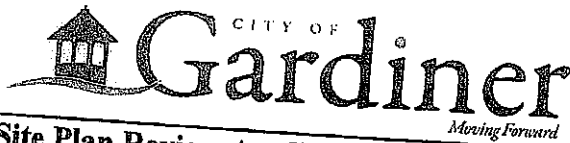


6 Church Street,
Gardiner, Maine 04345
Phone (207) 582-4200



Site Plan Review Application

Project Name: Iron Mine Mobile Home Park Project Cost: \$500,000
Date of Submission: 5-13-2020 Received by: _____ Fees: _____

A complete written description of the proposed project including all other local, state and federal permits required for the project Expansion of Iron Mine Mobile Home Park.

- see written attachment -

Anticipated beginning/completion dates of construction: Summer 2020/fall 2021

1. General Information:

Name of Property Owner: Home Deals of Maine LLC
Address: PO Box 97, Hinkleley, Me 04944
Phone/Fax No: (207-616-0672 FAX) (207-509-9927 office)
Applicant/Agent Name: Applicant - Jo Roderick Agent - Roland Pinette
Address: PO Box 97, Hinkleley, Me 04944
Phone/Fax No: Jo - 207-710-4777 Roland - 207-730-0158

surveyor

architect/engineer

contractor

Design Professional(s)/Contractor(s): Surveyor Engineer Architect Contractor

Name: William Acheson - Bombahook Land Surveys
Address: 30 Chestnut Street, Gardiner, ME 04345
Phone/Fax No: 207-446-2997

Name: Bruce MacLeod - MacLeod Structural Engineers, PA
Address: 90 Bridge St. Suite # 252
Phone/Fax No: 207-839-0980

Name: Dan Feilensbee Home Improvements
Address: 202 Norridgewock Rd, Fairfield, Me 04937
Phone/Fax No: 207-509-8735

Signature: _____ Date: 5-13-2020

2. Property Information:

Property Location: Old Brunswick Rd + 43 Old Brunswick Rd + Williams Ln -
Deed Ref: Book 13112 Page 63 City Tax Map(s) 27 Lot(s) 14

Property Size/Frontage: 6691 Acres 61 Sq. Ft. 27 Road 15B Shore

Zoning District(s): MUV (mixed use village)

Lot 14A - Ref Book - 3446 Page - 338 - City Tax Map - 27 - Lot 14A

3. Development Information:

One or more site maps drawn to scale, prepared and sealed by a professional engineer or architect showing the following:

- a.) The existing conditions on the property including:
 - ✓ 1. The property boundaries;
 - ✓ 2. The zoning district and zoning district boundaries if the property is located in more than one zone;
 - ✓ 3. The location of required setbacks, buffers and other restrictions;
 - ✓ 4. The location of any easements or rights-of-way; NA
 - ✓ 5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;
 - ✓ 6. The locations of existing utilities on and adjacent to the property including sewers, water mains, stormwater facilities, gas mains, and electric and other telecommunication facilities;
 - ✓ 7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.) At intersection of Old Brunswick Rd + Iron Mine Hill Rd.
 - ✓ 8. The general topography of the property indicating the general slope of the land and drainage patterns. The CEO and/or Planning Board may require a topographic survey of all or a portion of the property for projects involving the construction of new or expanded structures or site modifications. see attachments

9. The location, type and extent of any natural resources on the property including wetlands, vernal pools, floodplains, waterbodies, significant wildlife habitats, rare or endangered plants or animals, or similar resources; and *N/A*

10. The location and type of any identified historic or archeological resource on the property. *N/A*

b.) The proposed development activity for which approval is requested including:

✓ 1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed; *see letters from water + sewer district*

✓ 2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy; *N/A*

✓ 3. The location, dimensions, and ground floor elevations of all proposed buildings and structures including expansions or modifications to existing buildings that change the footprint of the building; *see individual lot drawings*

✓ 4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities; *gravel base, asphalt top*

5. The proposed flow of vehicular and pedestrian traffic into and through the property; *providing 2 way traffic flow. we are adding a connection between Iron Minnetonka Rd + Williams Lane to meet requirements for emergency vehicle access.*

6. The location and details for any signs proposed to be installed or altered; *install (2) 5 MPH speed limit signs - one at each end of Iron Minnetonka Rd.*

7. The location and details for any exterior lighting proposed to be installed or altered; *N/A*

8. Provisions for landscaping and buffering; and *hydroseed + ornamental trees, shrubs, flowers*

9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance. *-*

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal.

Additional Information Required:

✓ Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance;

An estimate of the peak hour and average daily traffic to be generated by the project and evidence that the additional traffic can be safely accommodated on the adjacent streets;

An erosion and sedimentation control plan; and *using wood chips, hydroseeding, bails of hay if needed. Roland was 20 years a licensed arborist + ran his own landscape company - he will take preventative measures as needed.*

A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project. *N/A*

Elevation drawings prepared by a professional engineer or architect showing the façade and roof of the side of all proposed structures facing the road, and the side facing the customer entrance. The drawings shall clearly illustrate the profile of the roof. All façade and roof materials shall be identified including color and texture. *N/A*

Photographs or similar photo representations or drawings showing the architectural design and context of the proposed structures and adjacent properties on the both sides of the road. *N/A*

Survey Requirements

✓ The Planning Board may require the applicant to submit a survey of the perimeter of the tract, giving complete descriptive data by bearing and distances, made and certified by a Registered Land Surveyor. The survey may be required for the construction of new structures or any construction proposed on a undeveloped parcel or tract of land, whenever the Planning Board finds that a survey is necessary to show compliance with the requirements of this Ordinance due to the size of the lot, location of the lot or the placement of existing or proposed structures on the lot or neighboring properties.

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties;

no it will not

6.5.2.3 The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses in accordance with the appropriate performance standards;

yes it will

6.5.2.4 The building site and roadway design will harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent such that filling, excavation and earth moving is kept to a minimum;

yes it will

6.5.2.5 The proposal will reflect the natural capabilities of the site to support the development. Buildings, structures, and other features should be located in the areas of the site most suitable for development. Environmentally sensitive areas including waterbodies, steep slopes, floodplains, wetlands, significant plant and wildlife habitats, scenic areas, aquifers and archeological and historic resources shall be preserved to the maximum extent;

yes it will

6.5.2.6 The proposal will provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system will connect building entrances/exits with the parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project;

yes it will

6.5.2.7 In urban and built-up areas, buildings will be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear of the building;

yes it will

6.5.2.8 Proposals with multiple buildings will be designed and placed to utilize common parking areas to the greatest practical extent;

yes it will

6.5.2.9 Building entrances will be oriented to the public road unless the layout or grouping of the buildings justifies another approach.

yes it will

6.5.2.10 Exterior building walls greater than 50 feet in length which can be viewed from the public road will be designed with a combination of architectural features with a variety of building materials and shall include landscaping abutting the wall for at least 50% of the length of the wall.

NA

6.5.2.11 Building materials will match the character of those commonly found in the City and surrounding area including brick, wood, native stone, tinted/textured concrete block or glass products. Materials such as smooth-faced concrete block or concrete panels and steel panels will only be used as accent features. Materials shall be of low reflectance, subtle, neutral or earth tone colors. High-intensity and bright colors shall be prohibited except when used as trim or accent. Building materials for industrial or commercial buildings located within an approved industrial park or subdivision are not required to comply with this provision.

yes it will

6.5.2.12 Building entrances and points where the development intersects with the public road and sidewalk will be provided with amenities appropriate for the area such as benches, bike racks, bus stop locations and other similar landscape features.

yes it will

6.5.2.13 A proposal which includes drive-through service will be designed to minimize impact on the neighborhood. Drive-through lanes will be fully screened from adjacent residential properties and communication systems will not be audible on adjacent properties. Applicant shall provide information that demonstrates that the proposal will be sensitive to the character of the site, neighborhood and the district in which it is located by considering the following:

yes it will

Additional Studies

The Planning Board may require the applicant to perform additional studies or may hire a consultant to review the application or portions thereof. The cost to perform additional studies or hire a consultant shall be borne by the applicant.

4. Review Criteria

An applicant shall demonstrate that the proposed use or uses meet the review criteria listed below for the type of application. The Planning Board shall approve an application unless one or the other of them makes a written finding that one or more of the following criteria have not been met.

6.5.1.1 The application is complete and the review fee has been paid.
yes IT HAS

6.5.1.2 The proposal conforms to all the applicable provisions of this Ordinance.
yes IT DOES

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.
NO IT WONT

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.
yes IT DOES

6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources.
NO IT WONT

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.
NO IT WONT

6.5.1.7 The proposal will provide for adequate storm water management.
yes IT DOES

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.
yes IT DOES

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.
yes IT DOES

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.
yes IT DOES

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.
NO IT WILL NOT

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.
yes IT DOES

6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development.
NO IT WILL NOT

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.
yes IT DOES

6.5.2 Site Plan Review Criteria

All applications for Site Plan Review shall meet the Review Criteria contained in 6.5.1 and the additional criteria contained in this section.

yes IT DOES

6.5.2.1. The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards;

yes it will

1. Describe the use you desire to make of the property.

We purchased a 24 pad mobile home park from the City of Gardiner in December 2018. Abutting property TM 27, Lot 14 & 15B was purchased in April, 2020. Lot 15B has 3 existing mobile home pads. We are proposing encompassing all 3 city lots to exist as 1 piece of property as a 42 pad mobile home park with a 3 unit building & garage (also existing). We have had this drawn as required through Bruce MacLeod, Architect. All land has been surveyed by William Acheson. We meet setbacks; road frontage, left, right, & rear, as well as square footage, All the pads; existing and proposed have been identified with wooden stakes in the ground – which matches the blueprints.

We plan to join Iron Mine Hill Rd and Williams Lane as we own both streets. This will allow emergency vehicles drive through capabilities. We **DO NOT** plan to open the end of Williams Lane connecting to Griffin Street/Commonwealth Ave intersection.

Angelia Christopher

From: Jo Roderick <homedealsoftmaine@gmail.com>
Sent: Tuesday, June 16, 2020 7:08 PM
To: Angelia Christopher
Subject: road dimensions

Iron Mine road opening where it meets old brunswick Road is 46 feet wide; Williams Lane is 40 feet wide regards Roland

Angelia Christopher

From: Jo Roderick <homedealsoftmaine@gmail.com>
Sent: Wednesday, June 24, 2020 10:09 AM
To: Angelia Christopher
Subject: Fwd: traffic report

Angie,
The stormwater plan will not be able to be completed by the time of the meeting but we do have it set up to be done

See email below

----- Forwarded message -----

From: James Coffin <jcoffin@coffineng.com>
Date: Tue, Jun 23, 2020 at 10:07 AM
Subject: RE: traffic report
To: Jo Roderick <homedealsoftmaine@gmail.com>

Jo,

No problem. I don't think I'll be able to get the stormwater plan and report done for the July planning board meeting. I can likely make the August meeting, but have too much on my plate for July. Let me know if this will work for you.

Thanks,

Jim

From: Jo Roderick [mailto:homedealsoftmaine@gmail.com]
Sent: Tuesday, June 23, 2020 9:52 AM
To: James Coffin
Subject: traffic report

Good morning,

The traffic report has already been completed. We do not need you to do this anymore.

Thank you



GARDINER POLICE DEPARTMENT
POLICE * COMMUNICATIONS



Chief James M. Toman

June 16, 2020

Gardiner Code Enforcement
Members of the Gardiner Planning Board
6 Church Street
Gardiner, Maine 04345

Gardiner Planning Board Members:

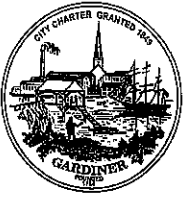
I have reviewed the project description for the proposed expansion of the Iron Mine Mobile Home Park, located off of the Old Brunswick Road, in Gardiner, Maine (Kennebec County Maine). As such, it is my belief, that the Gardiner Police Department will have the ability to respond safely to any emergency or criminal activity that may occur at this expanded location. The expansion project with additional rental residences, is not anticipated to result in a noticeable increase of calls for service to the Gardiner Police Department.

If you have any further questions or concerns, please let me know.

Sincerely,

Chief James M. Toman
Gardiner Police Department
City of Gardiner

JMT:dd



CITY OF GARDINER FIRE & RESCUE DEPARTMENT



Chief Alfred R. Nelson Jr.

City of Gardiner
Planning Board

June 16, 2020

After speaking with Jo Roderick and reviewing the project description for the proposed expansion of the Iron Mine Hill trailer park project, located in Gardiner, Maine (Kennebec County Maine). The City of Gardiner Fire and Rescue will be available to respond to any emergency both fire and/or medical in nature at this location. The project is not anticipated to result in reductions of any Fire Department services. Please feel free to contact me with any further needs or questions.

Thank you,
Al Nelson
Fire/Rescue Chief

Angelia Christopher

From: Jo Roderick <homedealsofmaine@yahoo.com>
Sent: Tuesday, April 28, 2020 4:48 PM
To: Angelia Christopher
Subject: Fw: Flow Addition For Iron Mine Hill Trailer Park Expansion

Please see the attached email from Doug Clark - Sewer Dept to be attached to our Planning Board Meeting in May, Thank you- Jo Roderick and Roland Pinette

----- Forwarded Message -----

From: Jo Roderick <homedealsofmaine@yahoo.com>
To: Doug Clark <dclark@gardinermaine.com>
Sent: Tuesday, April 28, 2020, 04:43:45 PM EDT
Subject: Re: Flow Addition For Iron Mine Hill Trailer Park Expansion

Thank you for your time and consideration to this matter. We appreciate it- Jo Roderick and Roland Pinette

On Monday, April 27, 2020, 04:03:25 PM EDT, Doug Clark <dclark@gardinermaine.com> wrote:

Hi Roland,

Per our telephone conversation today my understanding is that you have a proposal before the Planning Board to add an additional 31 mobile home pads and units to the 11 units currently occupied for a maximum of 42 units at your Iron Mine Hill Trailer Park on Old Brunswick Road, as well as the apartment building you recently purchased at 43 Old Brunswick Road. Being an all ages community I would assess an average daily flow of 180 gallons per unit per day for a total of 7560 gallons per day. (The 4 unit apartment building adding an additional 720 gallons per day for a grand total of 8280 gallons per day) The sewer pipe at the intersection of Commonwealth and Griffin Streets where the connection is for your park is a brand new 8 inch PVC pipe all the way down Griffin St. to the junction of Water Street and as such is capable of handling the added flow. The Treatment Plant in South Gardiner has the capacity to treat the added flow as well.

As I'm sure you're also aware the point at which the line crosses from the public right of way to private ownership by yourself on Williams Street is your responsibility so you need to be sure your system in the park is capable of handling the additional flow as well.

If you have any questions please contact me.

Doug

Douglas E. Clark

Wastewater Director
City of Gardiner
Wastewater Treatment
6 Church Street
Gardiner Maine 04345

(207) 582-1351

(207) 215-3870 (cell)

[www.dclark@gardinermaine.com](mailto:dclark@gardinermaine.com)

Protecting a grand river in a great community for a good cause.

“A river is more than an amenity, it is a treasure. It offers a necessity of life that must be rationed among those who have power over it.”

- Oliver Wendell Holmes, jr.

GARDINER WATER DISTRICT

P.O. Box 536 • Gardiner, Maine 04345 • (207) 582-5500 • Fax (207) 582-3093

March 27, 2020

Home Deals of Maine LLC
PO Box 97
Hinckley Maine 04944

To Whom it may concern,

In regards to your proposed expansion of the Iron Mine Trailer Park, the Gardiner Water District has sufficient capacity on Williams St to serve the additional 14 lots. Please bear in mind that this is a low pressure area and new water services from the main on Williams St would likely be needed to provide sufficient water supply to the expanded areas.

Sincerely,



Sin. Gray Supt.
Paul Gray Supt.

Angelia Christopher

From: Jo Roderick <homedealsoftmaine@gmail.com>
Sent: Thursday, June 11, 2020 6:08 AM
To: Angelia Christopher
Subject: Fwd: Home Deals of Maine - Proof of Funds

Hi Angie -

Attached is a letter from our lender for Iron Mine MHP stating what funds are available for us at this time. We do have an arrangement with them for an additional \$100,000 if needed.

Is this what you are looking for?

If it is not we also have funds in Kennebec Savings Bank, Franklin Somerset FCU and New Dimensions FCU as well. I've been working with New Dimensions since February 2020 for a permanent mortgage to be in place, but their requirement is that the park be completed.

Best Regards Jo Roderick

----- Forwarded message -----

From: Scott Charette <scharette@mainecapitalgroup.com>
Date: Wed, Jun 10, 2020 at 12:28 PM
Subject: RE: Home Deals of Maine - Proof of Funds
To: Jo Roderick <homedealsoftmaine@yahoo.com>, Jo Roderick <homedealsoftmaine@gmail.com>
Cc: Russell Oakes <roakes@mainecapitalgroup.com>, Christina Santiago <csantiago@mainecapitalgroup.com>

Good Afternoon,

- I. Please serve this email as a confirmation of funds available from Coastal Realty Capital, LLC d/b/a Maine Capital Group for Home Deals of Maine, LLC.

- II. The available funds as of today for the project site located at Iron Mine Hill Trailer Park Old Brunswick Road in Gardiner is \$147,439.48.

Scott Charette

Chief Financial Officer

Maine Capital Group & Approved Home Mortgage

4 City Center 3rd Floor

Portland, ME 04101

207-835-4543 Direct Line

1-800-541-9309 Ext 6

scharette@mainecapitalgroup.com

To upload secure files please use <https://mainecapitalgroup.com/secure-document-upload/>

Be aware! Wire and online banking fraud is on the rise. If you receive an email containing wire transfer instructions, always call your closing agent immediately using a trusted phone number to verify the information prior to sending funds.

Approved Home Mortgage NMLS #968609. This e-mail message and the documents accompanying it contain information from Approved Home Mortgage, which is confidential or privileged. It is intended only for the named recipient(s) above and is covered by the Electronic Communications Privacy Act 18 U.S.C. Section 2510-2521. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this information is prohibited. If you have received this message in error please immediately notify the sender by return e-mail and delete this e-mail message from your computer.

From: Christina Santiago <csantiago@mainecapitalgroup.com>
Sent: Wednesday, June 10, 2020 10:49 AM
To: Scott Charette <scharette@mainecapitalgroup.com>
Cc: Russell Oakes <roakes@mainecapitalgroup.com>
Subject: Home Deals of Maine - Proof of Funds
Importance: High

Hi Scott,

Jo & Roland just called and asked if we could produce a Proof of Funds letter showing their line of credit with us. This letter is to be used to show the town of Gardiner that they have the funds needed to expand the work in the MHP.

Right now they just need an emailed version. Can you produce this, today if possible?

Thanks!



Maine Capital Group

We see lending differently

Christina Santiago

Commercial Loan Processing & Servicing

Maine Capital Group & Approved Home Mortgage

4 City Center 3rd Floor

Portland, ME 04101

Direct 207-781-4959

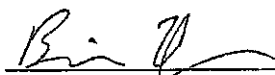
Toll Free 800-541-9309

csantiago@mainecapitalgroup.com


QUITCLAIM DEED WITHOUT COVENANT
(Release Deed)

ARLENE N. QUIRION a/k/a Arlene Williams-Quirion, formerly Arlene Williams of Gardiner, County of Kennebec and State of Maine, for consideration paid, RELEASES to **HOME DEALS OF MAINE, LLC**, a Maine limited liability company with a principal place of business in Fairfield, Maine with a mailing address of c/o J. Roderick, P. O. Box 97, Hinckley, Maine 04944, all my right, title and interest in the land and any improvements thereon, situated in the Town of Gardiner, County of Kennebec and State of Maine, being a portion of the premises described in a deed from Odette Pelletier dated October 13, 1983 to Arlene Williams recorded in the Kennebec County Registry of Deeds on November 2, 1983 in Book 2627, Page 131, and designated on Town of Gardiner Tax Maps as Map 027, Lot 014.

WITNESS my hand and seal this 10th day of March, 2020.



Witness




Arlene N. Quirion

State of Maine
County of Kennebec

March 10, 2020

Personally appeared before me the above-named Arlene N. Quirion and acknowledged the foregoing instrument to be her free act and deed.



Notary Public
Printed Name:
Commission Expires:

Brian P. Winchester
Attorney at Law
Maine Bar No. 3077

BK13535 PGS 98 - 99 04/24/2020 11:12:40 AM
 INSTR#: 2020008501 ATTEST: BEVERLY BUSTIN-HATHEWAY
 RECEIVED KENNEBEC SS REGISTER OF DEEDS
 eRecorded Document

**MAINE REAL ESTATE
 TRANSFER TAX PAID**

DLN:1002040093104

WARRANTY DEED

Know all men by these presents,

That **ARLENE N. QUIRION, a/k/a ARLENE WILLIAMS QUIRION** of Gardiner, County of Kennebec and State of Maine, for consideration paid, grants to **HOME DEALS OF MAINE, LLC**, a Maine limited liability company with a place of business in Hinckley, County of Somerset and State of Maine, having a mailing address of PO Box 97, Hinckley, Maine 04944 with Warranty Covenants, the following described properties:

Two certain non-adjacent lots or parcels of land with the improvements thereon, in Gardiner, County of Kennebec and State of Maine, being bounded and described as follows, to wit:

Parcel 1. Commencing at a ½ inch rebar on the westerly side of the Old Brunswick Road, said rebar being 58.58' from the southeasterly corner of land now or formerly of Collins (Book 12885, Page 82) and also being the southwest corner of land of Home Deals of Maine, LLC "Home Deals of Maine" (Book 13112, Page 63); thence N 60°53'24" W 84.07 feet along land of Home Deals of Maine to a corner; thence N 33°06'36" E 140 feet along land of said Home Deals of Maine to a corner; thence S 60°53'24" E 84.07 feet along land of Home Deals of Maine to the westerly sideline of the Old Brunswick Road; thence S 33°06'36" W 140.00 feet along the westerly sideline of said Old Brunswick Road to the point of beginning.

Being the same premises conveyed to Arlene Williams Quirion (Grantor herein) by deed acknowledged October 21, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3446, Page 338.

Parcel 2. Commencing at a ½ inch smooth iron rod on the westerly side of the Old Brunswick Road at the southwest corner of Shea (Book 1317, Page 231) thence S 41°54'50" W 50.04 feet along the westerly sideline of Old Brunswick Road; thence continuing S 38°17'07" W 96.96 feet along the westerly sideline of said Old Brunswick Road to the southeasterly corner of Home Deals of Maine (Book 13112, Page 63); thence N 48°54'55" W 247.50 feet; thence N 13°12'20" E 20.00 feet; thence N 21°55'36" W 104.78 feet, these three prior calls being along the line of land of Home Deals of Maine, to the southwest corner of Billie Lee and James W. Vasoll (Book 12229, Page 106); thence N 68°04'24" E 131.31 feet along the land of said Vasoll to a ½ inch smooth iron rod; thence N 21°55'36" W 286.00 feet; thence S 68°04'24" W 131.31 feet along land of Vasoll to the easterly line of land of Home Deals of Maine; thence N 21°55'36" W 159.22 feet along Home Deals of Maine to land of Smith-Wiley Post No. 4, American Legion (Book 1969, Page 10); thence N 58°15'18" E 134 feet, more or less, along line of said Legion to a ¾" capped rebar; thence N 58°11'24" E 50.76 feet to a capped iron rod; thence N 59°03'36" E 111.39 feet to a 5/8" capped rebar at the northwesterly corner of William S. and Norma Williams (Book 1394, Page 144); thence S 30°01'16" E 40.49 feet along land of said Williams; thence S 31°47'34" E 121.12 feet along Williams' line to a 5/8" capped rebar; thence S 52°31'14" W 141.65 feet along line of Sabrina R. and James W. Vasoll (Book 12390, Page 345) to a capped iron rod #670 and the easterly side of Williams Lane, so-called; thence S 21°55'36" E 459.38 feet along land of said Sabrina R. and James W. Vasoll, Carl Pepin (Book


11819, Page 223) and land now or formerly of Ronald C. and Christina M. Shea (Book 1317, Page 231) to a capped iron rod #670; thence S45°46'36" E along said Shea to the point of beginning.

Being a portion of the premises conveyed to Arlene N. Quirion dated November 8, 2001 and recorded in the Kennebec County Registry of Deeds in Book 6691, Page 61.

Reference is made to the "Boundary Survey-Lots on Iron Mine Hill" prepared for Home Deals of Maine, LLC by Bombahook Land Surveys dated August 27, 2019, revised through January 27, 2020, Project Number 219019.

Subject to easements of record.

IN WITNESS WHEREOF Arlene N. Quirion has set her hand and seal this 15 day of April, 2020.



Witness



Arlene N. Quirion

STATE OF MAINE
Kennebec, ss

April 15, 2020

THEN PERSONALLY APPEARED the above named Arlene N. Quirion and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

Brian P. Winchester
Attorney at Law
Maine Bar No. 3077

TRIP GENERATION ANALYSIS PROPOSED MOBILE HOME PARK EXPANSION

INTRODUCTION

Trip generation analysis has been performed for the proposed expansion of the Iron Mine Hill Mobile Home Park in Gardiner, Maine. The proposed development will expand the existing mobile home park by adding additional units on Williams Avenue. The expansion will increase the number of mobile homes from 24 existing to 42, resulting in an increase of 18 dwelling units. It is understood that access to the new units will be provided by Williams Avenue.

TRIP GENERATION ANALYSIS

The number of trips to be generated by the proposed mobile home development was estimated using the most recent Institute of Transportation Engineers (ITE) "Trip Generation, 10th Edition" report. The calculations were performed utilizing Land Use Code 240 - Mobile Home Park, and Land Use Code 210 - Single-Family Detached Housing, based on the number of proposed dwelling units. Due to the small sample size for Mobile Home Park trip generation data, the results for Single Family Detached Housing were also evaluated. To be conservative, the average of the two sets of rates was utilized as outlined in the table below:

<u>Time Period</u>	10th Edition ITE (Average Rate per Dwelling Unit)		
	<u>Mobile Home</u>	<u>Single-Family</u>	<u>Average</u>
Weekday	5.00	9.44	7.22
AM Peak Hour – Adjacent Street	0.26	0.74	0.5
AM Peak Hour – Generator	0.26	0.76	0.51
PM Peak Hour – Adjacent Street	0.46	0.99	0.73
PM Peak Hour – Generator	0.49	1.00	0.75

The trip generation results for the existing and expanded mobile home park, based upon the above average rates, are shown in the following table:

ITE Trip Generation (One-Way Trip-Ends)

<u>Time Period</u>	<u>Existing</u>	<u>Proposed</u>	<u>New</u>
	<u>24 DUs</u>	<u>42 DUs</u>	<u>Trips</u>
Weekday	174	304	130
Entering	87	152	65
Exiting	87	152	65
AM Peak Hour	13	22	9
Entering	4	7	3
Exiting	9	15	6
PM Peak Hour	18	32	14
Entering	11	20	9
Exiting	7	12	5

As shown above, the conservative estimate for the expansion shows new peak hour trips to be nine (9) during the AM peak hour and fourteen (14) during the PM peak hour. This minimal level of new traffic would not be expected to have any significant impact on traffic operations off-site. Typically, a project will not have any measurable impact unless it generates in excess of 25 new lane hour trips. The proposed expansion will generate a maximum of nine (9) new lane hour trips during the higher volume PM peak hour having no significant impact beyond the site drive intersections.

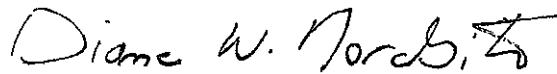
SAFETY REVIEW

The most important factor for a development with this level of new trip generation is safety. The MaineDOT map viewer was checked for any nearby high crash locations on Brunswick Avenue or Old Brunswick Road and none were identified. Additionally, the MaineDOT map viewer shows the posted speed limit to be 25 mph on Old Brunswick Road in this area. Based upon this, Sewall recommends a minimum of 250' of sight distance be provided from the Williams Avenue access drive. It should be confirmed that the available driveway sight distances from Williams Avenue meet this criteria. No landscaping or signage should be located in the driveway sight triangles that could potentially block sight distance in the future.

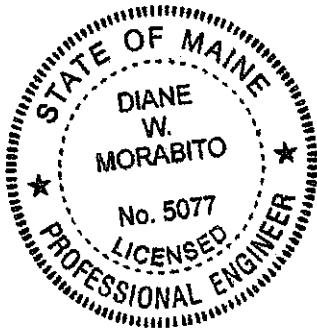
To summarize, the expansion of the mobile home park will generate just nine (9) new one-way trips during the AM peak hour and fourteen (14) during the PM peak hour. This level of traffic should have no impact on traffic operations or capacity off-site beyond the site drives. Hence, the only concern is safety. There are no high crash locations within the vicinity of the mobile home park. It should be confirmed that adequate sight distance is provided from Williams Avenue to meet current safety standards.

As always, let me know if you or the City of Gardiner have any questions or concerns reading my findings or recommendations.

Sincerely,



Diane W. Morabito, P.E. PTOE
Vice President Traffic Engineering





June 19, 2020

MEMO

To: Kris McNeill, CEO

Tracey Desjardins, EDD

City of Gardiner Planning Board

From: Christine M. Landes, City Manager *Christine M. Landes*

Re: Old Brunswick Road/Iron Mine Trailer Park

Please allow this letter to serve as notification (in my temporary role as Public Works Director) that the City sees no issues as far as Public Works is concerned, with the increased development in Iron Mine Trailer Park.

Iron Mine Trailer Park is not maintained by the City of Gardiner and the increased traffic on Old Brunswick Road will not pose any issues with Public Works.

If you have any questions, please do not hesitate to reach out to me.

City Lot #	Iron Mine MHP Lot #	Existing or Proposed
14+15B	1	Proposed (5785sf)
14A	2	Existing Lot
14+15B	3	Proposed (5980sf)
15	4	Existing Lot
14+15B	5	Existing Lot
15	6	Existing MH
14+15B	7	Existing Lot
14	8	Existing MH
14+15B	9	Existing Lot
14	10	Existing MH
14	11	Existing MH
14	12	Existing MH
14	13	Existing Lot
14	14	Existing MH
14	15	Existing Lot
14	16	Proposed (6615sf)
14	17	Proposed (11,375sf)
14	18	Existing MH
14	19	Existing Lot
14	20	Existing Lot
14	21	Existing MH
14	22	Existing Lot
14	23	Existing MH
14	24	Existing MH
14	25	Proposed (6561sf)
14	26	Existing Lot
14	27	Proposed (5525sf)
14	28	Proposed (8400sf)
14	29	Existing MH
14	30	Existing MH
15B	31	Proposed dependent on land swap 15A (7524sf)
14	32	Existing Lot
15B	33	Proposed (7360sf) Lower Williams Ln
14	34	Proposed (7085sf)
15B	35	Proposed (7150sf) Lower Williams Ln
15B	36	Proposed (5544sf)
15B	37	Proposed (6875sf) Lower Williams Ln
15B	38	Proposed (5544sf)
15B	39	Proposed (6175sf) Lower Williams Ln
15B	40	Proposed (8515sf) Upper Williams Ln
15B	41	Proposed (7000sf) Upper Williams Ln
15B	42	Proposed (667sf) Upper Williams Ln

Existing Lot has water and sewer lines with electricity; gravel or concrete pad.

Existing Mobile Homes

Proposed Lot meets or exceeds requirements:

65' road frontage, 5000sf, 10' set-backs from sides and rear, 20' from street

lost lot #'s equate to address #'s. However, some driveways are accessed from Williams Lane - those lot #'s are not the same as their address #'s.

EXISTING LOT #9

Total Lot Size 8187sf

45' Road frontage on Iron Mine Hill Road

150' Deep left-side

112' Deep right-side

80' Backlot

26' Set back from street

20' Set back from right

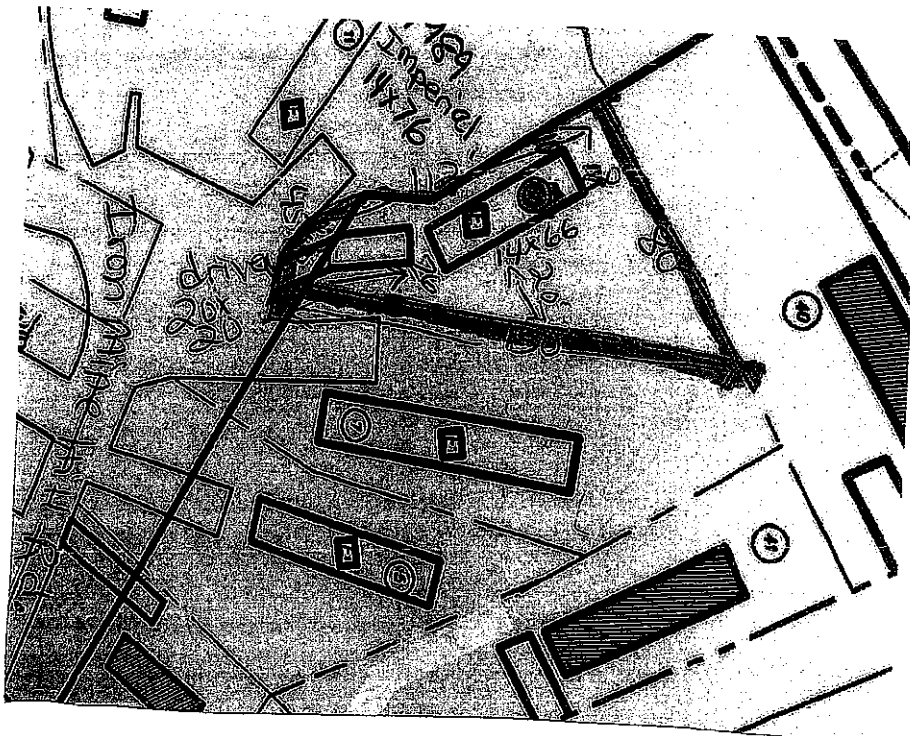
10' Set back from left

20' Set back form rear

Trailer size 14' X 66 (924sf)

20' x 20-' Driveway size

PLEASE NOTE TRAILER PLACEMENT NOT TO SCALE



EXISTING LOT #26

Total Lot Size 7000sf

50' Road frontage on Iron Mine Hill Road

140' Deep left-side (according to drawing, but note that corner needs to be cut-out)

140' Deep right-side

50' Backlot

30' Set back from street

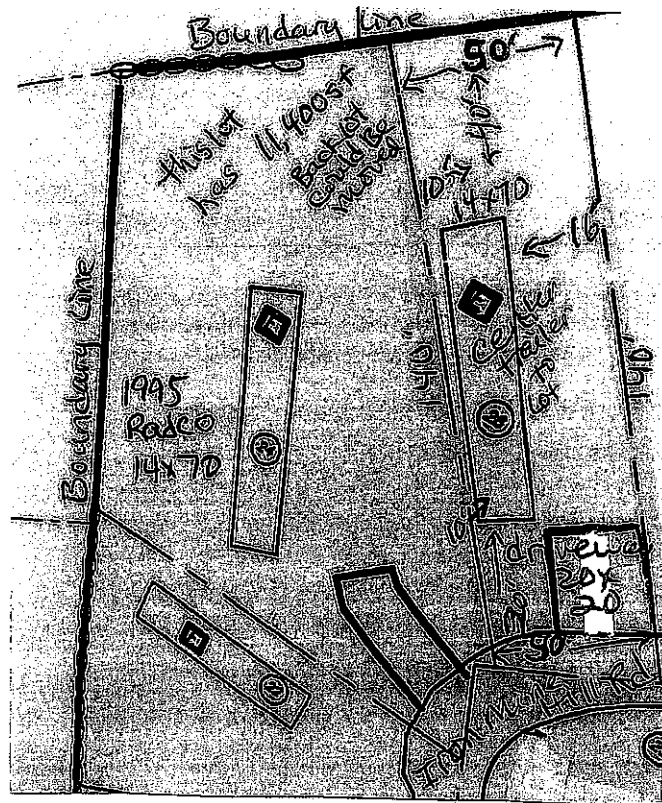
21' Set back from right

15' Set back from left

40' Set back from rear

Trailer size 14' X 70 (980sf)

20' x 20' Driveway size



EXISTING LOT #28

Total Lot Size 6750sf

50' Road frontage on Iron Mine Hill Road

140' Deep left-side

130' Deep right-side

50' Backlot

30' Set back from street

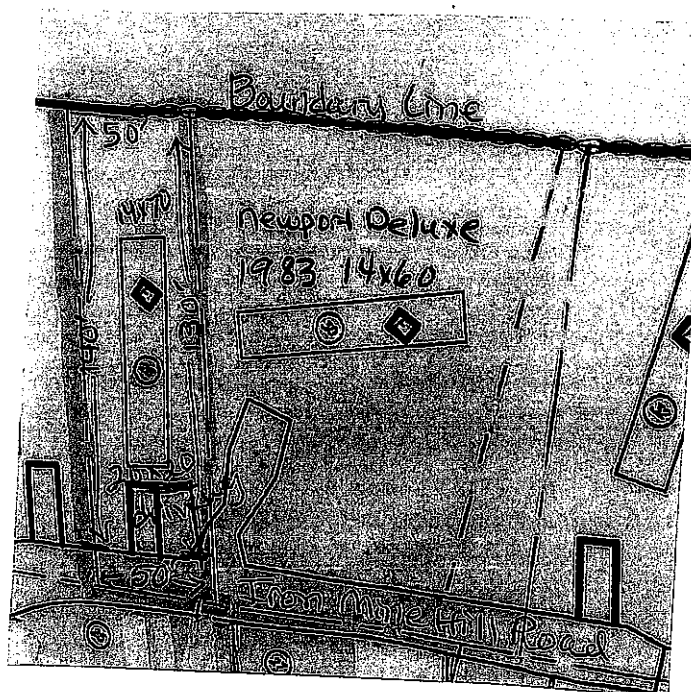
21' Set back from right

15' Set back from left

35' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 20' Driveway size



EXISTING LOT #29

Total Lot Size 21,625sf

130' Road frontage on Iron Mine Hill Road

180' Deep left-side

165' Deep right-side

120' Backlot

35' Set back from street

15' Set back from right

40' Set back from left

124' Set back form rear

Trailer size 14' X 70 (980sf)

20' x 40' Driveway size



EXISTING LOT #30

Total Lot Size 11,700sf

80' Road frontage on Iron Mine Hill Road

130' Deep left-side

130' Deep right-side

102' Backlot

61' Set back from street

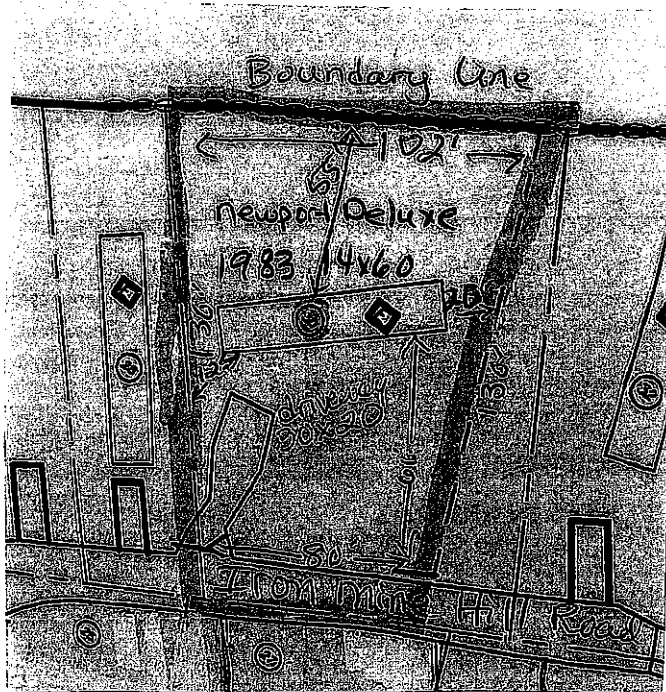
20' Set back from right

12' Set back from left

55' Set back form rear

Trailer size 14' X 60 (840sf)

30' x 20' Driveway size



EXISTING LOT #32

Total Lot Size 7680sf

60' Road frontage on Iron Mine Hill Road

130' Deep left-side

125' Deep right-side

60' Backlot

32' Set back from street

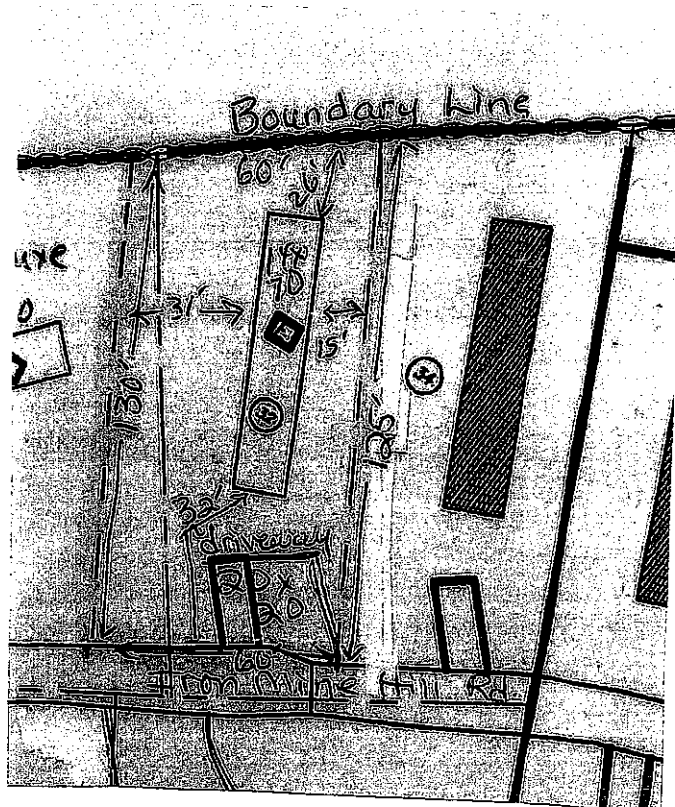
15' Set back from right

31' Set back from left

26' Set back form rear

Trailer size 14' X 60 (840sf)

20' x 20' Driveway size



PROPOSED LOT # 1

Total Lot Size 5785sf

65' road frontage on Iron Mine Hill Road

88' Deep Left-side

90' Deep Right-side

65' Back lot

20' set back from street

20' set back from Right

30' set back from Left

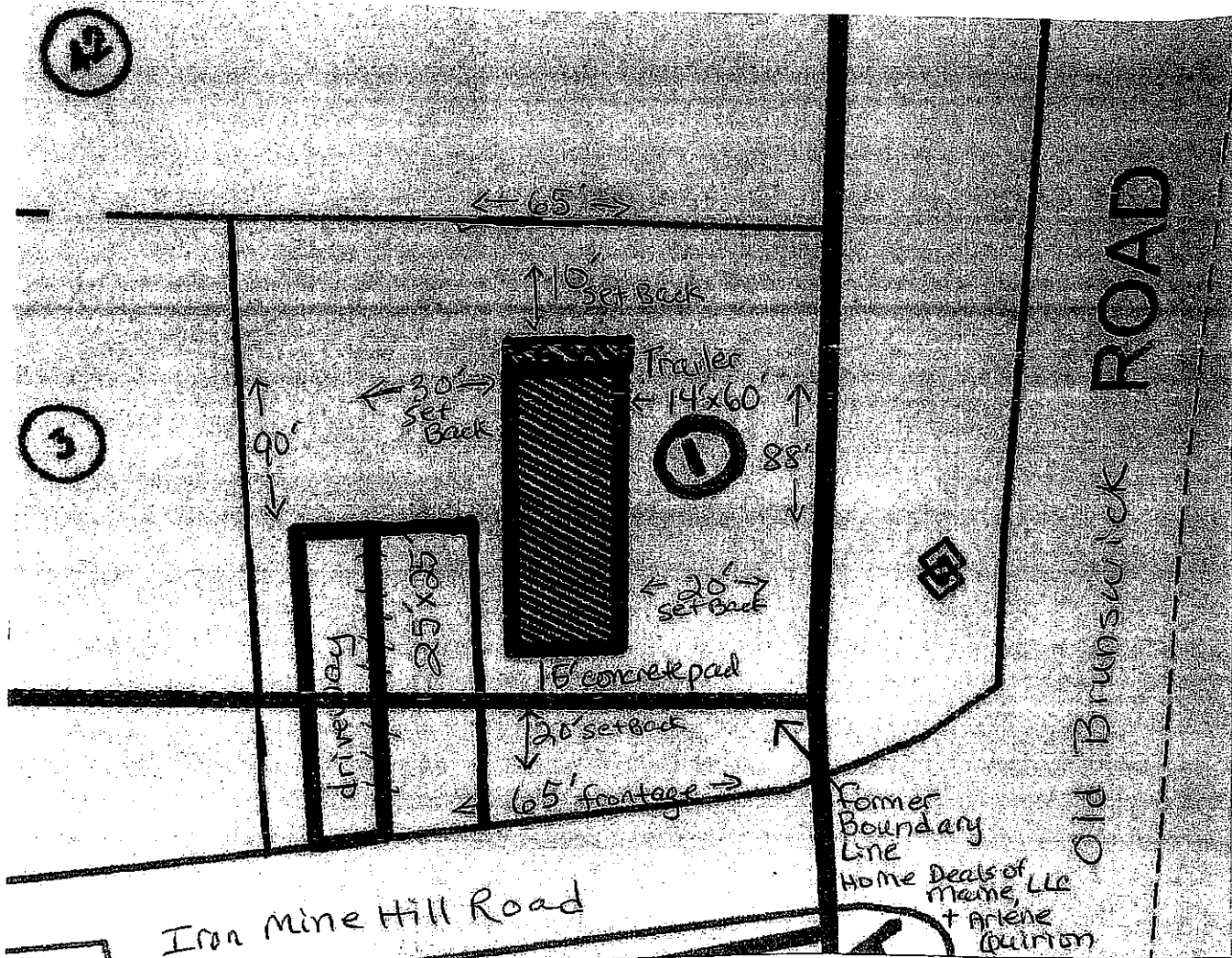
10' set back from Rear

Trailer size 14' x 60' = 840 sf or 14' x 54' - 756sf - note standard sizes

Concrete pad 15' x 64'

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 3

Total Lot Size 5980sf

65' road frontage on Iron Mine Hill Road

90' Deep Left-side

94' Deep Right-side

65' Back lot

20' set back from street

30' set back from Right

20' set back from Left

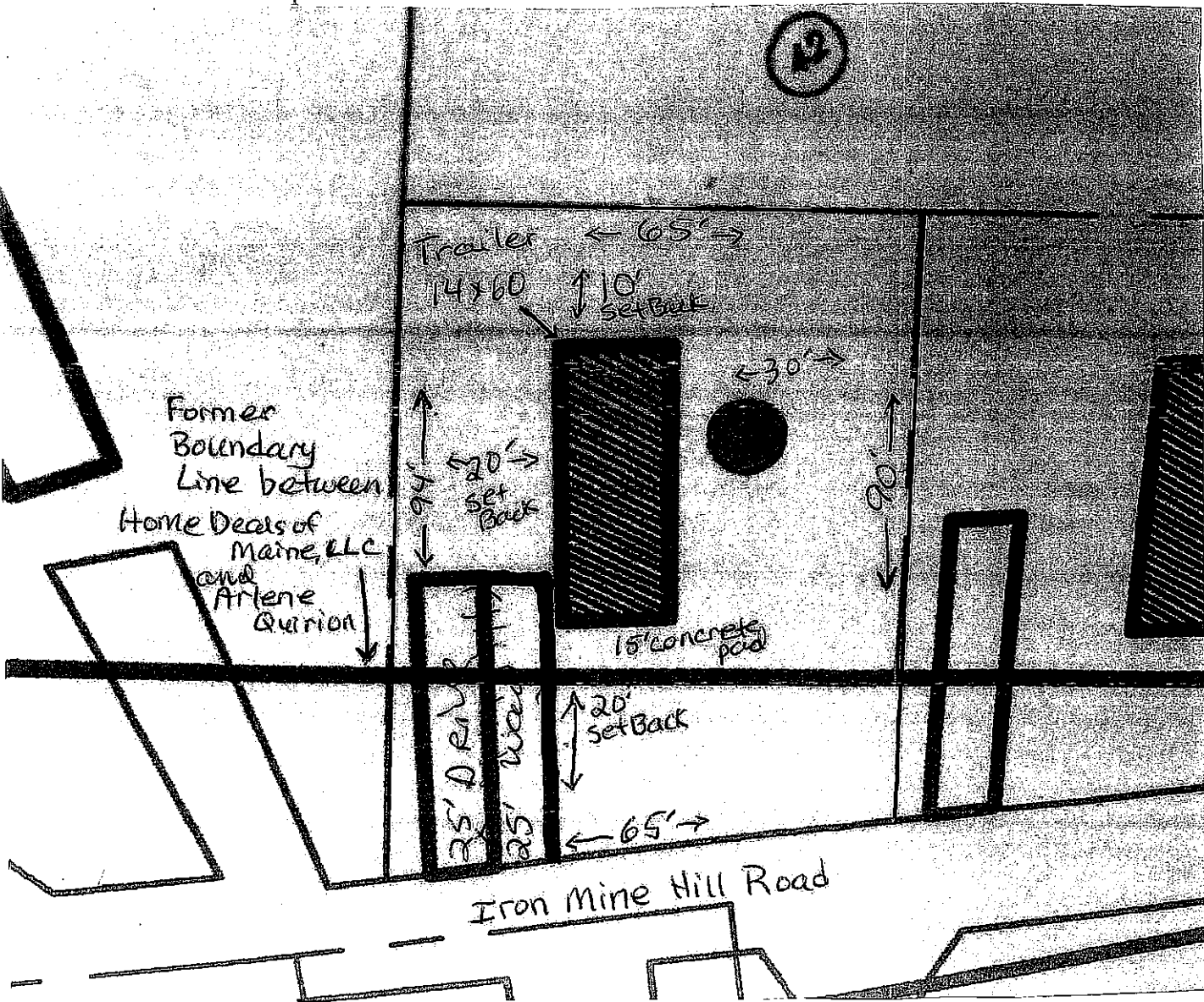
10' set back from Rear

Trailer size 14' x 60' (840)sf or 14' x 54' (756sf)

Concrete pad 15' x 64'

Driveway size approximate 25' x 25'- to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 16

Total Lot Size - 6615sf

65' road frontage on Iron Mine Hill Road

96' Deep Right-side

96' Deep Left-side

82' Back Boundary line

Left side curves inward to meet set back requirements. Lot #14 and Lot #18- were both existing trailers- when we purchased the park. There is 57' lf separating both trailers, which allows ample space for an additional pad. All 10' set backs are met for Lots #14, #16, and #18.

30' set back from street

10' set back from Right

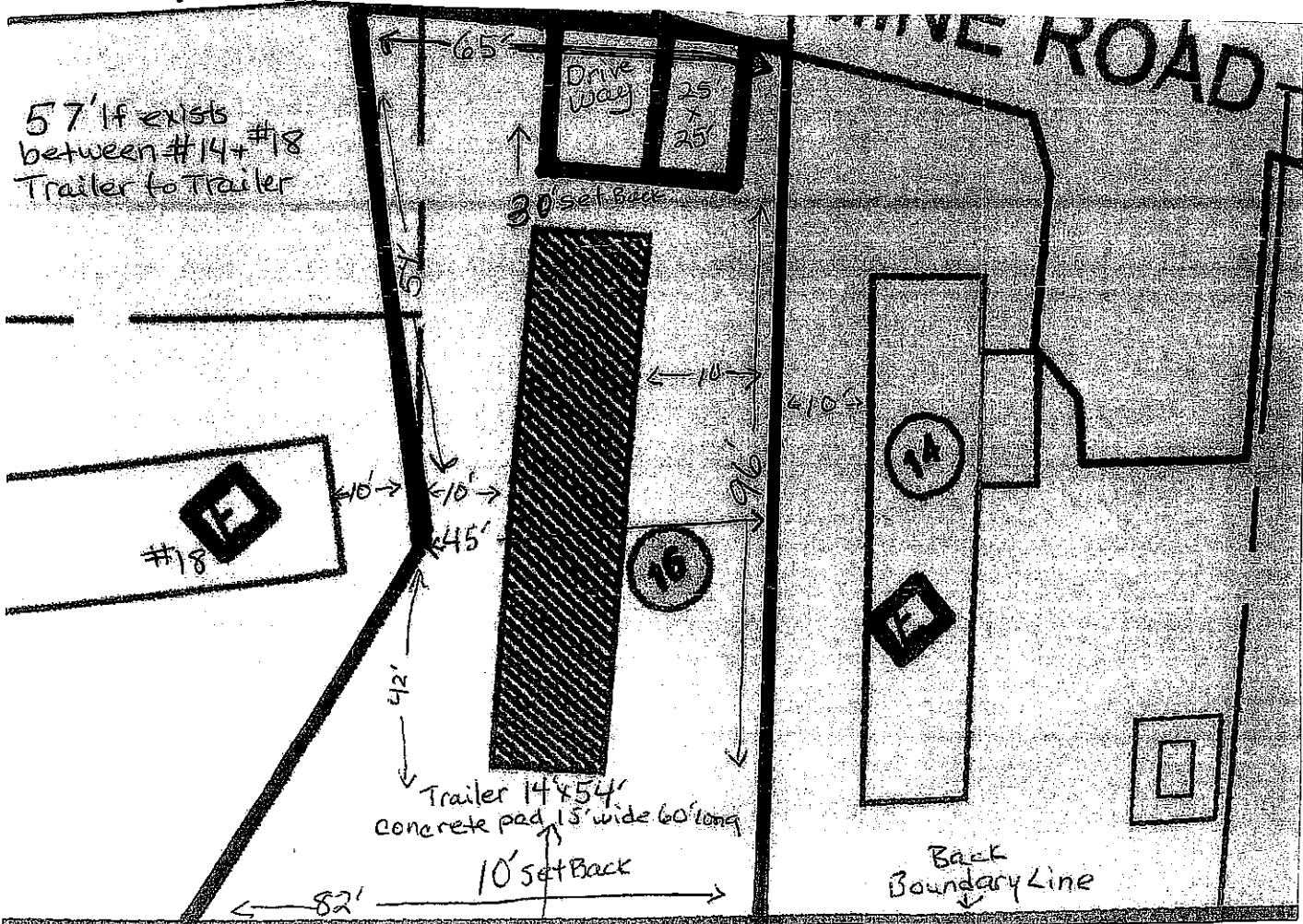
10' set back from Left

10' set back from Rear

Concrete pad 15' by 56'

Trailer size 14'x 54' (756sf)

Driveway size approximate 25' X 25'- to accommodate at least 2 vehicles



PROPOSED LOT # 17

Total Lot Size 11,375sf

65' road frontage on Iron Mine Hill Road

185' Deep Left-side

165' Deep Right-side

65' Backlot (Note- back boundary line used proposed Vassoll Land Swap Line)

30' set back from street

30' set back from Right

20' set back from Left

55' set back from Rear

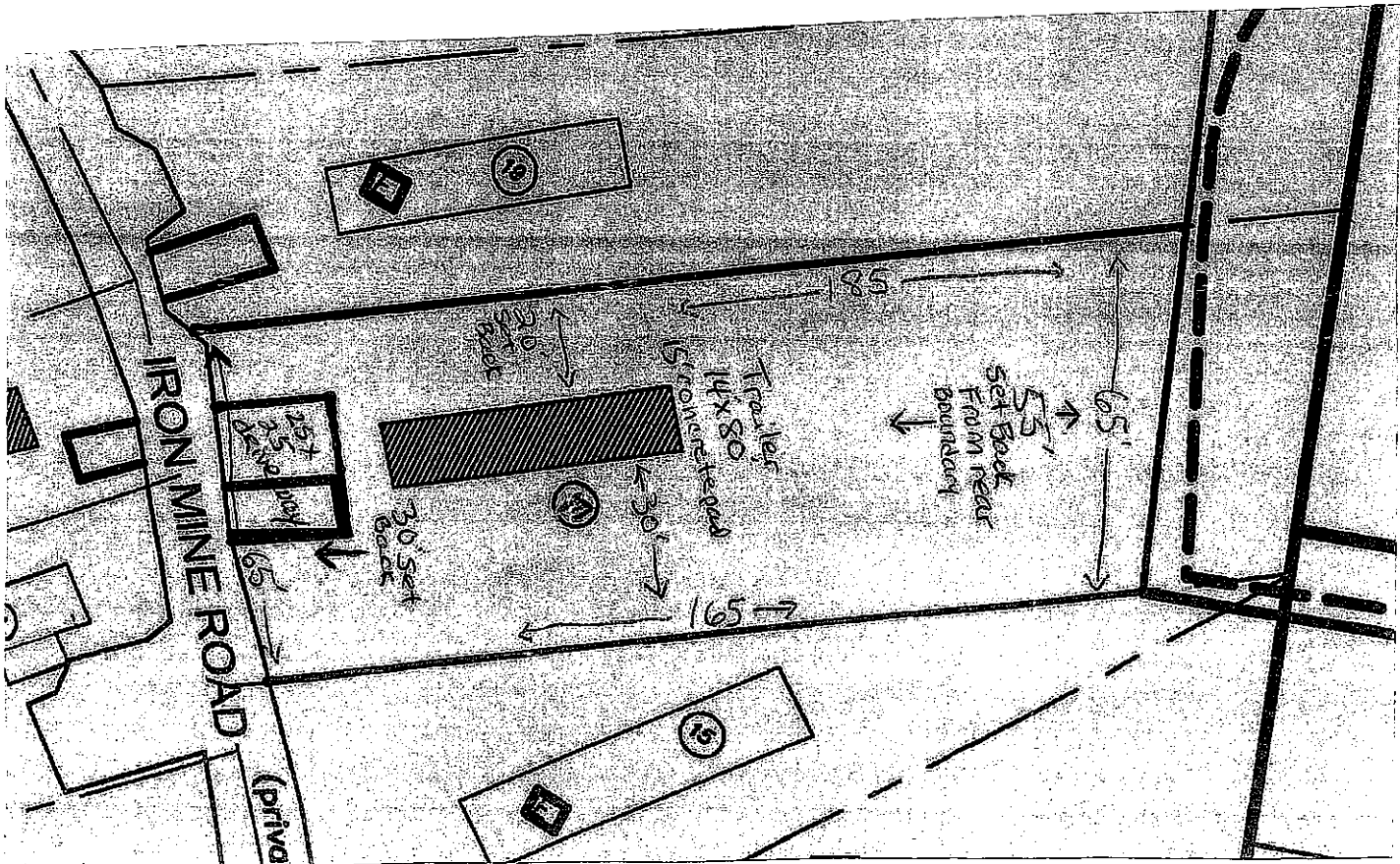
Trailer size 14' x 80' 1120sf

Concrete pad 15' x 84'

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Due to terrain, ledge, and grade - driveway may extend longer than 25'

Please note trailer placement not to scale



PROPOSED LOT # 25

Total Lot Size 6561sf (minus curve in road)

81' road frontage on Iron Mine Hill Road (AFTER corner)

81' Deep Left-side

81' Deep Right-side (also road frontage on Iron Mine Hill Rd- BEFORE corner)

81' Backlot

40' set back from street

10' set back from Right

10' set back from Left

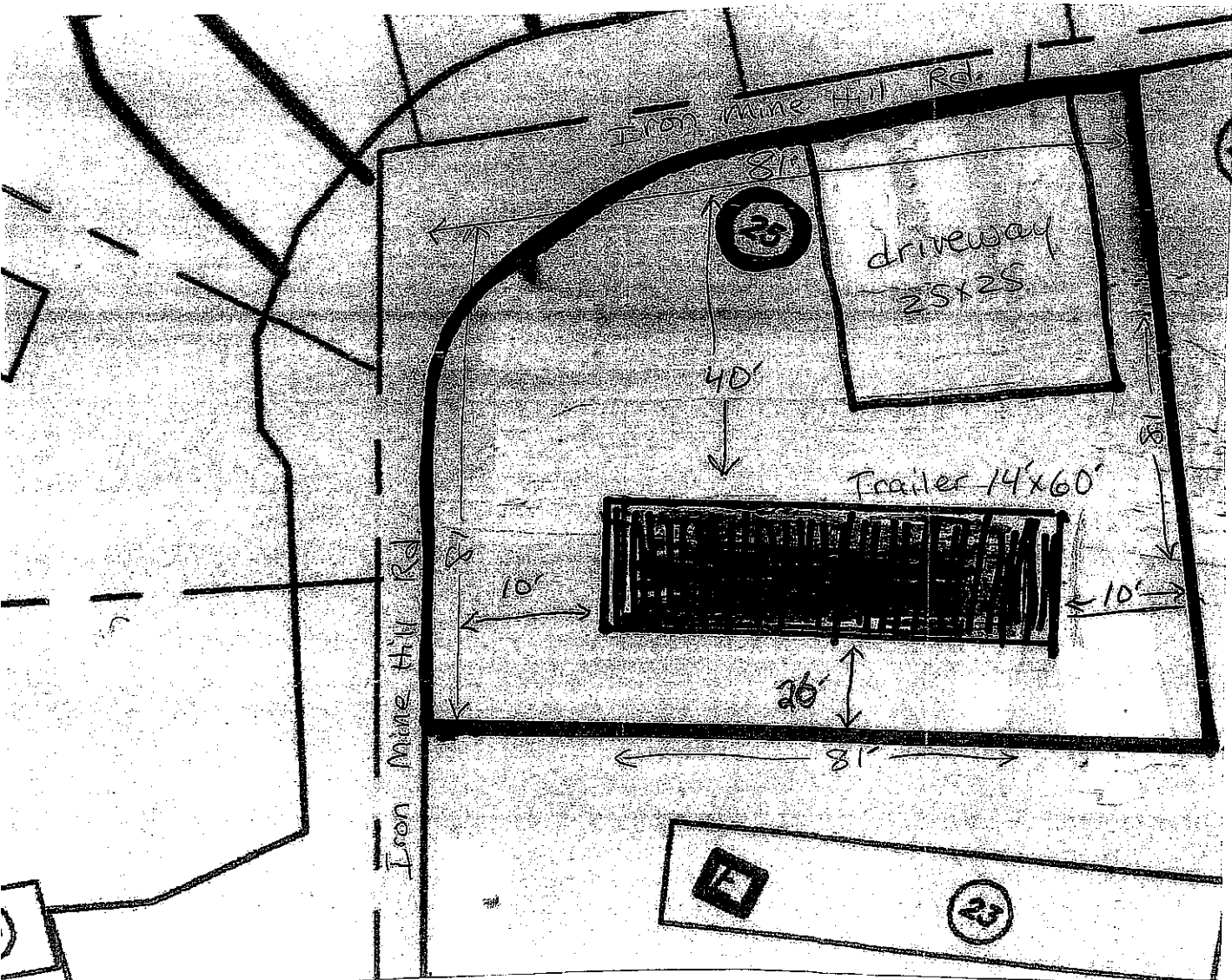
26' set back from Rear

Trailer size 14' x 60' 840sf (maximum size)

Concrete pad 15' x 61'

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 27

Total Lot Size 5525sf

65' road frontage on Iron Mine Hill Road

89' Deep Left-side

81' Deep Right-side

65' Backlot

50' set back from street

10' set back from Right

10' set back from Left

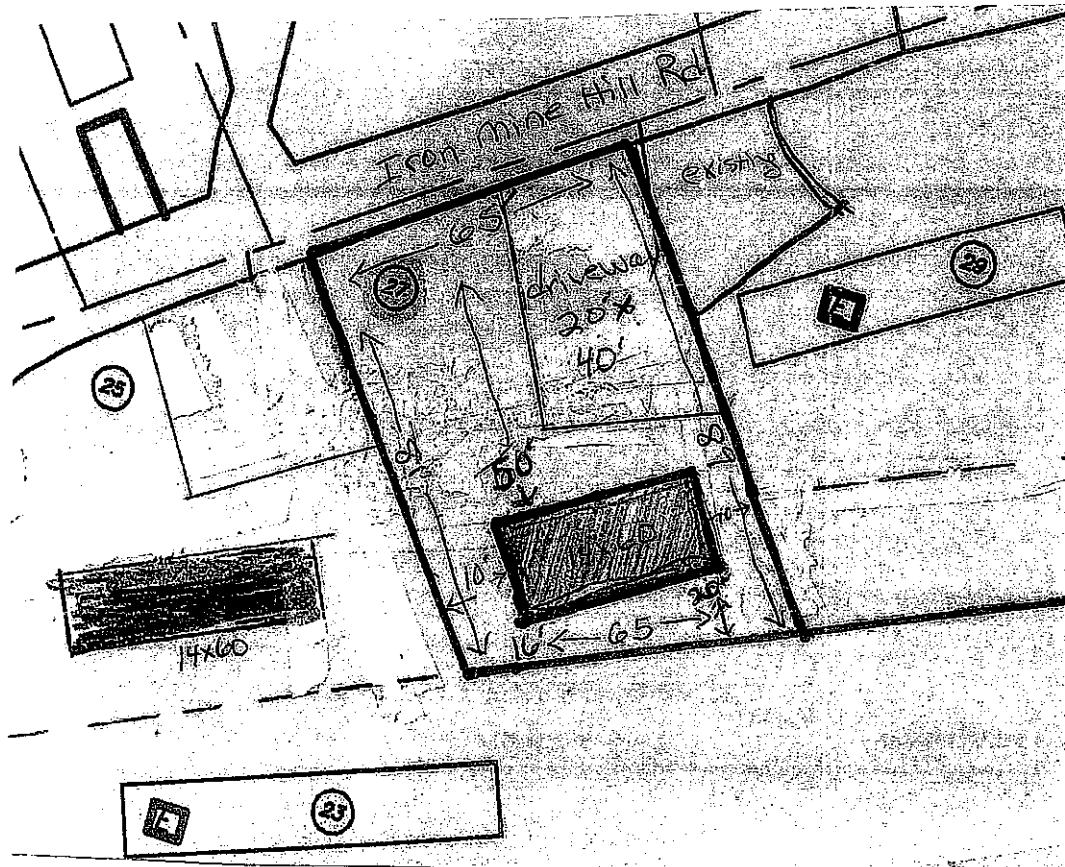
16' set back from Rear (Right) 20' Rear (Left)

Trailer size 14' x 60' 840sf (maximum size)

Concrete pad 15' x 61'

Driveway size approximate 20' x 40' - to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 31

Total Lot Size 7524sf (minus curve Intersection Iron Mine & Williams Ln)

132' road frontage on Iron Mine Hill Road

57' Deep Left-side (road frontage on Williams Lane)

57' Deep Right-side

132' Backlot

20' set back from street

20' set back from Right

41' set back from Left

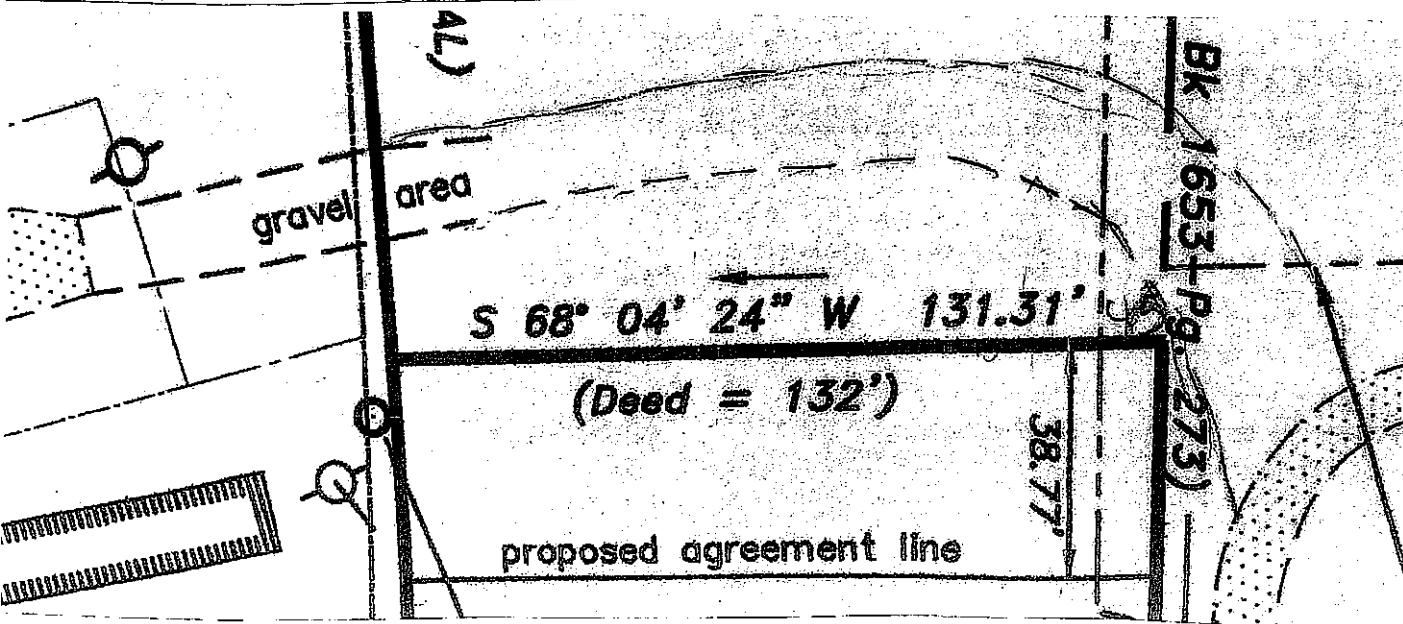
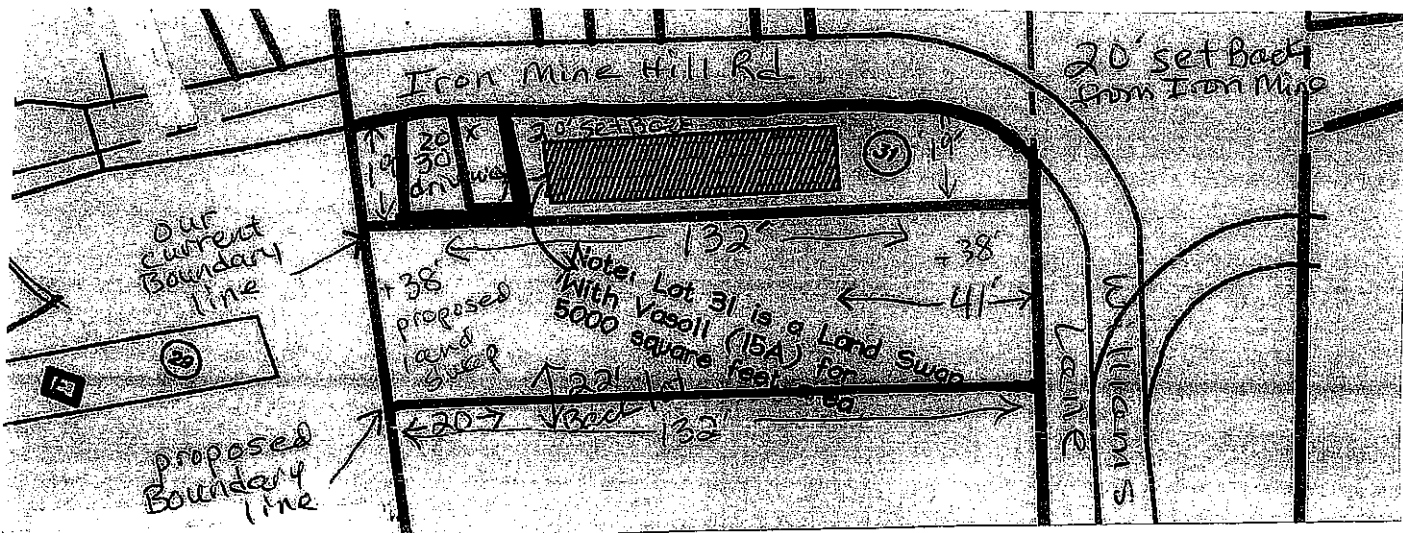
22' set back from Rear

Trailer size 14' x 70' (980sf)

Concrete pad 15' x 71'

Driveway size approximate 20' x 30' - to accommodate at least 2 vehicles

Trailer placement not to scale AND to be on Proposed Land Swap



PROPOSED LOT # 33

Total Lot Size 7360 sf

65' road frontage on Williams Lane

111' Deep Left-side

119' Deep Right-side

63' Back of lot

20' set back from street

34' set back from Right

20' set back from Left

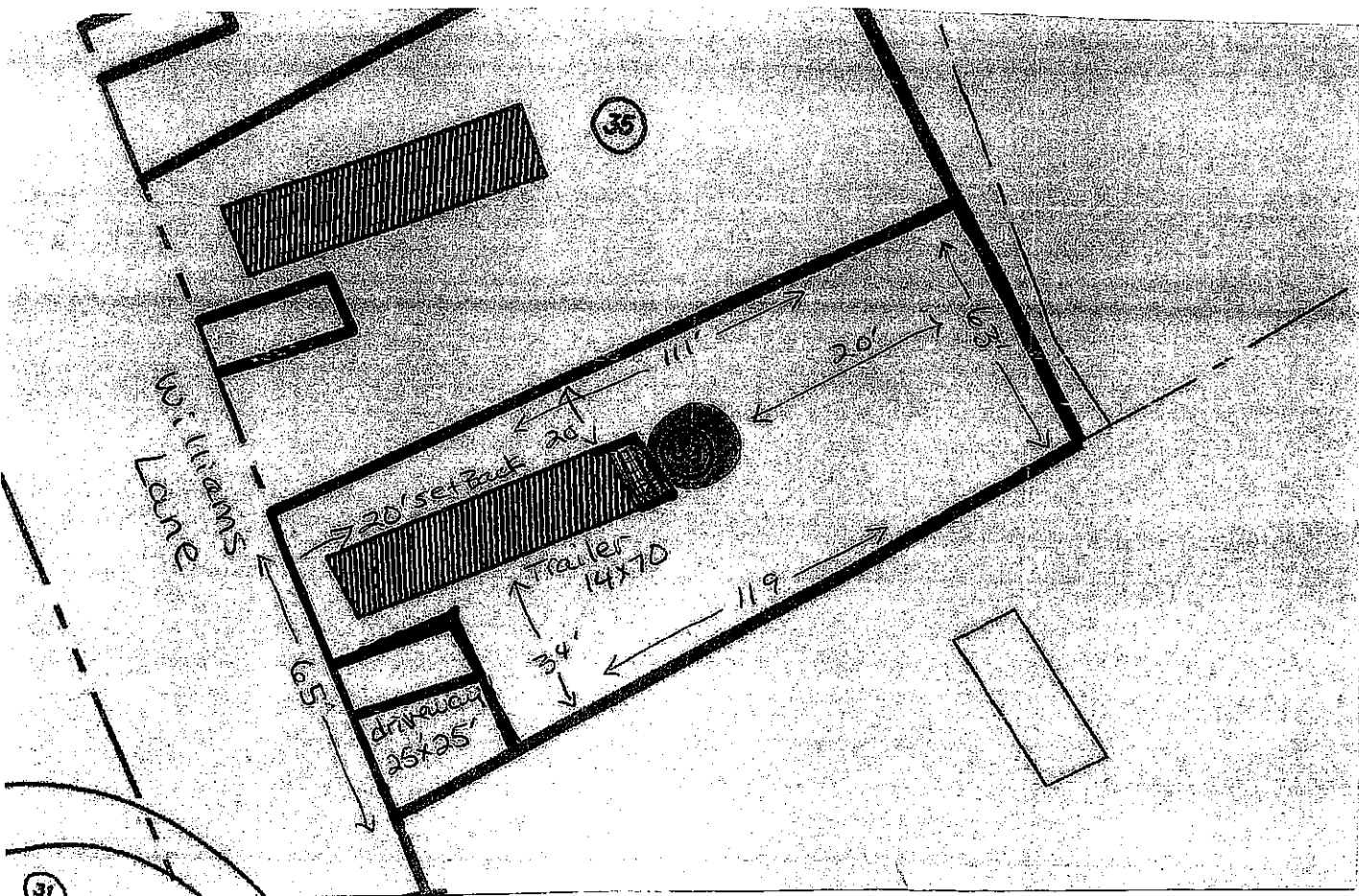
20' set back from Rear

Trailer size 14' x 70' = 980 sf

Concrete pad 15' x 71'

Driveway size approximate 25' X 25'- to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 35

Total Lot Size 7150 sf

65' road frontage on Williams Lane

109' Deep Left-side

111' Deep Right-side

65' Back of lot

20' set back from street

34' set back from Right

20' set back from Left

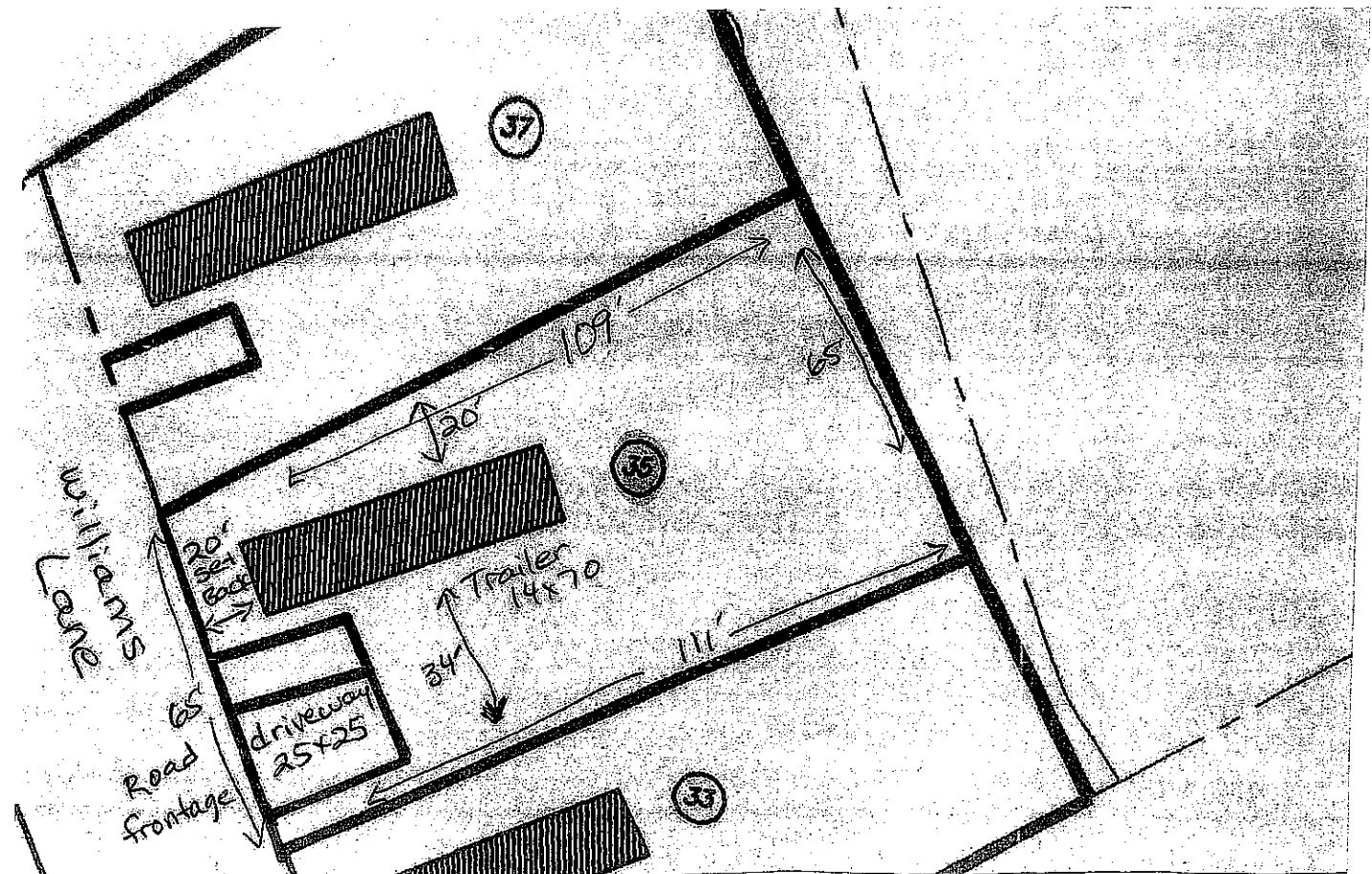
20' set back from Rear

Trailer size 14' x 70' = 980 sf

Concrete pad 15' x 71'

Driveway size approximate 25' X 25'- to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 36

Total Lot Size 5544sf

66' Road Frontage on Iron Mine Hill Rd

84' Deep Left-side

84' Deep Right-side

66' Backlot

20' set back from street

31' set back from Right

20' set back from Left

10' set back from Rear

Trailer size 14' x 54' (756sf)

Concrete pad 15' x 54'

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Trailer placement not to scale



PROPOSED LOT # 37

Total Lot Size 6875sf

125' road frontage on Commonwealth

55' Deep Left-side

55' Deep Right-side

125' Back of lot

20' set back from street (Commonwealth)

34' set back from Right (back of lot from Williams Lane)

20' set back from Left (Williams Lane)

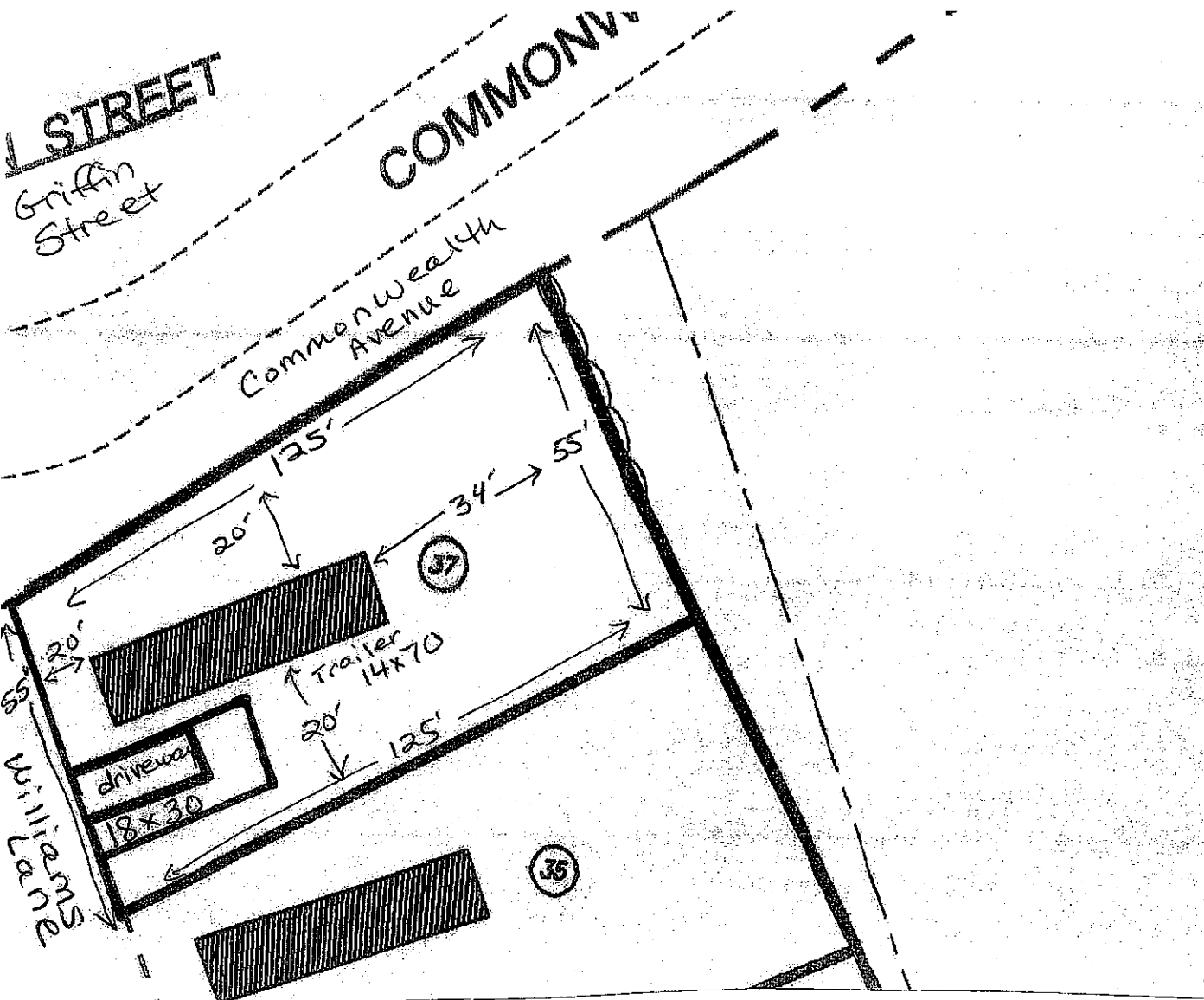
20' set back from Rear (from Commonwealth)

Trailer size 14' x 70' = 980 sf

Concrete pad 15' x 71'

Driveway size approximate 18' x 30' - to accommodate at least 2 vehicles

Please note trailer placement not to scale



PROPOSED LOT # 38

Total Lot Size 5544sf

66' Road Frontage on Iron Mine Hill Rd

84' Deep Left-side

84' Deep Right-side (William Lane Road Frontage)

66' Backlot

20' set back from street

31' set back from Right

20' set back from Left

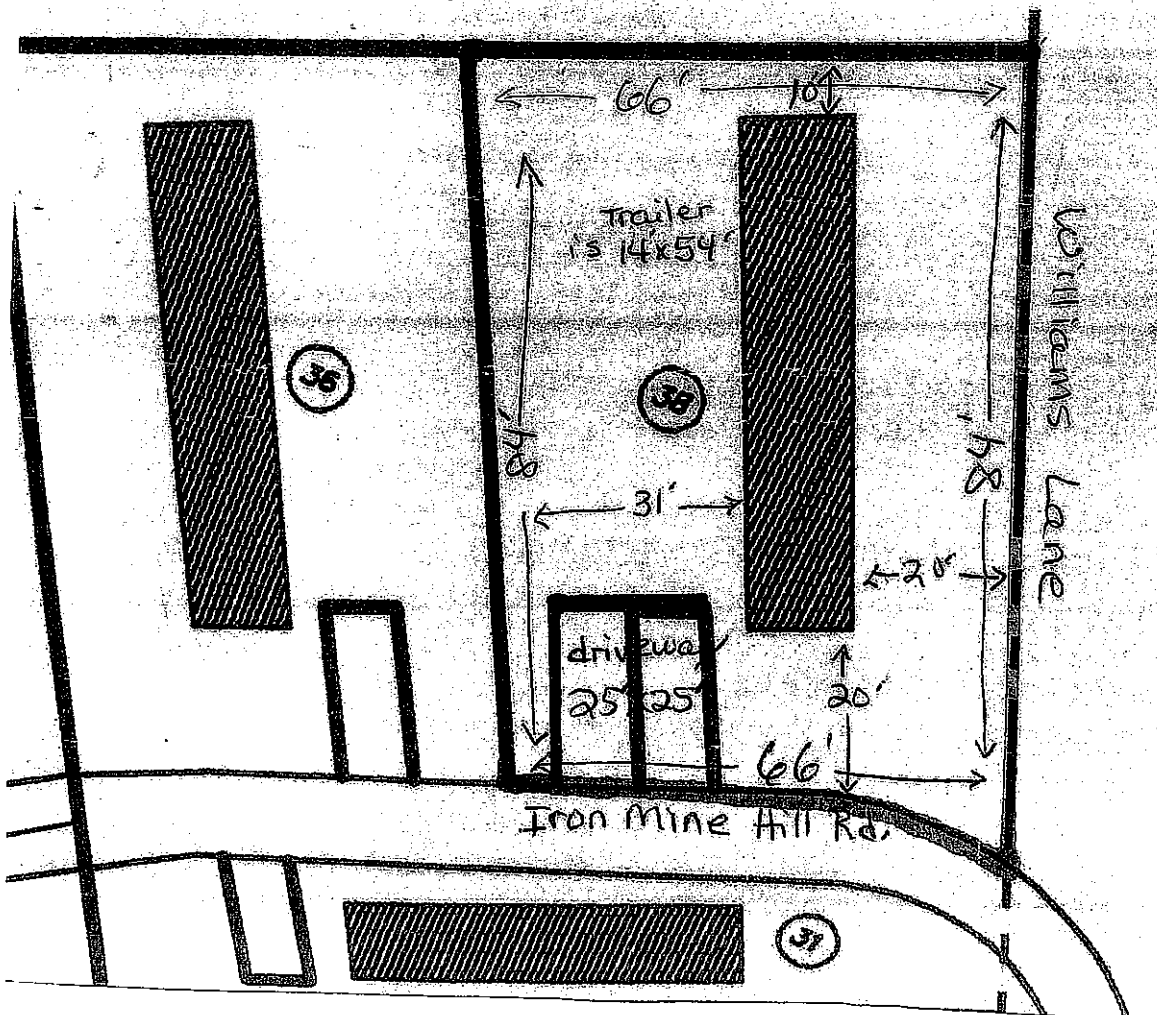
10' set back from Rear

Trailer size 14' x 54' (756sf)

Concrete pad 15' x 54' '

Driveway size approximate 25' x 25' - to accommodate at least 2 vehicles

Trailer placement not to scale



PROPOSED LOT # 39

Total Lot Size 6175sf

65' road frontage on Williams Lane

130' Deep Left-side

130' Deep Right-side

30' Back of lot

25' set back from street

20' set back from Right

15' set back from Left

34' set back from Rear

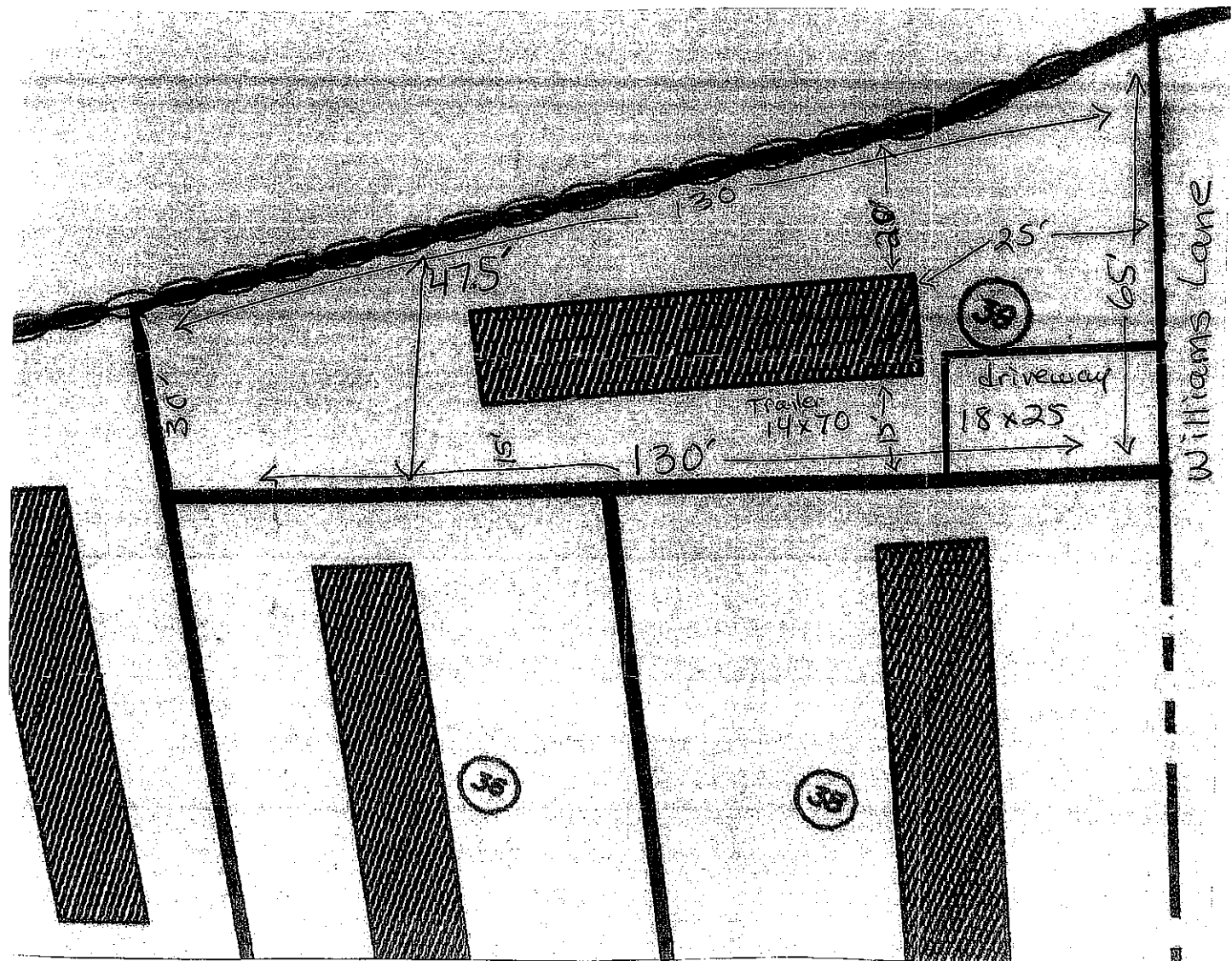
Trailer size 14' x 70' = 980 sf living space

Concrete pad 15' x 71'

Driveway size approximate 18' x 25'- to accommodate at least 2 vehicles

Please note trailer placement not to scale

Width between boundary lines at rear of trailer is 47.5'
still meets set back requirements 15' Left - 17.5' Right



PROPOSED LOT # 40

Total Lot Size 8515sf

65' road frontage on Williams Lane

131' Deep Left-side

131' Deep Right-side

65' Back lot

30' set back from street

10' set back from Right

40' set back from Left

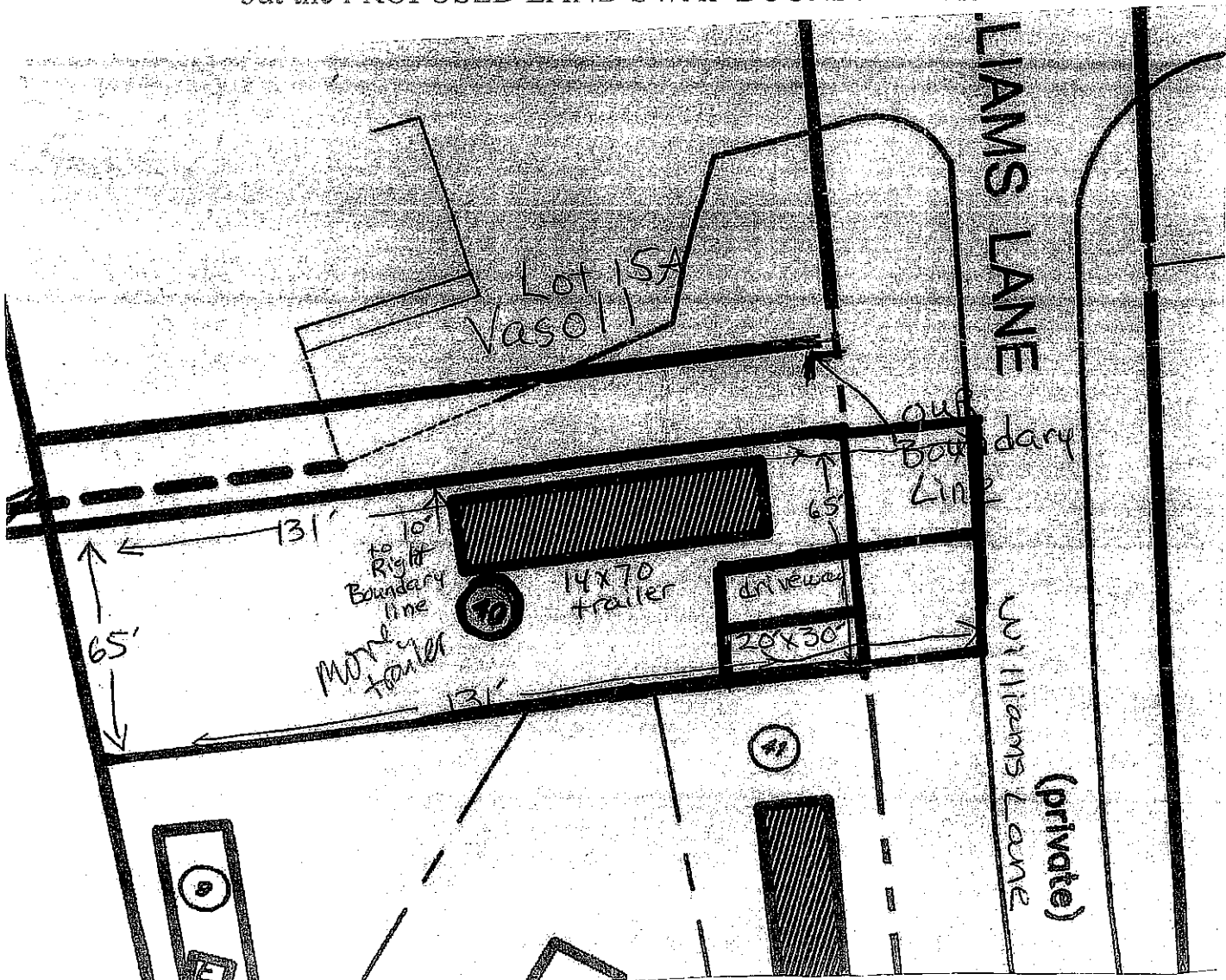
30' set back from Rear

Trailer size 14' x 70' = 980 sf living space

Concrete pad 15' x 71'

Driveway size approximate 20' x 30'- to accommodate at least 2 vehicles

Please note trailer placement not to scale AND we are NOT using our boundary line
but the PROPOSED LAND SWAP BOUNDARY LINE



PROPOSED LOT # 42

Total Lot Size 6670sf

115' road frontage on Williams Lane

49' Deep Left-side

67' Deep Right-side

115' Backlot

20' set back from street

24' set back from Right

20' set back from Left

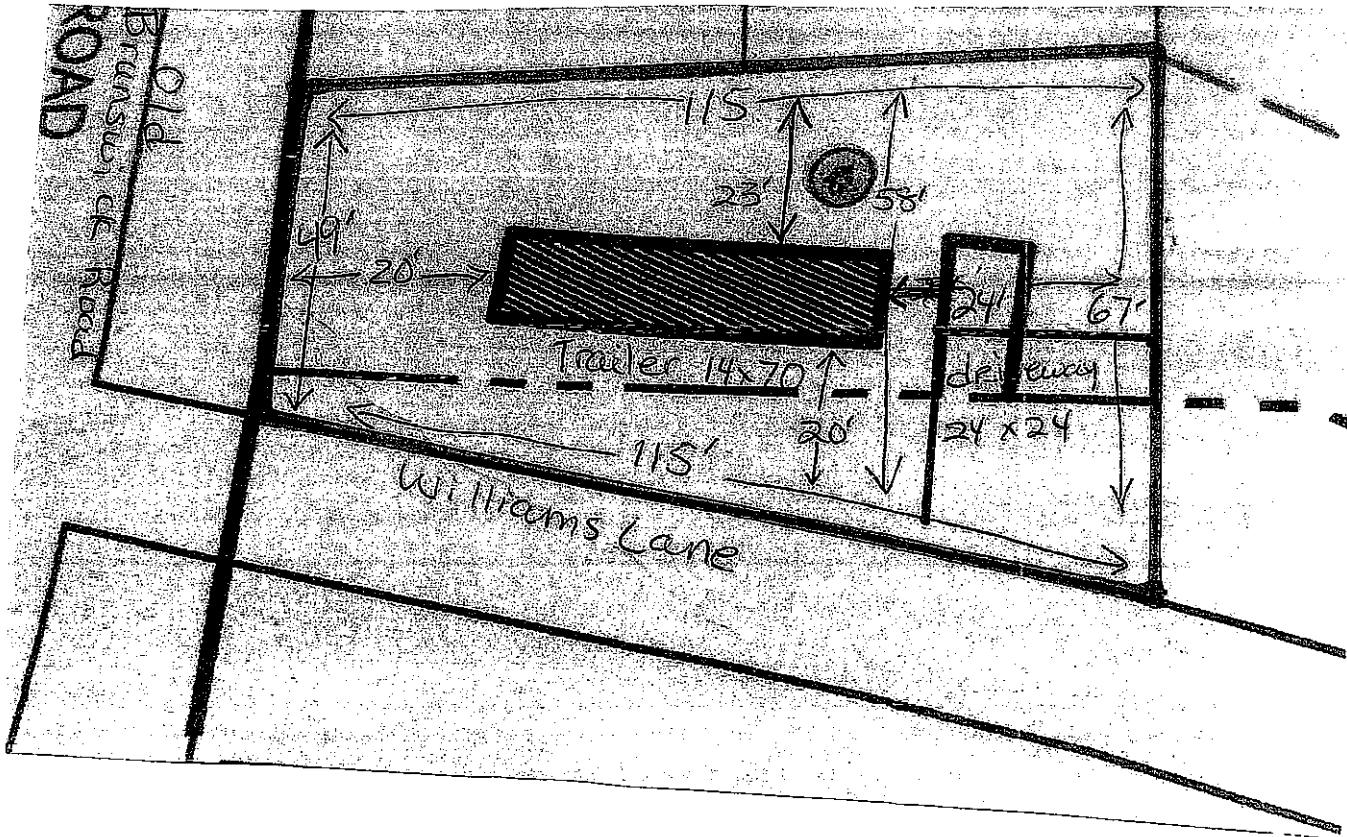
23' set back from Rear

Trailer size 14' x 70' (980sf)

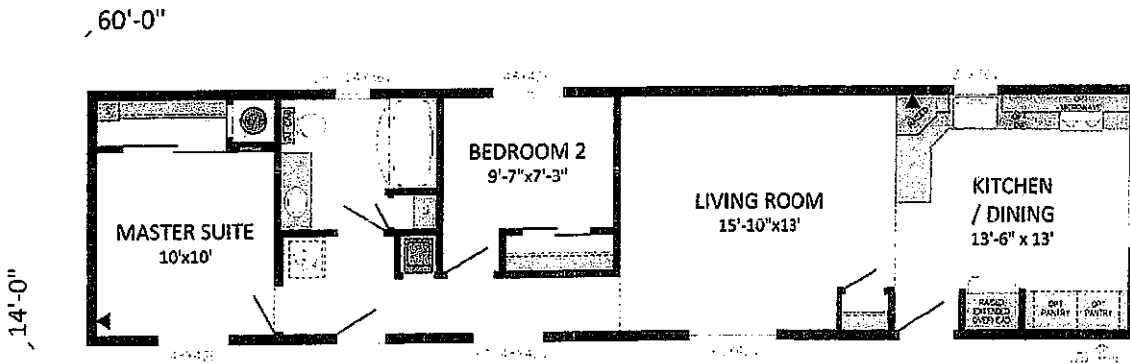
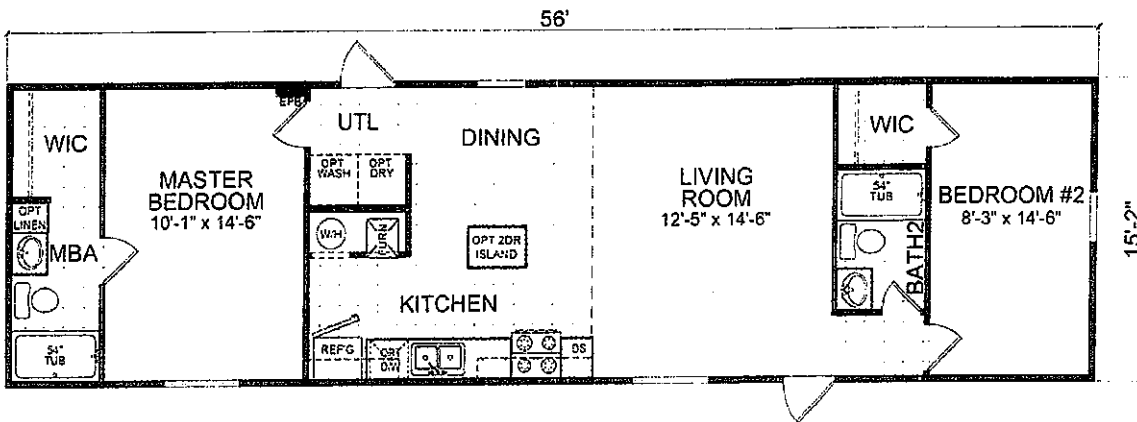
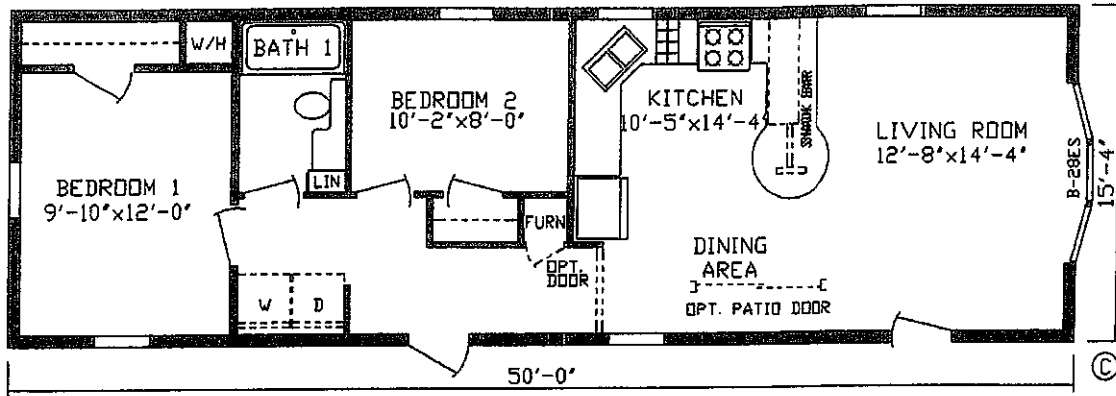
Concrete pad 15' x 71'

Driveway size approximate 24' x 24' - to accommodate at least 2 vehicles

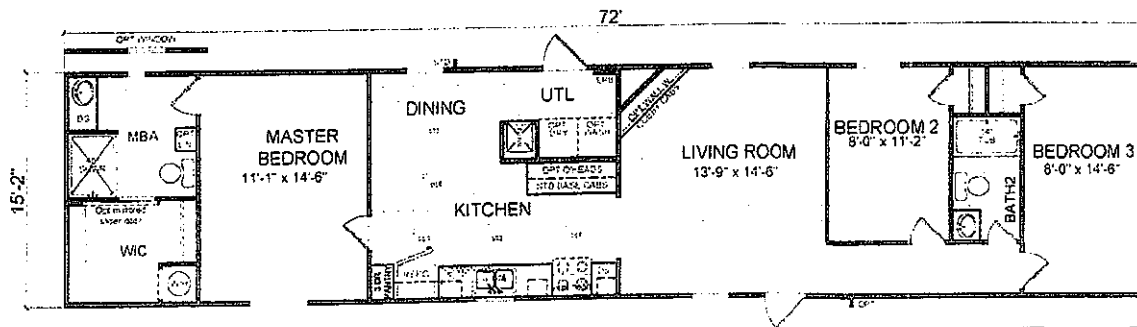
Trailer placement not to scale



Examples + Sizes



14CO6001
14'x60' - 840sqft



State of Maine



Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and of the reports of formation, amendment and cancellation of articles of organization of limited liability companies and annual reports filed by the same.

I further certify that HOME DEALS OF MAINE, LLC is a duly formed limited liability company under the laws of the State of Maine and that the date of formation is August 05, 2013.

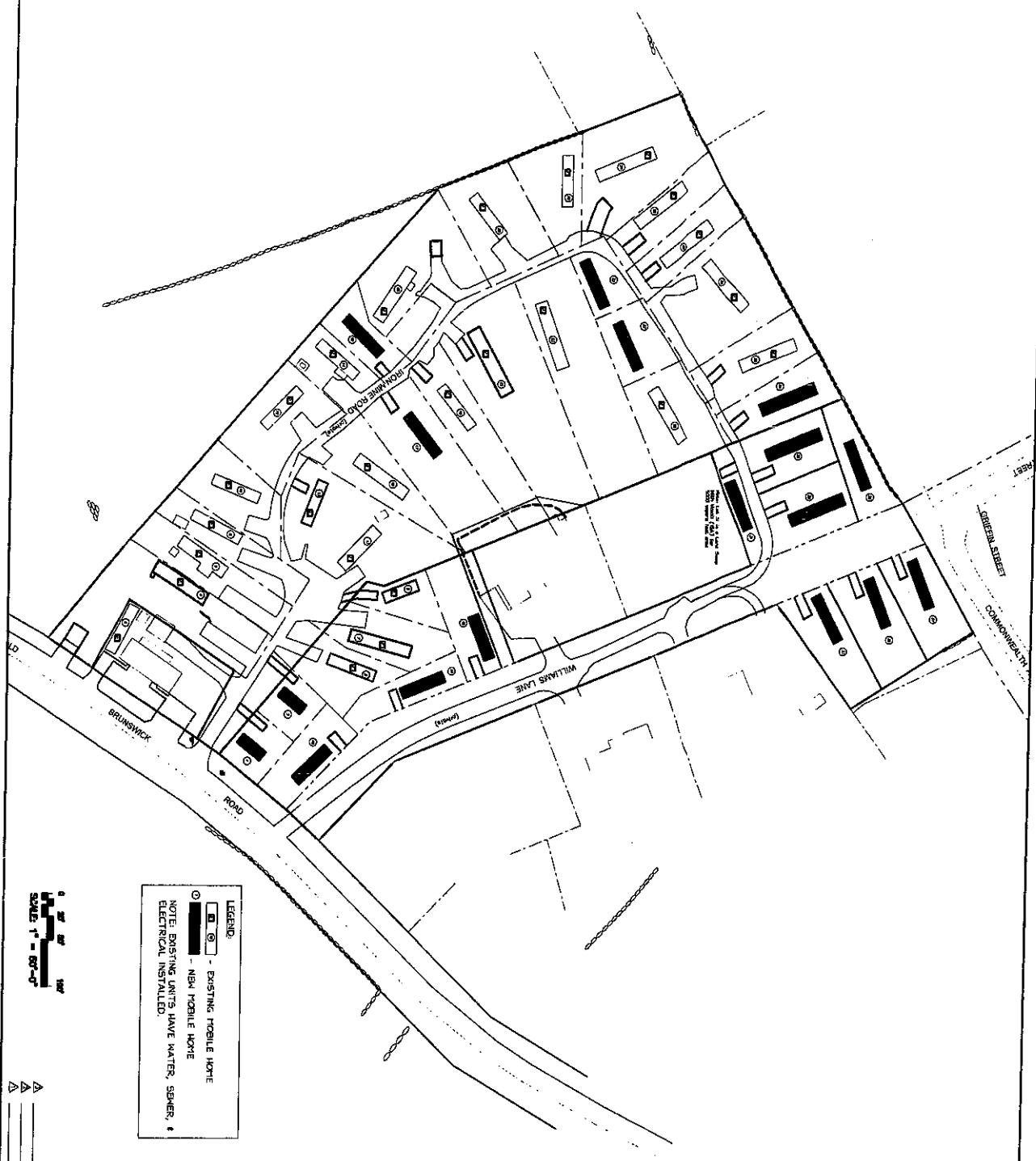
I further certify that said limited liability company has filed annual reports due to this Department, and that no action is now pending by or on behalf of the State of Maine to forfeit the articles of organization and that according to the records in the Department of the Secretary of State, said limited liability company is a legally existing limited liability company in good standing under the laws of the State of Maine at the present time.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this thirty-first day of July 2019.



A handwritten signature in black ink, appearing to read 'Matthew Dunlap', written over a horizontal line.

Matthew Dunlap
Secretary of State

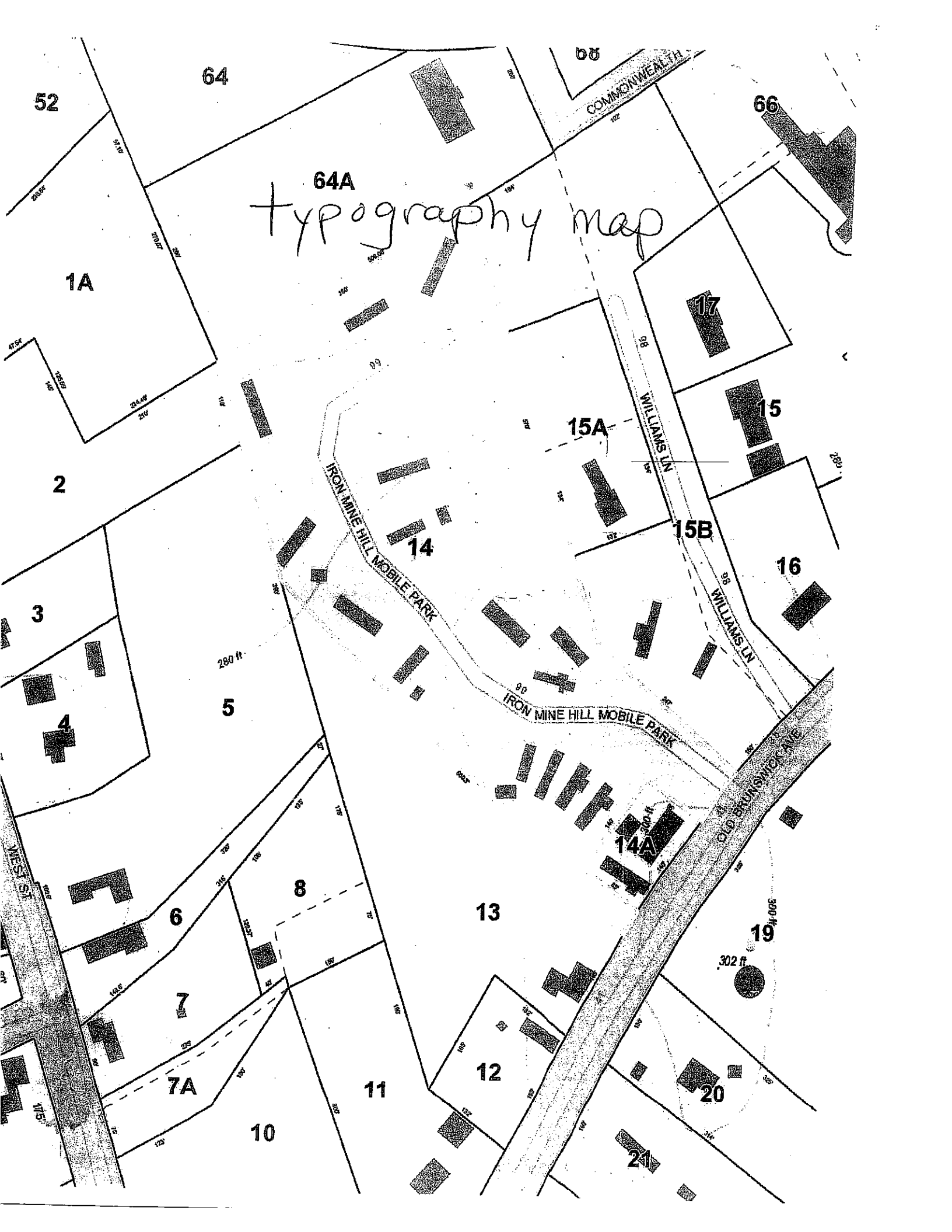


LEGEND:
 [Solid black rectangle] - EXISTING MOBILE HOME
 [Outlined rectangle] - NEW MOBILE HOME
 NOTE: EXISTING UNITS HAVE WATER, SEWER, & ELECTRICAL INSTALLED.

SCALE 1" = 50'-0"



ISSUED 05/01/20	
PROJECT: IRON HILL TRAILER PARK	
DATE: 2/2/20	
BY: [Signature]	SCALE: 1" = 50'-0"
C-1	



64A
typography map

52

64

68

66

1A

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7A

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14A

15A

15B

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19

20

21

COMMONWEALTH ST

WILLIAMS LN

WILLIAMS LN

BRUNSWICK AVE

IRON MINE HILL MOBILE PARK

IRON MINE HILL MOBILE PARK

WEST ST

WEST ST

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302 ft

300 ft

300 ft

140 ft

120 ft

100 ft

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Angelia Christopher

From: Tracey Desjardins
Sent: Monday, June 8, 2020 8:22 AM
To: Angelia Christopher
Cc: Kristopher McNeill
Subject: FW: Planning Board Application
Attachments: Jun 1, 2020.pdf

For record

Tracey K. Desjardins

Economic Development Director/Planning

6 Church Street

Gardiner, ME 04345

Office: 207-582-4200 Cell: 207-242-1907 Fax: 207-582-6895

e: tdesjardins@gardinermaine.com

w: www.gardinermaine.com

Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning the City of Gardiner, business or containing information relating to city business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law. If you have received this message in error, please notify us immediately by return email. Thank you for your cooperation

From: Sabrina Vasoll <svasoll@aos92.org>
Sent: Friday, June 5, 2020 2:07 PM
To: Tracey Desjardins <TDesjardins@gardinermaine.com>
Cc: Jamie Vasoll <jamie@crooker.com>
Subject: Planning Board Application

Good Afternoon,

Please accept this letter regarding the Iron Mine Hill Application on behalf of my mother-in-law, Billie Lee Vasoll, as she does not have internet access in her home.

Also, could you please confirm if you did receive my first email yesterday containing our letter, because I can resend it if that is necessary. The subject line was "Planning Board Application."

Thanks and have a great weekend!

Sabrina

Sabrina Vasoll, LCSW
Social Worker
Winslow Elementary School
207-859-2314

Angelia Christopher

From: Kristopher McNeill
Sent: Monday, June 8, 2020 8:21 AM
To: Angelia Christopher
Subject: FW: June 9, 2020 Planning Board Meeting

Kris McNeill
Code Enforcement Officer
City of Gardiner, Maine
Kmcneill@gardinermaine.com

----- Original message -----

From: Ronald Shea <rshea837@aol.com>
Date: 6/7/20 8:01 PM (GMT-05:00)
To: Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: June 9, 2020 Planning Board Meeting

To: K. McNeill, Planning Board
From: Ronald & Christine Shea
31 Old Brunswick Road
207-582-4668

Our property is at the corner of Old Brunswick Road and Williams Lane and we have some concerns about the proposed expansion of the Iron Mine Hill Trailer Park. The proposed expansion from the current 11 units currently occupied to 42 lots is a substantial expansion in both size and population. As the water district has reported this is a low water pressure area, and the proposed 31 additional trailers could certainly reduce the water pressure even more. Also traffic on the Old Brunswick would be increased on a road that at times is already very busy.

We have lived at this address for over 50 years; the trailer park was here when we moved here and have never had any serious problems concerning the park. However, with the proposed expansion from the 11 current families to a possible 42 families the neighborhood will certainly impacted.

We would hope that the concerns of current residents of the neighborhood would be considered by the Planning Board in making their decision.

Thank you.

June 1, 2020

City of Gardiner
City Council
Gardiner, Me. 04845

My name is Billie Lee Kasoll at
14 Williams Lane, Gardiner, Me. I have
been a home owner for forty plus years.
The road has been a dead end road
where children play. It has been quiet & safe.

I have many concerns over what the owners
of the trailer park are planning to do.

A. The value of my property will
decrease with so many trailers all around
my land & entrance to my home.

B. The level of noise will increase.

C. I can no longer sit out on my
back deck and have privacy to my
pool due to so many trees taken down.

There is not much of a buffer.

D. I feel there will be too much
traffic for the number of houses on the
dead end street.

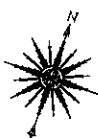
E. What happens to the safety of
our children.

F. Are we going to have street lights
glaring into our homes?

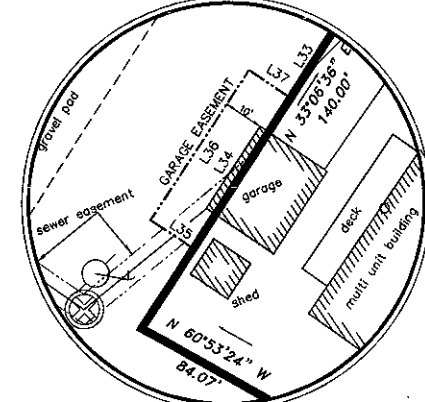
Q. There will be three driveway openings onto the road. The road traffic will be too much for this small entrance to handle.

Sincerely,

Billie Lee Vasoll



Right of way location is approximate based on Plan References 2 and 4.



Detail A
(Not to Scale)

LEGEND

- 5/8" capped rebar set
- ⊙ iron pin or pipe found
- ⊗ water shut off
- ⊕ well or water control structure
- ⊙ sewer manhole
- ⊙ utility pole
- ⊙ light pole
- ⊙ guy anchor
- ▬ Pavement
- ▬ Access Easement
- ▬ Utility Easement
- - - Edge of gravel
- - - Chain link fence
- - - Right of way line
- - - Easement
- - - Lot lines (plan reference 1)
- - - Abutter's line (approximate)
- - - Sewer line (approximate)
- - - Property Lines
- Stone wall
- 10' contour
- ▨ Existing building
- N/F Now or Formerly
- a.g./b.g. above ground/below ground
- CIR (#) Capped iron rod w/surveyor ID #

TM 27, LOT 1A
N/F
Joseph D. Nester
Sarena R. Nester
Book 11910, Page 20

TM 27, LOT 2
N/F
Kevin A. Babcock
Veronica A. Babcock
Book 7620, Page 256

TM 27, LOT 5
N/F
Susan E. Frost Silver
Book 7931, Page 112

TM 28, LOT 64A
N/F
Smith-Wiley Boat No. 4
American Legion
Book 1969, Page 10

TM 27, LOT 14
N/F
Home Deals of Maine
Book 13112, Page 63
Book 13512, Page 61

TM 27, LOT 18
N/F
Dorothee L. Collins
Raymond Collins
Book 12885, Page 82

TM 27, LOT 15A
N/F
Bette Lee Vasoli
James F. Vasoli
Book 12229, Page 106

TM 27, LOT 15B
N/F
Home Deals of Maine
Book 13535, Page 61
formerly
Arlene M. Quirion
Book 6891, Page 61

TM 27,
N/
Ronald
Christina
Book 1317,

TM 27, LOT 14A
N/F
Home Deals of Maine
Book 13535, Page 338
formerly
Arlene Williams Quirion
Book 3146, Page 338





TM 27, LOT 1A
N/F
Joseph D. Nester
Savara R. Nester
Book 11910, Page 20

TM 27, LOT 2
N/F
Kevin A. Babcock
Veronica A. Babcock
Book 7620, Page 256

TM 27, LOT 5
N/F
Susan E. Frost Silver
Book 7931, Page 112

TM 28, LOT 64A
N/F
Smith-Wiley Post No. 4,
American Legion
Book 1969, Page 10

GRIFFIN STREET

TM 27, LOT 15B
N/F
Arlene M. Quirion
Book 6691, Page 61

TM 27, LOT 15A
N/F
Billie Lee Vasoll
James W. Vasoll
Book 12229, Page 106

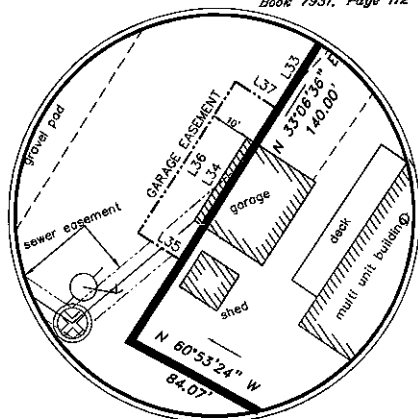
TM 27, LOT 14
N/F
Home Deals of Maine
Book 13112, Page 63

TM 27, LOT 10
N/F
Ronald C. Christine M.
Book 1317, Page 61

TM 27, LOT 15B
N/F
Arlene M. Quirion
Book 6691, Page 61

TM 27, LOT 14A
N/F
Arlene Williams Quirion
Book 3446, Page 338

TM 27, LOT 13
N/F
Dorothee L. Collins
Raymond Collins
Book 12285, Page 82



Detail A
(Not to Scale)

LEGEND

- 5/8" capped rebar set
- ⊙ iron pin or pipe found
- ⊗ Water shut off
- ⊕ Well or water control structure
- ⊖ Sewer manhole
- ⊘ Utility pole
- ↓ Guy anchor
- ▬ Pavement
- ▬ Access Easement
- ▬ Utility Easement
- ▬ Edge of gravel
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- ▬ Right of way line
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- ▬ Existing building
- N/F Now or Formerly
- a.g./b.g. above ground/below ground
- CIR (#) Capped iron rod w/surveyor ID #



SCALE 1" = 60'