SEBAGO
TECHNICS
CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

SKETCH PLAN APPLICATION

to the

Town of Waterboro

For

Town House Woods Subdivision
Waterboro, Maine

On behalf of

FOMEZ DEVELOPMENT, LLC
798 Main Street
North Waterboro, Maine 04087

August 2018

75 John Roberts Road – Suite 1A, South Portland, ME 04106-6963 • 207-200-2100 • Fax: 207-856-2206

SEBAGO
TECHNICS

August 14, 2018
98480-01

Waterboro Planning Board
Town of Waterboro
24 Townhouse Road
East Waterboro, ME 04030

Town House Woods Subdivision – Townhouse Road

Dear Board Members;

On behalf of FOMEZ Development, LLC, please find the attached application and supporting material for a pre-application Sketch Plan (section 5.1.2) review of the proposed Town House Woods Subdivision.

This six lot subdivision is proposed to encompass a small portion of land owned by Carmine, LLC on the easterly side of the Townhouse Road. This project site is identified as a portion of lot 45 as shown on the Town tax map 11. The development is entirely located in the AR Zone and the lots are sized to meet the space and bulk requirements of the zone. The lots are proposed to be serviced by individual wells and subsurface sewage disposal systems.

Access to the lots will be accomplished by an approximately 500 foot long dead-end road that will terminate in a hammerhead. FOMEZ Development is currently in the process of obtaining an entrance permit from the Maine Department of Transportation for the access road. Stormwater runoff from the access road is initially anticipated to be directed to existing low areas located on the property that have no surface outfalls, such that the runoff will either infiltrate into the soil or evaporate.

A copy of the Deed to Carmine, LLC has been included along with a purchase and sale agreement to FOMEZ Development, LLC as Exhibits E & F.

Once provided by the Planning Staff, the E-911 addresses will be added to the plan along with the individual lot numbers.

We look forward to meeting with the Board at their next available meeting to discuss this project in more detail. In the interim, please contact us with any questions or if you require additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.

Charles L. Brown, Jr. PLS
Project Coordinator

Shawn M Frank PE
Sr. Project Manager

CLB/SMF/lg
Enc.

cc: Douglas C. Foglio, Jr.

Application Index

Exhibit	Description
A	Agent Authorization
B	Application
C	Abutter List & Public Notice Letter
D	Submission Check List for Section 5.1.2 – pre-application (Sketch)
E	Deed into Carmine, LLC of the project area B16859/P551, deed for the access easement north of site B16862/P449, and the deed for the CMP easement along Townhouse Road, B586/Page 412.
F	Purchase & Sale Agreement between Carmine, LLC and FOMEZ Development, LLC
G	Request for Waiver Forms

Plan Exhibits	Description
1.	Waterboro Tax Maps 11 & 52
2.	Plan of property showing Melvin B. Johnson Lot for Carmine, LLC
3.	Flood Insurance Rate Firmette Map
4.	National Wetland Inventory Map
5.	USDA Medium Intensity Soils Map York County Portion of Map 19
6.	Sketch Plan of the Town House Woods Subdivision

AGENT AUTHORIZATION

APPLICANT/OWNER	Name:	Douglas C. Foglio, Jr.
PROPERTY DESCRIPTION	Physical Address: Map: 11 Lot: Portion of 45	
APPLICANT'S AGENT INFORMATION	Name:	See Below
	Phone:	STI 207-200-2100 CLB 207-776-8489
	Email:	clb611166@gmail.com
	Business Name & Mailing Address:	Sebago Technics, Inc. 75 John Roberts Rd So. Portland, ME 04106

The below agents may represent me/us before Waterboro Town officers and the Waterboro Planning Board to expedite and complete the approval of the proposed development for this parcel.

NAMES OF APPLICANT'S AGENTS FROM SEBAGO TECHNICS, INC:

Charles L. Brown, Jr, PLS	Project Coordinator/Surveyor	clb611166@gmail.com
Shawn M. Frank, PE	Senior Project Manager	sfrank@sebagotechnics.com
Kenneth R. Gardner, LSS	Soil Scientist	kengardner77@yahoo.com

Applicant Signature - Douglas C. Foglio, Jr.

8/9/18
Date

EXHIBIT A

TOWN OF WATERBORO SUBDIVISION APPLICATION

Subdivision Name Town House Woods Date of Application 8/14/2018

Application Fee 1500.00 Fee Received _____

APPLICANT INFORMATION

1. Name of Property Owner: Carmine, LLC
   Address: P.O. Box 308
   Waterboro, ME 04087

2. Name of Applicant: Fomez Development, LLC
   Address: 798 Main Street
   Waterboro, ME 04087
   Telephone 207-247-4186

3. If applicant is a corporation, check if licensed in Maine: ✓ Yes ____ No
   and attach a copy of State's Registration. APPLICATION HAS BEEN FILED WITH THE STATE. A COPY OF THE LLC REGISTRATION WILL BE PROVID UPON RECEIPT FROM THE STATE.

4. Name of Applicant's Authorized Agent: Sebago Technics, Inc.
   Address: 75 John Roberts Road, Suite A-A
   South Portland, ME 04106
   Telephone: 207-200-2100

5. Land Surveyor, Engineer, Architect or others preparing plan
   Name: Land Surveyor Charles Brown Dan Shannon
   Address: 75 John Roberts Road, Suite A-A
   South Portland, ME 04106
   Telephone: 207-200-2100 Registration # 12058 6390

6. Contact person/address to send all correspondence regarding this application
   Charles Brown
   Sebago Technics, Inc.
   75 John Roberts Road
   South Portland, ME 04106
   Cell# 207-776-8489

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

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

EXHIBIT B

LAND INFORMATION

9. Location of Property (from County Registry of Deeds) (from Tax Maps) PORTION OF
   Road TOWN HOUSE ROAD
   Book 16859 Page 551
   Map 11 Lot 45

10. Current zoning of property: AR ZONE

11. Is any portion of the property within 250 feet of the high water mark of a pond, river or wetland? ✓ Yes ____ No

12. Acreage to be developed _____

13. Indicate the nature of any restrictive covenants to be placed in the deeds:
    NONE KNOWN

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

15. Identify existing use(s) of land. (farmland, wood lot, etc.)
    CURRENTLY WOOD LOT

16. Does the parcel include any waterbodies? ____ Yes ✓ No

17. Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency:
    ✓ Yes ____ No AREA ADJOINING WETLAND ALONG EASTERLY BOUNDARY

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

Name	Address
SEE ATTACHED ABUTTERS LIST	

Abutting property owners continued:

_____ _____

_____ _____

_____ _____

GENERAL INFORMATION

19. Proposed name of development: TOWN HOUSE WOODS

20. Number of lots or units: 6

21. Anticipated date for construction: LATE FALL 2018

22. Anticipated date of completion: UNKNOWN

23. Does this development require extension of public infrastructure?

✓ Yes _____ No

_____ roads _____ storm drainage ✓ other Power & Telecommunication LINES

_____ sidewalks _____ water lines _____ fire protection equipment

24. Estimated cost for infrastructure improvements $ $105,000.00

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 INDIVIDUAL RESIDENTIAL SPRINKLERS

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

If any, street(s) ✓ Yes _____ No Estimated Length 550 +/-

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? YES

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

Subdivision section 24.A.1.A Soil Survey
Subdivision section 24.2.A Groundwater
Subdivision section 8.8.1 Greenbelt
Subdivision section 9.3.1.6 Cul-de-sac

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

Charles L Brown (signature of applicant) 8-14-2018 (date)

Abutter Mailing List

Map	Lot	Abutter
11	18-5	Natalie J Sjulander PO Box 342 Waterboro ME 04087
11	17-1	Sheila A & Andre R Beaudette 458 Townhouse Road East Waterboro ME 04030
11	17A	Michael D & Anita Bradbury 462 Townhouse Road East Waterboro ME 04030
11	46-1	Patricia A Bartlett 478 Townhouse Road East Waterboro ME 04030
11	46-2	James E & Karen L Knight PO Box 302 East Waterboro ME 04030
11	46-3	Harry T & Laura D Riegel PO Box 305 East Waterboro ME 04030
11	46-4	Wendy S York 506 Townhouse Road East Waterboro ME 04030
11	46-5	George M & Priscilla L Osgood 516 Townhouse Road East Waterboro ME 04030
11	44	Shawn & Joan Shoemaker PO Box 274 North Waterboro ME 04061

EXHIBIT C

Map	Lot	Abutter
11	44B	Shawn P Shoemaker PO Box 274 North Waterboro ME 04061
11	44-1	Douglas C Foglio Sr PO Box 308 Waterboro ME 04087
11	42	Andre N Cote 96 Panoramic Dr East Waterboro ME 04030
11	42E	J Scott & Susan Gibson 24 Heath Rd East Waterboro ME 04030
11	63	William J & Mary E Murphy 18 Indian Camp Way Gorham ME 04038
11	64	Robert L & Anna M Stimpson Jr 194 Goose Rocks Road Kennebunkport ME 04046
11	14	Paul S, Jr. & Robert P & Thomas L Marble c/o Paul S Marble Jr PO Box 2227 Vienna VA 22183
11	47A-1	Todd M Martin 146 W Grand Ave Old Orchard Beach ME 04064
52	25	Steven A Garrison 13 Harrison Drive East Waterboro ME 04030

Map	Lot	Abutter
52	26	Janice E & Donald A Waters 15 Harrison Drive East Waterboro ME 04030
52	28	Priscilla J Osgood 28 Fir Drive East Waterboro ME 04030
52	29	George C & Carol H Benner PO Box 271 North Waterboro ME 04061
52	30	Michael T & June M Harkins Jr. 14 Fir Drive East Waterboro ME 04030
52	32	Christina R & Walter J Reynolds Jr. 57 Pheasant Run Road East Waterboro ME 04030
52	33	Pasquale G Smith Jr 61 Pheasant Run Road East Waterboro ME 04030

Public Notice

Please take notice that FOMEZ Development, LLC has filed on August 14, 2018 an application for Sketch Plan Review with the Waterboro Planning Board pursuant to the provisions of the Land Subdivision Regulations of the Town of Waterboro.

The applicant is proposing to develop six lots to be known as Town House Woods Subdivision on the easterly side of Townhouse Road, encompassing a portion of Lot 45, as shown on the Waterboro Town tax map 11.

The application will be filed for public inspection at the Waterboro planning office during normal working hours. Written public comments may be sent to the Waterboro Town Hall, 24 Townhouse Road, East Waterboro, Maine 04030 where the application is filed for public inspection.

You have seven (7) days from the mailing date of this notice in which to register, by mail, with the Waterboro Planning Board, your adverse reaction and comment relative to the proposed subdivision.

Subdivision Name: Town House Woods Subdivision **Map / Lot #** Map 11 / Portion of Lot 45 **Owner** Carmine, LLC	**Submitted By Applicant**	**Request For Waiver**	**Meets standard per Town Planner**	**Accepted By Board**	**Waived By Board**
Section 5.1.2 pre-application (SKETCH) 10 copies	✓				
Fee of $250 per lot (min. $1,000) paid	✓				
Drawn to scale not over 200 feet to the inch	✓				
Proposed layout of lots	✓				
Proposed layout of streets	✓				
Proposed layout of drainage ditches	✓				
Proposed reserved land	N/A				
Shows existing ledge outcropping	N/A				
Historical preserves	N/A				
Trees of unusual size or interest	N/A				
Show acreage range of lots	✓				
Anticipated price range of structures with land, well and sewage.	✓				
6.1.7 Applicant shall notify all property owners within 200 feet of the perimeter of the proposed development within 7 days after submitting preliminary plan as per requirements of this section.	✓				
Section 6.2.1 Preliminary Plan (10 copies)					
1. Name, title, town, date, scale, North arrow.	✓				
2. Name address of owner, subdivider, soil scientist, designer, engineer and surveyor.	✓				
3. Number of acres, location of property lines, existing easements, buildings, watercourses, etc.	✓				
4. Names of subdivisions, abutting property owners, including directly across the street, streams or rights of way.					
5. Provisions of zoning ordinance applicable to the area being divided and any zoning district boundary lines affecting the subdivision.	✓				
6. Location and size of proposed or existing sewers, water mains, culverts or drains, swampy areas, brooks, springs and natural drainage ditches.	✓				
7. Locations, names and present widths of existing and proposed streets, easements, building lines, parks and other open spaces.	✓				
8. Width and location of any streets or other public ways shown on the official map and comprehensive plan within the area to be subdivided and width, location, size, grades and profiles of all public ways proposed.	✓				
9. Contour lines at such intervals as the board may require 2'	✓				

EXHIBIT D

BK 16859 PGS 551 - 554
INSTR # 2014027765
RECEIVED YORK SS

07/25/2014 12:55:15 PM
DEBRA ANDERSON
REGISTER OF DEEDS

QUITCLAIM DEED WITH COVENANT

(Maine Statutory Short Form)

Maine R.E Transfer Tax Paid

KNOW ALL BY THESE PRESENTS, that **OSSIPEE CHIPPING, INC.**, a Maine corporation with a mailing address of 400 Route 25, Center Ossipee, NH 03514, for consideration paid, GRANTS to **CARMINE, LLC**, a Maine limited liability company with a mailing address of Attn: Douglas C. Foglio, Sr., P.O. Box 308, Waterboro, ME 04030, with QUITCLAIM COVENANT, certain real estate located in Waterboro, County of York, and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

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

IN WITNESS WHEREOF, **OSSIPEE CHIPPING, INC.** has caused this instrument to be executed on its behalf by its duly authorized undersigned representative, this 22 day of July, 2014.

Witness

OSSIPEE CHIPPING, INC.

By:
Marco Carrier
Its: President

4 Pgs → Ainsworth + Thelin + Rafkin
70 Ocean St.
So Ptld, ME 04106

E ③

(P0674307.1)

EXHIBIT E

STATE OF MAINE
County of York, SS. July 22, 2014

Then personally appeared the above-named Marco Carrier, President of **OSSIPEE CHIPPING, INC.** and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said **OSSIPEE CHIPPING, INC.**

Before me,

Notary Public/Maine Attorney-at-Law
Printed Name: SEAL

JEROME J. GAMACHE
Notary Public, Maine
My Commission Expires June 23, 2020

EXHIBIT A
(legal description)

All the remaining land in the Town of Waterboro, County of York and State of Maine, formerly known as the Lone Pond property located adjacent to the Townhouse Road, formerly known as the Hollis Road, and being described as Item 1 in the inventory of real estate of the Estate of Melvin B. Johnson as follows:

> "A certain lot of wood and timberland, partly stripped, situated in Waterboro, in said County of York, bounded northerly by land of L. L. Clark Corporation; easterly by land formerly of William Gilpatrick; southerly by land of L. L. Bradbury Corp.; westerly by highway running from Waterboro Center to Standish; but not including camp lot on "Lone Pond" heretofore sold to Russell N. Bradeen."

Said real estate is located on the easterly side of Townhouse Road, formerly known as the Buxton Road adjacent to Lone Pond and consists of approximately 120 acres, less all outsales of record, including, but not limited to the above mentioned camp lot on "Lone Pond" sold to Russell N. Bradeen by deed of Melvin B. Johnson dated July 15, 1947, and recorded in said Registry at Book 1102, Page 37.

Excepting from the foregoing, all that certain land conveyed to Shawn Shoemaker and Joan Shoemaker by the following deeds:

of Mary B. Cluff dated June 18, 1999 and recorded in Book 9584, Page 92;

of Sandra Waldenstein dated August 2, 1999 and recorded in Book 9723, Page 293; and

of Deborah York dated August 20, 1999 and recorded in Book 9723, Page 295.

Also conveying all that certain land conveyed by Shawn Shoemaker and Joan Shoemaker to Mary B. Cluff dated June 2, 1999 and recorded in Book 9584, Page 94.

Also conveying all that certain land conveyed by Shawn Shoemaker and Joan Shoemaker to Deborah York and Sandra Waldenstein dated July 2, 1999 and recorded in Book 9723, Page 297.

Meaning and intending to describe the property conveyed by the following deeds recorded in the York County Registry of Deeds: deed of Deborah York and Sandra Waldstein, recorded in Book 16724, Page 446; deed of Thomas R. Cluff and Patricia D. Cluff, recorded in Book 16724, Page 436; deed of Cynthia J. Isaacs and Richard H. Isaacs, recorded in Book 16724, Page 440; deed of Jacqueline M. Isaacs, recorded in Book 16724, Page 442; deed of Gregory J. Isaacs, recorded in Book 16724, Page 444; and deed of Pamela Matte, recorded in Book 16724, Page 438.

EXHIBIT A
(legal description of Servient Property)

A certain lot or parcel of land in the Town of Waterboro, County of York and State of Maine, formerly known as the Lone Pond property located adjacent to the Townhouse Road, formerly known as the Hollis Road, and being described as Item 1 in the inventory of real estate of the Estate of Melvin B. Johnson as follows:

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K 3788 > AINSWORTH × THEAIN P.O. BOX 2412 S. PTRD ME 04072 - 2412

EXHIBIT B
(Legal description of Dominant Property)

A certain lot or parcel of land, situated in Waterboro, York County and State of Maine on the southerly shore line of "Lone Pond" so called, and bounded and described as follows:

Beginning at a spotted hard pine tree and an iron pipe, which marks the southwesterly corner of the above premises; thence running South, 65° East, one hundred (100) feet, approximately, to another iron hub set in the ground; thence turning and running North 24° East, one hundred (100) feet, more or less to the shore line of said Lone Pond; thence turning and running northwesterly by said shore line one hundred (100) feet, more or less to an iron hub set at said shore line; thence turning and running South 24° West, approximately one hundred and thirty (130) feet to the point begun at.

Book 586
PAGE 412

Know all Men by these Presents, That I Mark Johnson of Waterboro, in the County of York, and State of Maine, in consideration of the sum of one dollar and other valuable considerations to me paid by Portland Electric Company, a corporation duly organized and existing under the laws of the State of Maine, and located at Portland, in the County of Cumberland and State of Maine, the receipt of which is hereby acknowledged, do hereby Give, Grant, Bargain, Sell and Convey unto said Portland Electric Company, its successors and assigns forever, the right to enter on my land situated in Waterboro in the County of York and State of Maine, viz:

That certain lot of land situated on the Easterly side of the

(BOOK 586.)

PAGE 413

road leading from West Buxton to Alfred and lying between land of L. L. Clark on the North and land of George W. McKenney on the South and to erect and construct thereon a line of poles in the following line, namely, a line beginning at said road thence in a generally Southerly direction substantially as the line is now staked out to said land of George W. McKenney a distance of about one thousand (1000) feet, and to maintain, repair and replace said poles, to stretch wires thereon and to conduct electricity through said wires: Together with the right to enter my land at all times for the purpose of repairing or replacing said poles and wires, doing as little damage as reasonably possible; and with the right to cut down and remove trees and bushes (excepting fruit and ornamental trees) growing on said land within a distance of twenty-five (25) feet on each side of said line. And the grantee herein named agrees to pay the grantor the fair vale of said trees when cut by it.

To Have and to Hold the above granted and bargained premises to the said Portland Electric Company, its successors and assigns forever. And I do covenant with the said grantee that I have good right to sell and convey the above described easements to the said grantee to hold as aforesaid.

In Witness Whereof I, the said Mark Johnson, being unmarried have hereunto set my hand and seal, this Sixth day of December A.D. 1909.

Signed, sealed and delivered
in presence of

Ernest G. Knights

Mark J. Johnson (seal)

State Of Maine. York, ss. January 3, A.D. 1910. Personally appeared the above named Mark Johnson and acknowledged the foregoing instrument to be his free act and deed.

Before me, Ernest G. Knights, Notary Public.

Recorded according to the original received January 5, 1910, at 9 h, 43 m, A.M.

PURCHASE AND SALE AGREEMENT - LAND ONLY

("days" means business days unless otherwise noted, see paragraph 20)

August 13, 2018
Offer Date

August 14, 2018 Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between **Fomez Developement, Llc** ("Buyer") and **Carmine Llc.** ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy ☐ all ☒ part of (if "part of" see para. 22 for explanation) the property situated in municipality of **Waterboro**, County of **York**, State of Maine, located at **0 Townhouse Road** and described in deed(s) recorded at said County's Registry of Deeds Book(s) **16859**, Page(s) **551**.

3. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of **$100,000.00**. Buyer ☐ has delivered; or ☐ will deliver to the Agency within **n/a** days of the Effective Date, a deposit of earnest money in the amount $ **n/a**. Buyer agrees that an additional deposit of earnest money in the amount of $ **n/a** will be delivered **n/a**. If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit (s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. ESCROW AGENT/ACCEPTANCE: **Real Estate 2000** ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until **August 14, 2018** (date) **9:00** ☐ AM ☒ PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on **January 30, 2019** (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a **Warranty** deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) _____. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

Real Estate 2000 ME/NH, 296 Emery Mills Road Shapleigh ME 4076
Stephen Foglio Phone: 2076369996 Fax: Doug Foglio Jr
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

EXHIBIT F

CONTINGENCY	YES	NO	FULL RESOLUTION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose:	☐	☒	within _____ days		
2. SOILS TEST Purpose:	☐	☒	within _____ days		
3. SEPTIC SYSTEM DESIGN Purpose:	☐	☒	within _____ days		
4. LOCAL PERMITS Purpose:	☐	☒	within _____ days		
5. HAZARDOUS WASTE REPORTS Purpose:	☐	☒	within _____ days		
6. UTILITIES Purpose:	☐	☒	within _____ days		
7. WATER Purpose:	☐	☒	within _____ days		
8. SUB-DIVISION APPROVAL Purpose: **Required approvals from the town of Waterboro for a 6 lot subdivision**	☒	☐	within **100** days		
9. DEP/LURC APPROVALS Purpose:	☐	☒	within _____ days		
10. ZONING VARIANCE Purpose:	☐	☒	within _____ days		
11. HABITAT REVIEW/ WATERFOWL Purpose:	☐	☒	within _____ days		
12. REGISTERED FARMLAND Purpose:	☐	☒	within _____ days		
13. MDOT DRIVEWAY/ ENTRANCE PERMIT Purpose:	☐	☒	within _____ days		
14. DEED RESTRICTION Purpose:	☐	☒	within _____ days		
15. TAX STATUS* Purpose:	☐	☒	within _____ days		
16. BUILD PACKAGE Purpose:	☐	☒	within _____ days		
17. OTHER Purpose:	☐	☒	within _____ days		

* If the land is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within _____ days. ☐ Yes ☐ No

Further specifications regarding any of the above: **None**

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property in order to undertake the above investigations. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

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11. FINANCING: Buyer's obligation to close:

[X] is not subject to a financing contingency. Buyer has provided Seller with acceptable proof of the funds.

[ ] is not subject to a financing contingency. Buyer shall provide proof of the funds acceptable to Seller within _____ days. If such proof is unacceptable to Seller, Seller may terminate this Agreement no later than _____ days from receipt. If proof of funds is not provided within such time period, Seller may terminate this Agreement which right shall end once such proof is received, however Seller retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either case, the earnest money shall be returned to Buyer.

[ ] is subject to financing as follows:

a. Buyer's obligation to close is subject to Buyer obtaining a _____ loan of _____ % of the purchase price, at an interest rate not to exceed _____ % and amortized over a period of _____ years. Buyer is under a good faith obligation to seek and obtain financing on these terms. If such financing is not available to Buyer as of the closing date, Buyer is not obligated to close and may terminate this Agreement in which case the earnest money shall be returned to Buyer.

b. Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within _____ days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.

c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee and Buyer's licensee.

d. After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have _____ days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.

e. Buyer agrees to pay no more than _____ points. Seller agrees to pay up to $_____ toward Buyer's actual pre-paids, points and/or closing costs, but no more than allowable by Buyer's lender.

f. Buyer's ability to obtain financing [ ] is [ ] is not subject to the sale of another property. See addendum [ ] Yes [ ] No.

g. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Steve Foglio (Licensee) (**007007** MLS ID) of **Real Estate 2000 ME / NH** (Agency) (**1661** MLS ID)
is a [ ] Seller Agent [ ] Buyer Agent [ ] Disc Dual Agent [X] Transaction Broker

_____ (Licensee) (_____ MLS ID) of _____ (Agency) (_____ MLS ID)
is a [ ] Seller Agent [ ] Buyer Agent [ ] Disc Dual Agent [ ] Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form.

14. DEFAULT/RETURN OF EARNEST MONEY: Buyer's failure to fulfill any of Buyer's obligations hereunder shall constitute a default and Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. Seller's failure to fulfill any of Seller's obligations hereunder shall constitute a default and Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

15. MEDIATION: Earnest money or other disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties and may only be amended in writing, signed by both parties.

17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

19. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

20. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this

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Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS: **Parcel to be conveyed is a portion of the lot shown on the Town of Waterboro's assessors map 11 lot 45 further depicted as "Exhibit A" which is attached hereto and incorporated herein.**

23. GENERAL PROVISIONS:

a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.

c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.

d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

e. Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

24. ADDENDA: ☐ Yes Explain: _____ ☒ No

25. ELECTRONIC SIGNATURES: Pursuant to the Maine Uniform Electronic Transactions Act and Digital Signature Act, the parties authorize and agree to the use of electronic signatures as a method of signing/initialing this Agreement, including all addenda. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

Buyer's Mailing address is **PO Box 100, Waterboro, ME 04087**

BUYER 8/14/18 DATE BUYER DATE

Fomez Developement, Llc

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is _____

SELLER **Carmine Llc.** 8/14/18 DATE SELLER DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ ___ AM ___ PM.

SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE BUYER DATE

EXTENSION:

The time for the performance of this Agreement is extended until _____ DATE

SELLER DATE SELLER DATE

BUYER DATE BUYER DATE

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Doug Foglia Jr

EQUAL HOUSING OPPORTUNITY

Exhibit A

FOMEZ Development Lot

A certain lot or parcel of land being a portion of the land conveyed to Carmine, LLC by deed dated July 22, 2014 and situated on the easterly side of Townhouse Road (AKA the Buxton Road) in the Town of Waterboro, County of York, State of Maine, and being more particularly bounded and described as follows:

Beginning at a point on the easterly side of Townhouse road at the most northerly corner of land now or formerly of Shawn P. Shoemaker as described in a deed from Maude L. Leighton, dated October 12,2001 and recorded in said Registry of Deeds in Book 11029, Page 1;

Thence N 12° 24' 26" E a distance of 728.62 feet, by and along the easterly sideline of Townhouse road to a point at the southwesterly corner of land retained by Carmine, LLC

Thence S 77° 35' 34" E a distance of 450.00 feet, by and along said retained land of Carmine to a point;

Thence S 28° 57' 36" E a distance of 881.82 feet, by and along said retained land of Carmine to a point;

Thence continuing S 28° 57' 36" E a distance of 105.00 feet by and along said retained land of Carmine to a point at the Northeasterly corner of other land now or formerly of Shawn & Joan Shoemaker as described in a deed from Jeffrey W. Ward, dated August 13, 1998 and recorded in said Registry in Book 8970, Page 24;

Thence S 59° 01' 28" E a distance of 960.00 feet, by and along the northerly sideline of said Shoemaker to a point at the southeasterly corner of the first Shoemaker parcel herein described, being marked by a stone monument;

Thence N 18° 39' 34" E a distance of 783.79 feet, by and along said Shoemaker to the point of beginning.

Meaning and intending to describe a parcel of land containing 21.48 Acres, more or less and being a portion of the land described in the deed from Ossipee Chipping, Inc.to Carmine, LLC by deed dated July 22, 2014 and recorded in the York County Registry of Deeds in Book 16859, Page 551.

Said parcel is however subject to an easement granted by Mark Johnson to Portland Electric Company by deed dated January 3, 1910 and recorded in said Registry in Book 586, Page 412.

The Grantees herein agree to allow the Grantor their heirs and assigns the right to mine aggregate within 25 feet of the northerly and easterly lines of the parcel herein described.

Bearings herein are referenced to grid north

PROPOSED LOT
OF:
CARMINE, LLC
P.O. BOX 308
WATERBORO, MAINE
FOR:
FOMEZ DEVELOPMENT, LLC
978 MAIN STREET
WATERBORO, MAINE 04087
DESIGNED
TSL
CHECKED
CLB
PROJECT NO.
98480-01
SCALE
1" = 200'
SHEET 1 OF 1
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.
98480-01LD.dwg, TAB:11x17
REMAINING LAND OF CARMINE, LLC
PROPOSED LOT
9,35,730 S.F.
21.48 AC
S 28°57'36" E
105.00'
S 28°57'36" E 881.82'
S 77°35'34" E 450.00'
N 12°24'26" E 1419.80'
728.82'
N 18°39'34" W 783.79'
S 89°01'08" W 980.00'
N/F
SHAWN & JOAN
SHOEMAKER
8970-24
N/F
SUNSET ACRES
YCRD PB 233, PAGE 6
N/F
FOREST ACRES
SUBDIVISION
YCRD PB 257, PAGE 15
DOWNHOUSE ROAD
GRAPHIC SCALE 1 INCH = 200 FT.
GRID
N

Received Date:_____
Receiver Initials_____

WAIVER REQUEST FORM
Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: TOWN HOUSE WOODS SUBDIVISION

Site/Subdivision Location: EASTERLY SIDE TOWNHOUSE ROAD

Map #: 11 Portion Lot#: 45 Zoning: AR

~~Owner(s)~~ APPLICANT: FOMEZ DEVELOPMENT, LLC

Address of Owners: 798 MAIN STREET - WATERBORO, ME

Phone #: 207-247-4186 Email: dougjr@foglioinc.com

Land Surveyor: Charles L. Brown JR (PLS #1205)

Phone #: 207-776-8489 Email: clb611166@gmail.com

Engineer: Shawn M. Frank (PE # 6396)

Phone #: 207-200-2062 Email: sfrank@sebagotechnics.com

I Charles Brown seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

Subdivision Section 24.A.1.A

THE APPLICANT IS SEEKING A WAIVER FROM PROVIDING A HIGH INTENSITY SOILS SURVEY FOR THE PROJECT AS THE YORK COUNTY SOILS CONSERVATION HISTRICT HAS A MEDIUM INTENSITY SOILS SURVEY FOR THE AREA WHICH INDICATES THE SOIL TYPES & SLOPES WITHIN THE PROJECT

Signature of Owner/Applicant Charles L Brown Jr. Date of submittal 8-14-2018

Review Date by Planning Board:_____

Planning Board Decision:_____

Approved, Approved with Modifications, Denied (with reasons

EXHIBIT G

Received Date:_____
Receiver Initials_____

WAIVER REQUEST FORM
Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: Town House Woods Subdivision

Site/Subdivision Location: Easterly Side Townhouse Road

Map #: 11 Parcel Lot#: 45 Zoning: AR

~~Owner(s)~~ Applicant: Fomez Development, LLC

Address of Owners: 798 Main Street - Waterboro, ME

Phone #: 207-247-4186 Email: dougjr@foglawnc.com

Land Surveyor: Charles L Brown JR (PLS #1205)

Phone #: 207-776-8489 Email: clb611166@gmail.com

Engineer: Shawn M. Frank (PE # 6396)

Phone #: 207-200-2062 Email: sfrank@sebagotechnics.com

I Charles Brown seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

Subdivision Section 24.2.A

The Applicant is seeking a waiver from providing a groundwater study and report from a geologist. This project consists of six lots which are anticipated to have a minimal impact on the groundwater. Soil test pits will be provided for each lot and the test pit logs will provide indication of any observed ground water levels.

Signature of Owner/Applicant Charles L Brown Date of submittal 8-14-2018

Review Date by Planning Board:_____

Planning Board Decision:_____

Approved, Approved with Modifications, Denied (with reasons

Received Date:_____
Receiver Initials_____

WAIVER REQUEST FORM
Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: TOWN HOUSE WOODS SUBDIVISION

Site/Subdivision Location: EASTERLY SIDE OF TOWNHOUSE ROAD

Map #: 11 Portion Lot#: 45 Zoning: AR

~~Owner(s)~~ APPLICANT: FOMEZ DEVELOPMENT, LLC

Address of Owners: 798 MAIN STREET - WATERBORO, ME

Phone #: 207-247-4186 Email: dougjr@foglieinc.com

Land Surveyor: Charles L. Brown Jr. (PLS# 1205)

Phone #: 207-776-8489 Email: clb611166@gmail.com

Engineer: Shawn M. Frank (PE # 6396)

Phone #: 207-200-2062 Email: sfrank@sebagotechnics.com

I Charles Brown seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

SUBDIVISION SECTION 8.8.1

THE APPLICANT IS SEEKING A WAIVER FROM PROVIDING A GREENBELT ALONG THE FRONTAGE OF LOTS 1 AND 6 ALONG TOWN HOUSE ROAD. THIS AREA IS ENCUMBERED BY A CMP EASEMENT FOR THE POWERLINE, AND THEY CONTROL THE GROWTH WITHIN 25' EITHER SIDE OF THE LINE.

Signature of Owner/Applicant Charles L Brown Jr Date of submittal 8-14-2018

Review Date by Planning Board:_____

Planning Board Decision:_____

Approved, Approved with Modifications, Denied (with reasons

Received Date:_____
Receiver Initials_____

WAIVER REQUEST FORM
Town of Waterboro, Maine

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Waterboro Planning Board. Each petition for waiver shall be submitted in writing by the applicant with the application (site plan or subdivision) for review. The request shall fully state the reasons for which the waiver is requested and any/all facts supporting the request. Additionally, each waiver that may be granted by the Planning Board, shall be listed on the approved site or subdivision plan.

Name of Site/Subdivision Plan: TOWN HOUSE WOODS SUBDIVISION

Site/Subdivision Location: EASTERLY PORTION OF TOWNHOUSE ROAD

Map #: 11 Lot#: 45 Zoning: AR

~~Owner(s)~~ APPLICANT: FOMEZ DEVELOPMENT, LLC

Address of Owners: 798 MAIN STREET - WATERBORO, ME

Phone #: 207-247-4180 Email: dovgjr@foglioinc.com

Land Surveyor: Charles L. Brown, Jr (PLS #1205)

Phone #: 207-776-8489 Email: clb611166@gmail.com

Engineer: Shawn M. Frank (PE # 6396)

Phone #: 207-200-2062 Email: sfrank@sebagotechnics.com

I Charles Brown seek the following described waiver to the Town of Waterboro: (Be specific and reference sections of Site Plan, Zoning or Subdivision Ordinances)

SUBDIVISION SECTION 9.3.1.6

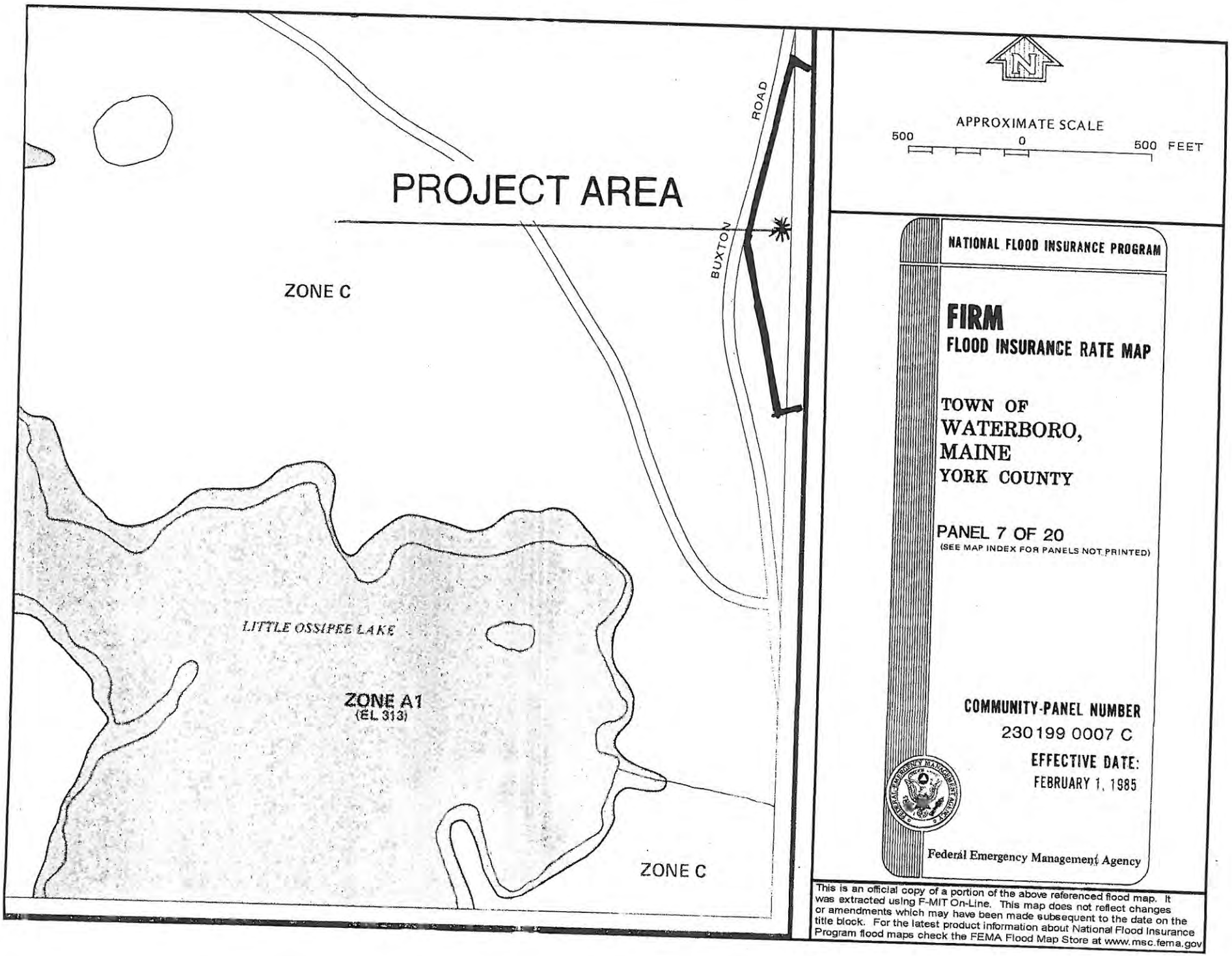
THE APPLICANT IS SEEKING A WAIVER FROM CONSTRUCTING A 75' RADIUS CUL-DE SAC AT THE TERMINUS OF THE NEW ROAD. THE APPLICANT IS PROPOSING AN ENLARGET HAMMER HEAD TURN AROUND WITH 50' RADIUS ON THE BOUNDARY. THIS WILL SAVE CONSTRUCTION OF APPROXIMATELY 7500 SF OF IMPERVIOUS SURFA

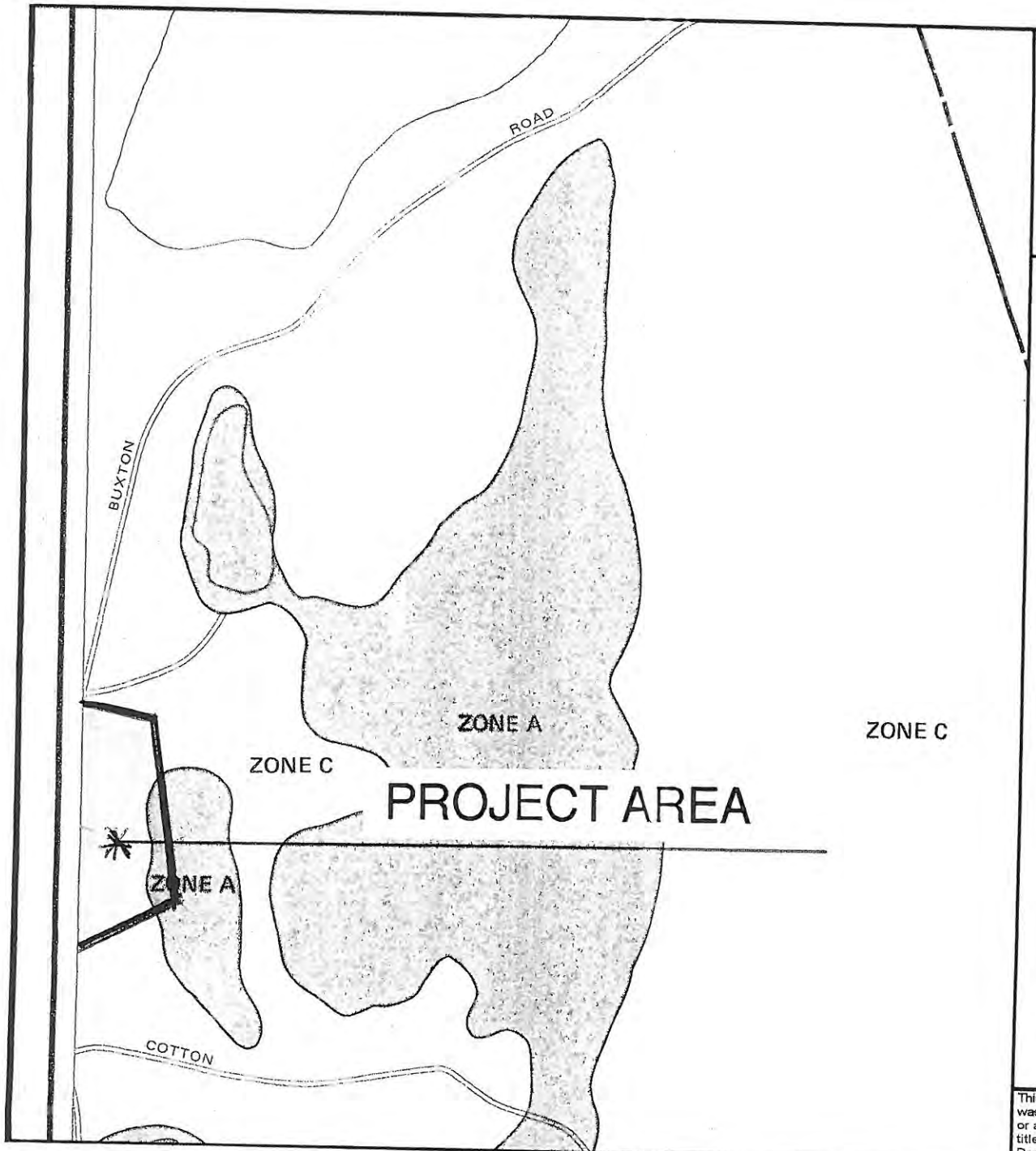
Signature of Owner/Applicant Charles L Brown Jr. Date of submittal 8-14-18

Review Date by Planning Board:_____

Planning Board Decision:_____

Approved, Approved with Modifications, Denied (with reasons


PROJECT AREA
ZONE C
BUXTON ROAD
LITTLE OSSIPEE LAKE
ZONE A1
(EL 313)
ZONE C
N
APPROXIMATE SCALE
500 0 500 FEET
NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
TOWN OF
WATERBORO,
MAINE
YORK COUNTY
PANEL 7 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
230199 0007 C
EFFECTIVE DATE:
FEBRUARY 1, 1985
Federal Emergency Management Agency
This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



N

APPROXIMATE SCALE

1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF
WATERBORO,
MAINE
YORK COUNTY

PANEL 15 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230199 0015 C

EFFECTIVE DATE:
FEBRUARY 1, 1985

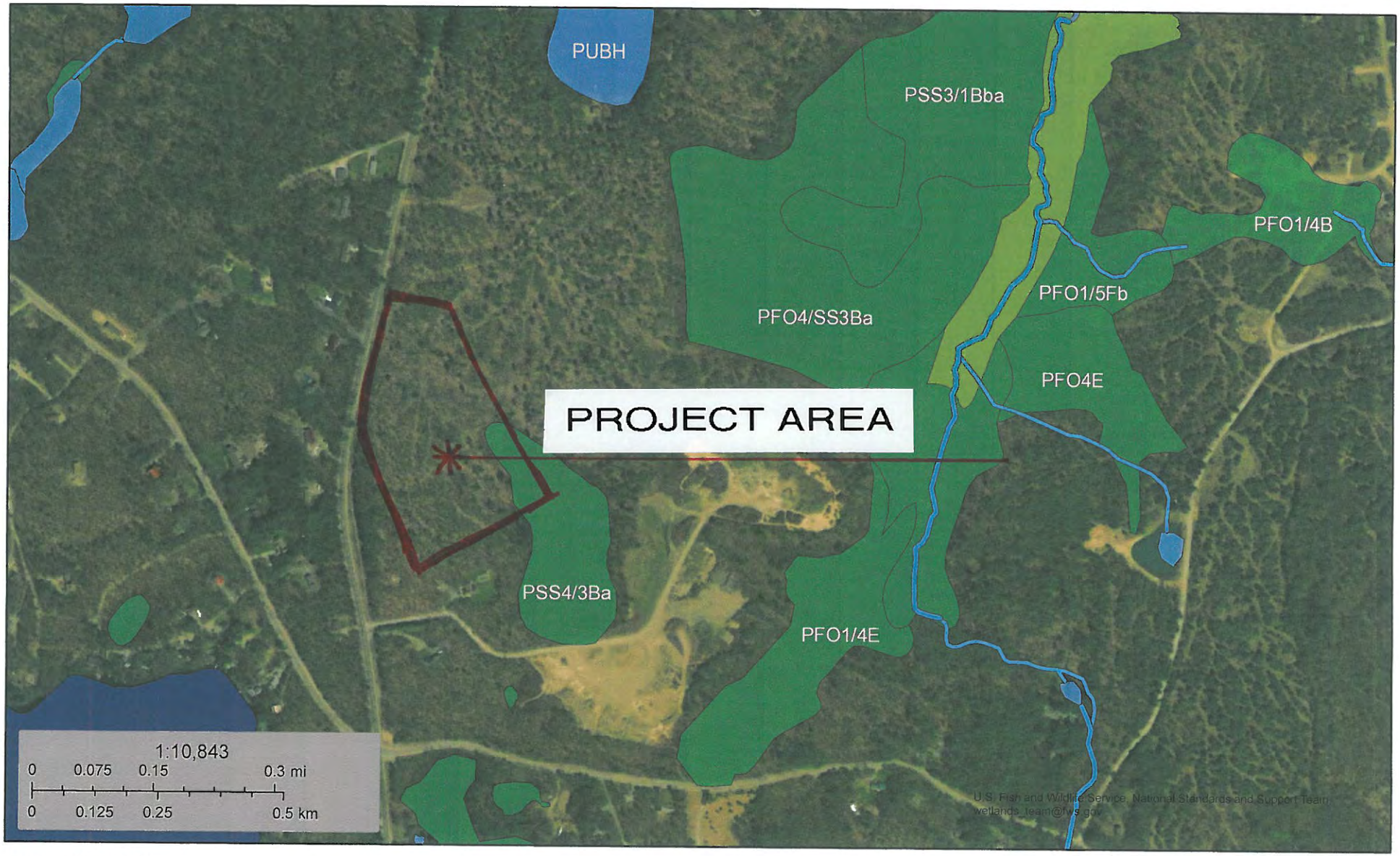
Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

U.S. Fish and Wildlife Service

National Wetlands Inventory

FOMEZ Development Site



August 15, 2018

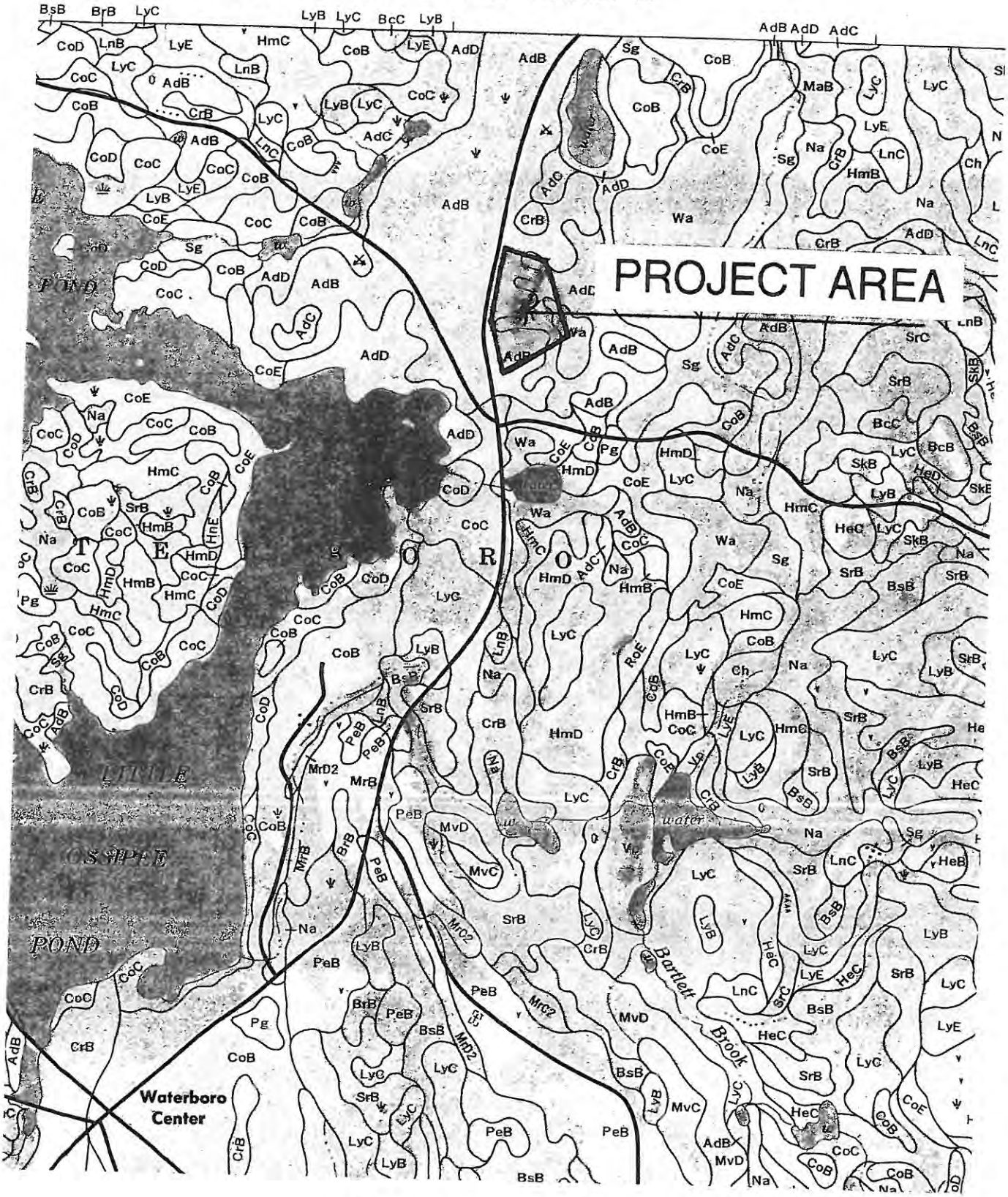
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EXHIBIT 4

YORK COUNTY, MAINE — SHEET NUMBER 19



USDA Soil Conservation Service

Medium Intensity Soil Survey

EXHIBIT 5