

POMA App # 2461

Permit Fee 1000
Receipt # 5285
Date Paid 3/26/24

Map 111 Lot 32

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

Planning Board
Land Use Permit Application

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

1. Applicant / Owner: Agent (if any):
- | | |
|--|--|
| Name <u>Lovejoy Ventures, LLC</u> | Name <u>Main-Land Development Consultants, Inc.</u> |
| Address <u>103 Brunswick Ave, Suite 1</u>
<u>Gardiner, ME 04345</u> | Address <u>PO Box Q</u>
<u>Livemore Falls, ME 04254</u> |
| Phone# (W) <u>207-622-5251</u> | Phone# (W) <u>207-897-6752</u> |
| (H) _____ | (H) _____ |

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. Please describe what you are proposing to do:

* Subdivide ~~Map 111, Lot 16~~ and create a 10, single-family lots. This project also includes the construction of new road, and reconstruction of a section of North Wayne Road.

* Map 111, Lot 32

3. 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)?
Rural Residential

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

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

5. Lot Width _____ Lot Depth _____ Lot Area in Acres (1 acre = 43,560 sq. ft.) See Subdivision Plan

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

Type of Structure(s)	Length	Width	Height
<u>TBD</u>	_____	_____	_____
_____	_____	_____	_____

7. Estimated Value of Project See Section 3

"Value of Project" is considered the fair market value of all labor materials associated with the project requiring site review.

Non-Conforming Structures

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 an expansion of a structure, please list the total **floor area** for all portions of the structure(s) located between 25 to 75 feet from the normal high water 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 an expansion of a structure, 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 exceed 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 _____ Date _____

Signature of Agent (if any): Shane D. Howley Date 2024-02-29

OR P

01

1236

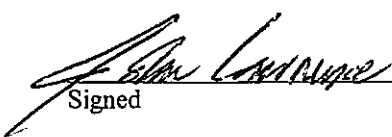
Register KENNEBEC

February 20, 2024

To Whom It May Concern:

MAIN-LAND DEVELOPMENT CONSULTANTS, INC. is hereby authorized to act on behalf of John Lawrence, in obtaining applicable federal, state, and local permitting including attending meetings, signing forms, and generally representing project interests for the proposed 10-lot subdivision located on North Wayne Road in the Town of Readfield, Maine

Sincerely,


Signed

John Lawrence
Printed

2/20/2024
Date

2
3
4

Lovejoy Ventures, LLC
103 Brunswick Avenue
Gardiner, ME 04345
207-479-8888
Jlawrence.realtor@gmail.com

April 5, 2024

Chip Stephens, CEO
Town of Readfield
8 Old Kents Hill Road
Readfield, ME 04355

Re: Subdivision Application / Lovejoy Ventures, LLC

Dear Chip:

Thank you for your phone call this morning. There is indeed a typo on the first page of our subdivision application.

The lot that we are proposing to subdivide is listed correctly at the top of the page. That is to say: **Map 111 Lot 32**. In section 2 the land is listed at Map 111, Lot 16. This is incorrect. The parcel we are developing is indeed **Map 111 Lot 32**.

Thank you for bringing this issue to my attention. I have corrected the typo in item 2 on the attached pages. Please let me know if you need any further information.

Sincerely,

A handwritten signature in blue ink that reads "John Lawrence". The signature is fluid and cursive, with the first name "John" being larger and more prominent than the last name "Lawrence".

John Lawrence

Attachments: pages 1 & 2 of the application