



PLANNING BOARD MEETING AGENDA

Thursday August 15, 2019

Town Hall Meeting Room

6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Public Comment

Approval of Minutes

1. August 1, 2019

Public Hearing

2. 173 Route 236 (R2 Zone). 4 Corners Clean.
3. Continued Public Hearing. Conditional Use Application. Parking Facility. 71 Sullivan Street (U3-11) CI Zone. Town of Berwick.
4. Conditional Use Application. Public Facility (Fire Department). 20 Wilson Street (U4-142-1). Town of Berwick.

Old Business

2. 173 Route 236 (R2 Zone). 4 Corners Clean.
3. Conditional Use Application. Parking Facility. 71 Sullivan Street (U3-11) CI Zone. Town Berwick.
4. Conditional Use Application. Public Facility (Fire Department). 20 Wilson Street (U4-142-1). Town of Berwick.
5. Subdivision Amendment. 4 T.C. Lane (R37 6-A-1) R2 Zone. Thomas Corliss.

Information Items

Upcoming joint Berwick & South Berwick meeting about access through Industry Drive for a Residential Subdivision.

Public Comment

Adjournment



PLANNING BOARD MEETING MINUTES

Thursday August 1, 2019
Town Hall Meeting Room
6:30 p.m.

Call to Order

Pledge of Allegiance

Introduction of Board Members

Niles Schore (Acting Chair); Nichole Fecteau; Sean Winston

Regular Member Absent:

Paul Boisvert; Dave Andreesen

Alternate Members Present:

Michael LaRue

Alternate Members Absent:

Staff Members Present:

Lee Jay Feldman, Director of Planning; James Bellissimo, Planner

Public Comment

Tom Wright, Chairman of the Board of Selectmen encouraged community members to get involved with the Comprehensive Planning efforts.

Mr. Wright also shared the Summer Concert Series is set for August 3rd and August 24th from 5PM-8PM.

Approval of Minutes

1. July 18, 2019

Motion: Nichole Fecteau motioned to approve the minutes as presented.

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

In favor: Sean Winston; Nichole Fecteau; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Public Hearing

2. Conditional Use Application. Saw Mill and Professional Office. 537 Portland Street (R72-7). AP Zone. Doucette Excavation.

There were no Public Comments.

Old Business

2. Conditional Use Application. Saw Mill and Professional Office. 537 Portland Street (R72-7). AP Zone. Doucette Excavation.

Brian Neilson of Attar Engineering introduced himself as the representative of Travis Doucette. Mr. Doucette introduced himself. Mr. Doucette explained his operation to the Planning Board, including number of employees and hours and operation.

The Planning Board agreed to approve the application and then approve the Findings of Fact at the next meeting.

Motion: Nichole Fecteau motioned to approve the application

Second: Michael LaRue

VOTED – 4-0 in favor

Motion Passed

In favor: Sean Winston; Nichole Fecteau; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

New Business

3. Conditional Use Application. Public Facility (Fire Station). 20 Wilson Street (U4-142-1). Town of Berwick.

Andy Hyland presented to the Board. Mr. Hyland said the trend for Fire Departments is professional staff instead of call.

Todd Gammon explained the distance from the proposed station to Sullivan is over 400'. After the Estabrook School is demolished, the land underneath will be used as fill and then will be seeded. Mr. Gammon explained there are four environmental permits required for the project. Lee Jay Feldman asked for a cut sheet for the proposed lighting.

Sean Winston asked about a signal at Sullivan Street. Mr. Hyland said a school crossing sign could be repurposed into a warning for the incoming trucks.

Motion: Nichole Fecteau motioned to find the application complete.

Second: Sean Winston

VOTED – 3-0 in favor

Motion Passed

In favor: Sean Winston; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Nichole Fecteau asked about the connectivity through the parcel. Ms. Fecteau said there is a crosswalk in front of the existing Fire Station now.

Tom Wright said there is nothing that will ban pedestrian use in the future. Niles Schore asked how there was not enough time or money for a trail. Mr. Wright said the Chief of Police & Fire advise against a trail through the property.

Public Hearing scheduled for August 15th and Site Walk for September 5th

3. Conditional Use Application. 173 Route 236 (R66 2-1). R2 Zone. 4 Corners Clean.

Nichole Fecteau recused herself.

Niles Schore explained the use of the project is a Professional Office.

Diane Dyer explained this application is to move her business out of her home and to have an office. Niles Schore read through the application with the applicant.

Motion: Sean Winston motioned to waive the topography requirement.

Second: Michael LaRue

VOTED – 3-0 in favor

Motion Passed

In favor: Sean Winston; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Motion: Michael LaRue motioned to waive the soil study requirement.

Second: Sean Winston

VOTED – 3-0 in favor

Motion Passed

In favor: Sean Winston; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Motion: Sean Winston motioned to grant the waiver for a landscape plan.

Second: Michael LaRue

VOTED – 3-0 in favor

Motion Passed

In favor: Sean Winston; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Motion: Sean Winston motioned to find the application complete.

Second: Michael LaRue

VOTED – 3-0 in favor

Motion Passed

In favor: Sean Winston; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Site walk and public hearing set for 5:30PM.

Information Items

Public Comment

Adjournment

Motion: Michael LaRue motioned to adjourn.

Second: Sean Winston

VOTED – 4-0 in favor

Motion Passed

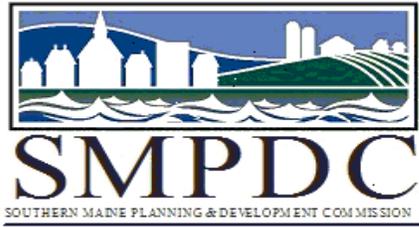
In favor: Sean Winston; Nichole Fecteau; Niles Schore; Michael LaRue

Opposed: None

Abstain: None

Minutes prepared by Berwick Planner James Bellissimo, for consideration at the next Berwick Planning Board meeting.

Signed as Approved by the Board:



To: Town of Berwick , Planning Board
From: Lee Jay Feldman, Director of Planning
Date: 8/12/2019
Re: 71 Sullivan Street- Community Parking Lot

I. Proposal

Since the last time the application had been reviewed, the applicant has since gone back and revised the application material and the plan.

As part of the submission information the checklist has several pieces of information that are not checked off as submitted and or Waivers requested for the planning boards consideration. Those items include the following:

- On-site soils investigation by a licensed site evaluator
- A perimeter survey certified by a registered land surveyor which meets all requirements of 9.8.2.b.i of the zoning ordinances.
- Existing and proposed utility lines, water, sewer lines, drainage easements, public and private ways
- A written statement that meets all 11 requirements of 9.8.F.2.c of the zoning ordinance.

The planning board can ask the applicant if they are asking for a waiver and why on each one of these items verbally at the meeting, however a written request would be much cleaner for the record.

The applicant has submitted a survey plan which has not been stamped by the surveyor however the assumption could be made by the REFERENCE statement on the plan that this information is accurate at this time.

Based on this information, it seems that the applicant is improving the situation on the site by pulling back the proposed parking area of 68 spaces to include a substantial distance from the property lines. By pulling the parking back they are able to provide screening, with 6' high fencing along both neighbors properties and adequate drainage along both side property lines.

The site currently contains a number of large granite blocks which will be relocated on the site to assist in demarcation of the parking spaces in the middle of the site.

A great deal of pavement and gravel will be replaced with loam and seed which will assist with the drainage as well a visual improvement to the site.

The driveway opening is being relocated to the north by approximately 50 feet center line to centerline and be widened to 24' which will provide a much safer point of ingress and egress.

II. Process

As you recall, the public hearing process has been left open for you to continue hearing additional testimony regarding the project now that a more complete plan and design has been put together. The board will need to complete the public hearing and decide to vote on the application at this time. The Findings of Fact will need to be completed for the meeting following the decision of the application.



Town of Berwick

Where Tradition Meets Tomorrow

11 Sullivan Street, Berwick, Maine 03901

Phone: (207) 698-1101 Fax: (207) 698-5181

Website: www.berwickmaine.org

APPLICATION: CONDITIONAL USE PERMIT/SITE PLAN REVIEW

PLANNING BOARD REVIEW FEES <i>(All Fees are Non-Refundable)</i>		<input type="checkbox"/> \$500.00 Conditional Use Review <input type="checkbox"/> \$1,000.00* Site Plan Review <i>* Site Plan Review requiring more than 10 hours of staff time will be billed at \$80/hour.</i>		Site Plan Review⁺ Please check any that apply: <input type="checkbox"/> Construction of 3,000 or more ft ² <input type="checkbox"/> Installment of 5,000 ft ² or more impervious surfaces. <input type="checkbox"/> Mobile Home Park <input type="checkbox"/> Extraction Industry <input type="checkbox"/> Multi-Family <input type="checkbox"/> None of the above			
PROPERTY DESCRIPTION	Parcel ID	Map: U3	Lot: 11	Zoning District: C/I	Total Land Area: 1.4	Part of a Subdivision (Y/N)	N
	Physical Address	71 Sullivan Street				Aquifer Protection (Y/N)	N
						Shoreland Protection (Y/N)	N
						Resource Protection (Y/N)	N
						Special Flood Hazard Area (Y/N)	N
APPLICANT OR REPRESENTATIVE INFORMATION	Name Town of Berwick, Maine			Mailing Address 11 Sullivan Street Berwick, Maine			
	Phone	207-806-9322		Email Address			
PROJECT DESCRIPTION	<u>Existing Use:</u> Vacant Lot						
	<u>Project Name:</u> Community Parking Lot						
	<u>Proposed Use</u> Parking Facility						
	<u>Waiver(s) Requested:</u>						

Planning Board meetings are the 1st and 3rd Thursday of each month at 6:30pm.

This application must be submitted at least **two weeks** in advance of the Planning Board meeting. On-going applications have a **one-week** submittal requirement. Please e-mail a complete application to planning@berwickmaine.org, submit the application fee and eight copies to the Planning Department with the requirements outlined on the other side of this application.

A Public Hearing and a site walk when necessary will be scheduled when the Planning Board finds the application complete. All expenses must be paid before a Certificate of Occupancy will be granted through the Code Enforcement Office. A performance guarantee may be required by the Planning Board.

CERTIFICATION. To the best of my knowledge, all information submitted with this application is true and correct.

James Bellissimo
Signature of Applicant

8/6/19
Date

Submitted	Waiver Request	Conditional Use Application Requirements
<input type="checkbox"/>	N/A	List of Abutters located within 200 feet including tax map and lot number. Information can be found in the Assessing Database or GIS maps at www.berwickmaine.org
<input type="checkbox"/>	N/A	Right, Title and Interest to the Property: Copy of Deed, Purchase & Sale Agreement or subdivision approval.
<input type="checkbox"/>	<input type="checkbox"/>	Site Plan to include requirements in Section 9.8(F) of the Land Use Ordinance. Including: N/A Proposed buildings with room layout <input type="checkbox"/> Approximate boundaries of the parcel <input type="checkbox"/> Parking Plan <input type="checkbox"/> Traffic circulation with proposed exists and entrances N/A Lighting <input type="checkbox"/> Landscaping.
<input type="checkbox"/>	<input type="checkbox"/>	Written narrative describing proposed use including: N/A Total floor area N/A Ground coverage N/A Location of each proposed building <input type="checkbox"/> Setbacks to property line N/A Business Hours of Operation N/A Number of Employees N/A Materials to be Used Refuse/Garbage Disposal <input type="checkbox"/> Noise <input type="checkbox"/> Existing restrictions or easements on the site
<input type="checkbox"/>	<input type="checkbox"/>	N/A External Plumbing Permit or permission letter to enter municipal water and sewer lines. OR on-site soils investigation report by licensed site evaluator.
<input type="checkbox"/>	<input type="checkbox"/>	Written statement documenting proposed Low Impact Design (LID) for the site to reduce storm water volumes. LID includes, but is not limited to: green roofs, rain gardens, tree wells, infiltration basins, and permeable pavement.
<input type="checkbox"/>	<input type="checkbox"/>	Materials to satisfy Section of 9.8.I.1 a through s as they apply to Conditional Use Review.

Submitted	Waiver Request	Site Plan Approval Requirements [†]
		These requirements shall be met when the application meets any of the criterion of Section 9.8.E in the Land Use Ordinance.
<input type="checkbox"/>	<input type="checkbox"/>	Map or maps prepared at a scale of not less than 1" to 40'
<input type="checkbox"/>	<input type="checkbox"/>	Perimeter survey of parcel certified by registered land surveyor Which meets all requirements of 9.8. criterion 2.b.i
<input type="checkbox"/>	<input type="checkbox"/>	Topography indicating contours at intervals of not more than two feet in elevation unless otherwise specified by the Planning Board.
<input type="checkbox"/>	<input type="checkbox"/>	Existing and proposed locations and dimensions of any utility lines, sewer lines, water lines, easements, drainage ways, public or private ways
<input type="checkbox"/>	<input type="checkbox"/>	Location, ground floor area and elevations of buildings and other structures on site
<input type="checkbox"/>	<input type="checkbox"/>	On-site soils investigation which meets all requirements of 9.8.2.b.iv
<input type="checkbox"/>	<input type="checkbox"/>	Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, design of ingress and egress of vehicles to and from the site on to public streets and curb and sidewalk lines
<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan showing location, type and approximate size of plantings and location and dimensions of all fencing and screening
<input type="checkbox"/>	<input type="checkbox"/>	A written statement that meets all 11 requirements of 9.8.F.2.c
<input type="checkbox"/>	<input type="checkbox"/>	Materials to satisfy Section of 9.8.I.1 a through s as they apply to Site Plan Review.

Chorng, Moeng
68 Sullivan Street
Berwick, ME 03901
U3 9-2

Martha LaPierre
27 Bell Street
Berwick, ME 03901
U3, 12 and U4, 107

Hentz, Taryn
1 Pine Hill Road
Berwick, ME 03901
U3, 13

Richard A. Sokol
3 Pine Hill Road
Berwick, ME 03901
U3, 14

Luisa L. Sheldon
65 Sullivan Street
Berwick, ME 03901
U3, 10

Carolyn St. Hilaire
11 Maloney Street
Somersworth, NH 03878
U6, 2

**Frederick & Roberta Goodrich
Trustees**
101 Lovell Lake Road,
Sanbornville NH 03872
U3 9-1, U3 9-3

Blalock, Katherine & Sam
28 Bell Street
Berwick, ME 03901
U4, 117

Maureen Anaya
26 Bell Street
Berwick, ME 03901
U4, 118

Richard Boucher
10 Rollins Street
Berwick, ME 03901
U4, 119

Richard & Judith LaJoie
PO BOX 98
Berwick, ME 03901
U4, 120

Tri-City Trading, Inc.
422 Route 108
Somersworth, NH 0378
U4, 121

**Montesano, Christopher &
Kristen**
2B Wingate Lane
Berwick, ME 03901
U3 9-5

Dean Petruzzi
70 Sullivan Street
Berwick, Maine
U3 9-7



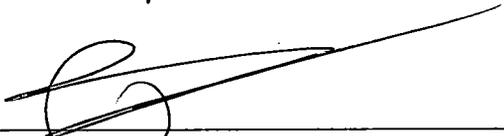
QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

KNOW ALL BY THESE PRESENTS, that **PHILIP J. MALONSON, TRUSTEE OF STEP SIX REALTY TRUST**, a Trust organized under the laws of the Commonwealth of Massachusetts with a mailing address of 1 Sparhawk Drive, Burlington, MA 01803, for consideration paid, **GRANTS to THE INHABITANTS OF THE TOWN OF BERWICK**, a municipal corporation with a mailing address of 11 Sullivan Street, Berwick, Maine 03901, with **QUITCLAIM COVENANT**, certain real estate located in Berwick, County of York and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

This conveyance is made **SUBJECT, HOWEVER**, to real estate taxes which are not yet due and payable, which, by acceptance hereof, Grantee assumes and agrees to pay.

IN WITNESS WHEREOF, **PHILIP J. MALONSON, TRUSTEE OF STEP SIX REALTY TRUST** has caused this instrument to be executed on its behalf by its duly authorized undersigned representative as an instrument under seal, this 27th day of September, 2017.

Witness

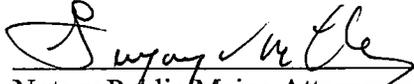

Philip J. Malonson, Trustee of Step Six Realty Trust

STATE OF Massachusetts
County of Middlesex, SS.

September 27th, 2017

Then personally appeared the above-named Philip J. Malonson, Trustee of Step Six Realty Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity. *ID'd with MA drivers license*

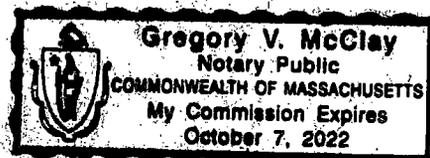
Before me,


Notary Public/Maine Attorney-at-Law

Printed Name: _____

My Commission Expires: _____

SEAL



Maine R.E. Transfer Tax Paid

3 P - Skelton + Taintor

3

Exhibit A
Legal Description

Parcel I

A certain tract or parcel of land, together with the buildings thereon, situate on the westerly side of Sullivan Street in Berwick, in the County of York and State of Maine, bounded and described as follows:

Beginning at a steel stake situate on the westerly side of said Sullivan Street at the southwesterly corner of the premises herein conveyed and at the southeasterly corner of land now or formerly of Sheldon; thence running North 60° 40' West by and along said land now or formerly of Sheldon a distance of 300 feet to a steel stake situate at the northwesterly corner of the premises herein conveyed; thence turning and running North 29° 17' East a distance of 194.61 feet to a steel stake situate at the northeasterly corner of the premises herein conveyed and at the northwesterly corner of other land now or formerly of Amelia Newcomb; thence turning and running South 59° 36' East by and along said other land now or formerly of Newcomb a distance of 306.08 feet to a steel stake situate on the southeasterly corner of the premises herein conveyed and the westerly sideline of Sullivan Street; thence turning and running South 31° 01' West by and along the westerly sideline of said Sullivan Street a distance of 192 feet to a steel stake at the point of beginning.

This conveyance is made subject to, and with the right in the grantee, its successors and assigns to use in common with Amelia Newcomb, her heirs, executors, administrators and assigns, the driveway as it now exists on the premises herein conveyed and on other premises now or formerly belonging to the said Amelia Newcomb lying adjacent to the premises herein conveyed; Amelia Newcomb, her heirs, executors, administrators and assigns, and grantee, its successors and assigns, shall at all times maintain the portion of said driveway lying on their respective premises, in as good a condition as it now exists, including removal of snow so that said common driveway shall be open for passage by vehicles; that no vehicles of any sort shall be permitted to remain parked in said common driveway, thereby impeding the right of ingress and egress at all times.

For a further description of said premises herein conveyed see "Plan of Land Albert & Amelia Newcomb, Berwick, Maine, G. L. Davis & Associates, Civil Engineers, dated July 1964," a copy of which Plan is recorded in the York County Registry of Deeds.

Parcel II

A certain parcel of land, together with the buildings and improvements thereon, situate in Berwick, County of York and State of Maine, on the northwesterly side of Sullivan Street, a public way, bounded and described as follows:

Beginning at a hub set in the ground at said Sullivan Street and land now or formerly of Alan Ramsey; thence running North 59° 29' West by said land of said Ramsey 300 feet to a hub set in the ground; thence turning and running South 29° 17' West a distance of 75 feet to a hub set in the ground at other land n/f of the grantor herein; thence turning and running South 59° 36' East



by said other land n/f of the grantor a distance of 306.8 feet to a hub set in the ground at said Sullivan Street; thence turning and running North 31° 01' East by said Sullivan Street a distance of 20.6 feet to a hub set in the ground; thence turning and running North 22° 02' East by said Sullivan Street 54.4 feet to a pipe hub set in the ground and the point of beginning.

Excepting from the above described premises that parcel of land conveyed by Wayne H. Stockford and Theresa A. Stockford to Stephen J. Bill and Janet M. Bill, said deed being recorded in the York County Registry of Deeds at Book 3282, Page 250. Said premises are further described as follows:

A certain parcel of land, together with the buildings thereon and a 1967 New Moon mobile home with addition, located on the northwesterly sideline of Sullivan Street in the Town of Berwick, County of York and State of Maine and being bounded and described as follows:

Beginning at a hub set in the ground on the northwesterly sideline of Sullivan Street at land now or formerly of Alan Ramsey; thence running North 59° 29' West along land of said land now or formerly of Ramsey a distance of 300 feet to a hub set in the ground; thence turning and running South 29° 17' West for a distance of 65 feet to an iron pipe set in the ground at other land of Stockford; thence turning and running on a course of approximately South 59° 36' East along said other land of said Stockford a distance of 306 feet, more or less, to an iron pipe set in the ground on the northwesterly sideline of Sullivan Street; thence turning and running North 31° 07' East along Sullivan Street for a distance of 15.6 feet to a hub set in the ground; thence turning and running North 22° 02' East by said Sullivan Street 54.4 feet to a pipe hub set in the ground at land now or formerly of said Ramsey and being the point of beginning.

Meaning and intending to convey a portion of the premises conveyed to Wayne H. Stockford and Theresa A. Stockford by deeds of Amelia Newcomb, said deeds being recorded in the York County Registry of Deeds at Book 1943, Page 422 and Book 1990, Page 42. The above described premises are conveyed together with a right of way over land now or formerly of said Stephen J. and Janet M. Bill. Said right of way is over a portion of a paved circular driveway approximately 10 feet wide that extends in an arch from the northwesterly sideline of said Sullivan Street across the southeasterly section of said land now or formerly of said Bill to a continuation of said driveway located on the northeasterly boundary of the above described parcels.

The above described premises are further conveyed subject to the driveway maintenance agreement as further set forth in said deed of Wayne H. Stockford and Theresa A. Stockford to Stephen J. Bill and Janet M. Bill, said deed being recorded in the York County Registry of Deeds at Book 3282, Page 250.

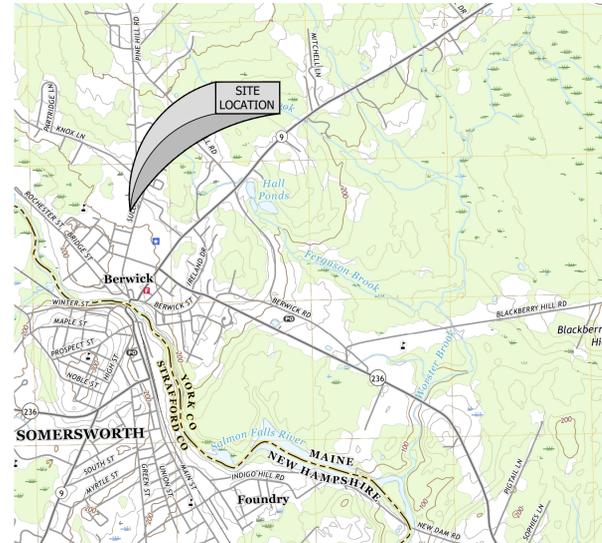
Meaning and intending to convey the same premises conveyed by deed from Wayne H. Stockford and Theresa A. Stockford to Philip J. Malonson, Trustee of Step Six Realty Trust dated October 4, 2004 and recorded in said Registry of Deeds in Book 14250, Page 27.



COMMUNITY PARKING LOT 71 SULLIVAN STREET BERWICK, MAINE



PREPARED FOR:
TOWN OF BERWICK, MAINE
11 SULLIVAN STREET
BERWICK, ME 03901



VICINITY MAP

1"=2000'

PREPARED BY:
BLAIS CIVIL ENGINEERS
27 GORHAM ROAD, SUITE 207
SCARBOROUGH, MAINE 04074
(207) 730-7200

INDEX OF DRAWINGS:

SHEET NO.	DRAWING TITLE
T-100	TITLE SHEET
C-101	SITE PLAN
C-301	SITE DETAILS & EROSION CONTROL NOTES

TITLE SHEET
COMMUNITY PARKING LOT
71 SULLIVAN ST
BERWICK, ME 03901

DRAWING:
PROJECT:

PROJECT #: 19133

DESIGNED BY: MKT
DRAWN BY: MKT
CHECKED BY: TJG

ISSUED DATE: 8/6/19

ISSUED FOR: **TOWN REVIEW**
THIS DOCUMENT IS ISSUED FOR REVIEW PURPOSES ONLY AND NOT FOR CONSTRUCTION DATE.

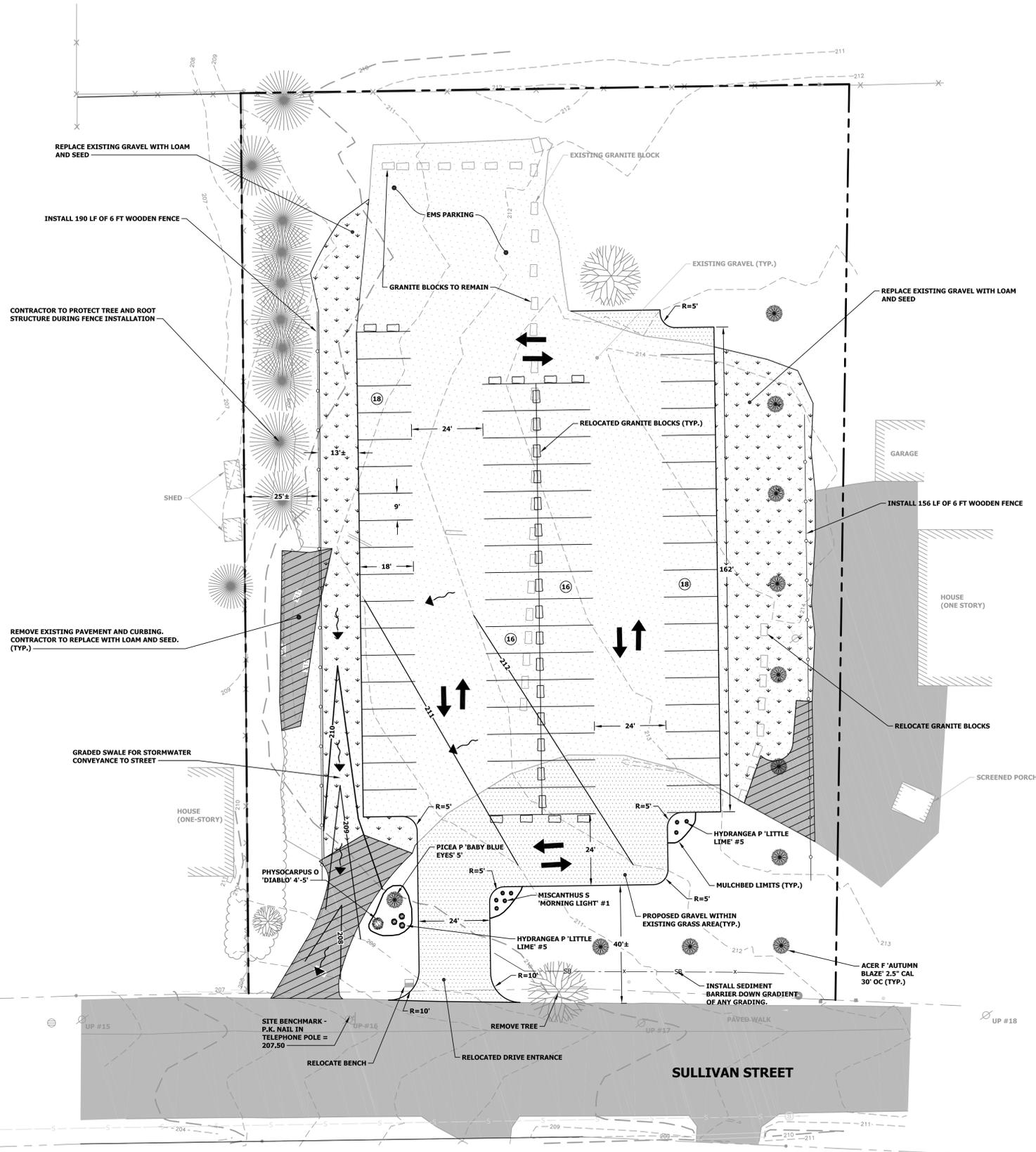
T-100

LEGEND

PROPERTY LINE	---
EXISTING MINOR CONTOUR	- - - - 208
EXISTING MAJOR CONTOUR	- - - - 210
PROPOSED MINOR CONTOUR	— 208
PROPOSED MAJOR CONTOUR	— 210
EXISTING BUILDING	[Hatched Box]
SEDIMENT BARRIER	— SB — X
EXISTING OVERHEAD UTILITY	— OHW —
EXISTING SANITARY SEWER	— S — S
EXISTING CATCH BASIN	[Circle with Center]
PROPOSED WOOD FENCE	— X — X
RUNOFF FLOW ARROW	[Arrow with Wavy Tail]
EXISTING GRAVEL	[Dotted Pattern]
PROPOSED GRAVEL	[Dotted Pattern]
EXISTING PAVEMENT	[Cross-hatched Pattern]
PROPOSED GRASS	[Stippled Pattern]
TRAFFIC FLOW	[Arrow]
UTILITY POLE	[Circle with X]
PARKING COUNT	(18)

GENERAL NOTES:

- OWNER/DEVELOPER: TOWN OF BERWICK, MAINE
- ALL WORK SHALL BE IN CONFORMANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA, ETC.). ANY CONFLICTS BETWEEN THE REGULATIONS AND THESE PLANS SHALL BE REPORTED TO BLAIS CIVIL ENGINEERS, PA PRIOR TO COMMENCING/CONTINUING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION. IN ACCORDANCE WITH MAINE STATE LAW, THE "DIG SAFE" TELEPHONE NUMBER IS 1-888-244-7233.

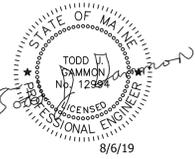


REFERENCE:

- EXISTING CONDITIONS FROM "BOUNDARY AND TOPOGRAPHIC SURVEY" BY STATEWIDE SURVEYS, INC. DATED JULY 2019.

NOTE:

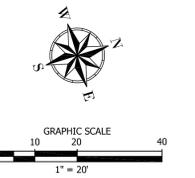
- 68 PARKING SPACES ARE LOCATED ON PLAN.
- TOWN INTENDS TO UTILIZE GRANITE BLOCKS AND GRASS EDGES TO DELINEATE PARKING SPACES.



SITE PLAN
COMMUNITY PARKING LOT
71 SULLIVAN ST
BERWICK, ME 03901

DRAWINGS PREPARED FOR:
TOWN OF BERWICK
11 SULLIVAN STREET
BERWICK, ME 03901

DRAWING:
PROJECT:



PROJECT #: 19133

DESIGNED BY: MKT
DRAWN BY: MKT
CHECKED BY: TJG

ISSUED DATE: 8/6/19

ISSUED FOR: **TOWN REVIEW**
THIS DOCUMENT IS ISSUED FOR REVIEW PURPOSES ONLY AND NOT FOR CONSTRUCTION.

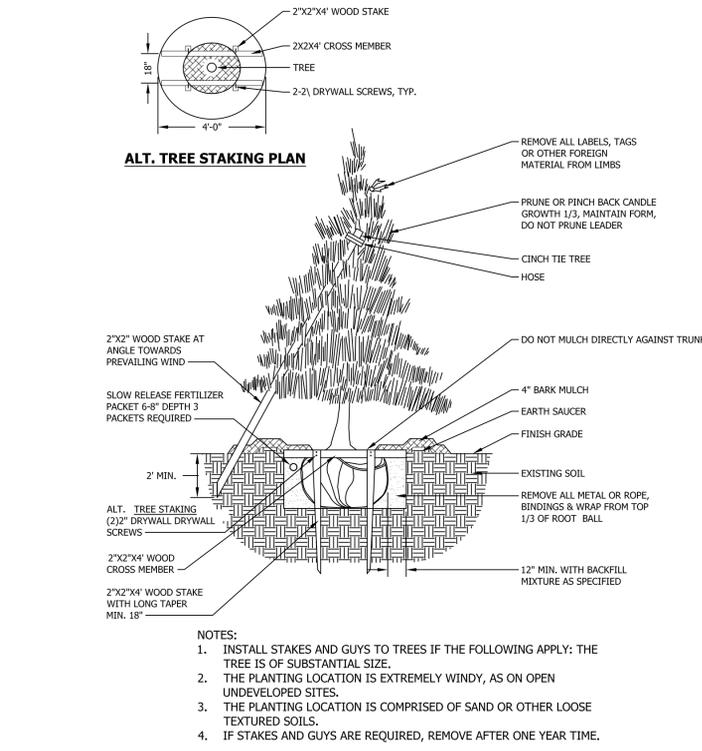
C-101

EROSION CONTROL NOTES

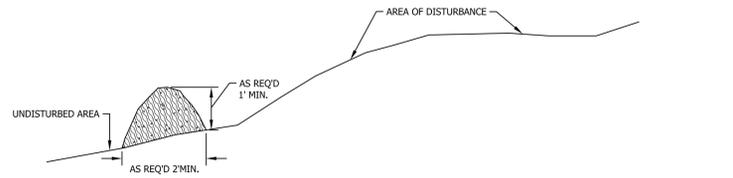
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST "MAINE EROSION AND SEDIMENT CONTROL BMP'S" BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- THE CONTRACTOR SHALL ONLY DISTURB THE AREAS OF THE PROPOSED CONSTRUCTION AND GRADING. ANY DISTURBANCE OUTSIDE THESE LIMITS MUST BE APPROVED BY THE ENGINEER.
- THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMPLOYING EROSION CONTROL METHODS BEYOND THE CONTROLS SHOWN ON THE PLANS IN ORDER TO MEET THE ABOVE-REFERENCED DEP EROSION CONTROL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR RE-GRADING. ALL DISTURBED AREAS ON SITE NOT COVERED BY BUILDINGS OR DESIGNATED PARKING AREAS, DRIVEWAYS, OR SIDEWALKS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED/DESCRIBED IN THE MAINE DEP BMP STANDARDS.
- PERMANENT SEEDING OR STABILIZATION SHALL BE PERFORMED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED OR TEMPORARY MEASURES SHALL BE APPLIED SUCH AS MULCHING OR SEEDING UNTIL PERMANENT MEASURES ARE IN PLACE.
- WITHIN 7 CALENDAR DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT, MULCH MUST BE SPREAD ON ANY EXPOSED SOILS.
- THE CONTRACTOR SHALL STABILIZE ANY SOIL STOCKPILES WHICH WILL REMAIN UNUSED FOR MORE THAN 7 DAYS, OR PRIOR TO A STORM EVENT.
- ALL EROSION CONTROL DEVICES MUST BE CHECKED WEEKLY AND AFTER EACH SIGNIFICANT RAINFALL TO MINIMIZE PONDING, DAMAGE, DETERIORATION OR UNDERMINING. ANY PROBLEMS SHALL BE REPAIRED IMMEDIATELY. TRAPPED SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO NO MORE THAN HALF THE ORIGINAL HEIGHT OF ANY BARRIER OR AS OTHERWISE SHOWN ON THE PLANS.
- SEDIMENT BARRIERS MUST BE MAINTAINED UNTIL DISTURBED AREAS ARE PERMANENTLY STABILIZED.
- EROSION CONTROL DEVICES [CHECK DAM, EROSION CONTROL BLANKET, SEDIMENT BARRIER, STABILIZED CONSTRUCTION ENTRANCE] SHALL BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION.
- SEEDING AREAS SHALL BE FERTILIZED AND RESEEDED AS NECESSARY TO ENSURE VEGETATION IS ESTABLISHED.

EROSION CONTROL SEEDING NOTES

- SEEDING:**
- USE PERMANENT SEED MIXES AND TATES BETWEEN 5/15 AND 9/30.
 - USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.
- PERMANENT SEED:**
TODD 71.703(a) METHOD NUMBER # 1 FOR GRASS AREAS AND METHOD #2 FOR MEADOW AREAS.
- TEMPORARY SEED:**
- | | | |
|---------------------------------------|-----------------|------------|
| OATS | 80.00 LBS/ACRE | 4/01-5/14 |
| ANNUAL RYEGRASS | 40.00 LBS/ACRE | 5/15-8/14 |
| SUDANGRASS | 40.00 LBS/ACRE | 5/15-8/14 |
| ANNUAL RYEGRASS | 80.00 LBS/ACRE | 5/15-9/14 |
| WINTER RYE | 112.00 LBS/ACRE | 9/15-9/30 |
| WINTER RYE (PROTECT WITH MULCH COVER) | 112.00 LBS/ACRE | 10/01-3/31 |
- LIME AND FERTILIZER:**
LIMING AND FERTILIZER RATES WILL BE BASED ON FIELD SOIL TESTING OF ON-SITE TOPSOILS BY A CERTIFIED LABORATORY. SUBMIT TEST RESULTS TO THE ENGINEER.
- MULCH:**
- | | |
|--|-------------|
| STRAW OR HAY (ANCHORED) | 70-90 LBS |
| PROTECTED AREAS | 185-275 LBS |
| WINDY AREAS | 185-275 LBS |
| SHREDDED OR CHOPPED | AS REQUIRED |
| JUTE MESH | AS REQUIRED |
| MODERATE TO HIGH VELOCITY AREAS & STEEP SLOPES | AS REQUIRED |
| EXCELSTOR MAT | AS REQUIRED |
- MULCH ANCHORING:**
- | | |
|--------------------------------|----------------------|
| PEG AND TWINE | LIQUID ASPHALT |
| MULCH NETTING | WOOD CELLULOSE FIBER |
| ASPHALT EMULSION CHEMICAL TACK | |

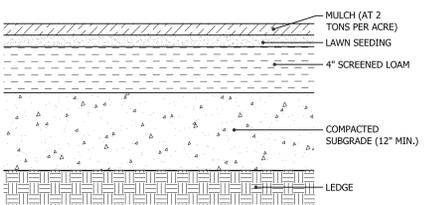


3 DECIDUOUS TREES UNDER 2" CALIPER OR EVERGREEN TREES UNDER 8' IN HEIGHT 7'-0" IN HEIGHT & UNDER NOT TO SCALE

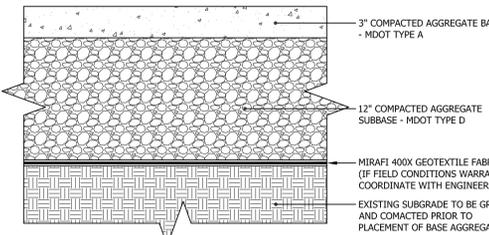


- NOTES:**
- EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE PROJECT SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
 - EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH. THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS: O THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 80 AND 100%, DRY WEIGHT BASIS.
 - PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MINIMUM OF 70%, MAXIMUM OF 85%, PASSING A 0.75" SCREEN.
 - THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED.
 - LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX.
 - SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM.
 - THE PH SHOULD FALL BETWEEN 5.0 AND 8.0.
 - THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL CONTOUR. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
 - ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF STEEPER SLOPES (<2:1) UP TO 20 FEET LONG, THE BARRIER MUST BE A MINIMUM OF 12" HIGH, AS MEASURED ON THE UPHILL SIDE OF THE BARRIER, AND A MINIMUM OF TWO FEET WIDE. ON LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
 - OTHER BMP'S SHOULD BE USED AT LOW POINTS OF CONCENTRATED RUNOFF, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS, AND AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (I.E., A LARGE UP GRADIENT CONTRIBUTING WATERSHED).
 - BERMS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.
 - SEDIMENT DEPOSITS MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - FILTER BERMS SHOULD BE RESHAWED AS NEEDED.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BERM IS NO LONGER REQUIRED SHOULD BE GRADED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

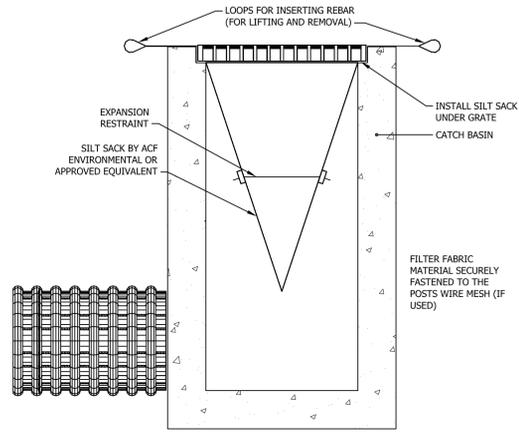
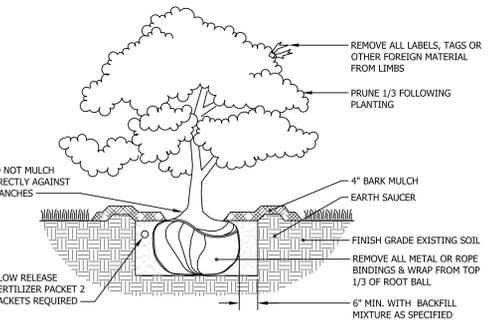
4 SEDIMENT BARRIER DETAIL - EROSION CONTROL MIX BERM OPTION NOT TO SCALE



5 GRAVEL ROAD DETAIL NOT TO SCALE

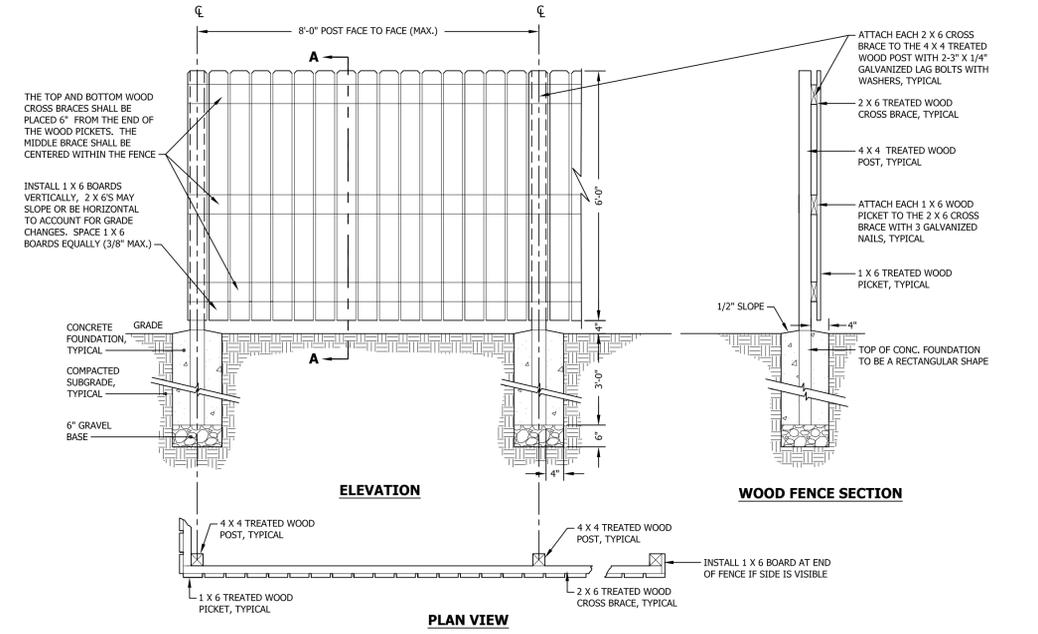


6 DECIDUOUS & EVERGREEN SHRUB DETAIL NOT TO SCALE



- NOTES:**
- INSTALL SILTSACK PER MANUFACTURERS' RECOMMENDATIONS.
 - SILTSACKS SHALL BE CHECKED FOR SEDIMENT LEVEL AND OVERALL CONDITION IMMEDIATELY AFTER EVERY RAIN EVENT AND AT LEAST EVERY DAY DURING PROLONGED RAINFALL.
 - SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE SILTSACK. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT WILL NOT ERODE.
 - SEDIMENT SHALL ONLY BE REMOVED BY REMOVING THE SILTSACKS FROM THE CATCH BASINS ACCORDING TO MANUFACTURER RECOMMENDATIONS.
 - CARE SHALL BE TAKEN TO AVOID SPILLING SEDIMENT WHILE REMOVING THE SILTSACK.
 - ANY DAMAGED SILTSACK SHALL BE REPLACED WITH A NEW SILTSACK.

7 WOOD FENCE DETAIL NOT TO SCALE



8 COMMUNITY PARKING LOT COMMUNITY PARKING LOT



SITE DETAILS & EROSION CONTROL NOTES

COMMUNITY PARKING LOT

71 SULLIVAN ST
BERWICK, ME 03901

DRAWING: PROJECT:

PROJECT #: 19133
DESIGNED BY: MKT
DRAWN BY: MKT
CHECKED BY: TJG

ISSUED DATE: 8/6/19
ISSUED FOR: TOWN REVIEW

Written Narrative

71 Sullivan Street

The immediate plan for use at 71 Sullivan Street is a Parking Facility. No new building construction is planned for this phase. Since no building is proposed, Sewer hook-in is not-applicable. No lighting is currently proposed. The setbacks in C/I are 15' in the side, 25' in front and rear, although the setbacks will not factor in this phase. The Town of Berwick will be purchasing new fencing to screen 65 Sullivan Street and 75 Sullivan Street. The fence will be placed off the property line enough to be able to maintain both sides of the fence and not have to go on either neighbor's property and to be able to preserve the trees.

71 Sullivan Street will be kept as gravel surface for the time being. The parking area is shown on the site plan, there will be a total of 68 spaces. Grass strips will be planted on each side of the lot next to the fences and a graded swale installed near the entrance of the lot.



294 Durham Road - Dover, NH 03820

phone: 603.742.0833 - fax: 603.743.4475

TOWN OF BERWICK
 11 SULLIVAN ST
 BERWICK, ME 03901
 C/O CARLY STELLA

STOCKADE FENCE

12/17/2018

Salesman: Mike Carpenter

*****DESCRIPTION*****	COST
INSTALL 163' OF 6' CEDAR STOCKADE FENCE ON ROUND PT POST.	\$ 4,600.00
INSTALL 170' OF 6' CEDAR STOCKADE FENCE ON ROUND PT POST.	\$ 4,790.00

PRICES VALID FOR 30 DAYS

E-mail: mike@gcaafences.com



**PLANNING BOARD MEMORANDUM
TOWN OF BERWICK, PLANNING DEPARTMENT**

TO: BERWICK PLANNING BOARD
FROM: JAMES BELLISSIMO, BERWICK PLANNER
SUBJECT: CORLISS SUBDIVISION AMENDMENT
DATE: AUGUST 13, 2019
CC:

Thomas Corliss is proposing the creation of 1-lot at 4 T.C. Lane which is in the R2 Zone. Mr. Corliss' land is part of a previously approved Subdivision from 1992, on file as the "Hodgson Subdivision." Mr. Corliss would like to donate the land to a family member, in some cases he would be allowed by right under an exemption for a gift to a relative, however, on the Hodgson Plan, Note 10 states: "No further subdivision without Planning Board approval."

Condition of Approval Note 4 states: "All proposed wells are drilled or driven to bedrock & cased in steel. Casing to be set and grouted a minimum of 20 feet into the bedrock."

The Soil Scientist indicated wetlands may be impacted by either driveway crossings or filling for house site. The Hodgson plan states: "Wetlands cannot be filled without approval from the Army Corp of Engineers."

The proposed lot, Lot 8 on the plan, meets all dimensional requirements of the R2 Zone. The Right-Of-Way is proposed to remain gravel for 2-House Standard of the Berwick Land Use Ordinance. Any additional lots on the road will require paving.

Planning Board Discussion Points & Decisions

1. What are the details of the method of water supply to Lot 8?
2. Will wetlands need to be filled?
3. Are the submitted materials sufficient for the approval of the creation of Lot 8?
4. Is a Public Hearing necessary?

Town of Berwick

11 Sullivan Street, Berwick, Maine 03901
Phone: (207) 698-1101 Fax: (207) 698-5181
Website: www.berwickmaine.org

APPLICATION FOR SUBDIVISION

Major Subdivision

Preliminary Plan

Minor Subdivision

Final Plan

APPLICANT INFORMATION

- Name of Property Owner Thomas W. Corliss
Address 4 T.C Lane
Berwick, ME 03901
Telephone 207 451 0614
- Name of Applicant Thom
Address _____
Telephone _____
- Is Applicant a Corporation? NO Attach Documentation NA
- Authorized Agent's Name NA
Address _____
Telephone _____
- Persons Preparing Plan:
Surveyor Michael Lalonde
State of Registration ME Reg No _____
Engineer _____
State of Registration _____ Reg No _____
Soil Scientist Michael Mariano
State of Registration ME Reg No CSS # 192
SE # 219

6. Persons to whom all correspondence concerning this application should be sent Thomas W. Corliss
 Address 4. TC Lane
Berwick, ME 03901
 Telephone 207-451-0614
7. What legal interest does the applicant have in the property to be developed? Thomas W. Corliss
 Attach evidence of interest (Deed, option, purchase and sale contract, etc.)
8. What interest does the owner or applicant have in any abutting property? None

LAND INFORMATION

9. Location of Property TC Lane / Cranberry Meadow Rd
 Registry of Deeds: Book 7390 Page 115
 Berwick Tax Maps: Map R-37 Lot 6-A1
10. Land Use District in which property located is located? R2
11. Is any part of the property located in the Shoreland Overlay District? NO The Aquifer Protection District? NO
12. Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency? NO
13. Does any part of the property contain wetlands as identified by the National Wetlands Inventory, US Department of the Interior? _____
14. Total acreage 25 Acreage to be developed 3.16

15. Does the parcel include or abut any brooks, streams, or other water bodies? _____

Identify them by name, if known No

16. What is the current use of the land? Residential

17. Has the land been part of a prior approved subdivision Yes

Name Hoelsdon Date 1992

18. Has the parcel been divided or has any portion of the land been conveyed for any purpose within the past five years? No

19. Indicate the nature of any restrictive covenants to be placed in the deeds None

20. List below the names and addresses of abutting property owners to include those across any road or street.

Thomas Carless

W. Jason Bandazo, Lisa Marie Bandazo 207 Cranberry Meadow

Douglas + Susan Martin 215 Cranberry Meadow

Mark D + Heidi A. Guin 217 Cranberry Meadow

Huguette L + Sanford Oliver 223 Cranberry Meadow

Andrew + Tamara Hoelsdon 227 Cranberry Meadow

Michael Kimon Fuls 229 Cranberry Meadow

Norman C + Lee m Leon 20 Huntington Rd

Stephen Hill SR + Jannette Hill

30. Does the applicant propose to dedicate to the public any streets, recreation areas, resource protection or other common lands? NO If yes, complete the following:

Streets / Estimated length _____

Recreation / Estimated acreage _____

Resource Protection / Acreage _____

Common lands / Acreage _____

31. Does the applicant intend to request waivers of any of the subdivision regulations? NO If yes, identify each item separately and state the reason for the request _____

32. Has the applicant received any variance from the requirements of the Land Use Ordinance? NO If yes, what? _____

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

Date 7/8/2019 Applicant Alonzo Adams Signature

GENERAL INFORMATION

- 21. Proposed Name of Development residential
- 22. Number of lots or units one side lot for sister
- 23. Anticipated date for construction _____
- 24. Anticipated date of completion by end of year
- 25. Does this development require extension of public infrastructure? No

If yes, check which items

- | | | | |
|--------------------------|------------------------|--------------------------|---------------------------|
| <input type="checkbox"/> | Roads | <input type="checkbox"/> | Storm Drainage |
| <input type="checkbox"/> | Sidewalks | <input type="checkbox"/> | Water Lines |
| <input type="checkbox"/> | Sewer Lines | <input type="checkbox"/> | Fire Protection Equipment |
| <input type="checkbox"/> | Other (Identify) _____ | | |

26. Estimated cost of infrastructure improvements none

27. Method of water supply to the proposed development

- individual wells
- central well with distribution lines
- connection to public water system
- other _____

28. Method of sewage disposal for the proposed development

- individual septic tanks
- central on-site disposal with collection lines
- connection to public sewer system
- other _____

29. Method of fire protection for the proposed development

- hydrants connected to the public water system
- dry hydrants located on an existing water body
- existing fire pond
- other fire truck

SOIL PROFILE/CLASSIFICATION INFORMATION 1 of 1

DETAILED DESCRIPTIONS OF
SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name TC Lane	Applicant Name Corliss	Project Location (municipality) Berwick
-------------------------	---------------------------	--

Observation Hole TP1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil _____
 Texture Consistency Color Mottling

0	Fine Sandy Loam	Friable	10YR4/3	None
10	Fine Sandy Loam	↓	10YR5/6	None
20	Sandy Loam	↓	10YR6/1 2.5Y5/4	Many
30	Loamy Sand	Firm	10YR6/1	Many
40				
50				

Observation Hole TP2 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil _____
 Texture Consistency Color Mottling

0	Fine Sandy Loam	Friable	10YR4/3	None
10	Fine Sandy Loam	↓	10YR5/6	None
20	Sandy Loam	↓	10YR6/1 2.5Y5/4	Many
30	Loamy Sand	Firm	10YR6/1	Many
40				
50				

Soil Data by S.E.	Soil Profile <u>3</u>	Classification Condition <u>D</u>	Slope Percent <u>3</u>	Limiting Factor Depth <u>13"</u>	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Soil Data by S.S.	Soil Series/Phase Name Colonel				<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric
					Hydrologic Soil Group <u>D</u>

Soil Data by S.E.	Soil Profile <u>3</u>	Classification Condition <u>D</u>	Slope Percent <u>3</u>	Limiting Factor Depth <u>11"</u>	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Soil Data by S.S.	Soil Series/Phase Name Colonel				<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric
					Hydrologic Soil Group <u>D</u>

Observation Hole _____ Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil _____
 Texture Consistency Color Mottling

0	Filling wetlands in excess of 4,300 square feet requires a permit from the Maine DEP			
10	Wetlands are present on the property but were not delineated as part of the test pit descriptions. Wetlands may be impacted by either driveway crossings or filling for house sites.			
20				
30				
40				
50				

Observation Hole _____ Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil _____
 Texture Consistency Color Mottling

0				
10				
20				
30				
40				
50				

Soil Data by S.E.	Soil Profile _____	Classification Condition _____	Slope Percent _____	Limiting Factor Depth _____	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Soil Data by S.S.	Soil Series/Phase Name _____				<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric
					Hydrologic Soil Group _____

Soil Data by S.E.	Soil Profile _____	Classification Condition _____	Slope Percent _____	Limiting Factor Depth _____	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Soil Data by S.S.	Soil Series/Phase Name _____				<input type="checkbox"/> Hydric <input type="checkbox"/> Non-hydric
					Hydrologic Soil Group _____

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: <i>Michael Mariano</i>	Date: 06-24-19
Name Printed/typed Michael Mariano	Cert/Lic/Reg # CSS #192. SE #219
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input checked="" type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Other:	

N/F
STEPHEN HILL, Sr.
JANNETE HILL
13945/158
TAX MAP R-037, LOT 2

N/F
NORMAN C. LEDN
LEE W. LEDN
12172/1
20 HUNTINGTON ROAD
TAX MAP R-037, LOT 1
SEE PB 275, PG 22

N/F
MICHAEL JOHN FULIS
17414/729
228 CRANBERRY HILL ROAD
TAX MAP R-037, LOT 1A

LOT 1
REVISED
N/F
THOMAS CORLISS
8153/59
4 TC LANE
TAX MAP R-037, LOT 8-A-1
932,944.8 SQ. FT. ±
21.88 ACRES ±
INCLUDES AREA WITHIN TC LANE
56,550.7 SQ. FT. ±
1.30 ACRES ±

TOTAL AREA OF SUBDIVISION 25 ACRES

50 FOOT WIDE
PRIVATE ACCESS
WITH UTILITY EASEMENT

TC LANE

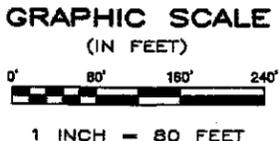
AN UNDISTURBED VEGETATIVE BUFFER
WITHIN THE SETBACK LINES SHALL
REMAIN, EXCEPT FOR DRIVEWAY
ACCESS TO TC LANE. NO CLEAR
AND NO CLEAR CUTTING OF LOTS.

PROPOSED LOT 8
(TAX MAP R-037, LOT 8-A-8)
137,370 SQ. FT. ±
3.15 ACRES ±

N/F
STEPHEN HILL, Sr.
JANNETE HILL
13945/158
TAX MAP R-037, LOT 8
SEE PB 369, PG 42

APPROVED BY THE TOWN OF
BERWICK PLANNING BOARD
APPROVAL IS FOR THE PURPOSE OF RECORDING
(SEE TOWN RECORDS FOR CONDITIONS OF APPROVAL)

DATE _____



THIS SURVEY AND PLAN CONFORMS TO THE MAINE BOARD OF
LICENSURE FOR PROFESSIONAL LAND SURVEYORS, RULES OF APRIL 1,
2001, CHAPTER 80, STANDARDS OF PRACTICE TO THE BEST OF MY
KNOWLEDGE, INFORMATION AND BELIEF AT THE TIME OF THIS SURVEY.

MICHAEL D. LALONDE, PLS 2055

DATE _____

**LaLonde Land
Surveying, LLC**

NOT VALID WITHOUT THESE AND SIGNATURE

MICHAEL D. LALONDE, PLS 2055

4 Parkersfield Road
Urbancet, Maine 04048
Tel: (207) 733-0727 Fax: (207) 733-4154

THIS PLAN SUPERSEDES THE PLAN RECORDED AT THE YORK
COUNTY REGISTRY OF DEEDS IN PLAN BOOK 213, PAGE 40,
FOR LOT 1 AND INCLUDING THE PROPOSED LOT 8 ONLY.
ALL PRIOR CONDITIONS REMAIN FOR THE LOTS. SEE NOTE 4

STATE OF MAINE
YORK COUNTY, SS REGISTRY OF DEEDS
RECEIVED, _____
AT _____ M, AND RECORDED IN
PLAN BOOK _____ PAGE _____
PLAN ATTEST _____
REGISTRAR

7-31-18	PS SUBMITTAL COPIES
7-30-18	CLIENT REVIEW
STATUS	DATE DESCRIPTION
LOT 1 AMENDMENT	
HODSDON SUBDIVISION	
4 TC LANE, TOWN OF BERWICK, COUNTY OF YORK, STATE OF MAINE	
(RECORD OWNER)	
THOMAS CORLISS	
4 TC LANE	
BERWICK, MAINE 03901	
PROJECT 1808	OWNER: THOMAS CORLISS
DATE 7-30-18	SCALE: 1" = 80'

NOTES

1. THE SOLE PURPOSE OF THIS PLAN IS TO CREATE ONE PARCEL OUT OF LOT 1. ALL ASPECTS OF THE PREVIOUS APPROVED PLAN, (SEE NOTE 4) SHALL REMAIN IN FULL EFFECT, SUCH AS SUBMITTAL DOCUMENTS, SUPPORTIVE INFORMATION, CONDITIONS OF APPROVAL, ANY OTHER MATERIALS FOR THE BERWICK PLANNING BOARD.
2. THE LOCUS DEED IS FROM HAROLD E. CORTHERS, JR. AND LISA ANN CORTHERS TO THOMAS CORLISS, DATED NOVEMBER 18, 1989 AND RECORDED IN BOOK 9182, PAGE 89.
3. THE LOCUS PARCEL IS SHOWN AS LOT 8-A-1 ON THE TOWN ASSESSOR'S MAP R 37.
4. REFERENCE IS MADE TO THE LAST AMENDED APPROVED PLAN OF HODSDON SUBDIVISION PREPARED FOR CLARE S. HODSDON BY CIVIL CONSULTANTS DATED AUG. 13, 1982 AND APPROVED BY THE PLANNING BOARD ON SEPTEMBER 3, 1982 AND RECORDED IN PLAN BOOK 213, PG 40. THAT PLAN SHALL REMAIN IN FULL EFFECT AND ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO THAT APPROVAL. THE NOTES AND INFORMATION SHOWN ON THE PLAN SHALL BE REVERSED AND CONSIDERED A PART OF THIS PLAN.
5. THE PROPOSED USE OF THE NEW PARCEL IS A SINGLE FAMILY RESIDENCE WITH ON SITE WELL AND SEPTIC DISPOSAL.
6. THE PROPOSED PARCEL IS IN THE TOWN'S RESIDENTIAL DISTRICT (TRANSITIONAL) R-2. THE MINIMUM SPACE AND BULK REQUIREMENTS ARE AS FOLLOWS:
MINIMUM LOT SIZE: 80,000 S.F. (WITH ON SITE SEPTIC)
MINIMUM LOT WIDTH: 180 FEET
MINIMUM LOT FRONTAGE: 150 FEET
MINIMUM BUILDING SETBACKS: FRONT YARD 50 FEET, SID AND REAR YARD 25 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MAXIMUM LOT COVERAGE: 30%
7. REFERENCE IS MADE TO A UTILITY EASEMENT DEED TO C.M.P. Co. FROM THOMAS CORLISS DATED NOVEMBER 1, 1988 AND RECORDED IN BOOK 6888, PAGE 121.