

APPENDIX "C"

PLANNING BOARD SITE PLAN REVIEW APPLICATION

Applicant's Name: Joanne T. Fryer

Applicant's Address: 111 Bruce Hill Road, Cumberland ME 04021

Cell Phone: (207) 233-5206 Home Phone (207) 829-8430 Office Phone _____

Project Address 111 Bruce Hill Road, Cumberland

Project Name Mowfield Farm

Describe Project Special Events to be held on property, including weddings, dinners, luncheons, meetings

Number of employees (None); Owner-operated; Event planners will plan and staff each event.

Days and Hours of operation Up to 8 events per year; Event shall not exceed 8 hours, except for set-up + tear-down, No amplified music past 10:00pm. or before 10:00 a.m.

Project Review and Notice Fee Applicant \$150 ; Review \$500 (Total \$650)

Name of Representative: Joanne T. Fryer

Contact Information: Cell: See above Office: _____

What is the applicant's interest in the property?

Own ☒ Lease _____ Purchase and Sale agreement _____ (provide copy of document)

Boundary Survey

Submitted?: yes ☒ no _____

Are there any deed restrictions or easements? yes ☒ no _____ If yes, provide information and show easement location on site plan.

Building Information:

Are there existing buildings on the site? yes ☒ home no _____ Number: _____

Will they be removed? yes _____ no ☒ (note: a demolition permit is required 10 days prior to demolition)

Will a new structure(s) be built on the site? yes _____ no ☒

Describe: A tent or tents may be erected for each event by the Event Planners. Tent(s) will be removed at conclusion of event or within a reasonable period following the event

Number of new buildings _____

Square footage _____

Number of floor levels including basement _____

Parking:

Number of existing parking spaces unlimited; events held spring/summer/fall,

Number of new parking spaces _____

Number of handicapped spaces _____

Entrance:

Location: Existing Driveway
 Width 16'-18' Length Approx 1000 feet to event site
 Is it paved? partial yes: _____ no: _____ if not, do you plan to pave it? No additional paving
 Where will snow storage for entrance and parking be located? Show on site plan. N/A

Utilities:

Water: Public Water _____ Well ✓ (Show location on site plan)

Sewer/Septic: Public sewer _____ Private septic _____ (Show location on site plan and submit HHE-200 septic design or location of passing test pit locations if new system is proposed. Also show any wells on abutting properties within 200' of the site. Portable Toilets will be provided for each event.

Electric: On site? yes ✓ no _____

Show location of existing and proposed utilities on the site plan and indicate if they are above or below ground. But event will use generators

Signs:

Number: 1 Sign To Be Determined. Sign location + style + dimension
 Size: _____ to be provided on sign permit application.
 Material: _____

Submit sign design and completed sign application.

Will the sign be lighted? _____ Submit information on type and wattage of lights.

Show location of sign(s) on the site plan.

Natural Features:

Show location of any of the following on the site plan: (man-made)
 river _____ stream _____ wetland _____ pond ✓ lake _____ stone walls ✓ are there any
 other historic or natural features? _____ ↳ around house + bordering property.

Lighting:

Will there be any exterior lights? yes ✓ no _____ Show location on site plan (e.g., pole fixtures, wall packs on building) and provide fixture and lumen information. Lights are on house BUT lights will be brought in on tent. (Temporary - run off of generator).

Trees:

Show location of existing trees on the site plan and indicate if any are to be removed.

No trees removed - see aerial view.

Landscaping:

Is there existing landscaping on the site? yes ✓ no _____ Show type and location on site plan. Extensive gardens around house.

Is new landscaping proposed? (Note: if property has frontage on Route 100, a 25' landscape easement to the Town is required) No

Buffering:

Show any existing or proposed buffering measures for adjacent properties, e.g., plantings, fences.

Large hedges; tree lines

Erosion Control:

Has an erosion and sedimentation control plan been submitted: yes _____ no ✓ not needed

Stormwater Management Plan

Provided stormwater information for both pre and post development of the site. Show location of any detention areas and/or culverts on the site plan. N/A

Fire Protection

Location of nearest hydrant _____ sprinklers? yes _____ no ✓

Do you plan to have an alarm system? yes _____ no ✓ Please contact the Fire Department at 829-4573 to discuss any town or state requirements (829-4573)

Trash

Will trash be stored inside _____ outside ✓. If outside, will a dumpster be used?

yes _____ no _____. Show location on site plan and show type of screening proposed (e.g. fencing, plantings) During Event in Cans; Removed at conclusion of event (or next business day) by event planner.

Technical Capacity

List and provide contact information for all consultants who worked on the project, for example: licensed land surveyor, licensed soils evaluator, professional engineer, attorney, etc. N/A

Financial Capacity

Please indicate how project will be financed. If obtaining a bank loan, provide a letter from the bank N/A

Zoning District: RR1

Minimum Lot Size: _____ Classification of proposed use: Farm-based Special event N/A

Parcel Size: 2.40 acres Frontage: _____ N/A

Setbacks: Front _____ Side _____ Rear _____ N/A

Is Board of Appeals Required? No

Tax Map R05 Lot 042 Deed Book 2869 Deed Page 112

Floodplain map number N/A Designation _____

Vernal Pool Identified? No

Is parcel in a subdivision? No

Outside Agency Permits Required: N/A
MDEP Tier 1 _____ MDEP Tier 2 _____ Army Corps of Engineers _____

MDEP General Construction (stormwater) Permit (for disturbance of 1 acre or more)

MDOT Entrance Permit N/A

MDOT Traffic Movement Permit N/A

Traffic Study Required N/A

Hydrogeologic Evaluation N/A

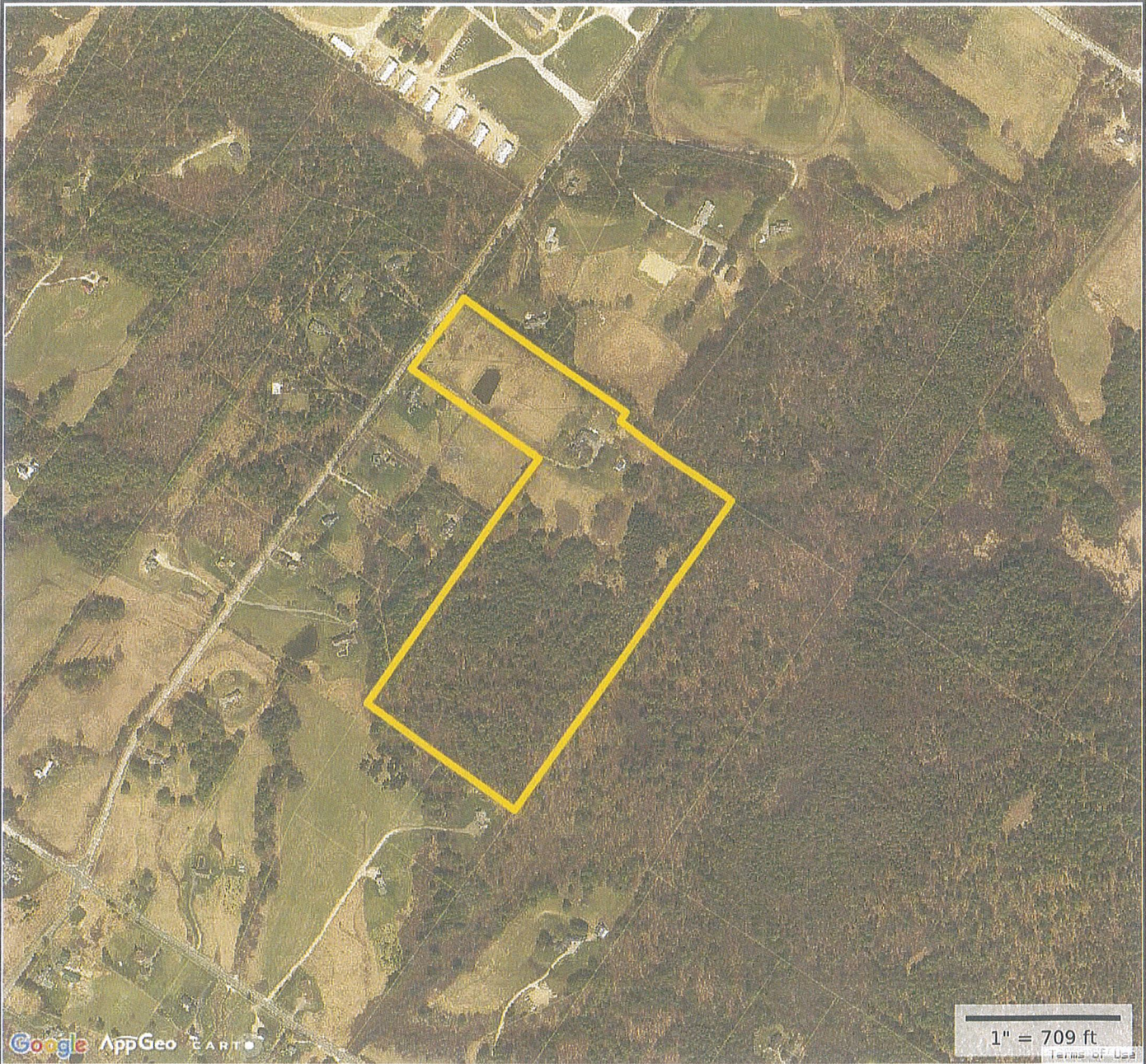
Market Study N/A

Route 1 Design Guidelines?

Route 100, VMU, or TCD Design Standards? N/A

Applicant's Signature [Signature]

Submission Date: 11/21/17

**Property Information**

Property ID 0R05 0042A0000
Location 111 BRUCE HILL ROAD
Owner FRYER GREGORY S



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Cumberland, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 1/1/2015
Properties updated monthly (see property record card)

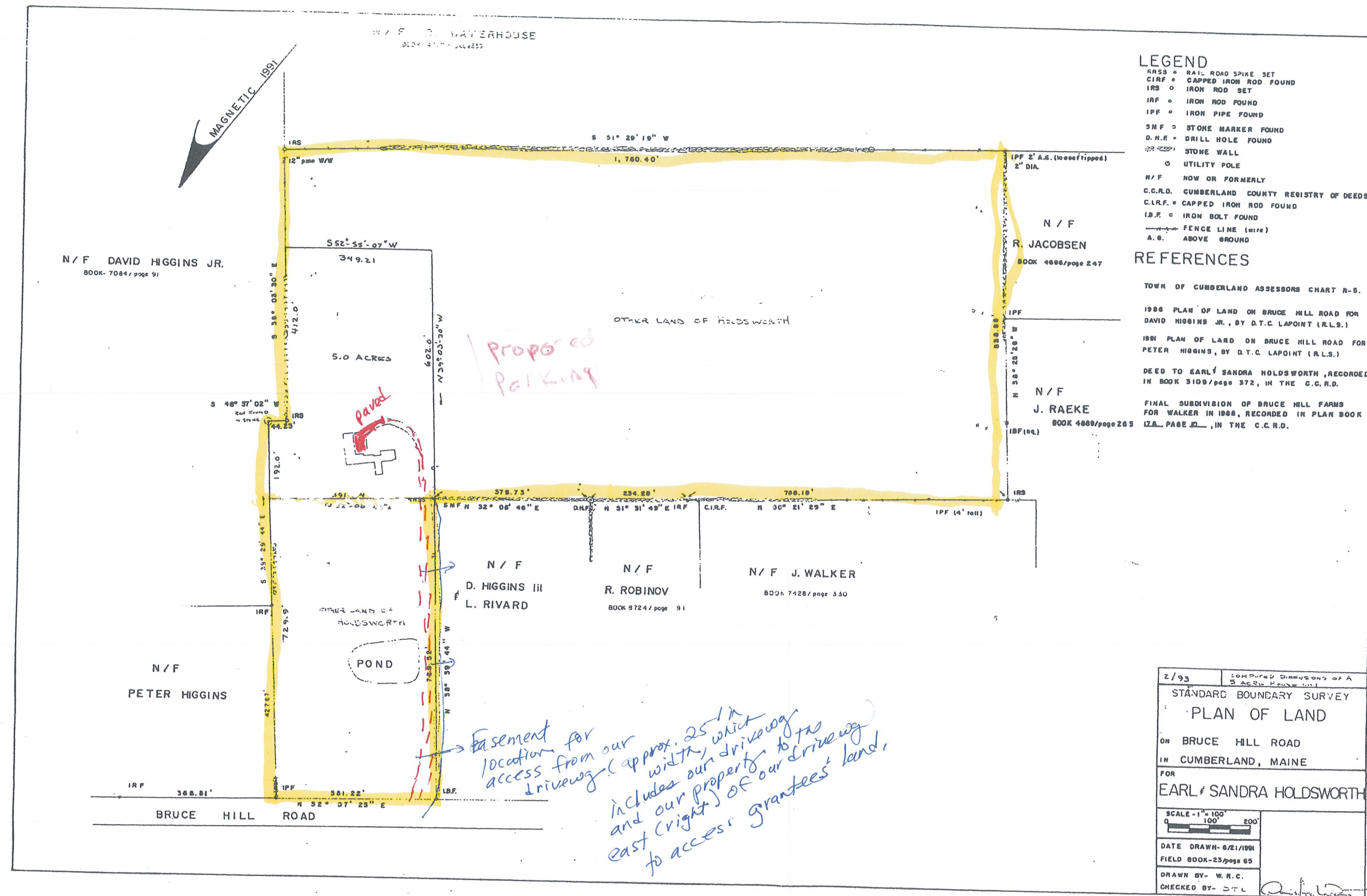
Google Maps



Imagery ©2017 Google, Map data ©2017 Google 200 ft

Measure distance

Total distance: 890.71 ft (271.49 m)



LEGEND

- RRS = RAILROAD SPIKE SET
- CIRF = CAPPED IRON ROD FOUND
- IRS = IRON ROD SET
- IRF = IRON ROD FOUND
- IPF = IRON PIPE FOUND
- SNF = STONE MARKER FOUND
- D.H.F. = DRILL HOLE FOUND
- STONE WALL
- UTILITY POLE
- N/F = NOW OR FORMERLY
- C.C.R.D. = CUMBERLAND COUNTY REGISTRY OF DEEDS
- C.I.R.F. = CAPPED IRON ROD FOUND
- I.B.F. = IRON BOLT FOUND
- FENCE LINE (wire)
- A.G. = ABOVE GROUND

REFERENCES

- TOWN OF CUMBERLAND ASSESSORS CHART R-5.
- 1986 PLAN OF LAND ON BRUCE HILL ROAD FOR DAVID HIGGINS JR., BY D.T.C. LAPOINT (R.L.S.)
- 1991 PLAN OF LAND ON BRUCE HILL ROAD FOR PETER HIGGINS, BY D.T.C. LAPOINT (R.L.S.)
- DEED TO EARLY SANDRA HOLDSWORTH, RECORDED IN BOOK 3108/page 372, IN THE C.C.R.D.
- FINAL SUBDIVISION OF BRUCE HILL FARMS FOR WALKER IN 1988, RECORDED IN PLAN BOOK 12A, PAGE 10, IN THE C.C.R.D.

Proposed Parking

Paved

Easement for location from our access driveway (approx. 25' in width, which includes our driveway and our property to the east (right) of our driveway to access grantee's land.

*no parking along driveway.

Red = driveway

2/93	COMPUTED DIMENSIONS OF A 5 ACRES PLOT
STANDARD BOUNDARY SURVEY	
PLAN OF LAND	
ON BRUCE HILL ROAD	
IN CUMBERLAND, MAINE	
FOR	
EARL & SANDRA HOLDSWORTH	
SCALE - 1" = 100'	
DATE DRAWN - 6/21/1994	
FIELD BOOK - 23/page 65	
DRAWN BY - W.R.C.	
CHECKED BY - D.L.	

Right of Way Easement

KNOW ALL PERSONS BY THESE PRESENTS that **Kerri D. Holdsworth**, whose mailing address is 679 Rockport Court, Marco Island, Florida 34145, **Stacy L. Coggshall**, whose mailing address is 7032 La Cantera Drive, Fort Worth, Texas 76108, and **Scott T. Holdsworth**, whose mailing address is 1650 Begonia Court, Marco Island, Florida 34145 (collectively, *Grantors*), do hereby RELEASE to **David R. Higgins, III** and **Linda S. Rivard**, both with a mailing address of 107 Bruce Hill Road, Cumberland, Maine (*Grantees*), a right of way for the purposes of a driveway, for pedestrian and vehicular access, running from Bruce Hill Road over and across an existing driveway located on the westerly sideline of *Grantors'* property, which is more particularly shown as being over "parcel 2" on a plan entitled "Plan of Standard Boundary Survey 111 Bruce Hill Road, Cumberland, Maine," dated March 22, 2007, prepared by Titcomb Associates for Earl Holdsworth, and attached hereto and incorporated herein as **Exhibit A**.

This right of way is approximately twenty-five feet (25') in width and includes the right together with *Grantors*, to maintain, repair, and keep up the driveway located within the right of way. This right of way shall be appurtenant to, benefit, and provide access to land now owned by *Grantees*, as described in a deed to *Grantees* recorded in the Cumberland County Registry of Deeds in Book 7126, Page 202. This right of way shall burden the land of *Grantors* described in a deed to *Grantors* recorded in said Registry in Book 26394, Page 199. *Grantors*, and their heirs, successors, and assigns shall have concurrent rights in the use of the right of way granted herein. *Grantors* shall keep and maintain the driveway and Easement Area in good order and repair, such maintenance (and any costs associated therewith) being the sole responsibility of *Grantors*, provided, however, that *Grantees* shall have the right, but not the obligation, to enter the Easement Area and conduct such repairs and maintenance (at their own expense) as they shall reasonably deem necessary from time to time so that *Grantees* may use and enjoy the rights described herein.

Grantees and *Grantors*, and its or their successors and assigns, agree to indemnify and hold harmless the other, its or their successors and assigns, from and against any and all damages, liabilities, losses, expenses, claims and suits (including the cost of defending the same or enforcing this indemnity or Easement, including reasonable attorneys' fees) that each may cause to be incurred or suffered by the other in consequence of either bodily injury to any person (including death) or damage to any property arising out of, or in connection with, the use of the Easement granted to *Grantees* or reserved by *Grantors* as the case may be, its or their successors and assigns, and/or the exercise by *Grantees* or *Grantors*, its successors and assigns, of the rights granted by this Easement or the breach or violation of the terms hereof.

The provisions of this instrument shall be binding upon and inure to the benefit of the respective heirs, successors, and assigns of *Grantors*, and *Grantees*.

In further consideration of the rights and agreements herein and the grant and acceptance thereof by Grantor and Grantee, respectively, the parties hereto grant and affirm to the other such rights as are necessary to fix the boundary between their respective parcels in the location(s) shown on the attached **Exhibit A**.

IN WITNESS WHEREOF, Kerri D. Holdsworth, Stacy L. Coggsall, and Scott T. Holdsworth have caused this instrument to be executed as of this 13th day of Sept, 2010.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

Witness
Witness
Witness

Earl T. Holdsworth, POA
Kerri D. Holdsworth

Earl T. Holdsworth, POA
Scott T. Holdsworth

Earl T. Holdsworth, POA
Stacy L. Coggsall

STATE OF Maine
County of Cumberland, SS. 9/13, 2010

Then personally appeared the above-named Earl T. Holdsworth and acknowledged the foregoing instrument to be his free act and deed.

Before me, Debra E.N. Tuttle
Notary Public
Printed Name: DEBRA E.N. TUTTLE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 24, 2013

STATE OF Maine
County of Cumberland, SS. 9/13, 2010

Then personally appeared the above-named Earl T. Holdsworth and acknowledged the foregoing instrument to be his free act and deed.

Before me, Debra E.N. Tuttle
Notary Public
Printed Name: DEBRA E.N. TUTTLE

DEBRA E.N. TUTTLE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 24, 2013

STATE OF Maine
County of Cumberland, SS. 9/13, 2010

Then personally appeared the above-named Earl T. Holdsworth, and acknowledged the foregoing instrument to be his/her free act and deed.

Before me, Debra E N Tuttle
Notary Public
Printed Name: DEBRA E N. TUTTLE

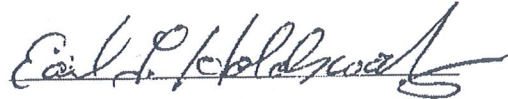
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 24, 2013

SEAL

MORTGAGEE'S CONSENT

The undersigned mortgagee, holder of a certain unrecorded Mortgage dated February 27, 2008 and on file with the parties hereto hereby consents to the imposition and grant of the foregoing easement rights and further agrees that the same shall not be terminated or otherwise affected by any foreclosure on any parcel of land covered by the said instrument.

Dated: Sept. 13, 2010, 2010



Earl T. Holdsworth



Sandra S. Holdsworth

STATE OF Maine
COUNTY OF Cumberland

On this 13th day of September, 2010 before me, the undersigned notary public, personally appeared Earl T. Holdsworth and Sandra S. Holdsworth and acknowledged the foregoing instrument as their free act and deed.

WITNESS MY HAND and notarial seal subscribed and affixed in said County and State the 13th day of September, 2010.



NOTARY PUBLIC

Name:

My Commission Expires:

DEBRA E.N. TUTTLE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES MARCH 24, 2013

SEAL

Exhibit A

"Plan of Standard Boundary Survey 111 Bruce Hill Road, Cumberland, Maine," dated March 22, 2007, prepared by Titcomb Associates for Earl Holdsworth and to be recorded subsequent to this Right of Way Easement, a reduced copy of which is attached hereto.

