

# 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	A11 Access Road Information
A02 Proposed Site Survey	A12 Road Notes
A03 Tax Map 134	A13 Site Context
A04 Property Deed	A14 Practical Extent
A05 Directions to Site	A15 DEP Notes
A06 Septic Design	
A07 Storm Water Protection Plan	A101 1st Floor Plan
A08 Temporary Erosion Control	A102 2nd Floor Plan
A09 Vegetation Plan	A201 Exterior Elevations
A10 Additional Information	A600 3D Views

### PROJECT SUMMARY

Dawn and Scott would like to submit for a building permit to remove the existing house on their lot which is 14' from the the shores of Marancook Lake and replace it with a year-round home as far from the shoreline as practical. They wish to build a retirement home on their family lot which has been a integral part of the Morash family's lives for decades. Once the new home is completed, Dawn and Scott's plan is to demolish the existing structure, sell their home in Hollis, Maine and make Readfield their new full-time home. The current structure, sited 14' 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 property, located at the western shore of the lake, is comprised of two areas. A portion that is closer to the water and has a relatively flat slope and well established soils for drainage. As the distance from the water increases, so does the slope of the land, becoming steep and forested where the property abuts Mayo Road.

The site has been reviewed by a licensed evaluator, and the septic system has been designed by Gerry Mitchell, Jr., a local licensed septic designer. The new well will be located 100' uphill from the new septic system. Proposed site details are show on A07 Storm Water Protection Plan.

### HOME INFORMATION

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

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 clapboard siding. A small deck overlooks the lake with ample vegetative space between the building and body of water.

Date Revision

LAKE HOME

...

Narrative

A00







**NOTES**

- OWNER OF RECORD SCOTT MORASH AND DAWN MORASH  
SOURCE DEED BOOK 4045, PAGE 247, DATED 08-31-1999  
SOURCE DEED BOOK 19945, PAGE 162, DATED 03-10-2021  
TAX MAP 194, LOT 25
- BASED ON THE FEMA FLOOD INSURANCE RATE MAP THE 100 YEAR FLOOD ELEVATION IS LOCATED AT ELEVATION 215.
- BOUNDARY LINES SHOWN HEREON ARE BASED SOLELY ON THE PINS FOUND WITHOUT THE BENEFIT OF A BOUNDARY SURVEY OR ADDITIONAL DEED RESEARCH.
- APPROXIMATELY 1850 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.

**TOPOGRAPHY NOTES**

- ELEVATIONS SHOWN HEREON ARE BASED ON A NAVD83 DATUM USING USGS DISK FILE.
- CONTOUR LINES ARE AT 1 (FOOT) INTERVALS.
- 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/P  
**HEWEY FAMILY TRUST**  
BOOK 8596, PAGE 159, 05-15-2005  
TAX MAP 194, LOT 24

N/P  
**HEWEY FAMILY TRUST**  
BOOK 8596, PAGE 159, 05-15-2005  
TAX MAP 194, LOT 24

RELOCATED PORTION OF  
**MAYO ROAD**  
(SEE NOTE 4)

AREA = 0.4 ACRES  
24000 SQUARE FEET

NEW BUILDING FOOTPRINT (2,642 SF)  
2,642 SF HOUSE  
1,842 SF BASEMENT  
790 SF GARAGE  
300 SF DECK

600SF @  
75-100 HWM

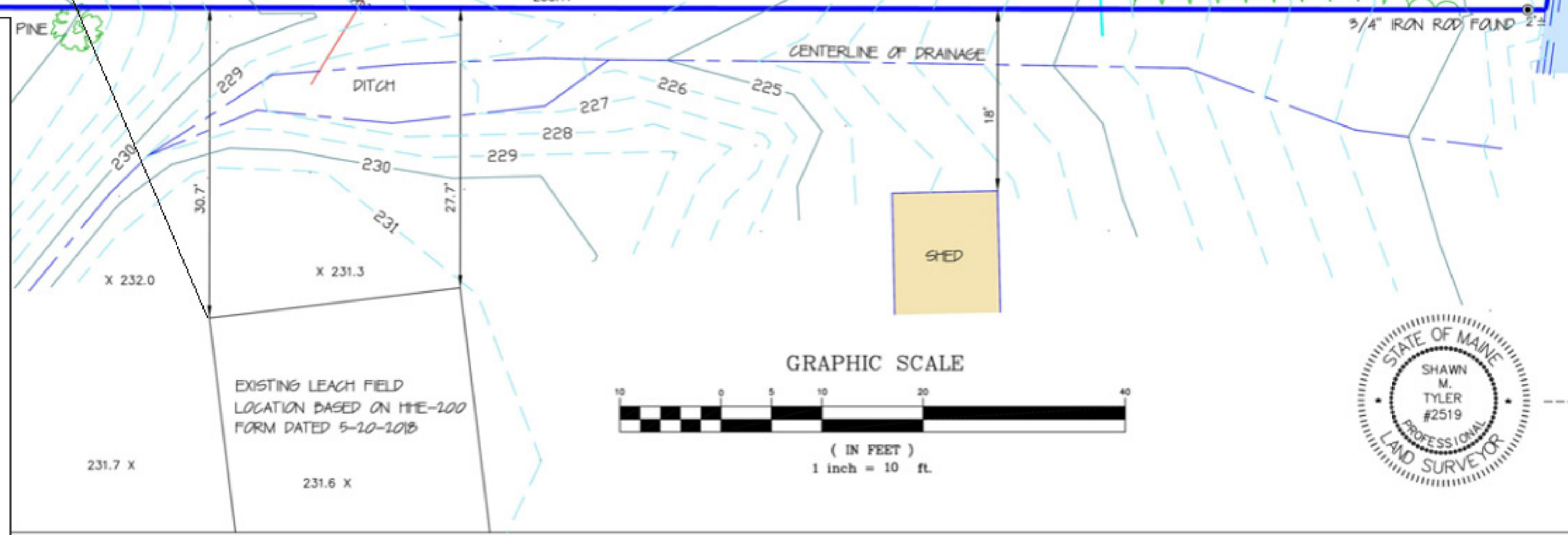
2,000 SF  
2 STORY HOUSE  
TO BE REMOVED

CRUSHED STONE (1,265 SF)  
PERVIOUS DRIVEWAY  
MAINE DOT STANDARDS CH 7.7

APPROXIMATE  
LEACH FIELD  
LOCATION

HIGH WATER MARK  
**MARANACOOK LAKE**

SITE	26,109 SF
GRAVEL DRIVEWAY	1,516 SF
PERVIOUS DRIVEWAY	1,300 SF
AREA WITHIN 75'-100' HWM	1,500 SF
BUILDING FOOTPRINT	2,642 SF
INTERIOR GARAGE AREA	790 SF
EXTERIOR DECK AREA	300 SF
SETBACK FROM ROAD	52 FEET
IMPERVIOUS AREA	$((2,642 + 1,516) / 26,109) \times 100 = 15.9\%$ WITHIN 20% ALLOWABLE



THIS PLAN IS PRELIMINARY WITHOUT AN EMBOSSED SEAL  
*Shawn M. Tyler*  
**Dirigo Surveying**  
SHAWN M. TYLER, PLS. #2519

DATE: 04-12-2021	1. NEED ADDITIONAL LAND PURCHASED FROM HEWEY	<b>SITE PLAN</b> OF EXISTING CONDITIONS AND PROPOSED HOUSE LOCATION SCALE: <b>1" = 10'</b> DATE: <b>07-18-2019</b>
DATE: 05-14-2021	2. NEED ADDITIONAL TOPOGRAPHY TO SHOW THE GOREY LEACH FIELD	
DATE: 08-04-2021	3. NEED PROPOSED HERE AND RELOCATED MAYO ROAD. SEE NOTE 4	
PROJECT / CLIENT:	<b>SCOTT MORASH</b> 56 LEDGEWOOD DRIVE HOLLIS, ME 04043	<b>SITE</b> <b>DIRIGO SURVEYING</b> Winthrop, Maine 923-3443
FILE No.:	RE19202K	
FLD. BOOK No.:	FILE	<b>LAKE HOME</b> ... <b>Proposed Site Survey</b>
PLAN No.:	710	
TOWN:	<b>READFIELD</b>	<b>A02</b>
COUNTY:	<b>KENNEBEC</b>	
STATE:	<b>MAINE</b>	







BK 6045PG267

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, York County of ~~York~~ <sup>York</sup> 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 31<sup>st</sup> day of August, 1999.

TRANSFER TAX PAID

WARRANTY DEED



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

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.

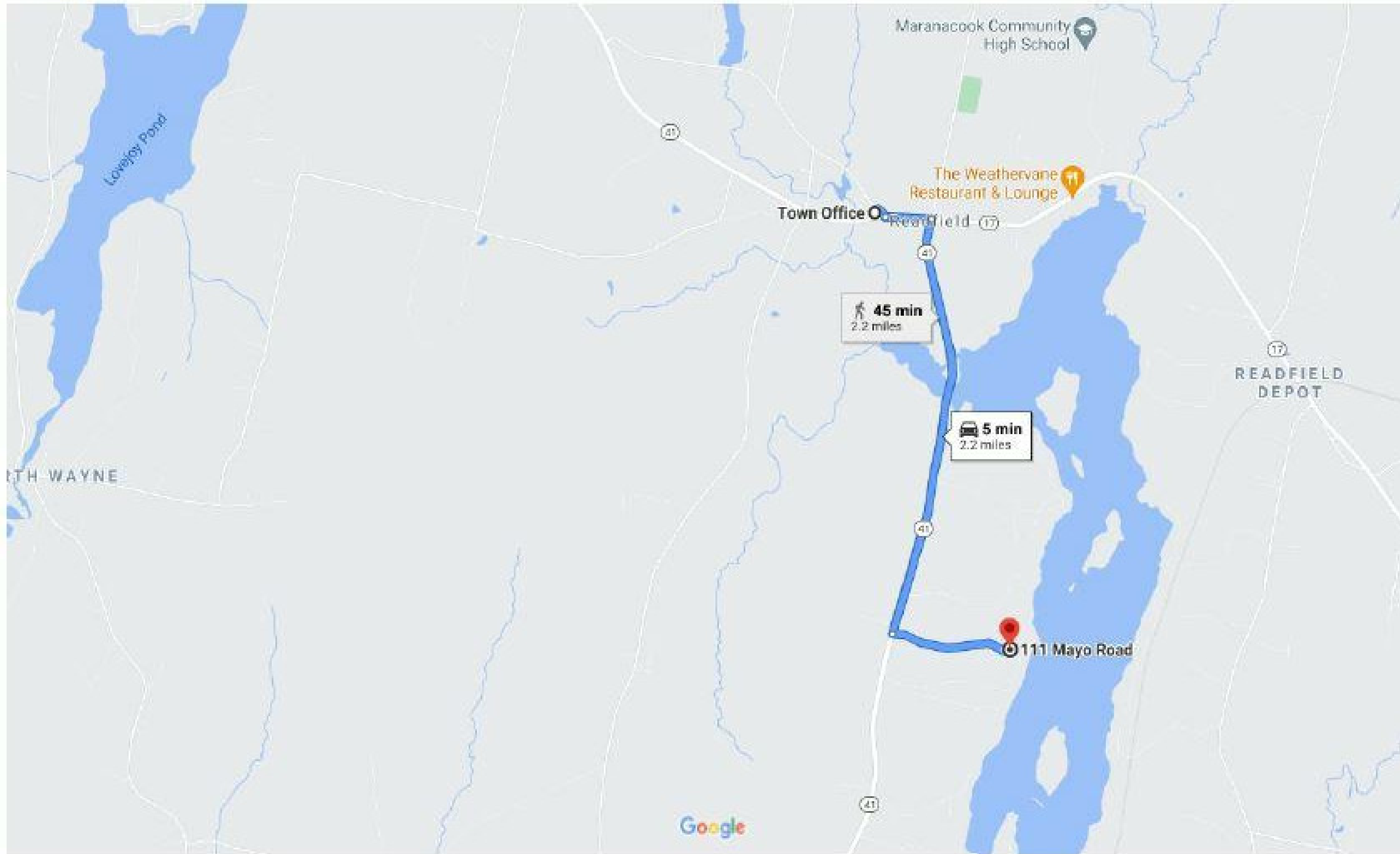
The above described parcel contains 0.15 acres more or less.

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.





### Town Office

6 Old Kents Hill Rd, Readfield, ME 04355

- ↑ 1. Head southeast on Old Kents Hill Rd toward ME-17 W/MF-41 N ————— 220 ft
- ↶ 2. Turn left onto MF-17 E/MF-41 S ————— 0.2 mi
- ↷ 3. Turn right onto MF-41 S ————— 1.6 mi
- ↶ 4. Turn left onto Mayo Rd ————— 0.5 mi
- ↶ 5. Turn left to stay on Mayo Rd ————— 33 ft  
Destination will be on the left

### 111 Mayo Rd

Readfield, ME 04355

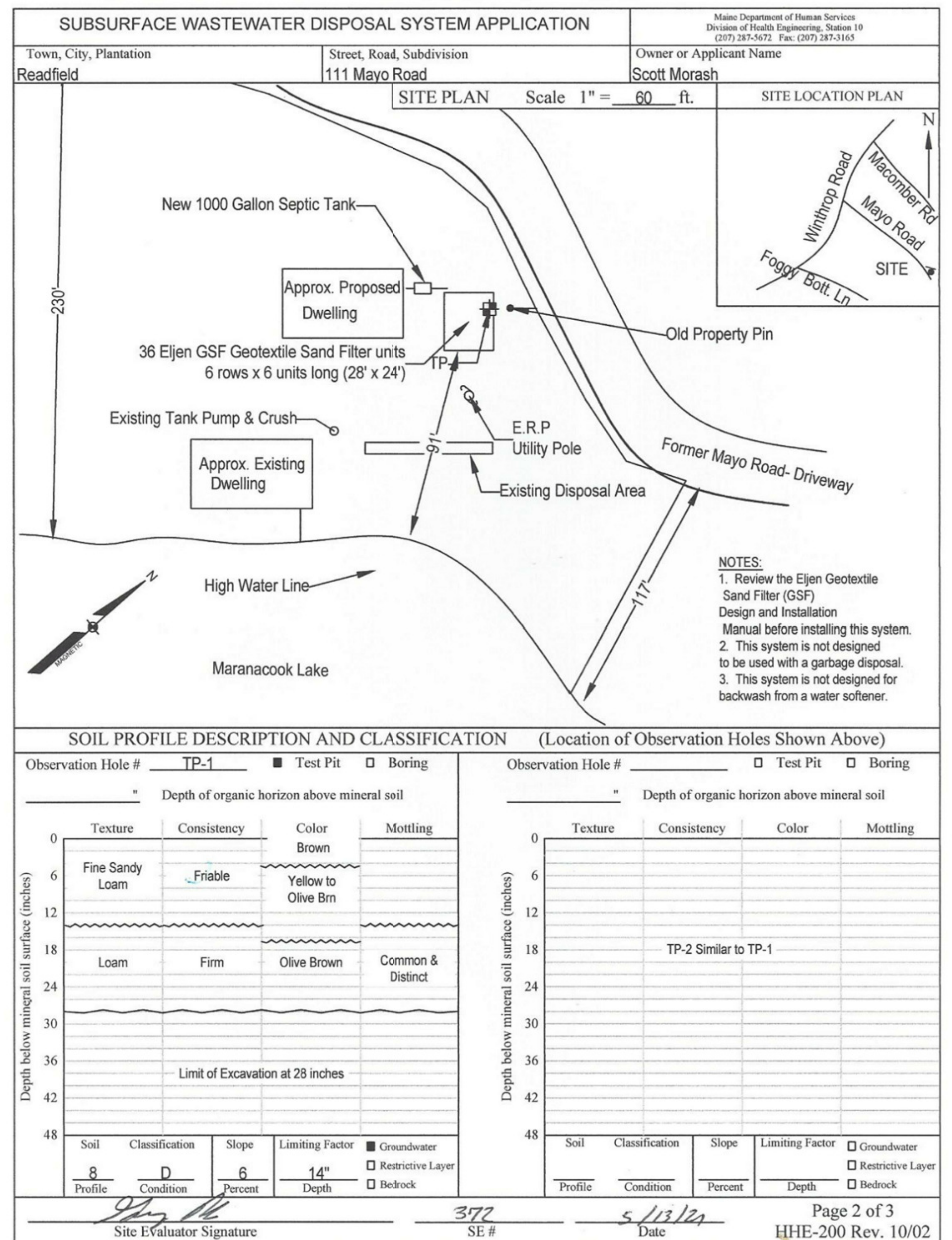
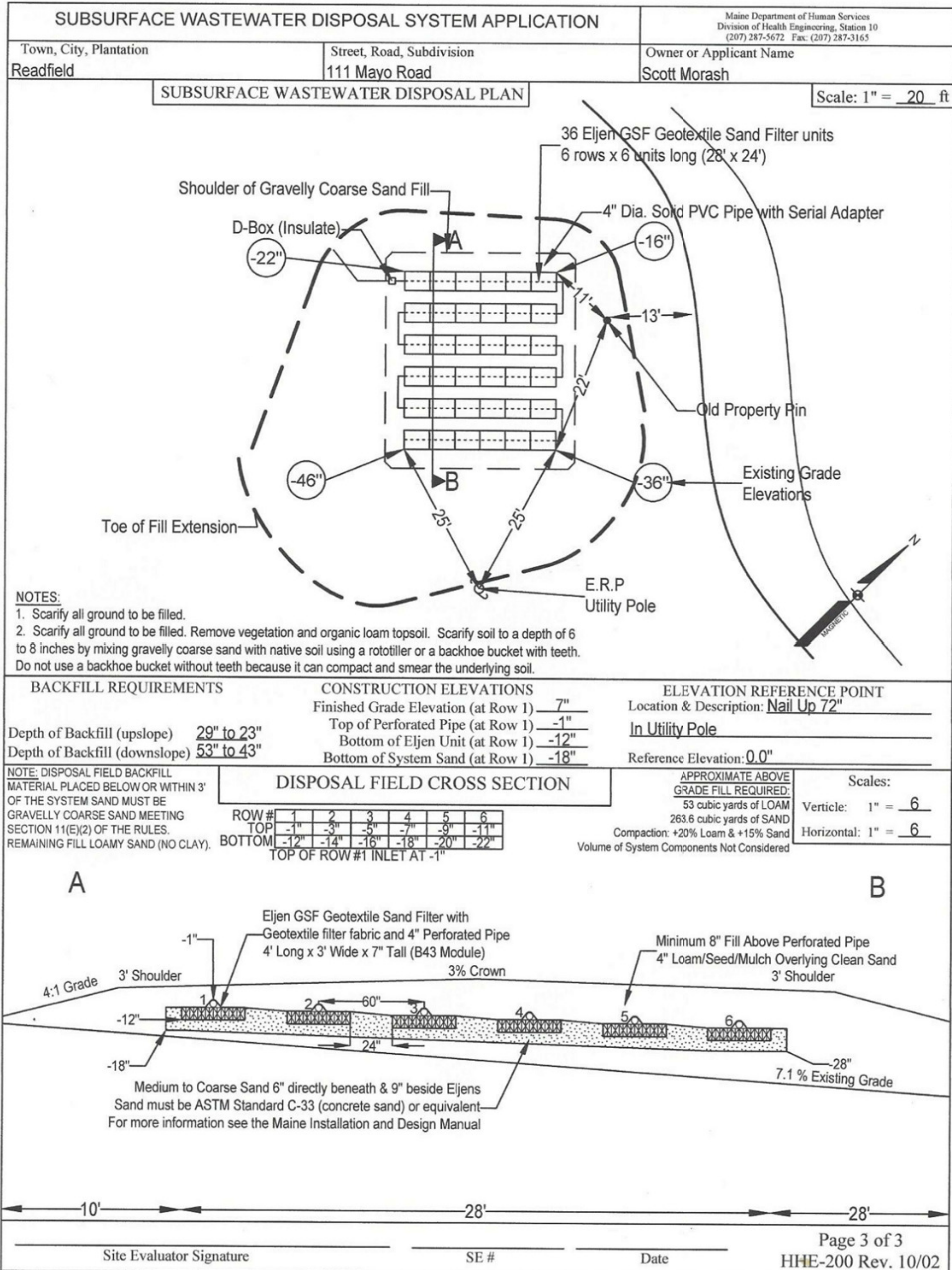
Date	Revision

LAKE HOME

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Directions





#### SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole # <b>TP-1</b> <span style="float: right;">■ Test Pit □ Boring</span> Depth of organic horizon above mineral soil: _____" <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Texture</th> <th>Consistency</th> <th>Color</th> <th>Mottling</th> </tr> </thead> <tbody> <tr> <td>0-6" Fine Sandy Loam</td> <td>Friable</td> <td>Brown</td> <td></td> </tr> <tr> <td>6-12" Loam</td> <td>Firm</td> <td>Yellow to Olive Brn</td> <td></td> </tr> <tr> <td>12-18" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> <tr> <td>18-24" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> <tr> <td>24-30" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> <tr> <td>30-36" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> <tr> <td>36-42" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> <tr> <td>42-48" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> </tbody> </table>	Texture	Consistency	Color	Mottling	0-6" Fine Sandy Loam	Friable	Brown		6-12" Loam	Firm	Yellow to Olive Brn		12-18" Loam	Firm	Olive Brown	Common & Distinct	18-24" Loam	Firm	Olive Brown	Common & Distinct	24-30" Loam	Firm	Olive Brown	Common & Distinct	30-36" Loam	Firm	Olive Brown	Common & Distinct	36-42" Loam	Firm	Olive Brown	Common & Distinct	42-48" Loam	Firm	Olive Brown	Common & Distinct	Observation Hole # _____ <span style="float: right;">□ Test Pit □ Boring</span> Depth of organic horizon above mineral soil: _____" TP-2 Similar to TP-1 <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Texture</th> <th>Consistency</th> <th>Color</th> <th>Mottling</th> </tr> </thead> <tbody> <tr> <td>0-6" Fine Sandy Loam</td> <td>Friable</td> <td>Brown</td> <td></td> </tr> <tr> <td>6-12" Loam</td> <td>Firm</td> <td>Yellow to Olive Brn</td> <td></td> </tr> <tr> <td>12-18" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> <tr> <td>18-24" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> <tr> <td>24-30" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> <tr> <td>30-36" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> <tr> <td>36-42" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> <tr> <td>42-48" Loam</td> <td>Firm</td> <td>Olive Brown</td> <td>Common &amp; Distinct</td> </tr> </tbody> </table>	Texture	Consistency	Color	Mottling	0-6" Fine Sandy Loam	Friable	Brown		6-12" Loam	Firm	Yellow to Olive Brn		12-18" Loam	Firm	Olive Brown	Common & Distinct	18-24" Loam	Firm	Olive Brown	Common & Distinct	24-30" Loam	Firm	Olive Brown	Common & Distinct	30-36" Loam	Firm	Olive Brown	Common & Distinct	36-42" Loam	Firm	Olive Brown	Common & Distinct	42-48" Loam	Firm	Olive Brown	Common & Distinct
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Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input type="checkbox"/> Groundwater	<input type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock
8	D	6	14"			

Site Evaluator Signature: \_\_\_\_\_ SE #: 372 Date: 5/13/21

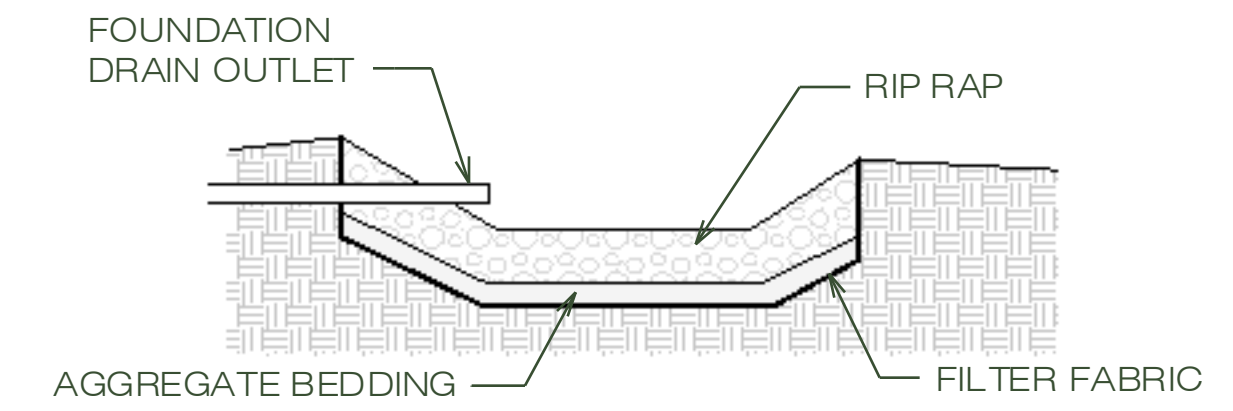
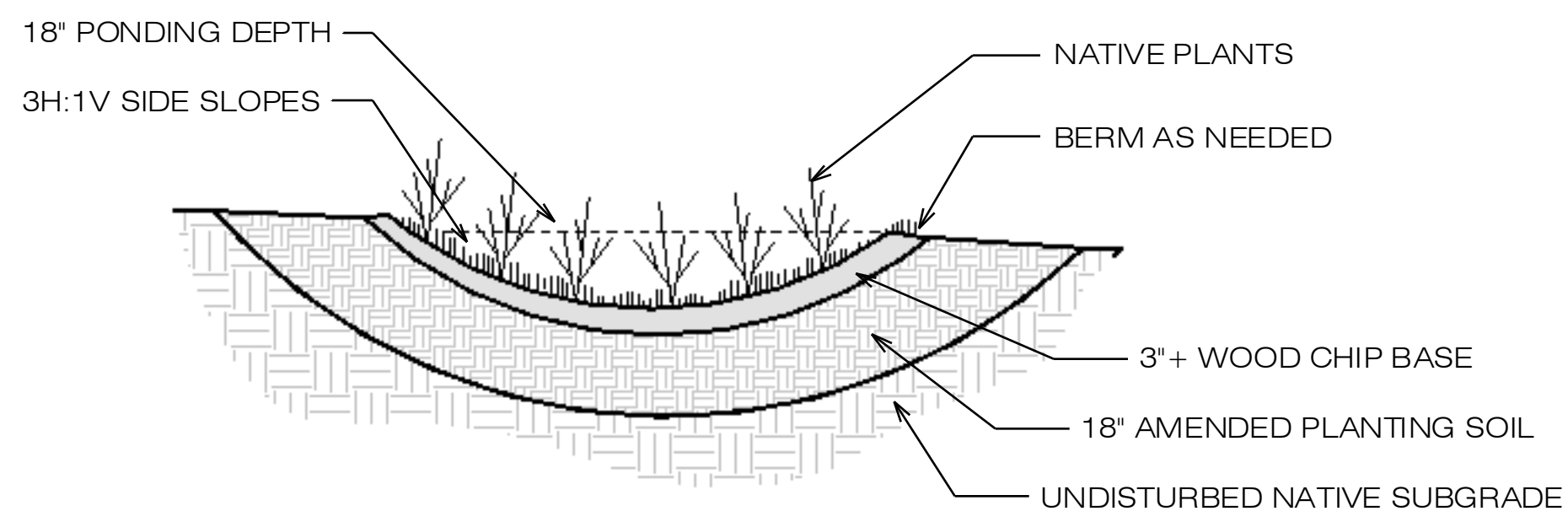


Roof sf x .6 sf/gal = gal x 100yr rain inches = Total Gallons

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

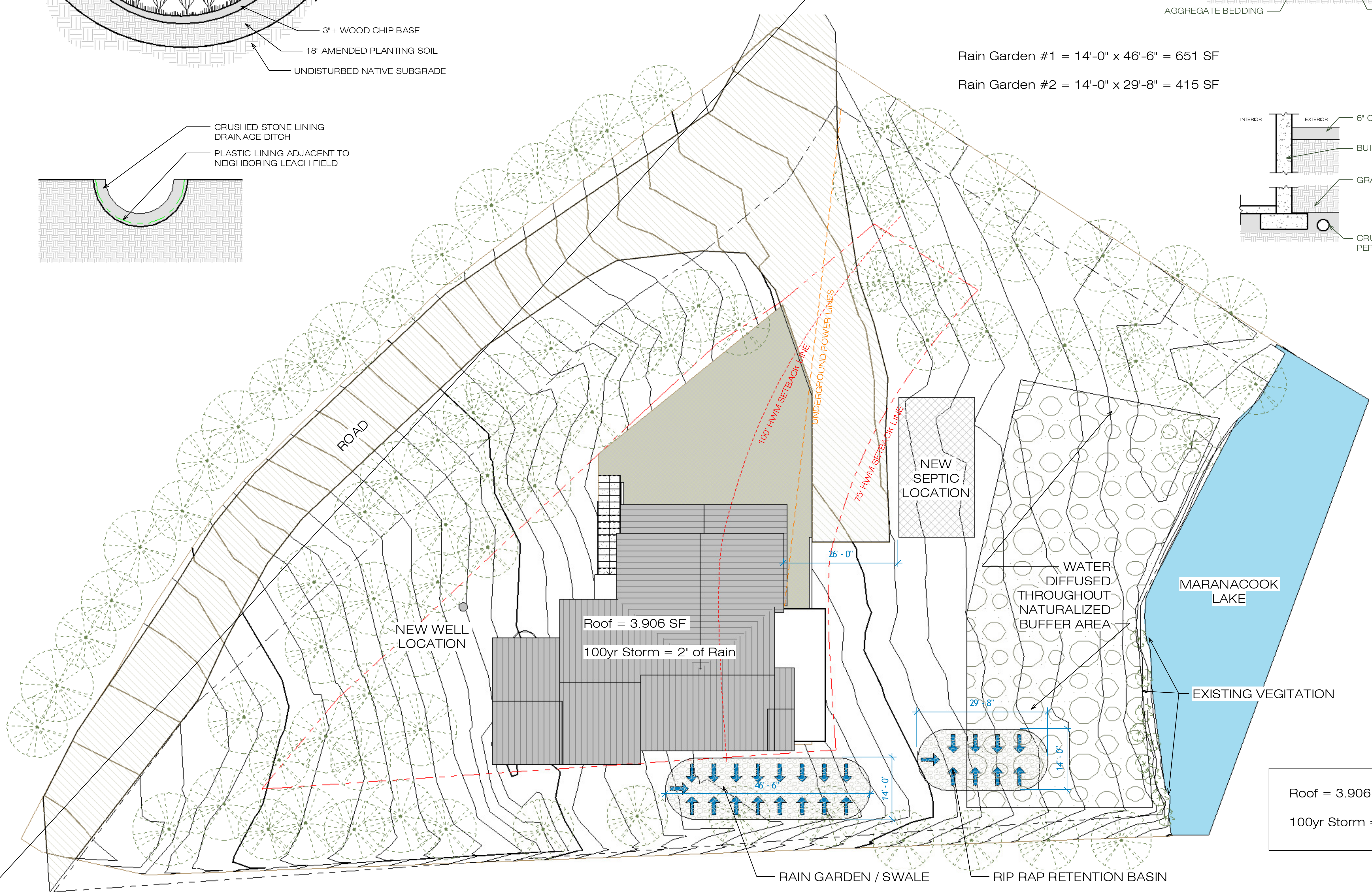
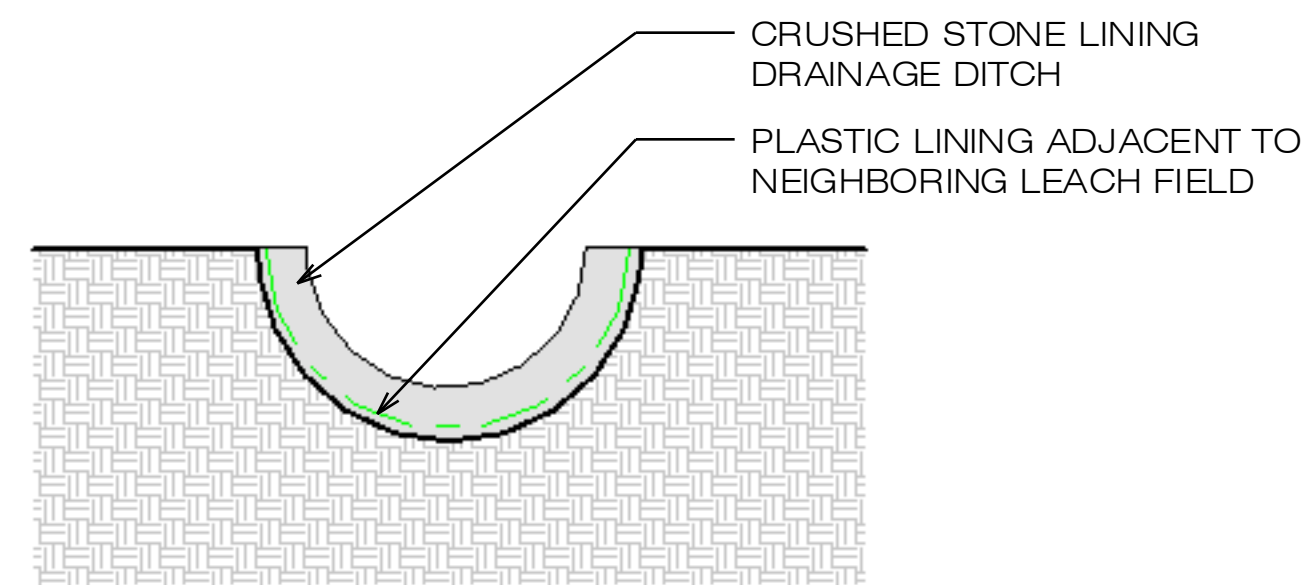
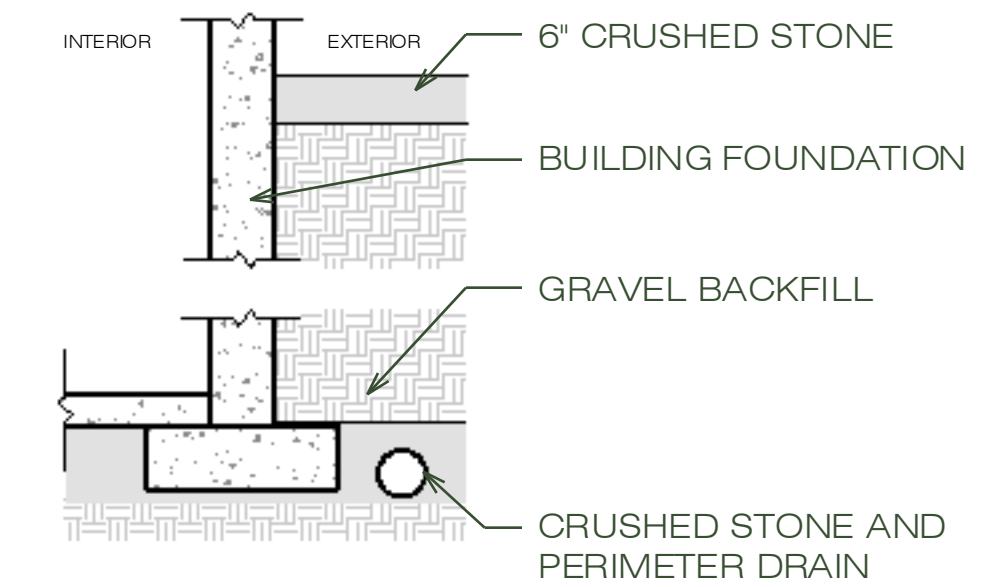
Gallons of Water ÷ 7.48 = Square Feet of Rain Garden (at 12" deep)

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



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

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



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

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 100yr Storm = 2" of Rain

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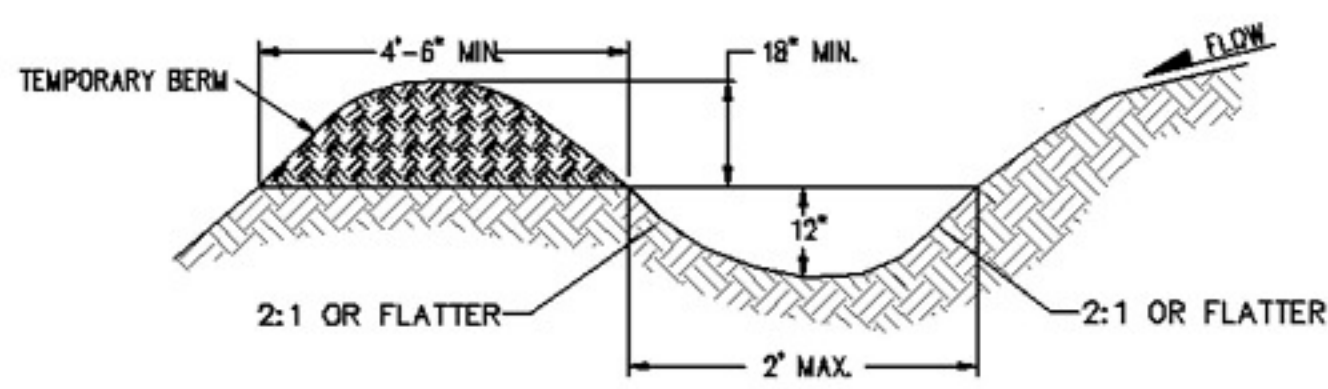
Date Revision

LAKE HOME

Stormwater Protection Plan

A07

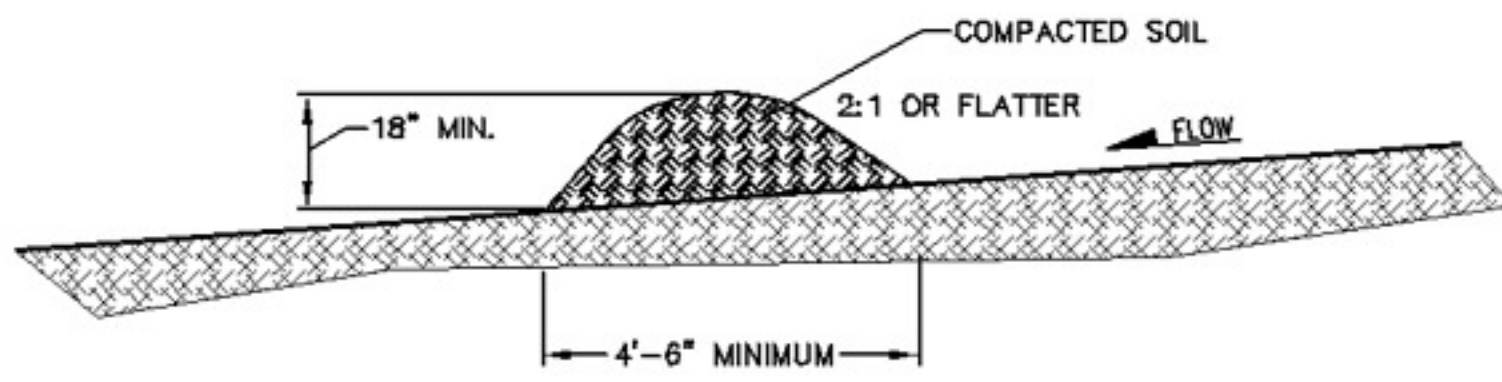




TEMPORARY DIVERSION

NOTES:

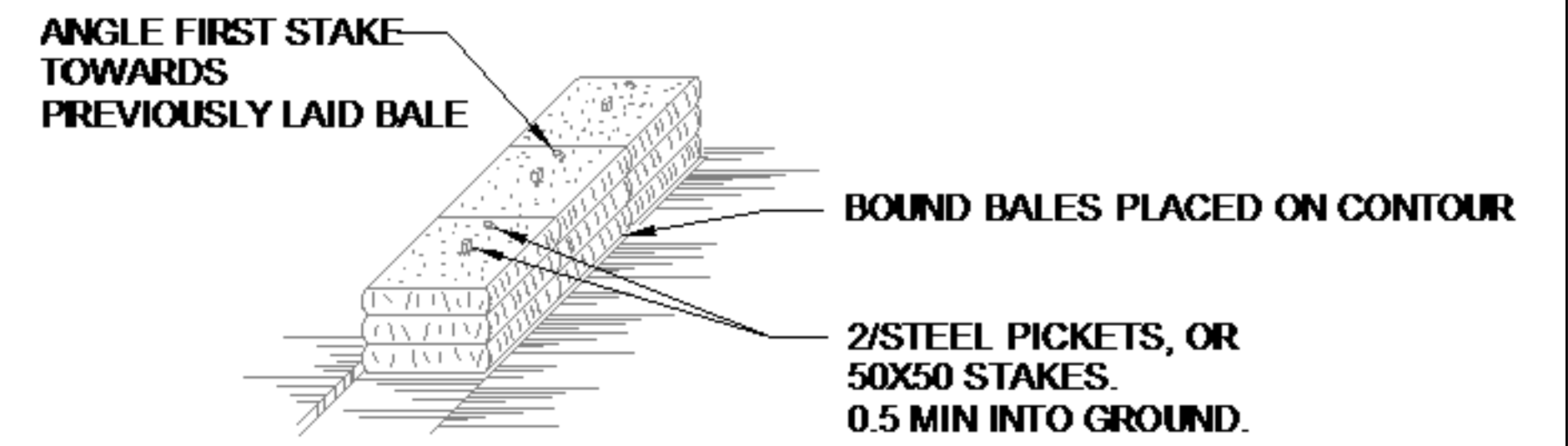
1. TEMPORARY DIVERSION DITCH SHALL BE CONSTRUCTED ACROSS THE SLOPE TO INTERCEPT RUNOFF AND DIRECT IT TO A STABLE OUTLET OR SEDIMENT TRAP.
2. USE IMMEDIATELY ABOVE A NEW CUT OR FILL SLOPE OR AROUND THE PERIMETER OF A DISTURBED AREA.
3. GRADIENT ALONG THE FLOW PATH SHALL HAVE A POSITIVE GRADE TO ASSURE 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.

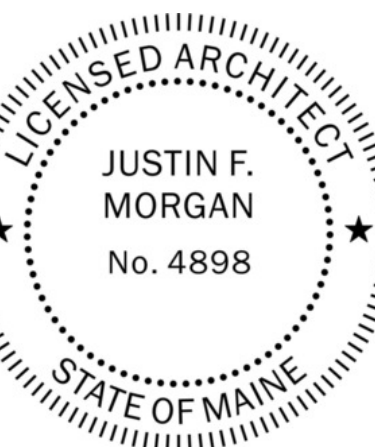
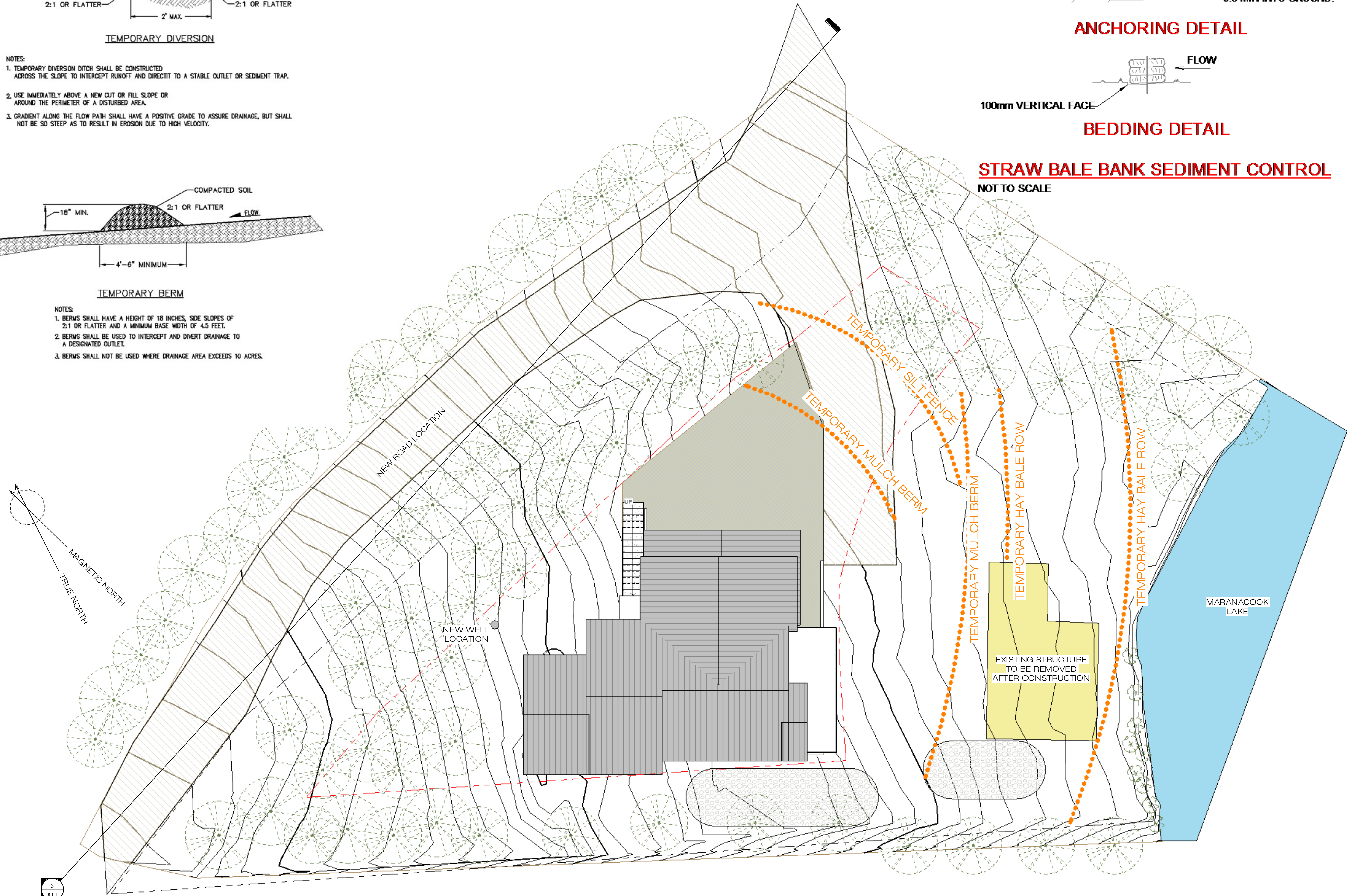


ANCHORING DETAIL



BEDDING DETAIL

STRAW BALE BANK SEDIMENT CONTROL  
NOT TO SCALE



Date \_\_\_\_\_ Revision \_\_\_\_\_

LAKE HOME

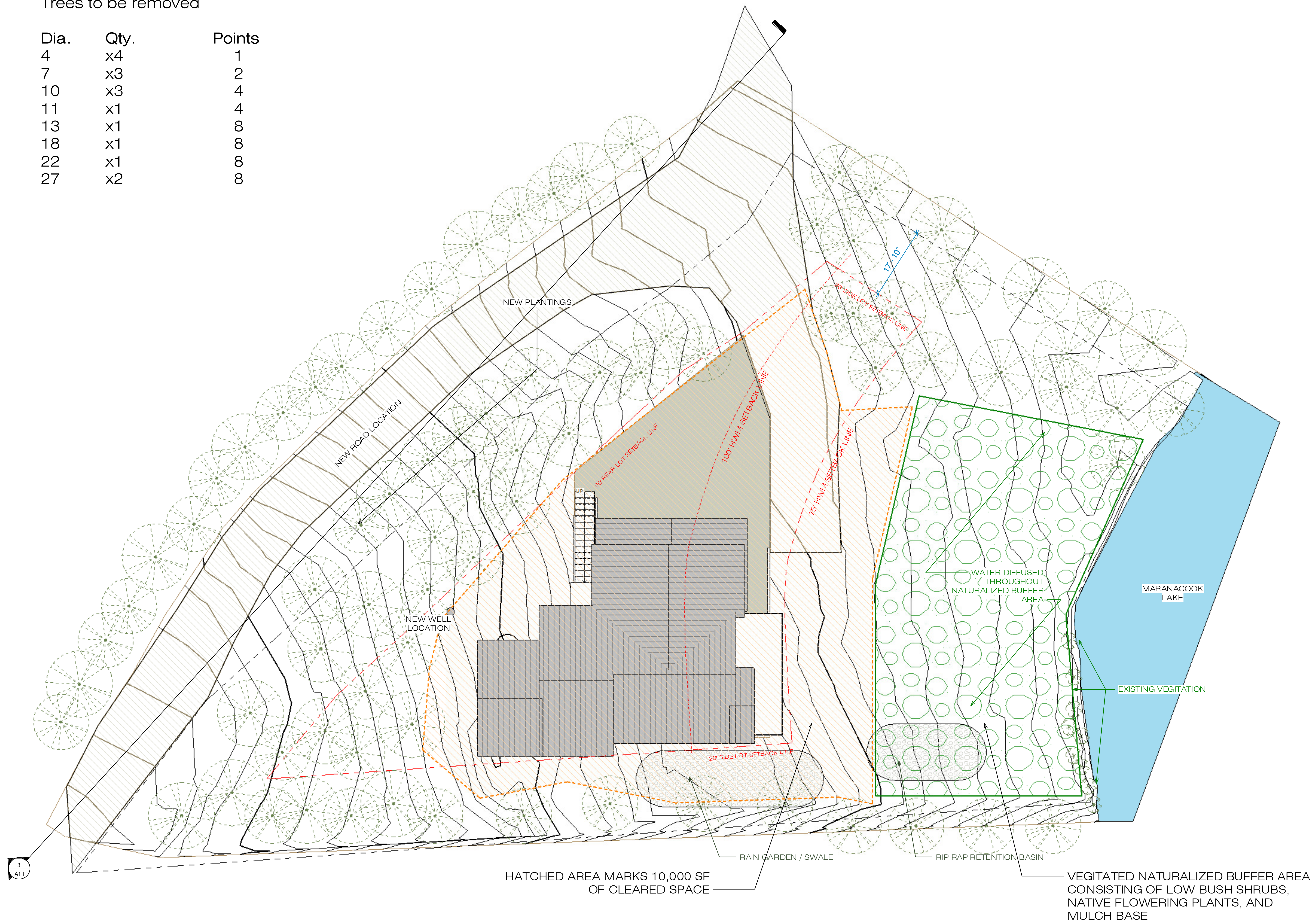
Temporary Erosion Control

A08



Trees to be removed

Dia.	Qty.	Points
4	x4	1
7	x3	2
10	x3	4
11	x1	4
13	x1	8
18	x1	8
22	x1	8
27	x2	8



Date Revision

LAKE HOME

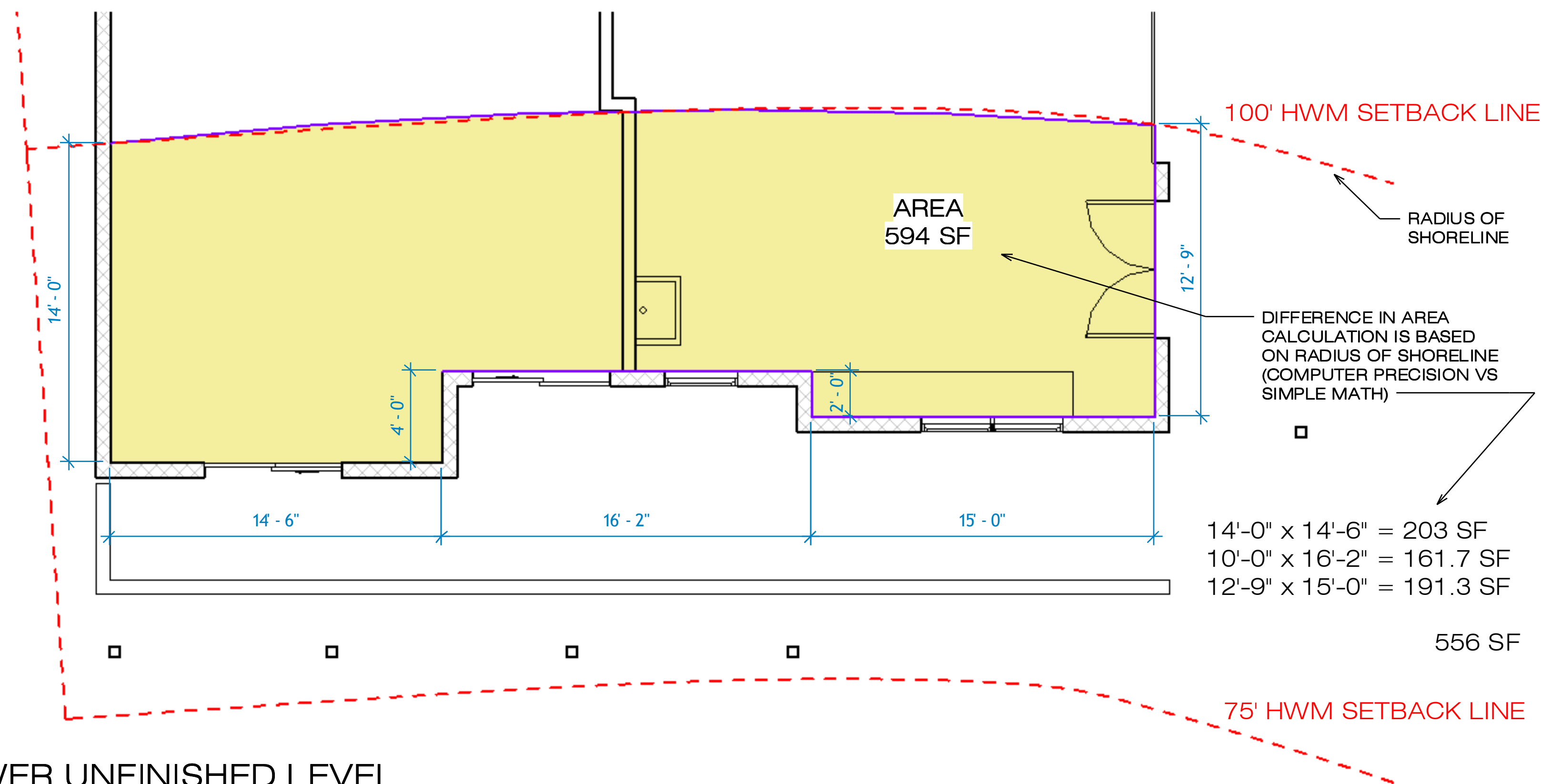
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**Vegetation Plan**

**A09**

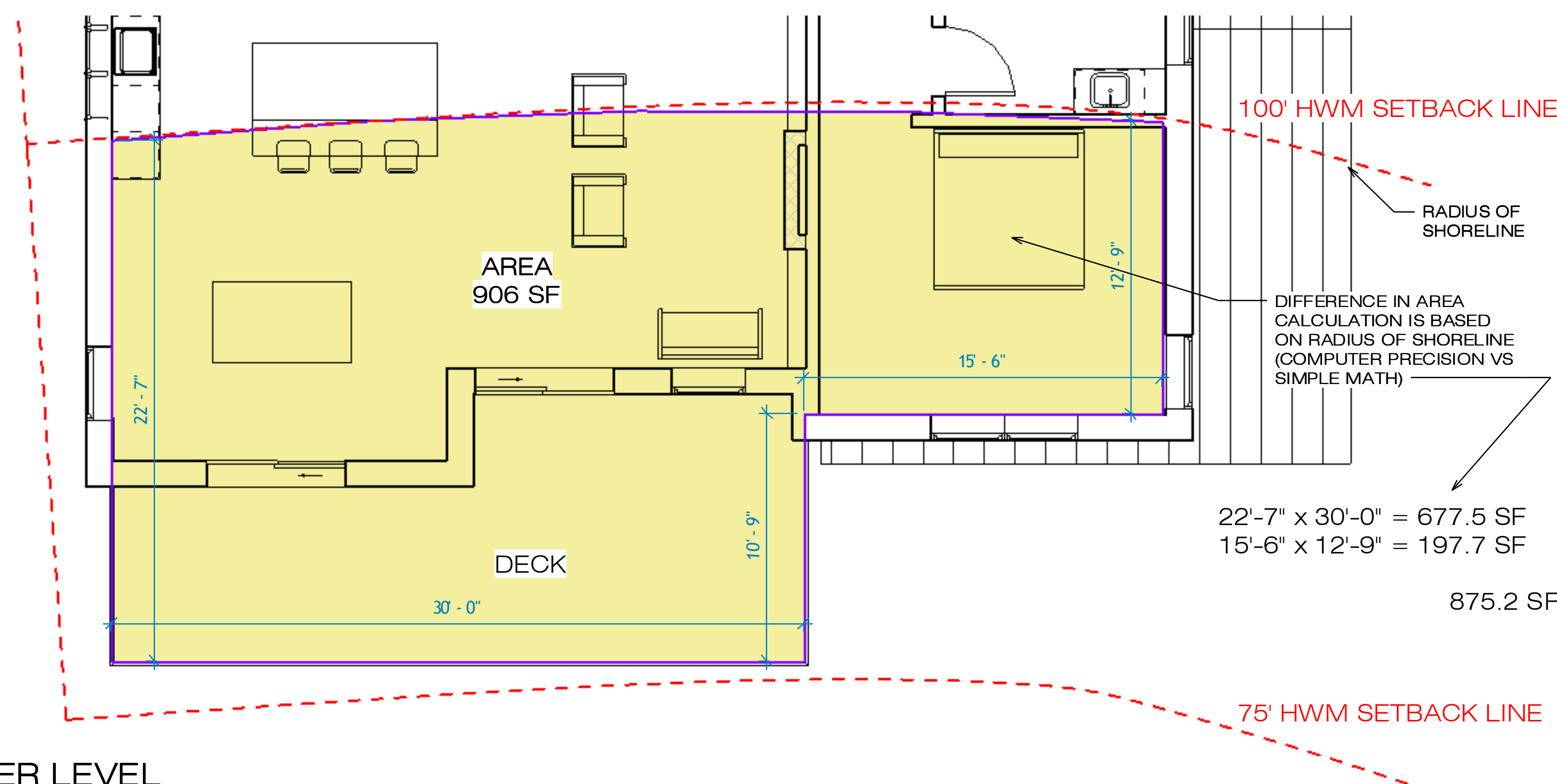


PORTION OF STRUCTURE WITHIN 75' - 100' HIGHWATER SETBACKS



LOWER UNFINISHED LEVEL

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)



UPPER LEVEL

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	790 SF
EXTERIOR DECK AREA	300 SF
SETBACK FROM ROAD	52 FEET
IMPERVIOUS AREA	$((2,642 + 1,516) / 26,109) \times 100 = 15.9\%$
	WITHIN 20% ALLOWABLE

TOTAL LIVABLE AREA CALCULATIONS

UPPER LEVEL	= 2,642 SF	+
LOWER UNFINISHED LEVEL	= 1,842 SF	
<hr/>		
TOTAL LIVABLE AREA	= 4,484 SF	+
GARAGE	= 790 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



**GENERAL NOTES**

**1. AGGREGATE FOR GRAVEL BASE**

AGGREGATE FOR GRAVEL BASE SHALL BE SCREENED OR CRUSHED GRAVEL OF HARD DURABLE PARTICLES FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES. THE GRADATION OF THE PART THAT PASSES A 3 INCH SIEVE SHALL MEET THE GRADING REQUIREMENTS OF THE FOLLOWING TABLE:

SIEVE DESIGNATION	PERCENTAGE BY WEIGHT PASSING SQUARE MESH SIEVES		
	TYPE A AGGREGATE	TYPE D AGGREGATE	STRUCTURAL FILL
2" / 3" / 4"	100 (2")	100 (3")	100 (4")
1/2 INCH	45-70	35-80	90-100
1/4 INCH	30-55	25-65	25-90
No. 40	0-20	0-30	0-30
No. 200	0-6	0-7	0-5

TYPE "A" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 2 INCH SQUARE MESH SIEVE.

TYPE "D" AGGREGATE SHALL NOT CONTAIN PARTICLES WHICH WILL NOT PASS THE 6 INCH SQUARE MESH SIEVE.

EACH LAYER AS APPLIED SHALL BE ROLLED WITH A 20 TON ROLLER. THE MATERIAL AS SPREAD SHALL BE WELL MIXED WITH NO POCKETS OF EITHER FINE OR COARSE MATERIAL. OVER SIZED STONES SHALL BE REMOVED FROM THE AGGREGATE.

EACH LAYER OF AGGREGATE SHALL BE PLACED OVER THE FULL WIDTH OF THE SECTION. AGGREGATE BASE AND SUB-BASE COURSES MAY BE PLACED UPON FROZEN SURFACES WHEN SUCH SURFACES HAVE BEEN PROPERLY CONSTRUCTED.

THE SURFACE OF EACH LAYER SHALL BE MAINTAINED DURING COMPACTION OPERATIONS IN SUCH A MANNER THAT A UNIFORM TEXTURE IS PRODUCED AND THE AGGREGATE IS FIRMLY KEYS. THE MOISTURE CONTENT OF THE MATERIAL SHALL BE MAINTAINED AT THE PROPER PERCENT TO ATTAIN THE REQUIRED COMPACTION AND STABILITY. COMPACTION OF EACH LAYER SHALL BE CONTINUED UNTIL DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY" HAS BEEN ACHIEVED FOR THE FULL WIDTH AND DEPTH OF EACH LAYER AS APPLIED.

THE SURFACE TOLERANCE OF EACH BASE COURSE AS APPLIED SHALL BE 3/8 INCHES ABOVE OR BELOW THE REQUIRED TEMPLATE LINES.

**2. AGGREGATE FOR SUB-BASE**

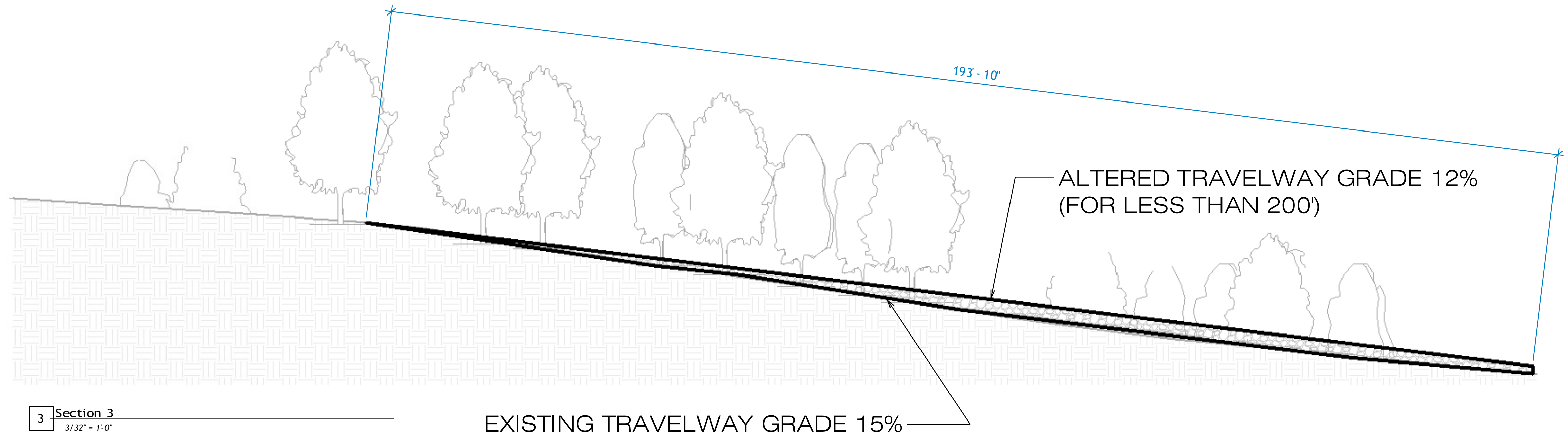
AGGREGATE FOR SUB-BASE SHALL BE TYPE "D" (MDO). IT SHALL BE FREE FROM VEGETABLE MATTER, LUMPS OR BALLS OF CLAY AND OTHER DELETERIOUS SUBSTANCES.

**3. COMMON BORROW**

COMMON BORROW SHALL CONSIST OF EARTH, SUITABLE FOR EMBANKMENT CONSTRUCTION. IT SHALL BE FREE FROM FROZEN MATERIAL, PERISHABLE RUBBISH, PEAT AND OTHER UNSUITABLE MATERIAL.

THE MOISTURE CONTENT SHALL BE SUFFICIENT TO PROVIDE THE REQUIRED COMPACTION AND STABLE EMBANKMENT. IN NO CASE SHALL THE MOISTURE CONTENT EXCEED 4 PERCENT ABOVE OPTIMUM.

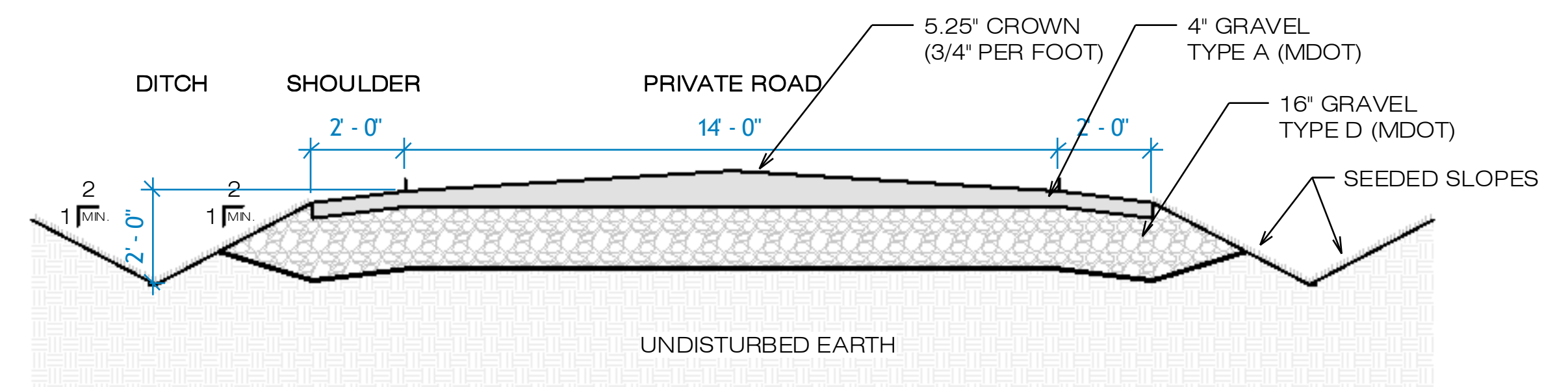
ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAX. DRY DENSITY AS DETERMINED BY ASTM D-1557 "MODIFIED PROCTOR DENSITY". PLACE IN 9" TO 12" LIFTS.



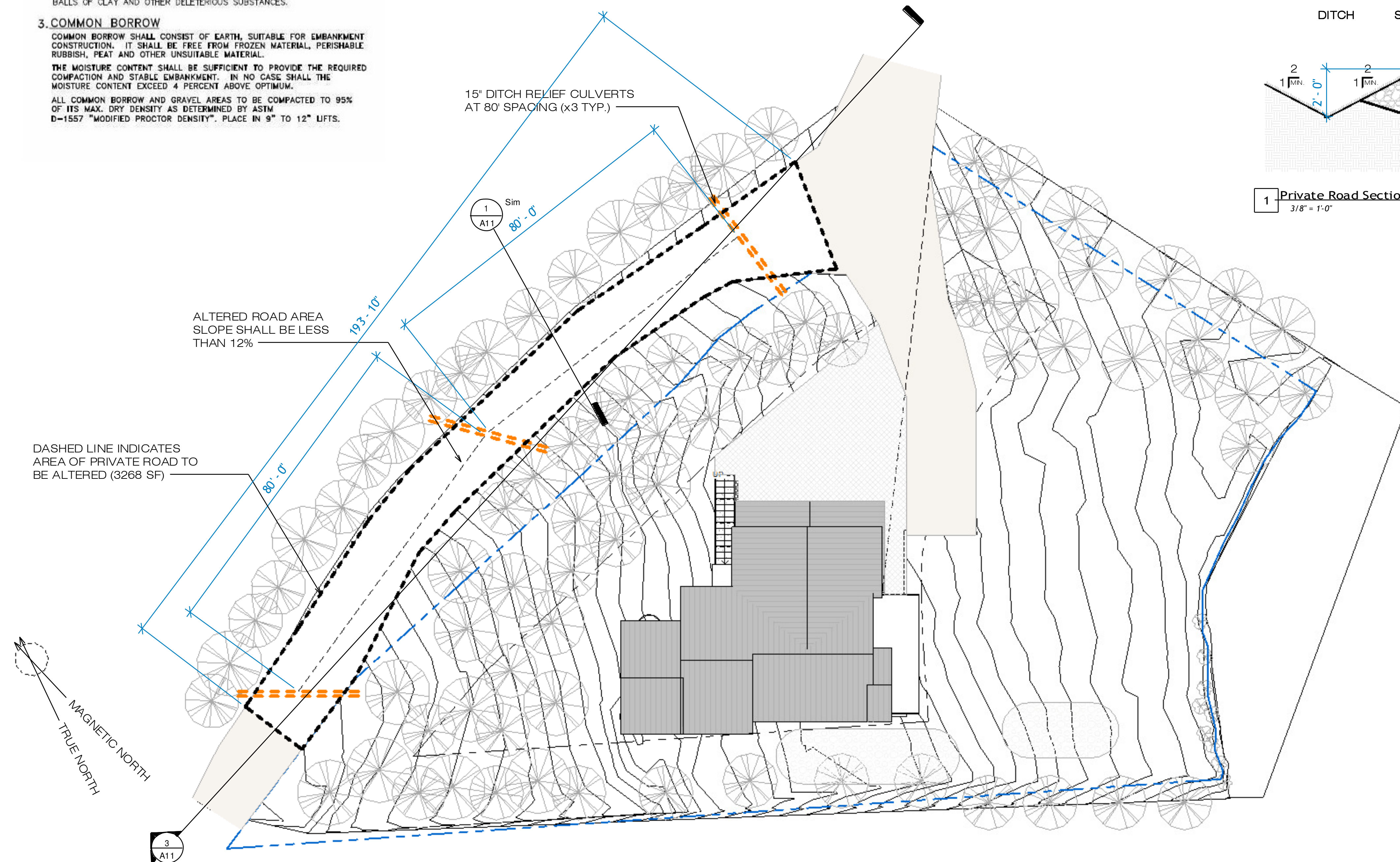
3 Section 3  
3/32" = 1'-0"

EXISTING TRAVELWAY GRADE 15%

ALTERED TRAVELWAY GRADE 12% (FOR LESS THAN 200')



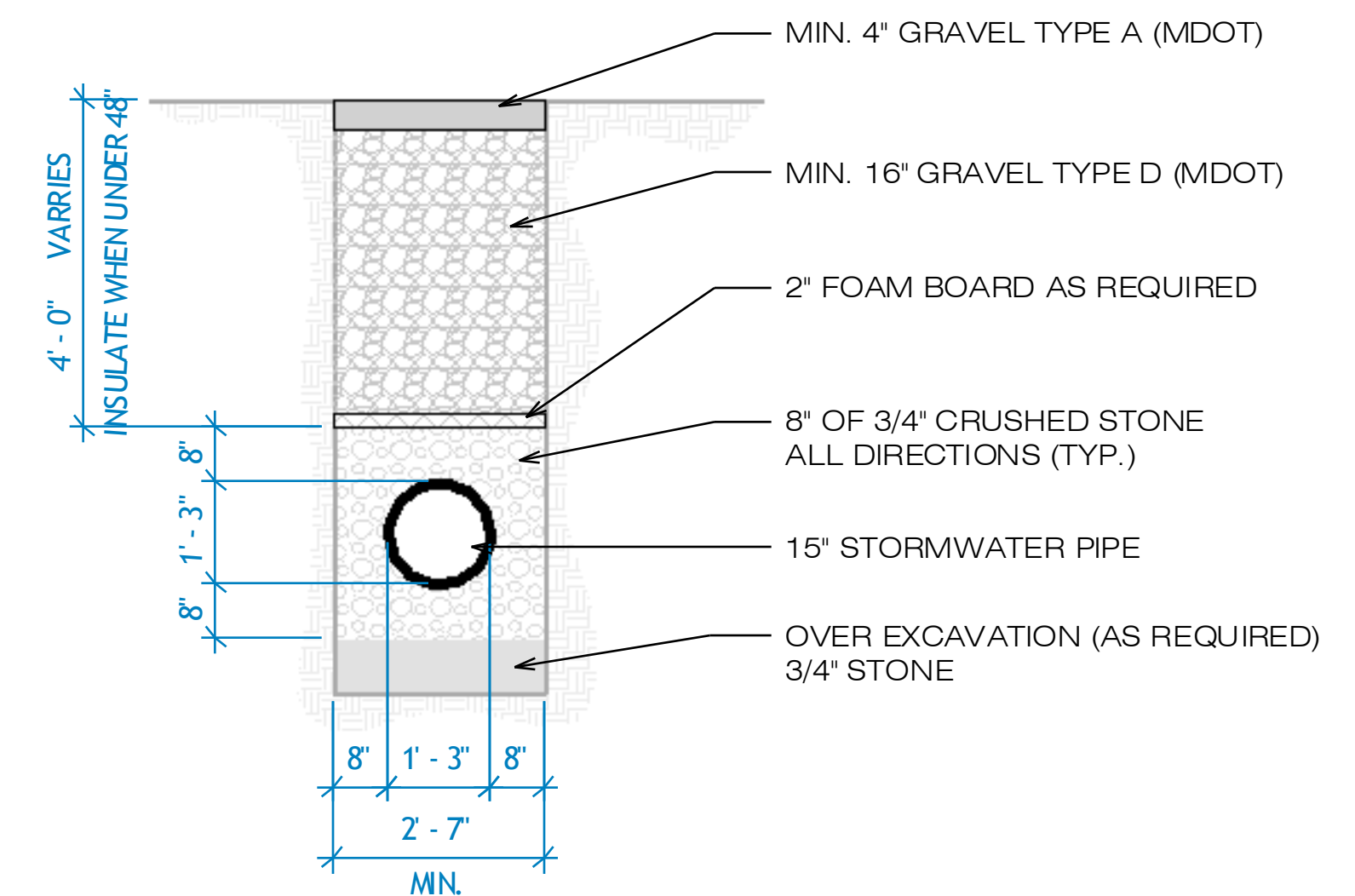
1 Private Road Section  
3/8" = 1'-0"



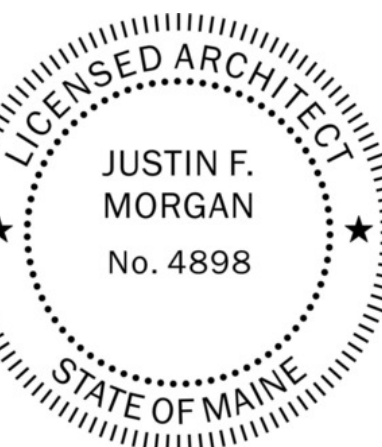
2 Road Plan  
1/16" = 1'-0"

**TRENCH NOTES**

1. ALL COMMON BORROW AND GRAVEL AREAS TO BE COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.
2. PLACE IN 6"-9" LIFTS.



4 Typ. Stormwater Trench  
1/2" = 1'-0"



Date: \_\_\_\_\_ Revision: \_\_\_\_\_

**LAKE HOME**

**Access Road Information**

**A11**









Date \_\_\_\_\_ Revision \_\_\_\_\_

**LAKE HOME**

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**Site Context**



In determining whether the building relocations or replacement, or the construction of a new, enlarged or replacement foundation beneath an existing non-conforming structure meets the setback requirements to the “greatest practical extent” the Planning Board shall consider all relevant factors including, but not limited to:

The size of the lot,

The lot is 0.61 acres. *Due to the impervious soil requirement, specified at a maximum of 20%, there are limitations to the area available for development. The current proposal maintains a balance of building size and insuring the proper drainage of the soil. The current design has an impervious soil amount of 15.9%, which is well within this guideline.*

The slope of the land,

*The land at the proposed location varies in slope from 8-17% of grade, the back part of the lot away from the water starts to approach 24% at its worst point. The current design is situated within the sloped area to make best use of the site. The anchoring of the building within the hillside allows the building to better blend into its surrounding nature from the perspective on the water and requires the least amount of soil disturbance. Additionally, based on the sites' slope, the current location of the garage access provides the only suitable approach in winter.*

The height of the building,

*The height of the proposed building will be under the maximum of 25ft allowed inside the 75' to 100' HWM and then after the 100ft mark the structure will reach the allowable 35ft in height.*

The potential for soil erosion,

The proposed building, once constructed, will greatly reduce the potential for soil erosion through the use of rain gardens and storm water swales. These erosion control elements *have been incorporated into the landscaping along with vegetated naturalized buffer area consisting of low bush shrubs, native flowering plants, and mulch base.*

The locations of other structures on the property and/or adjacent properties,

*The proposed structure is comparable in size with existing adjacent structures on Mayo Road. One structure being larger, one being the same size and one being smaller. The current existing structure is 14' from the water's edge. The new structure will be 85' from water's edge.*

The locations of the septic systems,

*The proposed structure and new septic design will allow for the 50yr old 1970's septic system 50ft from the water to be replaced by a new 2022 code compliant system set further back from the water.*

The locations of any existing easements,

*No easements are in place.*

The type and conditions of the buildings foundation,

*The current structure has no foundation and offers no additional protection from storm runoff. The new structure would have a full foundation with proper filtration and drainage.*

The type and amount of vegetation to be removed to accomplish the relocations.

The proposed location of the new structure strikes a balance between setback conformity and vegetation removal. The existing vegetation becomes dense at roughly 150' back from the water. The proposed location makes use of the existing cleared area behind the 85' high water mark while trying to minimize vegetation removal and therefore *limiting the disruption to the property as much as possible.*

Further the Planning Board shall determine that such relocation, reconstruction, replacement or Foundation construction does not cause an “increase in non-conformity” as defined in paragraph 4.E.2 below.

The new house will be located behind the 75' setback from the HWM of Maranacook Lake. This is a net-gain of 57 feet while remaining in compliance with rear and side setbacks. With the current planned configuration, the proposed setting of the house is optimal due to the shape of the property and its proximity to the Driveway/Mayo Road. The elevation of the hill topography is much greater at the back of the property.

Date Revision

LAKE HOME

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Practical Extent





DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF LAND RESOURCES

7/6/2020

FIELD DETERMINATION FORM

CONTACT ID 12452

CONTACT

SCOTT MORASH  
56 LEDGEWOOD DR

HOLLIS CENTER, ME 04042  
2075905197

PROPERTY OWNER

MORASH, SCOTT  
111 MAYO RD  
READFIELD, ME 04355

STAFF DORR, DUSTIN

DIRECTIONS

111 Mayo Rd, Second House from end

SITE TOWN READFIELD  
MAP LOT

MEMO

On June 5, 2020, Department staff conducted a field visit at 111 Mayo Road in Readfield at the request of the property owner. The field determination was requested to provide guidance on permitting and stormwater best management practices associated with the rebuilding of a residential structure, accessway on the parcel, and an adjacent right of way.

The parcel is located adjacent to Maranacook Lake, which is a 'great pond' as defined by the Natural Resources Protection Act (NRPA), 38 M.R.S Section 480-B(5). Activities in, on, over, or within 75 feet of a great pond may require a permit from the Department.

To staff's understanding, the landowner proposes to remove the existing residential structure and rebuild a new structure further from the pond while utilizing the existing accessway to the current structure. The landowner also proposed to redevelop the private right of way adjacent to the parcel in order to reduce and redirect stormwater runoff that may make its way into the proposed development and natural resources nearby. It is staff's understanding that this may require a reduction in the setback of the road if using the plans reviewed on-site.

Redevelopment of the right of way, including culverts and ditches, may not require a permit if erosion control methods are utilized and the roadway is not expanded. If the roadway is expanded, care should be taken to minimize disturbance to the adjacent freshwater wetlands. Alteration of the freshwater wetlands may require further permitting via the Department.

To remove and replace the existing residential structure and re-establish a vegetated buffer within the existing building footprint, a Permit by Rule compliant with Section 2 and 12 of the Permit by Rule standards would be required. It is recommended that disturbance of steep slopes and existing vegetation is avoided to the greatest extent practicable during construction.

Erosion control devices must be installed and maintained on the project site during any soil disturbance activity. A Stormwater Management Law PBR or Maine Construction General Permit "NOI" and "NOT" must be filed with the Department if more than 1 acre of area is going to be disturbed on the project site at any given time during construction.

NAME: \_\_\_\_\_

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RECEIVED 6/5/2020 SITE VISIT 6/5/2020 COMPLETED



Date Revision

LAKE HOME

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DEP Notes

A15









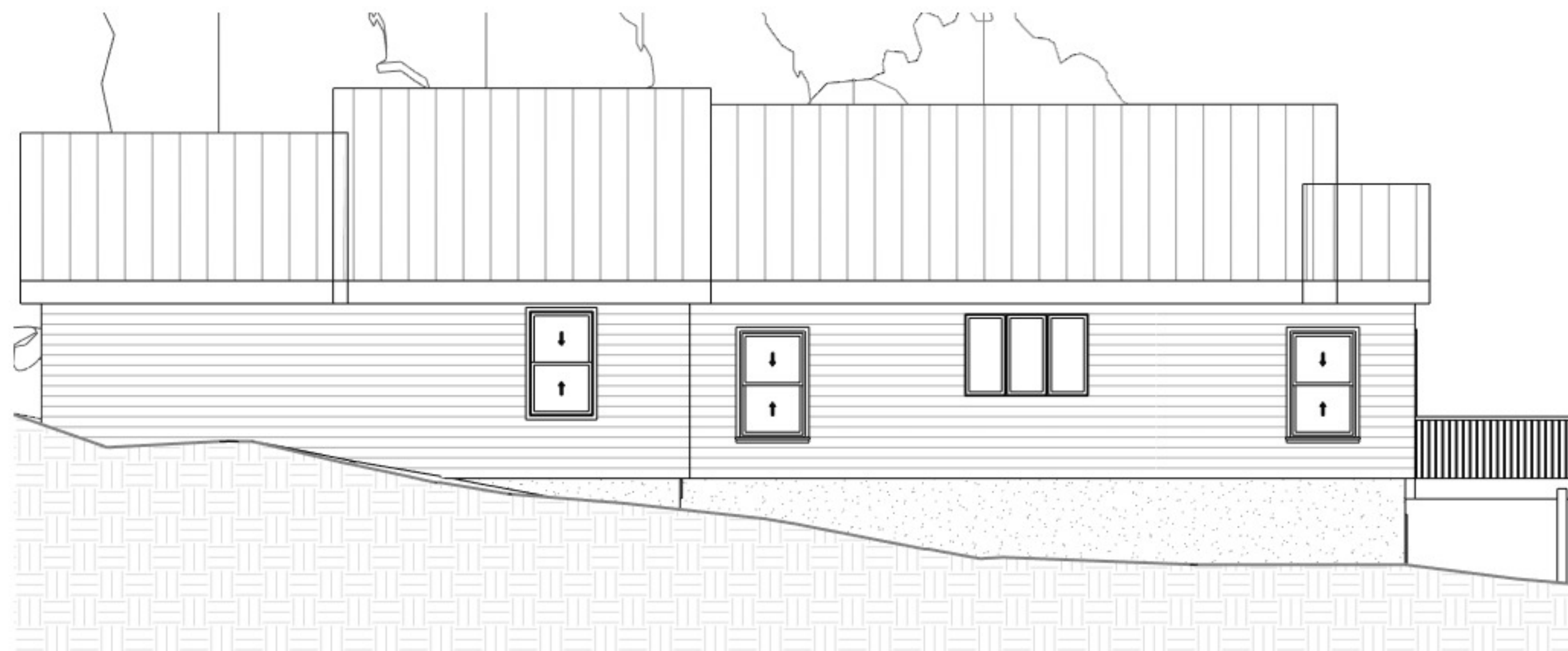




1 East  
3/16" = 1'-0"



2 North  
3/16" = 1'-0"



3 West  
3/16" = 1'-0"



4 South  
3/16" = 1'-0"

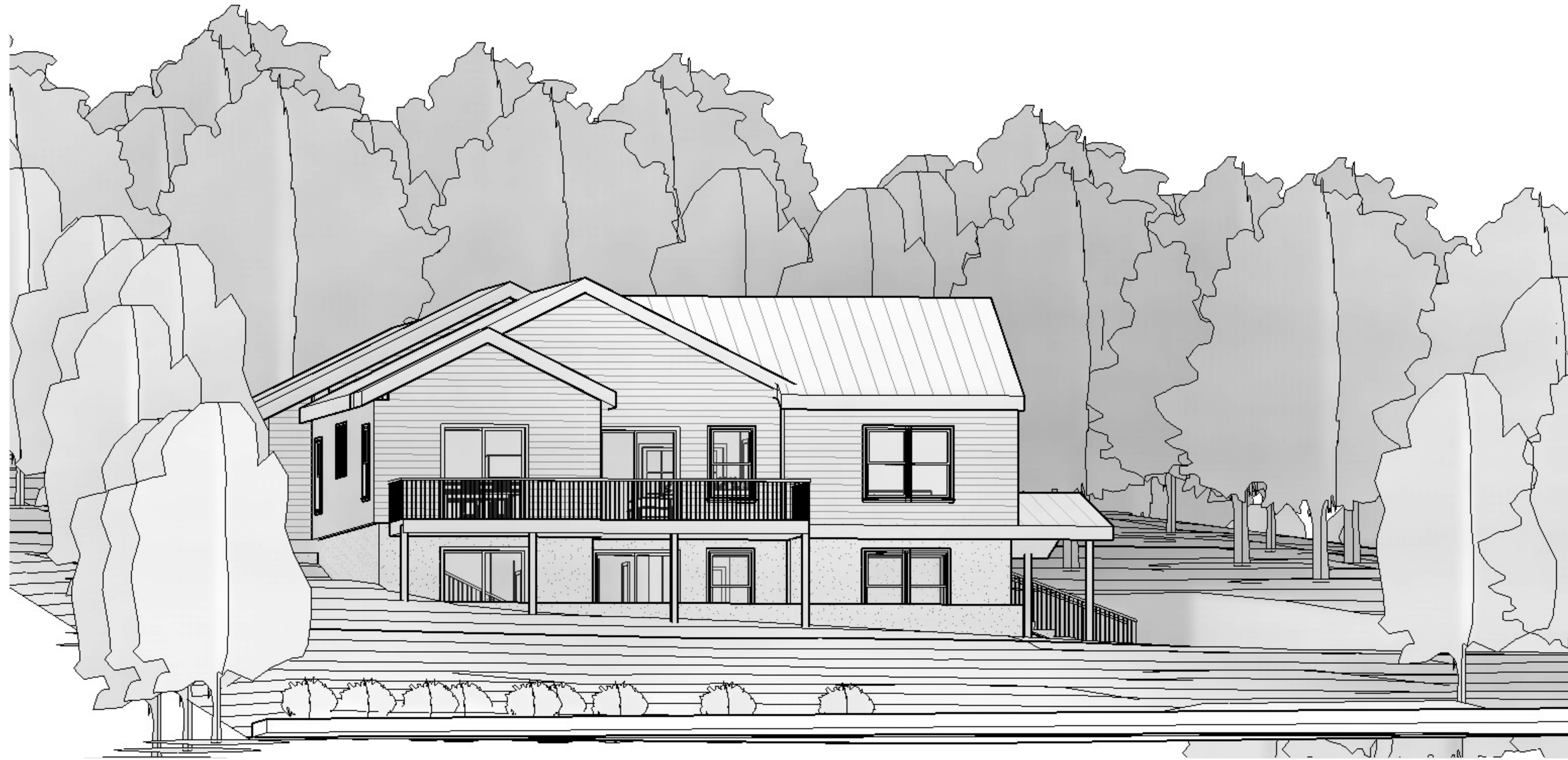
Date Revision

LAKE HOME

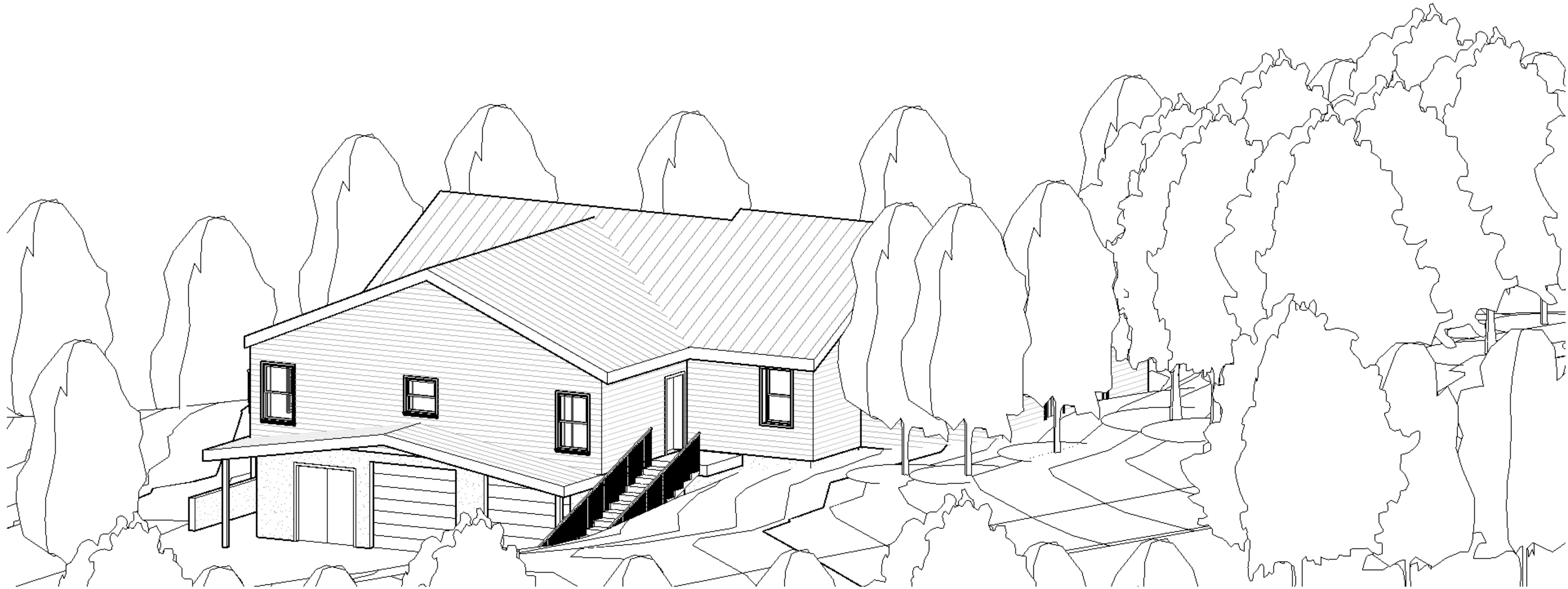
Exterior Elevations

A201





3 3D View 03



1 3D View 01

Date Revision

LAKE HOME

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3D Views

**A600**