

Post

Road

Surveying, Inc.



**Professional Land Surveying
& Consulting**

**The Professional Center
43 Sanford Road, Unit 3
P.O. Box 1557, Wells, Maine 04090
Tel. 207-646-4246
Fax 207-646-4242
e-mail postroad1@myfairpoint.net**

January 8, 2015

Mr. Tom Ursia, Town Planner
24 Townhouse Road
East Waterboro, ME 04030

Re: Revised Application & Preliminary Submission
5-Lot Subdivision of Land of the Estate of Helen M. Carpenter
Clarks Bridge Road
Waterboro, Maine
Part of Tax Map 13. Lot 30A

Dear Mr. Ursia:

Enclosed are ten copies of the revised application (reduced number of lots from six to five, parcel on north side of Clark's Bridge Road), preliminary plan and the following additional information (some duplicates prior submittals):

Revised Abutter List
Waiver Requests (granted and pending)
Deed Copy
Letter of Authority – Estate of Helen M. Carpenter
Reduced copies of FEMA flood map
Draft Deed of Lots 1-4 description
Draft Deed for conveyance to the Waterboro Land Trust
Stormwater Management Plan prepared by ATTAR Engineering, dated October 23, 2014
Letters and boring logs from Albert Frick Associates & USDA Soil Mapping for the area within Lots 1-4.

Could you please place this project on the next open agenda for review and discussion with the Planning Board. Thank you in advance for your consideration

Sincerely,
For Post Road Surveying, Inc.

Frances O. LaPierre

Frances O. LaPierre, PLS

TOWN OF WATERBORO SUBDIVISION APPLICATION

Subdivision Name _____ Date of Application _____
Application Fee _____ Fee Received _____

APPLICANT INFORMATION

1. Name of Property Owner: The Helen M. Carpenter Estate
Address: C/O Neil Haskell & Scott Carpenter, Personal Representatives
22 Newman Street
Portland, ME 04103

2. Name of Applicant: SAME AS ABOVE
Address: _____
Telephone Scott Carpenter 207-518-8822

3. If applicant is a corporation, check if licensed in Maine: Yes No
and attach a copy of State's Registration. Applicant is not a corporation

4. Name of Applicant's Authorized Agent: Frances O. LaPierre, PLS
Address: Post Road Surveying, Inc.
PO Box 1557, Wells ME 04090
Telephone: 207-646-4246 e-mail: postroad1@myfairpoint.net

5. Land Surveyor, Engineer, Architect or others preparing plan
Name: Post Road Surveying, Inc., Frances O. LaPierre, PLS
Address: PO Box 1557, 43 Sanford Road, Unit 3
Wells, ME 04090
Telephone: 207-646-4246 Registration # ME 1320

6. Contact person/address to send all correspondence regarding this application
SAME AS PROPERTY OWNER

7. What legal interest does the applicant have in the property to be developed
(ownership, option, purchase and sales contract, etc.)? Owner
Attach Evidence of interest: Deed attached, Letter of Authority attached

8. What interest does the applicant have in any abutting property? Owner of 7.9 acre
parcel to be retained by Helen Carpenter Heirs, labeled "not part of subdivision" on enclosed plan.

LAND INFORMATION

9. Location of Property (from County Registry of Deeds) (from Tax Maps) Road Clarks Bridge Road Book 1933 Page 403 Map 13 Lot Part of 30A

10. Current zoning of property: AR - Agriculture & Residential and F+A - Forest & Agriculture

11. Is any portion of the property within 250 feet of the high water mark of a pond, river or wetland? xx Yes No

12. Acreage to be developed 5 lots totaling 84.66 acres (includes 76.93 acres of open space)

13. Indicate the nature of any restrictive covenants to be placed in the deeds:

No mobile homes

14. Has this land been part of a prior approved subdivision? Yes xx No
Or other divisions within the past five years? Yes xx No

15. Identify existing use(s) of land. (farmland, wood lot, etc.)
Residential, mix of lawn, hay fields and wood land

16. Does the parcel include any waterbodies? xx Yes No

17. Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency:

ZONE A Yes No
See enclosed plan for location on property

18. List below the names and mailing addresses of abutting property owners and owners across the road.

| Name | Address |
|-----------------------|---------|
| <u>SEE ATTACHMENT</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Abutting property owners continued:

GENERAL INFORMATION

19. Proposed name of development: None Proposed

20. Number of lots or units: Five Lots: 4 Residential, 1 Open Space

21. Anticipated date for construction: N/A Lots will be conveyed unimproved

22. Anticipated date of completion: N/A see 21 above

23. Does this development require extension of public infrastructure?

Yes No
 roads storm drainage other
 sidewalks water lines fire protection equipment

24. Estimated cost for infrastructure improvements \$ none proposed

25. Identify method of water supply to the proposed development?

individual wells
 central well with distribution lines connection to public water system
 other, please state alternative

26. Identify method of sewage disposal to the proposed development?

individual septic tanks
 central on site disposal with distribution lines
 other, please state alternative

27. Identify method of fire protection for the proposed development?

hydrants connected to the public water system
 dry hydrants located on an existing pond, water body or firepond
 other, please state alternative _____

dry hydrant on Middle Rd., depicted on enclosed plan.

28. Does the applicant propose to dedicate to the public any streets, recreation or common lands? LOT 5 to be conveyed in fee to the Waterboro Land Trust for Passive Recreational Activities

If any, street(s) Yes No Estimated Length _____
recreation area(s) Yes No Estimated Acreage 76.93 acres
common land(s) Yes No Estimated Acreage _____

29. Does the applicant intend to request waivers of any of the subdivision submission requirements? Yes

If yes, list them and state reasons for the request.

- 1.) Topographic Survey, no road or infrastructure construction is proposed, lots will be conveyed unimproved. (2' contours provided within 500' of Clark's Bridge Road, remainder waived on Jan. 15, 2014)
- 2.) Hydrogeologic Assessment & High Intensity Soil Survey - Albert Frick Associates will be providing detailed test pit data for proposed septic system locations, along with a letter to facilitate this waiver request. (waived on Jan. 15, 2014)
- 3.) Soil Erosion & Sediment Control Plan - no soil disturbance is proposed, lots will be conveyed unimproved. see Stormwater Management Plan prepared by ATTAR Engineering, dated 10/23/2014 (WAIVER REQUEST PENDING)

To the best of my knowledge, all the above state information submitted in this application is true and correct.

Franka Duvic, agent
(signature of applicant)

1st submittal
12/19/2013
revised submission
1/08/2015
(date)