-34 OFF STREET PARKING</b>					
<b>A. <u>Applicability</u></b>					N/A
<b>B. <u>General Requirements</u></b>					N/A
<b>C. <u>Parking Layout and Design</u></b>					
C.1	On lot or adjacent lot				N/A
C.2	Arranged so not necessary to back out on road				N/A
C.3	Location of Parking				N/A
C.4	Landscaping Plan Providing Screening				N/A
C.5	Joint use of Parking Area Approval				N/A
C.6	Durable surface				N/A
C.7	Parking space size				N/A
C.8	Diagonal parking				N/A



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
MAJOR SUBDIVISION 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><u>D. Parking Space Requirements</u></b>					
D.1	Sufficient to accommodate				N/A
D.2	Size of structure				N/A
D.3	Reduce structure for sufficient parking				N/A
D.4	On-street parking				N/A
D.5	Availability of parking				N/A
D.6	Pedestrian and bicycle safety				N/A
D.7	Other standards				N/A
<b><u>E. Waivers</u></b>					N/A
<b>10-35 OFF STREET LOADING REQUIREMENTS</b>					
<b><u>A. Specific Uses</u></b>					
A.1	Maximum number of trucks				N/A
A.2	Type of business				N/A
A.3	Location of loading facility				N/A
A.4	Screening				N/A
A.5	Desirability of service roads or alleys				N/A
A.6	Other characteristics				N/A
A.7	Traditional layout and historical character				N/A
A.8	Minimize noise impacts				N/A

March 6, 2024

North Yarmouth Planning Board  
10 Village Square Rd  
North Yarmouth, ME 04097

57-59 Deer Brook Apartments Rd, North Yarmouth  
Colliers Engineering & Design Project No. 23012531A

Dear North Yarmouth Planning Board:

Please find enclosed an Amended Plan and Application Documents for subdivision amendment of Map 15, Lot 28 to formalize a 50-ft right of way over Deer Brook Apartments Road to allow access for the abutting parcel. This site came before the board previously as "Deer Brook Apartments (Phase 1)" as approved and signed by the planning board on 7/11/1992 for the owner Bruce Bailey as recorded in Plan Book 186, Page 10. This site is a multifamily development. There will be no new lots or roads added to Deer Brook Apartments (Phase 1), Map 15, Lot 28. The existing road will have a formalized easement for the right of way over the property to allow access to the abutter.

The abutting property, Map 15, Lots 27 & 27-1 was approved by the planning board as "First Amended Subdivision Plan of Deer Brook Apartments (Phase 2)" approved and signed by the planning board on March 22, 2021, for record owner United Properties, Inc. and recorded in Plan Book 221, Page 175. This approval appears to be a renewal of the same project, of the same name, approved and signed by the planning board of July 9, 2013, and recorded in Plan Book 213, Page 295. An easement was described when United Properties, LLC conveyed the parcel to Hemlock Housing Development LLC in Book 40370, Page 300. However, this was not an approved amendment to Plan Book 186, Page 10. Book 40370, Page 300 stated maintenance costs were to be split evenly between the grantor and grantee.

This situation has been reviewed by the Code Enforcement Office, and we are following their recommendations. Due to this being an amendment with no new lots or dwellings many of the items on the major subdivision forms have been requested as not applicable.

Sincerely,

Colliers Engineering & Design, Inc.



Tara Mullen, PLS

<b>Included Documentation</b>	<b>Page</b>
Authorization Email	1
Condominium Plan Note	2
Detail of USGS Topographic Map, Cumberland Center, ME 2021	3
North Yarmouth Tax Map 15	4
Current Deed to 77 Property Management, LLC Book 39091, Page 101	5-8
Current Deed with Road Easement Book 40370, Page 300	9-14
First Amended Subdivision Plan – Final of Deer Brook Apartments”	15
Previously Approved First Amended Subdivision Plan of Deer Brook Apartments (Phase 2) Plan Book 221, Page 175.	16
Previously Approved First Amended Subdivision Plan of Deer Brook Apartments (Phase 2) Plan Book 213, Page 295.	17
Condominium Plat “Deer Brook South” #57-59 Deer Brook Apartments Road” Plan Book 222, Page 343	18

**From:** [Benjamin Downs](#)  
**To:** [Tara Mullen](#)  
**Cc:** [Liz Soucie](#)  
**Subject:** Re: Authorizing Agent Email  
**Date:** Friday, March 8, 2024 4:08:53 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.jpg](#)  
[image004.png](#)

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**This Message originated outside your organization.**

---

I Benjamin Downs authorize Tara Mullen of Colliers Engineering & Design to submit planning board documents, correspondence and present at meetings on my behalf”

On Fri, Mar 8, 2024, 4:07 PM Tara Mullen <[Tara.Mullen@collierseng.com](mailto:Tara.Mullen@collierseng.com)> wrote:

Hello,

I will need to include an email that states you authorize me to submit the application and present at planning board meetings on your behalf. Would you mind replying with something like

“I authorize Tara Mullen of Colliers Engineering & Design to submit planning board documents, correspondence and present at meetings on my behalf”

We are compiling the application Monday and it is due Tuesday so the sooner the better.

Thanks

**Tara Mullen, PLS**

Senior Project Surveyor

[tara.mullen@collierseng.com](mailto:tara.mullen@collierseng.com)

Direct: 207 481 7071 | Cell: 207 325 1914 | Main: 877 627 3772

41 Church Road | Brunswick, Maine 04011



Engineering  
& Design

### Condominium Plat Note

A Condominium Plat was completed and recorded for Map 15, Lot 28 titled "Condominium Plat Deer Brook South" #57-59 Deer Brook Apartments Road, North Yarmouth, Maine made for Record Owner 77 Property Management, LLC" dated May 6, 2022, recorded in Plan Book 222, Page 343. This plan shows the easement to allow access to the abutting property, Map 15, Lots 27 & 27-1. However, because the proposed conditions were never brought to the planning board for approval this amended process was outlined by the Code Enforcement Office.

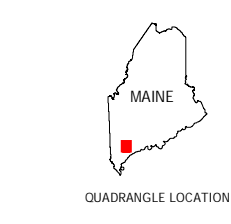
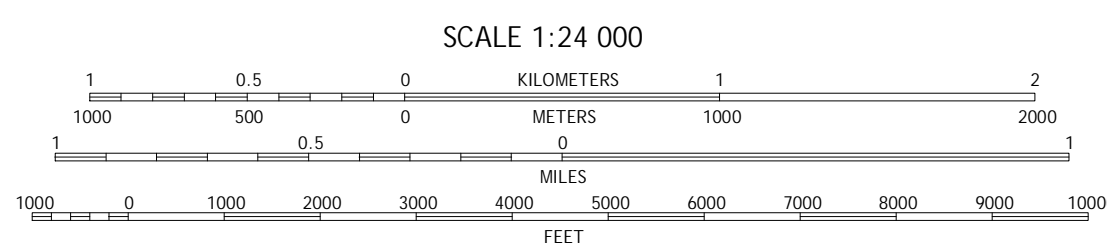
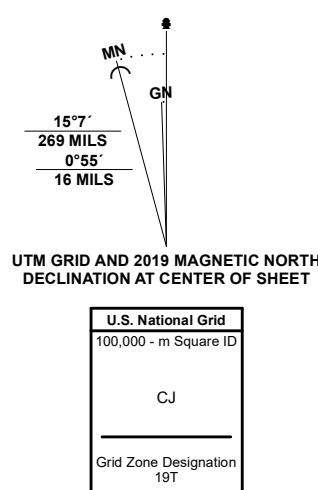
Pending the approval of the amendment as outlined in this submission, then the Condominium Plat will need to be amended to reflect the most current information. The first step in that process is this amended subdivision application.





Produced by the United States Geological Survey  
North American Datum of 1983 (NAD83)  
World Geodetic System of 1984 (WGS84) Projection and  
1 000-meter grid: Universal Transverse Mercator, Zone 18T  
This map is not a legal document. Boundaries may be  
generalized for this map scale. Private lands within government  
reservations may not be shown. Obtain permission before  
entering private lands.

Imagery:.....NAIP, September 2018  
Roads:.....U.S. Census Bureau, 2017  
Names:.....GNIS, 1980 - 2020  
Hydrography:.....National Hydrography Dataset, 1989 - 2019  
Contours:.....National Elevation Dataset, 2012 - 2015  
Boundaries:.....Multiple sources; see metadata file 2018 - 2019  
Wetlands:.....FWS National Wetlands Inventory 2001 - 2004



1	2	3
4	5	6
7	8	

ADJOINING QUADRANGLES

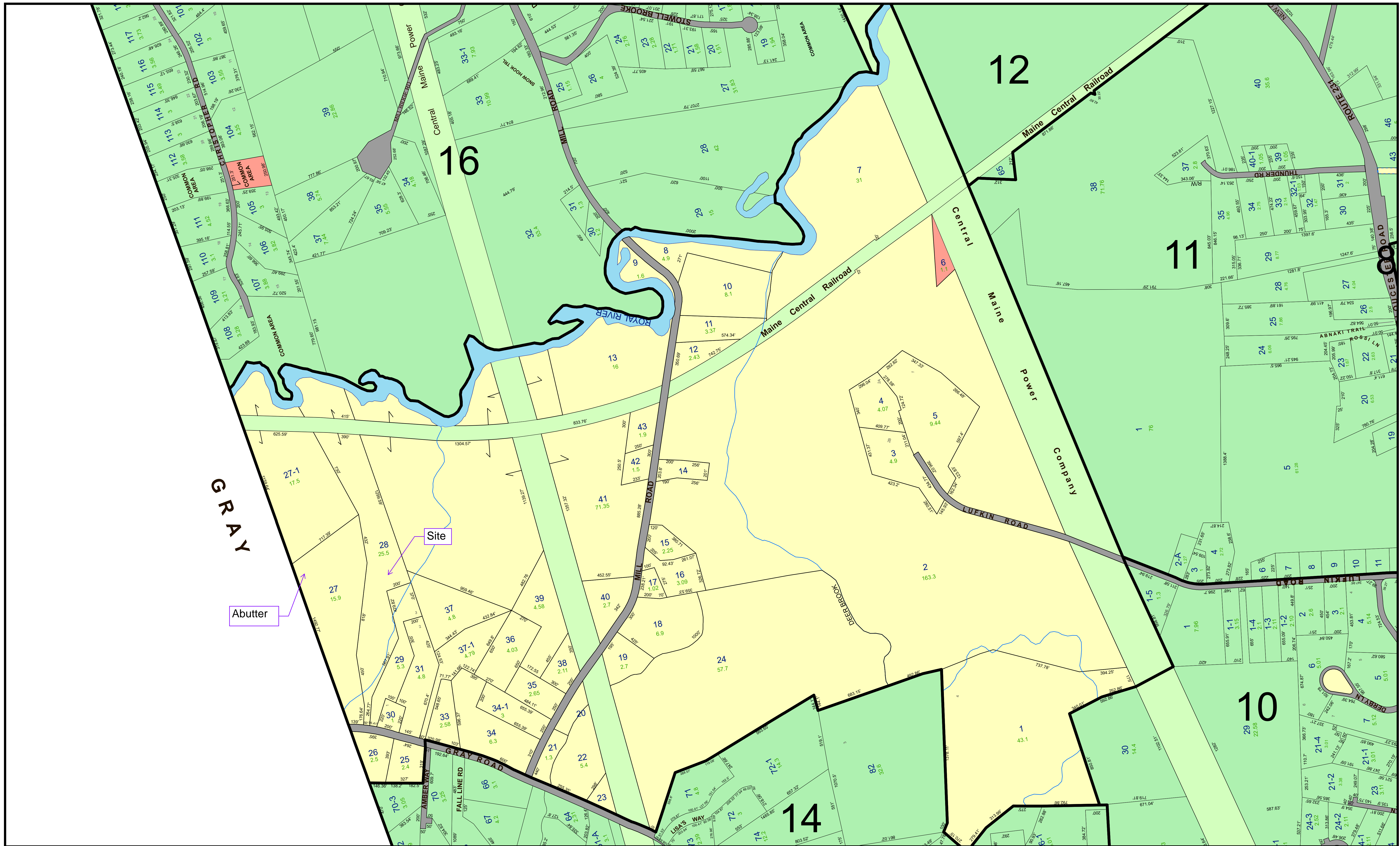
- 1 Raymond
- 2 Gray
- 3 North Pownal
- 4 North Windham
- 5 Yarmouth
- 6 Gorham
- 7 Portland West
- 8 Portland East

ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Ramp	4WD
Interstate Route	US Route
	State Route







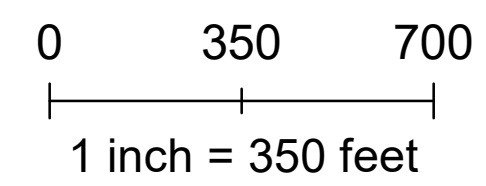
Tax Sheets are intended for assessing purposes only. Boundary locations are approximate and should not be used for conveyance of property.

Maps updated - 4/01/2022

REVISED & REPRINTED BY  
**CAI Technologies**  
 Precision Mapping, Geospatial Solutions  
 11 Pleasant Street, Littleton, NH 03561  
 800.322.4540 - www.cai-tech.com

- Legend**
- Parcel
  - Town
  - Railroad
  - Road
  - Water
  - Cemetery
  - ROW
  - Stream

# North Yarmouth, Maine





MAINE REAL ESTATE TAX-Paid

STATUTORY WARRANTY DEED

DLN: 1002240180078

THAT **United Properties Inc.**, a Maine Corporation, with a principal place of business in the City of Westbrook, County of Cumberland, and State of Maine, with a mailing address of 9 Thomas Drive, Westbrook, ME 04092,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

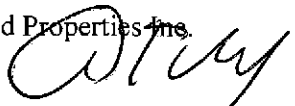
**77 Property Management, LLC**, a Maine Limited Liability Company, with a principal place of business in the City of South Portland, County of Cumberland and State of Maine, with a mailing address of 68 Fellows Street, South Portland, ME 04106,

Certain lots or parcels of land, with the buildings and improvements thereon, situated in the Town of **North Yarmouth**, County of **Cumberland** and State of Maine, bounded and described in Exhibit A annexed hereto and made a part hereof.

Grantee by acceptance of this deed is hereby responsible to pay real estate taxes for the period of January 1, 2022, and thereafter.

IN WITNESS WHEREOF, the said **United Properties Inc.** has caused this instrument to be signed and sealed by **Alan E. Wolf**, its **Agent**, thereunto duly authorized this 14th day of January, 2022.

United Properties Inc.



By: Alan E. Wolf, its Agent

STATE OF MAINE  
CUMBERLAND, SS.

Date: January 14, 2022

Then personally appeared the above-named Alan E. Wolf, Agent of United Properties Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



Notary Public

Printed Name:

My Commission Expires:

**DARCY L. NEEDHAM**  
NOTARY PUBLIC - State of Maine  
My Commission Expires  
January 26, 2023

**EXHIBIT A**

Certain lots or parcels of land, with the buildings and improvements thereon, situated in the Town of North Yarmouth, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

PARCEL ONE: 493 Gray Road, North Yarmouth, ME

A certain lot or parcel of and situated on the easterly side of Gray Road in the Town of North Yarmouth, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at the southwesterly corner of land now or formerly of Stewart T. and Mary B. Vreeland (24201/165) on the assumed easterly side line of Gray Road and on the Gray/North Yarmouth Town line;

Thence N 52° 10' E along the said Town line and land of the said Vreeland and also land now or formerly of University of Maine Foundation (23796/333) a total distance of 2,614 feet, more or less, to a point on the westerly boundary of land of Maine Central Railroad;

Thence S 19° 11' E along land of the said Maine Central Railroad 514 feet, more or less, to a point on the northerly boundary of land now or formerly of United Properties, Inc. (9313/279);

Thence S 40° 34' W along land of the said United Properties, Inc. 730 feet, more or less, to a point;

Thence S 59° 29' W continuing along land of the said United Properties, Inc. 432 feet, more or less, to a point;

Thence S 76° 02' W continuing along land of the said United Properties, Inc. 818 feet, more or less, to a point;

Thence S 60° 16' W continuing along land of the said United Properties, Inc. 450 feet, more or less, to a point;

Thence S 70° 21' W continuing along land of the said United Properties, Inc. 177 feet, more or less, to a point on the assumed easterly side line of the said Gray Road;

Thence N 14° 46' W along the assumed easterly side line of the said Gray Road 141 feet, more or less, to the point of beginning.

Containing 25.9 acres, more or less.

Parcel 2 of PARCEL ONE (493 Gray Road, North Yarmouth, ME)

Beginning at a point on the westerly shore of Royal River at the northeasterly corner of land now or formerly of the said United Properties, Inc.;

Thence S 40° 34' W along land of the said United Properties, Inc. 260 feet, more or less, to a point on the easterly boundary of land of the said Maine Central Railroad;

Thence N 19° 11' W along land of the said Maine Central Railroad 486 feet, more or less, to a point on the southerly boundary of land of the said University of Maine Foundation and the said Town line;

Thence N 52° 10' E along land of the said University of Maine Foundation and the said Town line 325 feet, more or less, to a point on the westerly shore of the said Royal River;

Thence along the westerly shore of the said Royal River in a generally southeasterly direction 800 feet, more or less, to the point of beginning.

Containing 4.5 acres, more or less.

All bearings are referenced to Magnetic North of the year 1982.

Reference is further made to a certain "Composite Plan Gray Road in North Yarmouth made for Jeff McConnell" prepared by Wayne Wood & Co., dated January, 2011, revised April 26, 2011.

Being those same premises conveyed to United Properties, Inc. by deed of Jeffrey W. McConnell, et als, recorded in Book 28773, Pages 148, 153 & 156.

PARCEL TWO: 57-59 Deer Brook Apartments (formerly or also known as 104 Gray Road, North Yarmouth, ME)

A certain lot or parcel of land, with the buildings thereon, situated in the Town of North Yarmouth, County of Cumberland and State of Maine, bounded and described as follows: BEGINNING on the southeasterly sideline of Route 115 at a point located 138.75 feet southeasterly along said sideline from its intersection with the North Yarmouth – Gray town line; thence North 70° 21' 40" East, 179.89 feet to a point (following, more or less, the Southerly sideline of a woods road); thence North 60° 16' 29" East, 450.33 feet to a point; thence North 76° 02' 10" East, 818.04 feet to a point; thence North 59° 28' 58" East, 431.89 feet to a point; thence North 40° 34' 04" East, 729.85 feet to a point in the southwesterly sideline of the Maine Central Railroad right-of-way; thence South 19° 11' 06" East by said Maine Central Railroad right-of-way, 390 feet to a point and wire fence at land now or formerly of Freeman; thence South 50° 24' 38" West by said fence and land now or formerly of Freeman, 2,094.91 feet to a point; thence South 86° 38' 02" West by land now or formerly of Bassett, 666.68 feet to a point in the Easterly sideline of Route 115; thence North 5° 46' 24" West by said Southeasterly sideline of Route 115, 490.14 feet to the point of beginning, containing 26.6 acres, together with a right-of-way for pedestrian and vehicular access to United Properties, Inc.'s premises, for use in common with Bruce W. Bailey, his heirs and assigns, over and along the above-mentioned woods road as it now exists on the face of the earth; said easement to run with United Properties, Inc.'s land.

Also, another certain lot or parcel of land, with any buildings that may be thereon, in said North Yarmouth, situated between the Maine Central Railroad right-of-way and Royal River, more particularly bounded and described as follows: BEGINNING at a point on the Northeasterly sideline of said Railroad right-of way, determined by extending the Northwesterly line of the above described parcel across said right-of-way; thence North 40° 34' 04" East, 260 feet, more or less, to the Westerly bank of Royal River; thence by said Westerly bank of Royal River, as it runs in an Easterly, Southeasterly and Southwesterly direction, 700 feet, more or less, to a point determined by extending the Southeasterly sideline of the above-described parcel to the Westerly bank of said river; thence South 50° 24' 38" West, 390 feet, more or less, to a point in the Northeasterly sideline of said Railroad right-of-way; thence by said Northeasterly sideline of said Railroad right-of-way, North 19° 11' 06" West, 415.02 feet to the point of beginning, containing 4.2 acres.

EXCEPTING from the aforementioned parcel a certain lot or parcel of land, with any buildings thereon, bounded and described as follows: BEGINNING at a point marked by an iron set on the Easterly sideline of Route 115, on the Northerly line of land now or formerly of Bassett; thence North  $3^{\circ} 25' 45''$  West, and by the Easterly line of said Route 115, 440.14 feet, more or less, to an iron set and the land being retained by Bailey; thence by land of Bailey for the following described courses and distances: North  $76^{\circ} 07' 21''$  East, 263.32 feet to a point marked by an iron set; thence South  $81^{\circ} 47' 20''$  East, 262.91 feet to a point marked by an iron set; thence South  $85^{\circ} 31' 59''$  East, 305 feet to a point marked by an iron set; thence North  $57^{\circ} 32' 59''$  East, 429.82 feet to a point marked by an iron set; thence South  $37^{\circ} 24' 43''$  East, 200 feet to an iron set and the land now or formerly of F. Freeman; thence South  $50^{\circ} 28' 52''$  West, and by the land of Freeman and the land now or formerly of Briggs, marked in part by a wire fence, 795 feet to an iron set at angle in said line; thence South  $89^{\circ} 00' 11''$  West, and by the land of Briggs and Bassett, marked in part by a stone wall, 670.4 feet to an iron set on the Easterly sideline of Route 115 at the point of beginning.

Reference is further made to a Subdivision Plan (Final) of Deer Brook Apartments, North Yarmouth, Maine for Bruce Bailey by Sebago Technics, Inc., dated July 10, 1990, and recorded at the Cumberland County Registry of Deeds in Plan Book 186, Page 10.

Being the same premises conveyed to United Properties, Inc. by deed of Bruce W. Bailey, duly recorded in the Cumberland County Registry of Deeds at Book 9313, Page 279.

The above-described premises are SUBJECT TO a utility easement given by United Properties, Inc. to Central Maine Power Co. and Pine Tree Telephone Company, dated September 17, 1910, and recorded in said Registry of Deeds in Book 9447, Page 239.

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(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

DLN#1002340249578

## WARRANTY DEED

(Corporate Grantor)

**77 Property Management, LLC**, a Maine Limited Liability Company, with a mailing address of 68 Fellows Street, South Portland, Maine 04106, for consideration paid, grants to **Hemlock House Development LLC and Alison Miller**, both with a mailing address of 272 Sweetser Road, North Yarmouth, Maine 04097 **with Warranty Covenants, as Tenants in Common**, the land and interest in land, together with all buildings and improvements now located thereon, situated in North Yarmouth, County of Cumberland and State of Maine, described as follows:

### PARCEL ONE

A certain lot or parcel of land located on the easterly side of Gray Road and the northerly side of Deer Brook Apartments Road in the Town of North Yarmouth, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the at the intersection of the northerly side of Deer Brook Apartments Road with the easterly side of Gray Road. Thence:

- 1) N 14°56' 54" W by said Gray Road a distance of One Hundred Forty and 76/100 (140.76) feet to a point on the apparent line between the Town of North Yarmouth and the Town of Gray at land now or formerly of Stewart T. Vreeland and Mary B. Vreeland as recorded in the Cumberland County Registry of Deeds in Book 24201, Page 165;
- 2) N 49°53'43" E by said Town Line, said land of Vreeland and land now or formerly of the University of Maine Foundation as described in a deed recorded in said Registry in Book 2379, Page 333 a distance of Two Thousand Six Hundred Fifty-Two and 41/100 (2,652.41) feet to a point on the southwesterly side of the Maine Central Railroad;
- 3) S 19°11'06" E by said Maine Central Railroad a distance of Six Hundred Twenty-Five and 59/100 (625.59) feet to a point at remaining land of the Grantor;
- 4) S 40°34'04" W by said remaining land of the Grantor a distance of Seven Hundred Twenty-Nine and 85/100 (729.85) feet to a point;
- 5) S 59°28'58" W by said remaining land of the Grantor a distance of Four Hundred Thirty-One and 89/100 (431.89) feet to a point;

- 6) S 76°02'10" W by said remaining land of the Grantor a distance of Eight Hundred Eighteen and 04/100 (818.04) feet to a point;
- 7) S 60°16'29" W by said land of the Grantor and said Deer Brook Apartment Road a distance of Four Hundred Fifty and 33/100 (450.33) feet to a point;
- 8) S 70°21'40" W by said Deer Brook Apartment Road a distance of One Hundred Seventy-Six and 64/100 (176.64) feet to the point of beginning.

Bearings are based on magnetic north 1982.

The above described Parcel One contains 29.1 acres being a portion of land now or formerly of 77 Property Management, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 39091, Page 101.

The above described Parcel One benefits from a right of way on the easterly side of Gray Road in the Town of North Yarmouth, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point at the intersection of the northerly side of Deer Brook Apartments Road, being delineated on a plan entitled "Condominium Plat Deer Brook South" made for 77 Property Management, LLC by Owen Haskell, Inc., as recorded in the Cumberland County Registry of Deeds in Plan Book 222, Page 343, with the easterly side of Gray Road. Thence:

- 1) N 70° 21' 40" E by said Deer Brook Apartments Road a distance of One Hundred Seventy-Six and 64/100 (176.64) feet to a point;
- 2) N 60° 16' 29" E by said Deer Brook Apartments Road a distance of Ninety-Three and 95/100 (93.95) feet to a point of curvature;
- 3) Easterly by said Deer Brook Apartments Road, following a curve to the right having a radius of One Hundred Twenty-Five and 00/100 (125.00) feet, an arc distance of Seventy and 70/100 (70.70) feet to a point of tangency;
- 4) S 87° 19' 00" E by said Deer Brook Apartments Road a distance of Forty and 04/100 (40.04) feet to a point;
- 5) S 84° 41' 02" E by said Deer Brook Apartments Road a distance of Seventy-Seven and 48/100 (77.48) feet to a point of curvature;
- 6) Easterly by said Deer Brook Apartments Road, following a curve to the left having a radius of One Hundred Seventy-Five and 00/100 (175.00) feet, an arc distance of One Hundred Seven and 81/100 (107.81) feet to a point of tangency;
- 7) N 60° 01' 02" E by said Deer Brook Apartments Road a distance of Thirty-Six and 10/100 (36.10) feet to a point;

- 8) N 22° 24' 16" E through land designated as "Deer Brook South" as delineated on said Plan a distance of One Hundred Fifty-Eight and 28/100 (158.28) feet to a point at land designated as "Deer Brook North" as delineated on said Plan;
- 9) N 76° 02' 10" E by said land of Deer Brook North a distance of One Hundred Twenty-Four and 19/100 (124.19) feet to a point;
- 10) S 22° 24' 16" W through said land of Deer Brook South and across said Deer Brook Apartments Road a distance of One Hundred Eighty-Four and 06/100 (184.06) feet to a point on the southerly side of said Deer Brook Apartments Road;
- 11) S 60° 01' 02" W by said Deer Brook Apartments Road a distance of One Hundred Thirty-Five and 05/100 (135.05) feet to a point of curvature;
- 12) Westerly by said Deer Brook Apartments Road, following a curve to the right having a radius of Two Hundred Twenty-Five and 00/100 (225.00) feet, an arc distance of One Hundred Thirty-Eight and 62/100 (138.62) feet to a point of tangency;
- 13) N 84° 41' 02" W by said Deer Brook Apartments Road a distance of Seventy-Six and 33/100 (76.33) feet to a point;
- 14) N 87° 19' 00" W by said Deer Brook Apartments Road a distance of Thirty-Eight and 89/100 (38.89) feet to a point of curvature;
- 15) Westerly by said Deer Brook Apartments Road, Following a curve to the left having a radius of Seventy-Five and 00/100 (75.00) feet, an arc distance of Forty-Two and 42/100 (42.42) feet to a point of tangency;
- 16) S 60° 16' 29" W by said Deer Brook Apartments Road a distance of One Hundred Forty-Two and 20/100 (142.20) feet to a point at land now or formerly of Michael W. Rankin as described in a deed recorded in said Registry in Book 32121, Page 285;
- 17) S 73° 46' 39" W by said land of Rankin a distance of One Hundred Forty-Eight and 96/100 (148.96) feet to a point on the easterly side of Gray Road;
- 18) N 05° 33' 39" W by said Gray Road a distance of Forty-One and 61/100 (41.61) feet to a point;
- 19) N 14° 56' 55" W by said Gray Road a distance of Eight and 47/100 (8.47) feet to the point of beginning.

Bearings are based on magnetic north 1982.

The above right of way contains 50,849 square feet lying over a portion of land designated as "Deer Brook Apartments Road" and a portion of land designated as "Deer Brook South" both

being delineated on a plan entitled "Condominium Plat Deer Brook South" made for 77 Property Management, LLC by Owen Haskell, Inc. as recorded in the Cumberland County Registry of Deeds in Plan Book 222, Page 343. This right of way is specifically intended to benefit any further future lots created out of the property herein conveyed. Maintenance costs associated with said right of way including plowing, shall be split evenly between the grantor and grantee herein.

The above described Parcel One is subject to a certain access easement located easterly of, but not adjacent to, Gray Road in the Town of North Yarmouth, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the common line between lands designated as "Deer Brook South" and "Deer Brook North" as delineated on a plan entitled "Condominium Plat Deer Brook South" made for 77 Property Management, LLC by Owen Haskell, Inc. as recorded in the Cumberland County Registry of Deeds in Plan Book 222, Page 343, said point of beginning being located N 76°02'10" E by said common line a distance of Eighty and 27/100 (80.27) feet from the northeasterly terminus of a right of way designated as "Deer Brook Apartments Road" as delineated on said Plan. Thence:

- 1) N 24°30'59" E through said land of Deer Brook North a distance of Forty-One and 19/100 (41.19) feet to a point;
- 2) N 76°02'10" E through said land of Deer Brook North a distance of One Hundred Eleven and 86/100 (111.86) feet to a point;
- 3) N 36°55'54" E through said and of Deer Brook North a distance of Forty-Two and 10/100 (42.10) feet to a point;
- 4) N 59°28'58" E through said and of Deer Brook North a distance of Two Hundred Nine and 97/100 (209.97) feet to a point;
- 5) S 30°31'02" E through said and of Deer Brook North a distance of Fifty and 00/100 (50.00) feet to a point at land designated as "Deer Brook East" on said Plan;
- 6) S 59°28'58" W by said land of Deer Brook East and said land of Deer Brook South a distance of Two Hundred Forty-Eight and 13/100 (248.13) feet to a point;
- 7) S 76°02'10" W by said land of Deer Brook South a distance of One Hundred Forty-Seven and 82/100 (147.82) feet to the point of beginning.

Bearings are based on magnetic north 1982.

The above described easement contains 16,303 square feet lying over land designated as "Deer Brook North" as delineated on a plan entitled "Condominium Plat Deer Brook South" made for 77 Property Management, LLC by Owen Haskell, Inc. as recorded in the Cumberland County Registry of Deeds in Plan Book 222, Page 343.



## PARCEL TWO

A certain lot or parcel of land located easterly of, but not adjacent to, Gray Road in the Town of North Yarmouth, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly side of the Maine Central Railroad the apparent Town Line between the Towns of Gray and North Yarmouth and land now or formerly of the University of Maine Foundation as described in a deed recorded in Cumberland County Registry of Deeds in Book 2379, Page 333, said point of beginning being located N 49°53'43" E a distance of One Hundred Twenty-Four and 19/100 (124.19) feet from the northerly corner of the above described Parcel One (the point at the end of course #2). Thence:

- 1) N 49°53'43" E a distance of Two Hundred Ten, more or less (210+/-) feet to the southwesterly side of the Royal River;
- 2) Southeasterly by said Royal River a distance of Eight Hundred Twenty, more or less, (820+/-) feet to a point at remaining land of the Grantor;
- 3) S 40°34'04" W by said remaining land of the Grantor a distance of Two Hundred Sixty, more or less, (260+/-) feet to a point on the said Maine Central Railroad, said point being located N 40°34'04" E a distance of One Hundred Thirty-Four and 28/100 (134.28) feet from the easterly corner of the above described Parcel One (the point at the end of course #3);
- 4) N 19°11'06" W by said Maine Central Railroad a distance of Six Hundred Two and 30/100 (602.30) feet to the point of beginning.

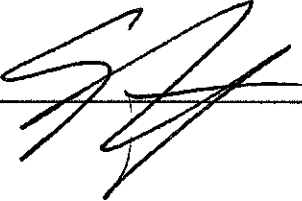
Bearings are based on magnetic north 1982.

The above described Parcel Two contains 4.3 acres more or less, being a portion of land now or formerly of 77 Property Management, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 39091, Page 101.

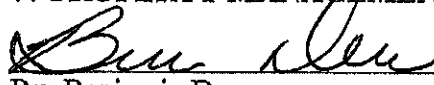
Being a portion of the premises conveyed to 77 Property Management, LLC, by virtue of a deed from United Properties Inc. dated January 14, 2022, and recorded in the Cumberland County Registry of Deeds in Book 39091, Page 101.

IN WITNESS WHEREOF, 77 Property Management, LLC, has caused this instrument to be signed in its name and behalf by Benjamin Downs, its Authorized Sole Member, thereunto duly authorized, this 19<sup>th</sup> day of September 2023.

Witness

  
\_\_\_\_\_

77 PROPERTY MANAGEMENT, LLC

  
\_\_\_\_\_

By: Benjamin Downs

Its: Authorized Sole Member

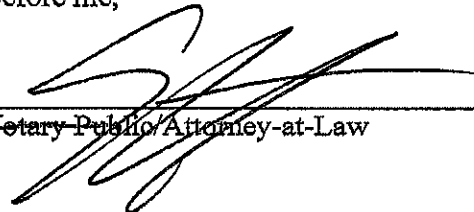
STATE OF MAINE  
COUNTY OF CUMBERLAND

September 19, 2023

Personally appeared the above named Benjamin Downs, the Authorized Sole Member of 77 Property Management, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said 77 Property Management, LLC.

Before me,

Eric J. Schaeffer  
Attorney at Law

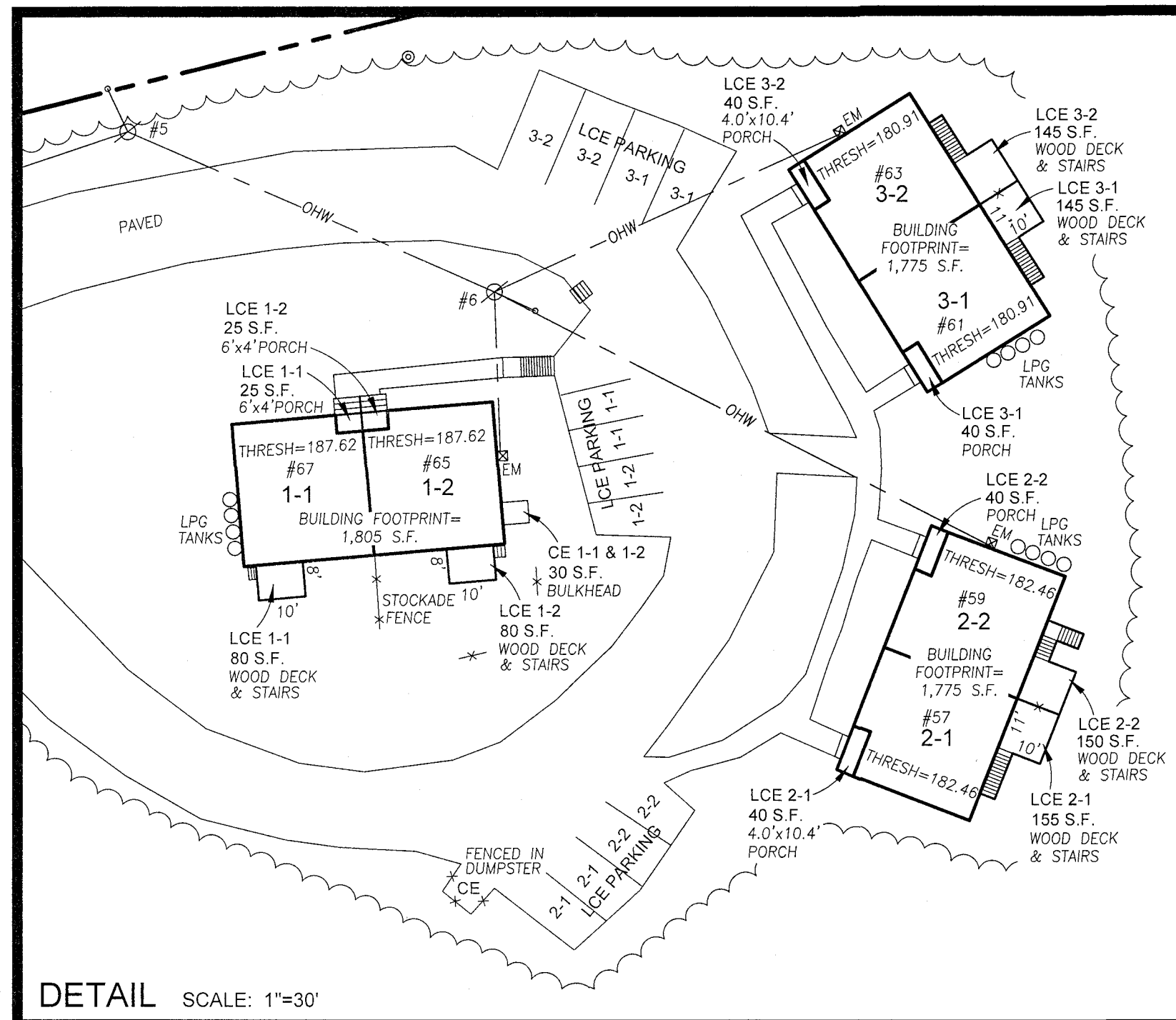
  
\_\_\_\_\_  
Notary Public/Attorney-at-Law

After recording return to:  
Alison Miller  
272 Sweetser Road  
North Yarmouth, ME 04097









DETAIL SCALE: 1"=30'

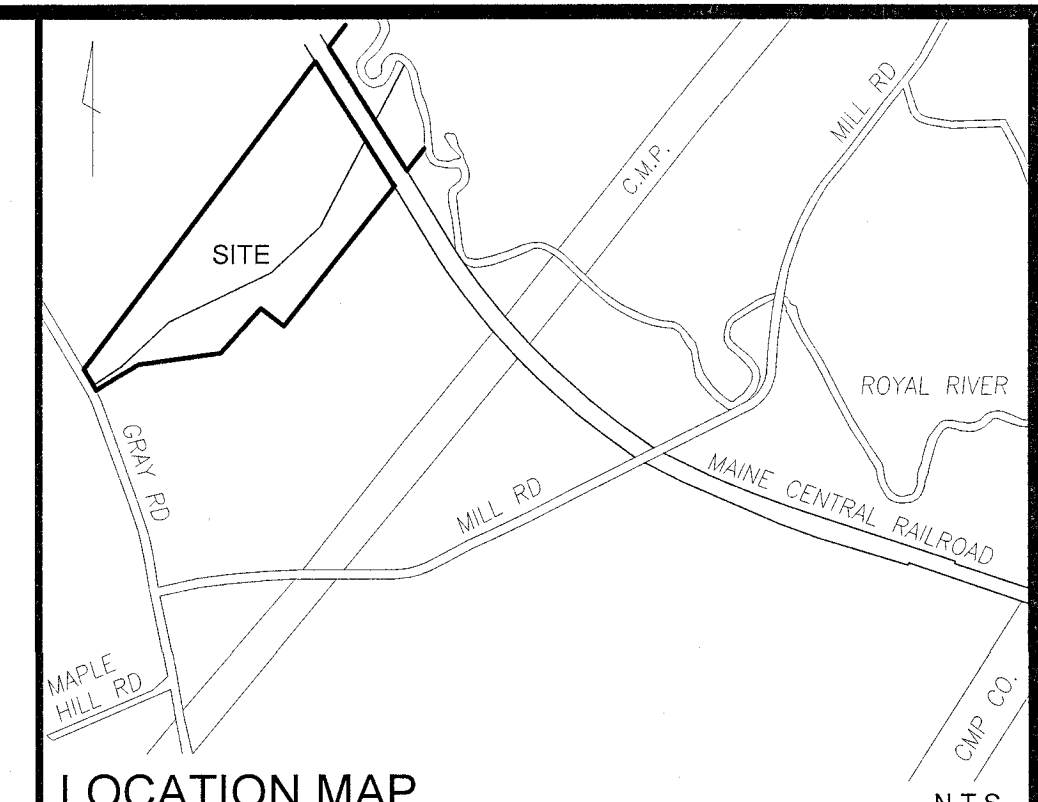
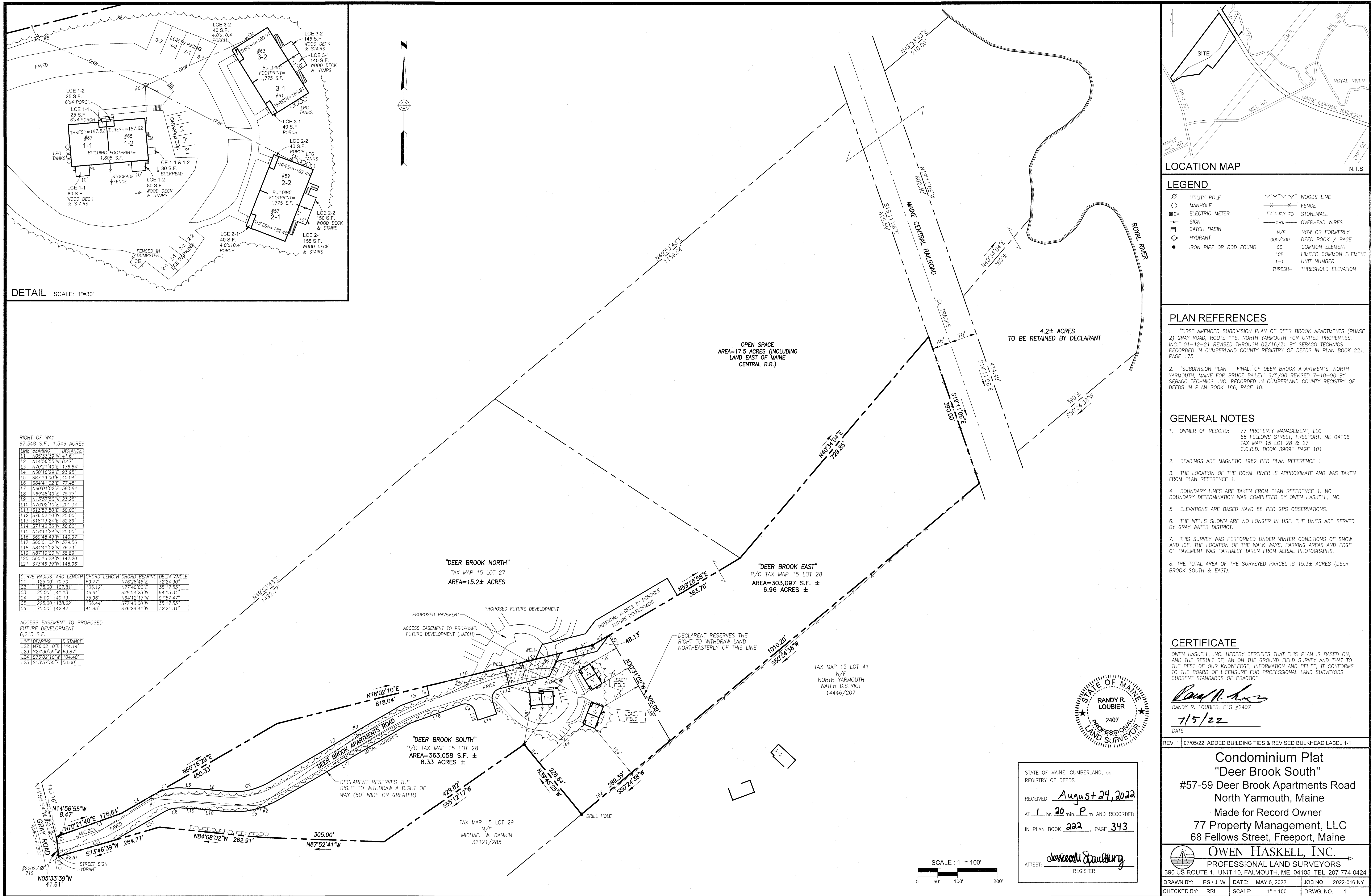
RIGHT OF WAY  
67,348 S.F., 1.546 ACRES

LINE	BEARING	DISTANCE
L1	N05°33'39"W	41.61
L2	N14°56'55"W	8.47
L3	N70°21'40"E	176.64
L4	N60°16'29"E	36.64
L5	S84°41'02"E	77.48
L6	S84°41'02"E	77.48
L7	N60°01'02"E	383.94
L8	N69°48'49"E	175.77
L9	N13°57'50"W	23.28
L10	N76°02'10"E	201.34
L11	S13°57'50"W	50.00
L12	S76°02'10"W	23.00
L13	S18°13'24"E	32.89
L14	S71°46'36"W	50.00
L15	N18°13'24"W	25.00
L16	S69°48'49"W	140.97
L17	S60°01'02"W	379.56
L18	N84°41'02"W	76.33
L19	N69°19'00"W	38.89
L20	S60°16'29"W	142.20
L21	S73°46'39"W	148.96

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	70.70'	69.77'	N76°28'45"E	32°24'50"
C2	175.00'	107.81'	106.12'	N77°40'00"E	35°17'55"
C3	25.00'	41.13'	36.64'	S28°54'23"W	94°15'34"
C4	25.00'	40.13'	35.96'	N64°12'17"W	81°59'42"
C5	225.00'	138.62'	136.44'	S77°40'00"W	35°17'55"
C6	75.00'	42.42'	41.86'	S76°28'44"W	32°24'31"

ACCESS EASEMENT TO PROPOSED FUTURE DEVELOPMENT  
6,213 S.F.

LINE	BEARING	DISTANCE
L22	N76°02'10"E	144.14
L23	S24°30'59"W	63.97
L24	S76°02'10"W	104.40
L25	S13°57'50"E	50.00



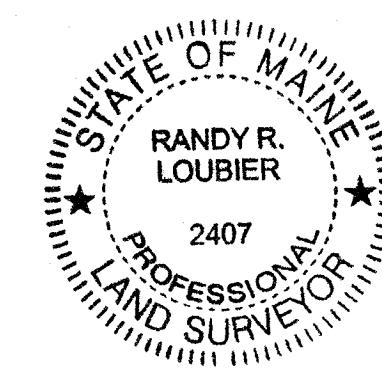
**LEGEND**

○	UTILITY POLE	—	WOODS LINE
○	MANHOLE	—	FENCE
⊗	ELECTRIC METER	—	STONEWALL
⊕	SIGN	—	OVERHEAD WIRES
⊞	CATCH BASIN	N/F	NOW OR FORMERLY
⊙	HYDRANT	000/000	DEED BOOK / PAGE
●	IRON PIPE OR ROD FOUND	CE	COMMON ELEMENT
		LCE	LIMITED COMMON ELEMENT
		1-1	UNIT NUMBER
		THRESH=	THRESHOLD ELEVATION

- PLAN REFERENCES**
- "FIRST AMENDED SUBDIVISION PLAN OF DEER BROOK APARTMENTS (PHASE 2) GRAY ROAD, ROUTE 115, NORTH YARMOUTH FOR UNITED PROPERTIES, INC." 01-12-21 REVISED THROUGH 02/16/21 BY SEBAGO TECHNICS, INC. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 221, PAGE 175.
  - "SUBDIVISION PLAN - FINAL, OF DEER BROOK APARTMENTS, NORTH YARMOUTH, MAINE FOR BRUCE BAILEY" 6/5/90 REVISED 7-10-90 BY SEBAGO TECHNICS, INC. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 186, PAGE 10.

- GENERAL NOTES**
- OWNER OF RECORD: 77 PROPERTY MANAGEMENT, LLC  
68 FELLOWS STREET, FREEPORT, ME 04106  
TAX MAP 15 LOT 28 & 27  
C.C.R.D. BOOK 39091 PAGE 101
  - BEARINGS ARE MAGNETIC 1982 PER PLAN REFERENCE 1.
  - THE LOCATION OF THE ROYAL RIVER IS APPROXIMATE AND WAS TAKEN FROM PLAN REFERENCE 1.
  - BOUNDARY LINES ARE TAKEN FROM PLAN REFERENCE 1. NO BOUNDARY DETERMINATION WAS COMPLETED BY OWEN HASKELL, INC.
  - ELEVATIONS ARE BASED NAVD 88 PER GPS OBSERVATIONS.
  - THE WELLS SHOWN ARE NO LONGER IN USE. THE UNITS ARE SERVED BY GRAY WATER DISTRICT.
  - THIS SURVEY WAS PERFORMED UNDER WINTER CONDITIONS OF SNOW AND ICE. THE LOCATION OF THE WALK WAYS, PARKING AREAS AND EDGE OF PAVEMENT WAS PARTIALLY TAKEN FROM AERIAL PHOTOGRAPHS.
  - THE TOTAL AREA OF THE SURVEYED PARCEL IS 15.3± ACRES (DEER BROOK SOUTH & EAST).

**CERTIFICATE**  
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.



*Randy R. Loubier*  
RANDY R. LOUBIER, PLS #2407  
7/5/22  
DATE

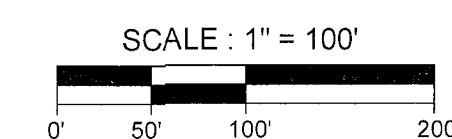
STATE OF MAINE, CUMBERLAND, ss  
REGISTRY OF DEEDS  
RECEIVED August 24, 2022  
AT 1 hr. 20 min. P AND RECORDED  
IN PLAN BOOK 222, PAGE 343  
ATTEST: *Jessica Spaulding*  
REGISTER

REV 1 | 07/05/22 | ADDED BUILDING TIES & REVISED BULKHEAD LABEL 1-1

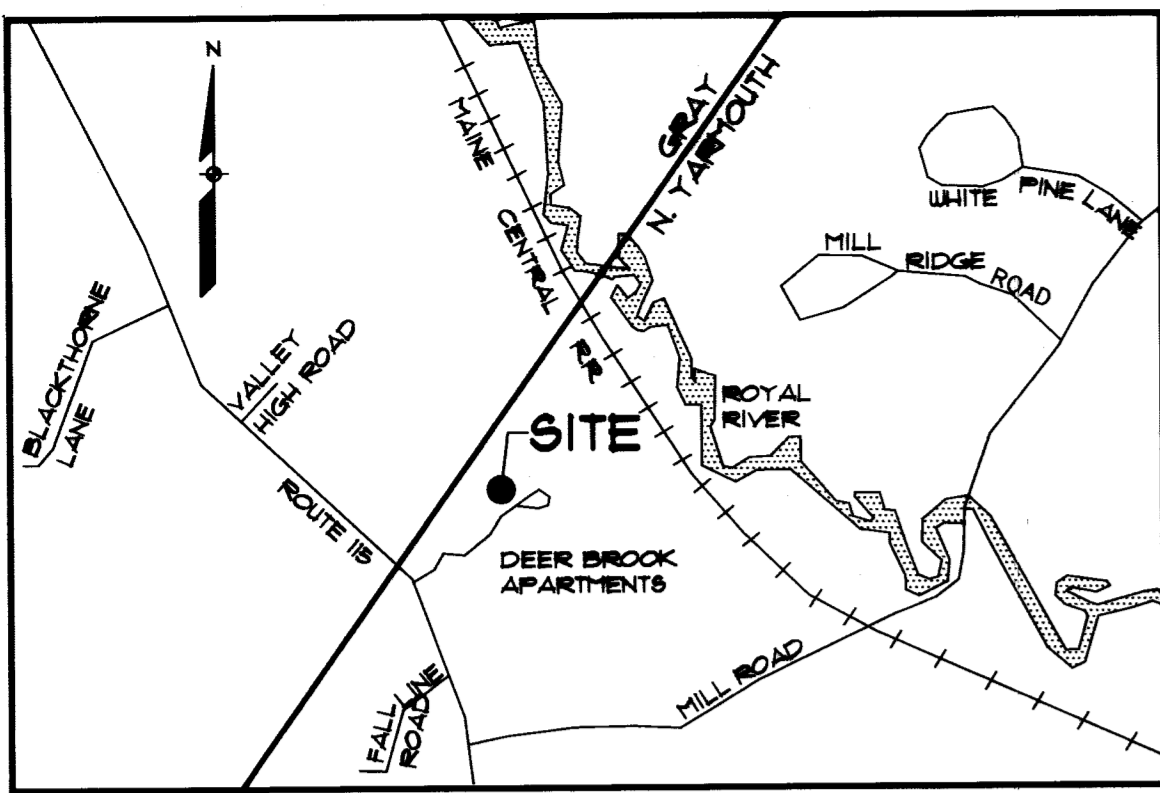
**Condominium Plat**  
**"Deer Brook South"**  
#57-59 Deer Brook Apartments Road  
North Yarmouth, Maine  
Made for Record Owner  
77 Property Management, LLC  
68 Fellows Street, Freeport, Maine

**OWEN HASKELL, INC.**  
PROFESSIONAL LAND SURVEYORS  
390 US ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

DRAWN BY: RS / JLW	DATE: MAY 6, 2022	JOB NO. 2022-016 NY
CHECKED BY: RRL	SCALE: 1" = 100'	DRWG. NO. 1







LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS UNITED PROPERTIES, INC. BY DEED DATED JUNE 21, 2011 AND RECORDED IN BOOK 28113, PAGE 148 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD).
- THE PROPERTY IS SHOWN AS LOT 21 ON THE TOWN OF NORTH YARMOUTH ASSESSORS MAP 15.
- BEARINGS ARE MAGNETIC 1982 PER MARKERS FOUND AS SHOWN ON THE PLAN REFERENCED IN NOTE 1A. THE VERTICAL DATUM IS BASED ON NAVD83 DERIVED FROM DUAL FREQUENCY GPS OBSERVATIONS.
- THE AREA OF THE PARCEL IS APPROXIMATELY 29.1 ACRES WESTERLY AND 4.3 ACRES EASTERLY OF THE MAINE CENTRAL RAILROAD LOCATION.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS DURING FEBRUARY 2012 AND APRIL 2013 AND THE PLAN REFERENCED IN NOTE 1B.
- THE PARCEL IS LOCATED WITHIN THE FARM AND FOREST DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:
 

MINIMUM LOT AREA:	3 ACRES
MINIMUM STREET FRONTAGE:	200 FEET
MINIMUM STRUCTURE SETBACKS:	
FRONT:	50 FEET
SIDE:	20 FEET
REAR:	20 FEET
MAXIMUM RESIDENTIAL DENSITY:	1 RESIDENTIAL UNIT PER 3 NET RESIDENTIAL ACRES
MAXIMUM LOT COVERAGE:	20%
MAXIMUM STRUCTURE HEIGHT:	2.5 STORIES, NO HIGHER THAN 35 FEET
- PLAN REFERENCES:
  - SUBDIVISION PLAN - FINAL OF DEER BROOK APARTMENTS NORTH YARMOUTH, MAINE FOR BRUCE BAILEY WESTBROOK, MAINE DATED 6-4-90, REVISED THROUGH 1-10-90 BY SEBAGO TECHNICS, INC AND RECORDED IN BOOK 186 PAGE 10 CORD.
  - SURVEY LAND OF JAMES MCCONNELL ROUTE 115, NORTH YARMOUTH, ME DATED MAY 1982 BY BHM.
  - COMPOSITE PLAN ON GRAY ROAD IN NORTH YARMOUTH, MAINE FOR JEFF MCCONNELL DATED JANUARY 2011 BY WAYNE T. WOOD AND CO.
  - PROPOSED FUTURE LOT DIVISION OF HELEN E. GATES PROPERTY ROUTE 115 GRAY, MAINE FOR HELEN E. GATES ESTATE DATED 3-1-05, REVISED THROUGH 5-21-05 BY SEBAGO TECHNICS, INC.
  - SUBDIVISION PLAN OF LAND ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR LILY CONSTRUCTION CORP., SYLVANUS PORTER PLACE DATED NOVEMBER 24, 1981 AND RECORDED IN PLAN BOOK (PL) PAGE 5 CORD.
  - STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP STATE AID HIGHWAYS NO. 4 AND 2 NORTH YARMOUTH - GRAY CUMBERLAND COUNTY DOT FILE NO. 3-212.
- THE PARCEL IS LOCATED BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTH YARMOUTH, MAINE COMMUNITY PANEL NO. 230202-00005-B, WITH AN EFFECTIVE DATE OF JULY, 16, 1981.
- THE TOWN LINE BETWEEN NORTH YARMOUTH AND GRAY IS SHOWN BASED ON THE STONE MONUMENT FOUND, STONE WALL EVIDENCE AND THE REFERENCED PLANS.
- THE LIMITS OF THE MAINE CENTRAL RAILROAD ARE BASED ON PLAN REFERENCE 1B. NO FIELD SURVEY HAS BEEN PERFORMED FOR THE REMAINING LAND OF UNITED PROPERTIES, INC. THAT LIES TO THE EAST OF THE RAILROAD.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2011 BY GARY M. FULLERTON, CEM OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE 1981 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORIZED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. THEREFORE, ALL WETLAND FLAGS WITHIN THE DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN FOR ACCURATE LOCATION.
- ALL ROADS IN THIS SUBDIVISION/DEVELOPMENT SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN UNTIL THEY MEET THE TOWN OF NORTH YARMOUTH ROADWAY CRITERIA AND SPECIFICATIONS IN EFFECT AS OF THE DATE THAT A COMPLETE APPLICATION FOR STREET ACCEPTANCE IS MADE, AND UNTIL THE AFOREMENTIONED PRIVATE ROADS HAVE BEEN FORMALLY ACCEPTED BY THE BOARD OF SELECTMEN OR TOWN MEETING.
- A TOWN MEETING VOTE TO ACCEPT PRIVATE ROADS AS PUBLIC ROADS IS REQUIRED IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT.

NET RESIDENTIAL AREA CALCULATIONS:

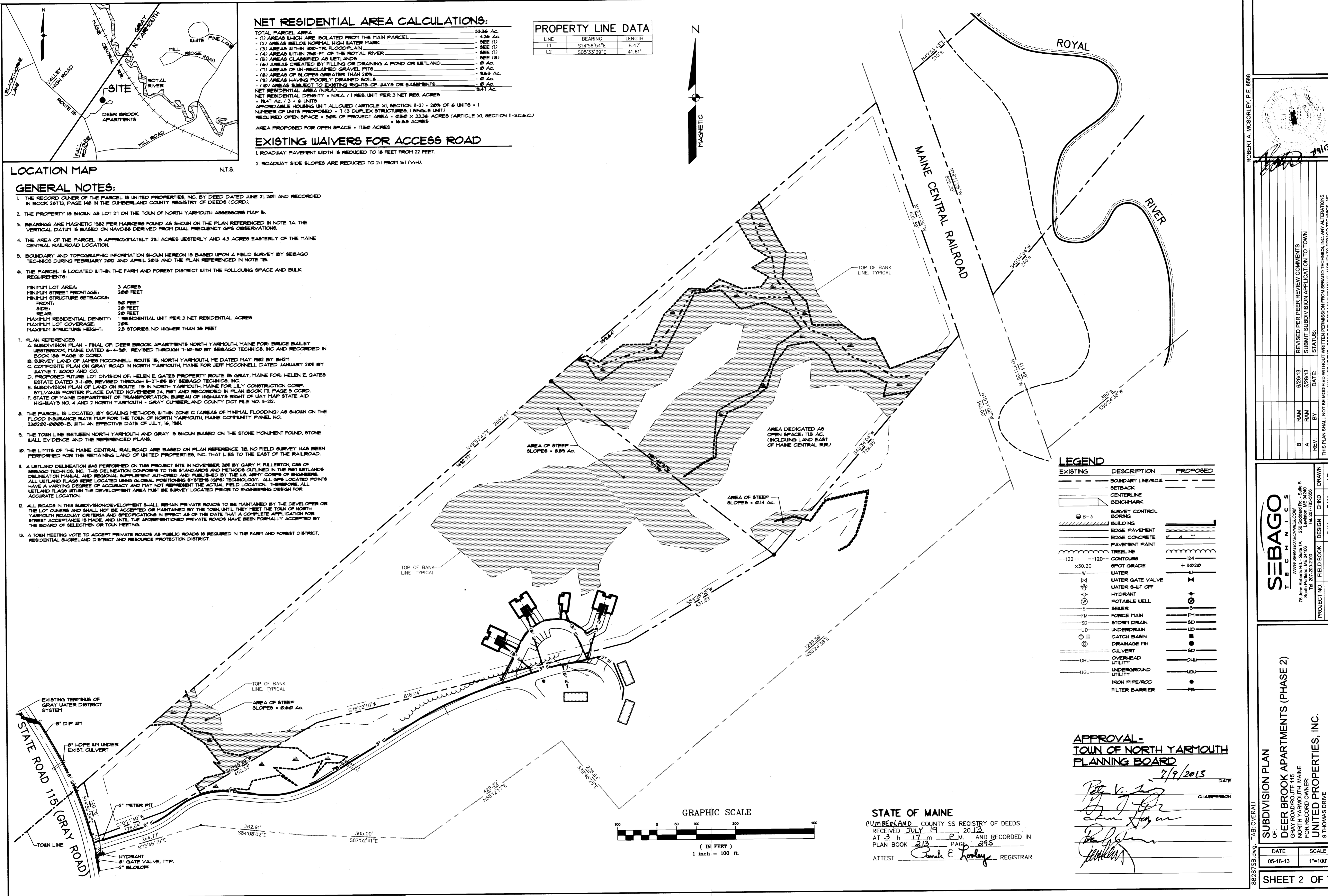
TOTAL PARCEL AREA	33.36 AC.
(1) AREAS WHICH ARE ISOLATED FROM THE MAIN PARCEL	4.26 AC.
(2) AREAS BELOW NORMAL HIGH WATER MARK	SEE (1)
(3) AREAS WITHIN 100-YR FLOODPLAIN	SEE (1)
(4) AREAS WITHIN 250-FT. OF THE ROYAL RIVER	SEE (1)
(5) AREAS CLASSIFIED AS WETLANDS	SEE (8)
(6) AREAS CREATED BY FILLING OR DRAINING A POND OR WETLAND	0 AC.
(7) AREAS OF UN-RECLAIMED GRAVEL PITS	0 AC.
(8) AREAS OF SLOPES GREATER THAN 20%	0.63 AC.
(9) AREAS HAVING POORLY DRAINED SOILS	0 AC.
(10) AREAS SUBJECT TO EXISTING RIGHTS-OF-WAYS OR EASEMENTS	0 AC.
NET RESIDENTIAL AREA (N.R.A.)	18.41 AC.
NET RESIDENTIAL DENSITY * N.R.A. / 1 RES. UNIT PER 3 NET RES. ACRES	6.14 RES. UNITS
AFFORDABLE HOUSING UNIT ALLOWED (ARTICLE XI, SECTION II-2) * 20% OF 6 UNITS = 1	1 UNIT
NUMBER OF UNITS PROPOSED * 1 (3 DUPLEX STRUCTURES, 1 SINGLE UNIT)	1 UNIT
REQUIRED OPEN SPACE * 50% OF PROJECT AREA = 0.50 X 33.36 ACRES (ARTICLE XI, SECTION II-3.C.6.C)	16.68 ACRES
AREA PROPOSED FOR OPEN SPACE	11.50 ACRES

PROPERTY LINE DATA

LINE	BEARING	LENGTH
L1	S14°56'54"E	8.47'
L2	S05°33'39"E	41.61'

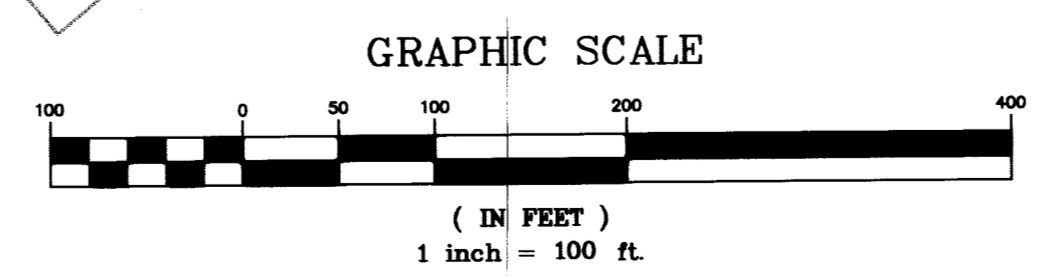
EXISTING WAIVERS FOR ACCESS ROAD

- ROADWAY PAVEMENT WIDTH IS REDUCED TO 18 FEET FROM 22 FEET.
- ROADWAY SIDE SLOPES ARE REDUCED TO 2:1 FROM 3:1 (V:H).



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	SETBACK	---
---	CENTERLINE	---
---	BENCHMARK	---
⊙ B-3	SURVEY CONTROL BORING	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	TREELINE	---
---122---	CONTOURS	---124---
+30.20	SPOT GRADE	+30.20
W	WATER	W
W	WATER GATE VALVE	W
W	WATER SHUT OFF	W
W	HYDRANT	W
W	POTABLE WELL	W
S	SEWER	S
FM	FORCE MAIN	FM
SD	STORM DRAIN	SD
UD	UNDERDRAIN	UD
CB	CATCH BASIN	CB
DM	DRAINAGE MH	DM
CU	CULVERT	CU
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
---	IRON PIPE/ROD	---
---	FILTER BARRIER	---



STATE OF MAINE  
 CUMBERLAND COUNTY SS REGISTRY OF DEEDS  
 RECEIVED JULY 19 2013  
 AT 3:17 P.M. AND RECORDED IN  
 PLAN BOOK 213 PAGE 295  
 ATTEST *Camille E. Parley* REGISTRAR

APPROVAL -  
 TOWN OF NORTH YARMOUTH  
 PLANNING BOARD

*Patricia V. ...* 7/9/2013 DATE  
 CHAIRPERSON  
*...*  
 REGISTRAR

8822753.dwg, TAB: OVERALL

SEBAGO TECHNICS  
 WWW.SEAGOTECHNICS.COM  
 75 John Roberts Rd., Suite 1A  
 North Yarmouth, Maine 04106  
 Tel: 207-785-9569

PROJECT NO. 88227  
 FIELD BOOK  
 DESIGN  
 CHECK  
 DRAWN  
 A.C.L.

REVISIONS:  
 REV. BY: DATE: STATUS:  
 6/26/13 RAM REVISED PER PEER REVIEW COMMENTS  
 5/28/13 RAM SUBMIT SUBDIVISION APPLICATION TO TOWN

SUBDIVISION PLAN  
 OF DEER BROOK APARTMENTS (PHASE 2)  
 GRAY ROAD/ROUTE 115  
 NORTH YARMOUTH, MAINE  
 FOR RECORD OWNER:  
 UNITED PROPERTIES, INC.  
 9 THOMAS DRIVE  
 WESTBROOK, MAINE 04098

DATE	SCALE
05-16-13	1"=100'

SHEET 2 OF 7



**TOWN OF NORTH YARMOUTH  
PLANNING BOARD  
REQUEST FOR HEARING**

NAME OF APPLICANT: \_\_\_\_\_ PHONE #: \_\_\_\_\_  
EMAIL: \_\_\_\_\_ ALT. PHONE#: \_\_\_\_\_  
FULL ADDRESS: \_\_\_\_\_  
PROPERTY ADDRESS: \_\_\_\_\_  
MAP: \_\_\_\_\_ LOT: \_\_\_\_\_ ZONE: \_\_\_\_\_

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

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

\_\_\_\_\_ Pre-application Sketch Plan Review \_\_\_\_\_ Major Subdivision  
\_\_\_\_\_ Minor Subdivision \_\_\_\_\_ Site Plan Review  
\_\_\_\_\_ Contract Zoning  
\_\_\_\_\_ 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: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

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



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

NAME OF APPLICANT: \_\_\_\_\_  
 PROPERTY ADDRESS: \_\_\_\_\_  
 MAP: \_\_\_\_\_ LOT: \_\_\_\_\_

**SITE PLAN FEES**

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

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

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

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

<b><u>Description</u></b>	<b><u>Fees</u></b>	<b><u>Total</u></b>
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  
----- Receipt -----

03/12/24 10:48 AM ID:CLB #4913

TYPE----- REF--- AMOUNT

PLANNING BOARD FEES77 PROPERT

APPLICATION FEE 250.00

Total: 250.00\*

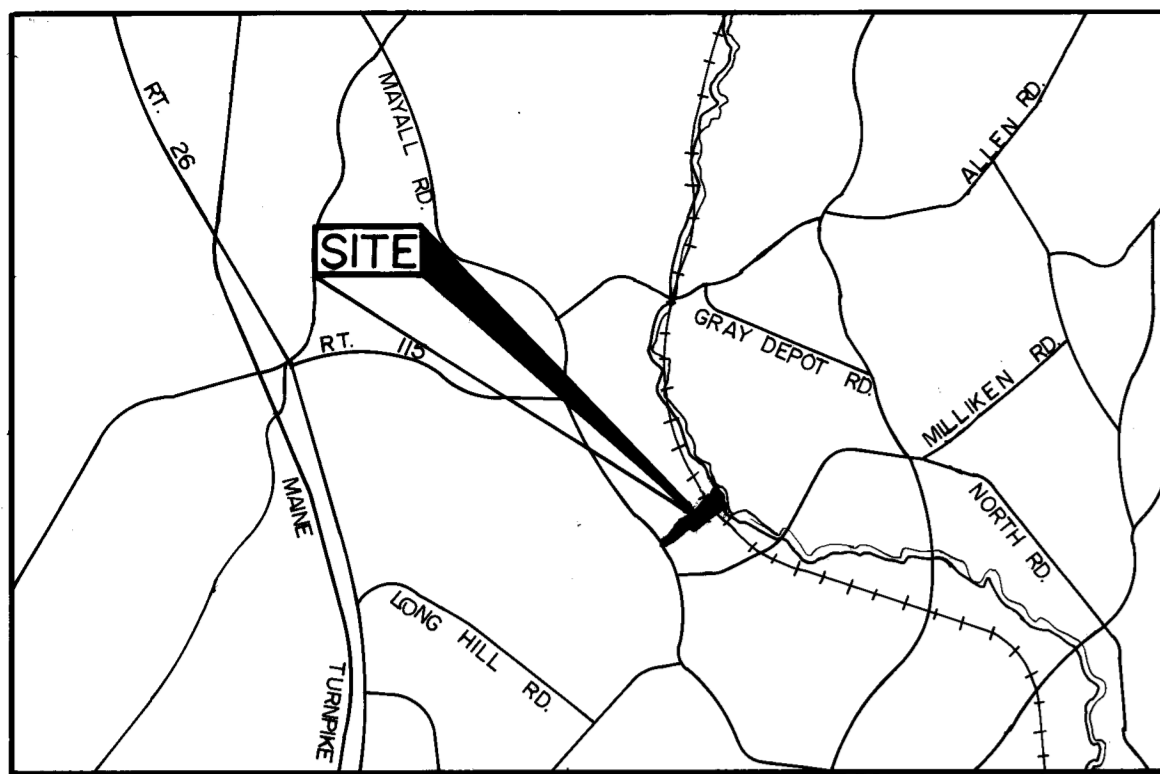
Paid By: 77 Property Management

COPY

Thank you and have a great day!

Check: 250.00

821 - 250.00



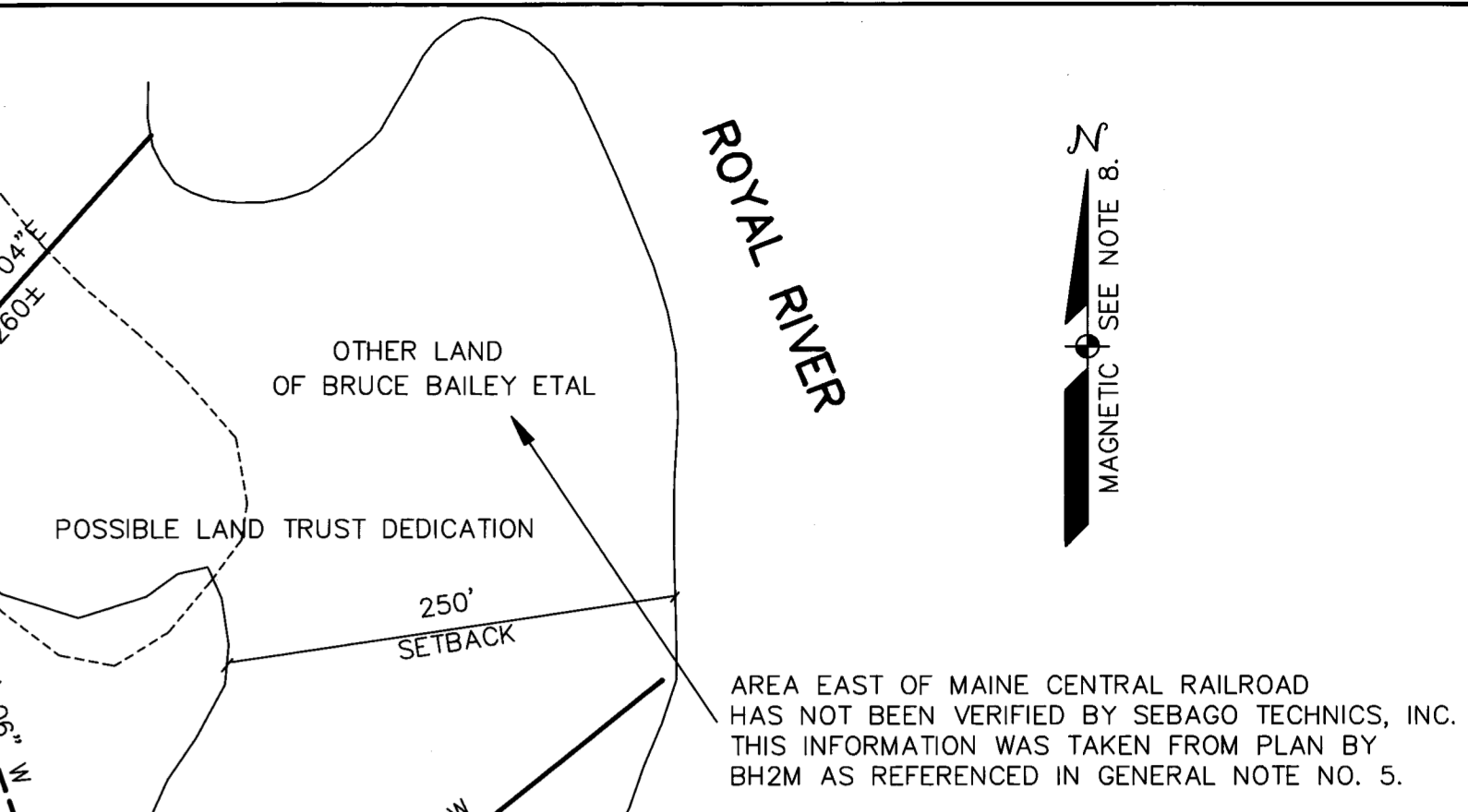
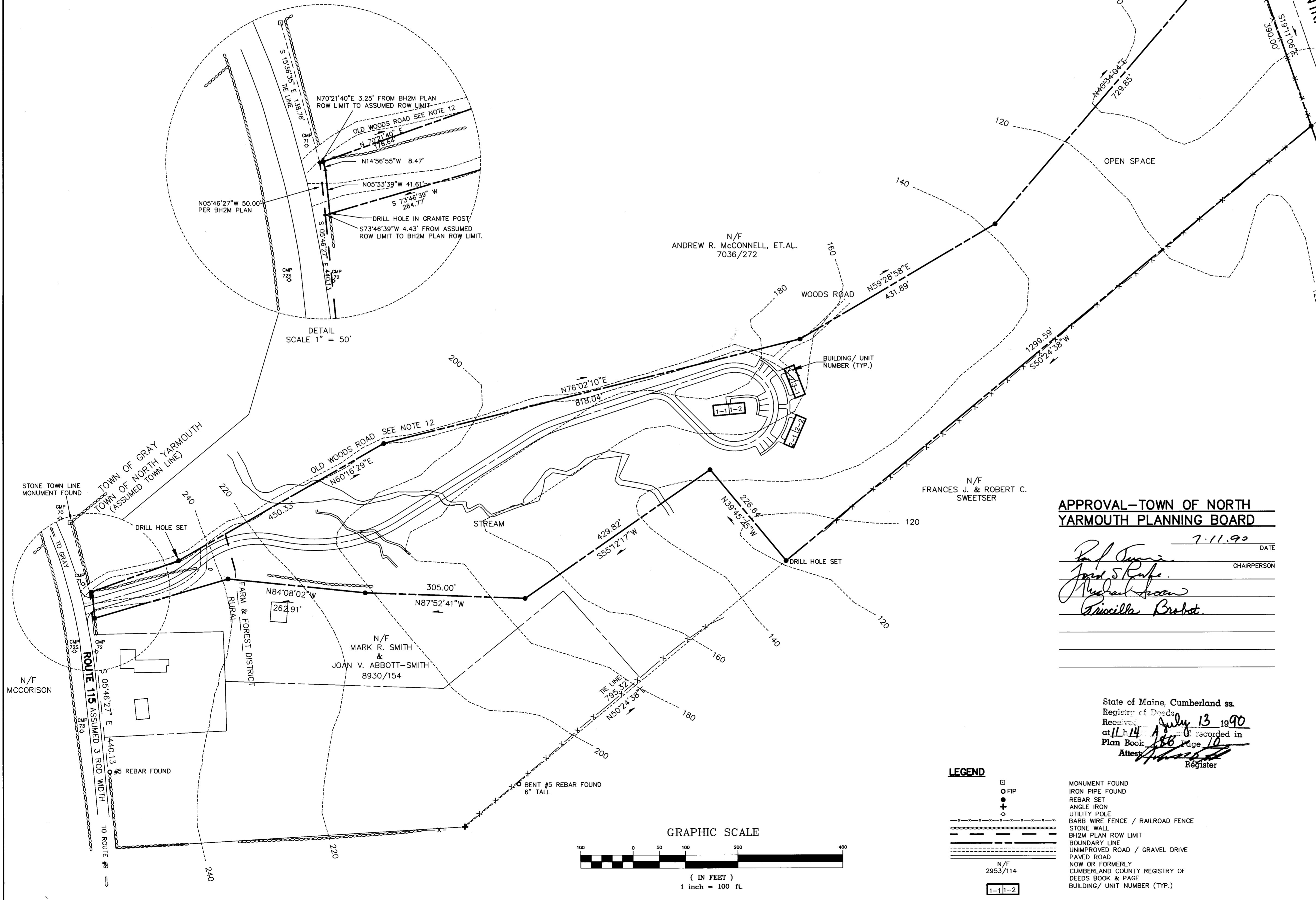
LOCATION PLAN

WAIVERS TO THE NORTH YARMOUTH "PLANNING BOARD STANDARDS FOR REVIEWING LAND SUBDIVISIONS"

- ROADWAY PAVEMENT WIDTH IS REDUCED TO 16 FEET FROM 22 FEET.
- ROADWAY SIDESLOPES ARE REDUCED TO 2:1 FROM 3:1 (V:H).

CONDITIONS OF NORTH YARMOUTH "PLANNING BOARD APPROVAL"

- ISSUANCE OF BUILDING PERMITS IS SUBJECT TO THE TOWN OF NORTH YARMOUTH GROWTH CAP.
- ALL SUBMISSIONS AND PREVIOUS REPRESENTATIONS OF THE APPLICANT ARE INCORPORATED HEREIN.
- THIS PROPERTY MAY NOT BE FURTHER SUBDIVIDED WITHOUT PRIOR PLANNING BOARD APPROVAL.
- REFERENCE IS MADE TO THE NORTH YARMOUTH ZONING ORDINANCE (SEC. IV.D.6), TO WHICH THIS LAND IS SUBJECT.



GENERAL NOTES

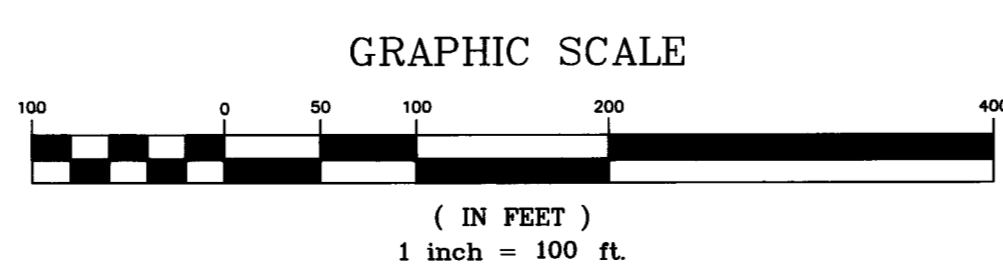
- RECORD OWNER OF PROPERTY IS BRUCE W. BAILEY AND LORI Y. BAILEY.
- DEED REFERENCE: CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 4965 PAGE 104.
- PROPERTY IS SHOWN ON THE TOWN OF NORTH YARMOUTH TAX MAP 5 LOT 66.2.
- TOTAL AREA OF PROPERTY IS 19.49± ACRES, 15.29 AC. WEST OF MCRR, 4.2 AC. EAST OF MCRR.
- THE BOUNDARIES SHOWN HEREON ARE BASED UPON A PLAN ENTITLED "SURVEY LAND OF JAMES MCCONNELL, ROUTE 115, NORTH YARMOUTH, MAINE" BY BH2M 28 STATE STREET GORHAM, MAINE, DATED MAY 1982. THIS PLAN IS CONSIDERED AS AN INTEGRAL PART OF THIS SURVEY.
- REFERENCE IS MADE TO A PLAN ENTITLED "SUBDIVISION PLAN OF LAND ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR LILY CONSTRUCTION CORP., SYLVANUS PORTER PLACE" DATED NOVEMBER 24, 1987, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 171, PAGE 5.
- ANGLES CALCULATED FROM THE LILY CONSTRUCTION CORP. PLAN WERE USED TO ESTABLISH THE BOUNDARY BETWEEN LAND OF SMITH AND LAND OF BAILEY. THE ROAD LIMITS OF ROUTE 115 FROM THE BH2M PLAN WERE HELD AND ANGLES CALCULATED FROM THE LILY CONSTRUCTION CORP. PLAN WERE TURNED THEREFROM. THE RIGHT OF WAY LIMIT CALCULATED USING THE BH2M PLAN APPEARED TO BE TOO FAR WESTERLY OF STONE WALLS FOUND. AN ASSUMED RIGHT OF WAY LIMIT WAS CALCULATED BASED ON THE STONE WALLS. IT WAS NOTED THAT THE ANGLES COMMON TO BOTH THE BH2M AND LILY CONSTRUCTION CORP. PLANS WERE NOT IN AGREEMENT. THE BH2M PERIMETER WAS HELD DUE TO THE FACT THAT IT MADE A CLOSER REPRESENTATION OF PHYSICAL BOUNDARY EVIDENCE FOUND ON THE LAND. DUE TO THE DIFFERENCES BETWEEN THE PLANS THE INTERSECTION OF THE NORTHEASTERLY LINE OF SMITH WITH THE NORTHWESTERLY LINE OF SWEETSER RESULTED IN A DISTANCE OF 228.64 FEET AS COMPARED TO 200 FEET ON THE LILY CONSTRUCTION CORP. PLAN.
- BEARINGS ARE MAGNETIC 1982 AS PER PLAN REFERENCED IN NOTE 5.
- STONE WALLS AND FENCES MAY MEANDER BETWEEN POINTS SHOWN.
- THE TOWN OF NORTH YARMOUTH MAINTAINS A BUS TURNAROUND AT THE ENTRANCE TO THE PROPERTY.
- NO ORIGINAL IRON RODS CALLED FOR IN CURRENT DEEDS AND SURVEYS REFERENCED IN NOTES 5 AND 6 WERE FOUND.
- BENEFITED BY A RIGHT OF WAY IN COMMON WITH MCCONNELL, ET AL. AS DESCRIBED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 4965 PAGE 104.
- SUBJECT TO EASEMENTS, LEASES, RIGHT OF WAYS, RESTRICTIONS, AND INSTRUMENTS OF RECORD.
- TO THE BEST OF MY KNOWLEDGE THIS PLAN IS BASED ON A STANDARD BOUNDARY SURVEY IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE CATEGORY I CONDITION II WITH THE FOLLOWING EXCEPTIONS THAT NO DEED DESCRIPTION HAS BEEN PREPARED AND NO REPORT OF SURVEY HAS BEEN PREPARED AS OF THIS DATE. NO FIELD SURVEY HAS BEEN PERFORMED ON LAND EASTERLY OF THE RAILROAD.
- SUBJECT TO UPDATING UPON RECEIPT OF A TITLE OPINION.
- TOPOGRAPHICAL INFORMATION SHOWN IS BASED ON USGS QUADRANGLE DATA AND IS SUBJECT TO REVISION.
- UTILITIES: OVERHEAD ELECTRIC WILL BE SUPPLIED OFF OF ROUTE 115 SUBSURFACE SEPTIC SYSTEMS PRIVATE WELLS
- PROJECT IS LOCATED IN THE RURAL DISTRICT AND THE FARM AND FOREST DISTRICT. SPACE AND BULK: 100' SETBACK FROM STREAMS, 250' SETBACK FROM ROYAL RIVER 50' FRONT YARD SETBACK 20' SIDE AND REAR YARD SETBACKS
- TOTAL NUMBER OF UNITS = 6(3 DUPLEX)
- TOTAL NUMBER OF PARKING SPACES = 12.

APPROVAL-TOWN OF NORTH YARMOUTH PLANNING BOARD

7.11.90 DATE  
 [Signature] CHAIRPERSON  
 [Signature]  
 [Signature]

State of Maine, Cumberland ss.  
 Registrar of Deeds  
 Received at 11:14 July 13 1990  
 at 11:14 July 13 1990 recorded in  
 Plan Book 488 Page 10  
 Attest [Signature] Register

- LEGEND
- MONUMENT FOUND
  - IRON PIPE FOUND
  - REBAR SET
  - ANGLE IRON
  - UTILITY POLE
  - BARB WIRE FENCE / RAILROAD FENCE
  - STONE WALL
  - BH2M PLAN ROW LIMIT
  - BOUNDARY LINE
  - UNIMPROVED ROAD / GRAVEL DRIVE
  - PAVED ROAD
  - NOW OR FORMERLY CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK & PAGE
  - BUILDING/UNIT NUMBER (TYP.)



REV: 1	BY: CLB	DATE: 7-10-90	STATUS: REVISED NOTE 5, WAIVERS, CONDITIONS
			<b>SUBDIVISION PLAN -- FINAL</b> OF: <b>DEER BROOK APARTMENTS</b> NORTH YARMOUTH, MAINE FOR: <b>BRUCE BAILEY</b> WESTBROOK, MAINE
			DESIGN BY: JRK DRAWN BY: WBC CHECKED BY: JRK/CLB DATE: 6/4/90 SCALE: 1" = 100' FIELD BK: 363 PROJ. NO: 88287 88287P3
841 SPRING STREET WESTBROOK, ME 04092 TEL (207) 761-0359			SHEET 2 OF 8

**GENERAL NOTES:**

- THE RECORD OWNER OF THE SURVEYED PROPERTY IS 77 PROPERTY MANAGEMENT, LLC BY WARRANTY DEED DATED JANUARY 14, 2022 AND RECORDED AT THE C.C.R.D. IN BOOK 39091, PAGE 101 AND IS SHOWN AS LOT 28 ON THE TOWN OF NORTH YARMOUTH TAX MAP 15.
- THE SURVEYED PROPERTY IS LOCATED IN THE FARM AND FOREST ZONE AND PARTIALLY WITHIN THE ROYAL RIVER CORRIDOR OVERLAY DISTRICT, LAND USE REGULATIONS ARE AS FOLLOWS:
 

MINIMUM LOT AREA:	3 ACRES
MINIMUM RESIDENTIAL DENSITY:	1 RESIDENTIAL UNIT PER 3 NET RESIDENTIAL ACRES
MINIMUM LOT COVERAGE:	20%
MINIMUM STREET FRONTAGE:	200 FT
MINIMUM STRUCTURE SETBACKS:	
FRONT:	50 FT
SIDE:	20 FT
REAR:	20 FT
MAXIMUM BUILDING HEIGHT:	2-1/2 STORIES/35 FEET

\*SEE ORDINANCE FOR MORE PARTICULAR INFORMATION. SETBACKS SHOWN ON THIS PLAN ARE FOR PLANNING PURPOSES ONLY AND MUST BE CONFIRMED WITH THE APPLICABLE JURISDICTION PRIOR TO ANY CONSTRUCTION. THIS PROJECT WAS APPROVED IN 1990 AND WOULD HAVE BEEN SUBJECT TO ZONING AT THE TIME OF APPROVAL.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 15.29 ACRES ± & 4.3 ACRES ± (19.59 ACRE ±).
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REF. A & B. FIT TO FIELD MEASUREMENTS OBSERVED BY COLLIERS ENGINEERING & DESIGN, INC. IN NOVEMBER, 2023. THIS PLAN IS BASED UPON SURVEY WORK COMPLETED FOR THE ADJUTING PROPERTY AND THIS PLAN WAS CREATED FOR THE PURPOSE OF SHOWING THE AMENDED RIGHT OF WAY. A COMPLETE RECORDS SEARCH WAS NOT COMPLETED AS PART OF THIS SURVEY AND THIS PLAN DOES NOT REPRESENT THIS SURVEYORS OPINION AS TO THE EXTENT OF TITLE. DISCREPANCIES BETWEEN THE RECORD PLANS AND THE FOUND MONUMENTATION WERE FOUND AND MONUMENTS THAT APPEAR TO BE IN THEIR ORIGINAL LOCATION WERE HELD OVER RECORD DISTANCES.
- BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BOUNDARY NOTES:
  - FOUND MONUMENTATION, STONEWALLS, AND THE ROAD CENTERLINE WITH THE RECORD WIDTH OF 66 FEET WAS HELD TO DETERMINE THE APPARENT SIDELINE OF GRAY ROAD, SEE PLAN REF. F & G. A COMPLETE RESURVEY OF GRAY ROAD MAY YIELD DIFFERENT RESULTS.
  - PARCEL IS SUBJECT TO A UTILITY EASEMENT TO CENTRAL MAINE POWER CO. & PINE TREE TELEPHONE COMPANY DATED SEPTEMBER 17, 1910, RECORDED IN BOOK 9447, PAGE 239.
- PLAN REFERENCES:
  - FIRST AMENDED SUBDIVISION PLAN OF DEER BROOK APARTMENTS (PHASE 2), GRAY ROAD/ROUTE 115, NORTH YARMOUTH, MAINE FOR UNITED PROPERTIES, INC." BY SEBAGO TECHNICS DATED 1/21/21 REVISED THROUGH 02/16/21. RECORDED IN PLAN BOOK 221, PAGE 175.
  - SUBDIVISION PLAN -- FINAL OF DEER BROOK APARTMENTS, NORTH YARMOUTH, MAINE FOR BRUCE BAILEY" BY SEBAGO TECHNICS, INC. DATED 6/4/90, REVISED THROUGH 7-10-90. RECORDED IN PLAN BOOK 186, PAGE 10.
  - CONDOMINIUM PLAT, DEER BROOK SOUTH, #57-59 DEER BROOK APARTMENTS ROAD, NORTH YARMOUTH, MAINE, MADE FOR RECORD OWNER 77 PROPERTY MANAGEMENT, LLC" DATED MAY 6, 2022 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 222, PAGE 343.
  - COMPOSITE PLAN ON GRAY ROAD IN NORTH YARMOUTH, MAINE FOR JEFF MCCONNELL" DATED JANUARY 2011 BY WAYNE WOOD & CO. RECORDED IN PLAN BOOK 211, PAGE 158.
  - STANDARD BOUNDARY SURVEY, SUBDIVISION PLAN OF LAND ON ROUTE 115 IN NORTH YARMOUTH, MAINE, SURVEY FOR LILY CONSTRUCTION COPR. "SYLVANUS PORTER PLACE" BY DANIEL LAPOINT, PLS #1183. RECORDED IN PLAN BOOK 171, PAGE 5.
  - STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP, NORTH YARMOUTH-GRAY, STATE AID PROJECT NO. 139(501) D.O.T. FILE NO 3-212. NO DATED PRINTED.
  - STATE OF MAINE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 1, TOWN OF GRAY & WINDHAM, FEDERAL AID SECONDARY PROJECT NO S-23(3). DATED MAY 1946.
  - SURVEY LAND OF JAMES MCCONNELL ROUTE 115, NORTH YARMOUTH, MAINE" BY BH2M, DATED MAY 1982. UNRECORDED, PROVIDED BY BH2M.

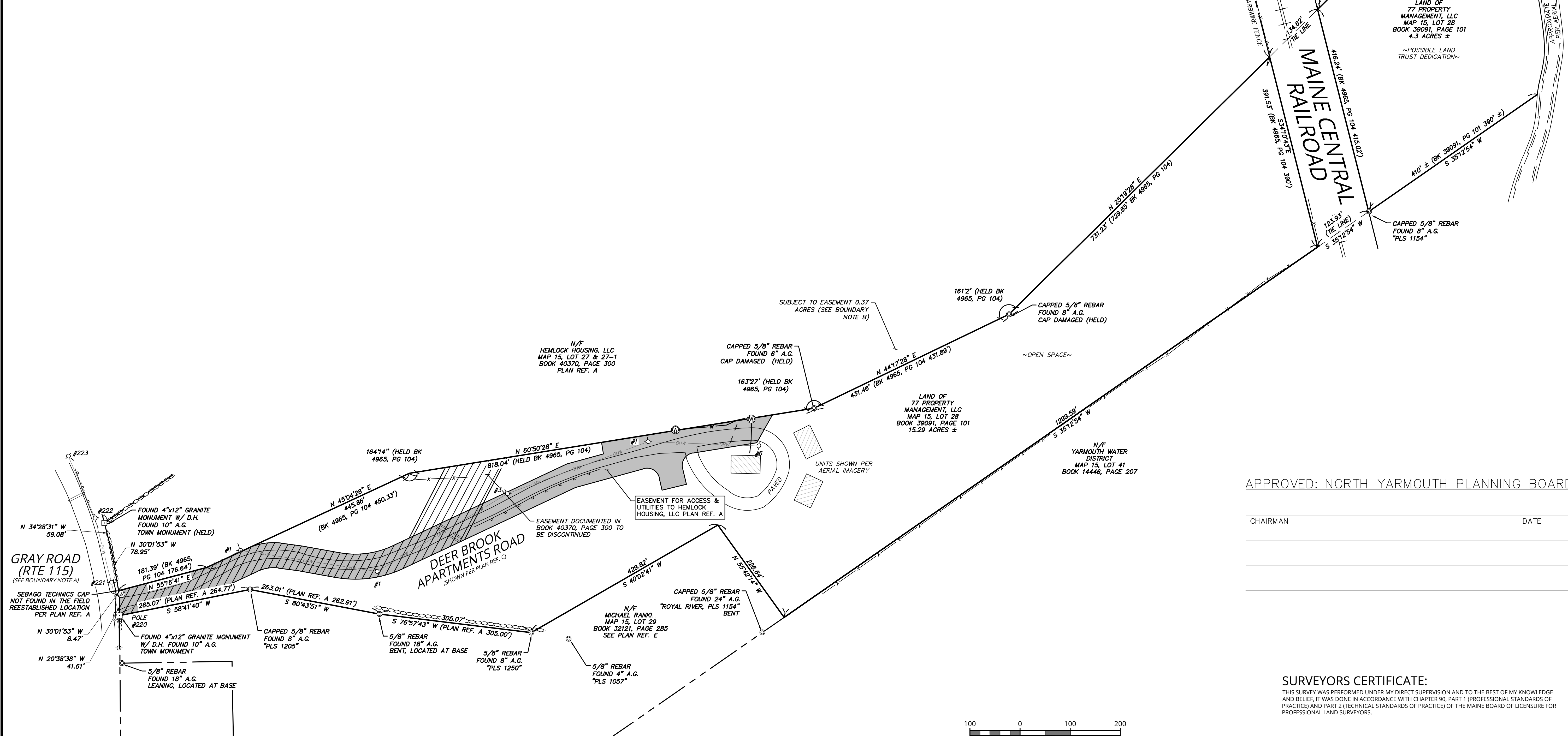
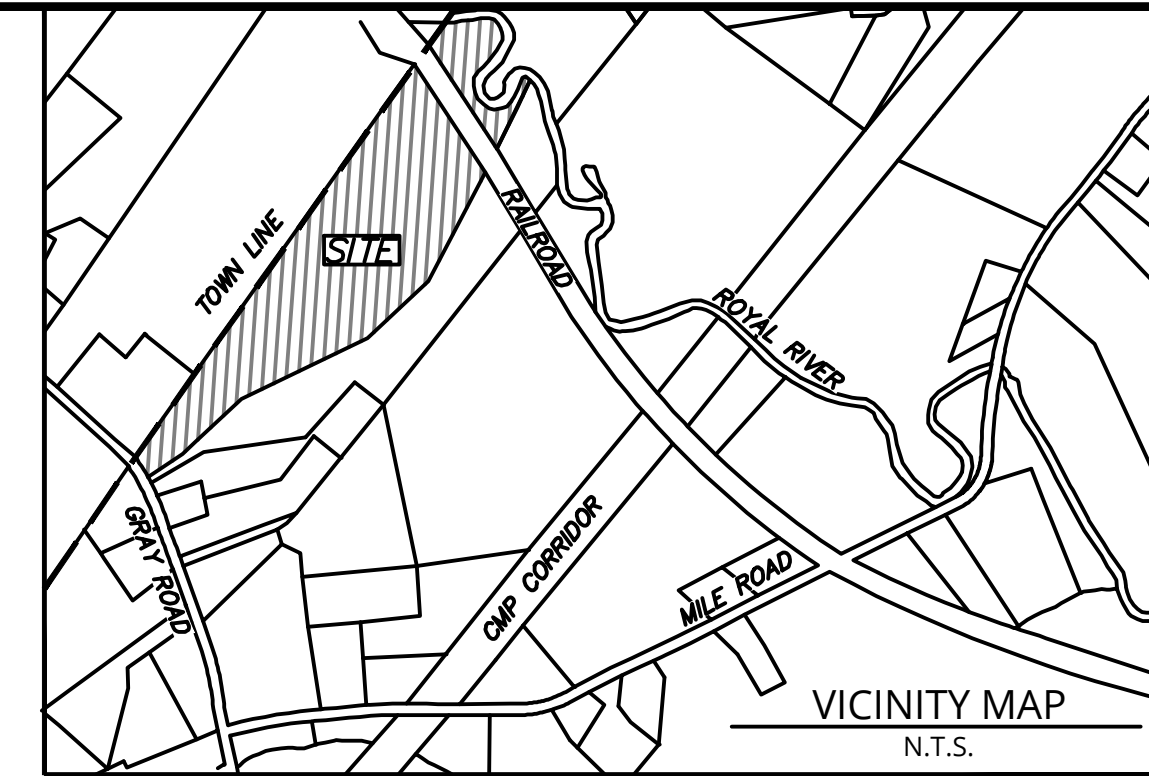
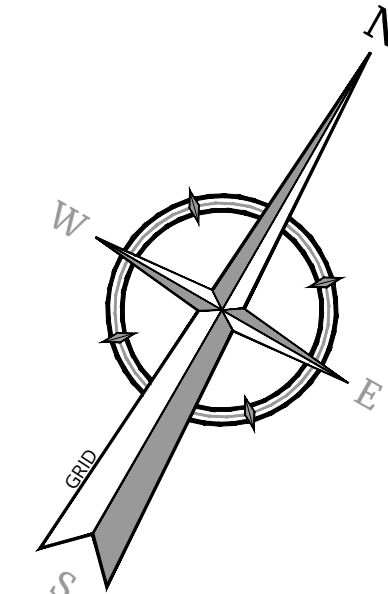
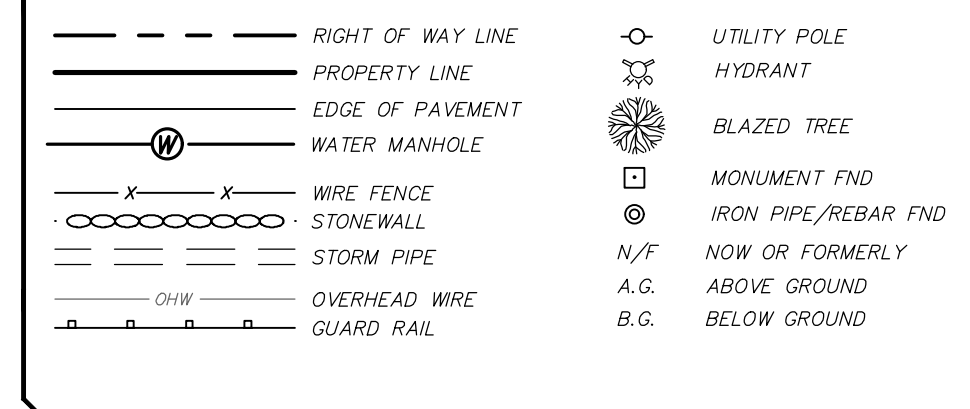
**PURPOSE OF AMENDMENT:**

THE PURPOSE OF THIS PLAN IS TO AMEND THE APPROVED SUBDIVISION PLAN TO PROVIDE ACCESS TO THE ADJUTING PROPERTY, MAP 15, LOT 27 & 27-1. SEE PLAN REF. A. NO NEW LOTS OR DWELLINGS ARE CREATED BY THIS PLAN.

**CONDITIONS OF APPROVAL:**

- THIS PLAN SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN NINETY (90) DAYS OF THE DATE OF THE PLANNING BOARD APPROVAL. IF THE PLAN IS NOT RECORDED WITHIN THIS TIME, THE APPROVAL SHALL BE NULL AND VOID.

**LEGEND**

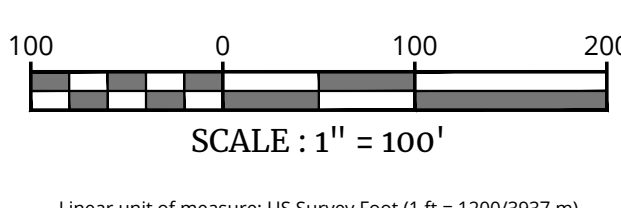


APPROVED: NORTH YARMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**SURVEYORS CERTIFICATE:**  
 THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

Tara Mullen  
 TARA M. MULLEN, MAINE PLS 2575  
 3/11/24  
 DATE

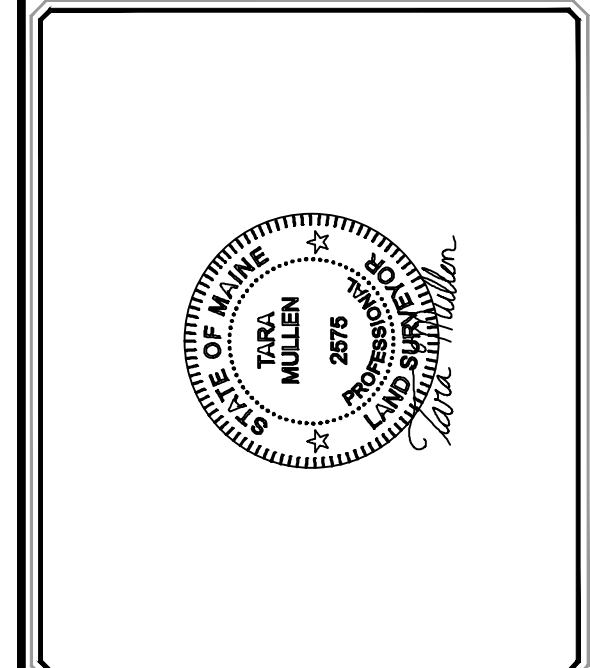


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 CONSULTANTS

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 Know what's below.  
 Call before you dig.  
 FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV.	DATE	DRAWN BY	DESCRIPTION
1	3/27/24	TMM	REVISED TO SHOW OPEN SPACE LABELS PER PLAN BOOK 186 PAGE 10



FIRST AMENDED SUBDIVISION PLAN -- FINAL  
 OF DEER BROOK APARTMENTS  
 MAP 15, LOT 28  
 BOOK 39091, PAGE 101  
 57-59 DEER BROOK APARTMENTS  
 NORTH YARMOUTH, CUMBERLAND COUNTY, ME  
 RECORD OWNER:  
 77 PROPERTY MANAGEMENT, LLC  
 68 FELLOWS ST  
 SOUTH PORTLAND, ME

**Colliers**  
 Engineering & Design  
 BRUNSWICK  
 41 Church Road  
 Brunswick, ME 04011  
 Phone: 207.481.7080  
 COLLIERS ENGINEERING & DESIGN, INC.  
 DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	3/11/24	TMM	DHJ

PROJECT NUMBER: 23012531A, 75 PR0P  
 DRAWING NAME: MANAGEMENT N, YARMOUTH

SHEET TITLE: AMENDED SUBDIVISION PLAN  
 SHEET NUMBER: 1 of 1

193840023012531A\_75 Prop Management N, Yarmouth, Maine 03.05.2024 SURVEY BY: TARA MULLEN

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.