



Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

July 18, 2017

Tammy Bellman  
Waterboro Town Planning Department  
24 Townhouse Road  
East Waterboro, Maine 04030

Re: Ptarmigan Ridge Estates

Dear Planning Board;

On behalf of the applicant, Van Hertel, Jr., we are resubmitting our preliminary design plans for the 6 lot subdivision, Ptarmigan Ridge Estates.

We have reviewed the memo from SMPDC dated June 19, 2017 and have the following responses:

1. Boundary Survey completed and certification completed by PLS #2190.
2. Plan note 17 added to outline the 25' wide greenbelt and also greenbelt is shown on each lot.
3. Suggested driveway locations shown and includes the location of and details for the driveway culverts.
4. Two test pits are shown on each lot with the well exclusion zones. Test pit logs attached to this submission.
5. Overall Boundary Plan shows correct dimensions for the remaining land of Roger Deering.
6. We have included the official waiver requests in this submission.
7. Our construction schedule / summary is attached to this submission.
8. Design plan sheet 2 included details and the Erosion and Sedimentation notes.

We are submitting 13 copies of the revised preliminary project plans, associated documents and a check for \$200.00.

We would like to be on the next available planning board schedule for presentation.

Sincerely,

  
William A. Thompson  
Project Manager

cc: V. Hertel, Jr.

Subdivision Name: Parmigan Ridge Estates Map / Lot # Map 8 Lot 52A Owner Van Hertel, Jr.	Submitted By Applicant	Request For Waiver	Meets standard per Town Planner	Accepted By Board	Waived By Board
<b>Section 6.2.1 Preliminary Plan (10 copies)</b>					
1. Name, title, town, date, scale, North arrow.	X				
2. Name address of owner, subdivider, soil scientist, designer, engineer and surveyor.	X				
3. Number of acres, location of property lines, existing easements, buildings, watercourses, etc.	X				
4. Names of subdivisions, abutting property owners, including directly across the street, streams or rights of way.	X				
5. Provisions of zoning ordinance applicable to the area being divided and any zoning district boundary lines affecting the subdivision.	X				
6. Location and size of proposed or existing sewers, water mains, culverts or drains, swampy areas, brooks, springs and natural drainage ditches.	X				
7. Locations, names and present widths of existing and proposed streets, easements, building lines, parks and other open spaces.	X				
8. Width and location of any streets or other public ways shown on the official map and comprehensive plan within the area to be subdivided and width, location, size, grades and profiles of all public ways proposed.	X				
9. Contour lines at such intervals as the board may require	X				
10. Log of on site soils investigations by a registered soil scientist for 2 test pits per lot separated by a minimum of 50 feet, location of which to be clearly delineated on preliminary and final plans, also the sewage disposal system recommended for each lot.	X				
11. Deed description and plan of perimeter survey of tract being divided, by a certified land surveyor and tied to permanent reference points, reference to a lot number or numbers as shown on tax maps, book and page for the tract being divided	X				
12. Connection with existing public or private community water supply.		X			
13. Connection with existing public or private community sanitary sewerage system.		X			
14. Provisions for collecting and discharging storm drainage in the form of a drainage plan.		X			
15. Preliminary designs for any bridges including size and location		X			
16. Proposed lot lines with approximate dimensions, lot numbers, approximate	X				

Subdivision Name: Map / Lot # Owner	Submitted By Applicant	Request For Waiver	Meets standard per Town Planner	Accepted By Board	Waived By Board
lot acreage and suggested location of buildings.	X				
17. Location of temporary boundary markers conspicuous enough for the board to readily locate in the field, (the basic layout)	X				
18. Show all parcels of land to be dedicated to public or community use with a statement of conditions of dedication.		X			
19. Proposed use of any part of the original tract which is not to be included in the subdivision.	X				
20. Location of all natural features or site elements to be preserved.	X				
21. Soil erosion and sediment control plan endorsed by York County Soil and Water Conservation District or the Maine Soil and Water Conservation District.	X				
22. Statement relative to the schedule of construction.	X				
23. Statement relative to amenities, services and future responsibility thereof.		X			
24. Provisions for centralized mail delivery.		X			
25. Location map showing geographical location of the subdivision within the town.	X				

Notes:



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

4975

June 14, 2017

Mr. Bill Thompson  
BH2M  
28 State Street  
Gorham, ME 04038

Re: Preliminary soil evaluation 6 lot proposed Ptarmigan Ridge Subdivision Deering Ridge Road Waterboro, ME

Dear Bill,

I have completed a preliminary soil evaluation on the proposed 6 lot Ptarmigan Ridge Subdivision Deering Ridge Road Waterboro, ME. The subdivision is proposed to be developed into single family houses. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated August 2015, as amended. I evaluated two hand excavated soil test pits for each proposed lot. The soils found on the parcel are glacial till sandy soils with a limiting factor at approximately 18-22 inches. I was able to find suitable soils and area for a septic system for each proposed lot.

The soils as evaluated meet the minimum requirements of the state rules and as such are suitable for the location of a septic system. The disposal bed for each 3 bedroom home would possibly be a 900 square foot stone bed, 20 feet wide and 45 feet long. In my opinion, there are suitable soils and area on each lot for a septic system. A subsurface wastewater disposal design can be prepared at a future date.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton L.S.E., C.S.S.  
Licensed Site Evaluator #263  
Certified Soil Scientist #216

**SOIL PROFILE / CLASSIFICATION INFORMATION**

**DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES**

Project Name: 170cmigan Ridge

Applicant Name: Van Hentel JR

Project Location (municipality): Netherboro

Exploration Symbol # TP1  Test Pit  Boring  Probe  
 " Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_  
 " Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Frangible	Dark Brown	
10	Sandy loam	Frangible	Brown	
20				
30	Sandy loam	Firm	Black	Common Discrete
40				
50				
60				

Soil Classification: 3 C Slope: 4 Limiting Factor: 20  Groundwater  Restrictive Layer  Bedrock  
 Profile Condition Percent Depth  
 Soil Series/Phase Name: \_\_\_\_\_  
 Hydric  Non-hydric Hydrologic Soil Group

Exploration Symbol # TP2  Test Pit  Boring  Probe  
 " Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_  
 " Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Frangible	Dark Brown	
10	Sandy loam	Frangible	Brown	
20				
30	Sandy loam	Firm	Black	Common Discrete
40				
50				
60				

Soil Classification: 3 C Slope: 4 Limiting Factor: 22  Groundwater  Restrictive Layer  Bedrock  
 Profile Condition Percent Depth  
 Soil Series/Phase Name: \_\_\_\_\_  
 Hydric  Non-hydric Hydrologic Soil Group

Exploration Symbol # TP3  Test Pit  Boring  Probe  
 " Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_  
 " Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Frangible	Dark Brown	
10	Sandy loam	Frangible	Brown	
20				
30	Sandy loam	Firm	Black	Common Discrete
40				
50				
60				

Soil Classification: 3 C Slope: 6 Limiting Factor: 18  Groundwater  Restrictive Layer  Bedrock  
 Profile Condition Percent Depth  
 Soil Series/Phase Name: \_\_\_\_\_  
 Hydric  Non-hydric Hydrologic Soil Group

Exploration Symbol # TP4  Test Pit  Boring  Probe  
 " Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_  
 " Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Frangible	Dark Brown	
10	Sandy loam	Frangible	Brown	
20				
30	Sandy loam	Firm	Black	Common Discrete
40				
50				
60				

Soil Classification: 3 C Slope: 6 Limiting Factor: 20  Groundwater  Restrictive Layer  Bedrock  
 Profile Condition Percent Depth  
 Soil Series/Phase Name: \_\_\_\_\_  
 Hydric  Non-hydric Hydrologic Soil Group

**INVESTIGATOR INFORMATION AND SIGNATURE**

Signature: Mary J. Hampton Date: 6/14/17  
 Name Printed: MARY J. HAMPTON Cert/Lic/Reg. # 263/216  
 Title:  Licensed Site Evaluator  Certified Soil Scientist  Certified Geologist  Professional Engineer

affix professional seal

# SOIL PROFILE / CLASSIFICATION INFORMATION

## DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: ITAMICAN RIDGE Applicant Name: Van Hotel Jr. Project Location (municipality): Waterbury

Exploration Symbol # TP5  Test Pit  Boring  Probe  
 " Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_  
 " Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	friable	Pale brown	
10	Sandy loam	friable	Brown	
20				
30	Sandy loam	Firm	olive	Common distinct
40				
50				
60				

Soil Classification: 3 C Slope: 8 Limiting Factor: 22  Groundwater  Restrictive Layer  Bedrock  
 Profile: \_\_\_\_\_ Condition: \_\_\_\_\_ Percent: \_\_\_\_\_ Depth: \_\_\_\_\_  
 Soil Series/Phase Name: \_\_\_\_\_  
 Hydric  Non-hydric Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

Exploration Symbol # TP6  Test Pit  Boring  Probe  
 " Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_  
 " Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	friable	Pale brown	
10	Sandy loam	friable	Brown	
20				
30	Sandy loam	Firm	olive	Common distinct
40				
50				
60				

Soil Classification: 3 C Slope: 8 Limiting Factor: 22  Groundwater  Restrictive Layer  Bedrock  
 Profile: \_\_\_\_\_ Condition: \_\_\_\_\_ Percent: \_\_\_\_\_ Depth: \_\_\_\_\_  
 Soil Series/Phase Name: \_\_\_\_\_  
 Hydric  Non-hydric Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

Exploration Symbol # TP7  Test Pit  Boring  Probe  
 " Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_  
 " Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	friable	Pale brown	
10	Sandy loam	friable	Brown	
20				
30	Sandy loam	Firm	olive	Common distinct
40				
50				
60				

Soil Classification: 3 C Slope: 8 Limiting Factor: 24  Groundwater  Restrictive Layer  Bedrock  
 Profile: \_\_\_\_\_ Condition: \_\_\_\_\_ Percent: \_\_\_\_\_ Depth: \_\_\_\_\_  
 Soil Series/Phase Name: \_\_\_\_\_  
 Hydric  Non-hydric Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

Exploration Symbol # TP8  Test Pit  Boring  Probe  
 " Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_  
 " Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	friable	Pale brown	
10	Sandy loam	friable	Brown	
20				
30	Sandy loam	Firm	olive	Common distinct
40				
50				
60				

Soil Classification: 3 C Slope: 8 Limiting Factor: 24  Groundwater  Restrictive Layer  Bedrock  
 Profile: \_\_\_\_\_ Condition: \_\_\_\_\_ Percent: \_\_\_\_\_ Depth: \_\_\_\_\_  
 Soil Series/Phase Name: \_\_\_\_\_  
 Hydric  Non-hydric Hydrologic: \_\_\_\_\_  
 Soil Group: \_\_\_\_\_

**INVESTIGATOR INFORMATION AND SIGNATURE**

Signature: Mare J. Hampton Date: 6/14/17  
 Name Printed: Mare J. Hampton Cert/Lic/Reg. #: 263/216  
 Title:  Licensed Site Evaluator  Certified Soil Scientist  Certified Geologist  Professional Engineer

affix professional seal

# SOIL PROFILE / CLASSIFICATION INFORMATION

# DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Harwich Ridge

Applicant Name: Van Houtel JR

Project Location (municipality): Wareham

Exploration Symbol # TP4  Test Pit  Boring  Probe

Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_

Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Frable	Dark brown	
10	Sandy loam	Frable	Brown	
20	Sandy loam	Frable	Brown	
30	Sandy loam	Frable	Dark brown	Common iron
40				oxidation
50				
60				

Soil Details by S.E. Soil Classification: 3 C Slope: 10 Limiting Factor: 18  Groundwater  Restrictive Layer  Bedrock

S.S. Soil Series/Phase Name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group

Exploration Symbol # PIA  Test Pit  Boring  Probe

Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_

Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Frable	Dark brown	
10	Sandy loam	Frable	Brown	
20	Sandy loam	Frable	Brown	
30	Sandy loam	Frable	Dark brown	Common iron
40				oxidation
50				
60				

Soil Details by S.E. Soil Classification: 3 C Slope: 10 Limiting Factor: 18  Groundwater  Restrictive Layer  Bedrock

S.S. Soil Series/Phase Name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group

Exploration Symbol # TP11  Test Pit  Boring  Probe

Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_

Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Frable	Dark brown	
10	Sandy loam	Frable	Brown	
20	Sandy loam	Frable	Brown	
30	Sandy loam	Frable	Dark brown	Common iron
40				oxidation
50				
60				

Soil Details by S.E. Soil Classification: 3 C Slope: 10 Limiting Factor: 18  Groundwater  Restrictive Layer  Bedrock

S.S. Soil Series/Phase Name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group

Exploration Symbol # TP12  Test Pit  Boring  Probe

Organic horizon thickness \_\_\_\_\_ Ground surface elev. \_\_\_\_\_

Depth of exploration or to refusal \_\_\_\_\_

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Frable	Dark brown	
10	Sandy loam	Frable	Brown	
20	Sandy loam	Frable	Brown	
30	Sandy loam	Frable	Dark brown	Common iron
40				oxidation
50				
60				

Soil Details by S.E. Soil Classification: 3 C Slope: 10 Limiting Factor: 18  Groundwater  Restrictive Layer  Bedrock

S.S. Soil Series/Phase Name: \_\_\_\_\_  Hydric  Non-hydric Hydrologic Soil Group

## INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Mary Hampton Date: 6/14/17

Name Printed: MARY J. HAMPTON Cert/Lic/Reg. # 263/216

Title:  Licensed Site Evaluator  Certified Soil Scientist  Certified Geologist  Professional Engineer

affix professional seal



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

4975  
July 4, 2017

Mr. Bill Thompson  
BH2M  
28 State Street  
Gorham, ME 04038

Re: Wetland Delineation, 12+/- acre parcel Deering Ridge Road Hollis, ME

Dear Bill,

Today, I completed a wetland delineation on an 12+/- acre parcel located on Deering Ridge Road Hollis, ME. The wetland delineation was completed in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Northcentral and Northeast Regions dated January 2012. These manuals require the presence of three parameters for a wetland to be present, wetland hydrology, hydrophytic vegetation, and hydric soils.

The wetlands I found on the parcel were flagged with yellow flagging. The flagging was labeled in an alphanumeric sequence. The wetland flags were located by gps equipment capable of locating a point to within three feet. The wetland data has been forwarded to your office. The wetlands found onsite are forested wetlands. The wetlands on the parcel are related to groundwater seeps and drainage moving from southeast to northwest. The wetlands on the parcel located adjacent to the unnamed stream will meet the definition of wetlands of special significance as defined by Maine Department of Environmental Protection.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton C.S.S., L.S.E.  
Certified Soil Scientist #216  
Licensed Site Evaluator #263



## WAIVER REQUEST FORM

### Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: Ptarmigan Ridge Estates

Site/Subdivision Location: Deering Ridge Road

Map #: 8 Lot#: 52A Zoning: AR

Owner(s) Van Hertel, Jr.

Address of Owners: 5 Shady Creek Lane Scarborough, Maine

Phone #: 229-0112 Email: vanhertel@yahoo.com

Land Surveyor: Robert C. Libby, JR BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: rlibby@bh2m.com

Engineer: Steve Blake BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: sblake@bh2m.com

I Van Hertel, Jr. seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

**6.2.1.12 - Connection with public or private community water supply.**

**No community water system is available for this project.  
Each lot will be served by an individual drilled well.**

William A. Ryan Agent for Van Hertel JR. June 27, 2017  
Signature of Owner/Applicant Date of submittal

Review Date by Planning Board: \_\_\_\_\_

Planning Board Decision: \_\_\_\_\_  
Approved, Approved with Modifications, Denied (with reasons)

# WAIVER REQUEST FORM

## Town of Waterboro, Maine

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Site/Subdivision Location: Deering Ridge Road

Map #: 8 Lot#: 52A Zoning: AR

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Phone #: 229-0112 Email: vanhertel@yahoo.com

Land Surveyor: Robert C. Libby, JR BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: rlibby@bh2m.com

Engineer: Steve Blake BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: sblake@bh2m.com

I Van Hertel, Jr. seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

**6.2.1.13 - Connection to a public or private sanitary sewerage system.**

**No community sanitary sewerage system is available for this project. Each lot will be served by an individual subsurface disposal system.**

William A. [Signature] Agent for Van Hertel, Jr. June 27, 2017  
Signature of Owner/Applicant Date of submittal

Review Date by Planning Board: \_\_\_\_\_

Planning Board Decision: \_\_\_\_\_  
Approved, Approved with Modifications, Denied (with reasons)

# WAIVER REQUEST FORM

## Town of Waterboro, Maine

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Name of Site/Subdivision Plan: Ptarmigan Ridge Estates

Site/Subdivision Location: Deering Ridge Road

Map #: 8 Lot#: 52A Zoning: AR

Owner(s) Van Hertel, Jr.

Address of Owners: 5 Shady Creek Lane Scarborough, Maine

Phone #: 229-0112 Email: vanhertel@yahoo.com

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Phone #: 839-2771 Email: rlibby@bh2m.com

Engineer: Steve Blake BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: sblake@bh2m.com

I Van Hertel, Jr. seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

### 6.2.1.14 - Drainage Plan

No drainage plan is required due to there being no interior roadway being proposed.  
All lots will have their lot frontage along Deering Ridge Road.  
Lots will be sold to builders with just a single family house and driveway being completed on each lot.

William A. [Signature] Agent for Van Hertel Jr June 27, 2017  
Signature of Owner/Applicant Date of submittal

Review Date by Planning Board: \_\_\_\_\_

Planning Board Decision: \_\_\_\_\_  
Approved, Approved with Modifications, Denied (with reasons)

# WAIVER REQUEST FORM

## Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: Ptarmigan Ridge Estates

Site/Subdivision Location: Deering Ridge Road

Map #: 8 Lot#: 52A Zoning: AR

Owner(s) Van Hertel, Jr.

Address of Owners: 5 Shady Creek Lane Scarborough, Maine

Phone #: 229-0112 Email: vanhertel@yahoo.com

Land Surveyor: Robert C. Libby, JR BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: rlibby@bh2m.com

Engineer: Steve Blake BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: sblake@bh2m.com

I Van Hertel, Jr. seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

**6.2.1.15 - Bridge Location**

**Developing this 6 lot subdivision does not include a bridge.**

William A. Agostini Agent for Van Hertel Jr June 27, 2017  
Signature of Owner/Applicant Date of submittal

Review Date by Planning Board: \_\_\_\_\_

Planning Board Decision: \_\_\_\_\_  
Approved, Approved with Modifications, Denied (with reasons)

# WAIVER REQUEST FORM

## Town of Waterboro, Maine

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Site/Subdivision Location: Deering Ridge Road

Map #: 8 Lot#: 52A Zoning: AR

Owner(s) Van Hertel, Jr.

Address of Owners: 5 Shady Creek Lane Scarborough, Maine

Phone #: 229-0112 Email: vanhertel@yahoo.com

Land Surveyor: Robert C. Libby, JR BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: rlibby@bh2m.com

Engineer: Steve Blake BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: sblake@bh2m.com

I Van Hertel, Jr. seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

**6.2.1.18 - Land to be dedicated to public or community.**

**This is a conventional subdivision with no open space or common land.**

William A. [Signature] Agent for Van Hertel, Jr. June 27, 2017  
Signature of Owner/Applicant Date of submittal

Review Date by Planning Board: \_\_\_\_\_

Planning Board Decision: \_\_\_\_\_  
Approved, Approved with Modifications, Denied (with reasons)

# WAIVER REQUEST FORM

## Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

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Site/Subdivision Location: Deering Ridge Road

Map #: 8 Lot#: 52A Zoning: AR

Owner(s) Van Hertel, Jr.

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Phone #: 839-2771 Email: rlibby@bh2m.com

Engineer: Steve Blake BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: sblake@bh2m.com

I Van Hertel, Jr. seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

**6.2.1.23 - Statement of amenities and responsibilities.**

**This conventional subdivision does not include any amenities or services requiring any responsibilities.**

William C. Dupont Agent for Van Hertel, Jr June 27, 2017  
Signature of Owner/Applicant Date of submittal

Review Date by Planning Board: \_\_\_\_\_

Planning Board Decision: \_\_\_\_\_  
Approved, Approved with Modifications, Denied (with reasons)

# WAIVER REQUEST FORM

## Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: Ptarmigan Ridge Estates

Site/Subdivision Location: Deering Ridge Road

Map #: 8 Lot#: 52A Zoning: AR

Owner(s) Van Hertel, Jr.

Address of Owners: 5 Shady Creek Lane Scarborough, Maine

Phone #: 229-0112 Email: vanhertel@yahoo.com

Land Surveyor: Robert C. Libby, JR BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: rlibby@bh2m.com

Engineer: Steve Blake BH2M 28 State St Gorham, Maine 04038

Phone #: 839-2771 Email: sblake@bh2m.com

I Van Hertel, Jr. seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

**6.2.1.24 - Provisions for central mail delivery.**

**All lots will have their own rural mail box along the Deering Ridge Road. Each mailbox will be installed meeting the guidelines of the postal service.**

William A. [Signature] Agent for Van Hertel Jr. June 27, 2017  
Signature of Owner/Applicant Date of submittal

Review Date by Planning Board: \_\_\_\_\_

Planning Board Decision: \_\_\_\_\_  
Approved, Approved with Modifications, Denied (with reasons)

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I Van Hertel, Jr. seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

### 6.2.1.25 - Hydrogeological Study

Design plans include the suggested septic location and well exclusion zones.

All lots are minimum of 200 feet wide and 450 feet deep.

With a ground slope from Deering Ridge Road going to the west we would not anticipate any nitrate plumes impacting down gradient properties.

Nitrate plume direction typically duplicate the surface grades.

William A. [Signature] Agent for Van Hertel, Jr. June 27, 2017  
Signature of Owner/Applicant Date of submittal

Review Date by Planning Board: \_\_\_\_\_

Planning Board Decision: \_\_\_\_\_  
Approved, Approved with Modifications, Denied (with reasons)



**Ptarmigan Ridge Estates**  
**Construction Schedule**

Once final approval is received all 6 lots will be offered for sale. Each lot will include an individual driveway and entrance culvert installed as shown on the plan details approved by the Town.

Coordination shall be done with the road commissioner. All construction shall be done to minimize any erosion to the surrounding area.

September 22, 2017

Dear Roger Deering ,

You are being informed of an application to: Develop 6 conventional single family house lots on Deering Ridge Road.

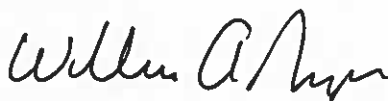
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on map 8 lot 52A that abuts your property. A Site walk is scheduled for October 4, 2017 at 6:00 p.m. and the Public Hearing is scheduled for October 17, 2017 at 6:00 p.m. at the Waterboro Town Hall, 24 Townhouse Road, East Waterboro, Maine 04030.

As an abutter you may submit your concerns about this application in writing to the Planning Board prior to the scheduled Public Hearing noted above. You may mail any concerns to Planning Board, Attn: tammy, 24 Townhouse Road, East Waterboro, Maine 04030; email your concerns to the Planning Board at [planningboard@waterboro-me.gov](mailto:planningboard@waterboro-me.gov), or, attend the Public Hearing where you will be given the opportunity to voice your concerns directly to the Planning Board.

Sincerely,



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Agent

September 22, 2017

Dear Janice Deering ,

You are being informed of an application to: Develop 6 conventional single family house lots on Deering Ridge Road.

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on map 8 lot 52A that abuts your property. A Site walk is scheduled for October 4, 2017 at 6:00 p.m. and the Public Hearing is scheduled for October 17, 2017 at 6:00 p.m. at the Waterboro Town Hall, 24 Townhouse Road, East Waterboro, Maine 04030.

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Sincerely,

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Agent

September 22, 2017

Dear David Deering ,

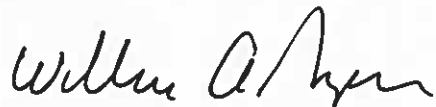
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Sincerely,



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Agent

September 22, 2017

Dear William Deering ,

You are being informed of an application to: Develop 6 conventional single family house lots on Deering Ridge Road.

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Sincerely,



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Agent

September 22, 2017

Dear Waterboro Land Trust ,

You are being informed of an application to: Develop 6 conventional single family house lots on Deering Ridge Road.

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Sincerely,

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Agent

September 22, 2017

Dear Susan & Richard Williams ,

You are being informed of an application to: Develop 6 conventional single family house lots on Deering Ridge Road.

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Sincerely,

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Agent