

Received
Date:

Date of Application: _____ Map 17 Lot 53

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

1. A. Name of Applicant: _____ Jeffrey and Laura Cerier _____
Mailing address: _____ 11 Orchard St. _____
_____ Franklin, MA 02038 _____
Telephone #: _____ 508-243-1500 _____
E-Mail Address: _____ jcerier@yahoo.com _____

B. Name of Person Representing Applicant (if applicable):
_____ N/A _____
Mailing address: _____ N/A _____
_____ _____
Telephone #: _____ N/A _____
E-Mail Address: _____ N/A _____

**NOTE: THE PERSON(S) ACTING AS AN AGENT FOR THE PROPERTY
OWNER MUST HAVE WRITTEN AUTHORIZATION FROM THE
OWNER GIVING PERMISSION TO ACT ON THEIR BEHALF.**

2. Location of Property: Map 17 Lot 053
(as per Lyman Tax Maps)
- 2a. Address of Property: _____ 153 Shore Road, Lyman, ME 04002 _____
3. Check appropriate zone: (see zoning maps for determination)
_____ General Purpose
_____ Rural Residential
_____X_____ Commercial/Residential
4. Reason for Application: (check whichever is applicable)
_____X_____ Proposal or plans require Site Review Permit as per Lyman

Zoning Ordinance

Proposal or plans require Planning Board approval for Subdivision

4a. Is the property part of a subdivision: (Circle One)

YES

NO

4b. Is the property classified in Tree Growth, Open Space, Farm & Open Space or Resource Protection? NO

Please Specify N/A

5. Existing use of Property: (Describe in detail)

Residential

6. Proposed use of the Property: (Describe and be specific about your plans ie: type of business, etc.)

Residential

7. Lot dimensions:(INCLUDE A SKETCH)

Width: 100 ft at shoreline

Depth: 139 ft

Total Area: 12,510 sf, or 0.287 acres

Road Frontage: 80 ft

8. Type of Sewerage Disposal: (Include HHE-200 Forms if possible)

Existing: septic, 1000 gallon concrete tank, 2-bedroom design

Proposed: existing septic as above

9. Total percentage of lot to be occupied by structures(s) 12.9%
(see definition section of ordinance)

10. Structure(s) exterior dimensions (length and width)

Main structure 34 ft by 32 ft # of stories 2, +basement

Garage/Shed 4 ft by 4 ft # of stories 1 (existing)

Other 47.5 ft by 9 ft # of stories 1 (porch/deck)

11. SUBMITTALS

- a. FEES Please make check payable to the TOWN OF LYMAN.
SUBDIVISION: \$2,500.00
ALL OTHERS: \$ 300.00
- 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.

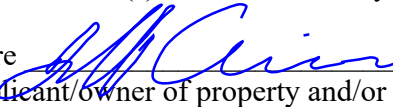
PLEASE SUBMIT A TOTAL OF EIGHT (8) COPIES OF THIS APPLICATION INCLUDING THE ATTACHMENTS LISTED ABOVE and 6 STANDARD 1" x 2 5/8" MAILING LABELS for the APPLICANT and 6 for the APPLICANT(S) AGENT/CONTRACTOR. ALSO PLEASE SUBMIT TWO SETS OF LABELS WITH ABUTTERS' NAMES AND ADDRESSES.

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 WILL NOT 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  Date 30 January 2023
(Of applicant/owner of property and/or Power of Attorney)

Signature _____ Date _____

Return to:
Laura M. Cerier and Jeffrey C. Cerier
11 Orchard Street
Franklin, Massachusetts 02038

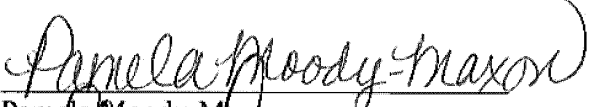
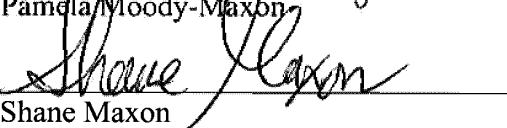
WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Pamela Moody-Maxon a/k/a Pamela Maxon** and **Shane Maxon**, both of 159 Lupine Lane, Wells, Maine 04090, for consideration paid grants to **Laura M. Cerier** and **Jeffrey C. Cerier**, both of 11 Orchard Street, Franklin, Massachusetts 02038, with WARRANTY COVENANTS, AS JOINT TENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Pamela Maxon and Shane Maxon, by virtue of deed from Donald G. Patch and Nancy M. Patch, dated April 27, 2012 and recorded in the York County Registry of Deeds in Book 16310, Page 931.


Executed this 29th day of June, 2021.


Pamela Moody-Maxon

Shane Maxon

State of Maine
County of York

June 29, 2021

Then personally appeared before me on this 29th day of June, 2021, the said Pamela Moody-Maxon and Shane Maxon and acknowledged the foregoing to be his/her/their voluntary act and deed.


Notary Public/Justice of the Peace
Commission expiration:

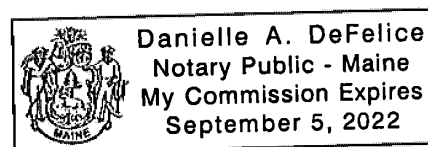


Exhibit A - Property Description

153 Shore Road
Lyman, Maine

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Lyman, in the County of York and State of Maine, on the shore of Kennebunk Pond, bounded and described as follows:

BEGINNING at the southeasterly corner of Lot No. 64 as shown on a Plan of Lots at Kennebunk Pond entitled "Section No. 2, Plan Showing Lots Belonging to Arthur Roberts Lyman Maine," said Plan being dated February 12, 1953 and made by Libby & Dow, Engineers, Saco, Maine and recorded in Plan Book 24, Page 1, in York County Registry of Deeds, said point of beginning being also in the northerly sideline of a 40 foot right-of-way shown on said Plan;

THENCE easterly by the northerly sideline of said right-of-way a distance of eighty (80) feet to a point and a corner of Lot No. 61 as shown on said Plan aforesaid;

THENCE northeasterly by the westerly sideline of Lot No. 61 a distance of one hundred twenty-seven and fifty-five hundredths (127.55) feet to a point near the top of the bank of aforesaid Pond;

THENCE continuing in the same course a distance of eight (8) feet more or less to said Pond;

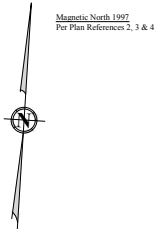
THENCE westerly by said Pond a distance of one hundred (100) feet more or less to a point and the most northeasterly corner of said Lot No. 64;

THENCE southerly by the easterly sideline of said Lot No. 64 a distance of nine (9) feet more or less to a point near the top of the bank of said Pond;

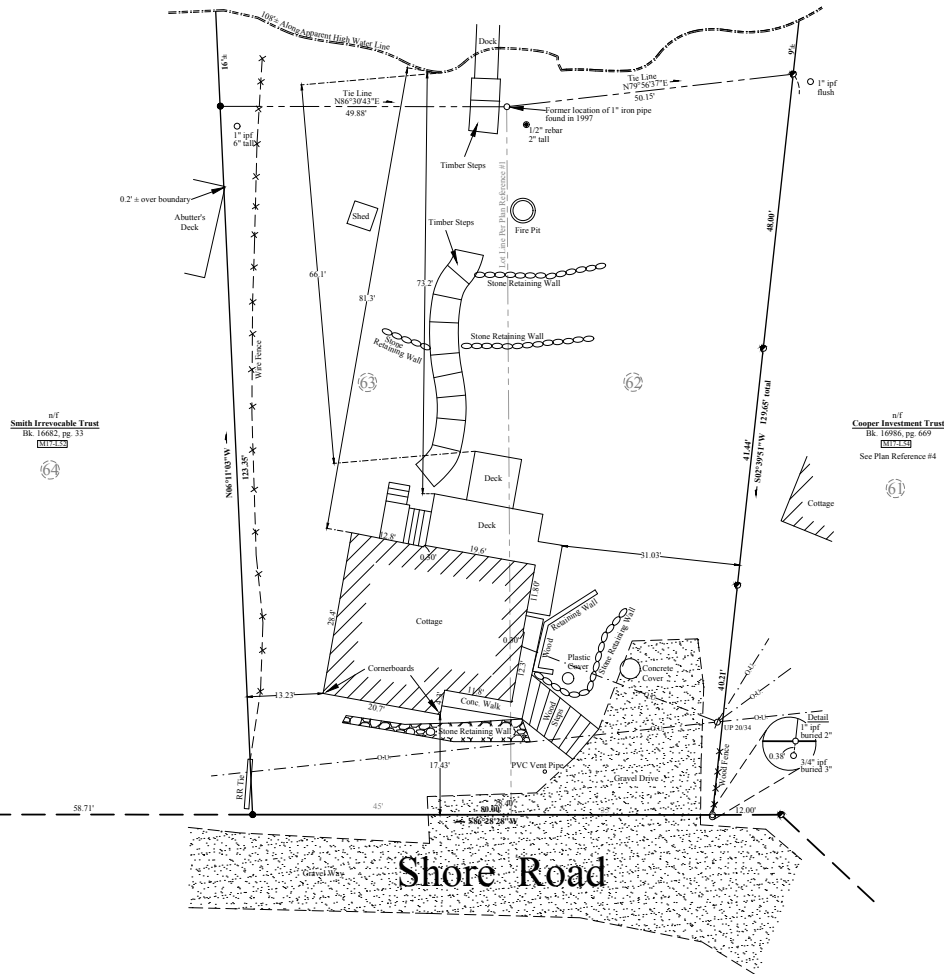
THENCE continuing in the same course a distance of one hundred twenty-three and seventy-two hundredths (123.72) feet more or less to the point and place of beginning.

Being lot Nos. 62 and 63 as shown on said Plan aforesaid.

TOGETHER with the right to use in common with others having like rights therein, all portions of said Plan designated as rights-of-ways thereon, also a right-of-way from the within described premises and said Kennebunk Pond over and across the woods and field road as now traveled to the road leading to the Alfred-Waterboro Road, and also rights-of-way in common with others having similar rights over all portions of the Plan entitled "Plan Showing Lots Belonging to Arthur Roberts," dated September 8, 1952, and recorded in Plan Book 14, Page 4 in the York County Registry of Deeds, which are designated as rights-of-way thereon.



Kennebunk Pond



Plan References:

- "Section No. 2 Plan Showing Lots Belonging To Arthur Roberts, Lyman, Maine", dated February 12, 1953 by Libby & Dow, Engineers, Saco, Maine. Recorded at the York County Registry of Deeds in Plan Book 24, page 1.
- "Plan Depicting The Results Of A Boundary Survey Made For Harold J. Shephard, Shore Road, Lyman, Maine" dated September 1, 1998 by Middle Branch Land Surveyors, Alfred, Maine.
- "Plan Depicting The Results Of A Boundary Survey And Topographic Survey Made For Robert A. McEachern & Susan B. McEachern, Shore Road, Lyman, Maine", dated March 25, 2004 by Middle Branch Professional Land Surveyors, Alfred, Maine.
- "Plan Depicting The Results Of A Boundary Survey Made For Gary D. Cooper & Constance E. Cooper, Shore Road, Lyman, Maine", dated December 29, 2005 by Middle Branch, LLC, Professional Land Surveyors, Alfred, Maine.

General Notes:

- Locus parcel is depicted as Lot 53 on Town of Lyman Assessor's Map 17.
- Locus parcel contains 12,000 sq. ft. (0.27 acres), more or less, to the high water line of Kennebunk Pond (11,171.5 sq. ft. (0.26 ac.) to the lines).
- Locus parcel is subject to the right and easement granted to Central Maine Power Company And New England Telephone and Telegraph Company per York County Registry of Deeds Book 1192, page 475, dated September 4, 1951.
- Per locus deed reference, locus parcel benefits from "the right to use, in common with others having like rights therein, all portions of said 'Plan which are designated as rights of way thereon, also a right of way from the within described premises and said Kennebunk Pond over and across the field road and woods road as now traveled, to the road leading to the Alfred - Waterboro Road, and also rights of way over all portions of Plan entitled 'Plan Showing Lots Belonging To Arthur Roberts', dated September 8, 1952 and recorded in Plan Book 14, page 4, in said Registry, which are designated as rights of way thereon, to be used in common with others having like rights".
- This plan is not intended to depict limits or extent of fee title ownership. Opinion of title should be rendered.
- This office reserves the right to be held harmless to all third party claims.
- Reference is made to "Contract For Land Surveying Services" between Middle Branch, LLC Professional Land Surveyors and the below listed client(s) for exceptions made from Chapter 90, Part 2, "Technical Standards Of Practice". Said contract shall be considered an integral part of this survey.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- This survey does not purport to reflect any of the following:
 - a. easements other than those that are visible or specifically stated in the referenced documents.
 - b. building setback compliance or restrictive covenants.
 - c. zoning or other land use regulations.
 - d. the location of any underground utilities or structures.
- This survey has been performed in accordance with Maine Board Of Licensure For Professional Land Surveyors Rules, Chapter 90, Part 2.

Locus Deed Reference:

Pamela Moody Mason and Shane Mason
to
Jeffrey C. Cerier and Laura M. Cerier
dated June 29, 2021 and recorded at the York County
Registry of Deeds in Book 18718, page 747

Legend:

- Set #5 steel rebar with survey cap #2057
- Found #5 steel rebar with survey cap #2057 (set 2005)
- Found steel rebar (size noted)
- Found iron pipe (size noted)
- Edge of Gravel
- Overhead Utilities
- Lot number per Plan Reference #1
- Assessor's map and lot number
- Utility Pole (number noted)
- n/f Now or formerly
- Blk. pg. York County Registry of Deeds Book and page

Plan Depicting The Results Of A Boundary Survey
Prepared For
Jeffrey C. Cerier and Laura M. Cerier
153 Shore Road, Kennebunk Pond, Lyman, Maine

MIDDLE BRANCH, LLC
PROFESSIONAL LAND SURVEYORS
1A DEPOT STREET, P.O. BOX 618
ALFRED, MAINE 04002-0618
TEL. (207)324-8712 FAX. (207)324-6100

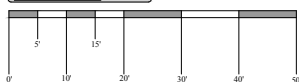
Record Owner: Jeffrey C. & Laura M. Cerier 11 Orchard Street Franklin, Me. 02038	Drawn By: BRL Chkd. By: MRL/DLW	Survey Date: 9/7/2022 Plan Date: 9/16/2022 Scale: 1" = 10'
Book No.: 471-45	Job No.: 2222120	Sheet No.: 1 of 1

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor.

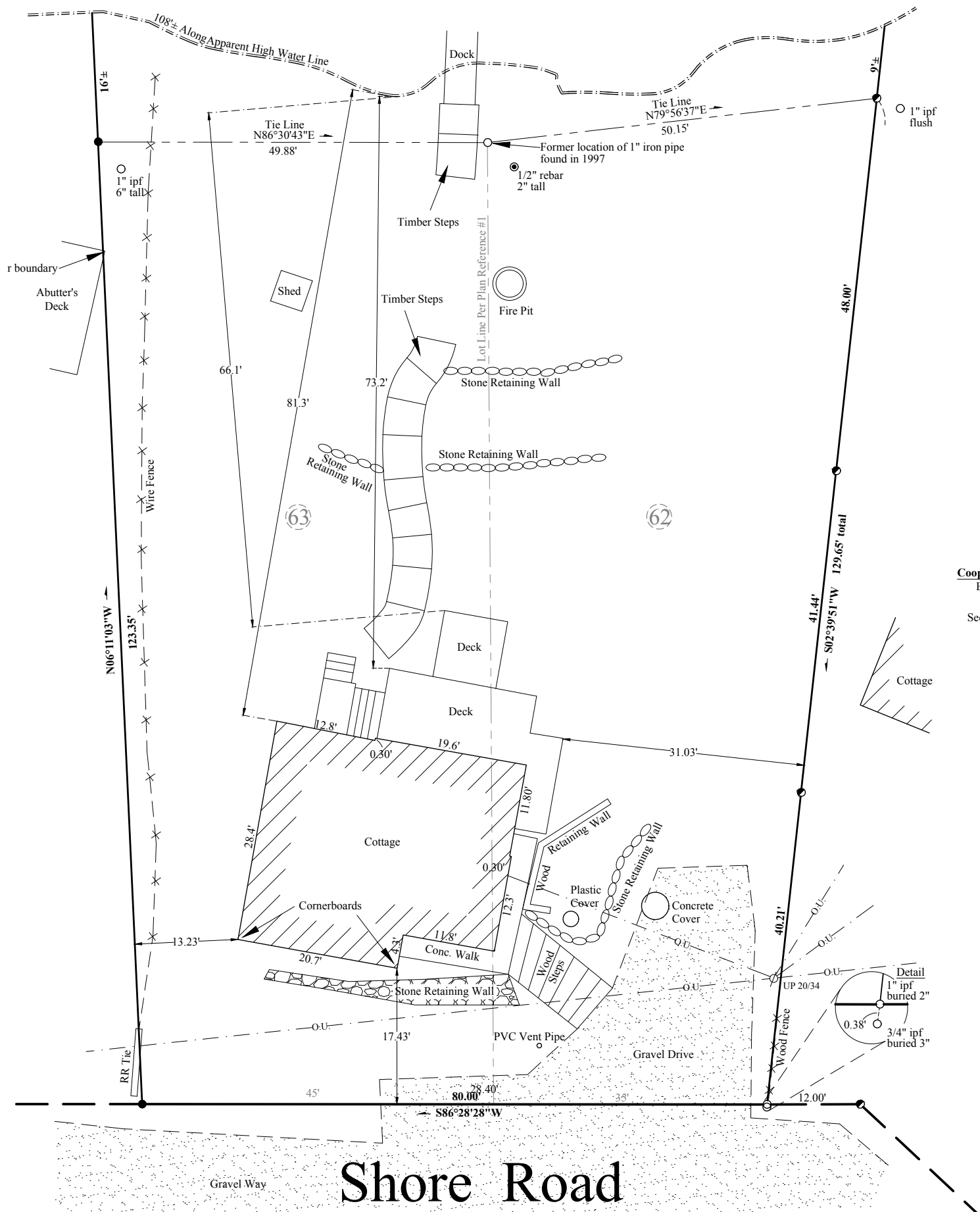
Middle Branch, LLC Professional Land Surveyors

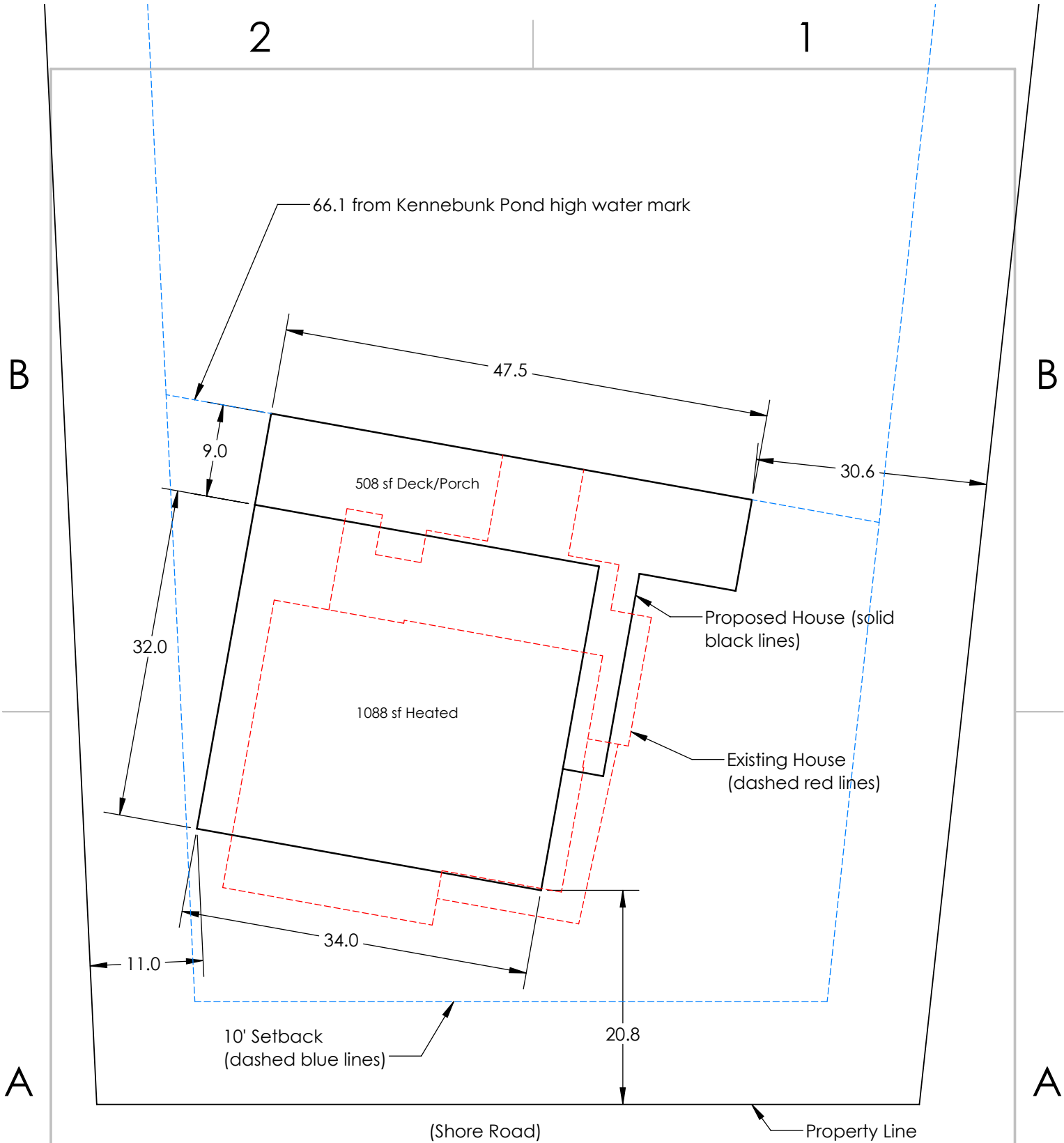
Brad R. Lodge, P.L.S. #2057 (agent) Date:

Graphic Scale:



Boundary Survey Zoomed In





PROPRIETARY AND CONFIDENTIAL THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF <COMPANY NAME >. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF <COMPANY NAME> IS PROHIBITED.				DIMENSIONS ARE IN INCHES	NAME	DATE	153 Shore Road Proposed House		
				TOLERANCES:	DRAWN	JCC			1/24/23
				FRACTIONAL ±	CHECKED				
				ANGULAR: MACH ± BEND ±	ENG APPR.				
				TWO PLACE DECIMAL ±	MFG APPR.				
				THREE PLACE DECIMAL ±	Q.A.			A 153 Shore Road 230128 01	
		MATERIAL		COMMENTS:			SIZE DWG. NO.		
		FINISH					SCALE: 1:150		
NEXT ASSY	USED ON				REV.				
APPLICATION		DO NOT SCALE DRAWING			SHEET 1 OF 1				

<i>Total Footprint (sf)</i>					
	Existing House	Proposed House	Total Increase (%)	Max Increase per Zoning (%)	Zoning Requirement Met?
Heated	864	1088			
Deck/Porch	430	508			
Total	1295	1596	23.2%	30%	Yes

<i>Proposed House Lot Line Setbacks (ft)</i>			
Direction	Distance	Min. Allowable per Zoning	Zoning Requirement Met?
South (Shore Road)	20.8	10	Yes
West (left side)	11.0	10	Yes
East (right side)	30.6	10	Yes

<i>Distance to Shoreline (ft)</i>			
Existing House	Proposed House	Zoning Requirement	Zoning Requirement Met?
66.1'	66.1'	Shall not become more non-conforming	Yes

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS	
Town Or Plantation	Lyman
Street	Henrietta Pond
Subdivision Lot #	Poor Farm Rd 17/62863
PROPERTY OWNERS NAME	
Last: Mazeika	First: David
Applicant Name:	
Mailing Address of Owner/Applicant (If Different)	

Address should be Shore Rd throughout this document

Caution: Permit Required

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules.

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

Date

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- ☐ NEW SYSTEM
- ☒ REPLACEMENT SYSTEM
- ☐ EXPANDED SYSTEM
- ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION

to be completed by the LPI

- ☐ SYSTEM COMPLIES WITH RULES
- ☐ CONNECTED TO SANITARY SEWER
- ☐ SYSTEM INSTALLED - P#
- ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:

YEAR FAILING SYSTEM INSTALLED

THE FAILING SYSTEM IS:

- ☐ BED
- ☐ CHAMBER
- ☐ TRENCH
- ☐ OTHER:

THIS APPLICATION REQUIRES:

- ☐ NO RULE VARIANCE
- ☐ NEW SYSTEM VARIANCE
Attach New System Variance Form
- ☒ REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
 - ☒ Requiring Local Plumbing Inspector Approval
 - ☐ Requires State and Local Plumbing Inspector Approval
- ☐ MINIMUM LOT SIZE VARIANCE

INSTALLATION IS:

COMPLETE SYSTEM

- ☒ NON-ENGINEERED SYSTEM
- ☐ PRIMITIVE SYSTEM
(Includes Alternative Toilet)
- ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

- ☐ TREATMENT TANK (ONLY)
- ☐ HOLDING TANK GAL
- ☐ ALTERNATIVE TOILET (ONLY)
- ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
- ☐ ENGINEERED DISPOSAL AREA (ONLY)
- ☐ SEPARATED LAUNDRY SYSTEM

DISPOSAL SYSTEM TO SERVE:

- ☒ SINGLE FAMILY DWELLING
- ☐ MODULAR OR MOBILE HOME
- ☐ MULTIPLE FAMILY DWELLING
- ☒ OTHER Seasonal
SPECIFY

TYPE OF WATER SUPPLY

from lake

SIZE OF PROPERTY

ZONING

Shoreland

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- ☒ SEPTIC: ☐ Regular ☐ Low Profile
- ☐ AEROBIC

SIZE: 750 min. GALS.

WATER CONSERVATION

- ☒ NONE
- ☐ LOW VOLUME TOILET
- ☐ SEPARATED LAUNDRY SYSTEM
- ☐ ALTERNATIVE TOILET
SPECIFY:

PUMPING

- ☐ NOT REQUIRED
- ☐ MAY BE REQUIRED
(DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)
- ☒ REQUIRED
DOSE: GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING EMPLOYEES, WATER RECORDS, ETC.)

2 bedroom minimum

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE CONDITION

4

B

DEPTH TO LIMITING FACTOR:

48"

SIZE RATINGS USED FOR DESIGN PURPOSES

- ☐ SMALL
- ☒ MEDIUM
- ☐ MEDIUM-LARGE
- ☐ LARGE
- ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

- ☐ BED Sq. Ft.
- ☒ CHAMBER 6x32 Sq. Ft.
☐ REGULAR ☒ H-20
- ☐ TRENCH Linear Ft.
- ☐ OTHER:

WITH 1' STONE ON SIDES
(effective area 450')

DESIGN FLOW:

180

(GALLONS/DAY)

SITE EVALUATOR STATEMENT

On 11/1/90 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Site Evaluator Signature

SE#

Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

Department of Human Services
Division of Health Engineering

Lyman

Street, Road, Subdivision
Poor Farm Road

Owners Name

Owners Name
D. Mazeika

Scale 1" = ± 30 Ft.

Water from
↑ lake

110'
to lake

Cottage

NOTE :

Property line to
South is vague,
owner to verify.

NET
34

• Pipe

Poor Farm Rd—

(vacant)

Seasonal wet area

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

Observation Hole 1 ☒ Test Pit ☐ Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
6	gravel fill		5/4	
10	loam		3/6	
15				
20	sandy loam		4/6	
25		loose	10YR	
30	loamy gravel			
40	stones boulders		6/3	
50				

Soil

Classification
B

Slope

Limiting Factor

☐ Ground Water
☐ Restrictive Layer
☐ Bedrock

Observation Hole _____ ☐ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

The graph illustrates the relationship between soil depth and various soil properties. The y-axis represents the depth below the mineral soil surface in inches, ranging from 0 to 50. The x-axis represents four soil properties: Texture, Consistency, Color, and Mottling. A diagonal line is drawn from the origin (0, 0) to the point (50, 50), indicating a linear relationship between depth and these properties.

Soil

Classification

Slope

Limiting Factor

☐ Ground Water
☐ Restrictive Layer
☐ Bedrock

Site Evaluator Signature _____

SE#

11/5/90
Date

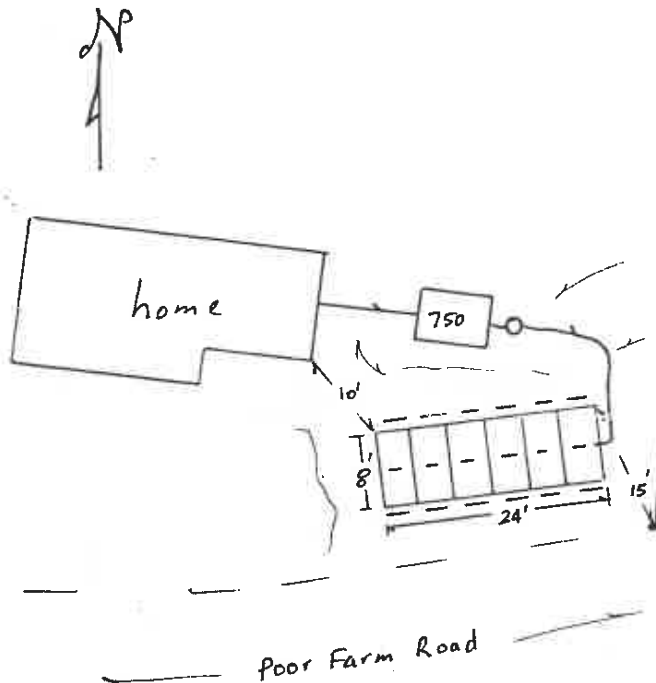
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation Lyman Street, Road, Subdivision Poor Farm Rd Owners Name D. Mazeika

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft.



Install pump in watertight enclosure, provide access and protect from traffic and freezing.

Minimum of 1 1/2" pumping sewer, protect from traffic and freezing; do not trap.

NOTES:

Set chambers as shown and layed out:
divert all run off away from the chambers:
do not drive on the system (see note).
Adjust the tank to suit the plumbing in the building and maintain the minimum distances and pitches.
Future well should be 100'+ from the chambers.

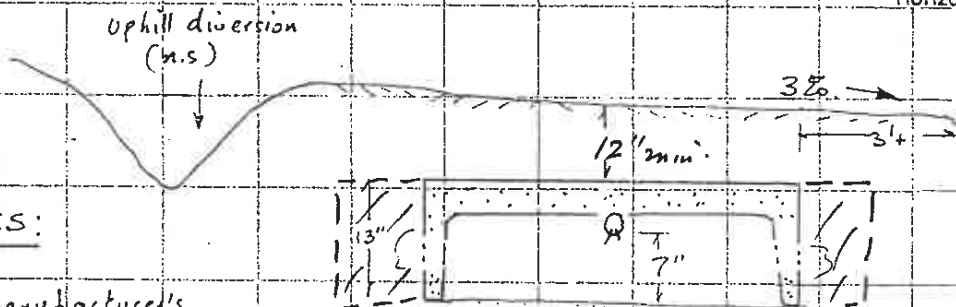
Remove any boulders that are within 1' of the stone or the chambers.
Remove any loam or soil of low permeability from below or alongside the leaching area.

Minimum pitches:
building to tank: 1/4" per ft.
tank to system: 1/8" per ft., or 3"
Minimum distances:
building to tank: 8'

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	± <u>0"</u>	Reference Elevation is	<u>100'-0"</u>	
Depth of Fill (Downslope)	± <u>0"</u>	Bottom of Disposal Area	<u>102'-1"</u>	
		Top of Distribution Lines or Chambers	<u>103'-2"</u>	
				<u>bottom of siding</u>

DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1" = 10'
Horizontal: 1 Inch = 10' Ft.



NOTES:

Install per manufacturer's Specifications

Use H-20 chambers

in traffic area.

(n.s.) Not to scale
Standard detail to be adapted to site conditions.

6 of 4' x 8' CHAMBERS
interconnected

1' STONE ON SIDES