Received Date:

Date of Application:	11/3/2022	Map_	16	Lot	45	

# TOWN OF LYMAN PLANNING BOARD SITE REVIEW APPLICATION FOR GENERAL AND COMMERCIAL USES

11 South Waterboro Road Lyman, ME 04002 (207) 499-7562 ext. 17 or CEO at ext. 15

		(201) 199 1302 CAL 11 OF CEO di CAL 13	
1.	A. Name of Applic	cant: <u>Danielle Marquardt</u>	_
	Mailing address:	98 Johnson Rd	
	-	Winchester, MA 01890	
	Telephone #:	617-999-8850	
	E-Mail Address: _	d2marquardt@yahoo.com	
	B. Name of Person	Representing Applicant (if applicable):	
	Telephone #:		
	E-Mail Address: _		
	OWNER	RSON(S) ACTING AS AN AGENT FOR THE R MUST HAVE WRITTEN AUTHORIZATION GIVING PERMISSION TO ACT ON THE	ON FROM THE
2.	Location of Propert	y: Map <u>16</u> Lot <u>45</u>	
2a.	Address of Propert	y:49 Shore Rd	_
3.	]	zone: (see zoning maps for determination) General Purpose Rural Residential Commercial/Residential	
4.	X	ation: (check whichever is applicable) Proposal or plans require Site Review Permit as Coning Ordinance	per Lyman

1.					ing Board approval f	or Subdivision
4a.	Is the property par	et of a subdivi	ision: (C	ircle One	<del>(</del> )	
	YES		(NO)			
4b	. Is the property cl Resource Protecti		ee Grow	th, Open	Space, Farm & Oper	Space or
	, , , , , , , , , , , , , , , , , , ,					
5.	Existing use of Pro	operty: (Desc	ribe in de	etail)		
	Residential_					
6.	Proposed use of the	e Property: (1	Describe	and be s	pecific about your pl	ans ie: type of
	siness, etc.	1 7 \			J 1	31
	Residen	tial				
7.	Lot dimensions:(II) Width: 110	NCLUDE A S		I)		
		3'				
	Total Area:					
	Road Frontage: _	<u>70'</u>				
8.	Type of Sewerage	Disposal: (In	ıclude Hl	HE-200 l	Forms if possible)	
	Existing: <u>Subs</u>	urface wastev	water dis	posal sys	tem 750 gal tank, 18	0 gal day leach_
	Proposed: _Subs	urface wastew	vater disp	osal sys	tem 1000 gal tank, 25	50 gal day leach_
	Total percentage of (see definition sec			y structu	res(s)15.6%	
10.	Structure(s) exter	ior dimension	ıs (length	and wid	lth)	
- 0.					# of stories	s_1 + basement
					# of stories	
	Other		by		# of stories	·

#### 11. SUBMITTALS

a. FEES Please make check payable to the TOWN OF LYMAN.

**SUBDIVISION: \$2,500.00 ALL OTHERS: \$ 500.00** 

- b. A copy of the plumbing permit, if applicable. (This includes already installed systems regardless of age)
- c. A current copy of the signed property deed(s).
- d. A copy of official decisions (or actions pending) of other, state, federal or local officials (site location permit, minimum lot size waiver, Subdivision approval, Conditional Use Permits AND/OR Site Review Approvals, etc.)
- e. Site Plan: ILLUSTRATE the following information about the lot and the proposed use of the lot on a SCALE DRAWING ON GRAPH PAPER or a SITE PLAN PREPARED BY A SURVEYOR, ARCHITECT OR ENGINEER.
  - Lot dimensions.
  - Names of abutting property owners. (This includes any property within 500 feet of the boundary lines including across the street.) Include the name, map and lot number, and mailing address of each abutter, which may be listed separately shall be supplied with the application.
  - Location of abutting rights of way, public or private.
  - Location of any abutting water bodies including streams.
  - Exact location of existing and proposed buildings, including dimensions and distance of each from nearest lot line(s).
  - Location of sewage disposal system and water supply.
  - Areas to be cleared, if applicable.
  - Erosion control methods and landscaping plans, if applicable.
  - Areas of fill, grading, cut or other earth-moving activity.
  - Test pit locations, if applicable.

PLEASE SUBMIT A TOTAL OF EIGHT (8) COPIES OF THIS APPLICATION INCLUDING THE ATTACHMENTS LISTED ABOVE and <u>6 STANDARD 1" x 2 5/8" MAILING LABELS</u> for the APPLICANT and 6 for the APPLICANT(S) AGENT/CONTRACTOR. ALSO PLEASE SUBMIT TWO SETS OF LABELS WITH ABUTTERS' NAMES AND ADDRESSES.

## NOTE: ALL APPLICANTS WILL BE NOTIFIED IN WRITING AS TO THE TIME AND PLACE THE PLANNING BOARD WILL MEET TO REVIEW YOUR APPLICATION.

12. **ONSITE**: An onsite inspection (site walk) will be conducted by the Board for each application. If you add to a structure or are building new, you MUST **have the property and proposed structure(s) staked out**. This includes boundary lines to abutting properties.

NOTE: THIS APPLICATION MUST BE FILLED OUT IN ITS ENTIRETY, INCLUDING ALL SUBMITTALS OR IT <u>WILL NOT</u> BE ACCEPTED AND WILL BE RETURNED TO THE APPLICANT.

To the best of my (our) knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Zoning Ordinance(s) of the Town of Lyman.

Signature Lanully (	manguar Date_	11/03/2022	
(Of applicant/owner of proper	cty and/or Power of Attorney)	)	
Signature	Date		

#### **Abutters**:

1

. . .

- 29 Shore Rd Map 16 Lot 53 Sanford, Roxanne M, 2 Cherryfield Avenue, Saco ME 04072
- 31 Shore Rd Map 16 Lot 52 Moody, Kathleen M & James L
- 32 Shore Rd Map 16 Lot 3 Niland, Brenda, Trustee
- 34 Shore Rd Map 16 Lot 4 Casey, Amanda Lee
- 35 Shore Rd Map 16 Lot 51 Urbowicz, Robert L & Mary A
  - 34 Horseshoe Road, Chelmsford MA 01824
- 37 Shore Rd Map 16 Lot 50- Krasko, Robyn & St Pierre, Sherry 648 Old Candia Road, Candia NH 03034
- 38 Shore Rd Map 16 Lot 5 Moody, Robert O Jr & Caron R
- 40 Shore Rd Map 16 Lot 6 Wakefield, Mark & Lynch, Sharon
- 41 Shore Rd Map 16 Lot 49 LaChance, Thomas & Battice, Jocelyn
- 43 Shore Rd Map 16 Lot Strauchs, John & Rad, Tiffany S
  - 44157 Paget Terrace, Ashburn VA 20147
- 45 Shore Rd Map 16 Lot 47 Greene, Doris A
  - Chandler Greene II (Remainderman) 19 Mabel Avenue Unit # 103, Saco ME 04072
- 47 Shore Rd Map 16 Lot 46 Patterson, Lillian C, Trustee
  - 721 North Quidnessett Road, No. Kingstown RI 02852
  - Contact: Son Jason Pariseau 401-996-0804
- 51 Shore Rd Map 16 Lot 44 Martin, Kevin G & Democh-Martin, Rhonda T
  - Contact: Rhonda 207-251-3554, Kevin 207-251-3309
- 53 Shore Rd Map 16 Lot 43 Gearty, Brian F & Jonathan M, Trustees
  - 10 Autumn Street, Norwood MA 02062
- 55 Shore Rd Map 16 Lot 42 Plummer, Michael R
- 57 Shore Rd Map 16 Lot 41 Walker, William P & Candice C,
  - 375 North Road, Bedford MA 01730
- 58 Shore Rd Map 16 Lot 7 Lavigne, Anita L recently sold New owners?
- 59 Shore Rd Map 16 Lot 40 Gearty, Brian F & Cyprina M
  - 10 Autumn Street. Norwood MA 02062
- 61 Shore Rd Map 16 Lot 39 Legere, Gloria
- 63 Shore Rd Map 16 Lot 38 Cole, Timothy D & Rowe, Deborah J
- 66 Shore Rd Map 16 Lot 8 Gassman, Kyle S

#### Septic:

We will hire a Septic Engineer to determine exact location of new system. We are assuming it will be in same or close to the existing location.

DLN: 1002240182255

#### **Quitclaim Deed**

KNOW ALL PERSONS BY THESE PRESENTS, that we, Roger G. Cote and Claire C. Cote, Trustees of the Roger and Claire Cote Living Trust dated November 3, 2021, both presently of 16 Meetinghouse Road, Biddeford, York County, Maine, for consideration paid, grant to Daniel W. Marquardt and Danielle C. Marquardt, both presently of 98 Johnson Road, Winchester, MA 01890, with *Quitclaim Covenants, as Joint Tenants*, the real estate situated in the Town of Lyman, County of York and State of Maine, and described as follows:

### See "EXHIBIT A" attached hereto and incorporated herein by this reference.

Being the same premises conveyed to the Grantor herein by deed of Roger G. Cote and Claire C. Cote dated November 3, 2021 and recorded in the York County Registry of Deeds in Book 18865, Page 497.

IN WITNESS WHEREOF, we, Roger G. Cote and Claire C. Cote, each acting in our capacity as a Trustee of the Roger and Claire Living Trust have hereunto set our hands and seals this 3 cm day of France, 2022.

Witness to Both

Roger G. Cote, Trustee

Claire C. Cote, Trustee

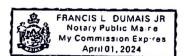
Claire C. Cote, Trustee

STATE OF MAINE

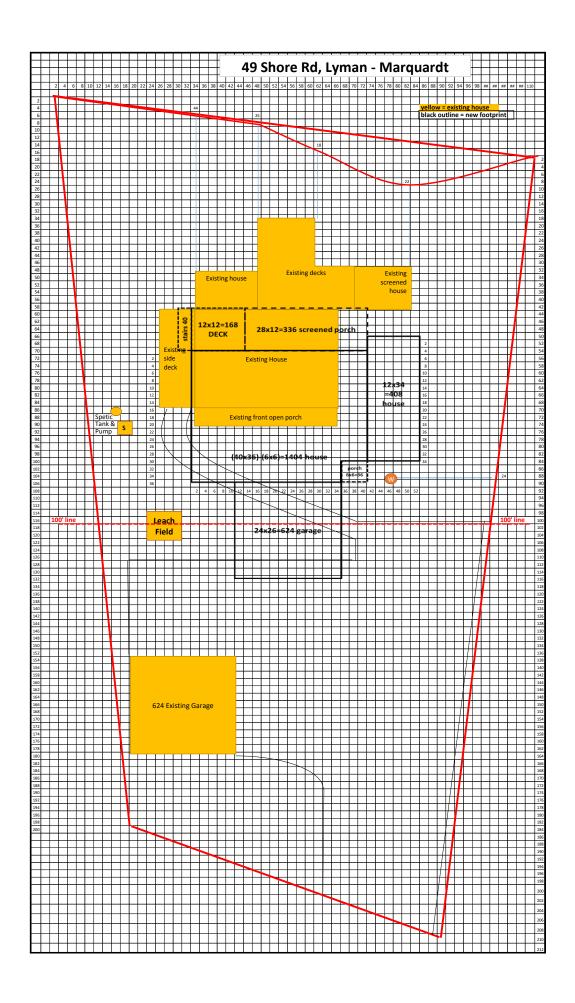
COUNTY OF YOULK

FUBRUARY 3, 2022

Then personally appeared the above-named Roger G. Cote and Claire C. Cote and acknowledged the foregoing to be their free act and deed in their capacity as Co-Trustees of the Roger and Claire Cote Living Trust, before me,



Notary Public/Attorney-at-Law
Printed Name:
My Comm. Expires/Maine Bar No.:



### 49 Shore Rd, Lyman - Marquardt

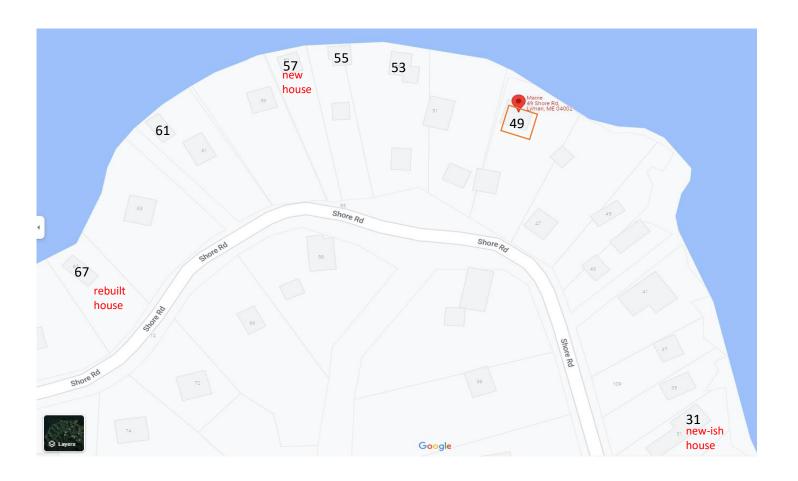
	EXISTING HOUSE				
832	area				
168	fr one story				
10	fr bay window				
1,010	HEATED				
143	screen house				
176	wood deck				
516	wood deck				
156	fr open porch				
30	4 frost wall /If				
1	generator				
1,022	DECKS/PORCHES				
2,032	HOUSE FOOTPRINT				

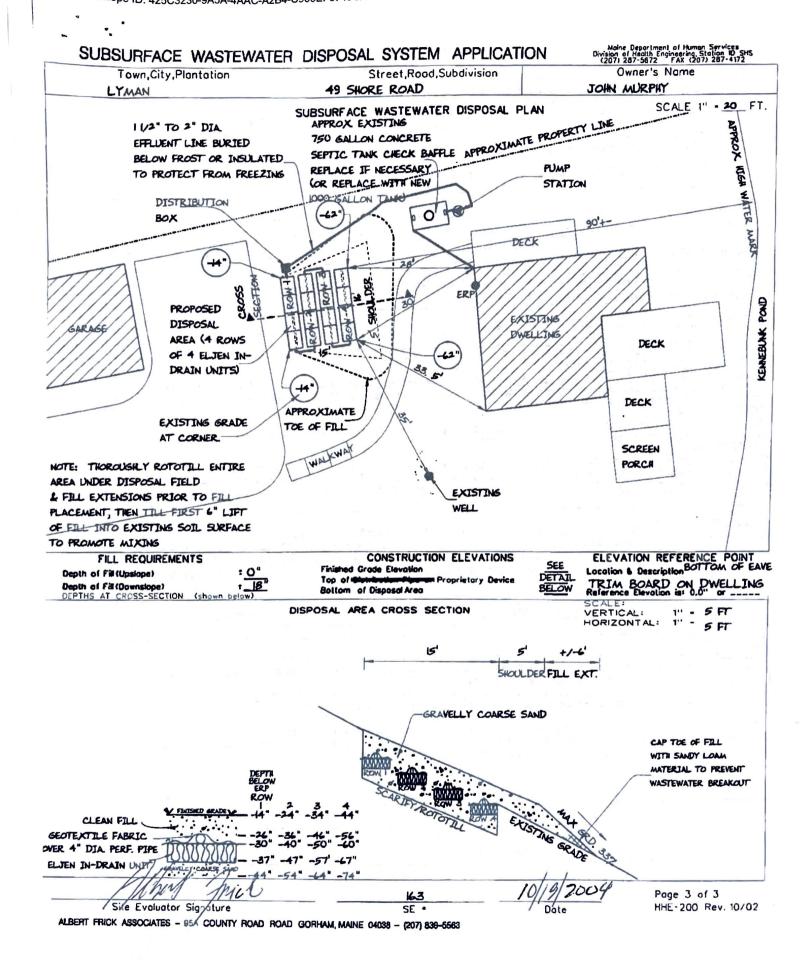
	REBUILD PLAN	+/-
1,440	main (40x36)	
(36)	- front porch (6X6)	
408	right side - bed/bath (12x34)	
1,812	HEATED	79%
336	screened in porch (28x12)	
144	deck (12x12)	
40	stairs	
36	front porch (6x6)	
1	generator	
557	DECKS/PORCHES	-45%
2,369	HOUSE FOOTPRINT	17%
624	attached garage 24x26	
2,993	TOTAL FOOTPRINT with garage	47%
(360)	15' of the attached garage greater than 100'	=
2,633	TOTAL FOOTPRINT less than 100'	29.6%

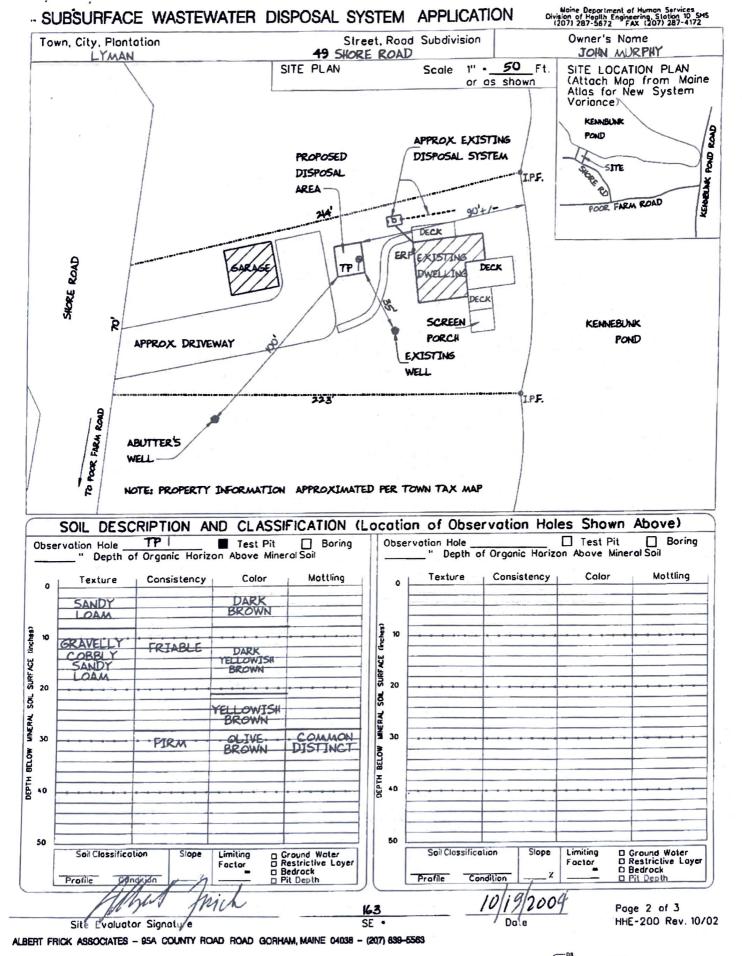
432	fr shed
192	workshop
624	TOTAL OLD SHED > 100'

624 KEEP OLD SHED - beyond 100'

0.067 Total Footprint with garage Acres0.430 Total Acres15.6%







DM

Dim

Replacement System Variance Request VARIANCE LIMIT OF LPI'S APPROVAL AUTHORITY REQUESTED TO: **VARIANCE CATEGORY** SOILS to 7" inches Ground Water Table Soil Profile to 7" inches Restrictive Layer Soil Condition to 12° Inches **Bedrock** from HHE-200 Septic Tanks Septic SETBACK DISTANCES (in feet) Disposal Fields Disposal (total design flow Fleids Tanks (total design flow) Over 2000 1000 to Over Less than 1000 to Less than 2000 gpd 2000 gpd To To 1000 gpd 1000 gpd 2000 gpd From gpd 100 ft 100 ft 100 ft Wells with water usage of 2000 or 300 ft 300 € 300 ft more gpd or public water supply wells 100 down 100 down 100 down 35' . Owner's wells 100 down 200 down 300 down to 50 ft to 50 ft to 150 ft to 50 ft [b] to 60 ft [a] to 100 ft 100 down 200 down 100 down 100 down Neighbor's wells 300 down 100 down to 75 ft [f] to 75 ft [f] to 60 ft [f] to 120 ft [f] to 180 ft [f] to 50 ft [f] 10 R [h] 10 ft 10 ft 20 ft Water supply line 10 ft 25 ft [h] 100 down 100 down 100 down 300 down Water course, major - for 100 down 200 down 90 ± to 50 ft replacements only, see Table 400.4 to 60 ft [d] to 120 ft [d] to 180 ft to 50 ft [b] to 50 ft for major expansions (d) 50 down 50 down 50 down to Water course, minor 50 down 100 down 150 down to 25 ft [e] to 25 ft [e] to 50 ft (e) to 75 ft [e] to 25 ft [e] 25 ft [e] 25 dawn Drainage ditches 25 down 25 down to 25 down 50 down to 75 down to 12 ft to 12 ft 12 ft to 12 ft 25 R to 35 ft Edge of fill extension - Coastal 25 ft [e] wetlands, special freshwater 25 ft [e] 25 ft [e] 25 R [e] 25 ft [e] 25 ft [e] wetlands, great ponds, rivers, streams N/A N/A NA 10 ft [g] 18 ft [g] 25 ft [g] Slopes greater than 3:1 20 down 8 down to No full basement [e.g. slab, frost 15 down 30 down to 40 down 14 down to to 10 ft wall, columns) to 7 ft 15 ft to 20 ft 5 ft 7 1 20 down 14 down to Full basement [below grade 20 down 30 down to 40 down 8 down to to 10 ft foundation] to 10 ft 15 ft to 20 ft 5 ft 7 ft 18 down to 10 down 15 down to 20 down 20 dawn **Property lines** 10 down to 10 ft [c] to 10 ft [c] 7 ft [c] to 5 ft [c] 9 ft [c] to 4 ft [c] 25 ft 25 ft 25 ft 25 ft 25 ft 25 ft Burial sites or graveyards, measured from the down toe of the fill extension **OTHER** 1. Fill extension Grade - to 3:1 Footnotes: [a.] Single-family well setbacks may be reduced as prescribed in Section 701.2. [b.] This distance may be reduced to 25 feet, if the septic or holding tank is tested in the plumbing inspector's presence and shown to be watertight or of monolithic construction. [c.] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abulting property. [d.] Additional setbacks may be required by local Shoreland zoning. [e.] Natural Resource Protection Act requires a 25 feet setback, on slopes of less than 20%, from the edge of soil disturbance and 100 feet on slopes greater than 20%. See Chapter 15. [f.] May not be any closer to neighbors well than the existing disposal field or septic tank unless written permission is granted by the neighbor. This setback may be reduced for single family houses with Department approval. See Section 702.3. [g.] The fill extension shall reach the existing ground before the 3:1 slope or within 100 feet of the disposal field. 19/2004 [h.] See Section 1402.10 for special procedures when these minimum setbacks cannot be achieved. SITE EVALUATOR'S SIGNATURE FOR USE BY THE DEPARTMENT ONLY The Department has reviewed the variance(s) and (☐ does ☐ does not) give its approval. Any additional requirements,

recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

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DM D(M

HEALTH ENGINEERING

Fax: 207-287-3165

Oct 27 '04 17:10 P.03

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10/27/2004 16:05

2978395564

Replecement System Variance Re	T			SACIAL!			VAIU		
VARIANCE CATEGORY	APPROYAL.			AUTHORITY			REQUESTED TO:		
BOILE						-			
Sol Profile	Ground Will	ter Table			\$0 T			nches	
Sali Condition	Restrictive	1910			10 7"		Inches		
from Hell-200	Bedrock				to 12" Baptic Tarles			Pohas	
BETBACK DISTANCES (In test)		Disposal Florid						Bopte	
	0	otal design Se	TV.		otal design fit		Fields	Tenks	
From	Less then 1000 god	1000 to 2000 mpd	Over 2000 gpd	Less than	1000 to 2000 ppd	2000 and	To	To	
Wets with water usage of 2000 of	300 8	300 ft	300 £	100 4	100 8	100 ft	1	,	
mere gpd or public water aupply	300 11	300 11							
Derers well	to 60 ft (a)	200 does to 100 ft	300 down	100 down to 80 ft (b)	100 down	LO SO R	35'		
Naichbors wells	100 down	200 desem	300 signer	100 down	Thurst CO!	100 down			
Lamifue State & Auctio	100 E 00 ft [7]	20 120 R FT	to 180 ft Iff	[7] 7] QB Qd	10 73 8.00	to 78 R [9]	/ L = 1 1		
Water supply line	15 R	20 M	26 R [h]	TOR	10 R	10 8 [0]			
Water course, major - for	100 days	200 down	300 down	100 down	100 slawn	100 down	-1		
replacements only, see Table 400.4 for major expensions	to 60 t [d]	to 120 ft [4]	to 180 R	to 50 ft [b]	to 80 ft	to so it	90±		
Water course, minor	50 deven	100 dawn	150 down	60 down to 25 ft (e)	25 R (a)	60 down to 25 ft (e)			
Drahene ditches	25 tious	BO down to	to 75 ft (e)	28 down	25 down to	25 down			
Cremingly bittings	to 12 R	25 R	to 38 ft	to 12 ft	12 fi	10 128			
Edge of 67 mannaion — Cossial wedened, special final water waterds, great ponds, rivers, screens	25 ( [b)	25 17 (%)	25 R [A]	路外间	26 R [a]	25 R (e)		,	
Simpos greater then 3:1	10 %	18 A (g)	25 R (g)	NIA	NA	NIA	1 5 1 7 F 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1100	
Na fill issuement (e.g. 600), frost well, actument	15 down	30 digneri <b>to</b> 15 ft	40 down to 20 ft	8 down to	14 down to	20 down to 10 R			
Full pessiment (bolow grade foundation)	20 down to 10 ft	30 down to	40 down by 20 ft	व डेक्का के ति व	14 down to 7 4	20 down to 10 ft			
Property lines	in e e (e)	18 down to	20 dawn to 10 ft (c)	10 down to 4 ft (c)	15 down to 7 % (d)	20 down 如 10 前 [c]			
Buriel sites or graveyarde, measured from the dewn too of the fill excepsion	25 R	38.4	25 Pt	26 8	25 A	25 t		til.	
From the down top of the fit assession of the fit a	26% D	KNAY,	45 NEC	ESSARY BIAL OF	UPPSL	SIDE. Co	HETRUCK	70,	
LOF SYSTEM WILL CA Footstone: [a.] Single-tunity wall eat b.] This distance may be recused to 24	SATE IS	% SLOP	6	2 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1					

FOR USE BY THE DEPARTMENT ONLY

(d.) Adeltonal seiters or may be required by recentance soming.

[a.] Natural Resource Protection Act requires a 25 feet selectif, on closes of less than 20%, from the edge of coll disturbance and 100 feet an (a) I NEEVER POSSULTED PROTECTION AND TEMPORED & SO AND ADDRESS greater than 2016. See Creater 15.

This part be any closer to neighbors well than the axisting disposal field or septic tank unless written permission is granted by the neighbor. This setback may be radiused for single farmly houses with Department approval. See Section 702.3.

[9.] The fill extension shall reach the existing ground before the 3:1 close or within 100 feet of the disposal field.

[1.] See Section 1462.10 for special procedures when the sense may be sentenced.

The Department has reviewed the variance(s) and (valore D does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

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DM