



TOWN OF NORTH YARMOUTH
PLANNING BOARD

MINOR SUBDIVISION APPLICATION

(See Article 5 pages 38 through 59 of the North Yarmouth Land Use Ordinance)

NAME OF APPLICANT: Mike Washo PHONE #: 899-6191
EMAIL: xwasho@gmail.com ALT. PHONE#: _____
FULL ADDRESS: 3167T St, Sacramento CA 95816
PROPERTY ADDRESS: Delwin Drive, North Yarmouth
MAP: 10 LOT: 100-3

AGENT/REPRESENTATIVE (if other): Wayne T. Wood Co PHONE #: 657-3330
EMAIL: wtwco1328@gmail.com
FULL ADDRESS: 30 Wood Drive, Gray, ME 04039

1. Names and Addresses of ALL property owners within 500' of any and all property boundaries (use a separate sheet).

2. Plan preparer information if other than property owner:

Name: Wayne T. Wood & Co.
Address: 30 Wood Drive, Gray, ME 04039
Phone Number: 657-3330 Professional Lic. # PLS 1328
Email: wtwco1328@gmail.com

3. Zoning Classification of the Property

- | | | |
|---|---|--|
| <input type="checkbox"/> Village Center | <input checked="" type="checkbox"/> Village Residential | <input type="checkbox"/> Farm and Forest |
| <input type="checkbox"/> Shoreland Residential | <input type="checkbox"/> Resource Protection | <input type="checkbox"/> Royal River Overlay |
| <input type="checkbox"/> 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). Amend subdivision to create one more lots

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). None

7. List of Equipment to be used, parked or stored (use a separate sheet). None

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
REQUEST FOR HEARING

NAME OF APPLICANT: Mike Washo PHONE #: 899-6191
EMAIL: xwasho@gmail.com ALT. PHONE#: _____
FULL ADDRESS: 3167T st, Sacramento, CA 95816
PROPERTY ADDRESS: Delwin Drive, North Yarmouth
MAP: 10 LOT: 100-3 ZONE: Village Residential

AGENT/REPRESENTATIVE (if other): Wayne T. Wood Ho. PHONE #: 657-3330
EMAIL: wtwco1328@gmail.com
FULL ADDRESS: 30 Wood Drive, Gray, ME 04039

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 checked="" type="checkbox"/>	Minor Subdivision	<input 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 (2nd 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.

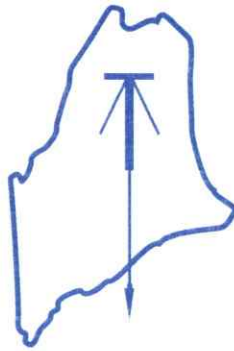
Application Authorization

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: Wayne Wood Date: _____
Printed Name: Wayne Wood

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

WAYNE



WOOD & co.

PROFESSIONAL LAND SURVEYING
and LAND PLANNING
30 Wood Drive, Gray, Maine 04039

WETLANDS DELINEATION
Telephone (207) 657-3330
wtwco@securespeed.net

September 2, 2021

Planning Board
Town of North Yarmouth
10 Village Square Road
North Yarmouth, ME 04097

Dear Planning Board Members:

I am writing this letter to serve as an introduction for my client's, Mike Washo, minor subdivision proposal for his property located on Delwin Drive. Mike and his wife have moved out of State and would like to sell their remaining land on Delwin Drive as two lots as allowed by the Town Ordinances requiring the Planning Boards approval as a minor subdivision.

This property is shown as Lot 100-3 on the Town Tax Map 10 and is in the Village Residential Zoning District. There are no wetlands on this property and the ground has some topographic relief, more on the second lot, but still has plenty of room to site houses.

Mark Cenci has done soils test pits for septic suitability and both lots have good soils on them.

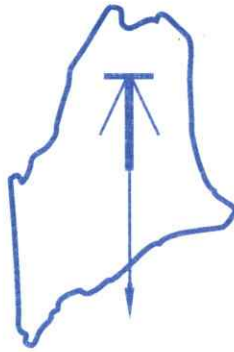
If you have any questions or comments, please do not hesitate to contact me. Thank you for your consideration of this project.

Sincerely,

Wayne T. Wood, PLS #1328
Wayne T. Wood & Co.

221039-intro

WAYNE



WOOD & co.

PROFESSIONAL LAND SURVEYING
and LAND PLANNING
30 Wood Drive, Gray, Maine 04039

WETLANDS DELINEATION
Telephone (207) 657-3330
wtwco@securespeed.net

September 2, 2021

Dear Landowner:

I am writing this letter to serve as an introduction for my client's, Mike Washo, minor subdivision proposal for his property located on Delwin Drive. Mike and his wife have moved out of State and would like to sell their remaining land on Delwin Drive as two lots as allowed by the Town Ordinances requiring the Planning Boards approval as a minor subdivision.

This property is shown as Lot 100-3 on the Town Tax Map 10 and is in the Village Residential Zoning District. There are no wetlands on this property and the ground has some topographic relief, more on the second lot, but still has plenty of room to site houses.

Mark Cenci has done soils test pits for septic suitability and both lots have good soils on them.

This project will be before the Planning Board for their approval at their meeting on October 12, 2021 at 7:00 PM at the Town Hall.

If you have any questions or comments, please do not hesitate to contact me. Thank you for your consideration of this project.

Sincerely,

Wayne T. Wood, PLS #1328
Wayne T. Wood & Co.

221039-abutter

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That Amvest Capital, LLC of Portland, County of Cumberland and State of Maine, for consideration paid, grants to **Michael Washo and Molly Washo** whose mailing address is 20 Crestwood Road, Cumberland, Maine 04021, with **WARRANTY COVENANTS**, the real property situated in North Yarmouth, County of Cumberland and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this

Amvest Capital, LLC

Christine Walls
Witness

By: [Signature]
Bruce K. Brown, III, Managing Member

MAINE REAL ESTATE TAX PAD

State of Maine
County of Cumberland

March 25, 2010

Personally appeared before me the above named Bruce K. Brown, III Managing Member of Amvest Capital, LLC and acknowledged the foregoing instrument to be his free act and deed and that of the Company's.

Christine Walls
Notary Public/~~Attorney at Law~~
Christine C. WALLS

Christine C. Walls
NOTARY PUBLIC
State of Maine
My Commission Expires 7/1/10

EXHIBIT A

A certain lot or parcel of land with the buildings and improvements thereon, situated westerly of Route 115 in the Town of North Yarmouth, County of Cumberland and State of Maine, and being described as Lot A-2 on "2nd Revised Plan Lot A Walnut Hill Heights Phase III", dated May 27, 2003, prepared by John D. Palmiter, PLS 1057 and recorded at the Cumberland County Registry of Deeds in Plan Book 203, Page 360.

Subject to and also conveying herewith a right-of-way in common with others over the extension of Henry Road and the turnaround as shown on said plan and as more fully set forth in the deed to Tam Properties, LLC recorded in Book 10514, Page 175, to which reference is hereby made and incorporated herewith together with all rights described therein.

This conveyance is further subject to and with the benefit of certain rights, easements, right-of-ways, private road maintenance, utilities, orders, restrictions and covenants as set forth in said deed to Tam Properties, LLC recorded in Book 10514, Page 175.

EXCEPTING that parcel of land conveyed by Tam Properties, LLC to Ryan J. Bradbury (now of Aron S. O'Grady, et al) in Deed dated March 30, 2006 and recorded in said Registry of Deeds in Book 23808, Page 67.

Subject to an easement granted to Aron S. O'Grady and Kimberly T. O'Grady from Amvest Capital, LLC by Easement Deed dated March 23, 2010, to be recorded in said Registry of Deeds.

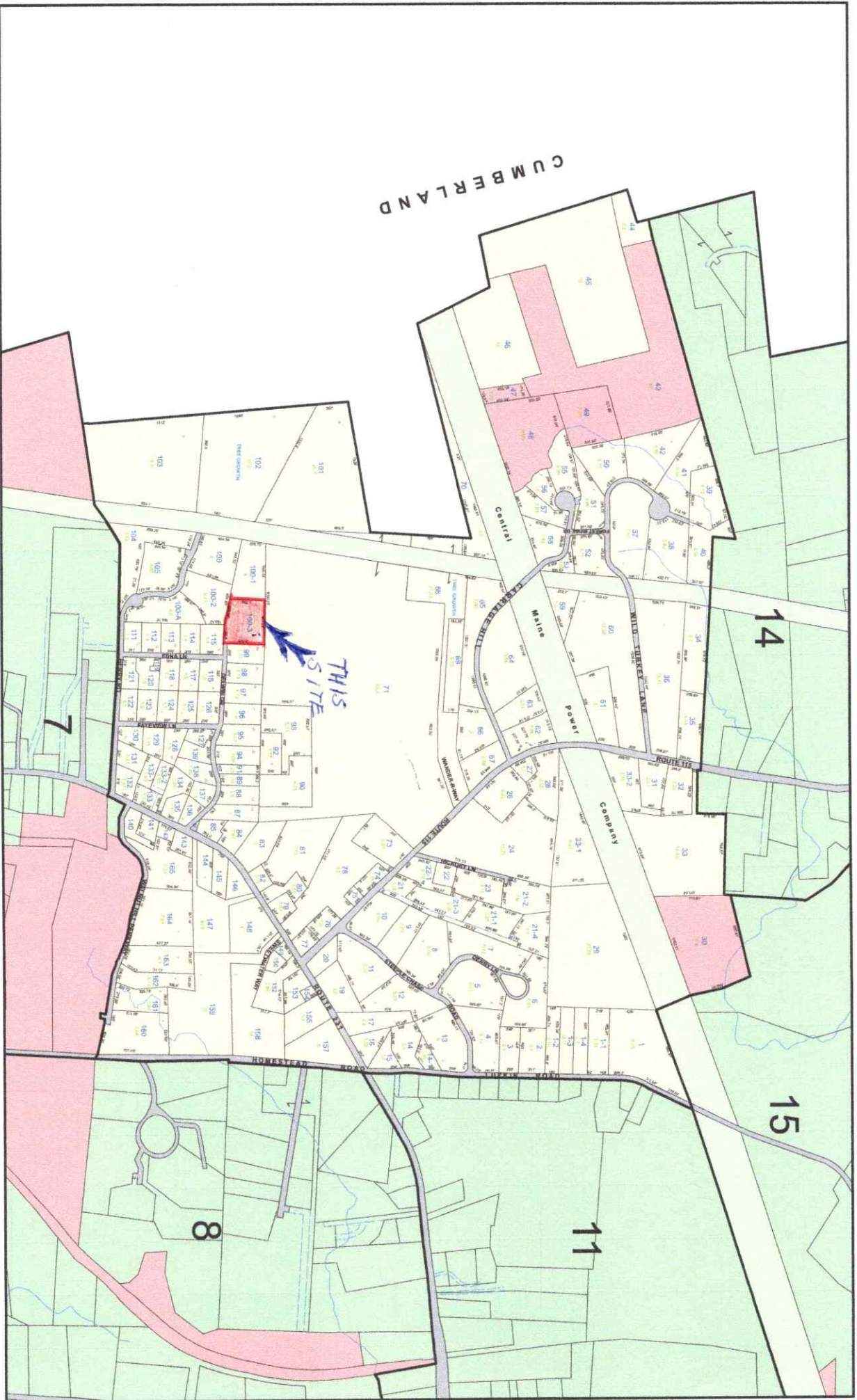
Reference is made to a Release Deed from Aron S. O'Grady and Kimberly T. O'Grady of even or near date to be recorded herewith.

Further reference is made to a Certificate of Abandonment for "Walnut Hill Phase III Subdivision" as recorded in Plan Book 205, Page 776, which is to be recorded in said Registry of Deeds.

Meaning and intending to convey the same premises conveyed to Amvest Capital LLC by virtue of a Deed from Amvest Capital, LLC dated January 26, 2009 and recorded in the Cumberland County Registry of Deeds in Book 26587, Page 93.

27699/92

Received
Recorded Register of Deeds
Apr 09, 2010 11:51:27A
Cumberland County
Pamela E. Lovley



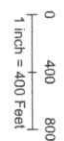
Tax Sheets are intended for assessing purposes only.
 Boundary locations are approximate and should not be
 used for conveyance of property.
 Maps updated - 01/28/2021



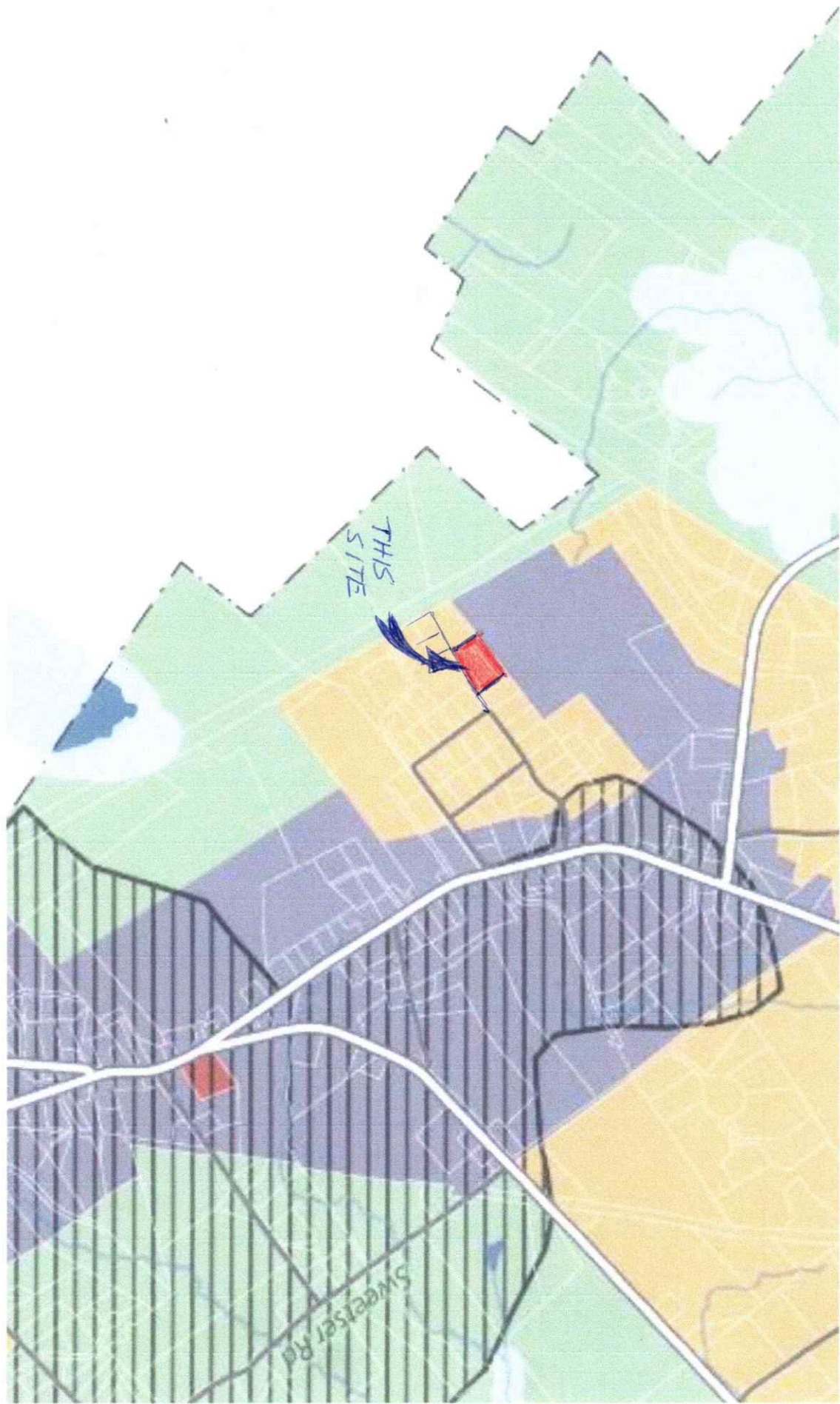
North Yarmouth, Maine



Maps Prepared by:
 Cumberland County
 Regional Assessing

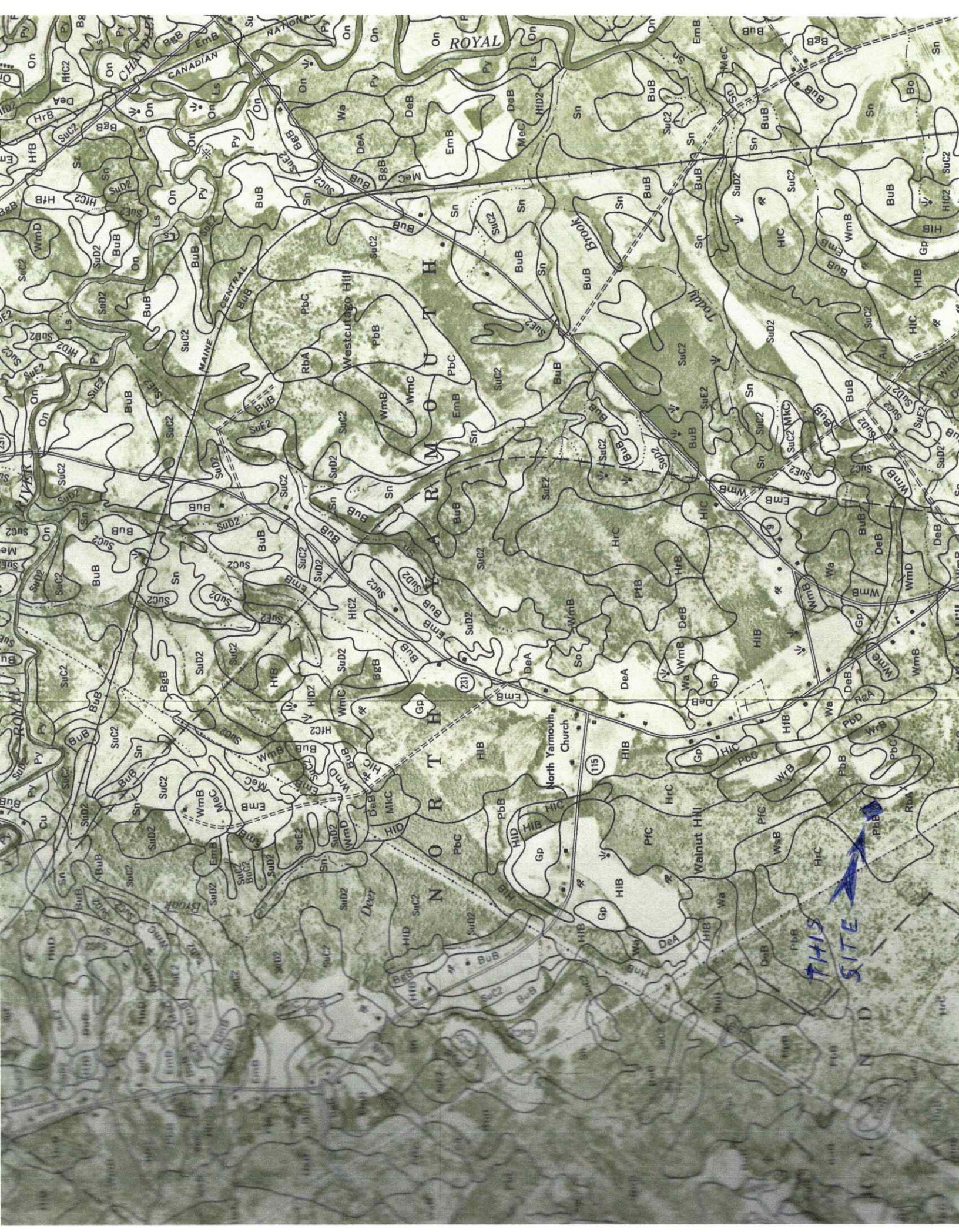


LOCATION MAP



THIS
SITE

Sweetser Rd



Legend

Washo



Google Earth

300 ft