

Land Use Ordinance



Town of
Readfield, Maine

Adopted July 14, 2020

Revised: March 20, 2000; June 14, 2001; September 17, 2001; June 13, 2002; June 12, 2003; September 15, 2004; June 15, 2006; June 16, 2007; May 15, 2008; June 11, 2009; June 10, 2010; June 14, 2012; June 13, 2013; June 12, 2014; June 9, 2015; June 14, 2016; June 13, 2017; June 12, 2018, June 11, 2019

Attested true copy of what was passed at Town Mtg. 07-14-2020

Deborah Nichols, Deborah Nichols, Town Clerk

Pages Included in This Packet:

A01 Existing Site Survey	A008 Temporary Erosion Control
A02 Proposed Site Survey	A009 Vegetation Plan
A03 Tax Map 134	A010 Additional Information
A04 Property Deed	A101 1st Floor Plan
A05 Directions to Site	A102 2nd Floor Plan
A06 Septic Design	A201 Exterior Elevations
A007 Storm Water Protection Plan	A600 3D Views

PROJECT SUMMARY

Dawn and Scott Morash would like to submit for a building permit to build their new four season home on Maranacook Lake. They wish to build a retirement home on their family lot that has been home for decades of four season fun. The current structure, sited 18' from waterline, shall be demolished upon completion of new construction. Dawn and Scott plan to sell their home in Hollis Maine and become full time residents of Readfield.

LOT INFORMATION

This is currently a non conforming lot without sufficient road frontage, as such, the proposed layout observes a thrity foot easement at the southeast side of the property. At the base of the driveway there will be a rain garden to slow and filter any sedimentation picked up by rain water. Proposed site detail are show on A07 Storm Water Protection Plan.

The site has been reviewed by a licensed evaluator, and the septic system has been designed by Gerry Mitchell, Jr., a local septic designer. The new well will be located 100' up hill from new septic system.

HOME INFORMATION

As shown on A02 Site Plan, the proposed home would have a footprint of 2,642 squarefeet with a gravel driveway consisting of 1,516 squarefeet.

The new structure will consist of; 3 bedrooms, 2 1/2 baths, 2 car garage with shop, and an unfurnished walkout basement. The building will be clad in metal roofing and claboard siding. A small deck overlooks the lake with ample vegetative space between the buildilng and body of water.

- 1) OWNER OF RECORD SCOTT MORASH AND DAWN MORASH
SOURCE DEED BOOK 6045, PAGE 267, DATED 08-31-1999.
TAX MAP 134, LOT 25
- 2) BASED ON THE FEMA FLOOD INSURANCE RATE MAP THE 100 YEAR FLOOD
ELEVATION IS LOCATED AT ELEVATION 215.
- 3) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON THE PINS FOUND
WITHOUT THE BENEFIT OF A BOUNDARY SURVEY OR ADDITIONAL DEED RESEARCH.

- 1) ELEVATIONS SHOWN HEREON ARE BASED ON A NAVD83 DATUM USING USGS DISK #166.
- 2) CONTOUR LINES ARE AT 1 (FOOT) INTERVALS.
- 3) NO INVESTIGATION OF SUBSURFACE FEATURES HAS BEEN MADE. A UTILITY LINE LOCATION CONSULTANT SHOULD BE CALLED BEFORE ANY EXCAVATION IS PERFORMED ON THIS SITE.

-  = TREE LINE
-  = UTILITY POLE
-  = OVERHEAD UTILITIES
-  = BUILDING SETBACK LIMIT
-  = STONEWALL
-  = NOW OR FORMERLY
-  = PROPOSED DRIVEWAY & HOUSE

N/F
HEWEY FAMILY TRUST
BOOK 8536, PAGE 159, 05-15-2005
TAX MAP 134, LOT 24

N/F
HEWEY FAMILY TRUST
BOOK 8536, PAGE 159, 05-25-2005
TAX MAP 134, LOT 24

FLOOD LIMIT BASED ON CURRENT
FEMA MAP #23011C047TD
(SEE NOTE 2)

BENCH MARK
NAIL SET IN BASE OF UTILITY POLE
ELEVATION = 220.84

EXISTING SEPTIC
LOCATION

MARANACOOK LAKE

— HIGH WATER MARK

N/F
ROBERT J. COREY
KATHY M. COREY
BOOK 4689, PAGE 104, 05-06-1994
TAX MAP 134, LOT 26

(IN FEET)
1 inch = 10 ft.

THIS PLAN IS PRELIMINARY WITHOUT AN EMBOSSED SEAL.

Dirigo Surveying
SHAWN M. TYLER, PLS. #12919

DIRIGO
SURVEYING
Winthrop, Maine 923-3443

SITE PLAN

OF EXISTING CONDITIONS AND PROPOSED HOUSE LOCATION

1" = 10'

DATE: 07-18-2019

PROJECT / CLIENT:

SCOTT MORASH

HOLLIS, ME 04043

COUNTY
KENNEBEC

Date	Revision
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LAKE HOME

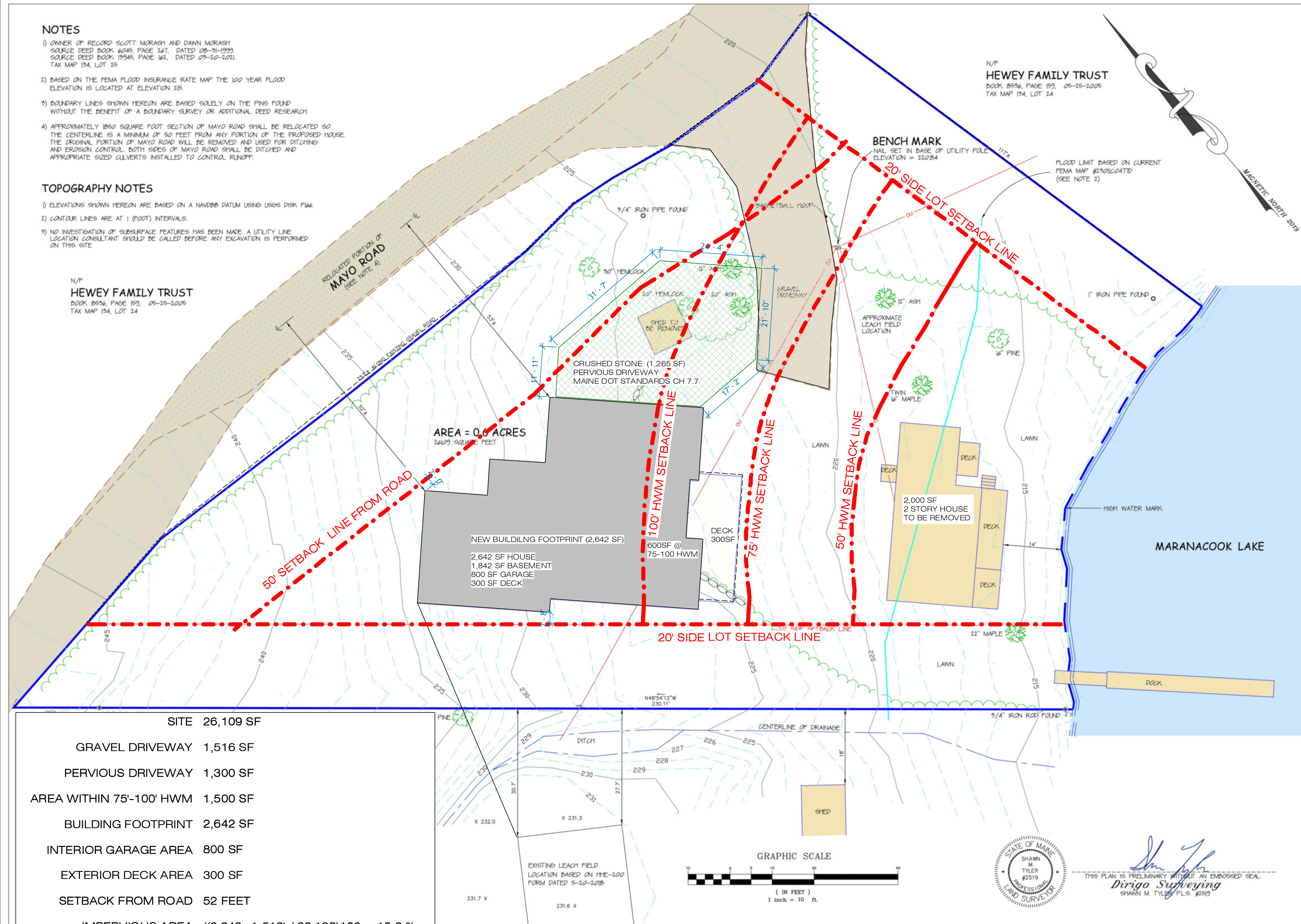
Existing Site Survey

A01

- 1) OWNER OF RECORD SCOTT MORASH AND DAWN MORASH
SOURCE DEED BOOK 6045, PAGE 167, DATED 08-21-1999
SOURCE DEED BOOK 13945, PAGE 162, DATED 07-20-1971.
TAX MAP 134, LOT 25
- 2) BASED ON THE FEMA FLOOD INSURANCE RATE MAP THE 100 YEAR FLOOD
ELEVATION IS LOCATED AT ELEVATION 215.
- 3) BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON THE PINS FOUND
WITHOUT THE BENEFIT OF A BOUNDARY SURVEY OR ADDITIONAL DEED RESEARCH.
- 4) APPROXIMATELY 1050 SQUARE FOOT SECTION OF MAYO ROAD SHALL BE RELOCATED SO
THE CENTERLINE IS A MINIMUM OF 50 FEET FROM ANY PORTION OF THE PROPOSED HOUSE.
THE ORIGINAL PORTION OF MAYO ROAD WILL BE REMOVED AND USED FOR DITCHING
AND EROSION CONTROL. BOTH SIDES OF MAYO ROAD SHALL BE DITCHED AND
APPROPRIATE SIZED CULVERTS INSTALLED TO CONTROL RUNOFF.

- 1) ELEVATIONS SHOWN HEREON ARE BASED ON A NAVD83 DATUM USING USGS BENCH 1666
- 2) CONTOUR LINES ARE AT 1' (FOOT) INTERVALS.
- 3) NO INVESTIGATION OF SUBSURFACE FEATURES HAS BEEN MADE. A UTILITY LINE LOCATION CONSULTANT SHOULD BE CALLED BEFORE ANY EXCAVATION IS PERFORMED ON THIS SITE

N/F
HEWEY FAMILY TRUST
BOOK 8536, PAGE 159, 05-25-2005
TAX MAP 134, LOT 24



 <p>DIRIGO SURVEYING Winthrop, Maine 923-3443 www.dirigosurveying.com</p>	<p><i>SITE</i></p>		PROJECT / CLIENT: SCOTT MORASH 56 LEDGEWOOD DRIVE HOLLIS, ME 04043	SHEET TITLE: SITE PLAN OF EXISTING CONDITIONS AND PROPOSED HOUSE LOCATION	1 ADDED ADDITIONAL LAND PURCHASED FROM HEWLEY 2 ADDED ADDITIONAL TOPOGRAPHY TO SHOW THE GOREY LEACH FIELD 3 ADDED PROPOSED HOUSE AND RELOCATED MAYO ROAD, SEE NOTE 4	04-12-2021 05-14-2021 12-04-2021
	FILE No. RE1507K PLAN No. 710	PROJECT LOCATION: 111 MAYO ROAD	SCALE: 1" = 10'	DATE: 07-18-2019		
	TOWN READFIELD COUNTY KENNEBEC STATE MAINE					

OPR BK 13945 PGS 162 - 163 03/29/2021 02:09:06 PM
INSTR # 2021007838 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

BK 6045 PG 267

TRANSFER
TAX
PAID

WARRANTY DEED
027159

KNOW ALL MEN BY THESE PRESENTS, THAT, MAH Realty Trust, a trust established under the laws of the State of Maine on February 3, 1993 and whose duly appointed Trustees, Michael A. Hoyt and Gail R. Hoyt, both of Monmouth, County of Kennebec, State of Maine

in consideration of one dollar and other valuable considerations

paid by Scott Morash and Dawn Morash, of West Buxton, County of York, State of Maine the receipt whereof we do hereby acknowledge we do hereby **GIVE, GRANT, BARGAIN, SELL AND CONVEY with WARRANTY COVENANTS** unto the said Scott Morash and Dawn Morash, as joint tenants and not as tenants in common, their heirs and assigns, forever:

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

Beginning at an iron pin, on the shore of Lake Maranacook at the southeast corner of land now or formerly of Elvert Pooler; thence running in a northwesterly direction a distance of two hundred thirty (230) feet to an iron pin on side of right-of-way road; thence running along said road in an easterly direction one hundred eighty-seven (187) feet, more or less, to an iron pin on the side of said road; thence running in a southeasterly direction one hundred thirty-nine (139) feet to an iron pin at the edge of Lake Maranacook; thence continuing in said southeast direction to low water mark; thence running in a southwesterly direction along said shore of said lake at low water mark, one hundred four (104) feet; thence running in a northwesterly direction back to an iron pin on the shore of Lake Maranacook at high water mark, being the point of beginning.

Together with a right-of-way now laid out extending from the main highway leading from Winthrop to Readfield over land now or formerly of Beatrice M. May to the land herein conveyed; said right-of-way to be used in common with others; said Grantees to help keep and maintain said right-of-way in common with others.

Meaning and intending to convey a portion of the premises conveyed to MAH Realty Trust by Quit Claim Deed recorded in Kennebec County Registry of Deeds in Book 4393 page 136 on May 21, 1993.

IN WITNESS WHEREOF, MAH Realty Trust, hereby release all its right by descent and all other rights.

WITNESS our hands and seals this 31st day of August, 1999.

TRANSFER TAX PAID

WARRANTY DEED

David W. Hewey and Shannon S. Hewey, Trustees of the Hewey Family Trust U/D/T dated May 25, 2005 of 534 E. Broadway, Haverhill, Massachusetts, for consideration paid, grants to Scott Morash and Dawn Morash of Hollis, County of York, State of Maine, as joint tenants, with WARRANTY COVENANTS, the land in Readfield, Kennebec County, Maine, described as follows:

A certain lot or parcel of land situated on the southerly side of the Mayo Road in the Town of Readfield, County of Kennebec, State of Maine and being more particularly described as follows:

Beginning at an iron pin found at the most westerly corner of land Scott and Dawn Morash received by deed dated August 31, 1999 as recorded at the Kennebec County Registry of Deeds in Book 6045, Page 267. Said iron pin being located 230 feet northwesterly of an iron pipe near the shore of Maranacook Lake.

Thence in a general northwesterly direction at the extension of the line of Morash, a distance of 20 feet more or less to a point at the existing traveled way of the Mayo Road.

Thence in a general easterly direction along said traveled way of Mayo Road, a distance of 253 feet to a point.

Thence in a general southerly along the remaining land off the grantor, a distance of 117 feet more or less to a point at the most easterly corner of said Morash. Said point being at the shore of Maranacook Lake.

Thence in a general northwesterly direction along the land of said Morash, a distance of 139 feet more or less to an iron pin.

Thence in a general westerly direction along the land of said Morash, a distance of 187 feet more or less to the point of beginning.

The above described parcel contains 0.15 acres more or less.

The above described parcel is benefited by and subject to any rights associated with the Mayo Road.

Meaning and intending to convey a portion of the premises conveyed to David W. Hewey and Shannon S. Hewey, Trustees of the Hewey Family Trust U/D/T dated May 25, 2005 by deed dated May 25, 2005 as recorded at the Kennebec County Registry of Deeds in Book 8536, Page 159.

WITNESS our hands and seals this 20 day of March, 2021.



MAINE DESIGN + BUILD^{LLC}
ARCHITECTURAL DESIGN + CONSTRUCTION MANAGEMENT

[illegible]

LAKE HOME

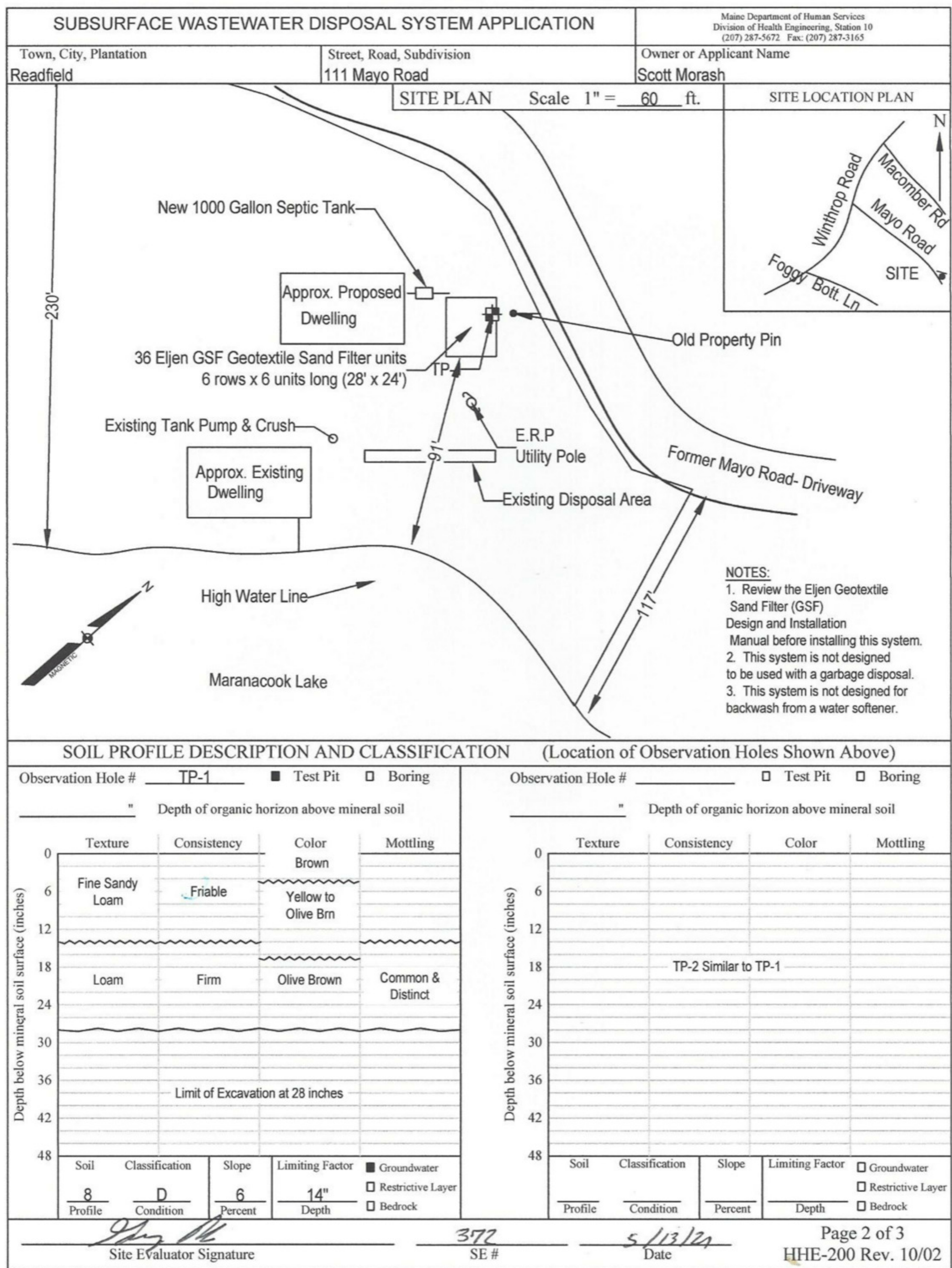
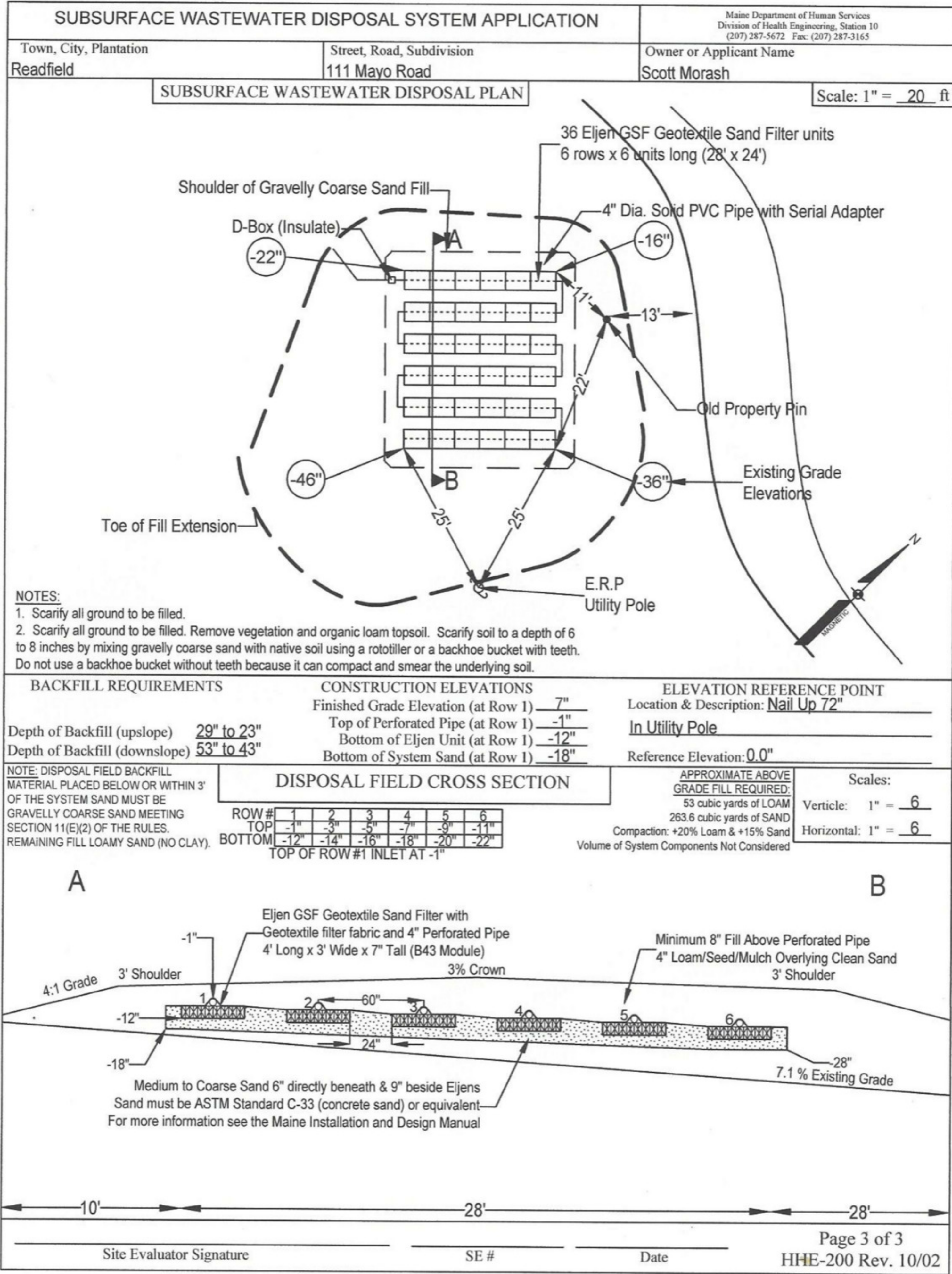
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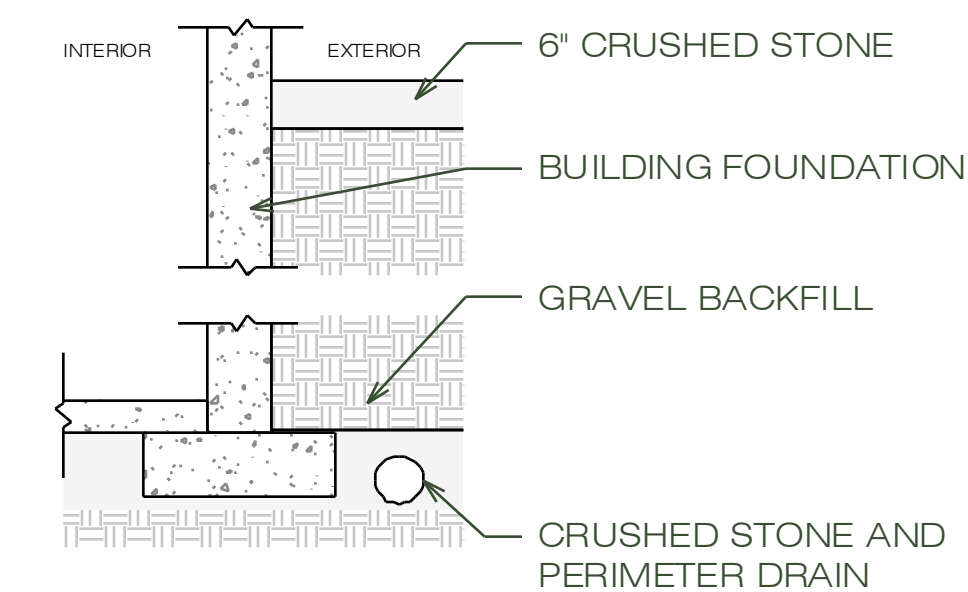
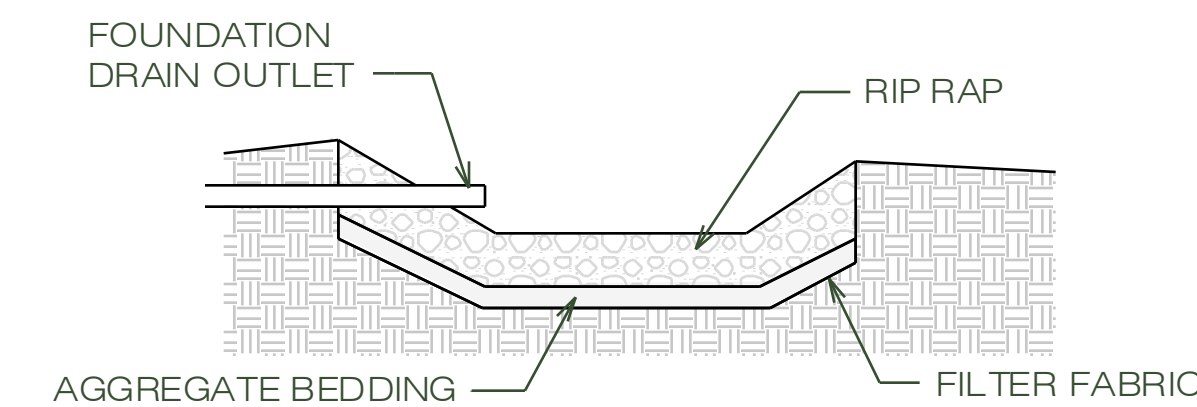
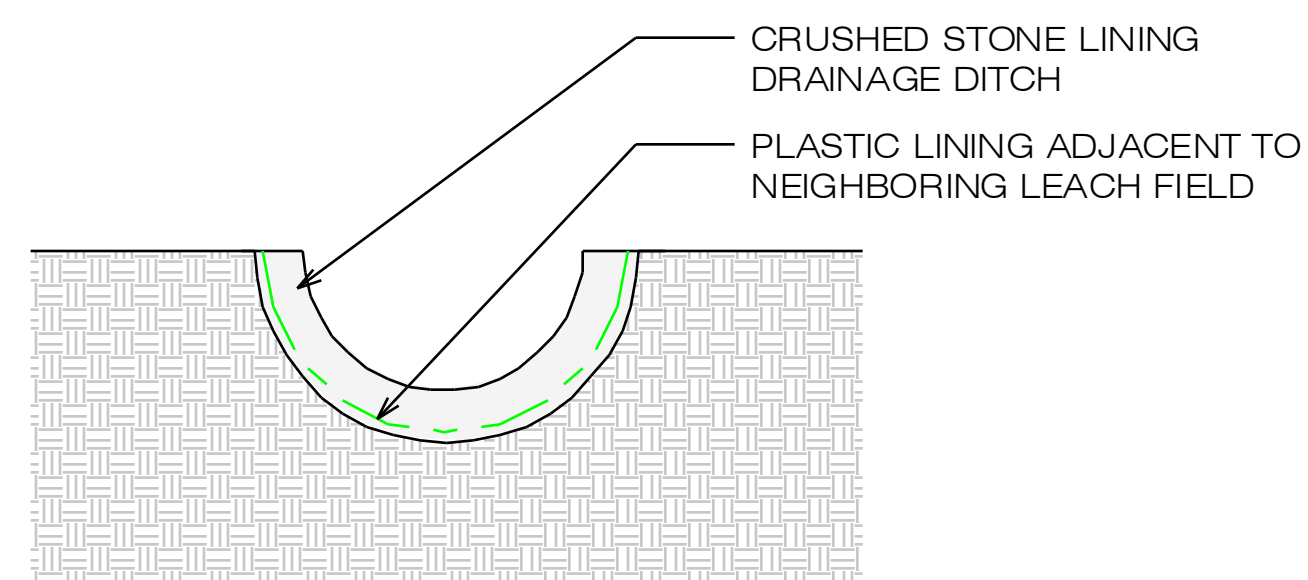
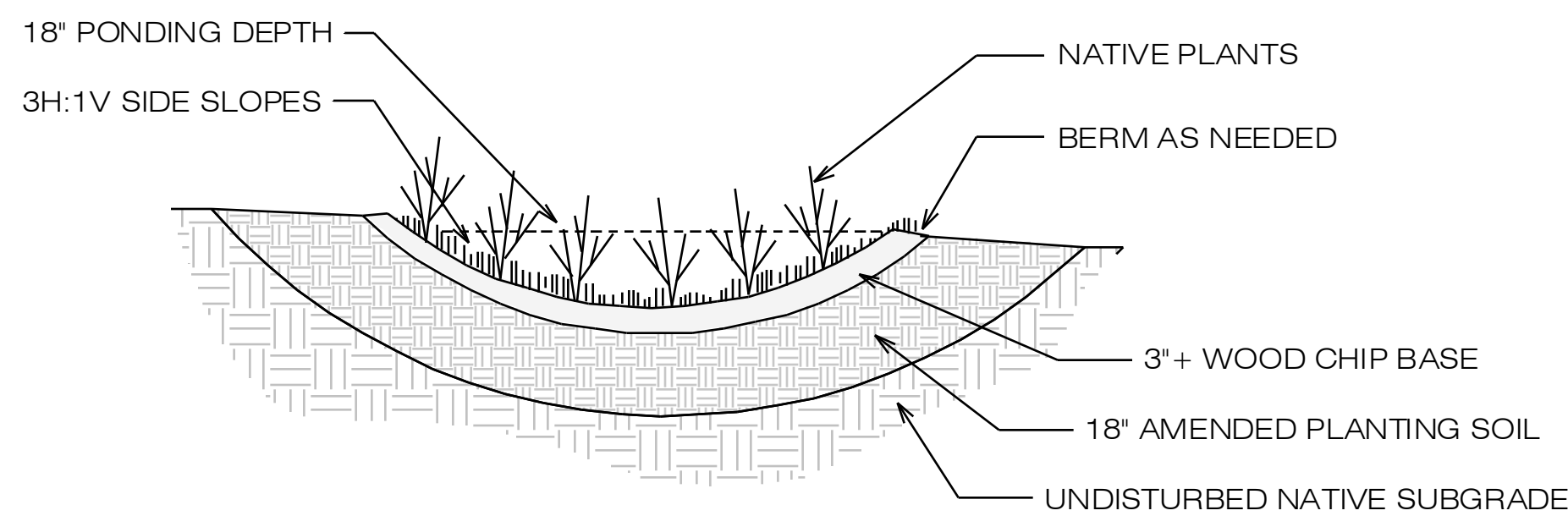
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Directions

A05





Roof sf x .6 sf/gal = gal x 100yr rain inches = Total Gallons

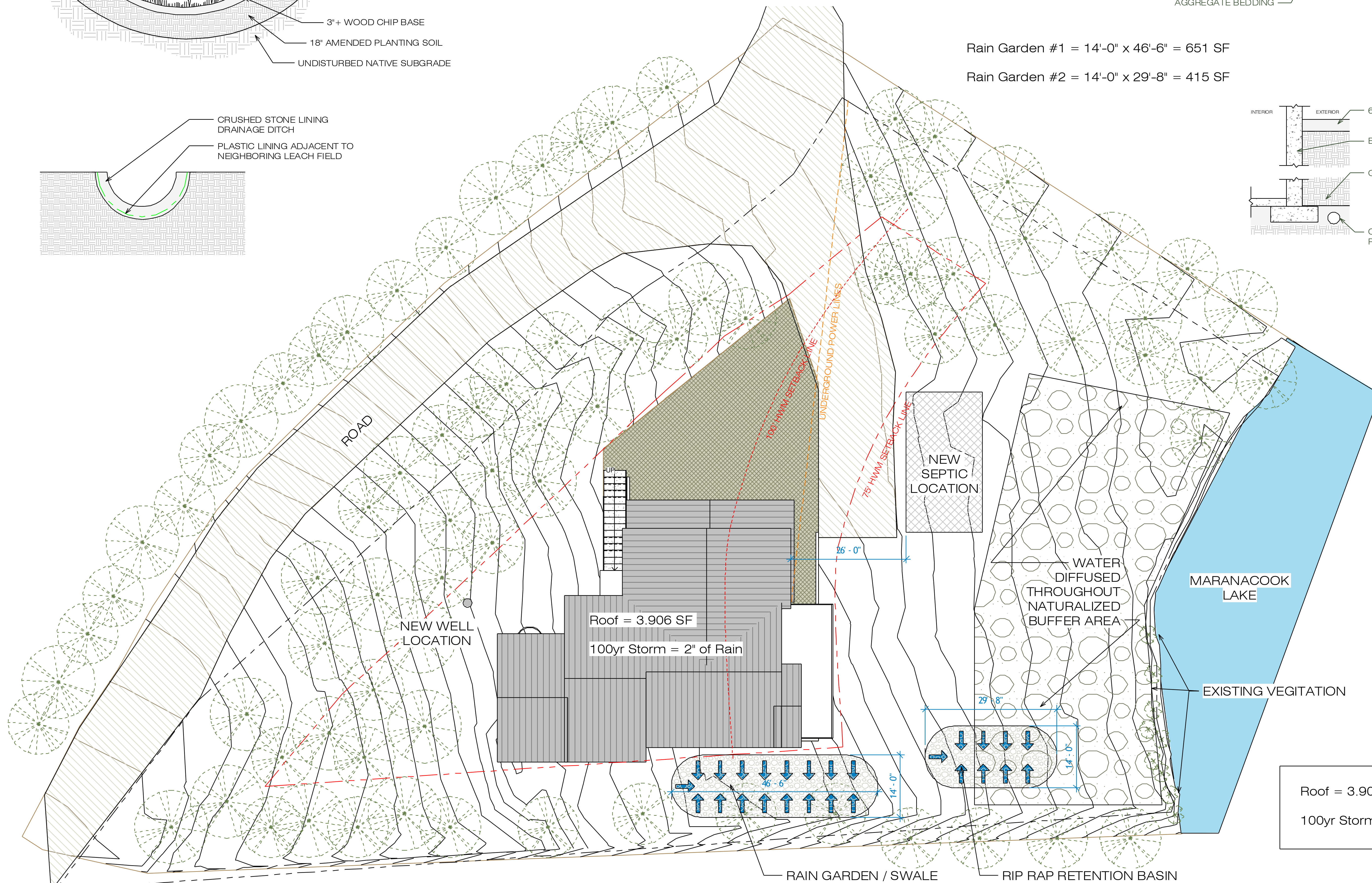
$$3,906 \text{ sf} \times .6 \text{ sf/gal} = 2,343 \text{ gal} \times 2" = 4,686$$

Gallons of Water ÷ 7.48 = Square Feet of Rain Garden (at 12" deep)

$$4,686 \text{ gal} \div 7.48 = 626.5 \text{ SF (at 12" deep)}$$

Rain Garden #1 = 14'-0" x 46'-6" = 651 SF

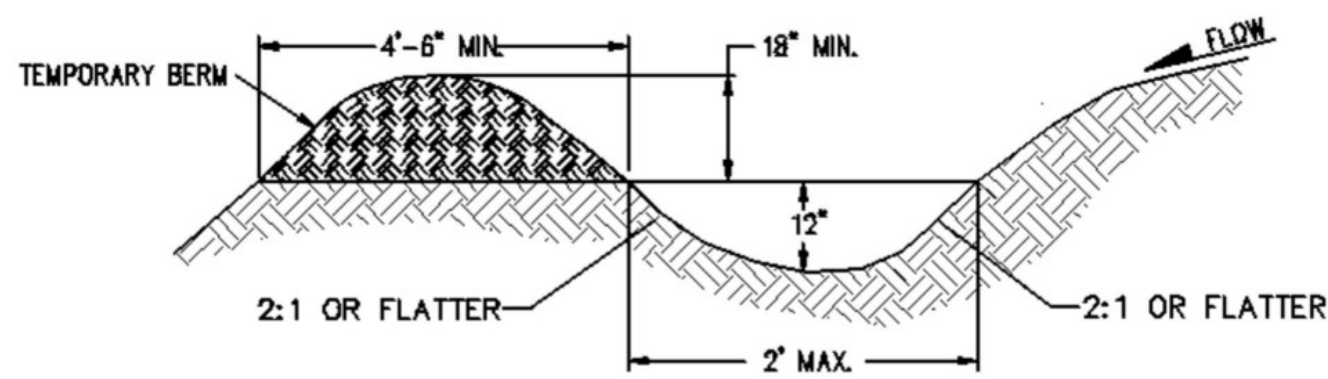
Rain Garden #2 = 14'-0" x 29'-8" = 415 SF



Rain Garden #1 = 14'-0" x 46'-6" = 651 SF

Rain Garden #2 = 14'-0" x 29'-8" = 415 SF

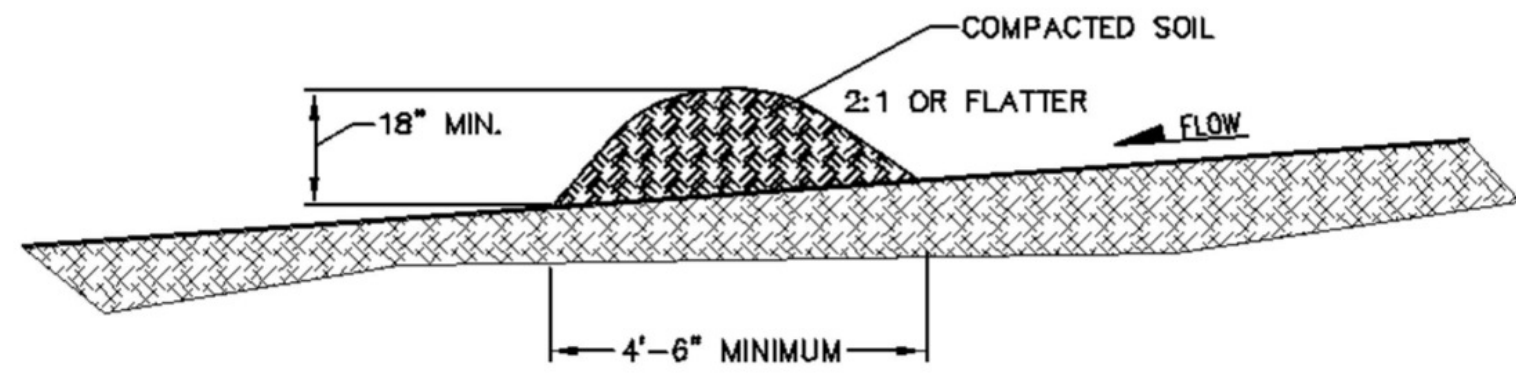
Roof = 3,906 SF
100yr Storm = 2" of Rain



TEMPORARY DIVERSION

NOTES:

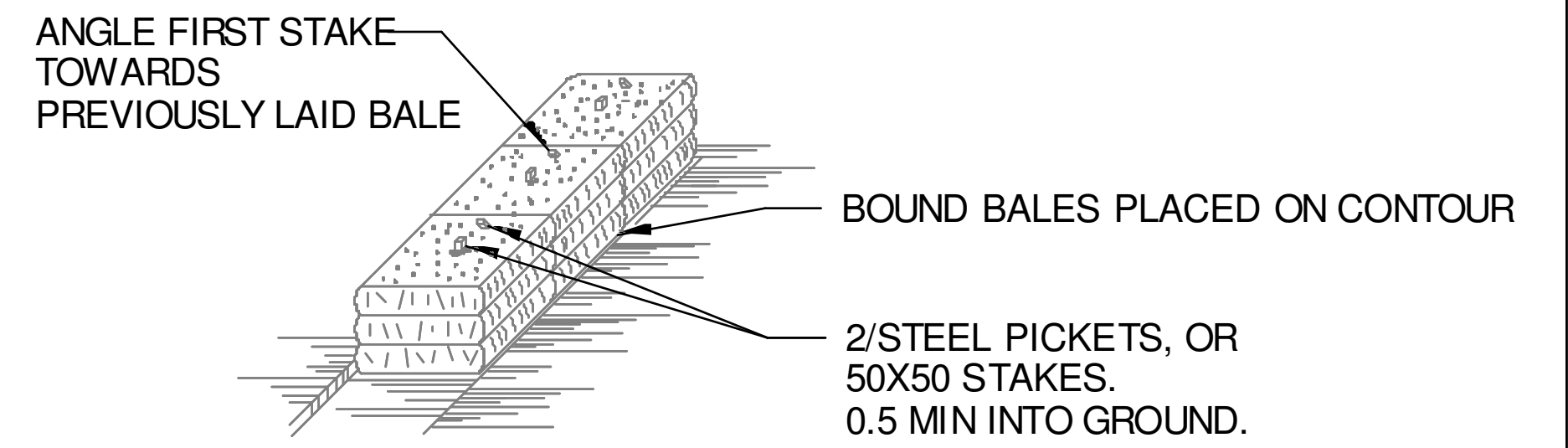
1. TEMPORARY DIVERSION DITCH SHALL BE CONSTRUCTED ACROSS THE SLOPE TO INTERCEPT RUNOFF AND DIRECTIT TO A STABLE OUTLET OR SEDIMENT TRAP.
2. USE IMMEDIATELY ABOVE A NEW CUT OR FILL SLOPE OR AROUND THE PERIMETER OF A DISTURBED AREA.
3. GRADIENT ALONG THE FLOW PATH SHALL HAVE A POSITIVE GRADE TO ASSURE DRAINAGE, BUT SHALL NOT BE SO STEEP AS TO RESULT IN EROSION DUE TO HIGH VELOCITY.



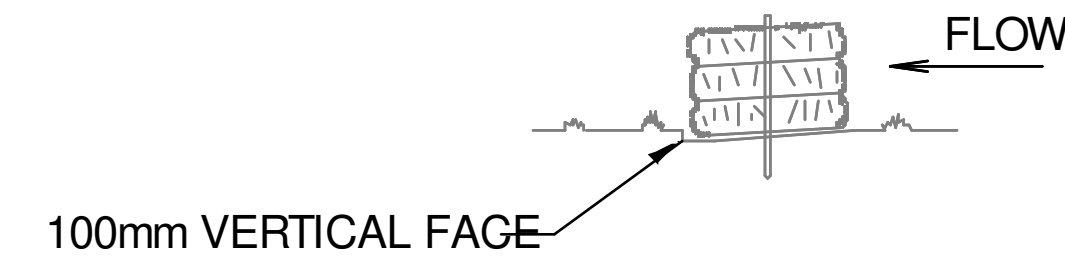
TEMPORARY BERM

NOTES:

1. BERMS SHALL HAVE A HEIGHT OF 18 INCHES, SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM BASE WIDTH OF 4.5 FEET.
2. BERMS SHALL BE USED TO INTERCEPT AND DIVERT DRAINAGE TO A DESIGNATED OUTLET.
3. BERMS SHALL NOT BE USED WHERE DRAINAGE AREA EXCEEDS 10 ACRES.

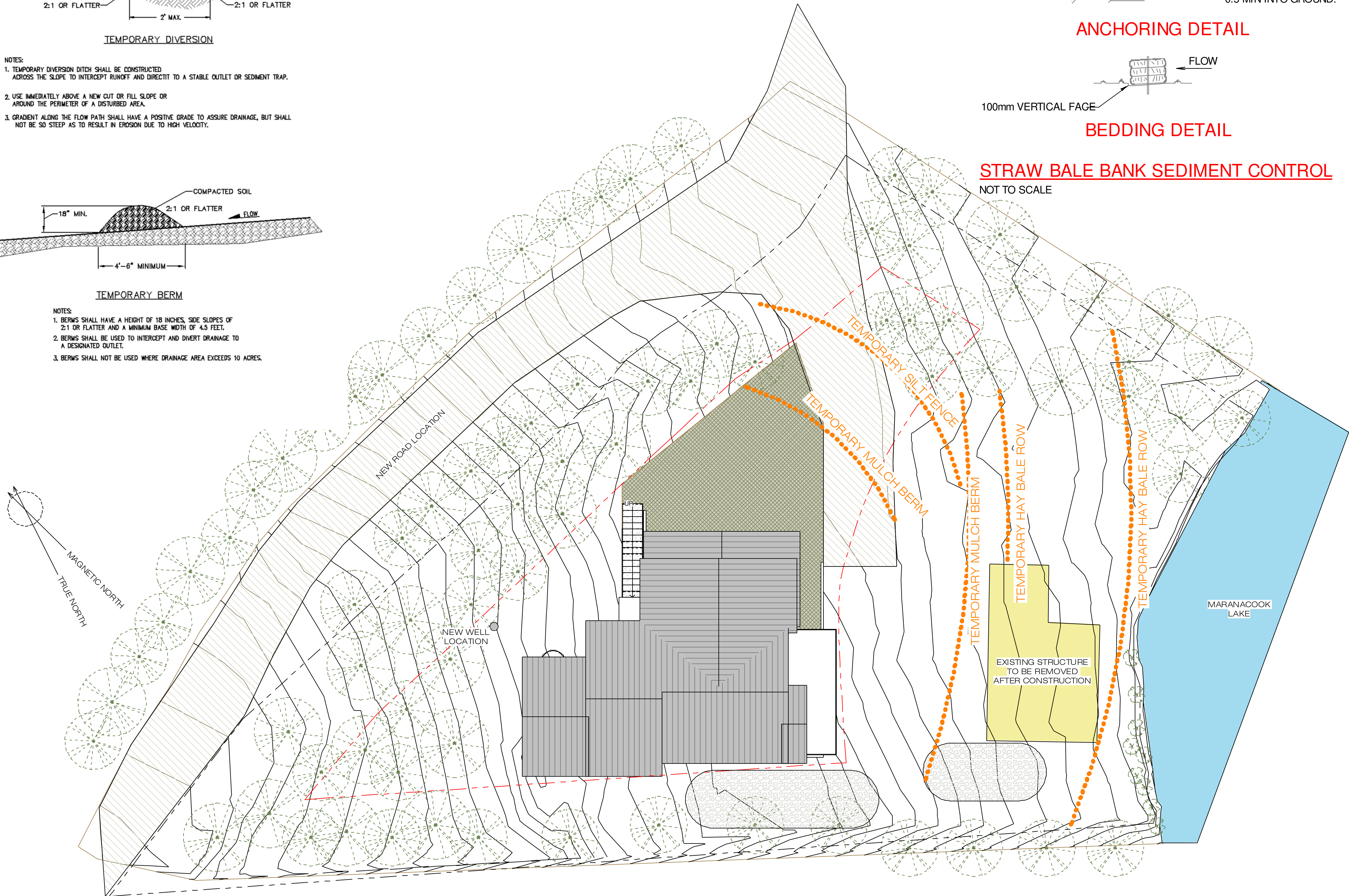


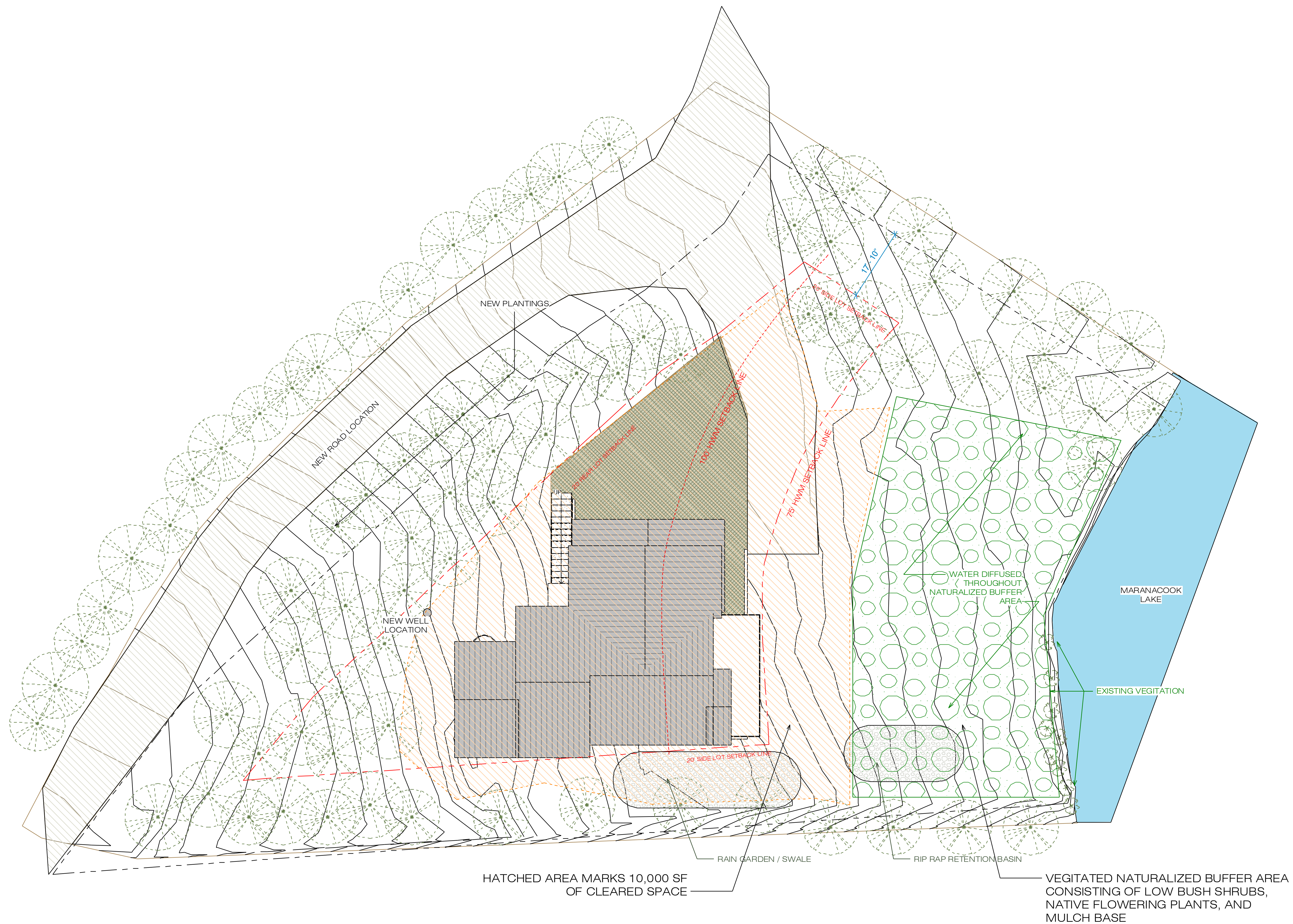
ANCHORING DETAIL



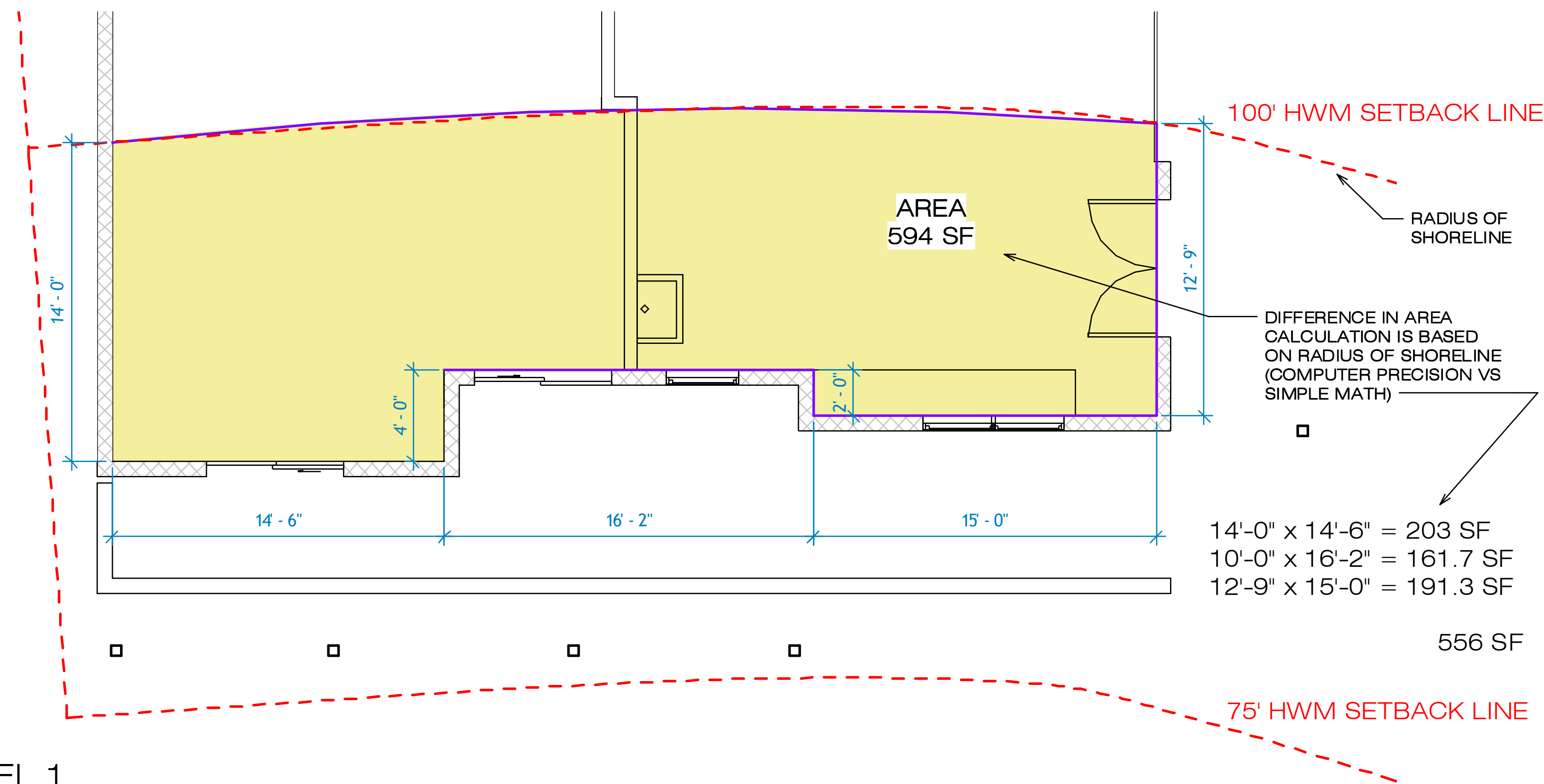
BEDDING DETAIL

STRAW BALE BANK SEDIMENT CONTROL
NOT TO SCALE



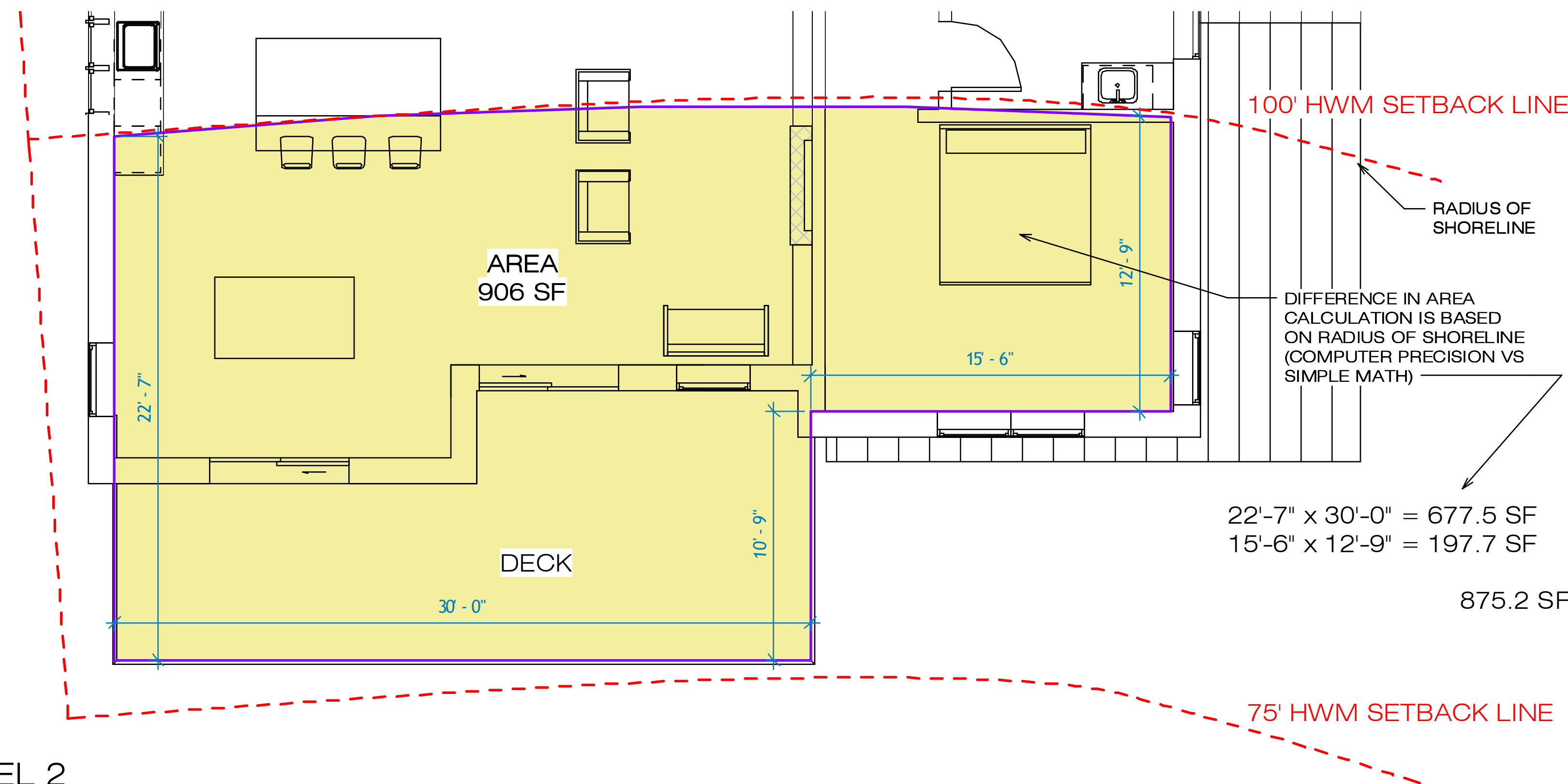


PORTION OF STRUCTURE WITHIN 75' - 100' HIGHWATER SETBACKS



LEVEL 1

1500 sf of floor area occupy the area located between 75 to 100 feet from normal high water line
computer area calculations are above and below. (594 + 906 = 1500 SF)



LEVEL 2

AREA SQUARE FOOTAGES

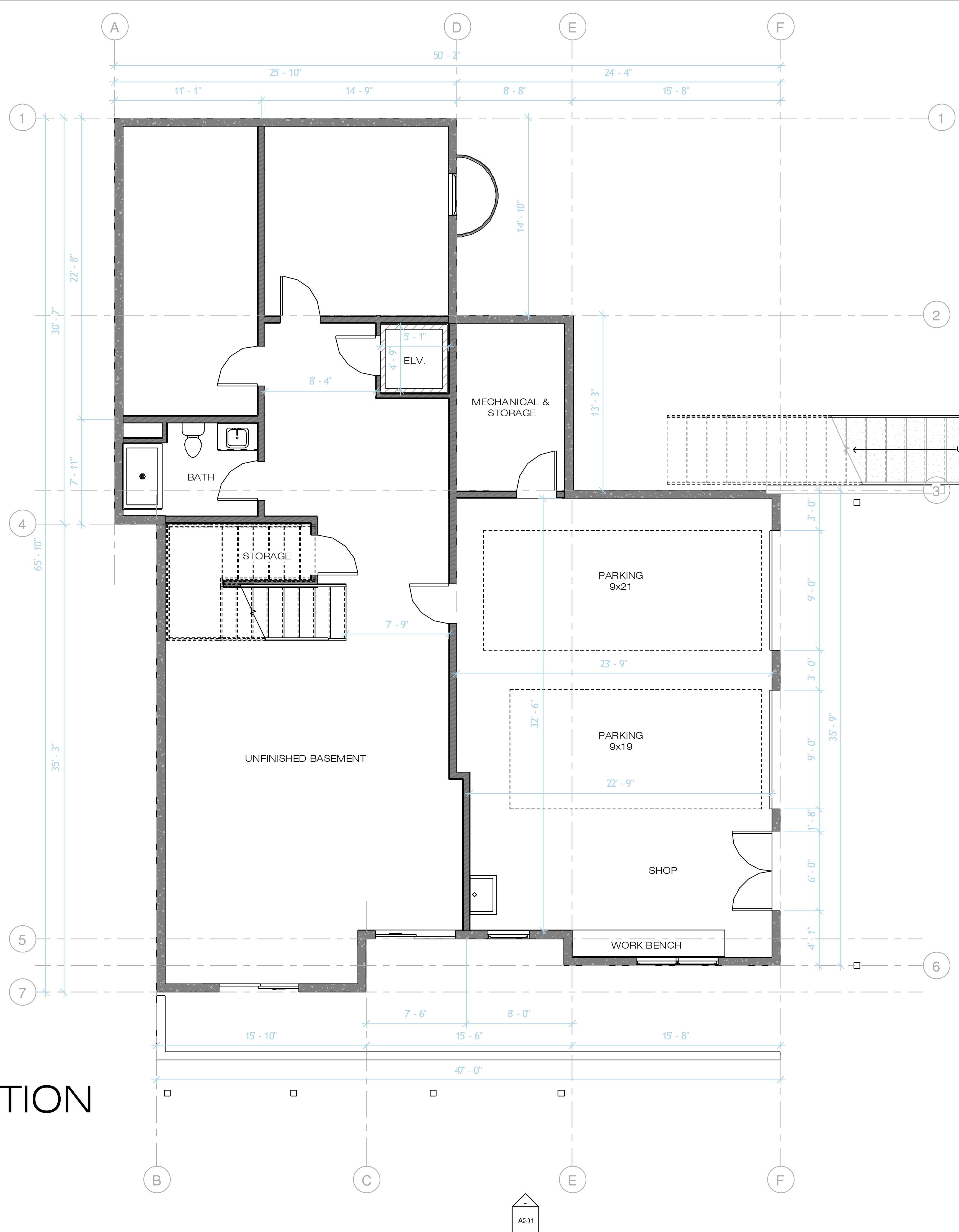
SITE	26,109 SF
GRAVEL DRIVEWAY	1,516 SF
PERVIOUS DRIVEWAY	1,300 SF
AREA WITHIN 75'-100' HIGH WATER MARK	1,500 SF
BUILDING FOOTPRINT	2,642 SF
GARAGE AREA	800 SF
EXTERIOR DECK AREA	300 SF
SETBACK FROM ROAD	52 FEET
IMPERVIOUS AREA	$((2,642 + 1,516) / 26,109)100 = 15.9 \%$ WITHIN 20% ALLOWABLE

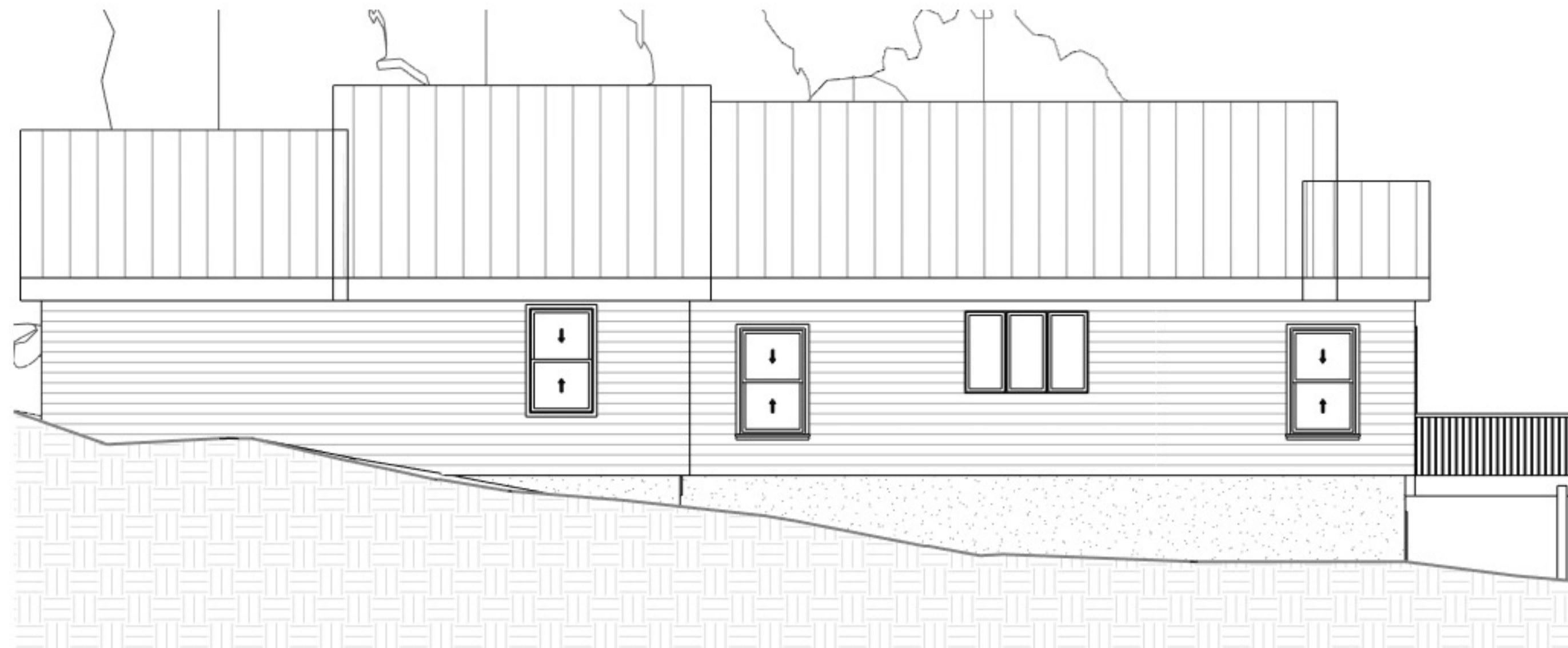
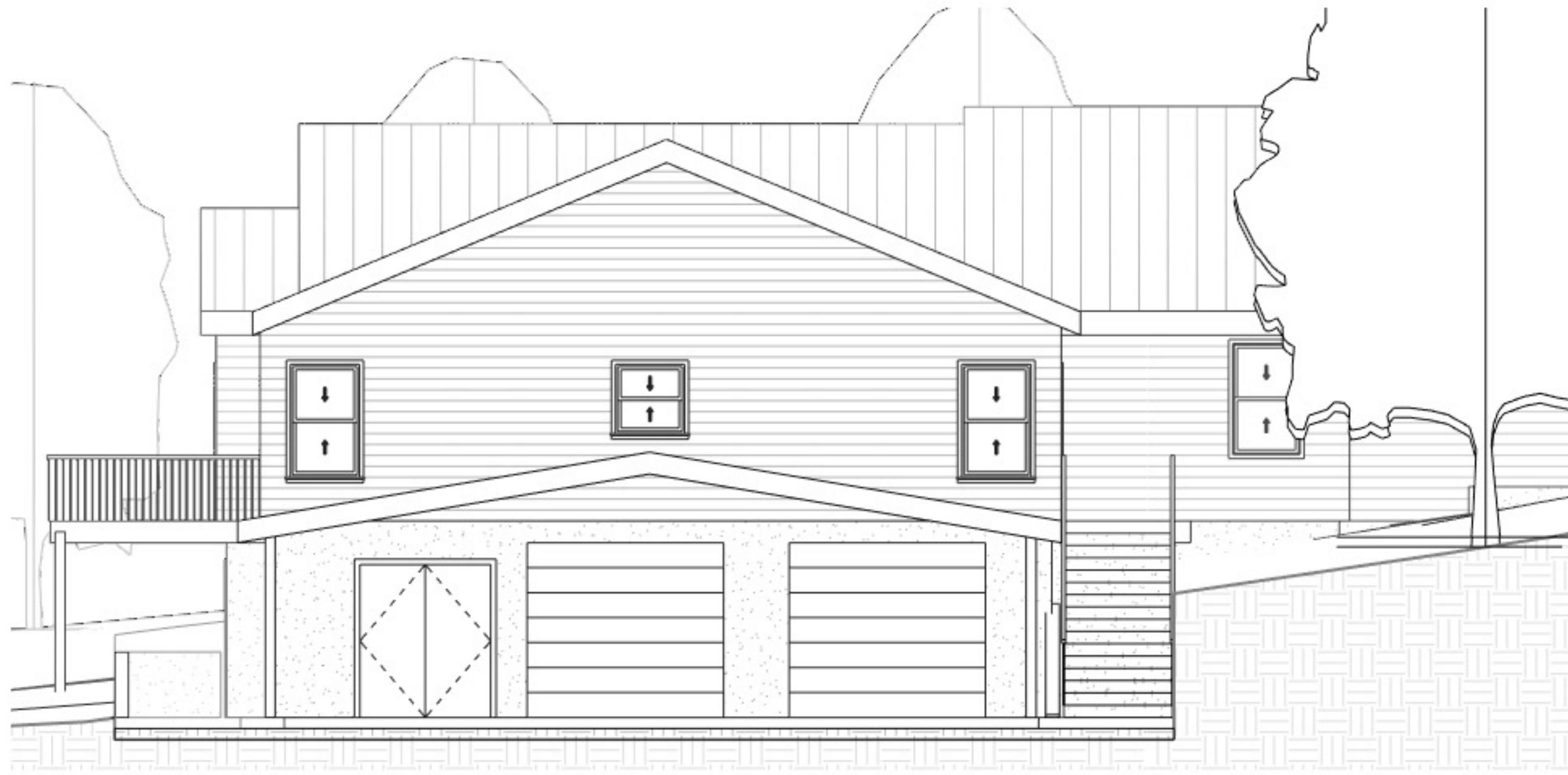
TOTAL LIVABLE AREA CALCULATIONS

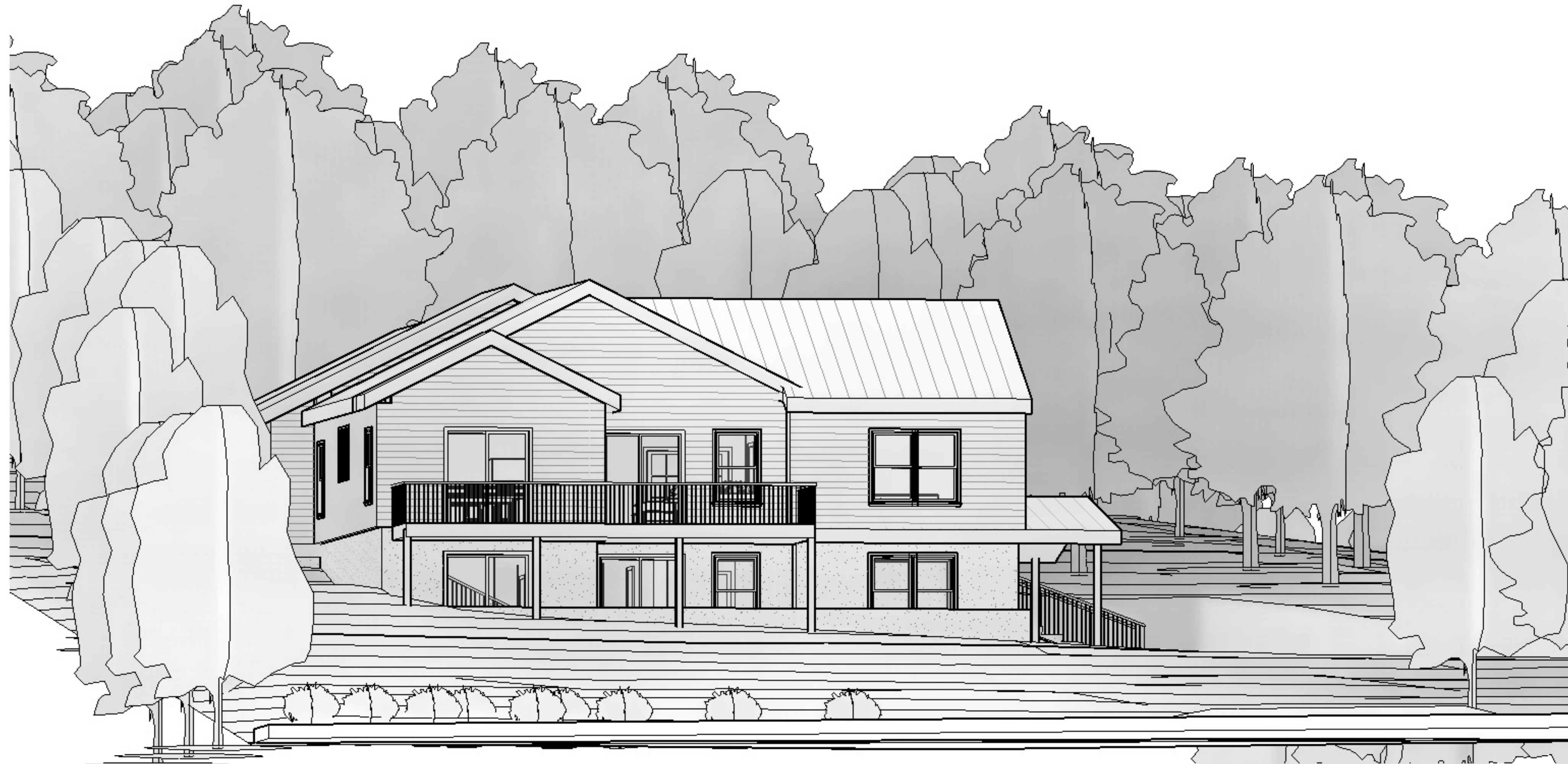
UPPER LEVEL	= 2,642 SF	+
LOWER LEVEL	= 1,842 SF	
TOTAL LIVABLE AREA = 4,484 SF		
	+	
GARAGE	= 800 SF	

Abutting Neighbors Mailing Addresses

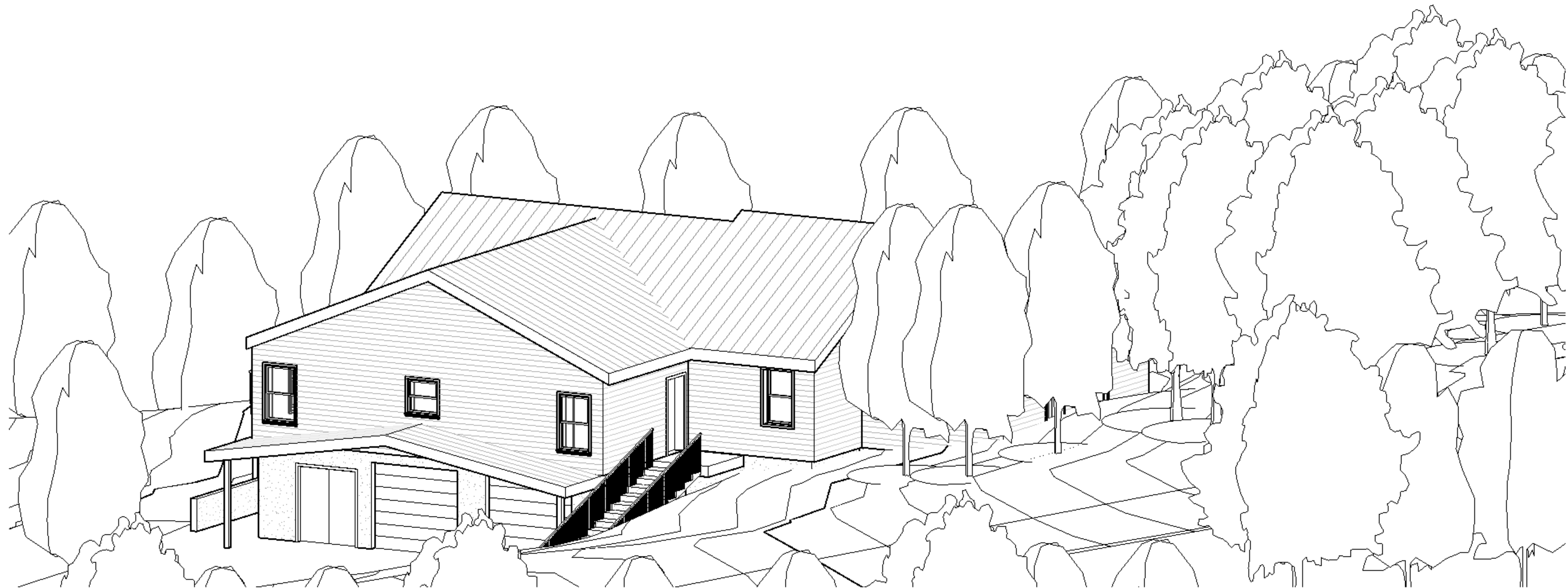
Lot 134-26	Coreys' 8 Prosperity Lane Readfield, ME 04355
Lot 134-24	Heweys' 534 E Broadway Haverill, MA 01830







3 3D View 03



1 3D View 01