

Town of Readfield
Readfield, Maine 04355
(207) 685-4939

Permit Fee 1000.00
Date Paid 10/19/2021
Receipt # 2683
CK # 716690

Map 133 Lot 038

Planning Board
Land Use Permit Application

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant / Owner:

Name Quinton Johnson
Address 455 Sturtevant Hill Rd
Readfield ME 04355
Phone# (W) _____
(H) 207 577 8242

Agent (if any):

Name N/A
Address _____
Phone# (W) _____
(H) _____

Email for applicant/agent @Johnson2020@gmail.com

Note: Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

2. Physical location of property: 455 Sturtevant Hill Rd Readfield ME 04355

3. Please describe what you are proposing to do:

We are buying the land out back of our house from our neighbor Tom Diplock to square off our property. Just adding the back square piece. We own the front two acres just adding one more to make our property one perfect rectangle.

4. What land use district, e.g., rural residential, is the property located (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?

RR rural residential

5. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?

SF residential / open space

6. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?

open space addition to lot

7. Lot Width _____ Lot Depth _____ Lot Area in Acres (1 acre = 43,560 sq. ft.) _____

8. If a structure is proposed to be built, or expanded, list the following:

| Type of Structure(s) <i>No structures</i> | Length | Width | Height |
|--|--------|-------|--------|
| _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ |

Non-Conforming Structures *Nothing being built*

Questions to answer if you are seeking a permit to expand, relocate, reconstruct or replace a non-conforming structure or are seeking a permit to build a new, enlarged or replacement foundation beneath an existing non-conforming structure. (See Article 11 of the Land Use Ordinance for definition of "non-conforming.")

A. For reconstruction, relocation or expansion of a non-conforming structure in a shoreland zone, please list the total **floor area** for all portions of the structure(s) located between **25 to 75 feet** from the normal highwater line of the water body, tributary stream, or upland edge of a wetland: _____ (Please attach a worksheet showing how you calculated the total **floor area**. The term "**floor area**" is defined in Article 11 of the Land Use Ordinance)

B. For reconstruction, relocation or expansion of a non-conforming structure in a shoreland zone, please list the total **floor area** for all portions of the structure(s) located between **75 to 100 feet** from the normal high-water line of the water body: _____ (Please attach a worksheet showing how you calculated the total **floor area**. The term "**floor area**" is defined in Article 11 of the Land Use Ordinance)

C. If you plan to put in a new, enlarged or replacement foundation below a non-conforming structure OR if you are seeking to relocate, reconstruct or replace a non-conforming structure, please describe whether the foundation or structure can be located further from the water to meet, or come closer to meeting set-backs, and if not, explain why it cannot be moved further back.

D. For structures in the Shoreland Residential, Resource Protection or Stream Protection zones, please show how the proposed development does not result in exceeding the 20% lot coverage maximum. See Article 11 of the Land Use Ordinance for definition of "**lot coverage**."

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner *[Signature]* Date 10/19/2021

Signature of Agent (if any): _____ Date _____

Applicant: Town of Readfield

**Planning Board Review Criteria
Questionnaire**

1. State how the proposed activity will not have an undue adverse affect on:
 - a) the scenic or natural beauty of the area, NONE
 - b) any historical sites that may be located on the property, NONE
 - c) any significant wildlife habitat, NONE
 - d) any public rights for physical or visual access to any shoreline, NONE
 - e) any rare and irreplaceable natural areas, NONE
2. a) What other Town, State or Federal permits will be required for this project? NONE
- b) Do you intend to apply for these permits? NO
- c) Are you committed to conducting this activity and subsequent use of the property in conformance with all applicable Town, State and Federal laws, rules, regulations and ordinances? YES
3. State how the proposed activity will:
 - a) prevent stormwater from giving rise to soil erosion both during and after the development, NONE
(In this regard you may reference the appropriate erosion control or stormwater management books available at the Town Office)
 - b) reasonably conserve the land's capacity to hold water, NONE
4. State what impact the proposed activity will have upon the Town's public services and facilities. This may include, but not be limited to the amount and type of anticipated traffic, requirements for emergency services, effects relating to public education, etc. NONE
5. a) What financial resources (including mortgage commitments) do you have to assure the completion and implementation of this project in compliance with the Land Use Ordinance? NO traffic or road frontage. Just an acre out back.
N/A

b) What technical support will be used in connection with any design, development or use of the project? **NONE**

6. a) Is any portion of the subject property located within, or affected by any flood areas as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map? **NO**
(These Flood Maps are available for your reference at the Town Office).

i) If the answer to question (a) is yes, do you intend to include any portion of your development within the boundaries of the flood plain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? _____

ii) If the answer to question (i) is yes, how do you intend to develop this project (including it's subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield? _____

7. a) Does your proposed development or use include any alteration of or impact to any wetland? **NO** If the answer to this question is yes, describe how you intend to minimize this impact?

b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those? **NO**

8. What part of your development or use will rely on or could impact groundwater?

NONE

9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property. **NONE**

b) Will this solid waste be taken to the Town Recycling Station? **NO** If so, how will the Town be compensated for handling such waste?

c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it?

10. Do you intend to connect to any public water supply? **NO**

11. a) What impact, if any, could the proposed activity have on adjacent properties and their uses. State whether any noise, glare, fumes smoke, dust, odors, or other affects will be generated.

b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties.

12. a) What is the approximate percentage of slope of the land?

b) What is the nature of the soils?

c) What is the nature and extent of the existing vegetation on the site of development or use?

13. a) What is the nearest waterbody (lake, pond, stream, or brook)?
 b) What is the least distance between the waterbody and the project site?
 c) What part of your project could impact one of these waterbodies?
 d) How do you intend to minimize this impact?
14. How do you intend to provide for the adequate disposal of sewage and wastewater in order to comply with the requirements of the State Plumbing Code? *No impact*
15. Describe or illustrate on a separate paper how you intend to control and manage any additional stormwater resulting from this project or use. You may reference the publication, "Stormwater Management for Maine, Best Management Practices" published by the Department of Environmental Protection (1995) and which is available for reference at the Town Office. *No Sewage/Waste Water*

NOTE: If the project results in 20,000 sq. ft. or more of impervious area in the Maranacook Lake watershed or more than one (1) acre in the other lake watersheds, or more than five (5) acres of disturbed area in either watershed, a Stormwater Management permit from the Department of Environmental Protection will be required.

16. What will your water requirements be for this use and what will be your water source? *No water source*
17. What types and amount of additional traffic do you expect as a result of this use? *None*
18. What are your plans for permanent access to the site of the proposed use? *just to own it*
19. Does your proposed development or use cross the Readfield town line?
 If so, into which town? *NO*
 How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways? *NO traffic*
20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop? *No frontage*
21. Has a representative of the Readfield Fire Department reviewed your proposal?
22. Are there currently any enforceable land use violations associated with this property? *NO*
23. If your project involves the construction of a road has the road design been approved by the Road Committee? *NO frontage*

Required Submittals

(Per Article 6, Section 3.1.2)

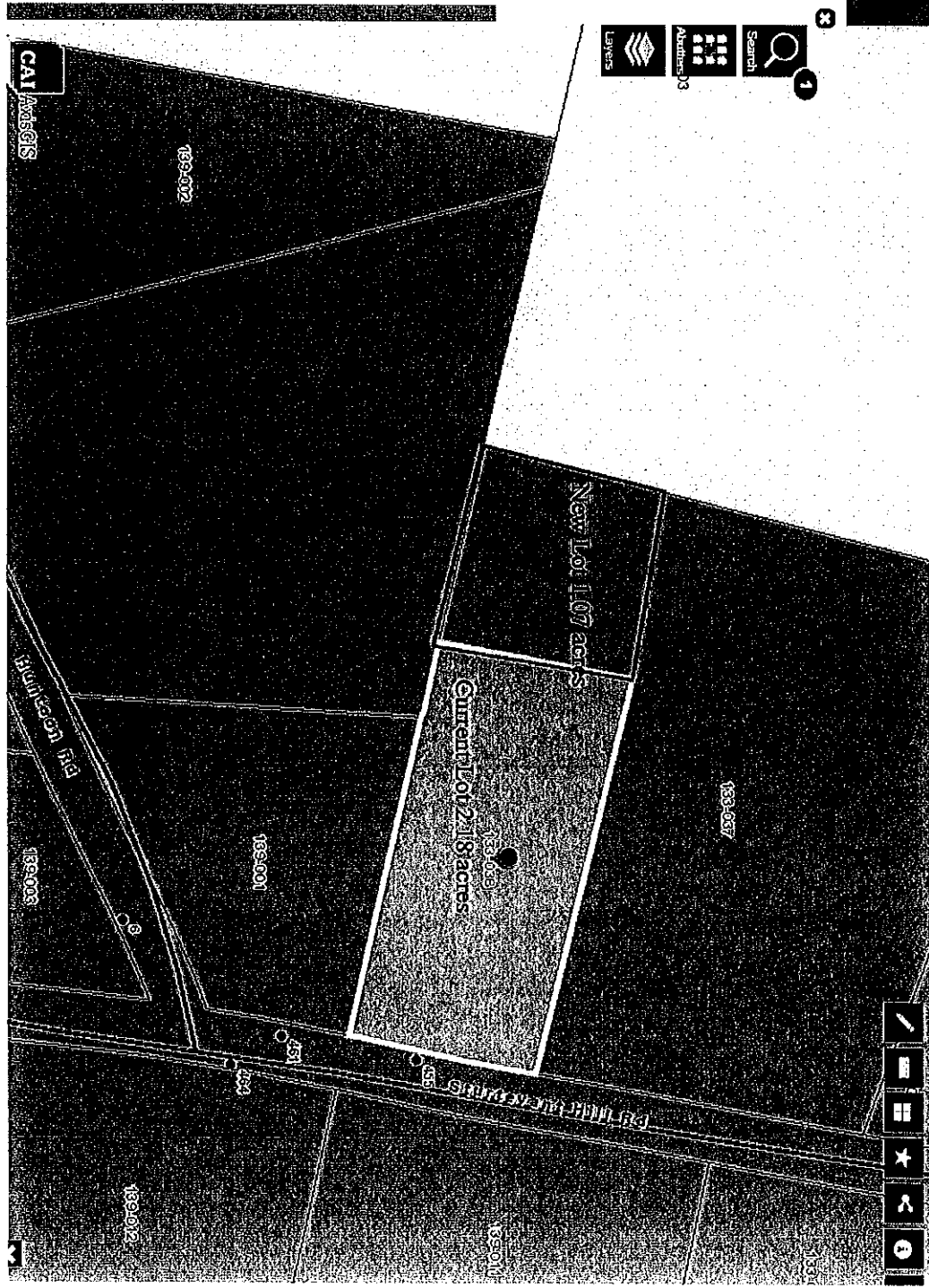
- ___ 1. Copy of the portion of applicable tax map showing subject property, abutting properties and boundaries of all contiguous property under the control of the owner or applicant, regardless of whether all or part is being developed at this time.
- ___ 2. Names and mailing addresses of all property owners abutting the proposed development. (Abutters are the owners of any parcels with one or more common boundaries or points, as well as property owners of any parcel located directly across any road, railroad or stream along the road, railroad or stream from the parcel involved in the application. Also included is any Qualified Conservation Holder of an easement in any of these parcels).
- ___ 3. Exact direction to the property from the Town Office, using a map if necessary.
- ___ 4. The Assessor's tax map and lot numbers of the parcels.
- ___ 5. A copy of the deed to the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.
- ___ 6. The name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan.
- ___ 7. Map showing the north bearing and lot dimensions of all property lines of the property to be developed and the source of this information.
- ___ 8. Site plan(s) illustrating the following: (Note: If the site plan is not drawn to scale, then specific distances identifying the relative locations of the following features must be shown on the plan).
 - a) The location and size of any existing and proposed sewer and water mains, culverts and drains that will serve the development whether on or off the property along with the direction of existing and proposed surface water drainage across the site.
 - b) The location, names, and present and proposed widths of existing and proposed roads, driveways, streets, parking and loading areas, walkways and rights-of-way within or adjacent to the proposed development.
 - c) The location and dimensions of all existing and proposed buildings and structures on the site, including underground storage tanks.
 - d) The location of intersecting roads or driveways within 200 hundred feet of the site.
 - e) The location of existing and proposed open drainage courses, wetlands, water bodies, floodplains, stands of trees, and other important natural features, with a description of such features to be retained.
 - f) The location and dimensions of any existing and proposed easements.
 - g) The location and dimensions of all existing and proposed provisions for water supply and wastewater disposal systems, including a design copy or letter of soils suitability for any proposed new or replacement wastewater disposal systems.
 - h) The location and dimensions of all existing and proposed signs.
 - i) For any project which shall result in a change to exterior lighting, the location, height, and type of existing and proposed exterior lighting and, for commercial, industrial and institutional projects, the foot-candle intensities of proposed lighting projecting on abutting properties.
 - j) The proposed landscaping and buffering.
 - k) The location and amount of any earth-moving.
 - l) A copy of all existing or proposed covenants or deed restrictions associated with the subject property.



Readfield, ME

Contact

- + Public Facilities Map
- + Soil Map
- + Subdivision Map
- + Bedrock Map
- + Conserved Lands
- + Watershed Map
- + Topographic Map
- Transportation
 - Bridge
 - State Roads
 - State-Aid Roads
 - Town Roads
 - Private Roads
 - Trails
 - Discontinued Roads
 - Railroads
 - Unresolved Roads
- Wetland Map
- + Wetlands - USEFWS NWI
- Zoning Map
 - Zoning
 - Resource Protection
 - Shoreland Residential
 - Stream Protection
 - Rural Residential
 - Rural Resource
 - Rural
 - Village Residential
 - Village
 - Academic





TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355
TEL. (207) 685-4939 • FAX (207) 685-3420

PLANNING BOARD NOTICE OF DECISION

May 21, 2003

Daniel O. Harriman
PO Box 136
Readfield, ME 04355

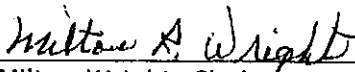
RE: Diplock Subdivision, Map 1, Lot 19A-2, Sturtevant Hill Road
Regina, Robert and Thomas Diplock, Applicants

Dear Dan:

This is to inform you that on May 20, 2003 the Readfield Planning Board conditionally approved the applicant's written request to create a 3-lot minor subdivision on the Sturtevant Hill Road, Map 1, Lot 19A-2 dated March 5, 2003.

The approval was granted subject to the following conditions:

1. Comply with Standard Conditions of Approval, a copy of which is attached.
2. The size of the culvert and the existing driveway shall be reviewed by Nate Sylvester of Kennebec County Soil & Water Conservation District, and any recommendations by Mr. Sylvester for correcting problems in these areas shall be complied with.
3. The recommendations contained in Mr. Sylvester's e-mail of April 14, 2003 to the applicant shall be complied with.
4. All of these recommendations shall be complied with within 90 days or before transfer of ownership of the property, whichever comes first.


Milton Wright, Chairman
Readfield Planning Board

enc.

MW:dlh



file

TOWN OF READFIELD

8 OLD KENTS HILL RD. • READFIELD, MAINE 04355
TEL. (207) 685-4939 • FAX (207) 685-3420

March 27, 2003

PRE-AD

Dan Harriman
PO Box 136
Readfield, ME 04355

RE: Applicants Robert, Regina & Thomas Diplock, Map 1, Lot 19A-2, Sturtevant Hill Road

Dear Dan:

At its meeting on March 18, 2003, the Readfield Planning Board conducted a Sketch Plan Review for the above-sited application. The Planning Board determined that the application shall be reviewed as a minor subdivision and that contour lines at intervals of 10 feet shall be shown on the site plan.

Very truly yours,

Milton R. Wright, Chairman
Readfield Planning Board

MW:dlh

Town of Readfield
Readfield, Maine 04355
207-685-4939

Permit fee _____
Date Paid _____
Receipt# _____
Clerk Itls _____

Map 1 Lot 19A-2

**Planning Board
Land Use Permit Application**

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant / Owner:

Name Robert Regina & Thomas DiPaol
Address 144 Cottage Road
Winthrop, Me. 04364
Phone# (W) _____ (H) 377-7742

Agent (if any):

Name Daniel O. Harrison
Address P.O. Box 136
Readfield, Me. 04355
Phone# (W) 685-4243 (H) _____

Note: Property owner must provide written authorization if (s)he wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a signed statement included with the application.

2. In what land use district is the property (as defined in Article 7 of the Land Use Ordinance ((LUO)) and depicted on the Land Use Map)?
Rural

3. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?
Home Site with excess property

4. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?

a) Additional Home Site

b) Provide a description of proposed use or development Split an existing lot
out, due to split 4 years ago, needs to go through
Minor Subdivision Review

5. Lot Width 585 Lot Depth 790'± Lot Area in Acres (1 acre=43,530 sq. ft.) 10± Acres

6. If a structure is proposed to be built, or expanded:

Type of Structure

Length

Width

Height

yes, but unknown

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant/Owner _____

Date _____

Signature of Agent (if any): Daniel O. Harrison

Date March 5, 2003

Nick Bartlett N/F Janet Bartlett
6336-225

N/F Elizabeth Gordon
2327-166

N/F Janet Ritzel
5015-259

N/F Gary Uollette

N/F Gary & Lyane Uollette

See Plan S.H.C. File No. S-6-152

N/F Thomas & FJ Bell

Robert C. Diplock
Rena
Thomas
6370-220
6370-222
Lot 2 78± Acs

Lot 3
AREA 218 Acres

N/F
Lyle A. Skyles
611-2157/33-146

N/F
DRAPER Properties Inc.
6733-323

N/F
Draper Properties Inc.
6733-323

Gary & Michelle Alexander
5361
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5400

Woods

Woods

HOUSE

HOUSE

HUNTOON ROAD

STARTANT MILL ROAD

WINTERCROFT

S 65° 57' 12" E 920.41

S 58° 16' 00" E 478.26

S 58° 16' 00" E 558.04



BOARD

2m

1m

0.5m

0.2m

0.1m

0.05m

0.02m

0.01m

0.005m

0.002m

0.001m

0.0005m

0.0002m

0.0001m

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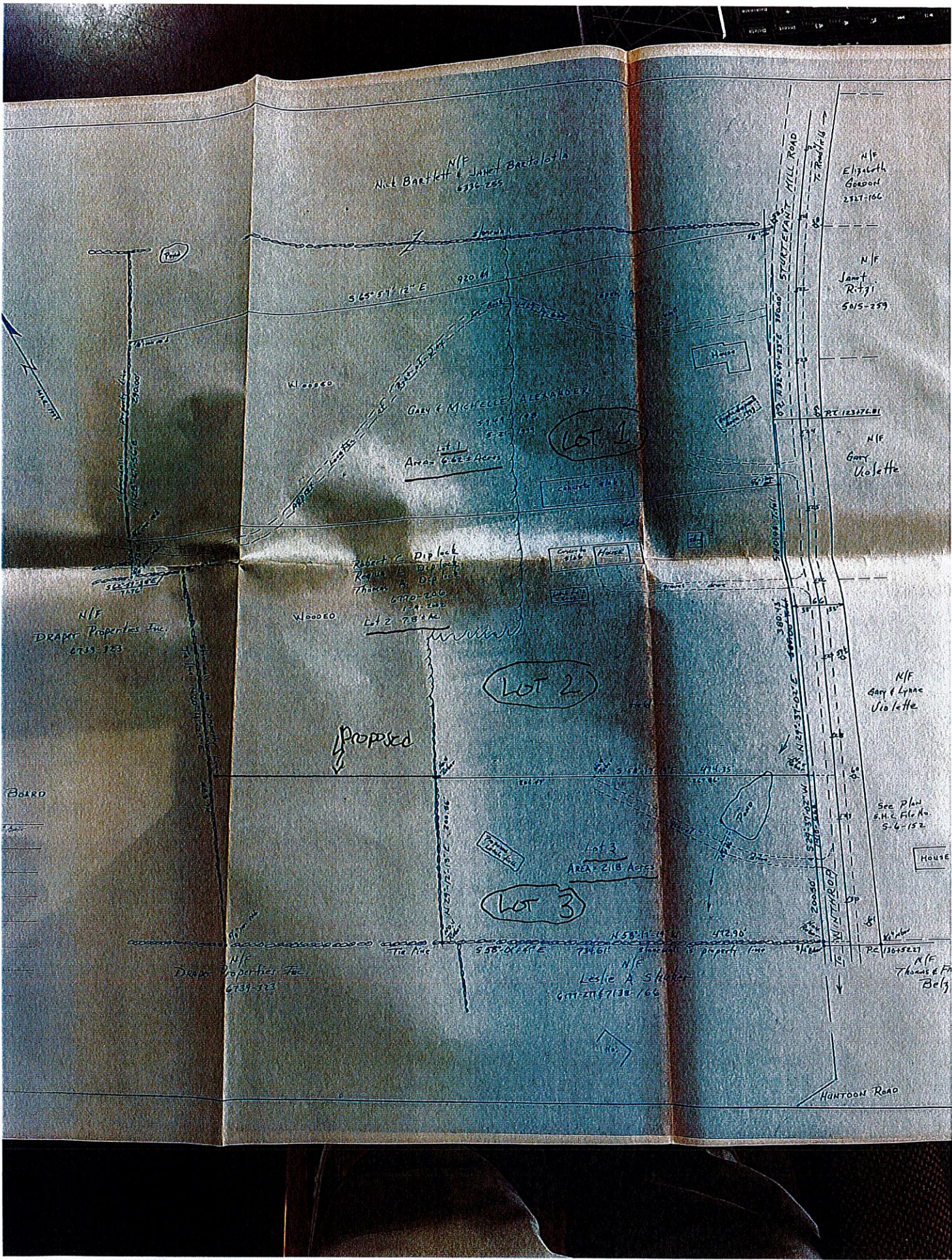
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N/F
Nick Bartlett & Janet Bartolotta
6336-255

N/F
Elizabeth Gordon
2337-166

N/F
Janet Ritzi
5015-259

GARY & MICHELLE ALEXANDER
5141-179
522-193

LOT 1

Lot 1
Area 662± Acres

N/F
Gore Uollette

Robert E. Diplock
Rita E. Diplock
Thomas A. Diplock
6190-206
1-41-2002

Concrete 915±
House

WOODED

Lot 2 78± AC

LOT 2

N/F
Gary & Lyane Uollette

PROPOSED

Lot 3
Area 218± Acres

LOT 3

See Plan
S.H.C. File No.
5-6-152

HOUSE

N/F
DRAFT Properties Inc.
6733-323

N/F
Leslie A. Starker
611-2167132-166

N/F
Thomas & Ft. Belg

HANTOAN ROAD



Readfield, ME

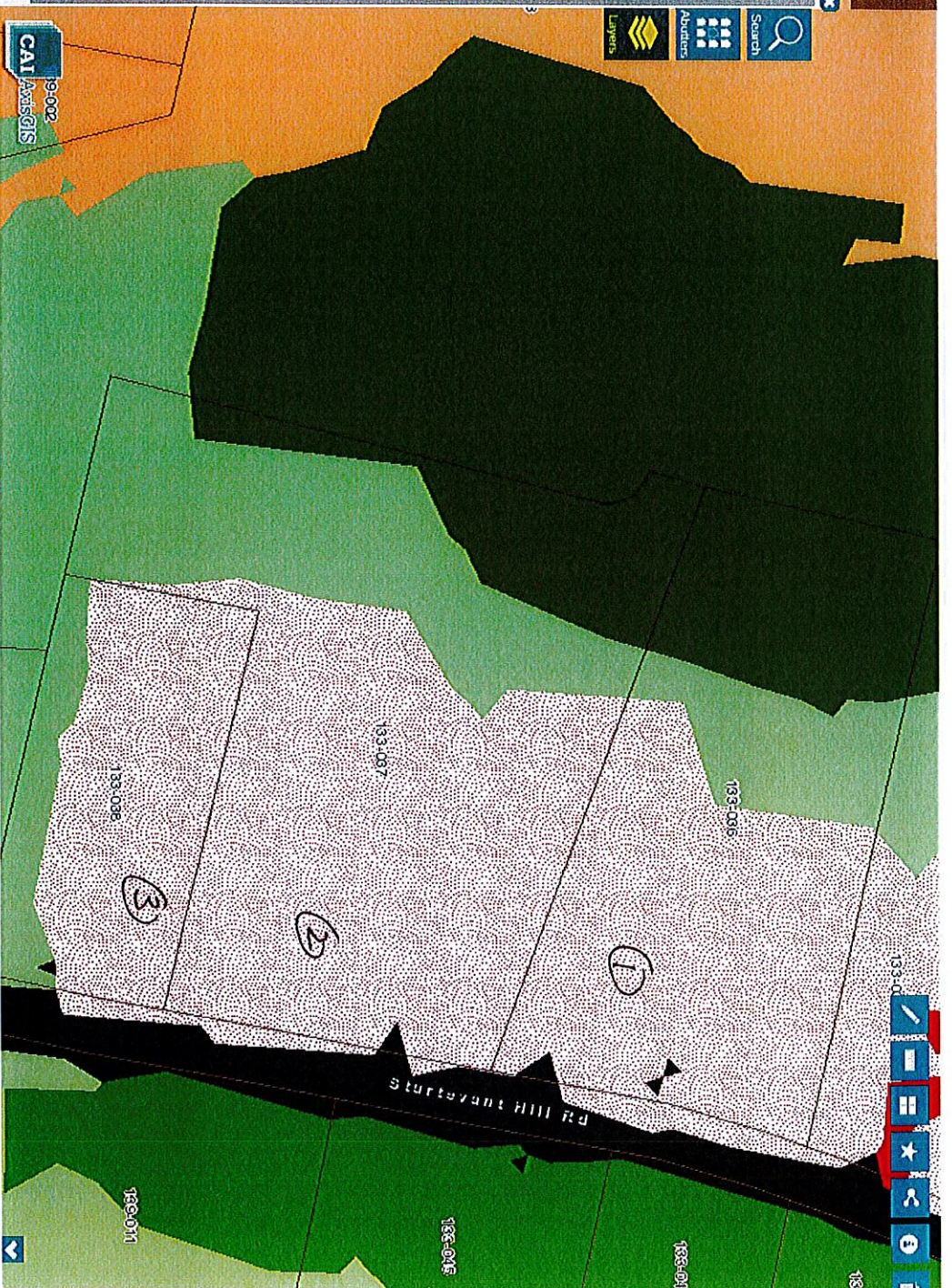
Contact

Quick Maps: **Property Map**

- Readfield, ME

- + Property Map
- + Aquifer Map
- + E911 Address Point Map
- + FEMA Flood
- + Future Land Use Map
- Land Cover Map
- Land Cover

- + Developed
- + Agriculture Lands
- + Coniferous Forest
- + Deciduous Forest
- + Mixed Forest
- + Grasslands
- + Recent Forestry/Harvesting Activity
- + Lakes and Ponds
- + Forested and Non-Forested Wetlands
- + Roads/Railways
- + Road Management System
- + Public Facilities Map
- + Soil Map
- + Subdivision Map
- + Bedrock Map
- + Conserved Lands
- + Watershed Map
- + Topographic Map



9-002
CAI GIS



303



133-033

133-036

133-037

133-038

Sturtevant Hill Rd

proposed

Lot 1

Lot 2

Lot 3



13

135