



Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038

207 839-2771

Lee Jay Feldman  
Town of Waterboro, Town Planner  
24 Townhouse Road  
East Waterboro, Maine 04030

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

May 19, 2020

Re: Subdivision Application  
Storer Ridge Subdivision  
Sokokis Trail  
Tax Map 13, Lots 52, 52C & 52D

Dear Mr. Feldman;

On behalf of the applicant, Van E. Hertel, Jr. we are submitting a subdivision plan for the project referenced above:

Originally the property was owned by Van E. Hertel, Jr. the lots shown on Tax Map 13 as Lots 52, 52C and 52D. These lots were sold to Virginia Ciraldo, Madison E. Wesling (f/k/a Madison E. Hertel) and Van E. Hertel, III respectively. Lot 1 was sold to Ciraldo and Lots 2 & 3 are planning to sell their lots and thus trigger subdivision approval for these three lots.

Please find enclosed:

1. Subdivision application
2. Addition soil test logs for Lots 2 & 3
3. Parcel Deeds (Lot 52 Book 18006, Page 476, Lot 52C Book 17418, Page 199, Lot 52D Book 17418, Page 201)
4. 2019 Driveway Maintenance Agreement (Book 17936, Page 402)
5. Easement Deed (Book 17936, Page 400)
6. Two full size copies of plan
7. Copies of certified letters to abutters
8. Approval letter Waterboro Fire Dept. for shared driveway entrance

We present these plans at the Public Hearing scheduled for June 3, 2020 and hope to receive final approval.

Sincerely,

William A. Thompson  
Project Manager

Encl.

cc: Van Hertel Jr.

### **Town of Waterboro Public Notice**

PLEASE NOTE: Due to COVID-19, the Planning Board procedure has been changed until further notice. The Waterboro Planning Board will hold a Public Hearing on an application for a Subdivision Review. The applicant requests approval for a 3 Lot Subdivision on Sokokis Trail in North Waterboro.

To participate in the Public Hearing, the following options are available:

- Send in a letter to the Town of Waterboro Planning Board – 24 Townhouse Rd, E. Waterboro, 04030
- E-mail [ceosec@waterboro-me.gov](mailto:ceosec@waterboro-me.gov) with a letter or to receive information on how to participate via phone or video via Zoom.
- Call Town of Waterboro during the Public Hearing at 207-247-6166 ext. 106

Please contact the Department with any questions at [ceosec@waterboro-me.gov](mailto:ceosec@waterboro-me.gov) or 207-247-6166 ext. 121.

**Date: Wednesday June 3, 2020**

**Time: Public Hearing 6:30PM**

**Location: Zoom Meeting Online**

# TOWN OF WATERBORO SUBDIVISION APPLICATION

Subdivision Name Storer Ridge Date of Application 1/8/2020 Revised 5/19/20

Application Fee \_\_\_\_\_ Fee Received \_\_\_\_\_

## APPLICANT INFORMATION

1. Name of Property Owner: Lot 52: C Madison E. Wesling Lot 52D: Van E. Hertel, III  
Address: 5 Shady Creek Lane 5 Shady Creed Lane  
Scarborough, Maine 04071 Scarborough, Maine 04071  
Lot 52: Virginia Ciraldo

2. Name of Applicant: Van Hertel, Jr.  
Address: 5 Shady Creek Lane  
Scarborough, Maine  
Telephone N/A

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

4. Name of Applicant's Authorized Agent: William Thompson  
Address: 28 State Street  
Gorham, Maine 04038  
Telephone: (207) 839-2771

5. Land Surveyor, Engineer, Architect or others preparing plan  
Name: Robert C. Libby Jr  
Address: 28 State Street  
Gorham, Maine 04038  
Telephone: (207) 839-2771 Registration # PLS #2190

6. Contact person/address to send all correspondence regarding this application

William Thompson, see above  
\_\_\_\_\_  
\_\_\_\_\_

7. What legal interest does the applicant have in the property to be developed  
(ownership, option, purchase and sales contract, etc.)? \_\_\_\_\_  
Attach Evidence of interest: Original owner of the three lots to be subdivided.

8. What interest does the applicant have in any abutting property? No.

## LAND INFORMATION

9. Location of Property (from County Registry of Deeds) (from Tax Maps) Road Sokokis Trail (Route 5) Book 17418 Page 199 & 201 Map 12 Lot Lots 52, 52C & 52D
10. Current zoning of property: (AR) Agriculture & Residential
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 5.85 Acres (Lots 1, 2 & 3)
13. Indicate the nature of any restrictive covenants to be placed in the deeds:  
A driveway agreement is in place (Y.C.R.D. Book 17936, Page 402) that governs the  
agreement between Narragansett Builders, LLC, Madison E. Hertel and Van E. Hertell, III  
regarding a 30' common driveway easement to be shared by all parties in order to maintain  
passage and utility access. Additionally, there is an easement for the 30' driveway over Map 13  
Lot 52D benefiting Map 13, Lot 52C.
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.)  
Wooded lot suitable for residential building.
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
18. List below the names and mailing addresses of abutting property owners and owners across the road.
- | Name                | Address |
|---------------------|---------|
| <u>See Attached</u> | <u></u> |
| <u></u>             | <u></u> |
| <u></u>             | <u></u> |
| <u></u>             | <u></u> |



Abutting property owners continued:

_____	_____
_____	_____
_____	_____

#### GENERAL INFORMATION

19. Proposed name of development: Storer Ridge

20. Number of lots or units: 3 Lots

21. Anticipated date for construction: No housing or development is planned for Lots 2 & 3 at this time

22. Anticipated date of completion: N/A see above

23. Does this development require extension of public infrastructure?

<u>      </u> Yes	<u>  ✓  </u> No	
<u>      </u> roads	<u>      </u> storm drainage	<u>      </u> other
<u>      </u> sidewalks	<u>      </u> water lines	<u>      </u> fire protection equipment

24. Estimated cost for infrastructure improvements \$ No additional improvements suggested

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 Residential Sprinklers

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

If any, street(s)	<u>      </u> Yes	<u>  ✓  </u> No	Estimated Length	<u>      </u>
recreation area(s)	<u>      </u> Yes	<u>  ✓  </u> No	Estimated Acreage	<u>      </u>
common land(s)	<u>      </u> Yes	<u>  ✓  </u> No	Estimated Acreage	<u>      </u>

29. Does the applicant intend to request waivers of any of the subdivision submission requirements?  
If yes, list them and state reasons for the request.

No waivers are requested.

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

Marcus E. Winters, Van E. Hottel III JUNE 27, 2019  
(signature of applicant) (date)

Amended May 19, 2020

## **STORER RIDGE ABUTTERS LIST**

### ***Map 13, Lot 51***

6 York, LLC  
14 Elm Street  
Biddeford, Maine 04005

### ***Map 13, Lot 51-001***

Marc T. & Janina K. Reardon  
1264 Sokokis Trail  
North Waterboro, Maine 04061

### ***Map 53, Lot 1***

David L. & Loretta J. Cole  
P.O. Box 308  
North Waterboro, Maine 04061

### ***Map 53, Lot 12A***

Roger Tyng  
1317 Sokokis Trail  
North Waterboro, Maine 04061

### ***Map 53, Lot 17***

Johan Bjon  
2 Evergreen Drive  
North Waterboro, Maine 04061

### ***Map 13, Lot 52B***

Lancaster & Berman  
P.O. Box 122  
Waterboro, Maine 04087

### ***Map 13, Lot 52-3***

Lee Cousins  
129 Hanscomb School Road  
Limington, Maine 04049

### ***Map 53, Lot 12***

Philip Johnson  
28 Evergreen Drive  
N. Waterboro, Maine 04061

### ***Map 13, Lot 56-12***

Robert Wheeler  
310 Boston Street  
Lynn, MA. 01904

### ***Map 13, Lot 51-3***

Mark & Michelle Claussen  
1258 Sokokis Trail  
N. Waterboro, Maine 04061



Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771

Philip Johnson  
28 Evergreen Drive  
North Waterboro, Maine 04061

Re: June 3, 2020  
Waterboro Planning Board meeting



WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

May 19, 2020

Dear Abutter; (Tax Map 53, Lot 12)

You are listed as an abutter to a parcel of land on Sokokis Trail, Waterboro. Our client is proposing a subdivision for approval for three house lots. These lots were previously divided and conveyed to family members and now require planning board approval in order for them to be sold.

This project is scheduled for a Public Hearing and a continuation of review by the Waterboro Planning Board on June 3, 2020 at 6:30 pm as a zoom meeting online (see attached planning board procedure).

Sincerely,

William A. Thompson  
Project Manager

cc: Van Hertel Jr.



Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771

Mark Jr. & Michelle Claussen  
1258 Sokokis Trail  
N. Waterboro, Maine 04061

Re: June 3, 2020  
Waterboro Planning Board meeting

Dear Abutter; (Tax Map 13, Lot 51-3)

You are listed as an abutter to a parcel of land on Sokokis Trail, Waterboro. Our client is proposing a subdivision for approval for three house lots. These lots were previously divided and conveyed to family members and now require planning board approval in order for them to be sold.

This project is scheduled for a Public Hearing and a continuation of review by the Waterboro Planning Board on June 3, 2020 at 6:30 pm as a zoom meeting online (see attached planning board procedure).

Sincerely,

William A. Thompson  
Project Manager

cc: Van Hertel Jr.

 COPY

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

May 19, 2020





Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771

Robert Wheeler  
310 Boston Street  
Lynn, MA 01904

Re: June 3, 2020  
Waterboro Planning Board meeting

Dear Abutter; (Tax Map 13, Lot 56-1)

You are listed as an abutter to a parcel of land on Sokokis Trail, Waterboro. Our client is proposing a subdivision for approval for three house lots. These lots were previously divided and conveyed to family members and now require planning board approval in order for them to be sold.

This project is scheduled for a Public Hearing and a continuation of review by the Waterboro Planning Board on June 3, 2020 at 6:30 pm as a zoom meeting online (see attached planning board procedure).

Sincerely,

William A. Thompson  
Project Manager

cc: Van Hertel Jr.

 COPY

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

May 19, 2020



# BH2M

Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

 COPY

May 19, 2020

Lancaster & Berman  
P.O. Box 122  
Waterboro, Maine 04087

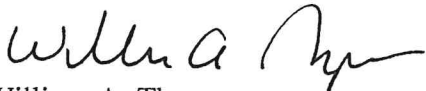
Re: June 3, 2020  
Waterboro Planning Board meeting

Dear Abutter; (Tax Map 13, Lot 52B)

You are listed as an abutter to a parcel of land on Sokokis Trail, Waterboro. Our client is proposing a subdivision for approval for three house lots. These lots were previously divided and conveyed to family members and now require planning board approval in order for them to be sold.

This project is scheduled for a Public Hearing and a continuation of review by the Waterboro Planning Board on June 3, 2020 at 6:30 pm as a zoom meeting online (see attached planning board procedure).

Sincerely,



William A. Thompson  
Project Manager

cc: Van Hertel Jr.



Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771

 COPY

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

May 19, 2020

Johan Bjon  
2 Evergreen Drive  
North Waterboro, Maine 04061

Re: June 3, 2020  
Waterboro Planning Board meeting

Dear Abutter; (Tax Map 53, Lot 17)

You are listed as an abutter to a parcel of land on Sokokis Trail, Waterboro. Our client is proposing a subdivision for approval for three house lots. These lots were previously divided and conveyed to family members and now require planning board approval in order for them to be sold.

This project is scheduled for a Public Hearing and a continuation of review by the Waterboro Planning Board on June 3, 2020 at 6:30 pm as a zoom meeting online (see attached planning board procedure).

Sincerely,



William A. Thompson  
Project Manager

cc: Van Hertel Jr.



Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771



WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

May 19, 2020

Roger Tyng  
1317 Sokokis Trail  
North Waterboro, Maine 04061

Re: June 3, 2020  
Waterboro Planning Board meeting

Dear Abutter; (Tax Map 53, Lot 12A)

You are listed as an abutter to a parcel of land on Sokokis Trail, Waterboro. Our client is proposing a subdivision for approval for three house lots. These lots were previously divided and conveyed to family members and now require planning board approval in order for them to be sold.

This project is scheduled for a Public Hearing and a continuation of review by the Waterboro Planning Board on Jun 3, 2020 at 6:30 pm as a zoom meeting online (see attached planning board procedure).

Sincerely,

William A. Thompson  
Project Manager

cc: Van Hertel Jr.



Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771

David L. & Loretta J. Cole  
P.O. Box 308  
North Waterboro, Maine 04061

Re: June 3, 2020  
Waterboro Planning Board meeting

Dear Abutter; (Tax Map 53, Lot 1)

You are listed as an abutter to a parcel of land on Sokokis Trail, Waterboro. Our client is proposing a subdivision for approval for three house lots. These lots were previously divided and conveyed to family members and now require planning board approval in order for them to be sold.

This project is scheduled for a Public Hearing and a continuation of review by the Waterboro Planning Board on June 3, 2020 at 6:30 pm as a zoom meeting online (see attached planning board procedure).

Sincerely,

William A. Thompson  
Project Manager

cc: Van Hertel Jr.

 COPY

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

May 19, 2020





Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771

 COPY

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

May 19, 2020

Marc T. & Janina K. Reardon  
1264 Sokokis Trail  
North Waterboro, Maine 04061

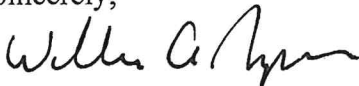
Re: June 3, 2020  
Waterboro Planning Board meeting

Dear Abutter; (Tax Map 13, Lot 52-001)

You are listed as an abutter to a parcel of land on Sokokis Trail, Waterboro. Our client is proposing a subdivision for approval for three house lots. These lots were previously divided and conveyed to family members and now require planning board approval in order for them to be sold.

This project is scheduled for a Public Hearing and a continuation of review by the Waterboro Planning Board on June 3, 2020 at 6:30 pm as a zoom meeting online (see attached planning board procedure).

Sincerely,



William A. Thompson  
Project Manager

cc: Van Hertel Jr.



# BH2M

Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771



COPY

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

May 19, 2020

6 York, LLC  
14 Elm Street  
Biddeford, Maine 04005

Re: June 3, 2020  
Waterboro Planning Board meeting

Dear Abutter; (Tax Map 13, Lot 51)

You are listed as an abutter to a parcel of land on Sokokis Trail, Waterboro. Our client is proposing a subdivision for approval for three house lots. These lots were previously divided and conveyed to family members and now require planning board approval in order for them to be sold.

This project is scheduled for a Public Hearing and a continuation of review by the Waterboro Planning Board on June 3, 2020 at 6:30 pm as a zoom meeting online (see attached planning board procedure).

Sincerely,

William A. Thompson  
Project Manager

cc: Van Hertel Jr.



# BH2M

Berry, Huff, McDonald, Milligan Inc.  
Engineers, Surveyors

28 State Street, Gorham, Maine 04038  
207 839-2771



**COPY**

WILLIAM A. THOMPSON  
ROBERT C. LIBBY, Jr.  
WALTER E. PELKEY  
ANDREW S. MORRELL  
STEVEN J. BLAKE

May 19, 2020

Lee Cousins  
129 Hanscomb School Road  
Limington, Maine 04049

Re: June 3, 2020  
Waterboro Planning Board meeting

Dear Abutter; (Tax Map 13, Lot 52-3)

You are listed as an abutter to a parcel of land on Sokokis Trail, Waterboro. Our client is proposing a subdivision for approval for three house lots. These lots were previously divided and conveyed to family members and now require planning board approval in order for them to be sold.

This project is scheduled for a Public Hearing and a continuation of review by the Waterboro Planning Board on June 3, 2020 at 6:30 pm as a zoom meeting online (see attached planning board procedure).

Sincerely,

William A. Thompson  
Project Manager

cc: Van Hertel Jr.

March 10, 2020



William Thompson  
BH2M, Inc  
28 State Street  
Gorham, ME 04038

**RE: Additonal Soil Evaluations for Subsurface Wastewater Disposal Systems  
Carpenter Ridge Lots, Waterboro, Maine**

Dear Mr. Thompson:

On March 10, 2020, two additional test pits were dug and assessed on two proposed residential lots (Lots 1 and 2) within a proposed subdivision located on the west side of Sokokis Trail in Waterboro by Alexander Finamore, LSE #391. Each test pit was located by with a submeter accuracy Trimble Geo handheld GPS unit and marked in the field with a blue survey flag. The GPS data has provided to you by email for incorporation into project mapping. Both of the test pits were located in deep well drained sandy glacial outwash soils and contained suitable soils to support a 'First Time System' according to the Maine Subsurface Waste Water Disposal Rules. Please find the soil profile descriptions of the test pits attached.

If you have any questions, please feel free to email me at: [mainelysoils@gmail.com](mailto:mainelysoils@gmail.com) or call 207-650-4313.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Finamore", is located below the "Sincerely," text.

Alexander A. Finamore, LSE #391

FORM F

## SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

Project Name: Carpenter Ridge Lots	Applicant Name: Van E. Hertel, Jr.	Project Location (municipality): Waterboro
---------------------------------------	---------------------------------------	---

SOIL DESCRIPTION AND CLASSIFICATION				
Exploration Symbol:	TP-1A	<input checked="" type="checkbox"/> Test Pit	Boring	
1" Depth of Organic Horizon Above Mineral Soil				
Texture	Consistency	Color	Mottling	
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED	
LOAMY SAND		YELLOWISH BROWN		
GRAVELLY MEDIUM SAND	LOOSE	LIGHT YELLOWISH BROWN		
LIMIT OF EXCAVATION = 36"				
<input type="checkbox"/> hydric <input type="checkbox"/> non-hydric	Slope % 5	Limiting factor >36"	<input type="checkbox"/> ground water <input type="checkbox"/> restrictive layer <input type="checkbox"/> bedrock	

C.S.S.	Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.E.	Soil Classification:	5 Profile	C Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION				
Exploration Symbol:	TP-1A	<input checked="" type="checkbox"/> Test Pit	Boring	
1" Depth of Organic Horizon Above Mineral Soil				
Texture	Consistency	Color	Mottling	
(This section is crossed out with a diagonal line)				
<input type="checkbox"/> hydric <input type="checkbox"/> non-hydric	Slope %	Limiting factor	<input type="checkbox"/> ground water <input type="checkbox"/> restrictive layer <input type="checkbox"/> bedrock	

C.S.S.	Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.E.	Soil Classification:	Profile	Soil Condition

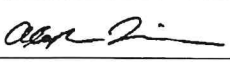
SOIL DESCRIPTION AND CLASSIFICATION				
Exploration Symbol:	TP-2A	<input checked="" type="checkbox"/> Test Pit	Boring	
1" Depth of Organic Horizon Above Mineral Soil				
Texture	Consistency	Color	Mottling	
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED	
LOAMY SAND		BROWN		
GRAVELLY MEDIUM SAND w/ STONES	LOOSE	YELLOWISH BROWN		
LIMIT OF EXCAVATION = 34"				
<input type="checkbox"/> hydric <input type="checkbox"/> non-hydric	Slope % 3-5	Limiting factor >34"	<input type="checkbox"/> ground water <input type="checkbox"/> restrictive layer <input type="checkbox"/> bedrock	

C.S.S.	Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.E.	Soil Classification:	5 Profile	C Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION				
Exploration Symbol:	TP-2A	<input checked="" type="checkbox"/> Test Pit	Boring	
1" Depth of Organic Horizon Above Mineral Soil				
Texture	Consistency	Color	Mottling	
(This section is empty)				
<input type="checkbox"/> hydric <input type="checkbox"/> non-hydric	Slope %	Limiting factor	<input type="checkbox"/> ground water <input type="checkbox"/> restrictive layer <input type="checkbox"/> bedrock	

C.S.S.	Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.E.	Soil Classification:	Profile	Soil Condition

## Professional Endorsements (as applicable)

C.S.S.	signature:	Date:
	name printed/typed:	Lic.#:
L.S.E.	signature: 	Date: 3/10/20
	name printed/typed: Alexander A. Finamore	Lic.#: 391





PROPOSED LOT 1

Map 13  
Lot 52

## WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS, that SHAWN E. PROVENCHER, LLC, a Maine limited liability company with a place of business at 49 Cody Lane, North Waterboro, Maine 04061, for consideration paid, grants to VIRGINIA CIRALDO, of 238 Hill Street #2, Biddeford, Maine 04005, with WARRANTY COVENANTS, the land located in the Town of Waterboro, County of York and State of Maine, described as follows:

See "EXHIBIT A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, Shawn E. Provencher, LLC, has caused this instrument to be executed and delivered in its name by Shawn E. Provencher, its Member, hereunto duly authorized, this 30<sup>th</sup> day of July, 2019.

Signed, Sealed and Delivered in  
the Presence of

SHAWN E. PROVENCHER, LLC

Joan E Fortier  
Witness

By: Shawn E. Provencher  
Shawn E. Provencher, LLC  
Its: Member

State of Maine  
County of York, SS.

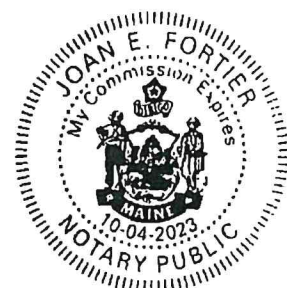
July 30, 2019

Then personally appeared the above named Shawn E. Provencher, Member of Shawn E. Provencher, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

Joan E Fortier

Notary Public/Attorney at Law

Printed name: Joan E. FortierMy commission expires: 10-4-2023

Maine R.E. Transfer Tax Paid

→ Virginia Ciraldo  
238 Hill St #2  
Biddeford ME 04005  
3pgs

EXHIBIT A

A certain lot or parcel of land located in the Town of Waterboro, County of York, and State of Maine, containing 2.13 acres (92,650 sq. ft.), more or less, as depicted on a survey plan entitled "Boundary Survey-Potential Divisions-Sokokis Trail (a.k.a. Route 5)-and-Garland Road (a.k.a. Storer Rd., Carpenter Rd.)-Town of Waterboro, County of York,-State of Maine-for record owner:- Van E. Hertel, Jr.", prepared by Lewis & Wasina, Inc., dated January 15, 2004 (revised 03/21/2013), and more particularly bounded and described as follows, to wit:

Beginning at a point located along the westerly sideline of Sokokis Trail; Thence running South  $75^{\circ} 59' 21''$  West, 738.82 feet, to a point, said point also marking boundary of land now or formerly of Fred L. Foss; Thence turning and running North  $69^{\circ} 59' 36''$  West, 27.42 feet, along said Foss land, to a point; Thence turning and running North  $73^{\circ} 01' 02''$  West, 116.98 feet, along said Foss land, to a  $5/8''$  rebar with cap stamped "Lewis & Wasina PLS 2114"; Thence turning and running North  $71^{\circ} 02' 58''$  East, 867.09 feet, to a point along said sideline of said Sokokis Trail; Thence turning and running South  $13^{\circ} 13' 49''$  East, 150.25 feet, along said sideline of said Sokokis Trail, to a point, being the place and point of beginning.

Together with a 30-foot wide driveway easement for the purpose of ingress and egress, the installation of above and/or underground utilities, paving if so desired by the Grantee, its successors and assigns, and for all purposes for which a driveway would be used, over land of Van E. Hertel, III (York County Registry of Deeds Book 17418, Page 201), from Route 5 to the subject premises, and more particularly described as follows:

Beginning at a point on the westerly sideline of said Sokokis Trail at the northeasterly corner of land of Van Hertel III and the southeasterly corner of land of Narragansett Builders, LLC (York County Registry of Deeds Book 17471, Page 838) and shown as Lot E and Lot F on the plan titled "Boundary Survey, Potential Divisions, Sokokis Trail, Town of Waterboro, County of York, State of Maine, for Van E. Hertel, Jr." dated 1/15/04 by Lewis & Wasina, Inc.; said point of beginning being N  $13^{\circ}-13'-49''$  W a distance of 138.00 feet from a  $6'' \times 6''$  granite monument found on the westerly sideline of said Sokokis Trail as shown on aforesaid plan;

thence from said point of beginning S  $13^{\circ}-13'-49''$  E along the westerly sideline of said Sokokis Trail a distance of 78.55 feet to a point;

thence S  $76^{\circ}-46'-11''$  W across the land of Van Hertel, III a distance of 30.00 feet to a point;

thence N  $13^{\circ}-13'-49''$  W across the land of Van Hertel, III a distance of 78.14 feet to a point and land of Narragansett Builders, LLC;

thence N  $75^{\circ}-59'-21''$  E along the land of Narragansett Builders, LLC a distance of 30.00 feet to the

point of beginning.

The above described driveway access easement encompasses 2350 s.f.. All bearings refer to magnetic north as observed in 2004.

Said property is subject to a certain Driveway Maintenance Agreement, dated April 24, 2019, by and between Van E. Hertel, III., Narragansett Builders, LLC and Madison E. Werling, and recorded in the York County Registry of Deeds at Book 17936, Page 402.

Reference is made to Easement Deed of Van E. Hertel, III. to Narragansett Builders, LLC, dated April 24, 2019, and recorded in the York County Registry of Deeds at Book 17936, Page 398.

Meaning and intending to describe and convey the same premises conveyed to the Grantor herein by Warranty Deed of Narragansett Builders, LLC, dated April 25, 2019, and recorded in the York County Registry of Deeds in Book 17936, Page 404.

MAP 13  
LOT 52 D



BK 17418 PGS 201 - 202 02/08/2017 10:40:36 AM  
INSTR # 2017005355 DEBRA ANDERSON  
RECEIVED YORK SS REGISTER OF DEEDS

**PROPOSED LOT 2**  
**WARRANTY DEED**  
**Maine Statutory Short Form**

KNOW ALL MEN BY THESE PRESENTS, that VAN E. HERTEL, JR., of 5 Shady Creek Lane, Scarborough, Maine 04074, for no consideration paid, hereby gifts and grants to VAN E. HERTEL, III., of 5 Shady Creek Lane, Scarborough, Maine 04074, with WARRANTY COVENANTS, the land in the Town of Waterboro, County of York, and State of Maine, described as follows:

SEE EXHIBIT A, ATTACHED HERETO

IN WITNESS WHEREOF, Van E. Hertel, Jr. has caused this instrument to be executed and delivered, this 1st day of February, 2017.

Signed, Sealed and Delivered in  
the Presence of

Diane Kuhl  
Witness

Van E. Hertel, Jr.  
Van E. Hertel, Jr.

State of Maine  
County of York, SS.

February 1, 2017

Then personally appeared the above named Van E. Hertel, Jr., and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Richard B. Emery  
Notary Public/Attorney at Law

Printed name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Richard B. Emery  
Notary Public  
State of Maine, City of York  
My Commission Expires:

11-19-22

Seal

No R.E. Transfer Tax Paid

2 pgs -> County Properties of Maine

②



## PROPOSED Lot 2

### EXHIBIT A.

A certain lot or parcel of land located in the Town of Waterboro, County of York, and State of Maine, containing 1.87 acres (81,585 sq. ft.), more or less, as depicted on a survey plan entitled "Boundary Survey-Potential Divisions-Sokokis Trail (a.k.a. Route 5)-and-Garland Road (a.k.a. Storer Rd., Carpenter Rd.)-Town of Waterboro, County of York,-State of Maine-for record owner:- Van E. Hertel, Jr.", prepared by Lewis & Wasina, Inc., dated January 15, 2004 (revised 03/21/13), and more particularly bounded and described as follows, to wit:

Beginning at a 5/8" rebar with cap stamped "Lewis & Wasina PLS 2114" set along the westerly sideline of Sokokis Trail, said rebar being along the arc of a curve with a radius of 5,804.52 feet, a distance of 12.25 feet, along said sideline of said Sokokis Trail, from a 6"x6" granite monument; Thence turning and running South 80° 38' 24" West, 575.05 feet, to a 5/8" rebar with cap stamped "Lewis & Wasina PLS 2114", said rebar also marking the boundary of land now or formerly of Fred L. Foss; Thence turning and running North 72° 43' 43" West, 118.72 feet, along said Foss land, to a point; Thence turning and running North 69° 59' 36" West, 75.00 feet, along said Foss land, to a point; Thence turning and running North 75° 59' 21" East, 738.82 feet, to a point located along said sideline of said Sokokis Trail; Thence turning and running South 13° 13' 49" East, 138.00 feet, along said sideline of said Sokokis trail, to a 6"x6" granite monument; Thence turning and running along the arc of a curve with a radius of 5,804.52, a distance of 12.25 feet (delta 0° 07' 15", tangent—6.13 feet; chord bearing—South 13° 17' 27" East; chord distance—12.25 feet), along said sideline of said Sokokis Trail, to a 5/8" rebar with cap stamped "Lewis & Wasina PLS 2114", being the place and point of beginning.



MAP 13  
LOT 52C



BK 17418 PGS 199 - 200 02/08/2017 10:40:36 AM  
INSTR # 2017005354 DEBRA ANDERSON  
RECEIVED YORK SS REGISTER OF DEEDS

PROPOSED LOT 3  
WARRANTY DEED  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, that VAN E. HERTEL, JR., of 5 Shady Creek Lane, Scarborough, Maine 04074, for no consideration paid, hereby gifts and grants to MADISON E. HERTEL, of 5 Shady Creek Lane, Scarborough, Maine 04074, with WARRANTY COVENANTS, the land in the Town of Waterboro, County of York, and State of Maine, described as follows:

SEE EXHIBIT A. ATTACHED HERETO

IN WITNESS WHEREOF, Van E. Hertel, Jr. has caused this instrument to be executed and delivered, this 1st day of February, 2017.

Signed, Sealed and Delivered in  
the Presence of

Dianne Ruhl  
Witness

Van E. Hertel, Jr.  
Van E. Hertel, Jr.

State of Maine  
County of York, SS.

February 1, 2017

Then personally appeared the above named Van E. Hertel, Jr., and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Richard B. Emery  
Notary Public/Attorney at Law

Printed name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Richard B. Emery  
Notary Public  
State of Maine, Cty. of York  
My Commission Expires:

11-19-22

Seal

No P.E. Transfer Tax Paid

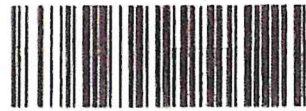
2 PGS -> County Properties of Maine  
P.O. Box 19  
Buxton, ME 04093  
④

## PROPOSED LOT 3

### EXHIBIT A.

A certain lot or parcel of land located in the Town of Waterboro, County of York, and State of Maine, containing 1.85 acres (80,578 sq. ft.), more or less, as depicted on a survey plan entitled "Boundary Survey-Potential Divisions-Sokokis Trail (a.k.a. Route 5)-and-Garland Road (a.k.a. Storer Rd., Carpenter Rd.)-Town of Waterboro, County of York,-State of Maine-for record owner:- Van E. Hertel, Jr.", prepared by Lewis & Wasina, Inc., dated January 15, 2004 (revised 3/21/13), and more particularly bounded and described as follows, to wit:

Beginning at a 5/8" rebar with cap stamped "Lewis & Wasina PLS 2114" set along the westerly sideline of Sokokis Trail, said rebar marking the boundary of land formerly of Mezoian Development, LLC and land herein described; Thence running South 84° 02' 38" West, 651.52 feet, to a 5/8" rebar with cap stamped "Lewis & Wasina PLS 2114"; Thence running South 84° 02' 38" West, 1.5 feet, to a point, said point also marking the boundary of land now or formerly of Fred L. Foss; Thence turning and running North 20° 42' 38" East, 128.52 feet, along said Foss land, to a 5/8" rebar with cap stamped "Lewis & Wasina PLS 2114"; Thence turning and running North 80° 38' 24" East, 575.05 feet, to a 5/8" rebar with cap stamped "Lewis & Wasina PLS 2114" located along said sideline of said Sokokis Trail; Thence turning and running along the arc of a curve with a radius of 5,804.52 feet, a distance of 150.50 feet (delta 1° 29' 08", tangent—75.25'; chord bearing—South 14° 05' 39" East; chord distance—150.50'), along said sideline of said Sokokis Trail, to a 5/8" rebar with cap stamped "Lewis & Wasina PLS 2114", being the place and point of beginning.



## EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, that VAN E. HERTEL, III., of 5 Shady Creek Lane, Scarborough, Maine, 04074, for consideration paid, grants to MADISON E. WERLING (formerly MADISON E. HERTEL) of 1045 Valley Bluff Drive #12, Perrysburg, OH 43551, her heirs and assigns, a certain 30-foot driveway access easement located in the Town of Waterboro, County of York, and State of Maine, more particularly bounded and described as follows:

See EXHIBIT A. attached hereto.

Said driveway access easement shall be for the purpose of ingress and egress, the installation of above and/or underground utilities, paving if so desired by the Grantee, its heirs and assigns, and for all purposes for which a driveway would be used.

IN WITNESS WHEREOF, Van E. Hertel, III. has caused this instrument to be executed and delivered this 24th day of April, 2019.

Signed, Sealed and Delivered in  
the Presence of

Joan E Fortier  
Witness

Van E Hertel III  
Van E. Hertel, III.

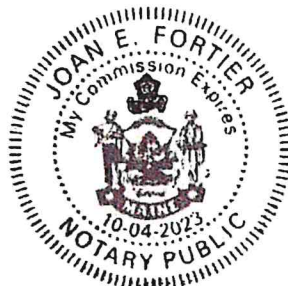
State of Maine  
County of York, SS.

April 24, 2019

Then personally appeared the above named Van E. Hertel, III. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Joan E Fortier  
Notary Public/Attorney at Law  
Printed name: Joan E. Fortier  
My commission expires: 10-4-2023



2pgs -> Van Hertel Jr

**EXHIBIT A**

Beginning at a capped iron rod found (PLS #2114) on the westerly sideline of said Sokokis Trail at the southeasterly corner of land of Van E. Hertel III and the northeasterly corner of land of Madison E. Werling f/k/a Madison Hertel (York County Registry of Deeds Book 17418, Page 199) and shown as Lot E and Lot C on the plan titled "Boundary Survey, Potential Divisions, Sokokis Trail, Town of Waterboro, County of York, State of Maine, for Van E. Hertel, Jr." dated 1/15/04 by Lewis & Wasina, Inc.;

thence S 80°-38'-24" W along the land of Madison E. Werling f/n/a Madison Hertel (Grantee) a distance of 30.08 feet to a point;

thence N 13°-13'-49" W across the land of Van E. Hertel, III (Grantor) a distance of 88.67 feet to a point;

thence N 76°-46'-11" E across the land of Van E. Hertel, III (Grantor) a distance of 30.00 feet to a point and the westerly sideline of said Sokokis Trail;

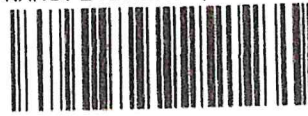
thence S 13°-13'-49" E along the westerly sideline of said Sokokis Trail a distance of 78.45 feet to a 6"x 6" granite monument found;

thence in a general southerly direction along the westerly sideline of said Sokokis Trail and along a circular curve to the left, circumscribed by a radius of 5804.52 feet, an arc length of 12.25 feet to the point of beginning. Said point of beginning being S 13°-17'-27" E a tie distance of 12.25 feet from said previous 6"x 6" granite monument found.

The above described driveway access easement encompasses 2691 s.f.. All bearings refer to magnetic north as observed in 2004.

Meaning and intending to described and convey a driveway access easement over a portion of the land conveyed to the Grantor herein by Warranty Deed of Van E. Hertel, Jr., dated February 1, 2017, and recorded in the York County Registry of Deeds at Book 17418, Page 201.





## DRIVEWAY MAINTENANCE AGREEMENT

THIS AGREEMENT is made by and between the VAN E. HERTEL, III., of 5 Shady Creek Lane, Scarborough, Maine 04074, NARRAGANSETT BUILDERS, LLC., a Maine limited liability company with a mailing address is 323 North Street, Saco, Maine 04072, and MADISON E. WERLING (formerly known as MADISON E. HERTEL), of 1045 Valley Bluff Drive #12, Perrysburg, Ohio 43551 (hereinafter collectively known as "Landowners")

WHEREAS, the Landowners are the owners of certain lots parcels of land located on Sokokis Trail (also known as Route 5) in the Town of Waterboro, County of York, and State of Maine, with a 30-foot common driveway and easement off Sokokis Trail (Route 5). Reference is made to deeds of Van E. Hertel, III. (YCRD Book 17418, Page 201; Narragansett Builders, LLC. (YCRD Book 17471, Page 838; and Madison E. Hertel (YCRD Book 17418, Page 199) and Easement Deeds of Van E. Hertel, III. to Narragansett Builders, LLC and Madison E. Werling, dated April 24, 2019, and to be recorded herewith in the York County Registry of Deeds.

WHEREAS, said Landowners are desirous of providing amongst them for the continued maintenance and repair of that portion of the 30-foot driveway easement shared by all parties in order to maintain vehicular and pedestrian passage, and utility access over, under and along that shared portion thereof;

NOW THEREFORE, the parties for themselves, their heirs, successors and assigns do hereby covenant, agree and by these presents do hereby submit their lots as aforesaid to the following covenants, conditions and restrictions which shall be deemed to run with the land and bind their heirs, successors and assigns:

The Landowners shall each be and are hereby mutually and jointly bound and obliged to repair and maintain the portion of the driveway easement shared by all parties for the purposes aforesaid and shall each be liable for One-third (1/3) of the cost of the same. The shared portion of the driveway is that portion that exists between the westerly sideline of Sokokis Trail and the westerly edge of the 30-foot easements described above. All decisions affecting such shared portion of the driveway easement including, but not limited to, usage, improvements of aforesaid appurtenances, or whether the surface shall be paved or improved to a greater extent than currently exists shall all be by agreement of all parties.

If any provision of this Agreement, or its application to any persons or circumstances, is invalid or enforceable, then the remainder of this Agreement, or the application of such provision to other persons or circumstances, shall not be affected thereby.

2019-04-25 → Van Hertel Jr



IN WITNESS WHEREOF, the parties hereto have hereunder set their signatures and seals on this 24th day of April, 2019.

Joan E Fortier  
Witness

Van E Hertel III  
Van E. Hertel, III.

NARRAGANSETT BUILDERS, LLC

Joan E Fortier  
Witness

By: Van E Hertel Jr  
Van E. Hertel, Jr., Member

Joan E Fortier  
Witness

Madison E Werling  
Madison E. Werling (f/k/a Madison E. Hertel)

State of Maine  
County of York, SS.

April 24, 2019

Then personally appeared the above named Van E. Hertel, III. and Madison E. Werling (f/k/a Madison E. Hertel) and acknowledged the foregoing instrument to their free act and deed.



Before me,

Joan E Fortier  
Notary Public/Attorney at Law  
Printed name: Joan E Fortier  
My commission expires: 10-4-2023

State of Maine  
County of York, SS.

April 24, 2019

Then personally appeared the above named Van E. Hertel, Jr., Member of Narragansett Builders, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.



Before me,

Joan E Fortier  
Notary Public/Attorney at Law  
Printed name: Joan E. Fortier  
My commission expires: 10-4-2023



# Maine Department of Transportation

Paul R. LePage  
Governor

## Driveway/Entrance Permit

David Bernhardt, P.E.,  
Commissioner

Permit Number: 26472 - Entrance ID: 1

### OWNER

Name: Van Hertel Jr.  
Address: 5 Shady Creek Lane  
Scarborough, ME 04070  
Telephone: (207)229-0112

Date Printed: November 14, 2018

### LOCATION

Route: 0005X, Sokokis Trail  
Municipality: Waterboro  
County: York  
Tax Map: 13 Lot Number: 52D  
Culvert Size: 15 inches  
Culvert Type: plastic  
Culvert Length: 30 feet  
Date of Permit: November 14, 2018  
Approved Entrance Width: 20 feet

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to Subdivision/Development** at a point **222 feet North** from **Evergreen Drive / south end**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

### Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 43.639430N, -70.751830W.

S - In the town of Waterboro on the westerly side of Route 5 / Sokokis Trail, the centerline being approximately 222 feet northerly of the centerline of the southernmost end of Evergreen Drive and approximately 55 feet northerly of utility pole 184.

S - The culvert shall be HDPE smoothbore plastic pipe. The Property Owner must contact MaineDOT at (207) 324-5322 prior to driveway and culvert installation to arrange for an inspection.

Approved by: Anthony Fontana Date: 11-14-2018



# WATERBORO FIRE DEPARTMENT

05/13/2020

Waterboro Planning Board  
Re: Carpenter Ridge Subdivision

I have reviewed the site plan revisions for the entrance to the Carpenter Ridge Subdivision. The revisions are acceptable and appear to fix the access problems we had initially pointed out. We are all set with the proposed subdivision to continue on with the planning board.

Thank you,  
Captain Michael Fraser  
Fire Marshal  
Waterboro Fire Dept.