

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

Permit Fee 10000
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 QJohnson2020@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.) _____

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. NO traffic or road frontage. Just an acre out back.
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? N/A

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? *No*

If so, into which town?
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*

No frontage

Acct# 1886
133-038



OPR BK 13535 PGS 265 - 266 04/27/2020 08:26:04 AM
INSTR # 2020008525 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

TRANSFER TAX PAID

WARRANTY DEED

DLN: _____

ELOSIA E. MITCHELL, of Readfield, Maine for consideration paid, grants to **QUINTON**

JOHNSON, with a mailing address of 133 Bull Run Road, Wales, ME 04280 with

WARRANTY COVENANTS, a certain lot or parcel of land with the buildings thereon situated in Readfield, Kennebec County, State of Maine, bounded and described as follows:

Lot 3 as show on "Plan of Big Sky Acres a subdivision for Robert C. Diplock, Regina L. Diplock and Thomas A. Diplock," by David Harriman, PLS #359, dated April 2003 and recorded June 16, 2003 as File No. E-200364 at the Kennebec County Registry of Deeds. Being 2.18 acres.

This conveyance is subject to the note on said plan that "all existing natural flow of water will continue unchanged."

Meaning and intending to convey the premises described in deed of Robert C. Diplock, Regina L. Diplock, and Thomas A. Diplock to John A. Mitchell and Elosia E. Mitchell, dated July 29, 2003 and recorded in the Kennebec County Registry of Deeds at Book 7537, Page 76. John A. Mitchell died on December 15, 2019, leaving Elosia E. Mitchell as surviving joint tenant.

WITNESS my hand and seal this 24th day of April, 2020.

Elosia E. Mitchell
ELOSIA E. MITCHELL

(2) Harris Law

David C. Thomas



BIG 54

A 1111

Receipt of

Money

Received

of the

Town of

1111

NOTES:

1. This Subdivision property shows on Readfield Tax Map No. 1, as lots 19A & 19A-2
2. Source of Title
 - A) Lot 19A Burleigh M. James to Gary M. & Michelle L. Alexander Book 5949, Page 198 May 21, 1999
 - B) Lot 19A-2 Burleigh M. James to Robert C. & Regina L. Diplock Book 6642, Page 347 Sept. 27, 2001
3. The deed descriptions for 5949-198 & 6642-347 were based upon a survey by Daniel P. Colby P.L.S. #2101 in September 1997, Survey not recorded
4. Robert C. & Regina L. Diplock conveyed their Lot Map 1, lot 19A-2 to Robert C., Regina L. & Thomas A. Diplock by deed dated JANUARY 4, 2002 Book 6770, Page 206.
5. The perimeter of these parcels as shown on this plan is based on the Colby survey.
6. D. O. HARRIMAN P.L.S. #359 surveyed and marked corners of lot 3 as shown on this plan.
7. Total Area of lots 16.65 ± Acres
8. All Existing NATURAL Flow of WATER WILL CONTINUE UNCHANGED

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



133-036

186-048

186-011

Spartan Hill Rd

133-037

133-038

CAI AxisGIS

19-002

Search

Abutters

Layers

186-048

186-011

133-036

133-037

133-038

186-048

186-011

Spartan Hill Rd

133-037

133-038

CAI AxisGIS

19-002

Search

Abutters

Layers

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 - USFWS NWI

- Zoning Map

- Zoning

Resource Protection

Shoreland Residential

Stream Protection

Rural Residential

Rural Resource

Rural

Village Residential

Village

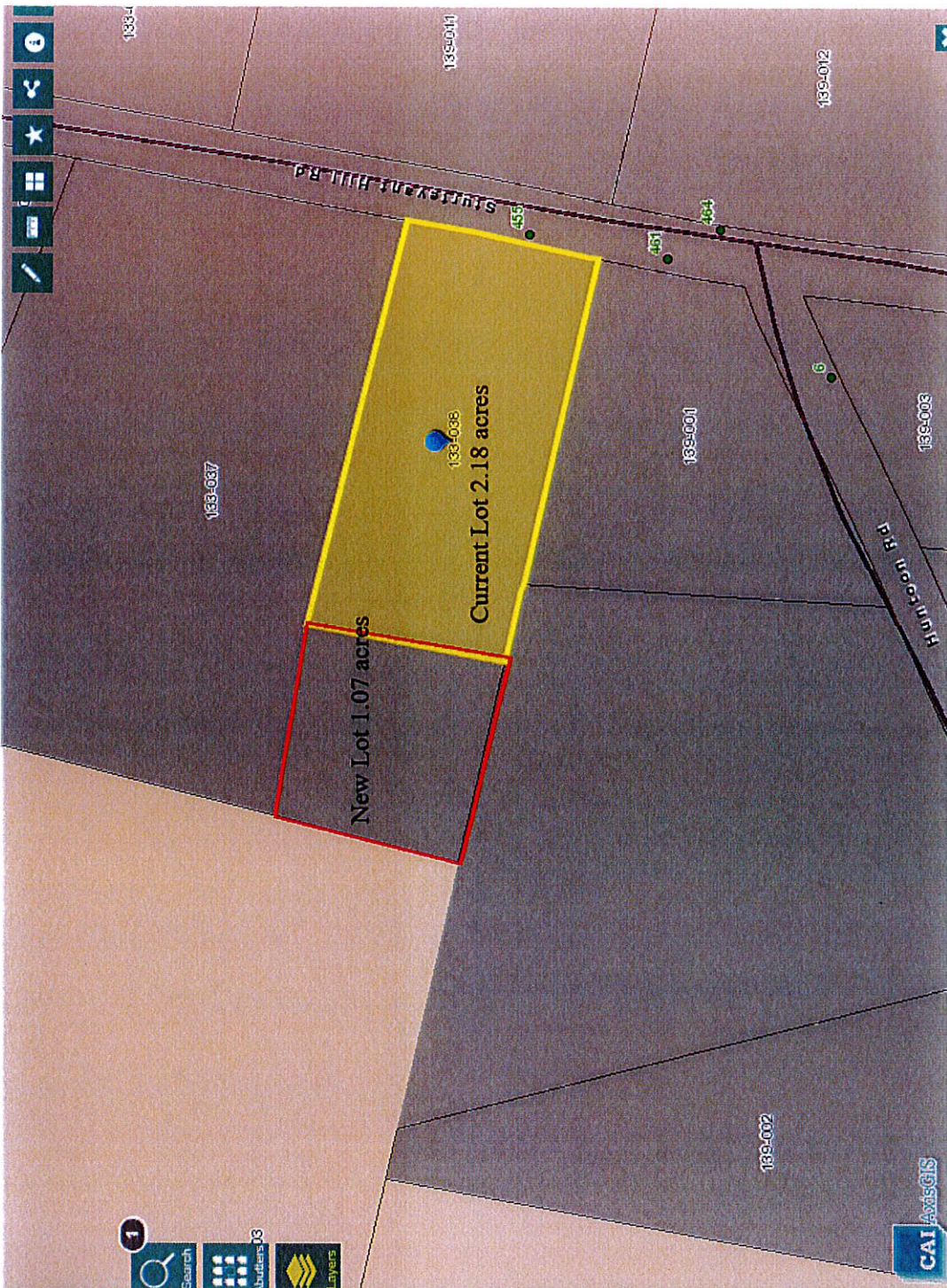
Academic

Search

Layers

Abutters 03

Layers



N/F
Nlt Bartlett & Janet Bartolotta
6736-255

N/F
Elizabeth
Gordon
2327-166

N/F
Janet
Ritzgi
5015-259

N/F
Gary
Uolette

N/F
Gary & Lynn
Uolette

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

N/F
Thomas & Fran
Belz

GARY & MICHELLE ALEXANDER
57461-198
5-21-1999

Lot 1
Area = 6.62 ± Acres

Robert C. Dip lock
Regina E. Dip lock
Thomas A. Dip lock
6770-200
1-9-2002

Lot 2
78 ± Ac

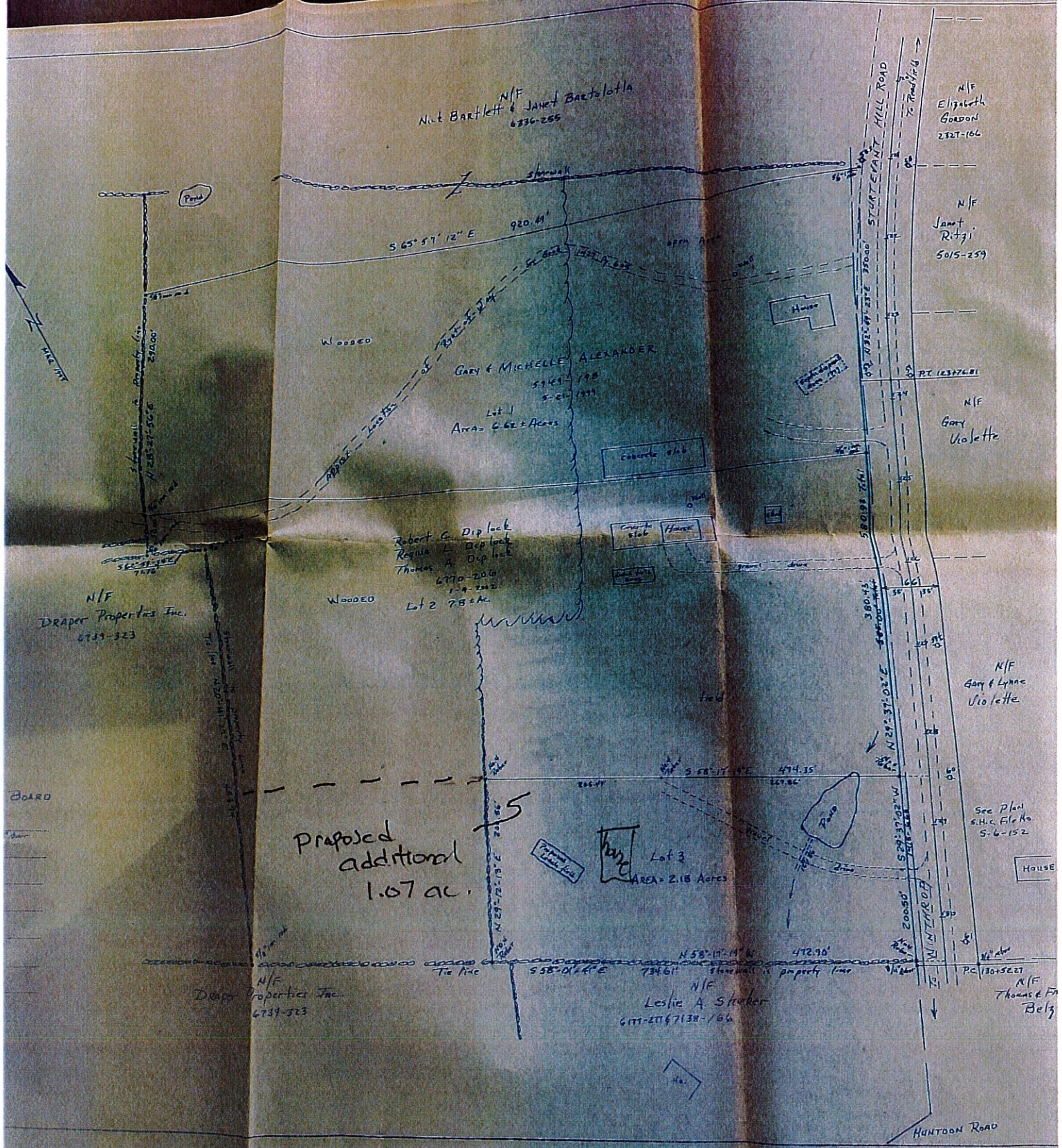
Lot 3
Area = 2.15 Acres

Proposed
additional
1.07 ac.

N/F
DRAPER Properties Inc.
6733-323

N/F
DRAPER Properties Inc.
6733-323

N/F
Leslie A. Stoker
6771-2767138-166



133-038 Johnson Abutters

133-038	455	Sturtenant Hill Rd	Quinton and Brittany Johnson
139-001	317	Sturtenant Hill Rd	John E Smith
133-037	433	Sturtenant Hill Rd	Thomas Diplock
133-036	429	Sturtenant Hill Rd	Kelly J Smith
132-003	0	Sturtenant Hill Rd	Draper Properties
139-001	461	Sturtenant Hill Rd	Ann C Babkirk
139-012	464	Sturtenant Hill Rd	Thomas P Beltz

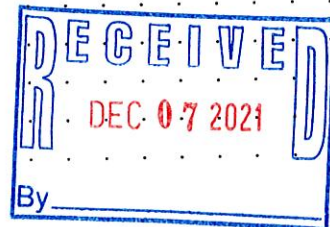
Quinton Johnson and Brittany Johnson will be purchasing approx. 1.07 acres from Abutting neighbor Tom Diplock, For the price of \$10,000.00.

Quinton Johnson

Brittany L Johnson

[Signature]

→ 455 Sturtevant Hill Rd. Readfield ME 04352



Directions from town hall:

Leave drive way and RIGHT on Old Kents Hill Rd

RIGHT onto Main St (17) 1/3 mile to

LEFT onto Sturtevant Hill Rd 2.0 miles to

RIGHT 455 Sturtevant Hill Rd