

above to be filled in by office



TOWN OF LYMAN PLANNING SITE PLAN REVIEW APPLICATION

RECEIVED
MAY 06 2025

For General and Commercial Uses

11 South Waterboro Road, Lyman Maine 04002

Telephone: (207) 247-0647

Email: ceo@lyman-me.gov

Owner Information

Property Owner: Justin & Paige Tharpe

Mailing Address: 592 Walker Rd Lyman ME

Project Address: Approximately 580 Walker Rd

Email: Jtharpedni@gmail.com

Point of Contact if Other than the Property Owner

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

Name: Kyle Mooers

Telephone #: 207-294-1667

Email: mooersdevelopment@yahoo.com

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.

- Zoning District: ☒ General Purpose ☐ Residential ☐ Shoreland ☐ Commercial ☐ Mobile Home
- Purpose for Application: amending a subdivision - land swap with abutter
☐ Proposal or plans that require Site Plan Review per the Lyman Zoning Ordinance
☒ Proposal or plans that require Planning Board Approval for Subdivision
- Is the property part of an approved subdivision? ☒ yes ☐ no
- Is the property classified in any of the following (check all that apply)? ☐ Tree Growth ☐ Open Space
☐ Farm & Open Space ☐ Resource Protection
- Existing use of the property (describe in detail): 5 acre lot containing current single family home belonging to Justin & Paige Tharpe
- Proposed Use of the property (Describe and be specific about the plans i.e. type of business, etc.):
1.25 acre land swap with abutter (mooers) to create a back lot building envelope
- Lot dimensions (include a sketch): Width 427 front 452 Back Depth 496'
Road Frontage 427.23 Total area 5.04 acres
- Type of sewerage disposal (include HHE-200 Forms if possible): Existing ☒ Proposed ☒
- Lot Coverage: Existing % < 1% Proposed % < 1%

Existing Structures: (dimensions – length and width)

Main structure: 27' by 44' # of stories 2

Garage/shed: _____ by _____ # of stories _____

Other: _____ by _____ # of stories _____

10. SUBMITTALS

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

SUBDIVISIONS: \$1,000 application fee plus \$250 per proposed lot

ALL OTHERS: \$ 250.00

- 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 OF 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.

11. **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.

PLEASE SUBMIT A TOTAL OF ~~EIGHT (8)~~ ⁵ COPIES OF THIS APPLICATION INCLUDING THE ATTACHEMENTS LISTED ABOVE and ~~SIX (6)~~ ³ STANDARD 1" X 2 5/8" MAILING LABELS for the APPLICANT and ~~SIX (6)~~ for the APPLICANT (S) AGENT/CONTRACTOR. ALSO PLEASE SUBMIT ~~TWO (2)~~ ³ SETS OF LABELS WITH ABBUTTERS' 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.

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: _____
(applicant/owner of property and/or Power of Attorney)

SITE PLAN CHECKLIST

8 copies of the following information must be submitted with a complete Site Plan Application

SECTION	SUBMITTED	APPROVED		DESCRIPTION OF REQUIRED SUBMITTAL
8.3.4				Fee as established by the Board of Selectmen
8.3.5.C				Provide two (2) sets of mailing labels for abutters within 500' of the property. (Include mailing address and map and lot #)
8.3.8			1.	A site plan drawn to scale not smaller than one-inch equals forty feet. (1" = 40')
			2.	Name and address of the applicant plus the name of the proposed development.
			3.	Total floor area, ground coverage and location of each proposed building, structure, or addition.
			4.	Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points. Plan must show true or magnetic North, a graphic scale, corners of the parcel, date of survey and total acreage.
			5.	All existing and proposed setback dimensions.
			6.	The size, location, direction, and intensity of illumination of all major outdoor lighting apparatus and signs.
			7.	The type, size, and location of all incineration devices.
			8.	The type, size, and location of all machinery likely to generate appreciable noise at the lot lines, as well as estimated decibel level at property lines.
			9.	The location, type, and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams, and watercourses as well as all utilities, both above and below ground.
			10.	All existing contours and proposed finished grade elevations of the portions of the site which will be altered, and the system of drainage proposed to be constructed. Contour intervals shall be specified by the Planning Board.
			11.	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls, parking space area, etc. and layout thereof, together with dimensions.
			12.	All proposed landscaped areas, size and type of plant material upon the premises.
			13.	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.
			14.	The property lines of all properties abutting the proposed development, including properties across a street, or across a waterbody, together with the tax map and lot numbers, and property owners' names and mailing addresses on file at the Town Office within 10 days of the filing of the application.
			15.	An appropriate box on each page of the plans for the signature(s) of the Planning Board.
			16.	Documentation of right, title, or interest in the proposed site.

SECTION	SUBMITTED	APPROVED		DESCRIPTION OF REQUIRED SUBMITTAL
			17.	An on-site soils investigation report by a Maine State Licensed Site Evaluator. The report shall identify the type of soil, location of test pits and the proposed location and design for the subsurface disposal system.
			18.	The type of any raw, finished or waste materials to be stored inside or outside of roofed buildings, including their physical and chemical properties, if appropriate.
			19.	Traffic data: the Planning Board may require that the application include a traffic engineering study, should the project be considered one of substantial magnitude along any of the town's state highways where fast-moving traffic occurs (i.e. Route 111, 35 or 5). Should a traffic study be requested by the Planning Board, the following data shall be included: <ul style="list-style-type: none"> • The estimated peak-hour traffic to be generated by the proposal. • Existing traffic counts and volumes on surrounding roads. • Traffic accident data covering the last three (3) years. • The capacity of surrounding roads, municipal facilities, parking, and any other improvements, which may be necessary on such roads and facilities to accommodate anticipated traffic generation. • The need for traffic signals and sign or other directional markers to regulate anticipated traffic.
			20.	Any other information or data the Planning Board determines is necessary to demonstrate compliance with Town, State, and Federal regulations.
				Review Standards – Please be prepared to provide evidence that the following standards will be met. All 16 criteria have to be met. If any of the criteria fail to be met the Board shall deny the project.
8.3.6.B			1.	Will meet the definitions of the use, the Zoning District requirements, and any other requirements set forth in this Ordinance.
			2.	Will not have a significant detrimental effect on the use and peaceful enjoyment of abutting properties as a result of noise, vibrations, fumes, odor, dust, light, glare, traffic, or other cause.
			3.	Will not have a significant adverse effect on adjacent or nearby property values.
			4.	Will not create a hazard to pedestrian or vehicular traffic or significant traffic congestion.
			5.	Will not result in fire danger.
			6.	Will not result in flood hazards or flood damage, drainage problems, ground or surface water contamination or soil erosion.
			7.	Will not create a safety hazard because of inadequate access to the site, or buildings for emergency vehicles.
			8.	Has proposed exterior lighting which will not create hazards to motorists traveling on adjacent public streets, is adequate for the safety

SECTION	SUBMITTED	APPROVED		DESCRIPTION OF REQUIRED SUBMITTAL
				of occupants and users of the site and will not damage the value of diminish the usability of adjacent properties.
			9.	Makes provisions for buffers and on-site landscaping which provide adequate protection to neighboring properties from detrimental features of the development. The applicant shall provide a plan prepared by a Registered Landscape Architect, or other qualified professional approved by the Planning Board.
			10.	Makes provisions for vehicular parking, loading, unloading, as well as vehicular and pedestrian circulation on the site, and onto adjacent public streets which would neither create hazards to safety nor impose significant burdens on public facilities.
			11.	Makes adequate provisions for the disposal of wastewater and solid waste for the prevention of ground or surface water contamination.
			12.	Makes adequate provisions to control erosion and sedimentation.
			13.	Makes adequate provisions to handle storm water run-off and other drainage on the site.
			14.	Provides for a water supply which meets the demands of the proposed use and meets the needs for fire protection purposes.
			15.	Makes adequate provisions for the transportation, storage and disposal of hazardous substances and materials as defined by State and Federal Law; the storage of chemicals, explosives, or hazardous items as defined by the National Fire Protection Association Code 704, Class 3 or 4 materials are not permitted.
			16.	Will not have an adverse impact on significant scenic vistas or on significant wildlife habitat which could be avoided by reasonable modification of the plan.

Dear Planning Board Members,

I am including the list of waivers requested below and why we feel they should be considered.

Section 8.3.8

#6. The size, location, direction, and intensity of illumination of all major outdoor lighting apparatus and signs.

We are requesting a waiver as this will simply be a residential home with standard exterior lighting as required by current electrical codes.

#7. The type, size, and location of all incineration devices.

We are requesting a waiver as there will be no incineration devices on the property.

#8. The type, size, and location of all machinery likely to generate appreciable noise at the lot lines, as well as estimated decibel levels at property lines.

We are requesting a waiver as the only machinery likely to generate appreciable noise at the lot lines will be those used during the typical construction process. Including but not limited to, excavation equipment and home construction tools.

#10. All existing contours and proposed finished grade elevations of the portions of the site which will be altered, and the system of drainage proposed to be constructed. Contour intervals shall be specified by the planning board.

We are requesting a waiver to this as the original **approved** subdivision plan created in 2016/2017 did not include any contour lines. As we are amending the shape of only 1 lot within the original subdivision our hope would be that this amendment would be made without the need for said contours as was previously approved. The site impacts are expected to be minimal, which will include a standard residential driveway and homesite. Finish grade elevations relating to the homesite will be determined and submitted with the formal building permit application to the town of Lyman code enforcement officer. Any drainage needs pertaining to the driveway and homesite will be included in the erosion control plan also submitted with the formal building permit to the town of Lyman code enforcement officer.

#12. All proposed landscaped areas, size and type of plant material upon the premises.

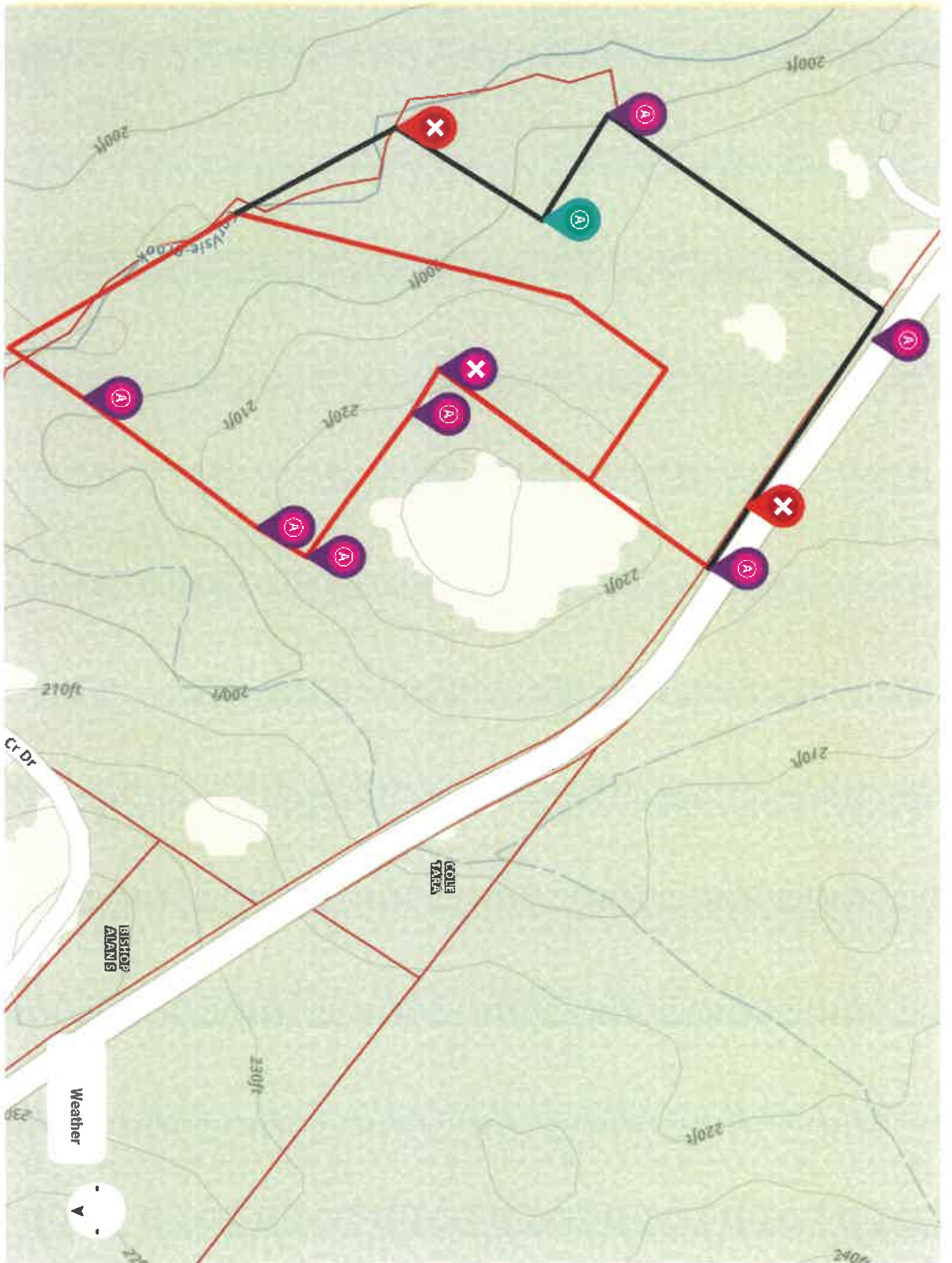
We are requesting a waiver as this is a typical residential home site which will include typical loam and grass seed used during the construction process for stabilization of the finished homesite.

#18. The type of any raw, finished waste materials to be stored inside or outside of roofed buildings, including their physical chemical properties if appropriate.

We are requesting a waiver as there will be no raw or finished waste materials to be stored with this project.

#19. Traffic data: the Planning Board may require the application include a traffic engineering study, should the project be considered one of substantial magnitude along any of the town's state highways where fast-moving traffic occurs.

We are requesting a waiver as this request is not of substantial magnitude. The only impact to the Walker Road will be the addition of one residential driveway which will meet the required lines of sight as required by the town of Lyman code enforcement and road commissioner. This will include the installation of a culvert as deemed necessary by the road commissioner.



I Justin Tharpe of 592 Walker Rd Lyman Maine do hereby grant Kyle Mooers of 616 Walker Rd Lyman ME authorization to act on my behalf with regards to the Town of Lyman Site Plan Review Application.

Justin Tharpe

A handwritten signature in dark ink, appearing to read "Kyle Mooers". The signature is fluid and cursive, with a large initial "K" and "M".

5-2-25



(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED

Joint Tenancy

Energy Homes, Inc., a Maine Corporation with a principal place of business at 96 Panoramic Drive, Waterboro, Maine 04030, for consideration paid, grants to Justin Tharpe and Paige Tharpe, both of 27 Morin Lane, Lyman, Maine 04002 with Warranty Covenants, as joint tenants, the land and interest in land situated in Lyman, York County, Maine, described as follows:

A certain lot or parcel of land situated on the westerly sideline of Walker Road, in the Town of Lyman, County of York and State of Maine, being Lot 78-4 on Plan entitled "Four Lot Subdivision Prepared for Cripple Creek Corporation, Walker Road, Lyman, Maine", dated March 30, 2016, last revised April 20, 2016 by Middle Branch, LLC, Professional Land Surveyors, and recorded at the York County Registry of Deeds in Plan Book 382, Page 10, to which plan and the record thereof reference is made for a more particular description of the within conveyed premises.

The above described premises are conveyed together with the benefit of and subject to the terms of the following:


Easements, notes and matters set forth on Plan entitled "Four Lot Subdivision Plan Prepared for Cripple Creek Corporation, Walker Road, Lyman, Maine" dated March 30, 2016 and recorded in the York County Registry of Deeds in Plan Book 382, Page 10;

Matters set forth on Plan entitled "Plan Showing a Standard Boundary Survey of Land of Houchidar C. Maneche (11-B Concord Street., Nashua, New Hampshire 03060) Depicting Former John Whitten Lots Walker Road and Wentworth Road Lyman, Maine" dated April 28, 2000 and recorded in the York County Registry of Deeds in Plan Book 256, Page 7; and

Rights of others in and to the use of any appurtenant easements.

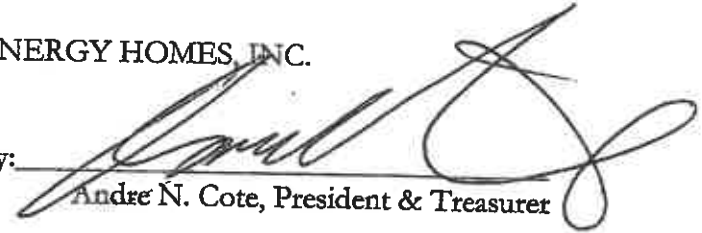
Being the same premises conveyed to Energy Homes, Inc. by deed of Cripple Creek Corporation dated August 29, 2016 recorded in the York County Registry of Deeds in Book 17310, Page 235.

IN WITNESS WHEREOF, Energy Homes, Inc. has caused this instrument to be signed in its name and behalf by Andre N. Cote, President and Treasurer, thereunto duly authorized, this 31st day of August, 2017.



Witness

ENERGY HOMES, INC.

By: 
Andre N. Cote, President & Treasurer

STATE OF MAINE
York, ss

August 31, 2017

Personally appeared the above named Andre N. Cote, President and Treasurer of said Energy Homes, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Company.

Before me,



Notary Public/Maine Attorney at Law

Print name:

RICHARD A. HOLLIS

After recording return to:

Justin Tharpe
Paige Tharpe
620 Walker Rd. 27 Morin Lane
Lyman, ME 04002

Deed/WF539/na/zdir

F
←
2pg



BK 17198 PGS 542 - 545
INSTR # 2016009706
RECEIVED YORK SS

03/16/2016 09:14:38 AM
DEBRA ANDERSON
REGISTER OF DEEDS

(space above is reserved for recording information)

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **HCM PROPERTIES, LLC**, a Maine Limited Liability Company, with a mailing address of 3 Twisted Oak Place, Palm Coast, FL 32137, for consideration paid, grant to **KYLE J. MOOERS and KAITLYN B. MOOERS**, both of 32 Wilderness Drive, Dayton, ME 04005, with ***WARRANTY COVENANTS, as joint tenants***, the land in Lyman in the County of York and State of Maine, described as follows:

A certain lot or parcel of land located in the Town of Lyman, County of York and State of Maine being known as the Old Whitten Farm, situated generally on the Southwesterly side of the Walker Road, so-called, and on the Southeasterly side of the road leading from the Walker Road to the Old Kennebunk Road (sometimes called Wentworth Road), said farm consisting of the following six parcels of land, to wit:

PARCEL ONE

BEGINNING at the Southeast corner of land formerly of Elijah Wentworth;

THENCE Southwesterly a distance of 63 rods, more or less, to land formerly of Aaron Drown, Jr.;

THENCE Southeasterly by the said Drown's land until it comes to land formerly owned by Joseph Evans;

THENCE Northeasterly a distance of 63 rods, more or less, to land formerly of Ruben Littlefield;

THENCE Northwesterly by said Littlefield's land to the first mentioned bounds, containing 40 acres, more or less.

PARCEL TWO

BEGINNING at the Southerly corner of land formerly of Deacon John Goodridge;

THENCE running Northwest from Goodridge's land until it comes to the highway leading from Deacon Goodridge's to Thomas Sands', Esq., said road being known as the Walker Road;

THENCE running Southwesterly by said highway a distance of 63 rods, more or less, to land formerly of John Edwards;

THENCE Southeasterly by said Edwards' land until it comes to land formerly owned by John Whitten (being the land described in Parcel One above);

THENCE Northeasterly by said Whitten land a distance of 63 rods, more or less, to the first mentioned bounds.

PARCEL THREE

BEGINNING at a black cherry tree marked on four sides, standing at the South end of a stone wall;

THENCE running South 1° East a distance of 6 rods and 4 links to a white pine tree marked on four sides, near the side line;

THENCE Northwesterly on said line a distance of 46 rods, more or less, to land formerly of Deacon John Goodrich;

THENCE Northeasterly by said Goodrich land a distance of 4 rods and $\frac{1}{6}$ of a rod, more or less, to a stake;

THENCE Southeasterly a distance of 44 rods, more or less, to the first mentioned bounds, containing 1 acre and 32 square rods, it being a part of Lot Number 91 in the first division.

PARCEL FOUR

BEGINNING at the Northerly corner of land formerly of John Whitten (being Parcel Two above) at the highway leading from the Alfred Road to Joseph Evans' house, said highway being now known as the Walker Road;

THENCE South $40 \frac{1}{2}^{\circ}$ East by said Whitten's land and Evans' line a distance of $130 \frac{1}{4}$ rods to land formerly of Joshua Evans;

THENCE South $48 \frac{1}{4}^{\circ}$ West by said Evans' land a distance of 25 rods and 8 links to a stake and stone;

THENCE North $40 \frac{1}{2}^{\circ}$ West by a spotted line a distance of 109 rods and 5 links to a stake and stone;

THENCE North 46° East a distance of 14 rods and 10 links to a stake and stone;

THENCE North 41 1/2° West 24 rods to the above named highway;

THENCE Northeasterly by said road to the place of beginning, containing 19 acres, more or less.

PARCEL FIVE

BEGINNING at a pair of stakes standing in the fence, and being the corner of land formerly owned by Samuel Drown;

THENCE South 43° West a distance of 65 3/4 rods to a fence at a stake;

THENCE South 88° West a distance of 16 rods, more or less, to a stake;

THENCE North 43° East a distance of 77 rods to the fence at a stake;

THENCE Southeasterly a distance of 11 rods and 9 links of chain to the first bounds, containing 5 acres and 16 square rods, more or less.

PARCEL SIX

BEGINNING on the Westerly side of the Alewife Road, also known as Walker Road, at a stake and stone at land of Alex Leasseur;

THENCE running Southerly by said road about 60 rods to a spotted oak tree near the side of said road;

THENCE Southwesterly to a spotted elm tree standing in the wall and land formerly owned by Frank Whitten, more recently owned by John W. Robbins;

THENCE Westerly by said Robbins land as the wall runs to a stake and stones and land of said Leasseur;

THENCE Northeasterly by said Leasseur land about 29 rods to the point of beginning, containing 11 acres, more or less.

It is the intention of the parties hereto that this Deed shall convey all right, title and interest the Grantor may have in and to all land in said Town of Lyman, which comprises the said Whitten Farm, including any land falling within the general perimeter of the above parcels taken as a whole which may not be actually described above by reason of the possible non-contiguity of said parcels. In the event that said parcels are not contiguous or that there is other land not described which may properly be said to be a part of said Farm, the Grantors hereby convey to the Grantees all such gaps as may exist between said parcels together with any such other land that may properly be a part of said Farm.

EXCEPTING and reserving therefrom, however, that portion of the above described premises conveyed by Houchidar C. Maneche to Patco Construction, Inc. by deed dated January 6, 2005, and recorded in York Registry of Deeds in Book 13861, Page 200.

Being the same premises conveyed to HCM Properties, LLC by deed of Houchidar C. Maneche dated May 27, 2008 and recorded in the York Registry of Deeds in Book 15423, Page 946.

Reference is made to plan entitled "Plan Showing A Standard Boundary Survey of land of Houchidar C. Maneche" prepared by William Pierce, P.L.S. #1235, dated April 28, 2000, and recorded in the York County Registry of Deeds in Plan Book 256, Page 7.

IN WITNESS WHEREOF, HCM Properties, LLC has caused this instrument to be signed in its name and behalf by Houchidar C. Maneche, its Sole Member, thereunto duly authorized, this 11 day of March, 2016.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

Jennifer Sebastyanski

HCM Properties, LLC

Houchidar C. Maneche
Its Sole Member
Houchidar C. Maneche

STATE OF FLORIDA
Flagler ss.

March 11, 2016

Personally appeared the above named Houchidar C. Maneche, Sole Member of said HCM Properties, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Limited Liability Company.

Before me,

Jennifer Sebastyanski
Notary Public
Jennifer Sebastyanski
Print Name

2/4/2020
My Commission Expires



Jennifer Sebastyanski
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FP054968
Expires 2/4/2020

Kyle Moore
Kaitlyn Moore
After recording return to:
32 Wilderness Drive
Dayton, ME 04005

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 11SHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation Lyman
Street or Road Walker Road
Subdivision, Lot # _____

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____
Date Permit Issued: ____/____/____ Fee: \$ _____ Double Fee Charged ☐

OWNER/APPLICANT INFORMATION

Name (last, first, M) Mooers Development Owner ☐ Applicant ☒
Mailing Address of Owner/Applicant 616 Walker Road
Lyman 04002
Daytime Tel. # 294-1667

Local Plumbing Inspector Signature _____ L.P.I. # _____
Fee: \$ _____ state min fee \$ _____ Locally adopted fee
Copy: ☐ Owner ☐ Town ☐ State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued 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.

Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

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

(1st) date approved _____

Signature of Owner or Applicant _____ Date _____

Local Plumbing Inspector Signature _____ (2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION

- ☒ 1. First Time System
- ☐ 2. Replacement System
Type replaced: _____
Year installed: _____
- ☐ 3. Expanded System
a. <25% Expansion
b. >25% Expansion
- ☐ 4. Experimental System
- ☐ 5. Seasonal Conversion

THIS APPLICATION REQUIRES

- ☒ 1. No Rule Variance
- ☐ 2. First Time System Variance
a. Local Plumbing Inspector Approval
b. State & Local Plumbing Inspector Approval
- ☐ 3. Replacement System Variance
a. Local Plumbing Inspector Approval
b. State & Local Plumbing Inspector Approval
- ☐ 4. Minimum Lot Size Variance
- ☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

- ☒ 1. Complete Non-engineered System
- ☐ 2. Primitive System (graywater & alt. toilet)
- ☐ 3. Alternative Toilet, specify: _____
- ☐ 4. Non-engineered Treatment Tank (only)
- ☐ 5. Holding Tank, _____ gallons
- ☐ 6. Non-engineered Disposal Field (only)
- ☐ 7. Separated Laundry System
- ☐ 8. Complete Engineered System (2000 gpd or more)
- ☐ 9. Engineered Treatment Tank (only)
- ☐ 10. Engineered Disposal Field (only)
- ☐ 11. Pre-treatment, specify: _____
- ☐ 12. Miscellaneous Components

SIZE OF PROPERTY

5 SQ. FT. ACRES

DISPOSAL SYSTEM TO SERVE

- ☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 3
- ☐ 2. Multiple Family Dwelling, No. of Units: _____
- ☐ 3. Other: _____ (specify) _____

TYPE OF WATER SUPPLY

- ☒ 1. Drilled Well
- ☐ 2. Dug Well
- ☐ 3. Private
- ☐ 4. Public
- ☐ 5. Other

SHORELAND ZONING

Yes ☐ No ☒

Current Use Seasonal Year Round Undeveloped

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- ☒ 1. Concrete
a. Regular
b. Low Profile
 - ☐ 2. Plastic
 - ☐ 3. Other: _____
- CAPACITY: 1,000 GAL.

DISPOSAL FIELD TYPE & SIZE

- ☐ 1. Stone Bed
 - ☐ 2. Stone Trench
 - ☒ 3. Proprietary Device
a. cluster array ☒ c. Linear
 - ☐ b. regular load ☐ d. H-20 load
 - ☐ 4. Other: _____
- SIZE: 1152 sq. ft. lin. ft.

GARBAGE DISPOSAL UNIT

- ☒ 1. No
 - ☐ 2. Yes
 - ☐ 3. Maybe
- If Yes or Maybe, specify one below:
- a. multi-compartment tank
 - b. _____ tanks in series
 - c. increase in tank capacity
 - d. Filter on Tank Outlet

DESIGN FLOW

270 gallons per day
BASED ON:

1. Table 4A (dwelling unit(s))
 2. Table 4C (other facilities)
- SHOW CALCULATIONS for other facilities

SOIL DATA & DESIGN CLASS

PROFILE CONDITION 8 / C
at Observation Hole # TP1
Depth 15 "
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

1. Medium—2.6 sq. ft. / gpd
2. Medium—Large 3.3 sq. ft. / gpd
- ☒ 3. Large—4.1 sq. ft. / gpd
4. Extra Large—5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

- ☒ 1. Not Required
 - ☐ 2. May Be Required
 - ☐ 3. Required
- Specify only for engineered systems:
DOSE: _____ gallons

3. Section 4G (meter readings)
- ATTACH WATER METER DATA

LATITUDE AND LONGITUDE

at center of disposal area
Lat. 43 d 27 m 53 s
Lon. 70 d 39 m 26 s
if g.p.s. state margin of error: 15

SITE EVALUATOR STATEMENT

I certify that on 3/21/25 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature
Hope Hampton

427

3/21/25

Site Evaluator Name Printed

SE #
207-632-8125

Date
hamptonsiteeval@gmail.com

Telephone Number

E-mail Address

Note: Changes to or deviations from the _____ n should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Lyman

Walker Road

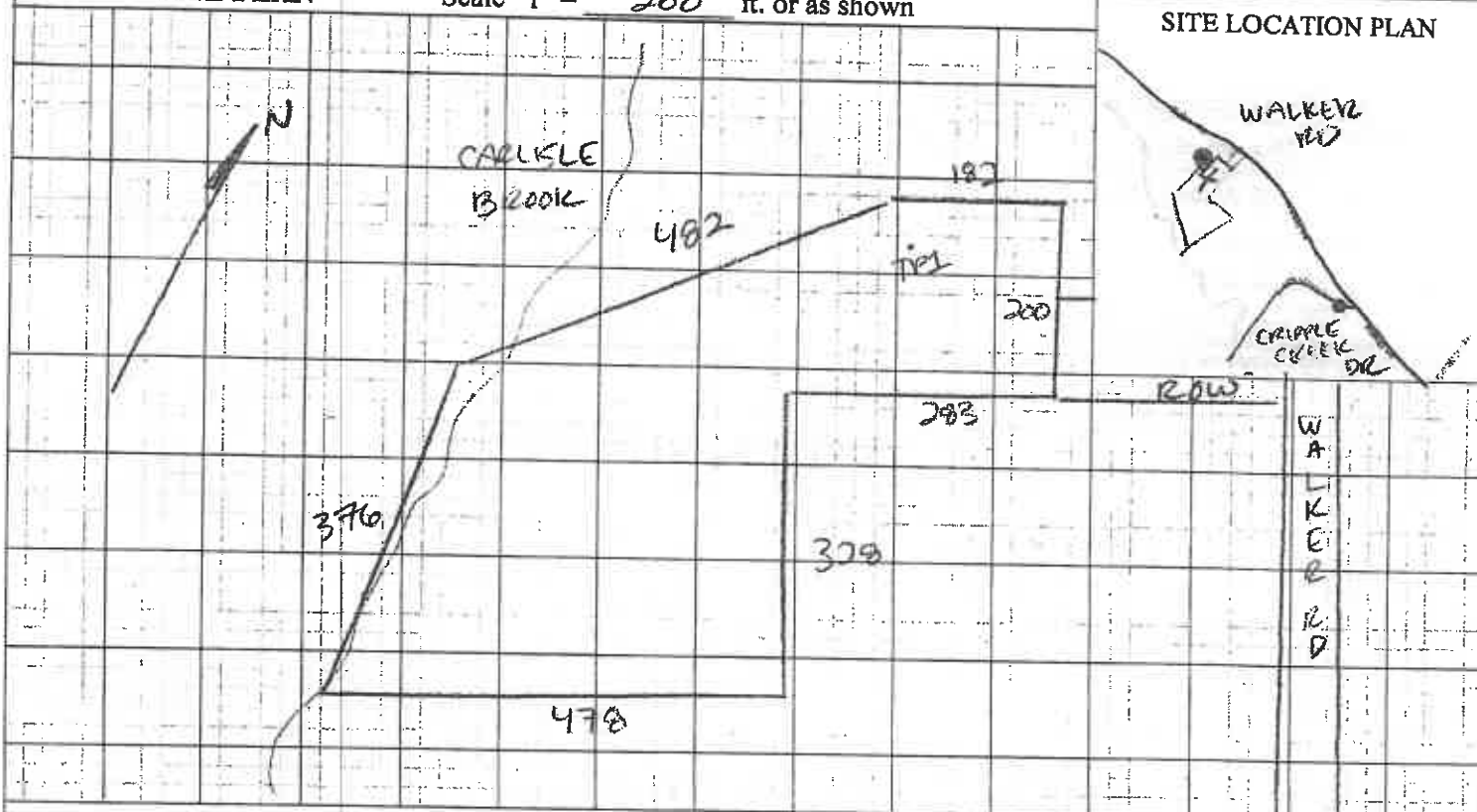
Owner's Name

Mooers Development

SITE PLAN

Scale 1" = 200 ft. or as shown

SITE LOCATION PLAN



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

Observation Hole TP1 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 Fine			
Sandy Loam	Friable	Dark Brown	
10 Fine Sandy			
Loam	Friable	Brown	
20 Silt Loam	Firm	Olive Gray	Common and Distinct
30			
40			
50			

Observation Hole ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
8 C	12 %	15 "	<input checked="" type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
Profile Condition	%	"	<input type="checkbox"/> Restrictive Layer
			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Site Evaluator Signature

SE #

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of environmental Health
(207) 287-5672 Fax: (207) 287-3165

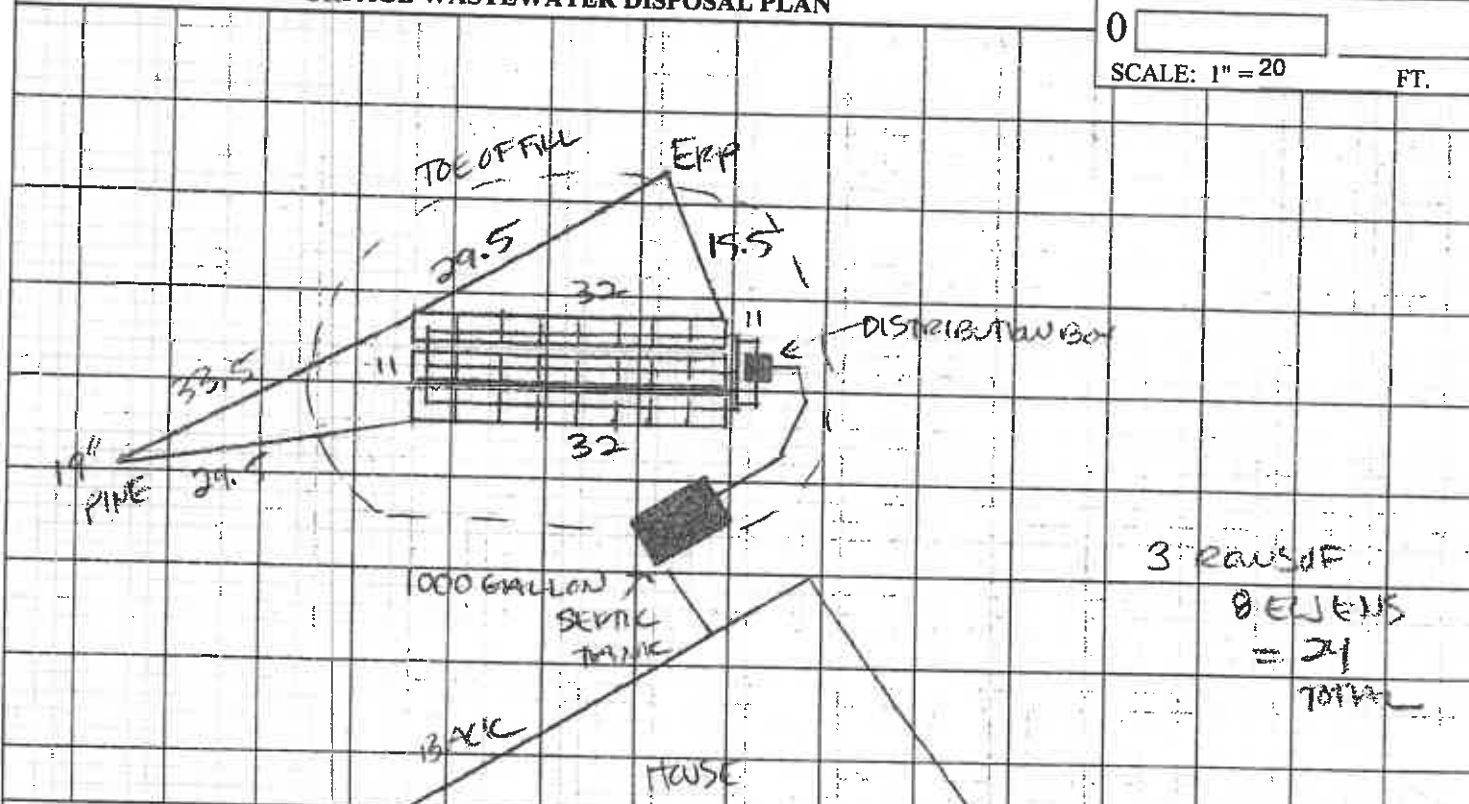
Town, City, Plantation
Lyman

Street, Road, Subdivision
Walker Road

Owner's Name
Mooers Development

SUBSURFACE WASTEWATER DISPOSAL PLAN

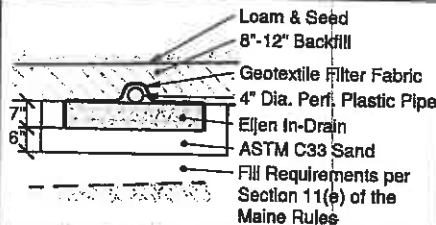
0
SCALE: 1" = 20 FT.



FILL REQUIREMENTS
Depth of Fill (Upslope) 18
Depth of Fill (Downslope) 35

CONSTRUCTION ELEVATIONS
Finished Grade Elevation -12
Top of Distribution Pipe or Proprietary Device -22
Bottom of Disposal Area -33

ELEVATION REFERENCE POINT
Location & Description: Nail 70" up 15" pine
Reference Elevation: 0



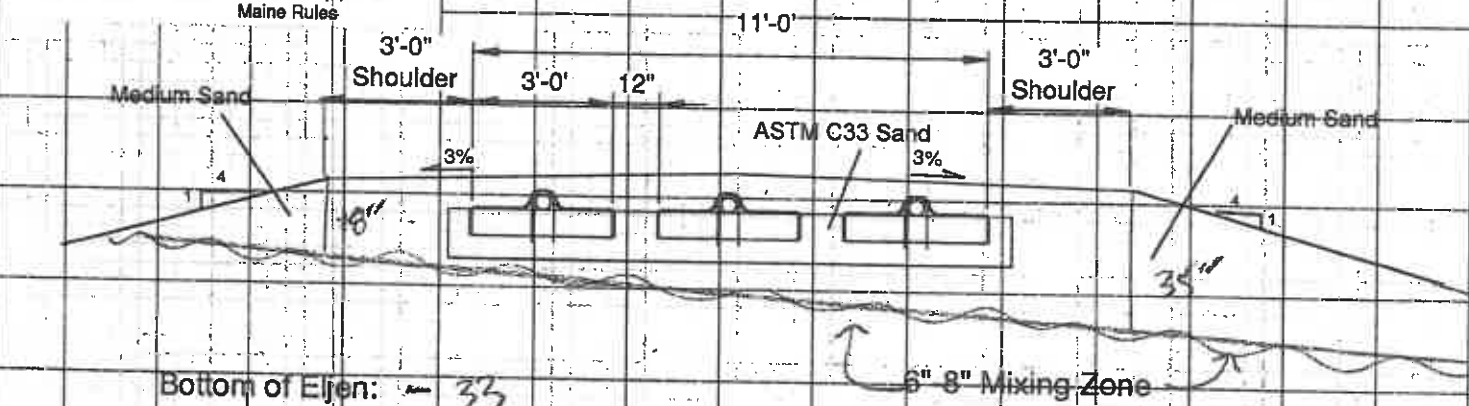
DISPOSAL AREA CROSS SECTION

Note: All ground to be filled must be scarified.

Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 9/23 as amended

Scale

Horizontal 1" = 4 ft.
Vertical 1" = 4 ft.



Site Evaluator Signature

427

SE #

3/21/25

Date

Page 3 of 3
HHE-200 Rev. 02/11

Justin & Paige Tharpe
592 Walker Rd
Lyman ME 04002
Map 3 Lot 78-4

Kyle & Kaitlyn Mooers
616 Walker Rd
Lyman ME 04002
Map 3 Lot 80-2

Angie & Dan Collin
574 Walker Rd
Lyman ME 04002
Map 3 Lot 78-3

Terri Colon
604 Walker Rd
Lyman ME 04002
Map 3 Lot 80

Farrah Stevens
544 Walker Road
Lyman, ME 04002
Map 3 Lot 78-2

Richard Archambault & Jody McKinnon
81 Cripple Creek Dr
Lyman ME 04002
Map 3 Lot 78-1

Joanne C Desilets
7 Penn Rd
West Peabody MA 01960
Map 3 Lot 69