



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

Subdivision Preliminary Plan Application

Subdivision Name: _____ Subdivision Fees: \$ 750⁰⁰
Date of Submission: 4/1/24 Received by: AMC
Proposal: _____

General Information:

Name of Property Owner: Homestead Homes, LLC
Address: 33 Homestead Way, Richmond, Maine 04357
Phone/Fax No: (207) 607-3523

Applicant Name: Bruce J. Carver, Jr.
Address: 33 Homestead Way, Richmond, Maine 04357
Phone/Fax No: (207) 607-3523

Design Consultant(s): Surveyor Engineer Architect Planner
Name: Siteline P.A., Bruce Martinson
Address: 119 Purington Road, Suite A, Brunswick Landing, Brunswick, Maine 04011
Phone/Fax No: (207) 725-1200

Name: _____
Address: _____
Phone/Fax No: _____

Name: _____
Address: _____
Phone/Fax No: _____

Property Information:

City Tax Map: 2 Lot(s): 4 Zoning District(s): R

Deed Reference(s): Book 14904 Page 134 Book _____ Page _____

Flood Zone: Yes No Shoreland Zone: Yes No

Frontage: Road 1100' Shore _____ Property Size: 13.96 acres
(Acres) (Sq. Ft.)

Development Information:

Does the parcel include any water bodies? If yes, describe and shown on plan _____

Has the land been part of a prior approved subdivision? Yes No If Yes, state the following:
Subdivision Name & Approval Date _____

Acres to be Developed: _____ Number of Lots or Units: 5 lots

Anticipated Date of Construction: March 2024 Completion: June 2026

Will the subdivision be developed in a phase plan, if so, Identify stages: No

Will the subdivision have any common land or buildings: No

Identify the Water supply system: Individual well for each lot

Identify the sewage Disposal System: private

If Public, does it require an extension of the public sewer lines? Yes No

Identify the number of fire hydrants and location(s): None

Will the subdivision have sidewalks: yes No If yes, describe: _____

Will the streets have curbs: yes No If yes, describe: _____

Describe the storm drainage system: Drain ditches on property graded

Will the subdivision require a Zoning Variance? yes No If yes, describe: _____

Will the subdivision require a special Exception Permit? yes No If yes, describe: _____

SUBMISSION REQUIREMENTS:

In addition, the Application and preliminary plan, the following submissions are required:

- a. Location map showing:
 - 1) Existing subdivisions in the proximity of the proposed subdivision. N/A
 - 2) Locations and names of existing and proposed streets. See Attached tax map
 - 3) Boundaries and designations of all Shoreland zoning and other land use districts. See wetland map
 - 4) An outline of the proposed subdivision and any remaining portion of the owner's property if not included in the subdivision proposal. See attached survey land proposed boundary
- b. Proof of right, title or interest in the property.
- c. A copy of all existing and proposed deed restrictions, rights-of-way, or other encumbrances affecting the property.
- d. The book, page, and tax map and lot information of the property.
Book 14904 Page 134, Map 2, Lot 4
- e. The names of all property owners abutting the property.
G&M Real Estate, Longfellow, Dubay, Buck, & Theriault
- f. Acreage of the proposed subdivision, acreage of roads, and acreage of any land not included in the subdivision.
13.96 subdivision
- g. A copy of that portion of the county soil survey covering the subdivision.
See attached soil map
- h. When connection to the public sewer is proposed, a letter from the City Manager indicating that there is adequate capacity.
N/A
- i. The location of all existing and proposed wells and appropriate documentation. If public water is proposed, a letter from the water district indicating that there is adequate supply and pressure.
See attached survey for well
- j. A written statement from the Police Chief approving all street traffic patterns, parking, curb cuts and traffic impacts.
- k. A written statement from the Fire Chief approving all hydrant locations and any other fire suppression measures proposed.
- l. Phosphorus control measures, if subdivision is located w/in the direct watershed of a great pond.
Waiver
- m. Road plans, specifications, and appropriate documentation.
See attached survey
- n. Traffic access data for the site including an estimate of the amount of vehicular traffic to be generated on a daily basis.
Waiver
- o. A statement indicating how the solid waste from the subdivision will be handled.
Individual septics. All proposed lots have had soil test. See attached soil test.
- p. Documentation indicating that the applicant has the financial and technical capacity to meet the requirements of this Ordinance. We will be using Camden National Bank and have 35+ years experience in home building business as Carver Carpentry & Custom Built Homes.
- q. Any other data necessary in order to meet the requirements of this Ordinance.
- r. A description of the anticipated types of land use that will be developed within the proposed subdivision.
Single Family Homes

14.4.1 The proposed subdivision will not result in undue air or water pollution. For each lot percolation tests have been taken to ensure each has adequate subsoils for waste systems. In addition satisfactory space and elevation above flood plain have been established for comfortable single family residences.

14.4.2 All lots of the proposed subdivision will have independent water wells. According to Maine Water Well database, wells in the area range from 250-300' deep and have flow rates between 2-60 GPM.

14.4.3 The proposed lots will have their own individual wells and should have no burden on existing water supplies public or private.

14.4.4 The proposed subdivision will not cause unreasonable soil erosion or reduce the lands ability to hold water. Our intent is to leave the grade of the land as natural as possible while improving ditches where necessary. The existing low angle slope of the land is not naturally conducive to soil erosion.

14.4.5 The addition of 5 house lots to the rural, low traffic area of Weeks Road should not cause unreasonable congestion or unsafe conditions. Driveways will be placed with adequate visibility and spacing for safe entrance and exits to Weeks Road.

14.4.6 Each lot has had a percolation test completed to ensure an acceptable location for the septic fields.

14.4.7 No municipal waste services will be used for the subdivision.

14.4.8 Proposed subdivision will blend well with the rural nature of the Weeks Road scenic and natural beauty. It will not negatively affect any historic, archeological, or significant wildlife habitat sites to our knowledge.

14.4.9 It is our intent to conform to all applicable standards and requirements of this ordinance, the comprehensive plan, and all other ordinances.

14.4.10 Homestead Homes, LLC has a line of financing through Camden National Bank to fund the project. The owners have been in the building & development industry for 35+ years and have a working relationship with any trade that may be required throughout the building projects.

14.4.11 The proposed subdivision will not negatively affect local water sheds.

14.4.12 The proposed subdivision should have no negative affect on ground water.

14.4.13 Proposed subdivision is not in a flood prone area.

14.4.14 Refer to the wetland map for wetland identification.

14.4.15 No river, streams, or brooks are located on proposed subdivision property.

14.4.16 Natural ditches heading in an easterly and westerly direction drain the proposed subdivision into existing ditches on the road and to wet area to the west.

14.4.17 Five (5) single family homes with adequate, individual septic systems should have very little affect on great ponds in the area. Soil and water erosion precautions will be taken during construction (ie. hay, silt fence, erosion control mix).

14.4.18 The proposed subdivision does not cross any municipal boundaries.

14.4.19 Not lots in the proposed subdivision have frontage on any bodies of water.

14.4.20 No timber has been harvested illegally. Lot has been a farm field for a number of years.



VAUGHN SMITH ASSOCIATES

Septic Design • Wetland Analysis • Soil Mapping

May 18, 2023

Bruce Carver
33 Homestead Way
Richmond, ME 04357

RE: Preliminary Soils Investigation, Proposed 5 Lots , Weeks Road, Gardiner

Dear Bruce,

On April 18, 2023, I conducted a Preliminary Soils Investigation at the above-mentioned parcel. The purpose of the investigation was to determine whether a suitable location could be found on 5 potential lots for the on-site disposal of wastewater under current State and local codes.

Five test pits were observed and five potential **areas for subsurface wastewater disposal were found** on each of the proposed lots. See test pit logs and Site Sketch for further details. Test Pits #1, #2, #4, & #5 consisted of loam to silt loam (1 C), with restrictive features from 15 to 18 inches. Test Pit #3 has cobbly fine sandy loam with bedrock refusal at 15 inches. The slopes ranged from 3 to 8%.

Prior to construction of the septic system, additional test pits may be necessary to complete HHE-200 septic design forms. Approved HHE-200 forms are a prerequisite for obtaining building permits.

I hope this information is sufficient for your current needs. Please do not hesitate to call if you have any questions or if I can be of further assistance.

Sincerely,

VAUGHN SMITH ASSOCIATES

Vaughn L. Smith
Site Evaluator #226



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

GARDINER

WEEKS ROAD

BRUCE CARVER

SITE PLAN

Scale 1" =

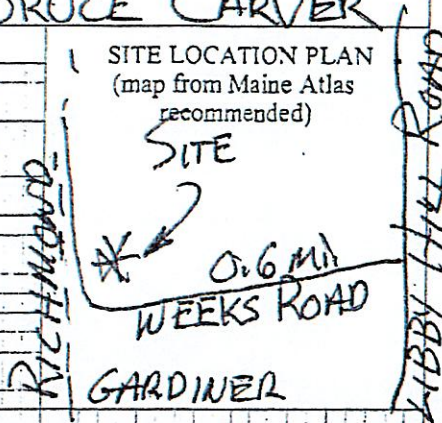
ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas
 recommended)

SITE

0.6 MI
 WEEKS ROAD

GARDINER



SEE ATTACHED

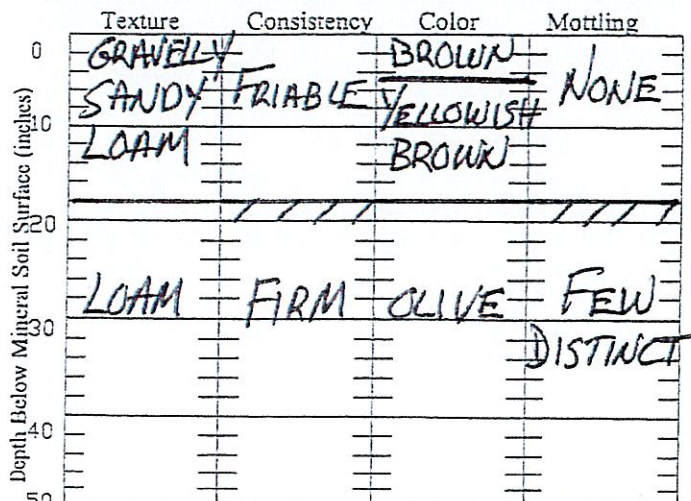
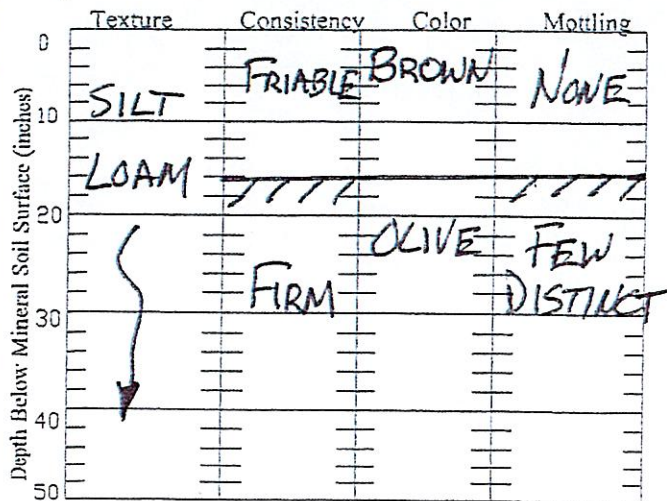
SITE SKETCH

FOR APPROXIMATE TEST PIT LOCATIONS

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole #1 Test Pit Boring
 1" Depth of Organic Horizon Above Mineral Soil

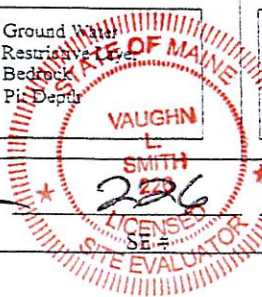
Observation Hole #2 Test Pit Boring
 1" Depth of Organic Horizon Above Mineral Soil



Soil Classification 1 C	Slope 3%	Limiting Factor 16"	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile Condition			

Soil Classification 1 C	Slope 6%	Limiting Factor 18"	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile Condition			

Vaughn R. Smith
 Site Evaluator Signature



5/18/23
 Date

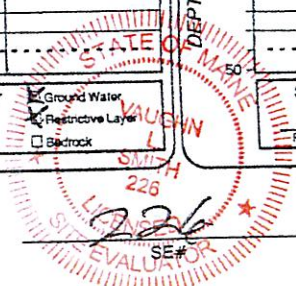
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town/City, Plantation: **GARDINER** Street, Road, Subdivision: **WEEKS ROAD** Owners Name: **BRUCE CARVER**

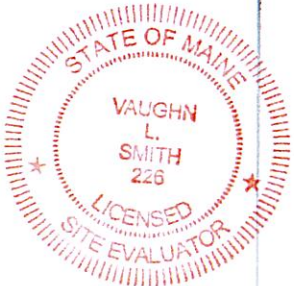
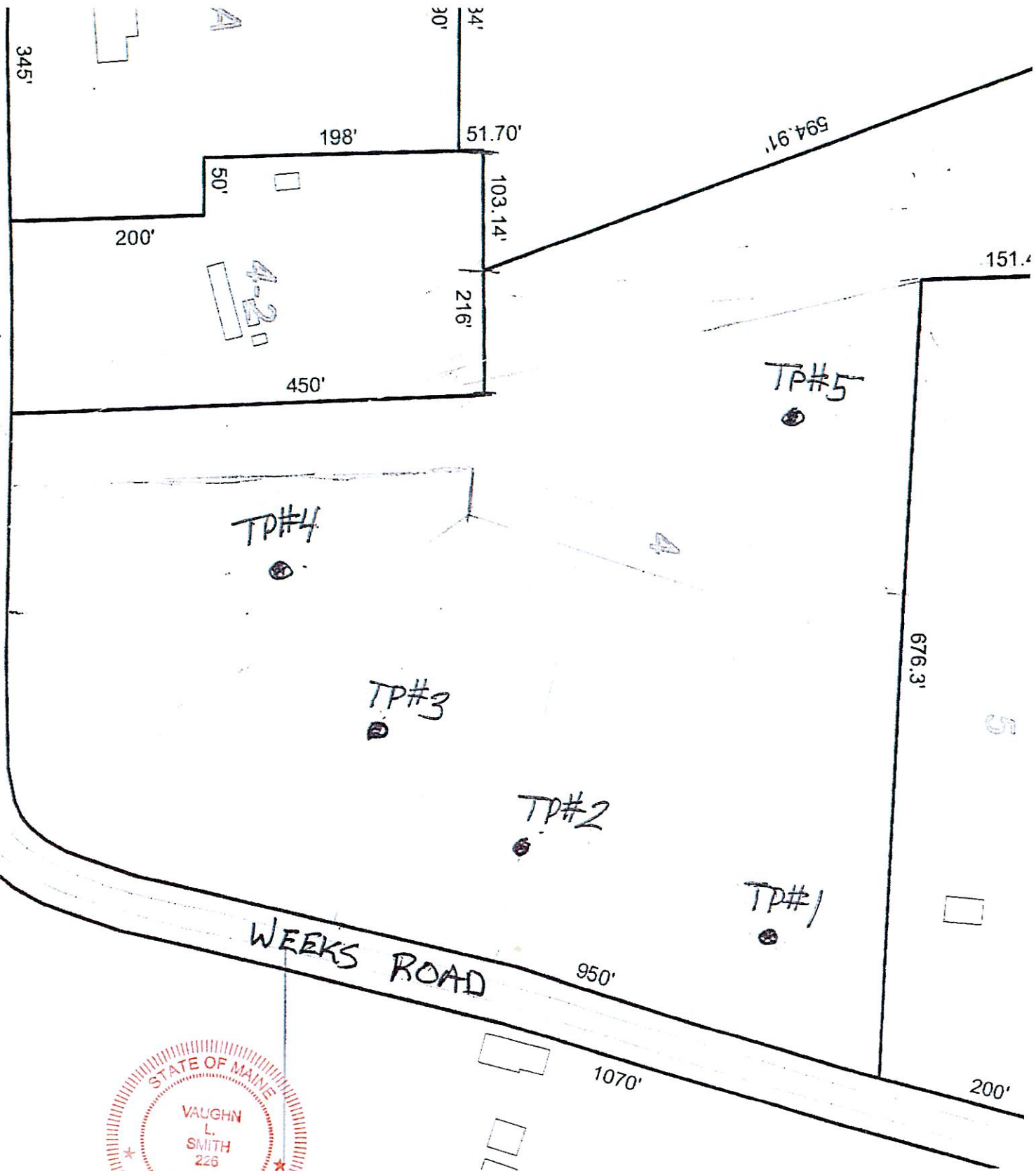
SOIL DESCRIPTION AND CLASSIFICATION				(Location of Observation Holes Shown Above)			
Observation Hole <u>#3</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				Observation Hole <u>#4</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
2" Depth of Organic Horizon Above Mineral Soil				1" Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling	Texture	Consistency	Color	Mottling
COBBLY		YELLOWISH				OLIVE	
FINE SANDY LOAM	FRIABLE	BROWN	NONE	SILT	FRIABLE	BROWN	NONE
XXXXXXXXXXXXXXXXXXXX				LOAM	TTTT		TTTT
BEDROCK REFUSAL @ 15"					FIRM	OLIVE	FEW DISTINCT
Soil Profile: <u>2</u>	Classification: <u>A11</u>	Slope: <u>8%</u>	Limiting Factor: <u>15</u>	Soil Profile: <u>I</u>	Classification: <u>C</u>	Slope: <u>4%</u>	Limiting Factor: <u>15</u>
<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock				<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock			

SOIL DESCRIPTION AND CLASSIFICATION				(Location of Observation Holes Shown Above)			
Observation Hole <u>#3</u> <input checked="" type="checkbox"/> Test Pit <input type="checkbox"/> Boring				Observation Hole _____ <input type="checkbox"/> Test Pit <input type="checkbox"/> Boring			
2" Depth of Organic Horizon Above Mineral Soil				_____ " Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling	Texture	Consistency	Color	Mottling
	FRIABLE	OLIVE					
SILT		BROWN	NONE				
LOAM	TTTT		TTTT				
	FIRM	OLIVE	FEW DISTINCT				
Soil Profile: <u>I</u>	Classification: <u>C</u>	Slope: <u>5%</u>	Limiting Factor: <u>15</u>	Soil Profile: _____	Classification: _____	Slope: _____%	Limiting Factor: _____
<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock				<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock			



Vaughan L. Smith
Site Evaluator Signature

5/18/23
Date





Existing Conditions

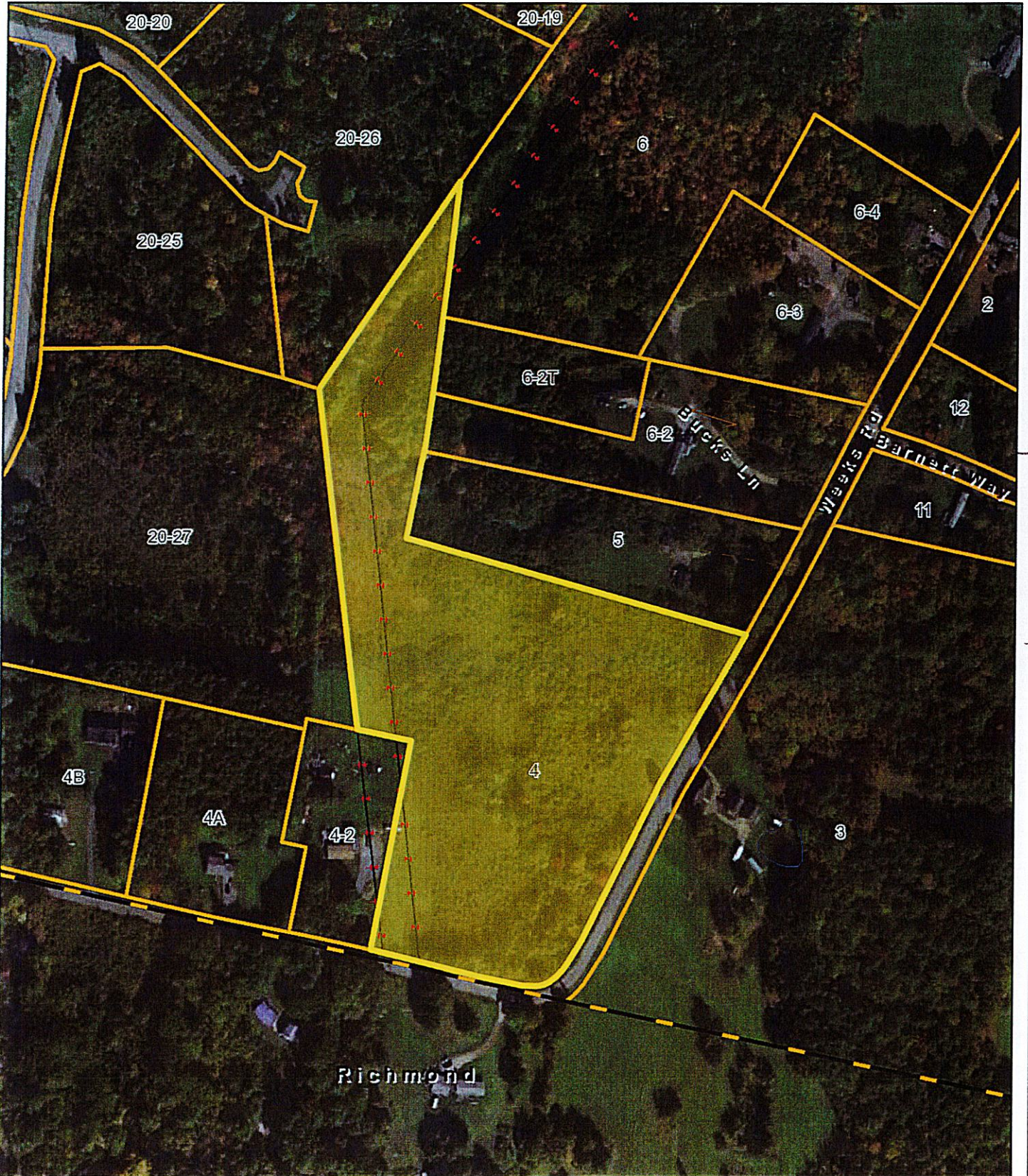
Gardiner, ME

1 inch = 270 Feet



www.cai-tech.com

February 8, 2024



Existing Subdivision

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Wetland Map

Gardiner, ME

1 inch = 200 Feet



www.cai-tech.com

February 8, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Soil Maps

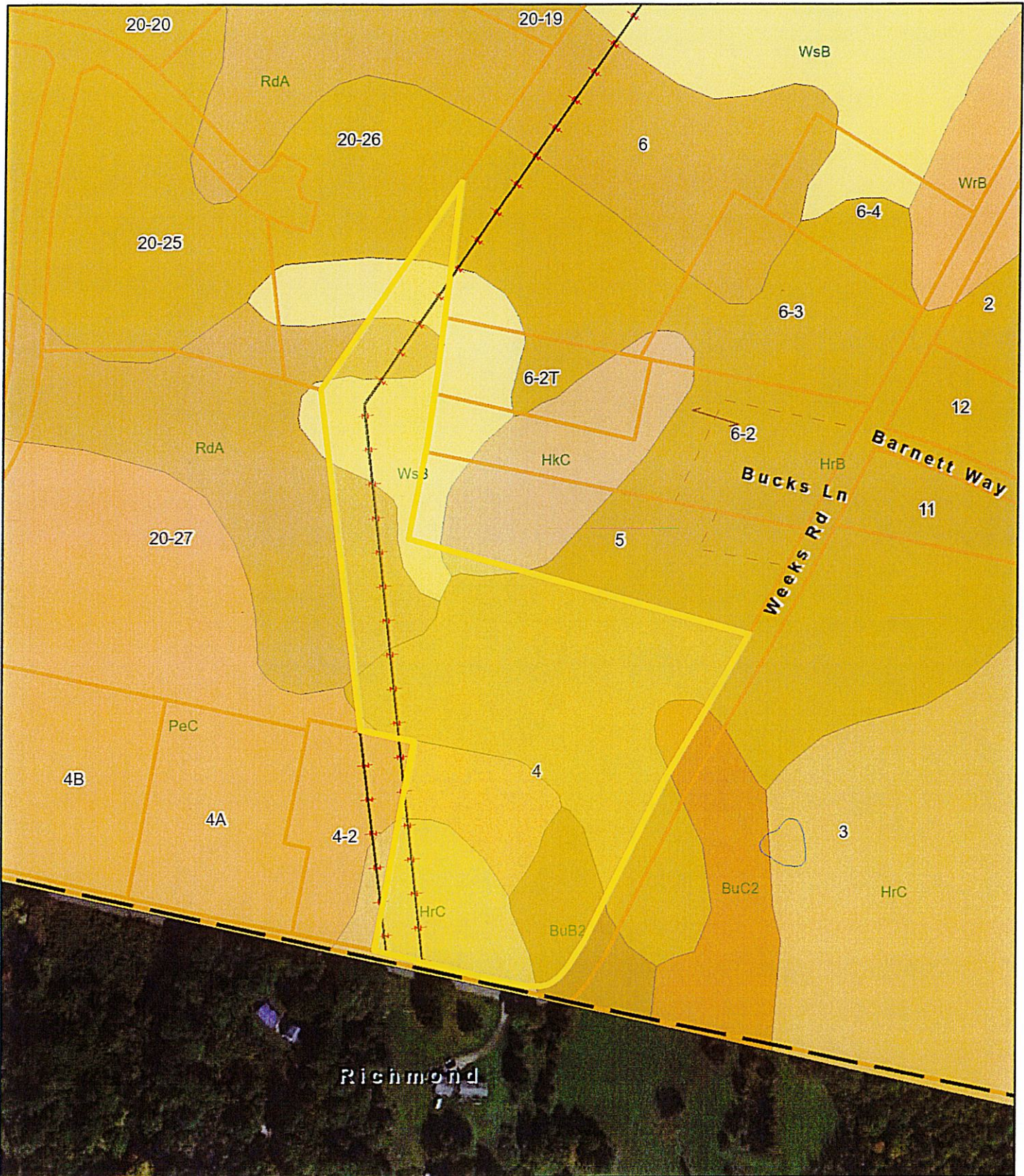
Gardiner, ME

1 inch = 270 Feet



www.cai-tech.com

February 8, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Tax Map

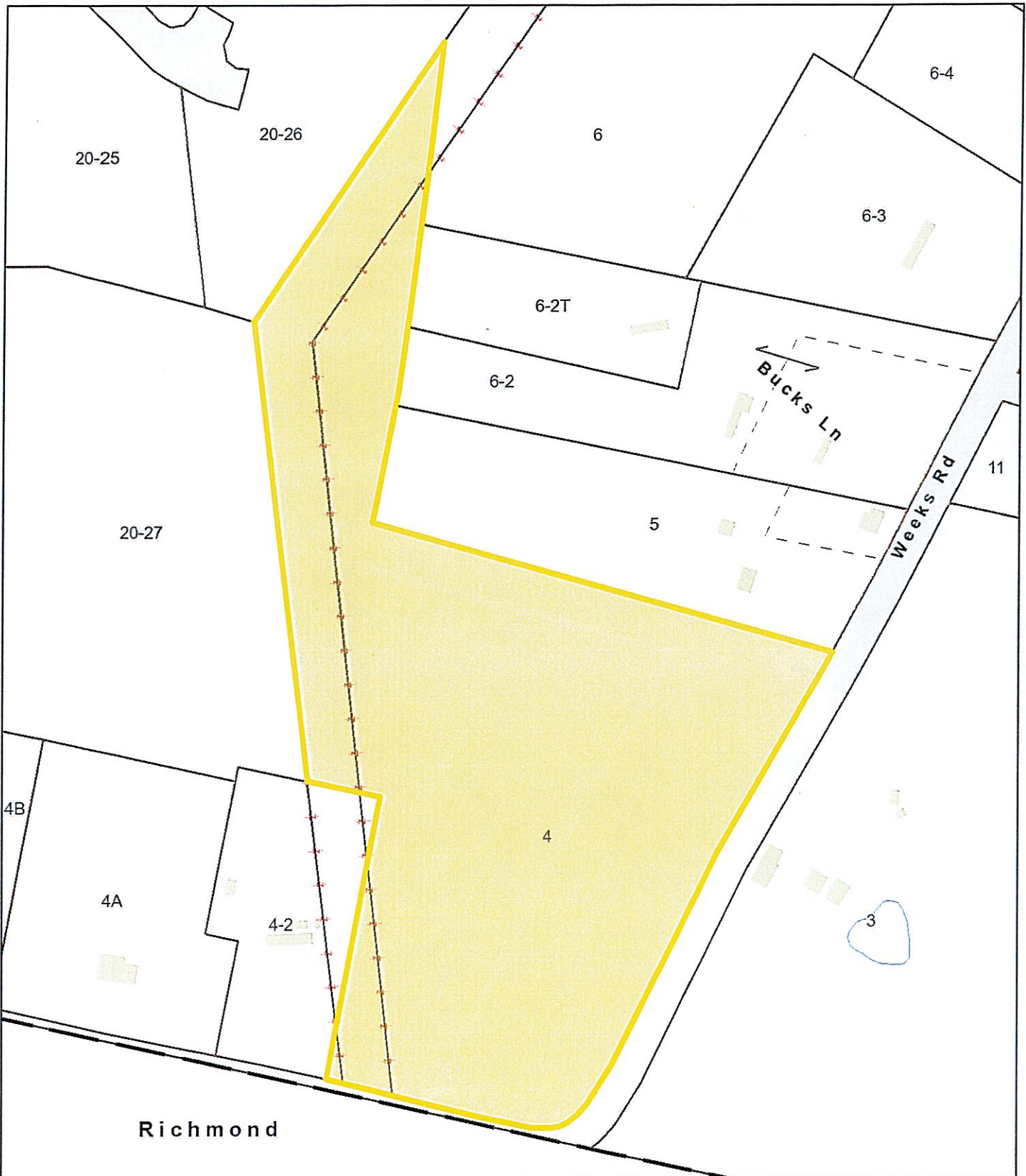
Gardiner, ME

1 inch = 200 Feet



www.cai-tech.com

February 8, 2024



Richmond

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Topo Map

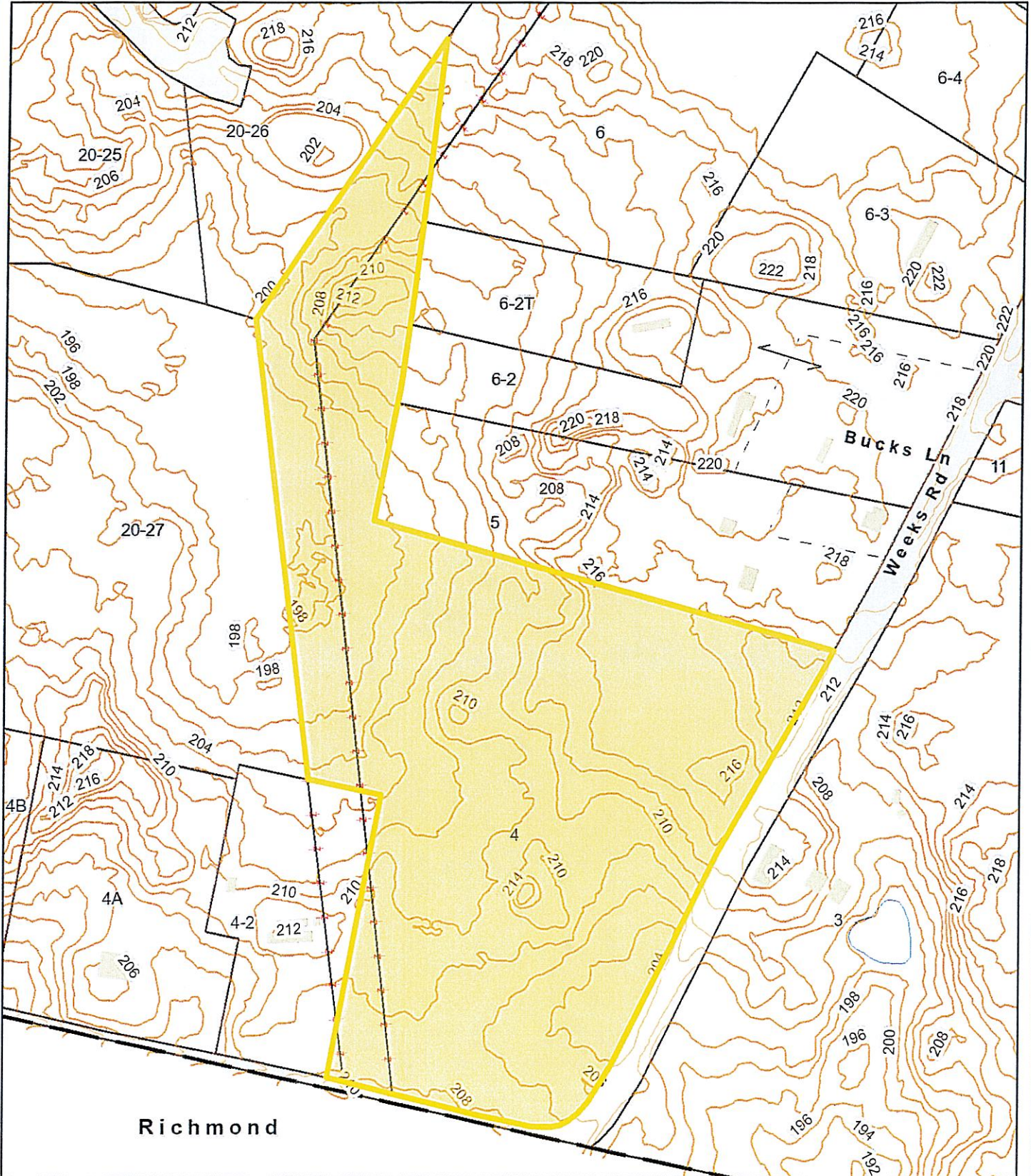
Gardiner, ME

1 inch = 200 Feet



www.cai-tech.com

February 8, 2024



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



200 foot Abutters List Report

Gardiner, ME
April 01, 2024

Subject Property:

Parcel Number: 002004
CAMA Number: 002004
Property Address: WEEKS RD

Mailing Address: LESSARD JOSEPH W JR TRUSTEE
LESSARD MARTHA S TRUSTEE
THE LESSARD FAMILY REVOCABLE
TRUST 295 NORTH MAIN ST
SALEM, NH 03079

Abutters:

Parcel Number: 002003
CAMA Number: 002003
Property Address: 146 WEEKS RD

Mailing Address: LONGFELLOW KENNETH N
LONGFELLOW NANCY L
146 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002004002
CAMA Number: 002004002
Property Address: 183 WEEKS RD

Mailing Address: DUBAY PETER A DUBAY LISA M
183 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002004A
CAMA Number: 002004A
Property Address: 191 WEEKS RD

Mailing Address: MUNIZ ALEJANDRO M MUNIZ EMILY J
191 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002005
CAMA Number: 002005
Property Address: 127 WEEKS RD

Mailing Address: BOREL JENNIFER M
127 WEEKS RD
GARDINER, ME 04345

Parcel Number: 002006
CAMA Number: 002006
Property Address: 81 WEEKS RD

Mailing Address: KING KENNETH R SR KING CHARLOTTE
F
81 WEEKS RD
GARDINER, ME 04345-513

Parcel Number: 002006002
CAMA Number: 002006002
Property Address: 14 BUCKS LN

Mailing Address: BUCK AMY
14 BUCKS LN
GARDINER, ME 04345

Parcel Number: 002006002T
CAMA Number: 002006002T
Property Address: 17 BUCKS LN

Mailing Address: THERIAULT CHAD
17 BUCKS LANE
GARDINER, ME 04345

Parcel Number: 002020025
CAMA Number: 002020025
Property Address: TECHNOLOGY DR

Mailing Address: GARDINER CITY OF
6 CHURCH ST
GARDINER, ME 04345

Parcel Number: 002020026
CAMA Number: 002020026
Property Address: TECHNOLOGY DR

Mailing Address: G&M REAL ESTATE LLC
362 MAINE AVENUE
FARMINGDALE, ME 04344

Parcel Number: 002020027
CAMA Number: 002020027
Property Address: INDUSTRIAL DR

Mailing Address: GARDINER CITY OF
6 CHURCH ST
GARDINER, ME 04345



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

**MAINE REAL ESTATE
TRANSFER TAX PAID**

BK14904 PGS 134 - 135 11/01/2023 01:26:00 PM
INSTR#: 2023021999 ATTEST: MATTHEW BOUCHER
RECEIVED KENNEBEC SS REGISTER OF DEEDS
eRecorded Document

DEED OF TRUSTEE

We, Joseph W. Lessard, Jr. and Martha S. Lessard Trustees of The Lessard Family Revocable Trust, a New Hampshire revocable trust established pursuant to a revocable trust agreement dated February 5, 2020, by power conferred by law, and every other power, for one dollar and other valuable consideration paid, grant to **Homestead Homes, LLC**, a Maine Limited Liability Company with a place of business at 33 Homestead Way, Richmond, County of Sagadahoc, State of Maine, the land in Gardiner, County of Kennebec, State of Maine, bounded and described as follows:

Southerly by the Bowdoin Tract, so-called; and Easterly by land now or formerly of James Booker; Northerly by land now or formerly of Samuel Weeks; Westerly by land owned formerly by Edward Booker, Cornelius Tarbox, John Crawford and Enoch Libby.

Excepting herefrom the following outconveyances of record:

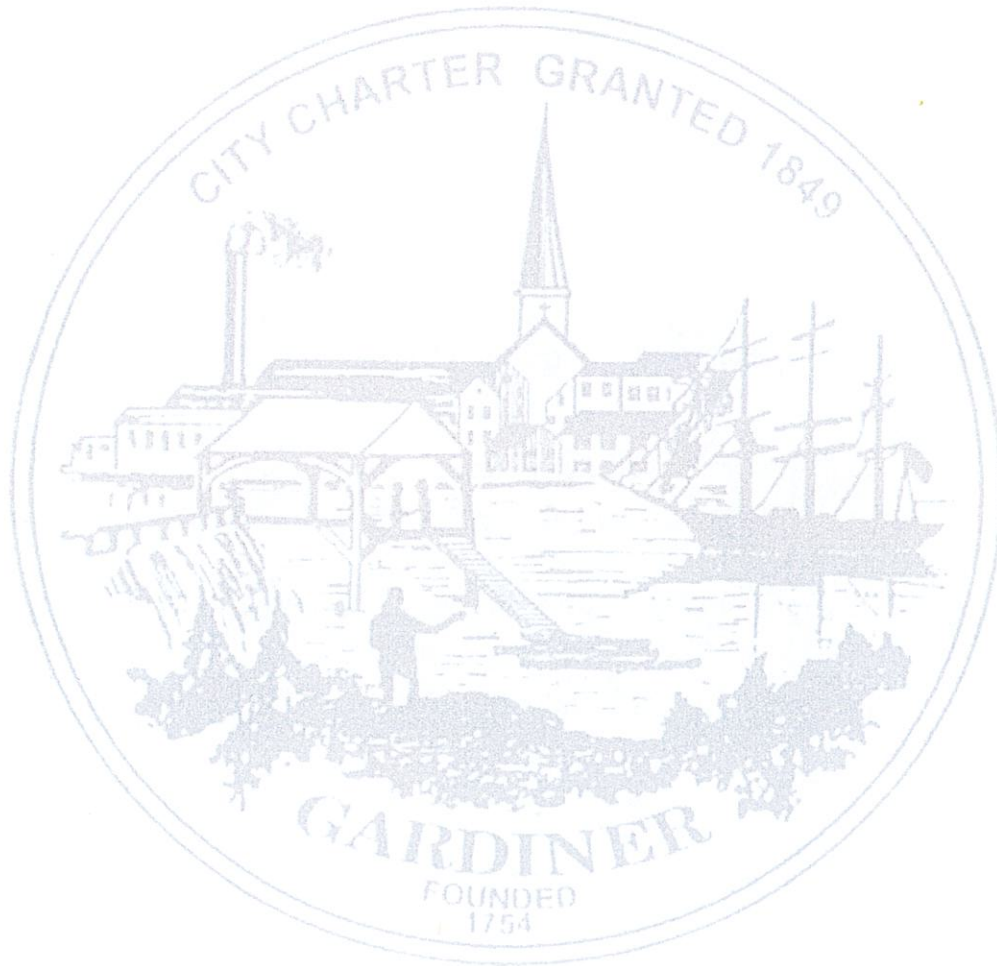
1. Warranty Deed of Joseph E.W. Lessard and Beatrice M. Lessard to Paul A. Lessard and Joyce L. Lessard dated August 12, 1977 and recorded in said Registry at Book 2030, Page 316.
2. Warranty Deed of Joseph E.W. Lessard and Beatrice M. Lessard to Peter A. Dubay and Lisa M. Dubay dated July 13, 1990 and recorded in said Registry at Book 3768, Page 246.
3. Warranty Deed of Joseph E.W. Lessard and Beatrice M. Lessard to Paul A. Lessard and Joyce L. Lessard dated August 29, 1990 and recorded in said Registry at Book 3791, Page 315.
4. Warranty Deed of Joseph E.W. Lessard and Beatrice M. Lessard to Francis R. Lessard dated October 16, 1995 and recorded in said Registry at Book 4997, Page 307.
5. Warranty Deed of Robert Whiting, Cora J. Freeman-Whiting, Joseph Lessard and Martha Lessard to Gardiner Board of Trade recorded in Said Registry at Book 8147, Page 52.

Meaning and intending hereby to convey the same premises described in the deed from Joseph W. Lessard, Jr. and Martha S. Lessard to Joseph W. Lessard, Jr. and Martha S. Lessard as Trustees of The Lessard Family Revocable Trust dated February 5, 2020 and recorded at the Kennebec County Registry of Deeds in Book 14011, Page 142.



CITY OF
Gardiner
Moving Forward

Hi, this is John Cameron public works director for the city of Gardiner I've read over your proposal letter for the subdivision of the weeks Rd. I do not see that this will have any negative impact on city services.



Department of Public Works
6 Church Street | Gardiner, ME 04345
207-582-4800 | 207-582-6895 (fax) | jdouglass@gardinermaine.com
www.GardinerMaine.com



CEO Kris McNeill
Gardiner Planning Board
Office of Economic and Community Development

April 23, 2024

Subject: Bruce Carver Jr., Bruce Carver Sr., Laurie Carver
DBA: Homestead Homes LLC
33 Homestead Way
Richmond, Maine 04357

The Gardiner Police Department has no immediate concerns with either the traffic impact or the traffic patterns relating to the subdivision proposed by Homestead Homes LLC located on the Weeks Road in Gardiner Maine. I will defer to the existing, comprehensive standards as already utilized by both the Planning Board and Code Enforcement Office.

Sincerely,

Chief Todd H. Pilsbury
Gardiner Police Department
City of Gardiner



April 20, 2024

Re: Memo from the City Manager Regarding the Proposed Subdivision by Mr. Bruce Carver on Weeks Road in Gardiner

Dear Mr. Carver,

I have reviewed the proposed subdivision plans on Weeks Road that have been submitted for Planning Board Approval to the City of Gardiner Planning Board. Currently as Acting Wastewater Director I see no reason that the proposed subdivision would negatively impact the Wastewater system as there is no public sewer system on Weeks Road.

In my capacity as City Manager, I did go out and look at the property for the subdivision. I do have some concerns related to line of sight for potential driveway entrances and would recommend that no houses be permitted until the sight lines have been approved by the Public Works Director and the Chief of Police.

Sincerely,

Andrew R Carlton

Andrew R. Carlton

City Manager



**CITY OF GARDINER
FIRE & RESCUE DEPARTMENT**



Chief Richard Sieberg

April 8th, 2024

Dear Mr. Carver,

I have received your letter regarding the proposed subdivision on Weeks Road. If approved this subdivision would not negatively impact the fire department

If you need anything else from the fire department, feel free to reach out.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Sieberg".

Richard F. Sieberg
Gardiner Fire Chief

MEMORANDUM

Maine Natural Areas Program

Department of Agriculture, Conservation and Forestry
State House Station #177, Augusta, Maine 04333

Date: May 7, 2024

To: Bruce Carver

From: Lisa St. Hilaire, Information Manager

Re: Rare and exemplary botanical features, Land Subdivision, Weeks Road, Gardiner, Maine.

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files for rare or unique botanical features in the vicinity of the proposed site in response to your request received May 6, 2024 for our agency's comments on the project.

According to our current information, there are no rare botanical features that will be disturbed within the project site. This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

The Maine Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We welcome the contribution of any information collected if a site survey is performed.

Thank you for using the Maine Natural Areas Program in the environmental review process. Please do not hesitate to contact our office if you have further questions about the Natural Areas Program or about rare or unique botanical features at this site.

Angelia Christopher

From: Zach Lovely <zlovelygwd@yahoo.com>
Sent: Friday, May 3, 2024 4:02 PM
To: Bruce Carver; Angelia Christopher
Subject: Re: Subdivision
Attachments: Gardiner water.pdf

Angelia,

I see now reason to send a formal letter for this subdivision, where it is out of gardiner water service area and gardiner water see no issues with the subdivision.

Thank you,
Zach Lovely

On Apr 24, 2024, at 3:45 PM, Bruce Carver <imbrucecarver@yahoo.com> wrote:

Hello Mr Lovely

I had send this email to the incorrect email at the beginning of april and am just realizing it now as I was following up with you. Im writing because I'm applying to subdivide a lot on the weeks rd in Gardiner and for my application I need a statement from all municipalities that the subdivision wont negatively effect their services. The subdivision lots will all have private wells but if you could you take a few moments to write a statement on the effects the subdivision will have on the public water I would really appreciate it

Thank You

Bruce Carver Jr

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

From: Bruce Carver <imbrucecarver@yahoo.com>
To: "zlovelygwd@gardinermaine.com" <zlovelygwd@gardinermaine.com>
Sent: Tuesday, April 2, 2024 at 11:53:28 AM EDT
Subject: Subdivision

Attached you will find our letter applying for subdivision approval.

Thank you for your time,
Bruce J Carver, Jr.