

**DURHAM PLANNING BOARD
REGULAR MEETING
AGENDA
DECEMBER 1, 2021**

1. Call to Order/Roll Call
2. Continuing Business:
 - a) Noe Road Maintenance Agreement
3. New Business:
 - a) Chase Hill Lane
Minor subdivision
4. Adjourn

ROAD MAINTENANCE AGREEMENT

BARRED OWL LANE, DURHAM

Know all men by these presents that I, Cheryl F. Noe, of Durham in the County of Androscoggin, and State of Maine, being the owner of a certain lot or parcel of land situated on the Northeasterly side of Route 125 in said Durham, being described in a certain Abstract of Divorce Decree dated June 28, 2018, recorded July 19, 2018, in the Androscoggin County Registry of Deeds at Book 9888, Page 52. Further reference may be made to a Warranty Deed of Donald E. Carver to Walter M. Noe and Cheryl F. Noe dated March 9, 1990, recorded March 19, 1990, in the Androscoggin County Registry of Deeds at Book 2531, Page 162 hereby establish this Agreement for the maintenance of Barred Owl Lane.

1. Barred Owl Lane extends from the Northwesterly side of Route 125 in said Durham and is bounded and described as follows: beginning at an Iron Rod set in the ground on the Northeasterly side of said Route 125 at the Southeasterly corner of land now or formerly of Michael Panenka and Melany Kuhn, as described in a Deed recorded in the Androscoggin County Registry of Deeds at Book 3812, Page 130; thence N 36° 48' 9" W three hundred four and twenty-nine hundredths (304.29) feet to a point; thence N 35° 53' 54" W a distance of seventy-six and fifty hundredths (76.50) feet to a point; thence N 54° 6' 7" E fifty (50) feet to an iron rod set at the corner of a proposed lot; thence S 36° 37' 10" E three hundred seventy-nine and six hundredths (379.06) feet to an iron rod set on the Northwesterly side of said Route 125; thence S 52° 7' 32" W along the Northwesterly side of said Route 125, fifty (50) feet to the point of beginning. The reference may be made to an amended plan of a proposed lot for Cheryl F. Noe to be recorded.
2. Cheryl F. Noe, her successors and assigns, and any owner of the aforementioned proposed lot, their successors and assigns, shall share equally in the annual maintenance expenses of Barred Owl Lane as herein before described.
3. Annual maintenance expenses shall include grading, adding gravel, filling pot holes, ditching, and snowplowing. It does not include paving or sanding.
4. Each lot owner is responsible for any damage to Barred Owl Lane caused by the lot owner or invitees beyond normal wear and tear, which damage shall be repaired promptly by the individual lot owner at his or her own expense.
5. Each lot owner, their successors and assigns, have the right and standing to enforce this Agreement and all of its terms, including the right to assert and file a lien on the offending party's real estate served by Barred Owl Lane in the Androscoggin County Registry of Deeds. In the event that any lot owner fails to pay his or her portion of the annual maintenance expenses when due or fails to comply with the preceding paragraph, that lot owner shall be liable for reasonable attorney's fees, recording fees and costs of collection

or suit to enforce these terms, including any interest on any unpaid amount from the date that it is incurred at the rate of ten (10) percent per year.

- 6. This Agreement and covenants shall run with the above described land of Cheryl F. Noe and the proposed lot, so called.
- 7. This Agreement shall be referenced in any deed of any parcel out of the above described land of Cheryl F. Noe or the proposed lot, so called.
- 8. Cheryl F. Noe will be responsible for holding the funds necessary to fulfill the obligations of this agreement for as long as she owns any lot which uses Barred Owl Lane.
- 9. The Town of Durham shall have no obligation whatsoever to maintain, plow or repair Barred Owl Lane.
- 10. The dues for the first two years shall be three hundred fifty dollars (\$350.00) per year payable in two equal installments, the first being due on August 1 of each year and the second due on January 1 of each year.
- 11. The fee ownership of Barred Owl Lane shall remain in the owner of the Cheryl F. Noe lot and the owner of any other lot or lot served by Barred Owl Lane shall have a right of way over said road to the extent necessary to access his or her real property.

Dated: _____

Cheryl F. Noe

STATE OF MAINE
ANDROSCOGGIN ss

November ____, 2021

Then personally appeared the above named Cheryl F. Noe and made oath that the foregoing was her free act and deed.

Before me,

Notary Public /Attorney-at-Law

NOE Property



FALSE

LITTLE RIVER



LAND SURVEYING, INC.

ME PLS #2376 NH LLS #957

PO Box 332, Lisbon Falls, Maine 04252

Phone: 207-841-0056 Email: jraitt@lris.net

September 15, 2021

Planning Board
c/o Bob Forrest, CEO
Town of Durham
630 Hallowell Road
Durham, ME 04222

Re: Subdivision of Stowe Property

Hello Mr. Forrest,

Mr. Benjamin Stowe is proposing the creation of a three or four lot subdivision of tax map 4, lot 157.

While we are waiting for the results of a wetland delineation and soil tests we were hoping to be placed on the agenda for a review of a sketch or preliminary plan if that is acceptable.

Please let us know what else we need to submit to move ahead with this project.

Please do not hesitate to contact me at the number or email address above if you have any other questions or to let us know what else we need to submit to move ahead with this project.

Sincerely,

Jeremiah J. Raitt

Benjamin and Sara Stowe
5 Chase Hill Ln
Durham, ME 04222

AUTHORIZATION LETTER FOR REPRESENTATION

October 27, 2021

To Whom It May Concern:

We, Benjamin and Sara Stowe, hereby give authorization to:

Jeramiah J. Raitt
Little River Land Surveying, Inc
PO Box 332
Lisbon Falls, ME 04252
ME PLS #2376

to submit a proposal to the Town of Durham Planning Board for a lot subdivision of our property located at tax map 4, lot 157. The physical address of our property is 5 Chase Hill Lane, Durham, ME 04222. We hereby give authorization to Mr. Raitt to represent us at upcoming Town of Durham Planning Board meetings, as he is well apprised of this project and the outcomes we would like to see in regards to our property.

If you have any questions or concerns, please do not hesitate to contact us at the numbers or email addresses listed below.

Thank you for your consideration,


Benjamin Stowe
(207) 712-2430
stowe.music@gmail.com


Sara Stowe
(815) 289-9374
sara.l.stowe@gmail.com

FHA Case No. 231-093893

Deed Effective Date: January 12, 2018

WARRANTY DEED

DLN: 1001840019444

KNOW ALL PERSONS BY THESE PRESENTS THAT, Secretary of Housing and Urban Development, with a mailing address of 451 7th St. S.W., Washington, D.C. 20410, for valuable consideration paid in the amount of One Hundred Nineteen Thousand Dollars and 00/100 Cents (\$119,000.00), GRANTS to **Benjamin Stowe**, with a mailing address of 38 Shiloh Road, Durham, Maine 04222, with **WARRANTY COVENANTS**, the following described real property located in the Town of Durham, County of Androscoggin, State of Maine:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to The Secretary of Housing and Urban Development by virtue of a deed from Citimortgage, Inc. dated November 9, 2015 and recorded on May 8, 2017 in Book 9592, Page 65 with the Androscoggin County Registry of Deeds.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness my hand and seal this 11 day of January, 2018.

Secretary of Housing and Urban Development
KELLY DAVID

Kelly David

AUTHORIZED AGENT

Secretary of Housing and Urban Development
Authorized Signer

By: _____

Irvin Thompson
WITNESS *Irvin Thompson*

STATE OF MICHIGAN
COUNTY OF OAKLAND, ss.

Personally appeared before me on this 11 day of January, 2018 the above named *Kelly David*, Authorized Agent for the Department of Housing and Urban Development. The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.

Brenda Chance-Smith
Notary Public/Attorney At Law

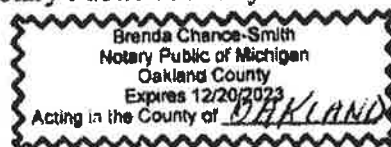


EXHIBIT A

All that certain parcel of land situate in the County of Androscoggin, State of Maine, being more particularly described as follows:

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Durham, County of Androscoggin and State of Maine, bounded and described as follows:

Beginning at an iron post driven into the ground in the easterly side line of land now or formerly of Arthur Merrill near a pine tree in the southerly side line of land now or formerly of Lewiston Trust Company; thence running southeasterly along line of land of said Lewiston Trust Company and line of land now or formerly of Ezra Wile land now or formerly of John Roppi Josiah White, Joseph Heckel, in the County Road leading from Crosman's Corner so-called to South West Bend; thence running southwesterly along the northerly line of said road to the cemetery fence; thence running northeasterly along the line of the cemetery fence to the cemetery fence which runs northwesterly, thence running northwesterly along the line of the cemetery fence to land of said Arthur Merrill; thence running northeasterly along line of land of said Merrill to the point of beginning.

Also a certain lot or parcel of land, with the buildings thereon, situated in said Durham, bounded and described as follows, to wit: Commencing on the southerly side of the County Road leading from Lisbon Falls to South West Bend at the northwesterly corner of Ezra Wiles' land; thence southwesterly by line of said Ezra Wiles' land three hundred fifty-nine (359) feet to a point; thence N 59° 10' W, two hundred forty-two and one-half (242 1/2) feet to an iron driven into the ground; thence N 46° 45' E three hundred fifty-nine (359) feet to the above described road thence southeasterly by said road to the bounds begun at, containing two (2) acres, more or less.

This conveyance is made together with the benefit of a certain deed to establish a boundary line between parties dated January 12, 1990 and recorded in said Registry of Deeds in Book 2511, Page 164, and described as:

All right title and interest in and to all the land, buildings and improvements northwesterly of the following described line of land on Route 9 in Durham Maine:

Beginning at an iron pin set in the ground and identified as "G" at the northwesternmost corner of Lot # 1 as shown on a plan entitled "Standard Boundary Survey for Andrew and Mark Durisko Land on Route 9, Durham, Maine" dated May 12, 1987, to be recorded in said registry, the relevant portion of which plan was attached to the aforementioned deed; thence S 42° 46' 00" W for a distance of 344.22 feet to an iron pin at the northeasternmost corner of land formerly of David R. Steiner and now or formerly of Nancy L. Delach, and the southwesternmost corner of lot #1 on said Plan.

Also all land, building and improvements southwesterly of the following line:

Beginning at the iron pin at the southwesternmost corner of Lot #1 on said Plan; thence S 61° 00' 00" E through the remains of a barbed wire fence for a distance of 300.00 feet along the southwesterly line of Lot #1 on said Plan to an iron rod in the ground; thence on the same course for a distance of 83.28 feet along the southwesterly line of Lot #2 on said Plan to an iron pipe in the ground.

Excepting and reserving from the above all land, building and improvements southeasterly of the following described line, which parcel of land is on Route 9, Durham, Maine, dated January 12, 1990 and recorded in said Registry of Deeds in Book 2295, Page 312.

Beginning at an iron pin set in the ground and identified as "G" at the northwesternmost corner of Lot #1 on the survey plan for Andrew and Mark Durisko dated May 12, 1987, by Dennis P. Durgin, registered land surveyor, the relevant portion of which was attached to the above referenced deed; thence S 42° 46' 00" W for a distance of 344.22 feet to an iron pin at the northeasternmost corner of land formerly of David R. Steiner and now or formerly of Nancy L. Delach and the southwesternmost corner of Lot #1 on said plan.

Also all right title and interest in all land, building and improvements northeasterly of the following line:

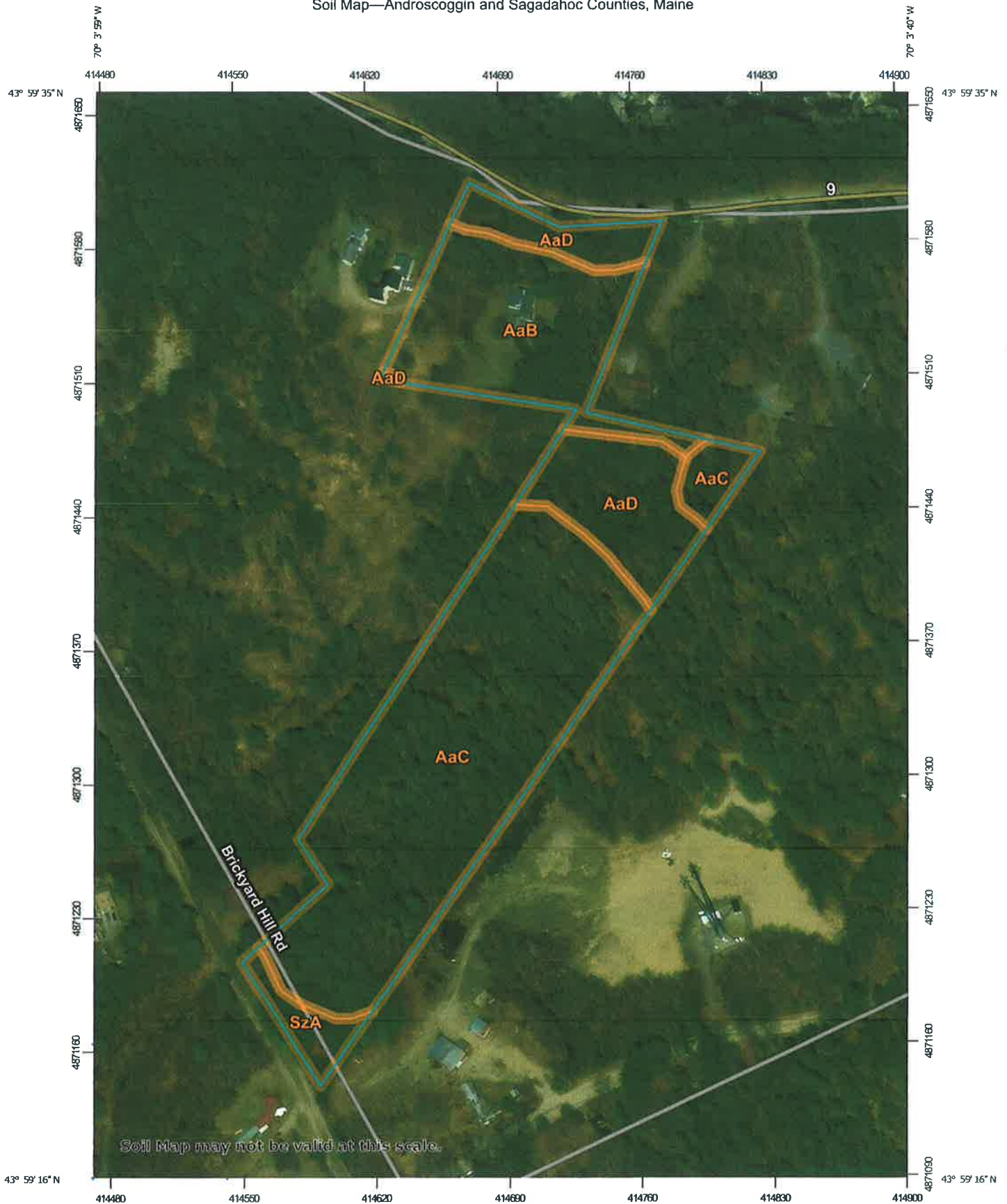
Beginning at the iron pin at the southwesternmost corner of Lot #1 on said Plan; thence S 61° 00' 00" E through the remains of a barbed wire fence for a distance of 300.00 feet along the southwesterly line of Lot #1 on said Plan to an iron rod in the ground; thence on the same course for a distance of 83.28 feet along the southwesterly line of Lot #2 on said Plan to an iron pipe in the ground.

This conveyance is also subject to a License Agreement dated July 24, 1989 recorded in said Registry of Deeds in Book 2451, Page 092.00.

This conveyance is made subject to two Easement Agreements, dated September 29, 2008 to be recorded herewith of even or near even date, further described as follows:

Said easements shall run in a general southerly and westerly direction across land of the Grantor from the southerly side of the County Road leading from Lisbon Falls to South West Bend. The easement shall include the right to use that portion of Grantor's black top driveway situated on the Grantor's premises leading from said County Road to Grantor's premises to the extent that such driveway intersects with a gravel road running in a general westerly direction leading to land of Brenda H. Cushing and also to land of David M. and Rita G. Chase. The Grantees in both easements agree to maintain the gravel drive and share in the maintenance of the black top driveway, if any is required.

Soil Map—Androscoggin and Sagadahoc Counties, Maine








































Map Scale: 1:2,770 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 19N WGS84

MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Androscoggin and Sagadahoc Counties, Maine

Survey Area Data: Version 22, Aug 30, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Oct 13, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres In AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| AaB | Adams loamy sand, 0 to 8 percent slopes | 2.3 | 22.0% |
| AaC | Adams loamy sand, 8 to 15 percent slopes | 6.0 | 57.7% |
| AaD | Adams loamy sand, 15 to 30 percent slopes | 1.8 | 17.0% |
| SzA | Swanton fine sandy loam, 0 to 3 percent slopes | 0.3 | 3.3% |
| Totals for Area of Interest | | 10.4 | 100.0% |



TOWN OF DURHAM
630 Hallowell Road
Durham, Maine 04222

*Office of Code Enforcement
and Planning*

Tel. (207) 376-6558
Fax: (207) 353-5367

SUBDIVISION SKETCH PLAN REVIEW APPLICATION AND CHECKLIST

A. Owner & Developer

Is applicant owner of the property? YES NO (If no, letter of owner authorization is required)

Property owner: Benjamin Stowe Property developer: _____

Address 5 Chase Hill Lane Address: _____
Durham, ME 04222 _____

Telephone number: 207-712-2430 Telephone number: _____

Email address: stowe.music@gmail.com Email address: _____

B. General Property Information

Property location: 5 Chase Hill Lane

Tax Map/Lot numbers: Map 4, Lot 157

Current zoning: Rural Residential and Agricultural District

Is all of the property being considered for development? YES NO

C. Development Information

Name of proposed development: Subdivision of Stowe Property

Number of proposed lots: 3 total lots out of 1 Acreage of parcel to be developed: 10.01

When is construction being considered (year & season)? Buyers will begin construction 2021/2022

SUBMISSIONS CHECKLIST ON REVERSE SIDE

D. Submissions Checklist

This sketch plan application form;

A copy of a portion of the USGS topographic map of the area showing the outline of the proposed subdivision; Maine GIS contours provided

A copy of that portion of the Androscoggin County Soil Survey covering the proposed subdivision, showing the outline of the proposed subdivision;

A copy of the relevant Assessor's Map(s) showing the outline of the proposed subdivision;

A map drawn to scale showing site conditions such as steep slopes, wet areas and vegetative cover in a general manner.

A map drawn to scale showing the proposed layout of streets, lots, buildings, other improvements, and any proposed common areas in relation to existing conditions; and,

A written project narrative report with general information to describe or outline the existing conditions of the site, development constraints and opportunities, and a full description of the proposed development.

Will this be a cluster subdivision under Section 6.33? _____ YES NO

E. Cluster subdivision additional requirements:

The sketch plan submission includes a conceptual site plan meeting the requirements of Section 6.33.B.1.

Each specific home site is shown on the site plan to be an element of an overall plan for site development.

The conceptual site plan illustrates the placement of buildings and their relationship to open spaces, pedestrian paths, and roads.

The conceptual site plan illustrates where open space will serve the multiple purposes of:

Preserving natural features of the land;

Providing recreational opportunities; and,

Maximizing the value and enjoyment of homes in the subdivision.

Section 6.5 PRE-APPLICATION SKETCH PLAN PHASE

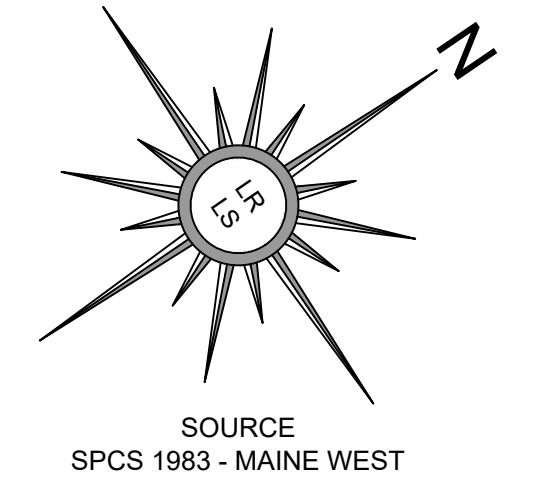
- A. **Purpose:** The purpose of the sketch plan meeting and onsite inspection is for the applicant to present general information regarding a contemplated subdivision to the Board and receive the Board's comments prior to the expenditure of substantial sums of money on surveying, soils identification, and engineering by the applicant.
- B. **Procedure:** The applicant shall present the pre-application sketch Plan and make a verbal presentation regarding the site and the proposed subdivision. Following the applicant's presentation, the Board may ask questions, point out potential problems or issues for future discussions, and make suggestions to be incorporated by the applicant into the subsequent application. Substantive, lengthy discussions about compliance with review standards shall be postponed until the subsequent review of the full application. The applicant should state any anticipated requests for waiver of submissions and the justification for requesting them. As with determination of compliance with review standards, any formal decision on granting waivers of submission requirements must wait until Board formal action on a preliminary plan application.
- C. **Sketch Plan Submissions:** Ten (10) copies of the sketch plan and all supporting materials must be submitted fourteen (14) days prior to a regularly scheduled Planning Board meeting, in order to be placed on the Board's agenda. The sketch plan does not need to be prepared by a registered professional engineer but must be accurate and contain all the following information submittals to help the Board and applicant fully understand the project site and issues related to it:
1. A sketch plan application form;
 2. A copy of a portion of the USGS topographic map of the area showing the outline of the proposed subdivision;
 3. A copy of that portion of the Androscoggin County Soil Survey covering the proposed subdivision, showing the outline of the proposed subdivision;
 4. A copy of the relevant Assessor's Map(s) showing the outline of the proposed subdivision;
 5. A map drawn to scale showing site conditions such as steep slopes, wet areas and vegetative cover in a general manner.
 6. A map drawn to scale showing the proposed layout of streets, lots, buildings, other improvements, and any proposed common areas in relation to existing conditions; and,
 7. A written project narrative report with general information to describe or outline the existing conditions of the site, development constraints and opportunities, and a full description of the proposed development.
- D. **Site Plan Required for Cluster Subdivisions:** If the applicant intends to file a request for approval of a cluster subdivision plan under Section 6.33, a conceptual site plan meeting the requirements of Section 6.33.B.1 must be submitted at sketch plan review. The Planning Board will conduct a site walk for cluster subdivisions at pre-application stage following the requirements of Section 6.6.I.

Section 6.1. CLUSTER DEVELOPMENT ALTERNATIVE

- A. Purpose of Clustering:** The purpose of these provisions is to allow for flexibility in the design of subdivisions to allow for the creation of open space which provides recreational opportunities or protects important natural features from the adverse impacts of development, provided that the net residential density shall be no greater than is permitted in the district in which the development is proposed. Notwithstanding provisions of Article 4 relating to dimensional requirements, the Board, in reviewing and approving proposed residential subdivisions, may modify the provisions related to dimensional requirements to permit flexibility in approaches to housing and environmental design in accordance with the following guidelines. This shall not be construed as granting variances to relieve hardship, and action of the Zoning Board of Appeals shall not be required.
- B. Standards for Cluster Developments:** Cluster developments shall meet all of the following requirements:
- 1. Required Site Plan:** Each home site shall be an element of an overall plan for site development. Only developments having a total site plan for specific home sites will be considered. The application shall illustrate the placement of buildings and their relationship to open spaces, pedestrian paths, and roads. Although reduced road and utility construction costs are a benefit of clustering, of equal importance is designing a subdivision where open space serves the multiple purposes of preserving natural features of the land and providing recreational opportunities while maximizing the value and enjoyment of homes in the subdivision. Although not a requirement, applicants seeking approval of a cluster subdivision are advised to seek the services of a landscape architect in laying out the site plan before engineering plans for roads are prepared and before a surveyor lays out proposed lot lines. This site plan should be presented at the pre-application, sketch plan stage if cluster approval is desired. The Planning Board will not approve a cluster subdivision that creates open space from left over land or strips that do not positively relate to natural features of the site and do not orient home sites to take maximum advantage of those open spaces. Cluster approval is optional and should only be pursued to create true open space subdivisions.
 - 2. Allowable Reduction of Lot Size & Street Frontage:** The Planning Board may allow lots within cluster developments to be reduced in lot size and street frontage by up to fifty (50%) percent of the minimum required by Article 4 in return for provision of common open space, as long as the maximum number of dwelling units is not exceeded according to the calculations in Section 6.33.B.3 below.
 - 3. Maximum Number of Lots:** In order to determine the maximum number of lots permitted in a cluster subdivision on a tract of land, the net residential acreage as determined in Section 6.33.B.4 below shall be divided by the minimum lot size in the district, as required by Article 4. Recognizing the substantial community benefits of open space preservation, the Planning Board and these regulations acknowledge that the greater efficiency of cluster design may result in a slight increase in the number of lots over a conventional subdivision layout. Any cluster subdivision meeting the net residential acreage, cluster design, and all other

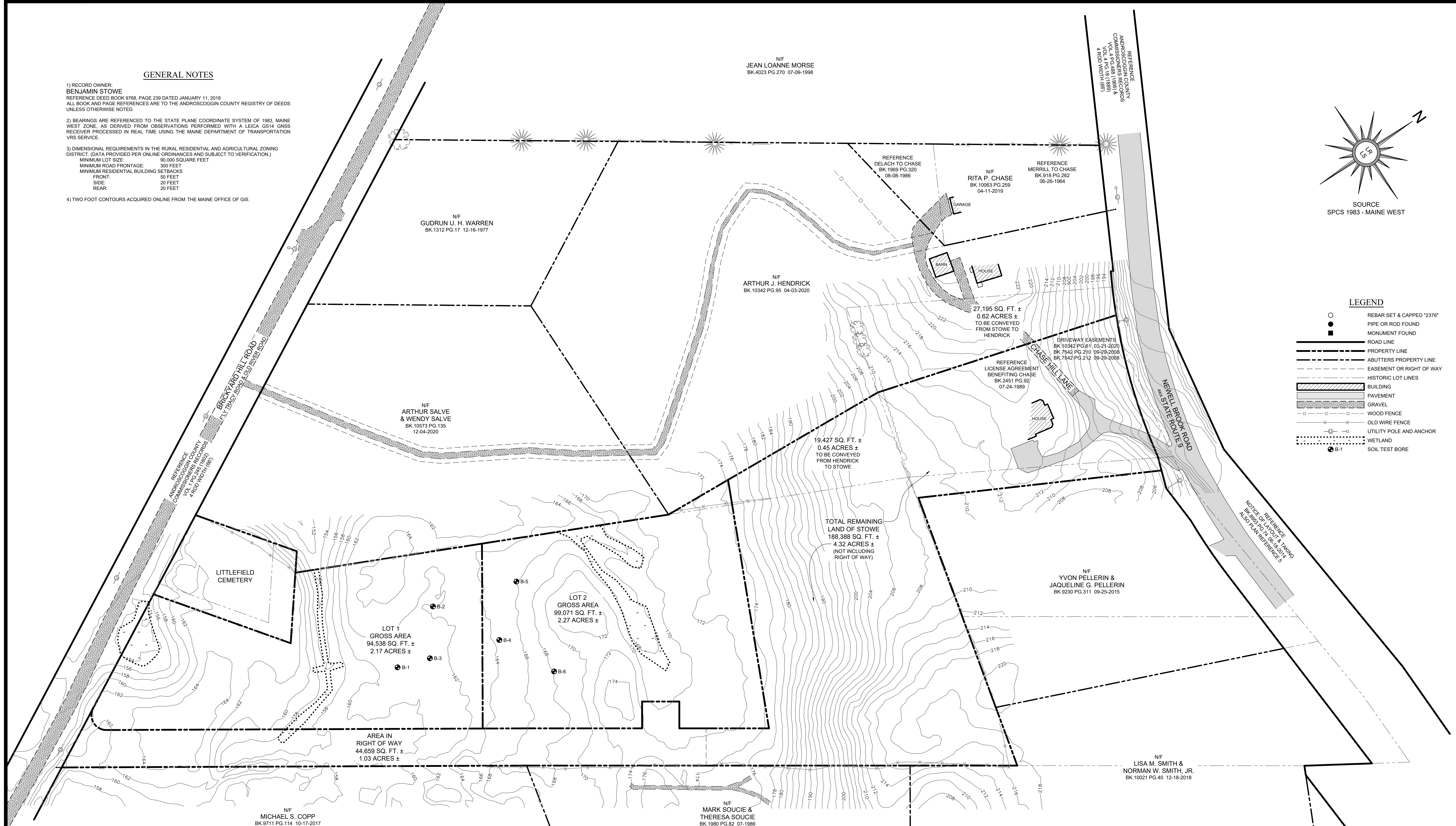
GENERAL NOTES

- RECORD OWNER:
BENJAMIN STOWE
REFERENCE DEED BOOK 9768, PAGE 239 DATED JANUARY 11, 2018
ALL BOOK AND PAGE REFERENCES ARE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER PROCESSED IN REAL TIME USING THE MAINE DEPARTMENT OF TRANSPORTATION VRS SERVICE.
- DIMENSIONAL REQUIREMENTS IN THE RURAL RESIDENTIAL AND AGRICULTURAL ZONING DISTRICT (DATA PROVIDED PER ONLINE ORDINANCES AND SUBJECT TO VERIFICATION):
MINIMUM LOT SIZE: 90,000 SQUARE FEET
MINIMUM ROAD FRONTAGE: 300 FEET
MINIMUM RESIDENTIAL BUILDING SETBACKS:
FRONT: 50 FEET
SIDE: 20 FEET
REAR: 20 FEET
- TWO FOOT CONTOURS ACQUIRED ONLINE FROM THE MAINE OFFICE OF GIS.



LEGEND

- REBAR SET & CAPPED "2376"
- PIPE OR ROD FOUND
- MONUMENT FOUND
- ROAD LINE
- - - PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- - - EASEMENT OR RIGHT OF WAY
- - - HISTORIC LOT LINES
- ▨ BUILDING
- ▨ PAVEMENT
- ▨ GRAVEL
- ▨ WOOD FENCE
- ▨ OLD WIRE FENCE
- UTILITY POLE AND ANCHOR
- ▨ WETLAND
- B-1 SOIL TEST BORE



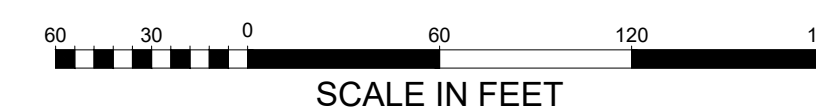
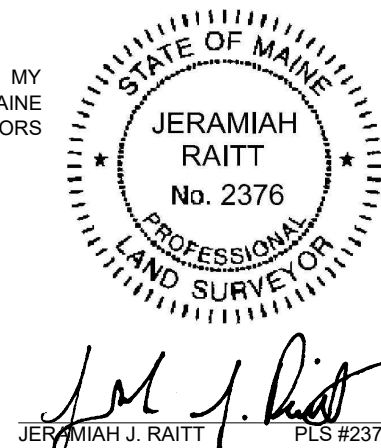
PLAN REFERENCES

- NOYES PLAN OF ROYALSBOROUGH AT PAGES 1 AND 22 OF THE UNRECORDED PLAN FILES AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- "PLAN OF PROPOSED RELOCATION, STATE AID HIGHWAY NO. 1 & THIRD CLASS HIGHWAY NO. 2 IN THE TOWN OF DURHAM" DATED JULY 1937. ON FILE WITH THE MAINE DEPARTMENT OF TRANSPORTATION.
- "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR JAMES MARK LEVASSEUR" DATED JULY 30, 1996 BY DANIEL J. DALFONSO.
- "STANDARD BOUNDARY SURVEY, LAND OF ALLAN PURINTON & ELIZABETH GAMACHE" DATED APRIL 2, 2009 BY BRIAN SMITH SURVEYING, INC.
- "STATE AID HIGHWAY NO. 3, ROUTE 9 / NEWELL BROOK ROAD, DURHAM... FEDERAL AID PROJECT NO. STP-1838(200), PART 1" DATED FEBRUARY 2014. ON FILE WITH THE MAINE DEPARTMENT OF TRANSPORTATION. (INCLUDING THE MASTER LAYOUT FILE PROVIDING LOCATIONS OF MONUMENTS THAT HAVE BEEN DESTROYED.)
- "STANDARD BOUNDARY SURVEY, RECORD OWNER MORTON RENOVATIONS, LLC" DATED NOVEMBER 18, 2020 BY THIS SURVEYOR.

CERTIFICATION

TO: BENJAMIN STOWE TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

- NO SEPARATE REPORT



TOPOGRAPHIC SURVEY

RECORD OWNER
BENJAMIN STOWE
5 CHASE HILL LANE, DURHAM, ME 04222

LAND LOCATED AT NEWELL BRICK ROAD, CHASE HILL LANE & BRICKYARD HILL ROAD, DURHAM, MAINE

LITTLE RIVER

LAND SURVEYING, INC.
ME PLS #2376 NH LLS #957
PO BOX 332, LISBON FALLS MAINE 04252
(207) 841-0056

DATE: SEPT. 15, 2021
REVISED: NOV. 22, 2021

SCALE:
1" = 60'

PROJECT: 20-023
DRAWING: 21-145

DRAWN BY: JJR
CHECKED BY: JJR

**TOWN OF DURHAM
PLANNING BOARD
MEETING MINUTES
November 3, 2021**

1. Call to Order

2. Roll Call

Planning Board members present: Anne Torregrossa, Chair; Juliet Caplinger, Vice Chair; Wesley Grover; Allan Purinton; Ron Williams; John Talbot; and Tyler Hutchison.

3. Continuing Business:

Cedar Pond Road/Road Maintenance Agreement: **Approved**

Hallowell Road Gravel Pit/Conditional Use Permit: Tabled to 12-1-21

4. New Business:

Brickyard Hill Road Subdivision/Sketch Plan review: Not seen, application incomplete.

5. Adjourn