

TOWN OF WATERBORO SUBDIVISION APPLICATION

Subdivision Name Ivory Hills Date of Application 03/03/2021
Application Fee \$1,000.00 Fee Received Yes

APPLICANT INFORMATION

1. Name of Property Owner: Ivory & Regina Libby
Address: 881 Sokokis Trail
No Waterboro, ME 04061

 2. Name of Applicant: Ivory & Regina Libby
Address: 881 Sokokis Trail
No Waterboro, ME 04061
Telephone 207-793-0320

 3. If applicant is a corporation, check if licensed in Maine: Yes No
and attach a copy of State's Registration.

 4. Name of Applicant's Authorized Agent: John Wilkinson & Cindy Dumond
Address: 371 Chadbourne Ridge Rd
No Waterboro, ME 04061
Telephone: 207-650-3125

 5. Land Surveyor, Engineer, Architect or others preparing plan
Name: Stephen Everett PLS2162
Address: 73 Phesant Run Rd
East Waterboro, ME 04030
Telephone: 207-650-5216 Registration # PLS2162

 6. Contact person/address to send all correspondence regarding this application
John Wilkinson 207-650-3125
371 Chadbourne Ridge Rd
No Waterboro, ME 04061
johnwilkinson@roadrunner.com

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

 8. What interest does the applicant have in any abutting property? None
-

LAND INFORMATION

9. Location of Property (from County Registry of Deeds) (from Tax Maps) Road 329 Roberts Ridge Rd Book 18516 Page 287 Map 8 Lot 37

10. Current zoning of property: AR

11. Is any portion of the property within 250 feet of the high water mark of a pond, river or wetland? X Yes No *Per Plan of Ivory Hills*

12. Acreage to be developed 12.35

13. Indicate the nature of any restrictive covenants to be placed in the deeds:
No Mobile Homes

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

15. Identify existing use(s) of land. (farmland, wood lot, etc.)
Residential Homes

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

17. Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency:
 Yes X No

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

Name	Address
<u>See Attached</u>	_____
_____	_____
_____	_____
_____	_____

Abutting property owners continued:

_____	_____
_____	_____
_____	_____

GENERAL INFORMATION

19. Proposed name of development: Ivory Hills

20. Number of lots or units: 3

21. Anticipated date for construction: Unknown

22. Anticipated date of completion: Unknown

23. Does this development require extension of public infrastructure?

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

24. Estimated cost for infrastructure improvements \$ None

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

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

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

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

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

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

28. Does the applicant propose to dedicate to the public any streets, recreation or common lands?

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

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

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

Yes included in Waiver Request Form

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

Cindy Dumond

(signature of applicant)

03/09/2021
(date)



500 foot Abutters List Report

Waterboro, ME

March 03, 2021

Subject Property:

Parcel Number: 008-037
CAMA Number: 008-037
Property Address: 329 ROBERTS RIDGE ROAD

Mailing Address: TETREAU PATRICIA E & LINDA J
28 MARSHALL VALLEY RD
WINDHAM, ME 04062

Abutters:

Parcel Number: 008-007
CAMA Number: 008-007
Property Address: 373 ROBERTS RIDGE ROAD

Mailing Address: COULTER GEORGE J JR
PO BOX 352
E WATERBORO, ME 04030

Parcel Number: 008-008
CAMA Number: 008-008
Property Address: 0 SOKOKIS TRAIL

Mailing Address: CENTRAL MAINE POWER CO
ONE CITY CENTER 5TH FLOOR
PORTLAND, ME 04101

Parcel Number: 008-009
CAMA Number: 008-009
Property Address: 147 SOKOKIS TRAIL

Mailing Address: TIMMERMAN, PHYLISS M. (PR)
3 FOLEY AVE.
SACO, ME 04072

Parcel Number: 008-019-007
CAMA Number: 008-019-007
Property Address: 0 SOKOKIS TRAIL

Mailing Address: HART KAREN
161 SOKOKIS TRAIL
EAST WATERBORO, ME 04030

Parcel Number: 008-019A
CAMA Number: 008-019A
Property Address: 57 RHOADES LANE

Mailing Address: BRANDT RICHARD A & NANCY J
57 RHOADES LANE
EAST WATERBORO, ME 04030

Parcel Number: 008-019C
CAMA Number: 008-019C
Property Address: 151 SOKOKIS TRAIL

Mailing Address: HICKS ROBERT C & NANCY J
151 SOKOKIS TRAIL
EAST WATERBORO, ME 04030

Parcel Number: 008-036
CAMA Number: 008-036
Property Address: 297 ROBERTS RIDGE ROAD

Mailing Address: COLLUPY, WAYNE
7 HOOPER HILL RD
EAST WATERBORO, ME 04030

Parcel Number: 008-036A
CAMA Number: 008-036A
Property Address: 313 ROBERTS RIDGE ROAD

Mailing Address: GUIMOND TOBY J & JOANNE A
313 ROBERTS RIDGE ROAD
EAST WATERBORO, ME 04030

Parcel Number: 008-039
CAMA Number: 008-039
Property Address: 302 ROBERTS RIDGE ROAD

Mailing Address: MILLS DONALD D
PO BOX 295
EAST WATERBORO, ME 04030

Parcel Number: 008-039-001
CAMA Number: 008-039-001
Property Address: 320 Roberts Ridge Road

Mailing Address: McConihe, Scott T. & Caroline
PO Box 215
East Waterboro, ME 04030



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500 foot Abutters List Report

Waterboro, ME

March 03, 2021

Parcel Number: 008-040
CAMA Number: 008-040
Property Address: 380 ROBERTS RIDGE ROAD

Mailing Address: DOLBEC EVAN A & PATRICIA A
364 ROBERTS RIDGE RD
EAST WATERBORO, ME 04030

Parcel Number: 008-040-001
CAMA Number: 008-040-001
Property Address: 362 ROBERTS RIDGE ROAD

Mailing Address: BOURQUIN, ANDREW & MANSFIELD,
BRITTANY (JT)
362 ROBERTS RIDGE RD
EAST WATERBORO, ME 04030

Parcel Number: 008-041
CAMA Number: 008-041
Property Address: 0 ROBERTS RIDGE ROAD

Mailing Address: COLLUPY, WAYNE
7 HOOPER HILL RD
EAST WATERBORO, ME 04030

Parcel Number: 008-050
CAMA Number: 008-050
Property Address: 0 ROBERTS RIDGE ROAD

Mailing Address: CENTRAL MAINE POWER CO
ONE CITY CENTER 5TH FLOOR
PORTLAND, ME 04101



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