

**PLEASE PRINT CLEARLY**

DATE REC'D: 8-26-19

FEE PAID: Yes  No

TAX MAP #: 20 LOT: 15-C2, 15-C3, 16

ZONING DISTRICT RR2

INITIAL MEETING DATE: 8-23-19

INITIAL HEARING DATE: 9-9-19

*Check which type of application is requested. Please check all that apply:*

**SUBDIVISION REVIEW APPLICATION** – Applicants applying for Subdivision Review should familiarize themselves with the Town's Subdivision Regulations.

**SKETCH PLAN**

**PRELIMINARY PLAN**

**FINAL PLAN**

**WAIVER REQUESTS** – Note instructions below.

**PROPERTY OWNER (as listed on current VISION Property Tax Card)**

NAME York River, LLC REPRESENTATIVE Ray Gauthier

MAILING ADDRESS

6 Manhattan Drive Amherst, NH 03031

Telephone 207-703-8609

**APPLICANT**  Same as Owner  Lessee  Purchase & Sale Agreement  Agent/Consultant

NAME Kimball Survey & Design, Inc. REPRESENTATIVE Isaiah E. Plante, PLS

MAILING ADDRESS 30 Frost Hill Road York, ME 03909

Telephone 207-351-0226

E-Mail isaiah@kimballandsurveying.com Fax N/A

*If applicant is different than owner you must include a letter of authorization from property owner.*

**PROPERTY ADDRESS:** 15 & 25 & 29 Autumn River Lane

Year Built N/A Vacant Land (All Pre 1931 structures require review by the Historic Preservation Commission).

Source of date: VISION Card  TRIO Card  Other \_\_\_\_\_

NAME OF BUSINESS (Current & Proposed) \_\_\_\_\_

*(If property is used commercially, please give name of business.)*

**REQUIRED DEPT./CONSULTANT REVIEWS**

Historic Pres. Comm. Review?  Yes  No

Police Dept. Review?  Yes  No

Fire Dept. Review?  Yes  No

Public Works Review?  Yes  No

Conservation Commission?  Yes  No

Planning Consultant?  Yes  No

**BRIEF DESCRIPTION OF PROJECT:** Lot line adjustment with abutting lot to the north and create three lots from the remaining acreage.

**WAIVER REQUESTS** (Waiver Requests and Reasons must be in writing on a separate sheet)

**PARKING WAIVER**

**DUMPSTER SCREENING WAIVER** – Applicants applying for a waiver from the Dumpster Screening requirements should familiarize themselves with Article 8.16 of the Town's Zoning Ordinance. Applicants must submit a Site Plan of the property indicating location of dumpster and property boundaries.

**OTHER** Waiver of Article 9.4.1 Retention of Proposed Public Sites and Open Space

Is any portion of the property within 250 feet of the high water line of a river or salt water body?  Yes  No

Does the parcel include any wetlands?  Yes  No      Total Acreage of Parcel: 4.71 Acres

Is this parcel included in a prior approved subdivision or site plan?  Yes  No

Is any portion of the property within a floodplain as identified by the Federal Emergency Management Agency?  
 Yes  No

Anticipated date for construction start: October 1, 2019

Does this development require extension/provision of, or connection to, public infrastructure?

- |                                      |   |                                |
|--------------------------------------|---|--------------------------------|
| <input type="checkbox"/> roads       | <input type="checkbox"/> storm drainage | <input type="checkbox"/> other |
| <input type="checkbox"/> sidewalks   | <input type="checkbox"/> water lines    |                                |
| <input type="checkbox"/> sewer lines | <input type="checkbox"/> fire hydrants  |                                |

Identify method of water supply to the proposed development:

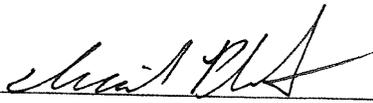
- individual wells     connection to public water system

Identify method of sewage disposal to the proposed development:

- connection to public sewer system     on-site subsurface wastewater disposal system

To the best of my knowledge, all the above stated information submitted in this application is true and correct.

8/23/19  
DATE

  
APPLICANT'S / OWNER'S SIGNATURE

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**THIS FORM, ACCOMPANIED BY THE APPROPRIATE FEE(S), CHECKLISTS, AND SUPPORTING DRAWINGS AND DOCUMENTS, MUST BE SUBMITTED BY THE FOLLOWING DEADLINES:**

- 1. Pre-application Conference with Code Enforcement Officer – *MUST BE HELD AT LEAST TWO BUSINESS DAYS PRIOR TO SUBMITTAL OF THE APPLICATION.* Applications will not be accepted without a prior conference with the CEO.**
- 2. The Application form, with all accompanying drawings and documents, as indicated by the CEO or Town Planner at the preapplication conference, *MUST BE SUBMITTED BY 2:30 P.M. 14 DAYS PRIOR TO THE PLANNING BOARD MEETING.***

## SUBDIVISION - SKETCH PLAN SUBMISSIONS CHECKLIST

Applicant Name York River, LLC Date 8/23/19  
 Map/Lot/Zone Map 20 Parcels 15C2 & 15C3, Parcel 16 RR2 Zone

This checklist has been prepared to assist applicants in developing their subdivision sketch plans. It should be used as a guide in assembling the information necessary for a complete Sketch Plan Application. However, the checklist does not substitute for the text of Article 5 of the Subdivision Regulations. The Planning Board also will be using the checklist to make sure that your sketch plan application is complete. Once the checklist is filled out according to the instructions below it should be submitted with the sketch plan application form.

1. Indicate if the information has been submitted by checking the appropriate box in column 1;
2. If you believe that a required submission is not applicable to your project, please discuss the matter with the Code Enforcement Officer. If the CEO agrees that the submission might not be applicable, check the appropriate box in column 2;
3. For every item checked in column 2, a written waiver request must be prepared on a separate sheet and submitted with this checklist.
4. At the initial Sketch Plan Meeting with the Planning Board, the Board will review this list, the Board Chairperson will check the appropriate box in column 3 when the Board deems the submission acceptable;
5. If an item is not submitted, and the Board grants a submission waiver, the Board Chairperson will check the appropriate box for that item in column 4.

Note that this checklist only covers the submission requirements for a sketch plan for a subdivision. It does not address the review standards that the application must meet in the next stages of the process. **Shaded boxes indicate that the required submittal is of such importance that it is highly unlikely that the Planning Board might entertain a submission waiver request.**

SUBDIVISION REGULATIONS REQUIRED SUBMITTAL		1	2	3	4
		Submitted by Applicant	Applicant Requests Submission Waiver from Planning Board	Submission Received and Accepted as Sufficient by Planning Board	Submission Requirement Waived by Planning Board
5.3.1	portion of the U.S.G.S. topographic map of the area showing the outline of the proposed subdivision or other project	✓			
5.3.2	portion of the county soil survey covering the proposed subdivision or other project, showing the outline of the proposed development	✓			
5.3.3	15 copies of Sketch Plan Application Form, Sketch Plan Checklist, Sketch Plan, and any other supporting materials	✓			
5.3.4	fee of \$1500 to be deposited in a special account designated for that subdivision application, to be used by the Board for hiring independent consulting services to review the application	✓			
5.3	written project narrative, with general information to describe or outline the existing conditions of the site and a full description of the proposed development	✓			
<b>Sketch Plan, which does not have to be engineered may be a free-hand penciled sketch showing the following:</b>					
5.3	Proposed layout of streets, lots and other features in relation to existing conditions	✓			
5.3	steep slopes, wet areas and vegetative cover in a general manner	✓			
5.3	general proposals for how any common areas and infrastructure will be managed and maintained	✓			
5.3	sketch plan superimposed on or accompanied by a copy of the assessor's map(s) on which the land is located	✓			

**NO APPLICATION WILL BE SCHEDULED TO GO BEFORE THE PLANNING BOARD UNTIL THE CODE ENFORCEMENT OFFICER HAS REVIEWED THE APPLICATION PACKET AND SIGNED THIS FORM!**

Code Enforcement Officer \_\_\_\_\_ Date \_\_\_\_\_

August 23, 2019

To whom it may concern;

I, Ray Gauthier, Member of York River, LLC. do hereby authorize Kimball Survey & Design, Inc., to sign any permit applications for the 3-Lot Subdivision located at on Autumn River Lane Ogunquit, ME.

 8/23/2019  
Signature Date

# K I M B A L L

SURVEY & DESIGN, INC.

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August 23, 2019

Scott Heyland, CEO  
Town of Ogunquit  
23 School Street  
P.O. Box 875  
Ogunquit, Maine 03907

RE: Autumn River Lane Ogunquit – Map 20, Parcel 15-C2&15-C3 – RR2 District  
Subdivision Review Application – Sketch Plan Submission

Dear Scott:

On behalf of York River, LLC, applicant, we are submitting a sketch plan of a three lot subdivision located on Autumn River Lane. The property is currently Lots 2 & 3 of the Marley Subdivision approved in 2006. The property is comprised of 4.71 acres of vacant wooded land with frontage for both lots on Autumn River Lane.

This proposal is to first adjust the lot line of the abutting parcel to the North owned by Julian H. Rogers & James W. Beverage. The adjustment is shown as Area A & Area B on the Sketch Plan. After executing this lot line adjustment the applicants property will have sufficient frontage to create three lots fronting on Autumn River Lane. The adjusted Rogers & Beverage lot will be more conforming with the lot size increasing and retaining enough frontage for the RR2 zone. It should be noted that the Rogers & Beverage parcel is also part of a previously approved subdivision plan by the Ogunquit Planning Board in February of 1977 recorded in Plan Book 84 Page 27. Therefore this plan is intended to amend both subdivisions.

The resulting three lots will be serviced by individual wells and septic systems. No wetland impacts are proposed as part of this project.

As part of this application we are requesting a waiver of Item 9.4.1: *Retention of Proposed Public Sites and Open Space*. We are asking for a waiver because no areas are intended to be open space. This is consistent with the previous approved Marley Subdivision and Article 9.4.1 which states that it is desirable that areas reserved for recreation be at least five acres in size. The subject parcel is only 4.71 acre total. In lieu of providing open space we have outlined a 1.40 acre no cut buffer along the back of the property to create a buffer from other properties and the offsite Ogunquit River.

We look forward to meeting with you and the Planning Board at the next available Planning Board Meeting to discuss this project in further detail and answer any questions that may arise.

Isaiah E. Plante, PLS

*Isaiah E. Plante*

Kimball Survey & Design, Inc.

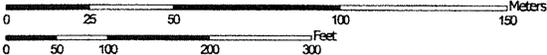


Soil Map—York County, Maine



Soil Map may not be valid outside area.

Map Scale: 1:1,730 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

### MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: York County, Maine  
 Survey Area Data: Version 17, Sep 11, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Sep 9, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrB	Croghan loamy sand, 0 to 8 percent slopes	1.7	19.4%
LyC	Lyman-Rock outcrop complex, 8 to 15 percent slopes	3.0	33.5%
LyE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	3.2	35.7%
Na	Naumburg sand	1.0	11.5%
<b>Totals for Area of Interest</b>		<b>9.0</b>	<b>100.0%</b>