

ZONING BOARD OF APPEALS APPLICATION

Town of Waterboro

24 Townhouse Road
East Waterboro, Maine 04083

Dear Applicant/Agent for an Appeal:

In order for the Board of Appeals to consider a case, the law requires that you present the Board with a complete application. The purpose of this letter is to provide you with instructions on how to meet your responsibilities, so the Board may hear your case in a timely manner.

Before filing an application, you should review the Town's ordinance(s) and make sure you understand why your permit application was denied or any other basis of your appeal to the Zoning Board of Appeals. If you do not know what zoning district your property is in or specific zoning restrictions on the property, you may obtain this information from the Code Enforcement Officer.

Next, you must provide the Board with the information required on the form given to you. You must provide the Board of Appeals with proof that you have a legal interest in the property about which you are bringing an appeal, in addition to information about the property, including any details about its physical characteristics that may be relevant to your appeal.

Then you must decide what kind of appeal you wish to bring. Your options are to bring an administrative appeal or variance appeal. The Code Enforcement Officer may give you some guidance in making this decision, but ultimately it is your decision to make, not the CEO's. What are the differences?

- An administrative appeal is an appeal from a decision of either the CEO or the Planning Board. You may file an administrative appeal if you do not agree with the Town's interpretation of the ordinance or if you think the Town made some administrative error when processing your permit application. On the application you must explain what the decision said, what you want to do with your property, why you think the decision was wrong and relief you are seeking from the Board of Appeals.
- A variance appeal is used when you cannot meet one or more of the dimensional standards of the ordinance, such as setback, lot coverage, or parking space requirements. On the application you must illustrate precisely what dimensional standards you do not meet and exactly how much of a variance you seek. You will need to provide evidence to the Board that you meet all of the standards for the type of variance that you are seeking.

An undue hardship is required for any type of variance in a shoreland zoning district, or any variance other than a dimensional variance, in any other district. The standards for an undue hardship variance are:

#1. That the land in question cannot yield a reasonable return unless the variance is granted. The Board will review your application to determine whether you can make a beneficial use of your property without a variance. A “reasonable return” in the eyes of the law does is not a maximum financial return. The Board may grant a lesser variance than you seek if it determines that the lesser variance will result in a reasonable return.

#2. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood. This standard requires a showing that your property is somehow different from other property in the neighborhood. Differences could include its shape, its topography, or its unique location.

#3. The granting of a variance will not alter the essential character of the locality. To meet #3 you must prove to the Board that what you propose to do will not change the neighborhood or pose health or safety problems.

#4. The hardship is not the result of action taken by the applicant or a prior owner. For this standard, you will need to present to the Board the history of how the property was created and developed over the years.

For a dimensional variance for a property that is not located in whole or in part in a shoreland zoning district, you must meet all of the following standards:

#1. The need for a variance is due to the unique circumstances of the property and not to the general condition of the neighborhood; and

#2. The granting of variance will not produce an undesirable change in the character of the neighborhood and will not unreasonable detrimentally affect the use or market value of abutting properties; and

#3 The practical difficulty is not the result of action taken by the applicant or a prior owner; and

#4 No other feasible alternative to a variance is available to the applicant; and

#5 The granting of a variance will not unreasonable adversely affect the natural environment; and

#6. The property is not located in whole or in part within the shoreland area as described in 38 M.R.S.A. §435.

As used in this section “dimensional standards” means and is limited to ordinance provisions related to lot area, lot coverage, frontage and setback of front, sides and rear requirements.

In addition to the standards for an undue hardship variance or a practical difficulty variance, Section 10.04.3 requires the Board to consider the following standards when reviewing any variance application:

1. Before a variance may be issued, the Board must determine, in addition to its finding of undue hardship or practical difficulty, that the granting of a variance would not negatively impact the best interest of the community; and
2. Undue hardship shall not be construed to include: self-imposed hardships; an inability to realize as great an economic gain as would be possible if the variance were granted; or a hardship that is not unique to the applicant's land; and
3. A variance, if granted, should necessitate only a slight departure from the stated requirements of an ordinance, usually not exceeding a fifteen (15) percent increase or decrease from the stated requirements; and
4. A variance, if granted, must not subvert the intent of the Town's Comprehensive Plan, this ordinance or local subdivision regulations as manifested in the language of the Plan or the particular provisions from which the variance is sought; and
5. A variance, if granted, must not have a harmful effect on the use of nearby land and structures insofar as that land is being used in conformity with state and local land use ordinances and regulations. The Board in granting a variance may attach appropriate conditions which will avoid harm to adjacent property owners and the public.

BE SURE TO COMPLETE the application form(s) and provide the Board with as much evidence in support of your case as you can. In addition to any written material submitted with the application, you may also bring to the hearing any witnesses you wish to have present evidence on your behalf about the property in question, any sworn written statements from individuals with personal knowledge of the property, and any documentation of previous building permits or ordinances.

An administrative appeal must be submitted to the Board of Appeals within 30 days of the issuance of the CEO's or Planning Board's decision in order for the appeal to be heard by the Zoning Board. The Board will not hear your appeal until you have provided them with a complete application. You are also **required** to submit a fee of \$330.00 in order for the application to be judged complete.

The Town will notify property owners of the hearing on your appeal as set forth in Article 9 Section 9.05 of the Zoning Ordinance. You are responsible for the costs of such notice.

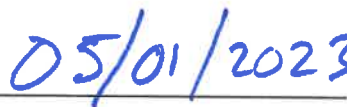
In the event you are granted a variance, you must record the variance in the Registry of Deeds within 90 days according to state law in order for the variance to be valid. The Board of Appeals will provide you with the signed form.

Any decision of the Board is subject to reconsideration or appeal within 45 days of the Board's vote.

I have read and understand the above information.



Applicant/Agent Signature



Date

Town of Waterboro, Maine

Zoning Board of Appeals

24 Townhouse Road
East Waterboro, Maine 04030

Telephone: (207) 247-6166 x121

email: ceosec@waterboro-me.gov

APPLICATION FOR UNDUE HARDSHIP VARIANCE APPEAL

Please print LEGIBLY.

Applicant (s): William and Chong Mathews

Mailing Address: 11 Cemetery Road Best contact number: 207-651-7537
Town/State/Zip: Lebanon, ME 04027
Email: leesfloralgarden@gmail.com Tax Map# 45 Lot # 1632 / 1633
Physical Address: 0 Acorn Court

Agent Information (if applicable):

Name: Sebago Technics, Inc. (Mathew Orr)

Relationship to Appellant(s): Civil Engineer and Technical Agent

Mailing Address: 75 John Roberts Road, Suite 4A Town/State/Zip: South Portland, ME 04106

Best contact number: 207-200-2134 Email: morr@sebagotechnics.com

Please complete this application in its entirety. You may add other information as may be needed to adequately describe the purpose of seeking relief from the Town of Waterboro Zoning Board of Appeals (ZBA). If you need assistance for any unanswered questions, please feel free to contact: Code Enforcement Officer at (207) 247-6166 x121, leave message and you will be called back.

I hereby request that the Town of Waterboro Zoning Board of Appeals consider an application for undue hardship variance appeal. In requesting this variance, I understand that:

◆ I must show that without a variance, undue hardship would result.

◆ I must satisfy the legal test for undue hardship by showing that:

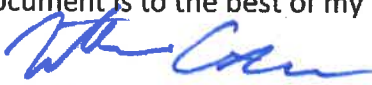
- A. That the land in question cannot yield a reasonable return unless the variance is granted; and
- B. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood; and
- C. The granting of a variance will not alter the essential character of the locality; and
- D. The hardship is not the result of action taken by the applicant or a prior owner.

Owner of Record: William and Chong Min Mathews

Deed Information: Book 5605 Page 93 Date of Recording: January 7, 1991

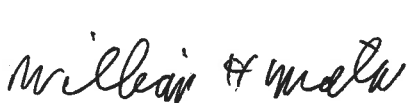

Attach a recorded copy of the deed, sales agreement, or contract that gives you title, right, or interest in this appeal, whichever is most current.

I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate.

Applicant/Agent Signature: 
Printed Name(s): MATHEW ORR (AGENT - SEBAGO TECHNICS)
Date(s) Signed: 05/01/2023

AGENT AUTHORIZATION

APPLICANT/ OWNER	Name	William & Chong Min Mathews		
PROPERTY DESCRIPTION	Physical Address	Acorn Court Waterboro, Maine	Map	45
			Lot	1632 & 1633
APPLICANT'S AGENT INFORMATION	Name	Mathew Orr (Sebago Technics, Inc.)		
	Phone	207-200-2134	Business Name & Mailing Address	Sebago Technics, Inc. 75 John Roberts Road, Suite 4A South Portland, Maine 04106



 APPLICANT SIGNATURE DATE 01/24/2023
 William Mathews Chong Mathews
 PLEASE TYPE OR PRINT NAME HERE


 APPLICANT'S AGENT SIGNATURE DATE 01/24/2023

MATHEW ORR
 PLEASE TYPE OR PRINT NAME HERE

QUITCLAIM DEED WITH COVENANT

00876

MAINE REAL ESTATE TRANSFER TAX PAID

I, EDNA F. ROLLINS, of Waterboro, County of York and State of Maine,

for consideration paid, grant to

WILLIAM H. MATHEWS and CHONG MIN MATHEWS, AS JOINT TENANTS, of Berwick, County of York and State of Maine,

with quit claim covenants, the land in Waterboro, County of York and State of Maine, described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated in the Town of Waterboro, County of York and State of Maine, and being Lot No. 1633 on Map 45 of the Tax Assessor's Maps, and further as shown on Plan of Land in Waterboro, Maine, owned by Lake Arrowhead Estates, which Plan is recorded in the York County Registry of Deeds, Plan Book 50, Page 13.

This conveyance is made subject to the restriction that no buildings or other structures shall forever be placed upon said property hereby conveyed.

This conveyance is benefitted by and burdened by the rights, easements, covenants, conditions and restrictions as are included in conveyances of other lots as shown on said Plan hereinbefore referred to, to such extent as the same are currently binding and enforceable.

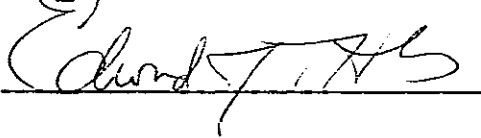
Being the same premises conveyed to the Grantor herein by Municipal Quitclaim Deed of the Town of Waterboro, dated July 19, 1983, and recorded in the York County Registry of Deeds, Book 3131, Page 56.

Also, another certain lot or parcel of land, together with any improvements thereon, situated in said Town of Waterboro, and being Lot No. 1632 on Map 45 of the Tax Assessor's Maps, and further as shown on Plan of Land in Waterboro, Maine, owned by Lake Arrowhead Estates, which Plan is recorded in the York County Registry of Deeds, Plan Book 50, Page 13.

This conveyance is benefitted by and burdened by the rights, easements, covenants, conditions and restrictions as are included in conveyances of other lots as shown on said Plan hereinbefore referred to, to such extent as the same are currently binding and enforceable.

Being the same premises conveyed to the Grantor herein by Municipal Quitclaim Deed of the Town of Waterboro, dated July 19, 1983, and recorded in the York County Registry of Deeds, Book 3131, Page 54.

IN WITNESS WHEREOF, the said EDNA F. ROLLINS has hereunto set her hand and seal this 7th day of the month of January, 1991.



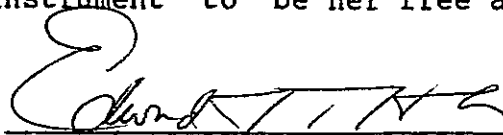

Edna F. Rollins

STATE OF MAINE
YORK, ss.

January 7, _____, 1991

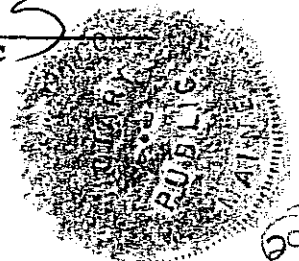
Then personally appeared the above-named Edna F. Rollins and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public
Edward J. Titcomb

RECEIVED YORK S.S.

91 JAN -9 PM 12:56
ATTEST Anne M. Stone
REGISTER OF DEEDS





Town of Waterboro

Code Enforcement Office

24 Townhouse Road

East Waterboro, Maine 04030

(207) 247-6166 x120

ceo@waterboro-me.gov

April 26, 2023

William Mathews
11 Cemetery Rd.
Lebanon, ME 04027

Re: 0 Acorn Court, Map 045-001-632

This application is denied as this proposed dwelling does not meet mandatory Shoreland set-back from the resource. Section 15 B. 1

B. Principal and Accessory Structures

(1) Required setback from waterbody or wetland.

All new principal and accessory structures shall be set back at least one hundred (100) feet, horizontal distance, from the normal high-water line of great pond classified GPA and rivers that flow to great ponds classified GPA, and seventy five (75) feet, horizontal distance, from the normal high water of other water bodies, tributary streams, or the upland edge of a wetland, except that in General Development 1 District the setback from the normal high water line shall be at least twenty five (25) feet, horizontal distance. In the Resource Protection District the setback requirement shall be 250 feet, horizontal distance, except for structures, road, parking spaces or other regulated objects specifically allowed in that district in which case the setback requirements specific above shall apply. (Amended 08292019)

Sincerely,

Michael Gilpatrick
Code Enforcement Office

To the Town of Waterboro ZBA,

We respectfully request an Undue Hardship Variance for the property on Tax Map 45, Lot 1632 & 1633, located on Acorn Ct.

Reasonable return

My wife and I purchased lots 1632 & 1633 in January of 1991. We had just gotten married and purchased this land to build our dream home. Dreams didn't come true as easily as we hoped, so after all these years, we are now a couple of years from retirement and we are finally ready to build a small house for us to retire in. If we are allowed to build a small 24X36 house, we will be able to get a reasonable return on our 32-year investment. We've kept up with the taxes to the town and fees to Lake Arrowhead for over 32 years. We have also invested quite a bit of money toward this current project. If the lot is deemed unbuildable, we will not receive a reasonable return off this property and never recover our financial and emotional investment. We will face enormous hardship.

Unique circumstances:

This property is a double lot. It is a non-conforming lot of record. We have 1.1 acres with 210 ft of road frontage and 574 ft of water frontage. The unique circumstances are when the Town of Waterboro sold lots 1632 & 1633 to Mrs. Edna Rollins in 1983, Lot 1633 had a deed restriction that no building can be built on it. This leaves us with Lot 1632. The size and shape of the lot is unique. Lots are on a peninsula, with water on both sides. Also, on a cul-de sac and on a cove. We hired Sebago Tech to survey the land to assess the best location to build the home. Sebago Tech has worked hard to identify the area having the least impact on the lake. Where they propose to locate the house requires the fewest trees to be removed and the least excavating and fill to be done, thus reducing the impact to the environment to as little as possible. The house placement will ensure a proper size for our retirement home. This is a home that we plan on spending the rest of our lives in, we will require a bedroom on the ground floor to accommodate old age restrictions like stairs. For this reason, we will need a minimum of 24x36ft to build on.

Granting of a variance will not alter the essential character of the locality

Pls see the note from Sebago Tech.

Hardship is not the result of action taken by the applicant or prior owner

Pls see the note from Sebago tech.

William Mathews
Lynn Mathews

William Mathews
Chong Mathews

May 1, 2023
21823

Zoning Board of Appeals
Town of Waterboro
24 Townhouse Road
East Waterboro, Maine 04030

Undue Hardship ZBA Application, Single-Family Residence
0 Acorn Court, Tax Map 45, Lot 1632/1633, Waterboro, ME

To Whom it May Concern:

On behalf of William and Chong Mathews, we are pleased to submit the enclosed Zoning Board of Appeals application for a single-family residential lot located at the end of Acorn Court with waterfront on Lake Arrowhead in Waterboro. The proposed project involves the construction of an 864 square-foot residence, associated gravel drive and parking area, subsurface wastewater disposal system, connection to public utilities within Acorn Court, and a seasonal dock. The project is located on a parcel of land that is 1.1 acres in size with approximately 574 linear feet of water frontage on Lake Arrowhead.

As shown on the enclosed site plan, the home is proposed to be located 81 linear feet from the water at the closest point. Placing the home further from the water would not be feasible as the home would be located on the property line due to the cul-de-sac style right-of-way. The home is also located in a spot that will limit the overall clearing of trees as well as create the smallest amount of soil disturbance. The home is placed greater than 30 linear feet from the existing gravel roadway, and is located approximately 130 linear feet from the nearest building on an abutting property. In addition, there is a deeded restriction on Lot 1633 for the placement of a building or other permanent structure from being placed on the lot, thus the Mathews can only develop Lot 1632. The project will adhere to the space and bulk criteria for the Village Residential District and Shoreland Zone Overlay District to the greatest extent possible.

The Mathews are seeking a variance appeal for Undue Hardship as the project site is located within the Shoreland Zoning District. As written in the denial letter from Michael Gilpatrick on April 26, 2023, the project does not meet the required setback of 100 horizontal feet from a waterbody as described in the Shoreland Zoning Ordinance, Section 15 B.(1). The project received approval on March 22, 2023 from the Saco River Corridor Commission for placement of the proposed structure 81.54 feet from the waterbody at the closest point.

In addition, the project will look to receive relief from the minimum rear yard as listed within the space and bulk criteria within a Shoreland Zone. As the project has water frontage and is located entirely within the Shoreland Zone, the parcel boundary along the Acorn Court right-of-way becomes the rear yard. The setback distance as required is 20-linear feet, and the project proposes to be 11 feet from the property line at the closest point. The unique circumstances of the cul-de-sac at the end of Acorn Court is the reasoning for this placement. Acorn Court is a private way managed by the Lake Arrowhead Community with the closest edge of the travel way being located 30 feet from the residence. The placement of the residence at a closer proximity to the roadway will not impact the essential character of the locality and is only a concern for the Western most corner of the building. There is only one other residence at the end of Acorn Court which is served by this cul-de-sac ending and is located approximately 130 linear feet from the proposed residence on Lot 1632.

We are hopeful that we have provided sufficient information for the application review and we look forward to presenting the plan and receiving feedback from the Board at their next regularly scheduled meeting. The applicant is excited about the project and believes the proposed development will be a benefit to the community on an undeveloped lot of record. Upon your review of this application, please call with any questions or if you require additional information please reach out via email or phone listed below.

Email: morr@sebagotechnics.com

Phone: 207-200-2134

Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read 'Mathew Orr', is positioned above the printed name.

Mathew Orr, EI
Civil Engineer/Team Lead

Cc: William and Chong Mathews

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-6672 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	WATERBORO
Street or Road	ACORN COURT
Subdivision, Lot #	

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City <u>Waterboro</u>	Permit # <u>6881</u>
Date Permit Issued <u>2-12-23</u>	Fee: \$ <u>250 + 15.00</u> Double Fee Charged []
<u>[Signature]</u>	L.P.I. # <u>1229</u>
Local Plumbing Inspector Signature	

OWNER/APPLICANT INFORMATION

Name (last, first, MI)	<u>MATHEWS, WILLIAM & CHONG MIN</u>	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant
Mailing Address of Owner/Applicant	<u>11 CEMETERY ROAD</u> <u>LEBANON, ME 04027</u>	
Daytime Tel. #	<u>(207) 651-7537</u>	

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 45 Lot # 1632 & 1633

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

[Signature] Date _____
Signature of Owner or Applicant

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) Date Approved

Local Plumbing Inspector Signature

(2nd) Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. ≥25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY 1.1± <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
SHORELAND ZONING <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1,000</u> GAL	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. Cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. Regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>768</u> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. Multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. Increase in tank capacity <input type="checkbox"/> d. Filter on tank outlet	DESIGN FLOW <u>270</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities 3 BEDROOMS @ 90 GPD = 270 GPD
SOIL DATA & DESIGN CLASS PROFILE <u>5</u> CONDITION <u>C</u> at Observation Hole # <u>TP-1</u> Depth <u>35</u> " of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input checked="" type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium Large—3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ GAL.	<input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> ° <u>d</u> <u>39</u> ' <u>33.7</u> " s Lon. <u>-70</u> ° <u>d</u> <u>43</u> ' <u>59.8</u> " s

SITE EVALUATOR STATEMENT

I certify that on 1-10-23 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature

355

SE #

Revised 2-8-23

1-26-23

Date

Gary M. Fullerton

Site Evaluator Name Printed

(207) 200-2063

Telephone Number

gfullerton@sebagotechnics.com

E-mail Address

SEBAGO
 TECHNICS
 WWW.SEBAGOTECHNICS.COM

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

Town, City, Plantation
WATERBORO

Street, Road, Subdivision
ACORN COURT

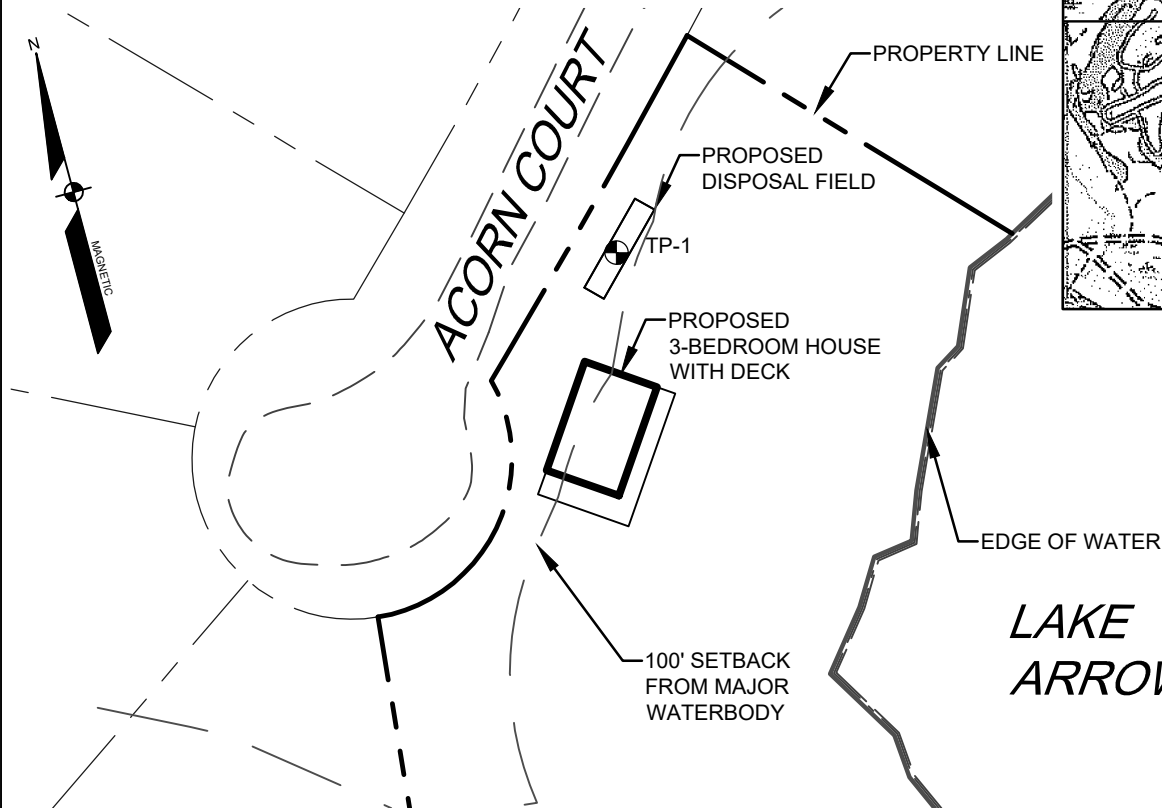
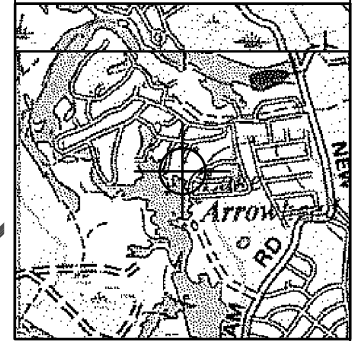
Owner or Applicant Name
MATHEWS, WILLIAM & CHONG MIN

IPF = IRON PIN FOUND
TP = TEST PIT B = BORING

SITE PLAN

SCALE: 1" = 60'

SITE LOCATION PLAN



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-1 ☒ Test pit ☐ Boring

1-2 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM	FRIABLE	DARK BROWN	
10	LOAMY SAND		DARK YELLOWISH BROWN	
20	GRAVELLY SAND		YELLOWISH BROWN	
30				
40			OLIVE GRAY	FEW, FINE, FAINT
50				

LIMIT OF EXCAVATION = 48"

Soil Classification
5 C
Profile Condition

Slope
3-8 %

Limiting Factor
35 "

☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole ☐ Test pit ☐ Boring

 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification
Profile Condition

Slope
%

Limiting Factor
"

☐ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

[Signature]
Site Evaluator Signature

355
SE #

Revised 2-8-23
1-26-23
Date

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Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation
WATERBORO

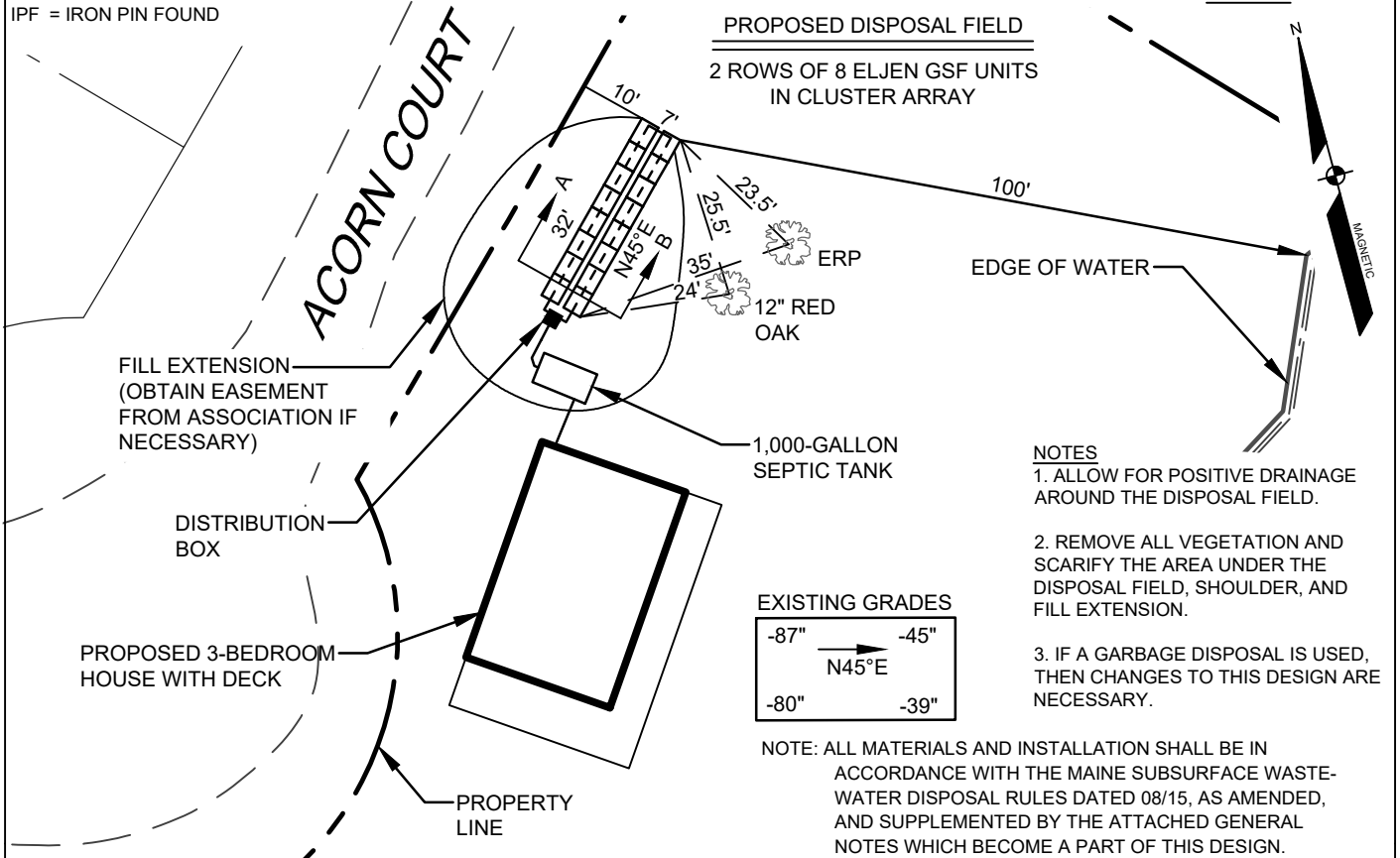
Street, Road, Subdivision
ACORN COURT

Owner or Applicant Name
MATHEWS, WILLIAM & CHONG MIN

ERP= ELEVATION REFERENCE POINT
IPF = IRON PIN FOUND

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 30'



BACKFILL REQUIREMENTS

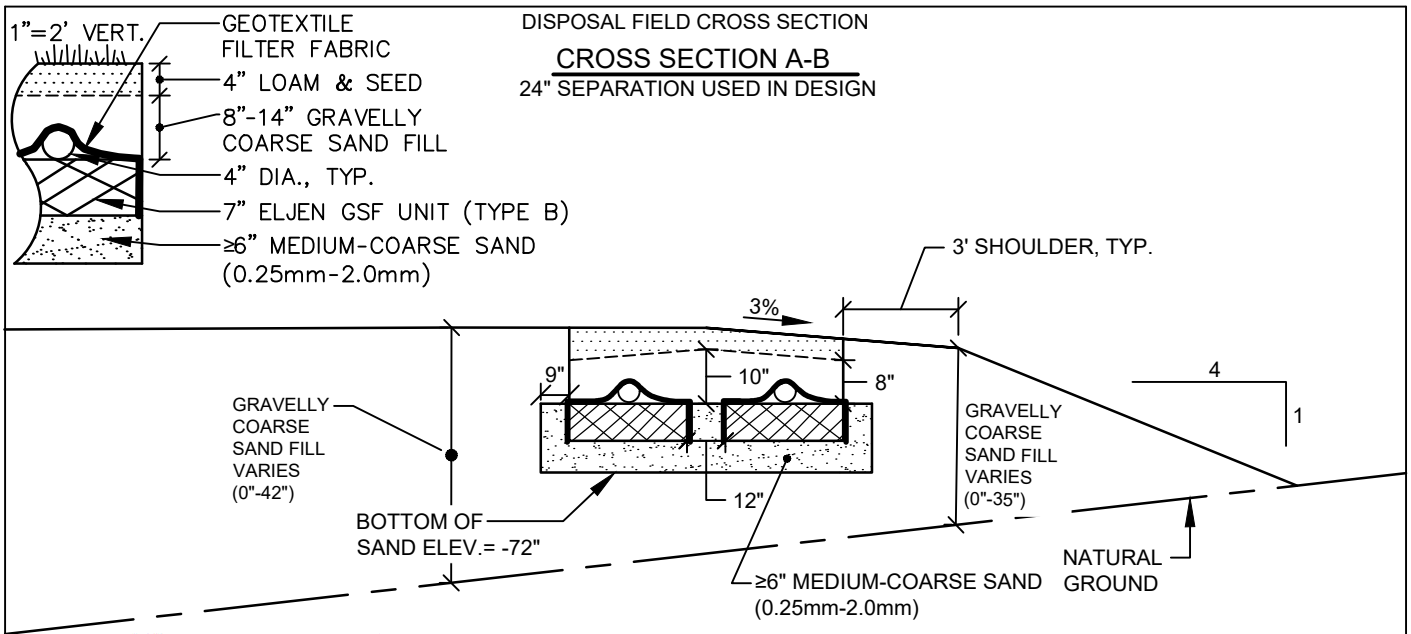
Depth of Fill (Upslope)	0"±
Depth of Fill (Downslope)	35" TO 42"±

CONSTRUCTION ELEVATIONS

Finished Grade Elevation	-45"
Top of Distribution Pipe or Proprietary Device	-55"
Bottom of Disposal Area (Bottom of Eljens)	-66"

ELEVATION REFERENCE POINT

Location & Description	NAIL UP 28" IN A 7" DIAMETER RED MAPLE
Reference Elevation	



Site Evaluator Signature

355
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General Notes
(attachment to form HHE-200)
<1,000 gpd Septic System

1. The nature of the site evaluation profession is one of interpretation of soil and site conditions. We, in the field, attempt to both provide a satisfactory service to the client, and comply by the rules by which we are bound - The Maine Subsurface Wastewater Disposal Rules. If at any time you, the client, are not satisfied with the service provided or the results found, it is your right to hire another site evaluator for a second opinion.
2. Property information is supplied by the owner, applicant or representative. Such information presented herein shall be verified as correct by the owner or applicant prior to signing this application.
3. All work shall be in accordance with the Maine Subsurface Wastewater Disposal Rules dated 8/3/15, as amended.
4. All work on the disposal field should be performed under dry conditions.
5. No vehicular or equipment traffic to be allowed on disposal area unless H-20 load is specified. Disposal field shall be constructed from outside the corner stakes located in the field. The downslope area is also to be protected in the same manner.
6. Backfill, if required, is to be gravelly coarse sand texture and to be free of foreign debris (per Table 11A of the Maine Subsurface Wastewater Disposal Rules). If backfill is coarser than original soil, then mix a minimum of 4" of backfill material into original soil.
7. No neighboring wells are apparent (unless so indicated) within 100' of disposal area. Owner or applicant shall verify this prior to signing the application.
8. The disposal field stone shall be clean, uniform in size and free of fines, dust, ashes, or clay. It shall have a nominal size of $\frac{3}{4}$ " or $1\frac{1}{2}$ " (per Table 11B of the Maine Subsurface Wastewater Disposal Rules).
9. Minimum separation distances required (unless reduced by variance or special circumstance).
 - a) wells with water usage of 2000 or more gpd or public water supply wells:

Disposal Fields:	300'
Treatment Tanks:	150'
 - b) potable water supply to disposal field: 100'
 - c) potable water supply to treatment tank: 50'
 - d) treatment tank or disposal field to lake, river, stream or brook: 100' for major watercourse,
50' for minor watercourse
 - e) house to treatment tank: 8'
 - f) house to disposal field: 20'
- For all other separation distances, use separations for less than 1,000 gpd per Maine Subsurface Wastewater Disposal Rules Table 7B for first-time systems and Table 8A for replacement systems.
10. Location of septic system near a wetland may require a separate permit. As such, the owner, prior to construction of the septic system, shall hire a professional to evaluate proximity of adjacent wetlands and prepare necessary permit applications.
11. Garbage disposals are not recommended and, if installed, are done so at the owner's risk. The additional waste load requires increased maintenance frequency and may cause premature failure of disposal field.
12. Pump stations, when required, shall be installed watertight to prevent infiltration of ground and/or surface water.
13. Force mains and pressure lines shall be flushed of any foreign material and pumps shall be checked for proper on/off cycle before being put into service.
14. Force mains, pump stations, and/or gravity piping subject to freezing shall be installed below frost line or adequately insulated.

Sebago Technics, Inc., 75 John Roberts Rd., Suite 4A, South Portland, ME 04106-6963 (207) 200-2063



Memorandum

To: Amy Harris, Director of Finance and Administration

Lake Arrowhead Community, Inc.

From: Mathew Orr, EI, Sebago Technics, Inc.

Date: February 21, 2023

Subject: Acorn Court, Waterboro – Map 45, Lot 1632/1633

Per your request, we have prepared a statement regarding the placement of fill across the property line into the right-of-way of Acorn Court. Placement of the fill will allow for positive surface drainage over a proposed septic system on the subject site.

The proposed fill will consist of clean gravel and loam. The fill limit will take place at elevation 317 which is located three (3) feet below the lowest road elevation at 320. The extents of the proposed septic system are located completely on the subject property as shown on the attached Site Plan. The fill placement within the right-of-way will remove an existing low spot and better direct runoff to Lake Arrowhead.

Based on this site assessment, we are confident that the proposed project will maintain the existing drainage pattern for surface runoff from Acorn Court. Please let me know if further information is required for review and approval of this Affidavit.

Sincerely,
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Mathew Orr", is written over a horizontal line.

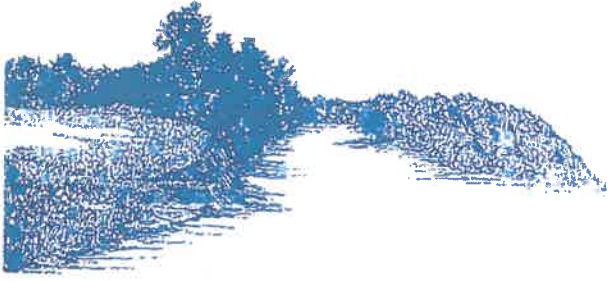
Mathew Orr, EI

2/22/2023

Lake Arrowhead Community, Inc agrees to allow the above-referenced work to be completed as stated.

A handwritten signature in blue ink, appearing to read "Amy J. Harris", is written over a horizontal line.

Amy J. Harris, Director of Finance and Administration



Saco River Corridor Commission

"Communities Working Together To Protect Our Rivers"

April 10, 2023

WILLIAM & CHONG MATHEWS
11 CEMETERY ROAD
LEBANON, ME 04027
PERMIT #15-571

Dear Mr. and Mrs. Mathews,

The Saco River Corridor Commission approved Permit #15-571 at a meeting on March 22nd, 2023, with standard conditions and the additional conditions that the residence be located no closer than 81.54 feet from the normal high water line, the septic system be located no closer than 100 feet from the normal high water line, and the residence and associated development shall not be expanded at any time in the future, extending any closer to the normal high water line than 81.54 feet.

You will receive your permit when you provide confirmation of the necessary approvals from the Town of Waterboro. We have notified that town that your permit was approved.

Thank you for your cooperation with this Commission. If you have any additional questions, please do not hesitate to contact us.

Sincerely,

Haley Lachance

Administrative Assistant

Cc: Mathew Orr, Sebago Technics - Agent