



Engineering
& Design

26 Sweetwater Way Amended Subdivision Application

September 12, 2022

26 Sweetwater Way

Amended Subdivision Application

North Yarmouth, Cumberland County, Maine

Prepared for:

Mike Haimes
26 Sweetwater Way, North
Yarmouth

Prepared by:

Tara Mullen
Maine Professional Land Surveyor
License No. 2575

Colliers Engineering & Design
41 Church Road Brunswick Maine
04011
Main: 877 627 3772
Colliersengineering.com

Project No.

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Cover Letter

The proposed amended subdivision is to transfer area between two parcels in an existing approved subdivision. The subdivision was first created by the plan titled "Plan of Land on Route #115, North Yarmouth, Maine for Ford S. Reiche" dated July 1985. Signed by the Planning Board on July 9, 1985. Recorded in the Cumberland Land County Registry of Deeds in Plan Book 148, Page 65. The Subdivision was revised in 1991 by the plan titled "Standard Boundary Survey Resubdivision of Lot-2 in Reiche Subdivision on Route #115 in North Yarmouth" dated August 7, 1991, signed by the Planning Board on August 30, 1991. Recorded in the Cumberland County Register of Deeds in Plan Book 191, Page 118.

The amended subdivision application is to transfer 2.74 acres from Map 10, Lot 147 to Map 101, Lot 148. Both parcels are owned by LLCs that are under common ownership by the applicant. No changes to road frontage are proposed. The rear lot, Map 10, Lot 147 will retain land access to Route 115 that is at least 50 feet along its entire width. No nonconforming lots will be created because of this land transfer. No additional lots, structures, dwellings, septic systems, or wells are proposed. At this time no development is proposed for the 2.74 acre area to be conveyed. A driveway easement which allows for maintenance, road construction and business purposes associated with Map 10, Lot 148 is to accompany the 2.74 acre conveyance.



**TOWN OF NORTH YARMOUTH
PLANNING BOARD
MINOR SUBDIVISION APPLICATION**

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

NAME OF APPLICANT: Mike Haimes PHONE #: 207 431-7933
 EMAIL: mike@theweddingbarnsofmaine.com ALT. PHONE#: _____
 FULL ADDRESS: 195 Caleb St, Portland, Maine 04102
 PROPERTY ADDRESS: 26 Sweetwater Way
 MAP: 10 LOT: 147

AGENT/REPRESENTATIVE (if other): Tara Mullen PHONE #: 207-325-1914
 EMAIL: tara.mullen@collierseng.com
 FULL ADDRESS: 41Church Road, Brusnwick, Maine

1. Names and Addresses of ALL property owners within 500' of any and all property boundaries (**use a separate sheet**). **Please contact Code Office for Updated Abutters List**

2. Plan preparer information if other than property owner:

Name: Tara Mullen, Colliers Engineering & Design
 Address: 41Church Road, Brusnwick, Maine
 Phone Number: 207-325-1914 Professional Lic. # PLS 2575
 Email: tara.mullen@collierseng.com

3. Zoning Classification of the Property

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


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

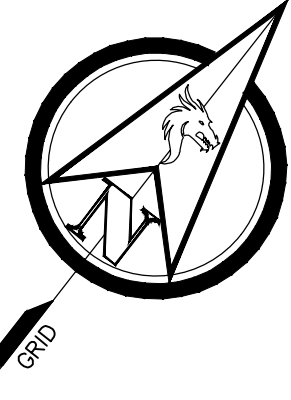
5. Historic Structures: Are there any historic structures or areas of historical importance on the property? _____ YES NO

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

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

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

Tara Mullen  _____ / _____ / _____
 Signature of Applicant/Owner Date



FOR REGISTRY USE ONLY

PURPOSE OF AMENDMENT:

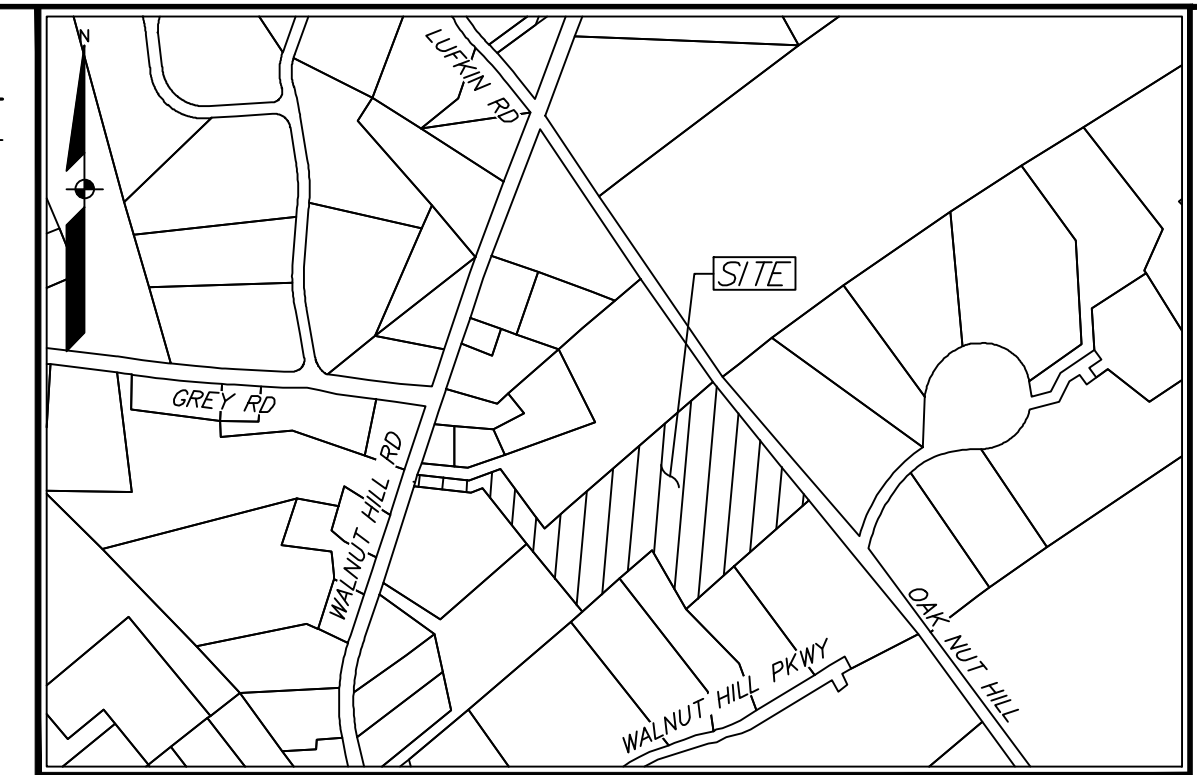
THE SUBJECT PARCELS ARE PART OF LOT DIVISION PLANS APPROVED BY THE NORTH YARMOUTH PLANNING BOARD ON JULY 9, 1985 AND RECORDED AT THE REGISTRY IN PLAN BOOK 148, PAGE 65 AND ON AUGUST 7, 1995 AND RECORDED IN THE REGISTRY IN PLAN BOOK 191, PAGE 118. THE PURPOSE OF THIS PLAN IS TO ADJUST THE LOT LINE BETWEEN LOT 4, PLAN BOOK 148, PAGE 65 (TAX MAP 10 LOT 159) AND LOT 2A ON PLAN BOOK 191, PAGE 118 (TAX MAP 10, LOT 148). NO NEW LOTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAN, AND THE RESULTING LOTS ARE NO LESS CONFORMING.

CONDITIONS OF APPROVAL:

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 SHALL BE NULL AND VOID. REVISED PROPERTY LINES SHOWN HEREON MUST BE MONUMENTED BY SEMI-PERMANENT MARKERS WITHIN 90 DAYS OF THE DATE OF APPROVAL.

LEGEND

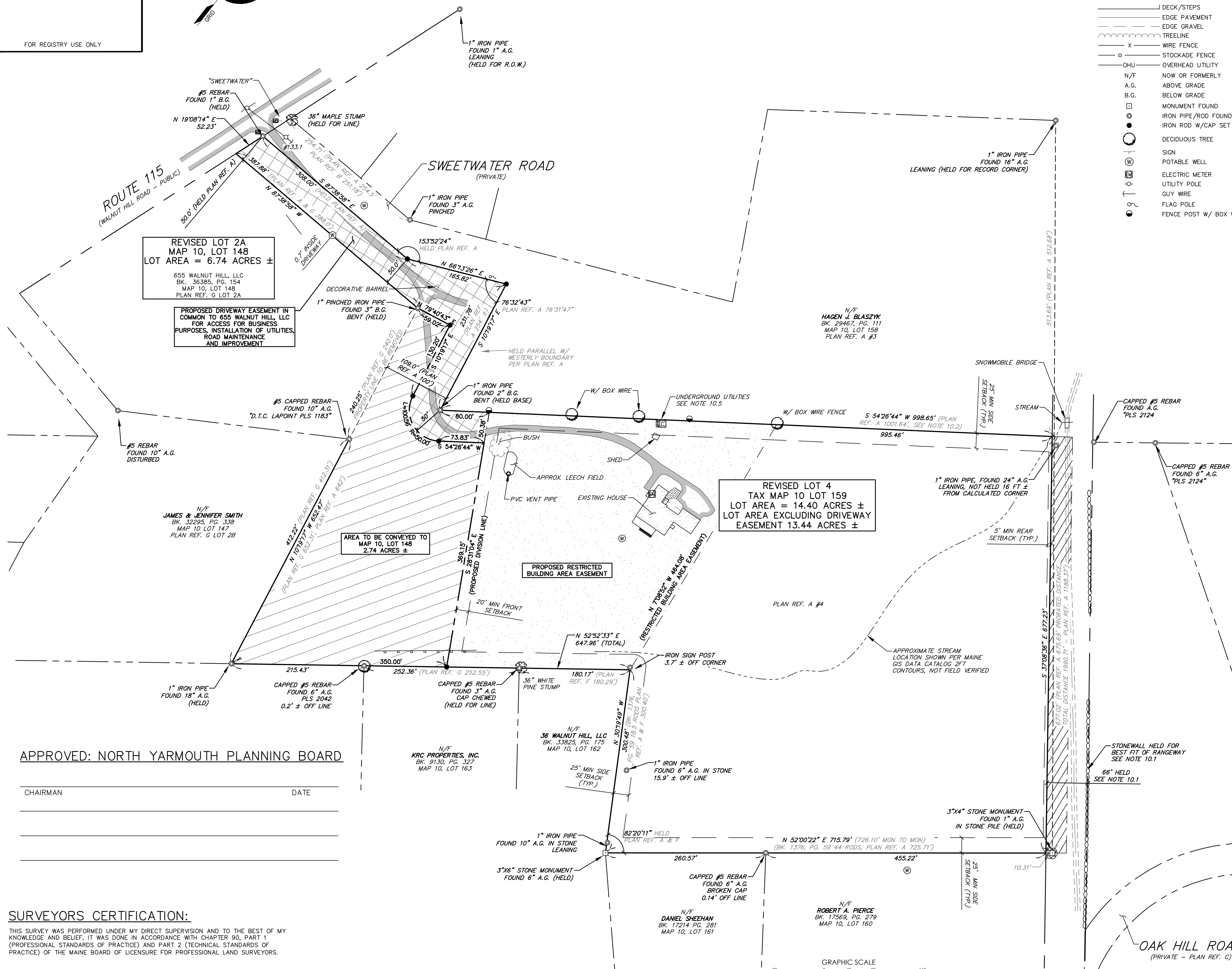
- PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTER LINE
RIGHT-OF-WAY LINE
SETBACK
BUILDING
DECK/STEPS
EDGE PAVEMENT
EDGE GRAVEL
TREELINE
WIRE FENCE
STOCKADE FENCE
OVERHEAD UTILITY
NOW OR FORMERLY ABOVE GRADE
BELOW GRADE
MONUMENT FOUND
IRON PIPE/ROD FOUND
IRON ROD W/CAP SET
DECIDUOUS TREE
SIGN
POTABLE WELL
ELECTRIC METER
UTILITY POLE
GUY WIRE
FLAG POLE
FENCE POST W/ BOX WIRE



LOCATION MAP N.T.S.

GENERAL NOTES:

- 1. THE RECORD OWNER OF THE PARCEL IS 26 SWEETWATER, LLC BY DEED DATED MARCH 30, 2022 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 38304, PAGE 173, AND IS SHOWN AS LOT 147 ON THE TOWN OF NORTH YARMOUTH TAX MAP 10.
2. THE PROPERTY IS LOCATED IN THE VILLAGE CENTER DISTRICT AND GROUNDWATER PROTECTION OVERLAY.
LAND USE REGULATIONS ARE AS FOLLOWS:
MINIMUM LOT SIZE: 1 ACRE**
MINIMUM STREET FRONTAGE: 18 FT - 100 FT
MINIMUM FRONT YARD: 0 FT - 20 FT MAX
MINIMUM SIDE YARD: 25 FT MAX
MINIMUM REAR YARD: 5 FT MIN
MAXIMUM BUILDING HEIGHT: 3 STORES, NO HIGHER THAN 50 FT
MAXIMUM BUILDING COVERAGE: 70%
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION. INFORMATION MUST BE VERIFIED WITH THE APPLICABLE REGULATORY PRIOR TO CONSTRUCTION AND SETBACKS LISTED ARE FOR PRELIMINARY PLANNING PURPOSES ONLY.
** NO REDUCTION IN LOT SIZE IS PERMITTED IN THE GROUNDWATER PROTECTION OVERLAY
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 17.09 ACRES (744,800 SF ±).
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN JUNE, 2022.
5. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
6. PLAN REFERENCES:
A. "PLAN OF LAND ON ROUTE #115, NORTH YARMOUTH, MAINE, FOR FORD S. REICHE" BY DANIEL T.C. LAPOINT #1183, DATED JUNE 1985 RECORDED IN PLAN BOOK 148, PAGE 65.
B. "BOUNDARY SURVEY 671 WALNUT HILL ROAD, NORTH YARMOUTH, FOR MARK W. PRIMEAU" BY SURVEY, INC. DATED AUGUST, 2005, RECORDED IN PLAN BOOK 206, PAGE 192.
C. "OAK HILL SUBDIVISION, NORTH YARMOUTH, MAINE" BY JAMES D. NADEAU, PLS #2124, DATED NOVEMBER 16, 1999, RECORDED IN PLAN BOOK 200, PAGE 346.
D. "FINAL SUBDIVISION PLAN OF RIDGEWOOD SUBDIVISION, HOMESTEAD ROAD, NORTH YARMOUTH, MAINE MADE FOR MR. PAUL BE NARD" BY OWEN HASKELL, INC. DATED 8-08-2016, RECORDED IN PLAN BOOK 216, PAGE 333.
E. "AMENDED SUBDIVISION PLAN OF RIDGEWOOD SUBDIVISION, HOMESTEAD ROAD, NORTH YARMOUTH, MAINE MADE FOR MR. PAUL BE NARD" BY OWEN HASKELL, INC. DATED 12-22-2017, RECORDED IN PLAN BOOK 218, PAGE 53.
F. "COMMERCIAL SUBDIVISION, ROUTE 115, NORTH YARMOUTH, MAINE" BY SYDESIGN CONSULTANTS, RONALD M. CARPENTER, PLS #2042, DATED AUGUST 2000, RECORDED IN PLAN BOOK 201, PAGE 172.
G. "STANDARD BOUNDARY SURVEY, RESUBDIVISION LOT-2 IN REICHE SUBDIVISION ON ROUTE #115, IN NORTH YARMOUTH, MAINE" BY DANIEL T. LAPOINT, PLS #1183, DATED AUGUST 7, 1991, RECORDED IN PLAN BOOK 191, PAGE 118.
7. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SUE LEVEL C), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR NORTH YARMOUTH, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230202 0010 B, HAVING AN EFFECTIVE DATE OF JULY 16, 1981. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING.
10. BOUNDARY NOTES:
10.1. RANGEWAY: THE MUNICIPAL OFFICE OF THE TOWN OF NORTH YARMOUTH PROVIDED LIMITED INFORMATION AVAILABLE FOR THE RANGE ROAD FIRST SHOWN ON PLAN REF. H. THE PUBLIC WORKS DIRECTOR ADVISED THAT THE RANGE WAY IS ABANDONED. TITLE MAY EXIST TO THE CENTER AS WELL AS PUBLIC AND PRIVATE EASEMENTS WITHIN THE RANGEWAY. THIS SURVEY DOES NOT IDENTIFY SPECIFIC RIGHTS THE PUBLIC RETAINED WITHIN THE EASEMENT. NO DOCUMENTED TOWN ACTION WAS TAKEN TO ABANDON THE RANGE WAY PER MRS #3028-A (EFFECTIVE OCT 1, 2021). IT IS PRESUMED THAT THE RANGEWAY WAS CONSIDERED ABANDONED PRIOR TO THE REFERRAL OF MSRA #3028 IN 2021, DURING WHICH TIME THE RANGEWAY WAS NOT KEPT PASSABLE BY MOTOR VEHICLES FOR THE STATUTORY PERIOD OF 30 YEARS AS DOCUMENTED PER HISTORIC AERIALS (DATED 1970). A 66-FOOT RIGHT OF WAY WAS HELD PER FOUND EVIDENCE OF EXISTING STONEMEN AND PLAN REF. A, C, F & H.
10.2. THE DIVISION THAT CREATED THE LOCUS PARCEL, MAP 10, LOT 159 (PLAN REF. A LOT #3) WAS DOCUMENTED ONLY BY PLAN REF. A. THE BEARINGS AND DISTANCES ON PLAN REF. A ARE INCOMPLETE AND DO NOT FORM A MATHEMATICALLY CLOSED FIGURE. THE DIVISION LINE BETWEEN MAP 10, LOT 159 AND MAP 10, 158 WAS DETERMINED BY HOLDING A BEST FIT OF FIELD EVIDENCE AND RECORD DISTANCES.
10.3. RESTRICTIONS AND COVENANTS: BY WILLIAM R. & PAMELA A. FISHER WHEN PLAN REF. A LOTS #3 AND #4 WERE UNDER COMMON OWNERSHIP, SEE BOOK 7127, PAGE 257, DATED APRIL 7, 1986. SEE DEED FOR FULL LANGUAGE.
10.4. DRIVEWAY EASEMENT: THE ABUTTING PROPERTY MAP 10, LOT 158 (PLAN REF. A #3) WAS CONVEYED WITH A DRIVEWAY EASEMENT FIRST REFERENCED IN BOOK 10438, PAGE 176, DATED SEPTEMBER 22, 1992 REFERS TO BEING SUBJECT TO AND BENEFITED BY A COMMON DRIVEWAY EASEMENT WITH THE OWNERS OF LOT 4 AS SET FORTH BOOK 9736, PAGE 274, DATED SEPTEMBER 25, 1991. NO REFERENCE TO THE DRIVEWAY EASEMENT WAS FOUND IN THE CONVEYANCES FOR THE LOCUS PARCEL, MAP 10, LOT 147.
10.5. EASEMENT GRANTED BY WILLIAM R. & PAMELA D. FISHER TO CENTRAL MAINE POWER COMPANY & NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, FOR AN UNDERGROUND CABLE EXTENDING EASTERLY FROM THE LINE UNDER THE LAND NOW OR FORMERLY OF PETER & FRAN MCKINNEY (BK. 7320, PG. 53 DATED JUNE 9, 1986) A DISTANCE OF 710 FT ± TO THE PROPOSED TRANSFORMER #133.2 WALNUT HILL ROAD. SEE BK. 7265, PG. 76, DATED MAY 19, 1986.

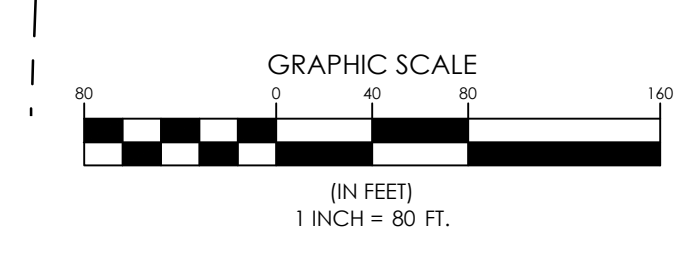


APPROVED: NORTH YARMOUTH PLANNING BOARD

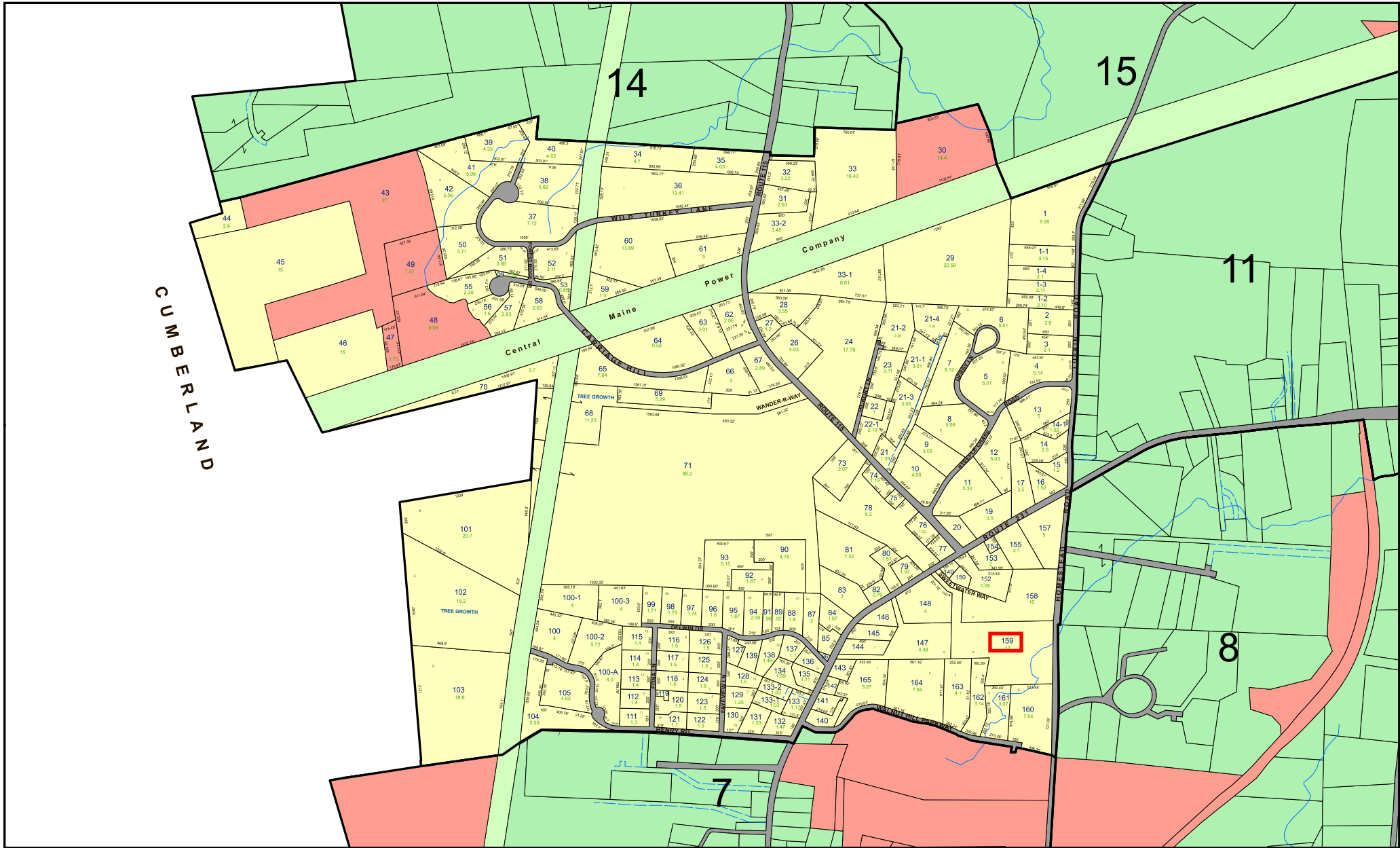
Table with columns for CHAIRMAN and DATE.

SURVEYORS CERTIFICATION: 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 09/09/2022
TARA M. MULLEN, MAINE PLS 2575 DATE



Vertical sidebar containing: RECORD OWNER: 26 SWEETWATER, LLC; SECOND AMENDED SUBDIVISION PLAN OF LAND OF FORD S. REICHE; DRAWN: TMM; CHECKED: DJH; PROJECT NO.: 22004967A; DATE: 09/09/22; SHEET SIZE: 24" X 36"; SCALE: 1" = 80'; SHEET 1 OF 1.



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

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

North Yarmouth, Maine



Maps Prepared by:
**Cumberland County
 Regional Assessing**

0 400 800
 1 inch = 400 Feet

**Tax Sheet
 10**

MAINE REAL ESTATE TAX-Paid

**DLN #1002040085987
QUITCLAIM DEED**

GAIL P. LANDRY

With a mailing address of 113 Newbury Street, Unit #301, Portland, ME 04101

for consideration paid, grants to

655 WALNUT HILL, LLC, a Maine limited liability company

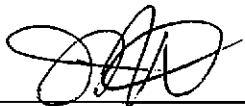
With a mailing address of 64 Hersey Street, Portland, ME 04103, with Quitclaim Covenants, the following described real property in the Town of North Yarmouth, County of Cumberland and State of Maine:


See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 30th day of January, 2020.

WITNESS





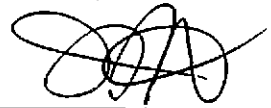
Gail P. Landry

State of Maine
County of Cumberland, ss.

January 30, 2020

Personally appeared the above-name Gail P. Landry and acknowledge the foregoing instrument to be her free act and deed.

Before me,



James A. Hopkinson, Attorney at Law

EXHIBIT A

(655 Walnut Hill Road, North Yarmouth)

A certain lot or parcel of land with the buildings thereon, situated on the southeasterly side of Route #115, in the Town of North Yarmouth, County of Cumberland, and State of Maine, being more particularly described as follows:

Beginning at a point marked by an iron set on the assumed southeasterly sideline of Route #115 at land now or formerly of William Fisher et al.; thence South 38° 14' 26" West by the southeasterly sideline of said Route #115, 418.72 feet to an iron at other land now or formerly of Nancy Keller, Trustee of the Nancy Keller 1991 Trust; thence South 58° 34' 31" East by said other land now of formerly of said Nancy Keller, Trustee 246.42 feet to an iron set for a corner; thence North 78° 10' 08" East and continuing by said other land of said Nancy Keller, Trustee 381.32 feet to an iron set for a corner and said land now or formerly of Fisher; thence North 8° 48' 37" East and by said other land of Fisher, 240.0 feet to an iron set for a corner; thence North 68° 32' 00" West and continuing by said land of Fisher, 388.0 feet to the iron set on the southeasterly side of said Route #115 at the point of beginning.

Said premises are depicted on a "Standard Boundary Survey Resubdivision of Lot-2 in Reiche Subdivision on Route #115 in North Yarmouth, Maine for William Williamson" dated August 7, 1991 and recorded in said Registry of Deeds in Plan Book 191, Page 118.

For title of Grantor, reference is hereby made to a deed given by Susan B. Cabot to Merrill Marsh and Gail P. Landry, dated August 29, 2002 and recorded at the Cumberland County Registry of Deeds in Book 18036, Page 76 and further reference is made to an Abstract of Divorce Judgment dated April 17, 2019 recorded in Book 35599, Page 193.

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED
(statutory short form)

DLN: 1002240188139

ALAN R. GRANT and HEIDI J. GRANT, of 26 Sweetwater Way, North Yarmouth, Maine 04097, for consideration paid, grant to **26 SWEETWATER LLC**, a Maine limited liability company with a mailing address at 64 Hersey Street, Portland ME 04103, WITH WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated on the southeasterly side of Route 115 in the Town of North Yarmouth, County of Cumberland and State of Maine, and being more particularly bounded and described as follows:

Being Lot #4 as shown on the Plan entitled "Plan of Land on Route #115, North Yarmouth, Maine – made for Ford S. Reiche" and prepared by Daniel T.C. LaPoint, Land Surveyor, dated July 1985 and recorded in Cumberland County Registry of Deeds in Plan Book 148, Page 65, to which plan reference is hereby made for a more particular description.

Meaning and intending to convey all and the same premises conveyed to Alan R. Grant and Heidi J. Grant, as joint tenants, by Alan R. Grant by deed dated September 14, 2005 and recorded at the Cumberland County Registry of Deeds in Book 23172, Page 113.

IN WITNESS WHEREOF, the said Alan R. Grant and Heidi J. Grant have set their hands and seals this 30 day of March, 2022.


ALAN R. GRANT

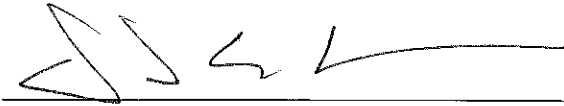

HEIDI J. GRANT

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

March 30, 2022

Then personally appeared before me the above-named Alan R. Grant and Heidi J. Grant and acknowledged the foregoing instrument to be their free act and deed.

Before me,


~~Notary Public~~ Attorney-at-Law
Print Name: David E. Currier
My Commission Expires / Bar No.: 2571

REFERENCES:

- TOWN OF NORTH YARMOUTH TAX MAP # 4
- 1890 DEED TO ABBIE F. LOVELL, RECORDED IN BOOK 874/PAGE 1 CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 1944 DEEDS TO FORD S. & KAREN N. REICHE RECORDED IN BOOK 6551 PAGE 205 AND BOOK 6575 PAGE 52.
- 1985 DEED TO CHARLES PUTHAM FROM FORD S. REICHE
- 1983 DEED TO FORD S. REICHE AND WILLIAM HOLDEN RECORDED IN BOOK 6117 PAGE 122
- 1931 DEED TO NYRA M.L. BARTER, RECORDED IN BOOK 1976 PAGE 59.

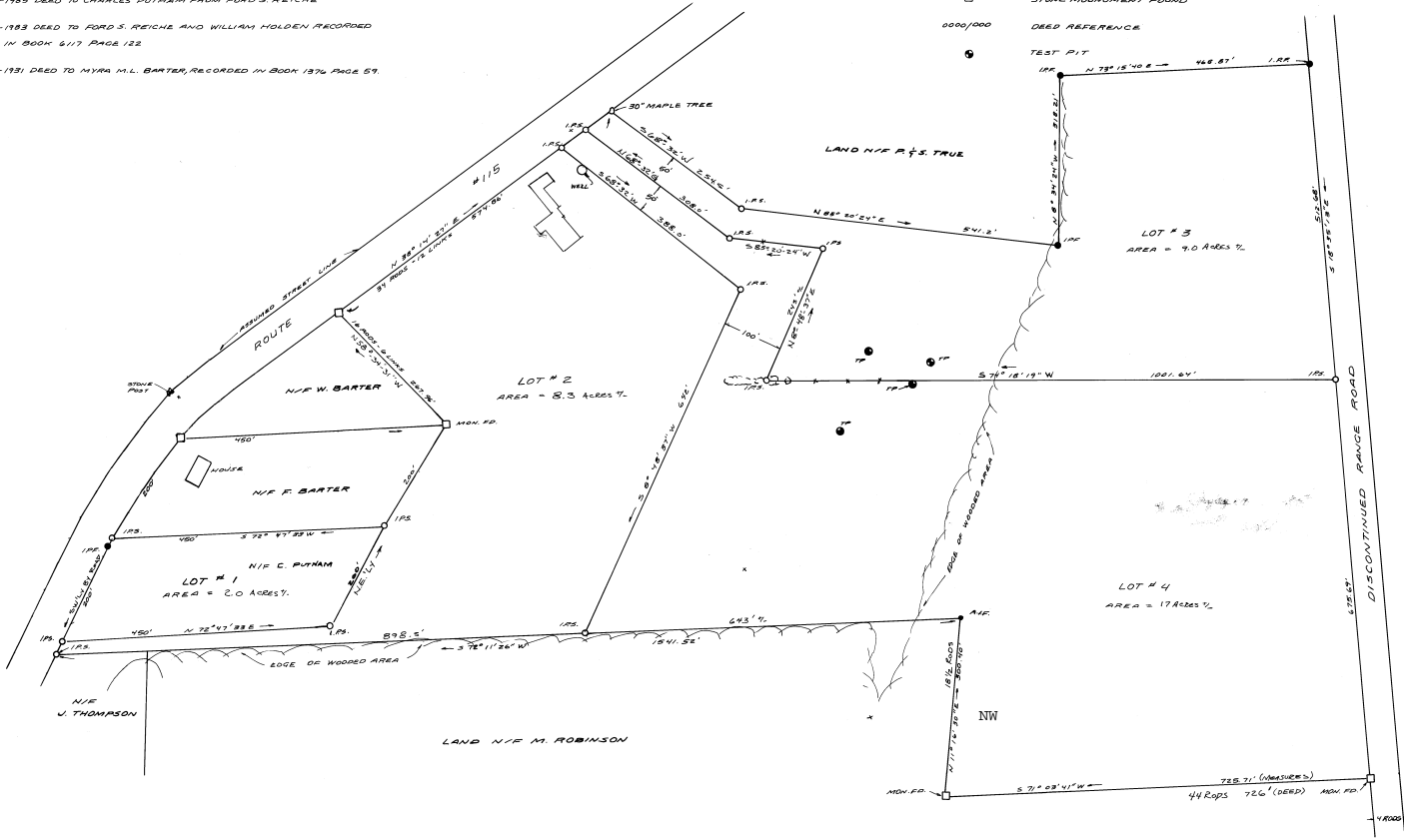


LEGEND

- IPK ● IRON PIPE FOUND
- IPS ○ IRON PIPE SET
- AK ● ANGLE IRON FOUND
- N/F NON OR FORMERLY
- STONE MONUMENT FOUND
- 0000/000 DEED REFERENCE
- TEST PIT

APPROVED BY THE TOWN OF NORTH
YARMOUTH PLANNING BOARD
DATE July 9, 1985

Peter Syme
Rene G. Gamba
John S. Stoddard



State of Maine, Cumberland ss.
Register of Deeds
Received July 10, 1985
at 2:40 PM and recorded in
Plan Book 6575 Page 52
Attest *Janet Walsh*
Register

PLAN OF LAND
ON ROUTE # 115
NORTH YARMOUTH, ME.

FOR
FORD S. REICHE

SCALE 1" = 100'
0 100 200
FIELD BOOK 7 PAGE 127
DATE DRAWN JULY 1985

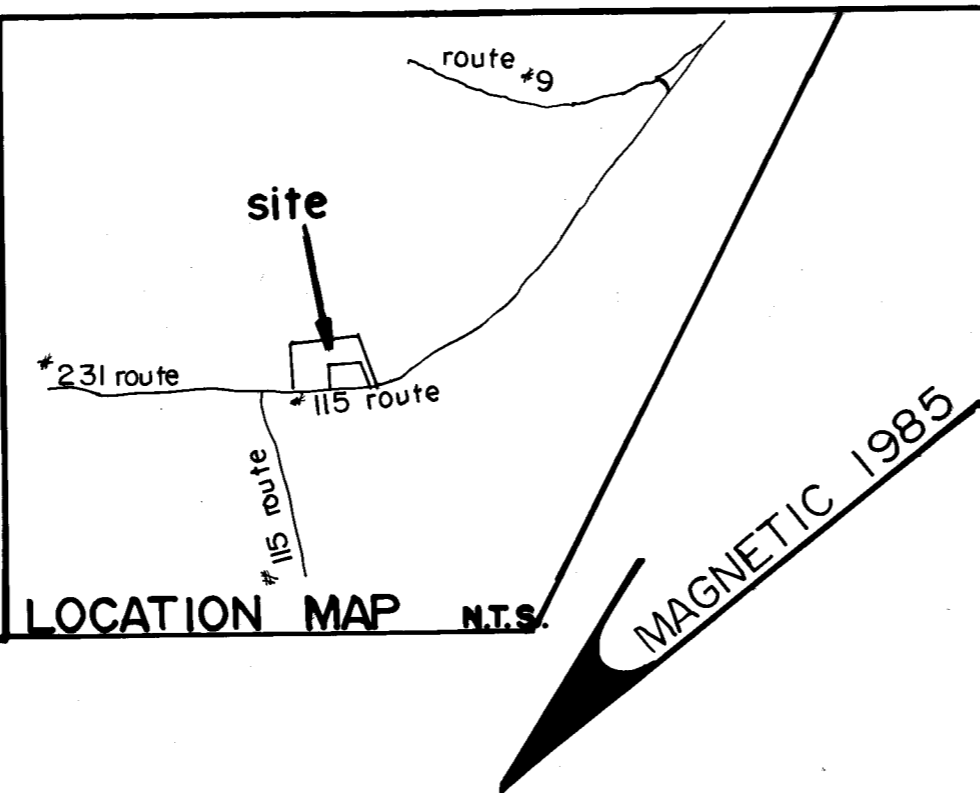
STATE OF MAINE
JANET F. C. WALSH
REGISTER
PLANNING BOARD
LAND SURVEYOR

1985
165

191	118
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APPROVED BY THE NORTH YARMOUTH PLANNING BOARD

DATE August 30, 1991



LEGEND

- IRS ○ IRON ROD SET
- IPF • IRON PIPE FOUND
- S.P. ■ STONE POST
- MON.F. ■ MONUMENT FOUND
- N/F NOW OR FORMERLY
- C.C.R.D. CUMBERLAND COUNTY REGISTRY OF DEEDS
- (capped) SURVEYORS R.L.S. # No.

REFERENCES

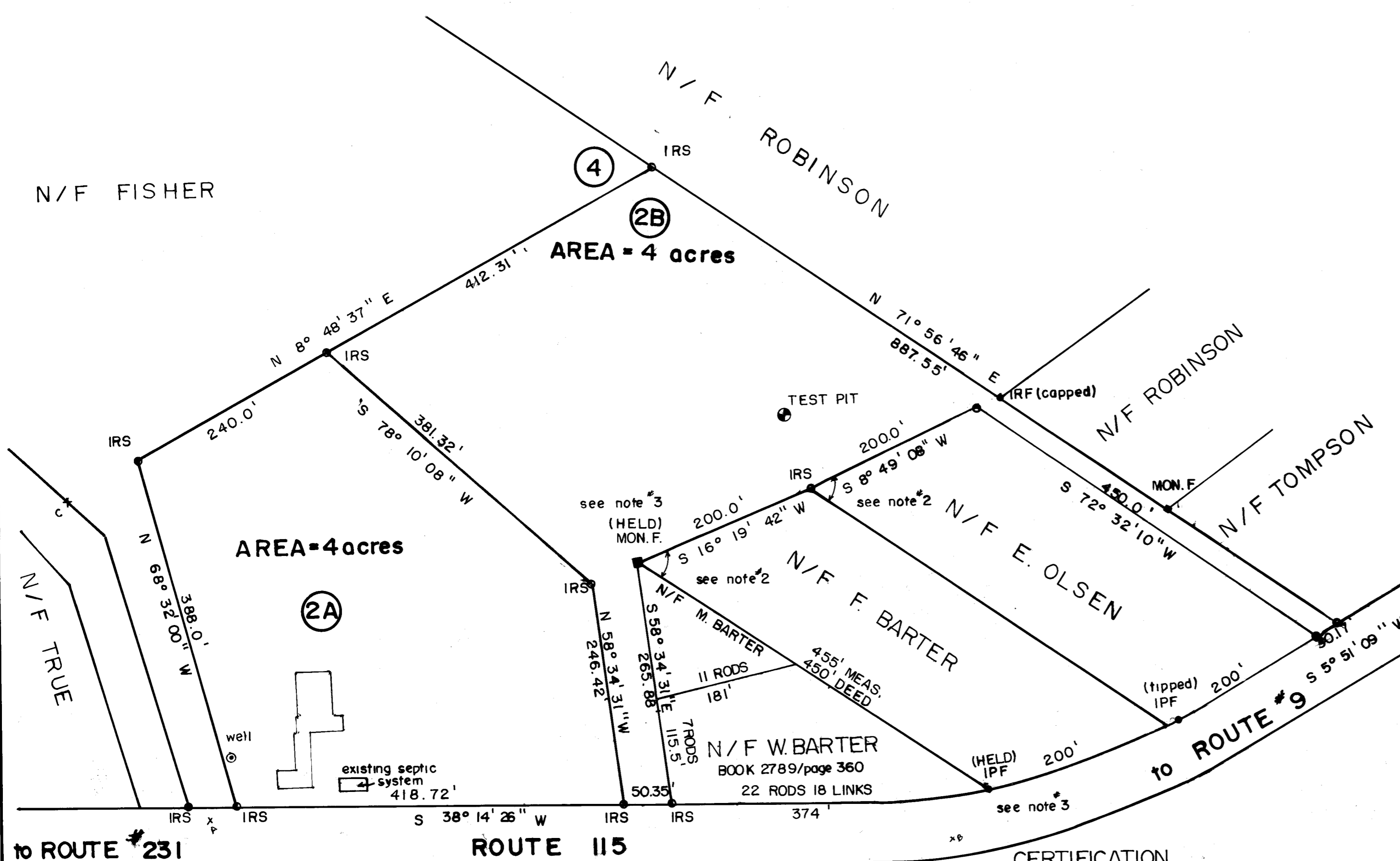
TOWN OF NORTH YARMOUTH ASSESSORS CHART 4.

1985 PLAN OF LAND ON ROUTE #115 IN NORTH YARMOUTH, MAINE; FOR FORD S. REICHE; BY D.T.C. LAPOINTE (R.L.S.) RECORDED IN PLAN BOOK 148/page 65 AT THE C.G.R.D.

TEST PIT LOCATION OBTAINED FROM SOILS EVALUATOR.

NOTES:

1. TOTAL AREA OF SITE EQUALS 8.3 acres.
2. THE DEEDS TO F. BARTER & PUTNAM CALL FOR 50' CORNERS BUT FORMER OWNERS INTENDED TO HAVE 450' x 200' LOTS.
3. THIS MONUMENTATION WAS POINTED OUT BY THE BARTER FAMILY AS BEING THE NORTHERLY LINE OF THE F. BARTER LOT.



STANDARD BOUNDARY SURVEY
 RESUBDIVISION OF LOT-2
 IN REICHE SUBDIVISION
 ON ROUTE #115
 IN NORTH YARMOUTH, MAINE

FOR
WILLIAM WILLIAMSON
 180 WALNUT HILL ROAD
 NORTH YARMOUTH, MAINE 04021

SCALE - 1" = 100'

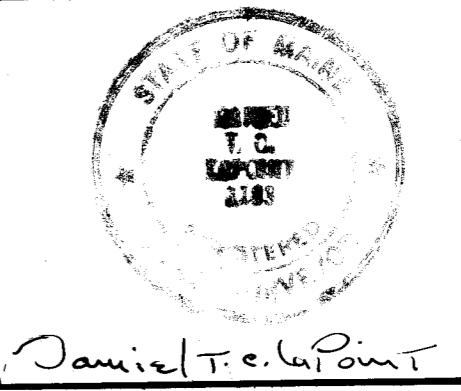
0 100' 200'

FIELD BOOK - 7/page 125

DATE DRAWN - 8/7/1991

DRAWN BY - W. R. C.

CHECKED BY - D.T.L.



CERTIFICATION

THIS SURVEY CONFORMS TO CATEGORY I, CONDITION III, AS DEFINED BY THE STANDARDS OF THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS.

- WITH THE FOLLOWING EXCEPTIONS
1. NO WRITTEN REPORT TO DATE
 2. _____

State of Maine, Cumberland County
 Registry of Deeds
 received September 23 1991
 12:36 p.m. P.M. and recorded in
 Plan Book 191 Page 118
 Attest: _____
 Register

Minor Subdivision Application – 26 Sweetwater Way

1. Names and addresses of all property owners within 500 ft

MAP, LOT	NAME	ADDRESS
Map 10, Lot 144	Molly L. Brown Leding	619 Walnut Hill Rd North Yarmouth, Me 04097
Map 10, Lot 145	James C & Elliana Dixon	629 Walnut Hill Rd North Yarmouth, Me 04097
Map 10, Lot 146	Sarah Bohanson & Kenneth Knight, Jr.	643 Walnut Hill Rd North Yarmouth, Me 04097
Map 10, Lot 147	James M & Jennifer Rice	649 Walnut Hill Rd North Yarmouth, Me 04097
Map 10, Lot 149	Erin Marie Gilligan & Richard Vessey	671 Walnut Hill Rd North Yarmouth, Me 04097
Map 10, Lot 150	Marilee Marrinan & Erinn Cayehal Chang	Po Box 786 Yarmouth, Me 04096
Map 10, Lot 152	Hagen Blaszyk	15 Sweetwater Way North Yarmouth, Maine 04097
Map 10, Lot 153	Sharon Crichton	3 New Gloucester Rd North Yarmouth, Me 04097
Map 10, Lot 160	Robert A Pierce	Po Box 786 Yarmouth, Me 04096
Map 10, Lot 161	Daniel Sheehan	42 Walnut Hill Parkway North Yarmouth, Me 04097
Map 10, Lot 162	36 Walnut Hill, LLC	36 Walnut Hill Parkway North Yarmouth, Me 04097
Map 10, Lot 163	Krc Properties, Inc	213 Coombs Rd Brunswick, Me 04011
Map 10, Lot 164	Krc Properties, Inc	213 Coombs Rd Brunswick, Me 04011
Map 10, Lot 20	Congregational Church North Yarmouth	3 Gray Rd North Yarmouth, Me 04097
Map 10, Lot 76	Andrew Hilty & Joanna A Kass	20 Gray Rd North Yarmouth, Me 04097
Map 10, Lot 77	Congregational Church North Yarmouth	3 Gray Rd North Yarmouth, Me 04097
Map 10, Lot 78	Polly A Grindle (Per Rep For Hilma H & Clayton B Barter)	654 Walnut Hill Rd North Yarmouth, Me 04097
Map 10, Lot 79	Fred W. Barter	660 Walnut Hill Rd North Yarmouth, Me 04097
Map 10, Lot 80	Polly A. Grindle	654 Walnut Hill Rd North Yarmouth, Me 04097

Map 8, Lot 16	Paul M Benard	Po Box 697, Windham, Me 04062
Map 8, Lot 17	John A. McCarthy & Tammy L. McCarthy	868 Oak Hill Rd North Yarmouth, Me 04097
Map 8, Lot 18	Christine S. Davik	874 Oak Hill Rd North Yarmouth, Me 04097
Map 8, Lot 25	Alan A. Fried	873 Oak Hill Rd North Yarmouth, Me 04097
Map 8, Lot 26	Laurie A Batchelder	865 Oak Hill Rd North Yarmouth, Me 04097

4. Provide a General Description

Purpose of this Amended Subdivision Plan is to transfer a portion of property from Map 10, Lot 159 to Map 10, Lot 148. Both being parcels in the approved subdivision “Plan of Land on Route #115, North Yarmouth, ME” dated July 1985. Signed by the Planning Board July 9, 1985.

6. Complete List of all chemicals, pesticides, fuels, nutrients, etc

None know. Undeveloped property.

7. List of Equipment to be used, parked or stored

None.



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

NAME OF APPLICANT: Mike Haimes

DATE: 9/12/22

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.

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

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B.6	Interconnected Development				X
C. Blocks - Utility/Pedestrian Easement					X
D. Utilities - Underground					X
E. Monuments					
E.1	Stone Monuments Locations				X
E.2	Stone Monuments or Capped Iron Pipe at boundaries	X			
E.3	Stone Monuments Requirements				X
E.4	All Others Marked by Suitable Monumentation				X
10-3 BROOK, POND, VERNAL POOL AND WETLAND BUFFERS					
A. Purpose and Applicability					
A.1	Protect Areas not covered in Section 9-1				X
A.2	Distinguish between High and Low Value Wetlands				X
A.3	Residential Shoreland & Resource Protection Apply				X
B. Protected Resources					
B.1	Stream				X
B.2	Pond				X
B.3	Vernal Pool				X
B.4	High Value Wetlands				X
B.4.a	Contain Pond or Vernal Pool				X
B.4.b	Within Floodplain of Stream or Pond				X
B.4.c	Wetland Plant Species				X
B.5	Low Value Wetland				X
C. Standards					
C.1	Vegetative Buffers				X

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

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

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

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

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

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

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

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

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

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

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

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

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

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<u>D. Parking Space Requirements</u>		(Request n/a for all items)			
D.1	Sufficient to accommodate				
D.2	Size of structure				
D.3	Reduce structure for sufficient parking				
D.4	On-street parking				
D.5	Availability of parking				
D.6	Pedestrian and bicycle safety				
D.7	Other standards				
<u>E. Waivers</u>					
10-35 OFF STREET LOADING REQUIREMENTS		(Request n/a for all items)			
<u>A. Specific Uses</u>					
A.1	Maximum number of trucks				
A.2	Type of business				
A.3	Location of loading facility				
A.4	Screening				
A.5	Desirability of service roads or alleys				
A.6	Other characteristics				
A.7	Traditional layout and historical character				
A.8	Minimize noise impacts				



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

NAME OF APPLICANT: Mike Haimes
 PROPERTY ADDRESS: 26 Sweetwater Way, North Yarmouth
 MAP: 10 LOT: 147

SITE PLAN FEES

<u>Description</u>	<u>Fees</u>	<u>Total</u>
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)

<u>Description</u>	<u>Fees</u>	<u>Total</u>
Non-refundable Application Fee	\$250.00	<u>\$250.0</u>
Each Lot/Dwelling Unit	\$100.00	_____
Technical Review	Cost + \$25.00	_____

MAJOR SUBDIVISION (5 lots or more)

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

TOTAL FEES REQUIRED \$250.0

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.

10 VILLAGE SQUARE ROAD, NORTH YARMOUTH, MAINE 04097
 PHONE: (207) 829-3705 * FAX: (207) 829-3743