

**DURHAM PLANNING BOARD
REGULAR MEETING AGENDA
Durham Town Offices, 6:00 p.m.
July 13, 2022**

1. Roll Call & Determination of a Quorum
2. Amendments to the Agenda
3. Acceptance of the Minutes of Prior Meetings (June 1, 2022)
4. Informational Exchange:
 - a) Town Officials
 - b) Residents
 - c) Non-Residents
5. Continuing Business
 - a) Completeness Review Preliminary Plan Application for Proposed 13-Lot Cluster Subdivision Hollowell Road Map 7, Lot 32A
6. New Business:
 - a) Public Hearing Preliminary Plan Application for Proposed 13-Lot Cluster Subdivision Hollowell Road Map 7, Lot 32A
 - b) Substantive Review Preliminary Plan Application for Proposed 13-Lot Cluster Subdivision Hollowell Road Map 7, Lot 32A
7. Other Business:
 - a) Planning Board Discussion of Public Outreach Process for Land Use Ordinance Amendments For 2023 Town Meeting

3. Acceptance of the Minutes of Prior Meetings (June 1, 2022)

Town Of Durham
Planning Board Meeting Minutes
June 1, 2022

DRAFT

1. Roll Call & Determination of Quorum

Planning Board Members present: John Talbot, Chair; Juliet Caplinger, Anne Torregrossa,
Staff Present: George Theborge, Town Planner, Chief Tripp.

2. Amendments to the Agenda ~ None

3. Acceptance of the Minutes of Prior Meeting, May 4, 2022

Juliet ~ Motioned to accept minutes
John ~ 2nd

4. Informational Exchange:

- a.) Town Officials ~ None
- b.) Residents ~ None
- c.) Non-Residents ~ None

5. Continuing Business:

a.) Summary of the May 12th Site Walk ~ Hallowell Road Subdivision (Deer Creek Project)

Planning Board Members present on Site Walk: John Talbot, Allan Purington, Wes Grover
and Ron Williams.

Town Officials present: Town Planner, George Theborge; Code Enforcement Officer,
Alan Plummer; and Fire Chief, Ron Tripp.

Applicant: Charlie Burnham; Jack Doughty and Jonny Schnell also present on site

Town Planner's Notes from the Site Walk:

The Board explored the area to the east of Dyer Brook, the tributary and observed that the erosion control measures installed by the property owner had failed. The Board then crossed the stream on an old logging road crossing to a large clearing on the west side of the brook. This crossing creates a dam in the stream that does not meet State stream crossing standards (note: this was put in a long time ago). The cleared area on the far side of the stream contained a large amount of construction equipment and materials from the prior business use that remained in violation of an enforcement action in the court order. Town Staff had been given direction by the Select Board not to process any development permit applications for properties that are in violation of the ordinances, including this application. The staff, court officer and the Town Planner did follow up inspections on May 17th and May 19th to verify that the site had been brought into substantial compliance with the court order and reported that to the Select Board chairman. The Chairman sent

an email supporting the approach that was taken. Finally, the Planning Board walked the perimeter around the open space, observed the wetland areas and then concluded the site walk.

6. New Business:

Completeness Review ~ Determine whether or not the applicant submitted everything that they are required to submit.

Town Planner Review:

Received application after the site walk for preliminary approval, which is the next step in the subdivision review process. The applicant received an initial completeness review from the Town Planner and submitted a supplemental application addressing some of those points on May 20th.

- First step in the review process is that the Board looks through the checklists and if any of the information is not included in the application, then it is an incomplete application and the Board will not start a substantive review of the project.
- The determination of completeness, if everything is in there, indicates that the Planning Board has all of the information that it needs at a minimum, to confirm compliance or non-compliance with the standards and criteria of the subdivision regulations.
- Under the ordinance, the Board can request additional information and guidance given in the ordinance for what the parameters of those additional information requests would be.
- Once the Board determines that the application is complete, the board has 60 calendar days to complete its review, hold a public hearing and make a decision on the application.
 - a.) approve it
 - b.) approve it with conditions
 - c.) deny the application, if it fails to meet **any** of the subdivision standards and criteria

The Town Planner provided the Board with a draft incomplete letter. In that draft the Planner pointed out two items:

The location map, which shows the context of the subdivision with surrounding subdivisions and properties as well as its location within the town. The bigger issue was the soil tests for each of the test pits of the lots was not included and the packet indicated it will be forthcoming. This information is

DRAFT

a critical piece of information, because the subdivision regulations and the checklist require that every lot have a soil test that passes the Maine Plumbing Code for a septic system without using easements on other lots or variances of the Maine plumbing rules.

Board Comments:

Juliet ~ recommended that the Board go through and review the checklist. These were some of her items of issues:

- Monuments on the corners of the property for the survey showing vegetative cover (what's already been cleared and what's forest) The applicant will put that on the existing plans condition and put a new aerial behind, so you can see exactly what it's like now underneath the existing conditions plan.
- Storm Water Plan ~ location of all of the culverts (streams on the storm water plan that are outside the property)

The Board recommends incompleteness and adding flood boundary on the project maps, clarification of the satisfaction of judgement on the court action. Survey monumentation, existing vegetative cover and all adjacent culverts on streams, including Hallowell Brook culvert. Motion to determine and complete, based on the list the board addressed.

Juliet ~ Motion
Anne ~ 2nd
Approved (3-0)

If the Petitioner can get all of the information in by the deadline, the board will go ahead with advertising a public hearing and then move forward with the preliminary plan. The Board will determine at the July 13th meeting if a second site walk is needed.

Upcoming Meeting(s)

Planning Board Regular Meeting at Town Office: July 6, 2022 at 6:30pm

7. Other Business: None

8. Adjourn

DRAFT

4. Informational Exchange:

a. Town Officials

i. Town Planner

- The Conservation Commission met on May 26 to review the project for updating the Resource Protection (RP) District to implement recommendations of the 2018 Comprehensive Plan.
- The project will be divided into two parts with Part 1 correcting erroneous inclusion of land in the existing RP that does not meet any of the six criteria of floodplains, shoreland zone, 10-acre or greater wetlands, stream riparian buffers, important waterfowl habitat buffers, or multiple natural resources.
- Part 2 will consider applying these same criteria to land that is not currently in the RP District.
- This division of the project into the two parts has been endorsed by the Select Board.
- GPCOG has been contacted about doing a web-based citizen survey on these policy changes.
- The Town Planner is preparing a database of all landowners that will be affected by the mapping changes in both parts and a draft informational letter from the Conservation Commission, Planning Board, and Select Board.
- Public informational meetings will be scheduled to take public input on the proposed changes.
- The Town Planner is also working with the Historic District Commission to prepare needed amendments to the Town's historic preservation programs.
- A report and public outreach strategy for that project will be discussed by the Historic District Commission at their September meeting.
- The Planning Board met on June 8 to review the 2018 Comprehensive Plan recommendations for ordinance changes.
- The Board decided to focus on the impacts and needed changes of the new State affordable housing law that requires allowance of multiple dwelling units on all lots where single-family homes are currently allowed.
- Durham makes some allowances for duplexes and accessory dwelling units, but additional changes will be needed to come into full compliance with the new law.
- With repeal of the Southwest Bend Growth District in 2019, Durham will not be required to allow multi-family buildings with up to four units in growth areas.
- If Durham doesn't make the required changes, applicants will be able to challenge permit denials in court.
- The Planning Board also decided to pursue re-introduction of the proposed changes for back lot access drives.
- The Board wants to develop effective public outreach on the next round of Land Use Ordinance amendments.

5. **Continuing Business:**

- a. **Completeness Review Preliminary Plan Application for Proposed 13-Lot Cluster Subdivision Hallowell Road Map 7, Lot 32A**

TOWN PLANNER COMMENTS:

- The Planning Board determined that the application was incomplete on June 1, 2022, for the following reasons:
 - a. Sec. 6.7.B – The site location map (Attachment K) does not meet the requirements of the Ordinance. Sheet C-101 could be modified to add the missing information.
The applicant has submitted an updated location map.
 - b. Sec. 6.7.C.3 – The corners of the parcel must be located on the ground and marked by monuments.
The applicant is requesting that the required corner monumentation be done with the monumentation of the subdivision.
 - c. Sec. 6.7.C.4 – A copy of the satisfaction of judgment for the case involving zoning violations on the property (which is an encumbrance).
The applicant's supplemental submission makes no mention of this item.
 - d. Sec. 6.7.C.6 – Sheet C-101 contains test boring (TB) locations with numbers and conceptual septic system layouts, but the required logs for the soil tests are not included to verify that all the proposed septic systems will pass Maine Plumbing Code requirements.
The applicant has submitted test pit logs for all the boring locations.
 - e. Sec. 6.7.C.13 – Add current vegetative cover to the existing conditions plan.
The applicant has submitted an aerial survey showing the limits of clearing and vegetative cover of the project site.
 - f. Sec. 6.7.C.16 – The location and size of existing culverts adjacent to the property must be shown, including the culvert on the brook where it crosses Hallowell Rd.
The updated location map makes reference to a 36-inch culvert on Hallowell Rd.
 - g. Sec. 6.7.C.24 – The FEMA established 100-year flood areas to be depicted on the plan.
Updated Sheet C-101 depicts the flood plain along Dyer Brook on the project site.
- The packet contains draft letters of incompleteness and completeness for the Board's review and action on completeness of the application.
- Once the Board determines completeness, it has 60 calendar days to reach a decision to approve, approve with conditions, or deny the application unless the applicant agrees to an extension of time for reviewing it.

Re: Deer Creek Crossing Supplemental
George Theborge <townplanner@durhammaine.gov>
Thu 6/23/2022 3:15 PM
To:

- Charles Burnham <edwinburnham@gmail.com>

Charlie,

The first action of the Planning Board at the next meeting will be to make a determination of completeness. It will be their decision by majority vote on whether any of the items noted in the June 1 incomplete letter that have not been addressed are sufficient to establish a continuation of the incomplete application. Your clients have the following options:

1. Provide documentation that all items in the June 1 incomplete letter have been addressed in the application;
2. Make a case that the outstanding items do not affect the substantive review of the application and can be waived; or,
3. Present draft preliminary approval condition(s) that ensure that the outstanding items will be addressed as part of the final plan review.

If you provide a letter addressing completeness of the application, I will include it in the packet for that item on the agenda. The rest of the packet, including the supplemental material you submitted this week, will go in the agenda packet for the public hearing item.

Depending on the length of the public hearing, I anticipate that the Board will begin substantive deliberations on the application (if they determine it complete) at the same meeting after closing the public hearing. They would then conclude their deliberations and make a decision on the preliminary plan application at the following meeting.

I did confirm with the Chairman this afternoon that we will go forward with the meeting on July 13th at 6 pm at the Town Offices.

George

George Theborge AICP
Durham Town Planner
630 Hallowell Rd
Durham, ME 04222
townplanner@durhammaine.gov
207-353-2561

From: Charles Burnham <edwinburnham@gmail.com>
Sent: Thursday, June 23, 2022 1:28 PM
To: George Theborge <townplanner@durhammaine.gov>
Subject: Re: Deer Creek Crossing Supplemental

July 13th works for me! Thanks for asking. I left the hard copies in the entry way this morning. Got there a bit before 1030.

I'm working on the monumentation. Wondering if that is something that could be conditioned, so the surveyor only has to go out there once.

Thanks,
Charlie

On Thu, Jun 23, 2022, 1:20 PM George Theborge <townplanner@durhammaine.gov> wrote:
Charlie,

The IT people who stream, televise, and record the Planning Board meetings are not available for July 6. The Board members are being polled on whether to move the meeting to July 13th. Would either date work for you? I have the agenda and legal ad for the public hearing ready to go for either date, depending on what the Board decides. The Chairman will be waiting over the weekend to get a response from as many Board members as possible.

George

George Theborge AICP
Durham Town Planner
630 Hallowell Rd
Durham, ME 04222
townplanner@durhammaine.gov
207-353-2561

From: Charles Burnham <edwinburnham@gmail.com>
Sent: Wednesday, June 22, 2022 12:50 PM
To: George Theborge <townplanner@durhammaine.gov>
Subject: Deer Creek Crossing Supplemental

Good Afternoon George!

Attached is a few pieces of additional information for the following planning board meeting. I'll drop off the hard copies tomorrow.

Otherwise, I hope everything is going well!

Thanks,
Charlie

Grange Engineering LLC

New Gloucester, Maine
Grange.Engineering.Me@gmail.com
207 712 6990

Deer Creek Crossing Subdivision in Durham, Maine

Dear Planning Board,

The following package is supporting information for the Preliminary Subdivision Application submitted June 18th, 2022. The provided information is in response to some of the comments and concerns mentioned by the Town Planner and from the Planning Board during the June 1st meeting.

The Site Location Figure was updated with the location of other Subdivisions in the area. The existing culvert on Hollowell Road was also added to the Site Location Map.

An aerial survey was performed on June 6, 2022 and attached to the back of the existing conditions plan. The survey was intended to show which areas of the site are currently cleared and support our claim that the lumber was harvested in accordance with Maine State Law defined in the Maine Forest Service Rule Chapter 23. To the later point, Liquid Harvesting is defined as the purchase or other acquisition of forest land followed by a timber harvest that does not comply with Section 6 of this rule, and the subsequent sale, offer for sale, or other conveyance of the harvested land, or any portion of it, within 5 years. It is my understanding that the "subsequent 5 years" is from the time of purchase not the time of clearing. The prior owner owned the land longer than 5 years therefore, the liquidation harvesting rules do not apply. To further support the compliance with this standard, the logger who performed the clearing is an Accredited Timber Harvester (Jeff Cote- Forest ID# 12543437) meeting Option 2 of Section 6. The aerial survey is intended to show that less than 50% of the DBH was cleared meeting Option 1 of the same subsection.

In response to the alignment with Patriot Way. The figure included by the Town showed a one-way road in place of the proposed alignment. According to historical documents the existing Driveway was built prior to the Town approving Patriot Way. We have moved the alignment to the South as far as possible while still allowing for drainage along the Timber Oak property line.

A preliminary septic report has been provided by Steve Marcotte.

If the Planning Board finds it appropriate the applicant will gladly provide a right-of-way to the abutting properties allowing for future connectivity.

Each lot has been adjusted to ensure there are 40,000 square feet of buildable area.

A fire pond at the end of the hammerhead has been added to the plans to provide the required 36,000 gallons of on-site water storage. Confirmation from the fire chief that the required fire pond will eliminate the need for sprinkles is still pending. If sprinklers are still needed a dry hydrant will be installed at the stream crossing in place of the fire pond.

The provided survey includes notes that reference some uncertainties with the property boundary. The surveyor used the most conservative lines and implemented best practice when determining the boundary. The notes point more to the age of the property boundaries and the

lack of precision available at the time. It is our position that the only impact a change to boundary lines would be additional open space for Deer Creek Crossing HOA. The Title Commitment letter has been included as well.

Thanks,

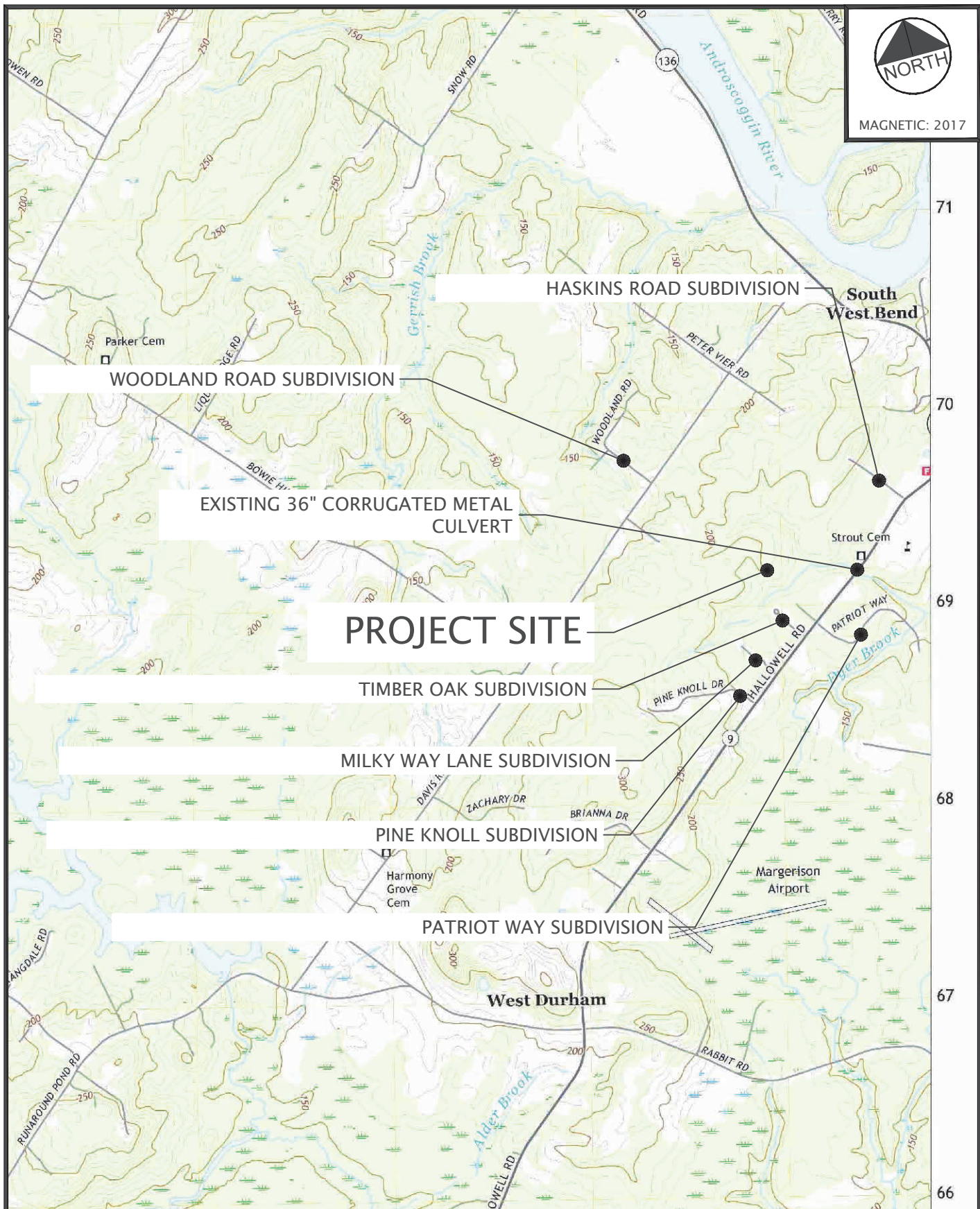
Charlie Burnham. P.E.

Grange Engineering LLC
241 Rowe Station Road
New Gloucester, Maine 04260

207 712 6990
Grange.Engineering.Me@gmail.com



MAGNETIC: 2017



71
70
69
68
67
66

HALLOWELL ROAD SUBDIVISION
DURHAM, MAINE

SITE LOCATION MAP
TAX MAP: 7 LOT: 32A

DRAWN: CB
DESIGNED: CB
CHECKED:

DATE: MAY 2022
SCALE: N/A
JOB NO. 2
FILE NAME: HALLOWELL USGS

FIGURE
1

MARCOTTE ENVIRONMENTAL

Wastewater ♦ Groundwater ♦ Wetlands ♦ Environmental Compliance

June 11, 2022

PN: #22020

Jack Doughty
231 Flying Point Road
Freeport, ME 04032

REFERENCE: Preliminary Septic System Investigation
Deer Creek Crossing - Map 7 / Lot 32A - Durham, Maine

Dear Jack:

I completed a Preliminary Septic System Investigation at the above referenced property ("the site") on June 5, 2022, for a proposed 13-lot residential subdivision. The investigation was performed to evaluate soil and site conditions for proposed septic system suitability in accordance with the State of Maine Subsurface Wastewater Disposal Rules (August 3, 2015) for first-time systems.

FIELD INVESTIGATION

Soil explorations were performed at (12) locations with a hand auger, shovel, and tile probe. Explorations were logged as TP-1 through TP-12. Soils and site conditions at all tested locations met first-time conditions for a 3- or 4-bedroom home. Refer to Attachment 1 for soil logs.

Soil explorations were located with handheld GPS to an accuracy of approximately 20 feet. Refer to Attachment 2 for a Soil Test Location Map.

SOILS DESCRIPTION

Soils at the tested locations consisted predominantly of loamy fine sand to loamy sand overlying a denser and finer textured hydraulically restrictive horizon (Mixed Geological Origins – Soil Profile 7). Evidence of seasonally perched water table above the hydraulically restrict horizon was observed in lower areas of the site near mapped wetlands. In topographically higher areas the depth of sand in places exceeds 4 feet (TP-3, Outwash Sands - Soil Profile 5). Soils on the northeastern side of the property observed at TP-1 consisted of 24 inches of loamy sand cover over a gravelly / rocky horizon which is likely till.

The stone bed square foot equivalent gallon per day per square foot (GPD/SF) loading rate is 2.6 square foot per gallon per day (SF/GPD) for Soil Profile 5, and 3.3 GPD/SF for Soil Profile 7.

PROPOSED DISPOSAL FIELDS

Stone bed disposal fields should be suitable at most locations for a 3- to 4-bedroom home. In the event a smaller disposal area footprint is needed then propriety devices such as plastic chambers, or Eljen Geotextile Sand Filters can be used to reduce the disposal field footprint by 50% or more.

A tabular summary of typical disposal field footprints for 3- and 4-bedroom home on each lot is provided below.

Lot #	Test Pit	Soil Profile (Classification)	3-Bedroom Home Stone Bed Dimensions	4-Bedroom Home Stone Bed Dimensions
1	TP-1	Profile 7 - Mixed Origins	20 ft x 45 ft	20 ft x 55 ft
2	TP-2			
3	TP-3	Profile 5 - Outwash Sand	20 ft x 35 ft	20 ft x 45 ft
4	TP-4	Profile 7 - Mixed Origins	20 ft x 45 ft	20 ft x 55 ft
5	TP-5			
6	TP-6			
7	TP-7			
8	TP-8			
9	TP-9			
10	TP-10			
11	TP-11			
12	TP-12			
13	TP-13	Profile 5 - Outwash Sand	20 ft x 35 ft	20 ft x 45 ft

CLOSURE

Soils and site conditions at the tested locations meet the State of Maine Subsurface Wastewater Disposal Rules (August 3, 2015) criteria for first-time systems. Note that a complete HHE-200 application for each proposed subsurface wastewater disposal system must be prepared by a Licensed Site Evaluator and approved by the Local Plumbing Inspector prior to installation.

If you have any questions concerning this letter, please feel free to contact me.

Sincerely yours,
 Marcotte Environmental



Stephen B. Marcotte, CG, LSE
 Principal



Enclosures

ATTACHMENT 1

Soil Test Logs

SOIL PROFILE / CLASSIFICATION INFORMATION		DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES
Project Name: Hallowell Road Property	Applicant Name: Jack Doughty	Project Location (municipality): Durham

Observation Hole # TP-1 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6			DRK YELLOW BROWN	
12	LOAMY FN SAND	FRIABLE		
18			YELLOW BROWN	NONE NOTED
24				
30	GRAVELLY LOAMY FN SAND			
36		REFUSAL IN STONES AT 28"		
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	C/B	7%	>28"	

Observation Hole # TP-2 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6			DRK YELLOW BROWN	
12	LOAMY FN SAND	FRIABLE		
18			YELLOW BROWN	NONE NOTED
24				
30				
36				
42	SILT LOAM	FIRM	OLIVE BROWN	COMMON & DISTINCT
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	C	4%	32"	

Observation Hole # TP-3 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6			DRK YELLOW BROWN	
12	LOAMY SAND TO LOAMY FN SAND	VERY FRIABLE		
18			YELLOW BROWN	NONE NOTED
24				
30				
36				
42		FRIABLE	OLIVE BROWN	
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
5	B	4%	>48"	

Observation Hole # TP-4 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6			DRK YELLOW BROWN	
12	LOAMY FN SAND	FRIABLE		
18			YELLOW BROWN	NONE NOTED
24				
30	SILT LOAM	FIRM	OLIVE BROWN	COMMON & DISTINCT
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	C	4%	24"	

INVESTIGATOR INFORMATION AND SIGNATURE	
Signature:	Date: 6/5/2022
Name Printed/typed: Stephen B. Marcotte	Cert/Lic/Reg.# SE387
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Other:	



SOIL PROFILE / CLASSIFICATION INFORMATION		DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES
Project Name: Hallowell Road Property	Applicant Name: Jack Doughty	Project Location (municipality): Durham

Observation Hole # TP-5 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6	LOAMY	FRIABLE	DRK YELLOW BROWN	NONE NOTED
12	FN SAND			
18				
24			YELLOW BROWN	FEW & FAINT
30				
36	SILT LOAM	FIRM	OLIVE BROWN	COMMON & DISTINCT
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	C	6%	24"	

Observation Hole # TP-6 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	NONE
6	LOAMY	FRIABLE	DRK YELLOW BROWN	NOTED
12	FN SAND			
18			YELLOW BROWN	FEW & FAINT
24	SILT LOAM	FIRM	OLIVE BROWN	COMMON & DISTINCT
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	D	4%	12"	

Observation Hole # TP-7 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6	LOAMY	FRIABLE	DRK YELLOW BROWN	NONE NOTED
12	FN SAND			
18			YELLOW BROWN	FEW & FAINT
24				
30	SILT LOAM	FIRM	OLIVE BROWN	COMMON & DISTINCT
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	C	5%	15"	

Observation Hole # TP-8 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6	LOAMY	FRIABLE	DRK YELLOW BROWN	NONE NOTED
12	FN SAND			
18			YELLOW BROWN	
24	SILT LOAM AND FINE SAND	FIRM	OLIVE BROWN	COMMON & DISTINCT
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	C	3%	18"	

INVESTIGATOR INFORMATION AND SIGNATURE	
Signature:	Date: 6/5/2022
Name Printed/typed: Stephen B. Marcotte	Cert/Lic/Reg.# SE387
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Other:	



SOIL PROFILE / CLASSIFICATION INFORMATION		DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES
Project Name: Hallowell Road Property	Applicant Name: Jack Doughty	Project Location (municipality): Durham

Observation Hole # TP-9 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6				
12	LOAMY FN SAND	FRIABLE	DRK YELLOW BROWN	NONE NOTED
18			YELLOW BROWN	
24				
30	SILT LOAM	FIRM	OLIVE BROWN	COMMON & DISTINCT
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	C	10%	26"	

Observation Hole # TP-10 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6				
12	LOAMY FN SAND	FRIABLE	DRK YELLOW BROWN	NONE NOTED
18			YELLOW BROWN	
24	SILT LOAM	FIRM	OLIVE BROWN	COMMON & DISTINCT
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	C	6%	18"	

Observation Hole # TP-11 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6				
12	LOAMY FN SAND	FRIABLE	DRK YELLOW BROWN	NONE NOTED
18			YELLOW BROWN	
24				
30	SILT LOAM	FIRM	OLIVE BROWN	COMMON & DISTINCT
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	C	12%	24"	

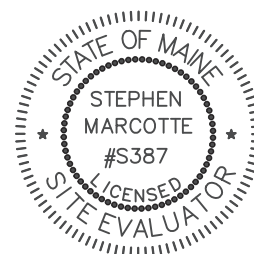
Observation Hole # TP-12 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6				
12	LOAMY FN SAND	FRIABLE	DRK YELLOW BROWN	NONE NOTED
18			YELLOW BROWN	
24				
30				
36	SILT LOAM	FIRM	OLIVE BROWN	COMMON & DISTINCT
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
7	C	12%	30"	

INVESTIGATOR INFORMATION AND SIGNATURE	
Signature:	Date: 6/5/2022
Name Printed/typed: Stephen B. Marcotte	Cert/Lic/Reg.# SE387
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Other:	



SOIL PROFILE / CLASSIFICATION INFORMATION		DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES
Project Name: Hallowell Road Property	Applicant Name: Jack Doughty	Project Location (municipality): Durham

Observation Hole # TP-13 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			BROWN	
6	LOAMY SAND TO LOAMY FN SAND	VERY FRIABLE	DRK YELLOW BROWN	
12				
18				
24			YELLOW BROWN	NONE NOTED
30				
36				
42		FRIABLE	OLIVE BROWN	
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
5	B	4%	>48"	

Observation Hole # _____ Test Pit Boring

_____ " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock

Observation Hole # _____ Test Pit Boring

_____ " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock

Observation Hole # _____ Test Pit Boring

_____ " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock

INVESTIGATOR INFORMATION AND SIGNATURE	
Signature:	Date: 6/5/2022
Name Printed/typed: Stephen B. Marcotte	Cert/Lic/Reg.# SE387
Title: <input checked="" type="checkbox"/> Licensed Site Evaluator <input type="checkbox"/> Certified Soil Scientist <input type="checkbox"/> Certified Geologist <input type="checkbox"/> Other:	



ATTACHMENT 2

Soil Test Location Map



First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Commitment

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
 - (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
 - (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
 - (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
 - (h) "Title": The estate or interest described in Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





First American Title™

ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent:
Issuing Office's ALTA® Registry ID: **1064048**
Commitment No.:
Property Address: **Hallowell Road, Maine**
Revision No.:

Issuing Office: **Royall Title Company**
Loan ID No.:
Issuing Office File No.: **3951-T**

SCHEDULE A

1. Commitment Date: **06/14/22 @ 8:00AM**
2. Policy to be issued:
 - (a) ALTA® Owner's Policy of Title Insurance (6-17-06)
Proposed Insured: **Jack Doughty**
Proposed Policy Amount: **\$200,000.00**
 - (b) ALTA® Loan Policy of Title Insurance (6-17-06)
Proposed Insured: ***NONE***
Proposed Policy Amount: *** NONE ***
 - (c) Policy
Proposed Insured:
Proposed Policy Amount: \$
3. The estate or interest in the Land described or referred to in this Commitment is **Fee Simple**.
4. The Title is, at the Commitment Date, vested in: **Dean Smith**
5. The Land is described as follows: **Hallowell Road**, in the City/Town of , County of , and State of **ME**. See Exhibit "A" attached hereto and made a part hereof.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Authorized Signatory

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.




EXHIBIT A

All and the same premises described in a deed from George A. Leger and Matilda F. Leger to DeWitt Corporation dated October 2, 1986 and recorded in the Androscoggin County Registry of Deeds in Book 2004, Page 35.

Excepting and reserving the following lots or parcels of land:

1. Lots 1-9 shown on a plan titled "Final Plan – Revised Timber Oaks", by Brian Smith Surveying, Inc. dated July 25, 1988 and recorded in the Androscoggin County Registry of Deeds in Plan Book 34, Page 32;
2. Timber Oak Drive and cul-de-sac as shown on the aforesaid Plan;
3. The lot shown on the aforesaid Plan labeled "George & Matilda Leger to DeWitt Corporation, Book 2004, Page 35, 10-2-1986, 344,926 Sq. Ft."; and
4. The premises described in a deed from of DeWitt Corporation to DeWitt Builders, Inc. dated August 24, 2001 and recorded in the Androscoggin County Registry of Deeds at Book 4759, Page 66, and by a Corrective Deed of even or near date which Corrective Deed also conveys an access easement.

The premises conveyed herein is more particular described as bounded on the north by land now or formerly of Sandra and Quincy Herling, land now or formerly of Joanne Simonelli, and land now or formerly of Robert Marstaller, on the east by land now or formerly of Parker Morse and Cheryl Morse, on the south by land now or formerly of Robert and Nikki Boucher, land now or formerly of DeWitt Builders and Hallowell Road, so-called, and on the west by land shown on a plan titled "Final Plan – Revised Timber Oaks", by Brian Smith Surveying, Inc. dated July 25, 1988 and recorded in the Androscoggin County Registry of Deeds in Plan Book 34, Page 32, the lot shown on the aforesaid Plan labeled "George & Matilda Leger to DeWitt Corporation, Book 2004, Page 35, 10-2-1986, 344,926 Sq. Ft.", and land now or formerly of Seth Pruzansky.

 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI & BII	

Commitment No.:

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

Duly executed and recorded deed from Dean Smith vesting fee simple title to Jack Doughty.

5. Discharge and/or termination of the following liens or encumbrances:


Duly executed and recorded Discharge of Mortgage from DeWitt Corporation to Dean Smith discharging mortgage recorded in the Androscoggin County Registry of Deeds in Book 9388, Page 327.

Payment of all outstanding real estate taxes and municipal charges at or prior to closing.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



 First American Title™	ALTA Commitment for Title Insurance
Schedule BI & BII (Cont.)	ISSUED BY First American Title Insurance Company

Commitment No.:

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:


1. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title, including discrepancies, conflicts in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
4. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
5. Real estate taxes and municipal charges as follows:
Real estate taxes in the amount of for are paid through . The next tax due date is .
6. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title, created by the laws of the State of the insured premises or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust, or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy.

See attached Schedule B – Part II Continuation Sheet for additional Exceptions.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



 First American Title™	ALTA Commitment for Title Insurance
	ISSUED BY First American Title Insurance Company
Schedule BI & BII (Cont.)	

Commitment No.:

SCHEDULE B, PART II

Exceptions (Continued)

7. Outstanding mortgage from Dean Smith to DeWitt Corporation dated June 10, 2016 and recorded in the Androscoggin County Registry of Deeds in Book 9388, Page 327.
8. Rights and easement granted by DeWitt Corporation to Central Maine Power Company and New England Telephone and Telegraph Company by instrument dated November 6, 1987 and recorded in the Androscoggin County Registry of Deeds in Book 2196, Page 240, as such may affect the insured premises.
9. Boundary Line Agreement by and between Dean Smith and Dean Smith, Inc. dated May 8, 2018 and recorded in the Androscoggin County Registry of Deeds in Book 9835, Page 157.
10. Any exception, reservation, restriction, easement or condition as set out in the attached Exhibit A.
11. The exact acreage or contents measurements of the premises will not be insured.
12. Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads and ways or any portion of the premises lying beyond the high water mark of any abutting body of water.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.





TOWN OF DURHAM
630 Hallowell Road
Durham, Maine 04222

**Office of Code Enforcement
and Planning**

Tel. (207) 353-2561
Fax: (207) 353-5367

NOTICE OF INCOMPLETE APPLICATION

Date: July 13, 2022

Name: Jack Doughty

Address: 231 Flying Point Rd. Freeport, Maine

Mr. Doughty:

The Planning Board of the Town of Durham has reviewed your application for preliminary subdivision review of a project on Hallowell Road (Map 7, Lot 32A). In accordance with Section 6.6.H., the Board has determined that your application is incomplete, and the Board cannot begin a formal review of your application until all information stated in the application checklist is submitted and all review fees and review escrows are paid.

For your application to be considered complete and adequate for review by the Planning Board, the following materials must be submitted:

- a. Sec. 6.7.C.3 – The corners of the parcel must be located on the ground and marked by monuments.
- b. Sec. 6.7.C.4 – A copy of the satisfaction of judgment for the case involving zoning violations on the property (which is an encumbrance).

Respectfully,

George Theborge, Town Planner



TOWN OF DURHAM
630 Hallowell Road
Durham, Maine 04222

*Office of Code Enforcement
and Planning*

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

NOTICE OF COMPLETE APPLICATION

Date: July 13, 2022
Name: Jack Doughty
Address: 231 Flying Point Road, Freeport, Maine

Dear Mr. Doughty;

The Planning Board of the Town of Durham has reviewed your application for preliminary subdivision review of a project on Hallowell Road (Map 7. Lot 32A). In accordance with Section 6.6.H, the Board has determined that your application is complete and ready for formal review.

Sincerely,

George Theborge, Town Planner