

**TOWN OF STARKS
FINAL APPLICATION FOR A SUBDIVISION PERMIT**

The undersigned applies for a permit for the following use(s) to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct.

Applicant's Name (Printed): Joe Petta , Memorable Properties LLC

Applicant's Signature: Joe Petta **Date:** 6/4/23

Final plan submissions shall approximate the layout shown on the sketch plan, plus any recommendations made by the Planning Board, and shall include the submissions listed in Table 6.2, unless the applicant is granted a waiver in accordance with Section 8 Waivers of the Subdivision Ordinance. The Planning Board may require additional information, as necessary, to determine if the criteria of this Ordinance are met (See Section 7 Review Criteria and Standards). All maps and documents shall be submitted as numbered attachments coinciding with this application. This may include any additional pages as necessary to complete the application. Eight copies of the following shall be submitted:

Official Use Only:

Application Name: _____

Date Received: _____

Fee(s) (Amount and Date Received): _____

Notes:

Town of Starks Application for a Subdivision Permit (4/1/2021)

Table 6.2 Required Final Plan Submissions (Checklist)	Submitted or N/A
A. Completed application, the application fee, establishment of escrow account (if applicable)	Submitted
B. Location Map drawn at a size adequate to show the relationship of the subdivision to adjacent properties, and to allow the Planning Board to locate the subdivision within the Town. The map shall show:	Submitted, 7
1. Existing land uses and subdivisions in the proximity of the proposed subdivision	Submitted, 7-8
2. Locations and names of existing and proposed roads	Submitted, 7
3. Boundaries and designations of shoreland zoning districts	N/A
4. An outline of the subdivision and any remaining portion of the owner's property if the Plan covers only a portion of the owner's entire contiguous holdings	Submitted, 7
C. Final plan that consists of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 100 acres may be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can be easily read. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of 2 inches outside of the borderline on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved on the Plan for endorsement by the Planning Board. One reproducible, stable-based transparency of the recording plan to be recorded at the Registry of Deeds, and 3 full sized paper copies of all the final plan sheets and any supporting documents shall be submitted. The original reproducible plan shall be embossed with the seal of the professional land surveyor and be signed by that individual. In addition, one copy of the plan shall be reduced to a size of 8½ inches by 11 inches or 11 inches by 17 inches for Planning Board members. The following information shall be on the plan:	Submitted, 7
1. Name of subdivision or identifying title, and name of the town(s) in which it is located, plus property tax assessor's map and lot numbers	Submitted, 7
2. Date plan was prepared, magnetic and true north point, graphic map scale, and legend	Submitted, 7
3. Names and addresses of record owner, applicant, and all involved in preparing plan	Submitted, 7+9
4. Deed references, existing and proposed deed restrictions, covenants, easements, rights-of-way, or other encumbrances or conditions affecting the property. Include any public rights for physical or visual access to the shoreline of a water body.	N/A
5. Names and addresses of all abutters, including property owners across any existing road from the subdivision. Include property lines, tax map and lot numbers, and deed references (See abutter form at end of this application)	Submitted, 10-11
6. Standard boundary survey and internal development survey with complete descriptive data by bearings and distances, made by a professional land surveyor. The entire parcel shall be shown, including all contiguous land in common ownership within the last 5 years (Title 30-A M.R.S. § 4401). The plan shall contain sufficient data to allow the location, bearing and length of every road line, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established.	Submitted, 7
7. Location of all monuments to be placed at the corners of the parcel and each lot, and the type of monument (granite, concrete, iron pin, or drilled hole in ledge)	Submitted, 7

Town of Starks Application for a Subdivision Permit (4/1/2021)

Table 6.2 Required Final Plan Submissions (Checklist)	Submitted or N/A
8. Number of acres in the subdivision; proposed lot numbers and acreages for each lot	Submitted, 7
9. Contour lines at interval specified by Planning Board, showing elevations relative to mean sea level	Submitted, 7+12
10. Location and boundaries of all water bodies and wetlands, including vernal pools, and the location of any shoreland zoning affecting the tract	N/A
11. Location and type of vegetative cover, unusually large trees, other essential features	Submitted, 9
12. Proposed building locations that meet the requirements of the Building Ordinance for the Town of Starks and the Maine Subsurface Wastewater Disposal Rules. For proposed subsurface wastewater disposal systems, the location of at least one test pit per lot, performed by a Maine licensed site evaluator or certified soil scientists	Submitted, 13-21
13. Emergency 911 lot addresses, approved by Town's addressing agent, shown on plan	N/A
14. The location, names, and dimensions of existing and proposed roads, utilities, easements, building lines, parks, open spaces or other improvements on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every road line, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established.	Submitted, 7
15. Proposed locations of private, shared, and/or community wells	N/A
16. Location and size of existing and proposed water lines, culverts, and drainage ways on or adjacent to the property to be subdivided	Submitted, 29
17. Detailed design and construction plans for the infrastructure, including, but not limited to, roads, parking lots, sidewalks, and utilities in accordance with the Town's Ordinances, including, but not limited to, the Road and Utility Structures Ordinance for the Town of Starks.	N/A
18. If roads are to remain privately owned, the following shall be noted on the final plan: "All roads shall remain private roads to be maintained by the developer or lot owners and shall not be accepted or maintained by the Town."	N/A
19. Location of any proposed open spaces to be preserved including vegetative buffers, common areas, significant wildlife habitat, unique natural areas, historic or prehistoric sites, shoreland zone resource protection zones, and farmland. (See Sections 8.7 and 8.8)	N/A
20. Delineation of any flood hazard areas and the 100-year flood elevation, as depicted on the Town's Flood Insurance Rate Map. If any portion of the subdivision is within the flood hazard area, the following note shall be on the final recording plan: "If any portion of this subdivision is within a flood hazard area, all principal structures hereafter constructed or placed herein shall be so located that their lowest floor, including basement, is at least one foot above the 100-year flood elevation"	N/A
21. Any waiver(s) approved by the Planning Board in accordance with Section 9 Waivers	Minutes 6/3/23
D. Other Required Information	
1. Verification of right, title, and interest to the property by deed, purchase and sales agreement, option to purchase, or some other proof of interest	Submitted, 22
2. Copy of most recently recorded deed, deed restrictions, easements, rights-of-way, or other encumbrances affecting the property	Submitted, 23

Town of Starks Application for a Subdivision Permit (4/1/2021)

Table 6.2 Required Final Plan Submissions (Checklist)	Submitted or N/A
3. Copy of any proposed deed restrictions intended to cover all or part of the lots or dwellings in the subdivision	N/A
4. For private subsurface sewage disposal systems, a copy of the test pit analysis for each lot performed by a Maine licensed site evaluator or certified soil scientist	Submitted, 13-21
5. When water is to be supplied by an on-site well(s), a letter from a local well-driller or hydrogeologist familiar with the area indicating it is likely the water supply will be adequate	Submitted, 24
6. When water is to be from an existing public water supply, a written statement from the servicing water district indicating the district's approval of the water system design. A written statement from the Fire Chief approving all hydrant locations or other fire protection	N/A
7. For projects located wholly or partially within the wellhead protection area of a public water supply as mapped by the Maine Drinking Water Program, a written statement from the water provider indicating the proposed development will not negatively impact essential operations	N/A
8. When a private community water supply system is proposed, evidence that the system shall conform to the Maine Rules Relating to Drinking Water (10-144A CMR 231)	N/A
9. Location of any sand and gravel aquifers as mapped by the Maine Geologic Survey (MGS). The Planning Board may require a hydrogeologic assessment prepared by a certified geologist or professional engineer, experienced in hydrogeology, when any part of the subdivision is located over a significant sand and gravel aquifer, or where site considerations or development design indicate greater potential of adverse impacts on groundwater quality.	N/A
10. Medium intensity soils map that encompasses the area to be subdivided. Wetlands shall be identified on the survey, regardless of size. The Planning Board may require a high intensity soils map in instances where poor soils are evident and/or if the subdivision proposes high-density development	Submitted, 25
11. Description of the measures to be taken to control erosion and sedimentation onto adjacent properties including roads, and into water bodies in accordance with Section 7.3. Major subdivision applicants must submit an erosion and sedimentation control plan prepared by a qualified professional that details control structures to be installed along with ongoing maintenance procedures and practices to be followed during site preparation, construction, and clean-up stages.	waived 6/3/23
12. Description of solid waste and demolition waste disposal	N/A
13. Landscape plan showing the preservation of any existing trees, replacement of trees and vegetation, graded contours, streams, and preservation of scenic, historic, or environmentally significant areas	N/A
14. Description of measures to assure no undue adverse effect to identified significant wildlife habitat and unique natural areas based on attached letters from public agency(ies) (Maine Department of Inland Fisheries and Wildlife, Maine Natural Areas Program, Maine Department of Marine Resources) and/or other experts approved by the Planning Board.	N/A

Town of Starks Application for a Subdivision Permit (4/1/2021)

Table 6.2 Required Final Plan Submissions (Checklist)	Submitted or N/A
15. Description of measures to assure no undue adverse effect to any historic or prehistoric sites within or adjacent to the proposed subdivision that are either listed on or eligible to be listed on the National Register of Historic Places based on attached letter(s) from the Maine Historic Preservation Commission and/or other experts approved by the Planning Board.	N/A
16. Description of any measures to conserve productive farmland	N/A
17. Description of any measures to provide solar energy access	N/A
18. Affidavit signed by the applicant indicating no timber harvest occurred on the tract within the preceding 5 years, or if it has, an affidavit signed by a licensed forester or an agent of the Maine Forest Service indicating the timber harvest was not in violation of rules adopted pursuant to 12 M.R.S. § 8869(14), as amended	Submitted, 26
19. Evidence of adequate financial and technical capability to complete the project in the form of a letter(s) from certified financial institution(s) and/or a letter of credit.	N/A
20. Copy of driveway entrance permit(s) from Town and/or Maine Department of Transportation	Submitted, 27
21. An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours, with trip generation rates from the most recent available edition of the Trip Generation Manual (Institute of Transportation Engineers). Trip generation rates from other sources may be used if these sources better reflect local conditions.	Submitted, 28
22. Description of proposed ownership, management and any improvements for all parcels proposed to be dedicated to public use and the conditions of such dedication. Written offers to convey title to the Town of all public ways and open spaces shown on the Plan, and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be managed and maintained. These may include homeowners' association bylaws and condominium declarations. The applicant shall provide evidence that a legal entity has been established for common multi-user systems and ownership vested by deed reference for future potential owners for such items as roads, wells, septic systems, stormwater facilities, etc.	N/A
23. If proposed roads or other land is to be offered to the Town, written evidence that the Board of Selectmen are satisfied with the legal sufficiency of the written offer to convey title. All roads and other public improvements not dedicated to the Town during such time prior to the actual acceptance by the Town shall be maintained by the subdivision owners or developer. A legal agreement indicating how the infrastructure will be maintained shall be submitted. The Planning Board shall review the maintenance plan to ensure sufficient provisions have been incorporated to maintain all improvements for the applicable time period.	N/A

Town of Starks Application for a Subdivision Permit (4/1/2021)

Table 6.2 Required Final Plan Submissions (Checklist)	Submitted or N/A
24. The construction items for which cost estimates and performance guarantees will be required to include a construction schedule, cost estimates taking into account inflation, provisions for inspections, and a completion date after which the developer will be in default and the Town will have access to the funds to finish the construction. Planning Board approval of a subdivision plan shall not constitute or be evidence of any acceptance by the Town of any road, easement, open space, or other land shown on the plan. The Planning Board shall require the plan to contain appropriate notes to this effect. The Planning Board may also require the filing of a written agreement between the applicant and the Board of Selectmen covering future deed and title dedication, and provision for the cost of grading, development, equipment, and maintenance of any such dedicated area.	N/A
25. All submissions required by the Town of Starks Road and Utilities Ordinance, the Starks Site Plan Review Ordinance, and any other Town Ordinance, as applicable.	Submitted, 27
26. Letters from the Starks Board of Selectmen, Road Commissioner and/or Fire Chief indicating their review and any concerns regarding the subdivision, as required by the Planning Board	Submitted 29
27. Written evidence that all required federal and state permits have been obtained. Where there is uncertainty, the Planning Board may require that the applicant to obtain a written opinion from the respective agency.	Submitted, 9

Abutting and Nearby Landowners: (See Ord. Sec 5.2.6 C) List names, addresses and identifying map and lot numbers of all landowners with within 1,500 feet of any and all property boundaries of the proposed project. Include any public water suppliers. Attach a copy of the property tax map with property owners identified. This information is available at the Town Office and at <https://www.starksme.com/tax-maps-and-commitment-book>

Name of Property Owner	Mailing Address	Map #	Lot #
Reference pages 10-11 to see full abutters list			

Attach additional pages, if needed.

LOCUS MAP

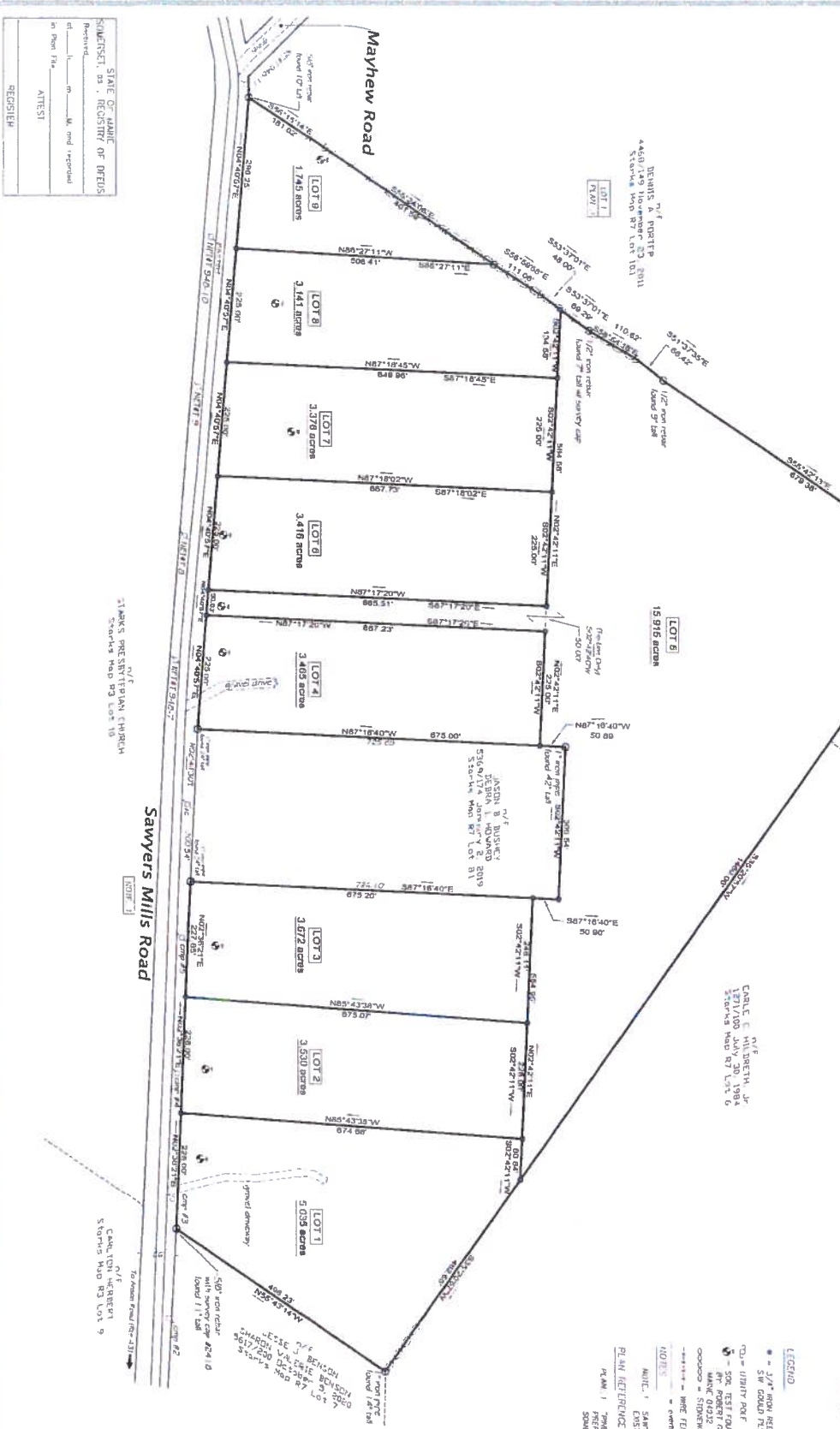


Owner of Record:
MEMORABLE PROPERTIES, LLC
 43,300 Acres of Land
 Starks Map R7 Lot 8
 6 HIDEAWAY LANE
 FALMOUTH, MAINE 04105
 LOTS 1 THROUGH 9
 43,300 Acres of Land

FINAL PLAN OF SUBDIVISION
 PREPARED BY
MEMORABLE PROPERTIES
 at
SAWYERS MILLS ROAD
 LOCATION: SAWYERS MILLS ROAD
 STARKS, SUMMERSET COUNTY, MAINE
 DATE: JUNE 7, 2023



- LEGEND**
- 3/4" HIGH REFLECT SET WITH RED PLASTIC CAP RECORD
 - 5/8" GALVANIZED IRON PIPE (unless otherwise noted)
 - CL = CONCRETE CURB
 - CL = CONCRETE CURB
 - 50% TEST FOUND SUITABLE FOR SEPTIC WASTEWATER DISPOSAL SYSTEM
 - OR ROBERT C. VALE, P.E., SOIL SCIENTIST #00174 P.O. BOX 114 DUNSMOUTH, ME 04829
 - = WIRE FENCE
 - = EXISTING UTILITY LINE
- PLAN REFERENCE**
- MAP 1: TOWN OF STARKS, MAINE, PLANNING BOARD APPROVAL
 - PREPARED BY: ADRIAN ENGINEERING & DESIGN, INC. RECORDED IN THE SUMMERSET COUNTY REGISTER OF DEEDS IN PLAN NO. 2023-017



PREPARED BY: SAKETTI & BRADY SURVEY, INC.
 100 W. BROAD ST., SUITE 200
 PORTLAND, ME 04101
 TEL: 603-761-1234
 FAX: 603-761-1235
 DATE: 2023079

PLANNING BOARD APPROVAL

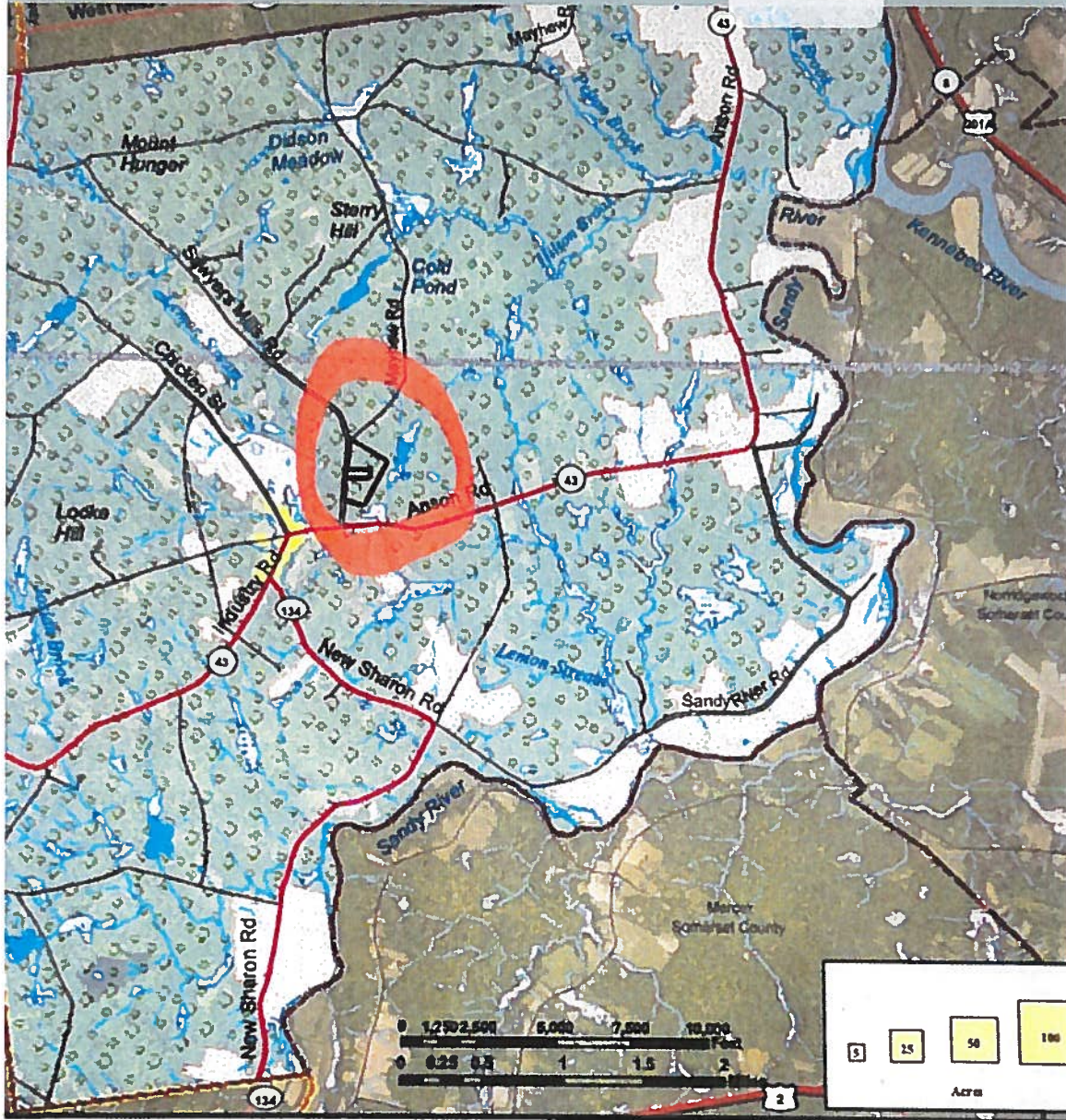
THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION PLAN ON MAP NO. 2023-017 AND THE TOWN OF STARKS, MAINE, PLANNING BOARD APPROVAL, THE BOARD HAS APPROVED THE PLAN AND THE SUBDIVISION SHALL BE RECORDED IN THE REGISTER OF DEEDS.

DATE: _____

THE PLANNING BOARD - TOWN OF STARKS

STATE OF MAINE
 SUMMERSET COUNTY, MAINE
 REGISTER

The entire subdivision is in the rural residential/ forest land zone



town of Starks
 Somerset County, Maine
 Planning Land Use Map
 Comprehensive Plan

Map Legend	
Starks Existing Land Use	U.S. Highway
Agricultural	State Highway
Village	Town Road Paved
Rural Residential & Forest Land	Town Road Gravel
Ponds and Rivers	Private / Discontinued Road
Wetlands	Town Boundary
Perennial Streams	County Boundary
Intermittent Streams	

C. 3.

ADDITIONAL NAMES / ADDRESSES OF THOSE INVOLVED IN PREPARING SUBDIVISION PLANS:

Applicant/Record owner :

Joe Petta , Memorable Properties llc

6 Hideaway Lane Falmouth Maine 04105

Consultant:

Troy Sterry

PO Box 381 Farmington ME 04938

D.27.

WRITTEN EVIDENCE ALL PERMITS HAVE BEEN OBTAINED:

I Joe Petta swear that I have done all things necessary with the State/ town for this subdivision. We were told a permit was not needed for a driveway to lot 1 but we received the required permission to do so.

List of all landowners within 1500 feet of property. Letters were sent to each person unless marked that we personally spoke to them.

Map U1:

Nichols, Raynold B, Nichols, Jeanne A. 69 ANSON RD STARKS ME 04911. 69 Anson Road, U1-1,2

Map U2:

Willis, Neil E, & Susan D. 30 Anson Road Starks ME 04911. 30 Anson Rd, U2-30

Map R3:

Perrault, Timothy. 190 SAWYERS MILLS RD STARKS ME 04911. 190 Sawyers Mills Rd, R3-11A

Sanville, Scott R, Theriault, Megan E. 2 SAWYERS MILLS RD STARKS ME 04911. 2 Sawyers Mills Rd, R3-9

Frederic, Paul. 141 CHICKEN ST STARKS ME 04911. 141 Chicken St, R3-18

BOMAZEEN LAND TRUST. 29 MASSACHUSETTS AVE, PORTLAND ME 04102. 68 Sawyers Mills Road, R3-10

Map R7:

Bushey, Jason B. Howard, Debra I. 61 Sawyers Mill Rd. R7-8.1

MCCAFFERTY, GARRETT. 862 STATION RD HEBRON ME 04238. R7-4

Porter, Dennis A. PO Box 410 Berlin MA 01503. 9 Mayhew Road, R7-10.1

Whitmore, Robert. 216 Pinkham Brook Rd. Durham ME 04222. 13 Mayhew Road, R7-10.2

Harrick, Michael C. 187 Milbridge Rd Cherryfield ME 04622 4407. Mayhew Rd, R7-10.3

Smith, Susan M, Smith, Everett W. 136 Long Swamp Rd. Berwick ME 03901. 41 Mayhew Road, R7-10.4

SHERWOOD, PATRICK H III. 28100 318TH DRIVE SE RAVENSDALE WA 98051. 61 Mayhew Road, R7-10.5

Hamar, Joseph J, Hamar, Erika M. 63 MAYHEW RD STARKS ME 04911. 63 Mayhew Road, R7-10.6

Duley, Troy. 459 Mosher Hill Road Farmington ME 04938. R7-9

Tyack, Nathan. P.O. BOX 23 ANSON ME 04911. 40 Mayhew Road, R7-11

Norton, Jared M. 398 ANSON RD STARKS ME 04911. 44 Mayhew Road, R7-11.6

Scioscia, Eugene M, Scioscia, Gail L. 6 Gioioso Drive Holbrook MA 02343. 195 Sawyers Mills Rd, R7-11.1

BENSON, JESSE J, BENSON, SHARON V. 25 SAWYERS MILLS RD STARKS ME 04911. 25 Sawyers Mills Rd, R7-7

BENSON, JESSICA J. 25 SAWYERS MILLS ROAD STARKS ME 04911. 9 SAYWERS MILLS RD, R7-7.2

JOHNSON, KATLYNN D. 80 ANSON RD STARKS ME 04911. 80 Anson Rd, R7-7.1

Hartigan, Joseph W, Hartigan Roberta M. 106 Anson Rd, Starks ME 04911. R7-6 (Spoke to Joe)

Map R8:

Krebs, David S, Krebs, Billie Jo. 86 KREBS RD STARKS ME 04911. R8-46.1

ZEMEL, DEREK, RAIA, KERREN. 6 ROSE LANE ANDOVER CT 06232-1713. 139 Anson Rd, R8-44 (Spoke to Derek)

Newman Jr. 2015, Revocable Trust, Arthur E. 183 High Street Pembroke MA 02359. 89 Anson Road, R8-46 (Spoke to Artie)

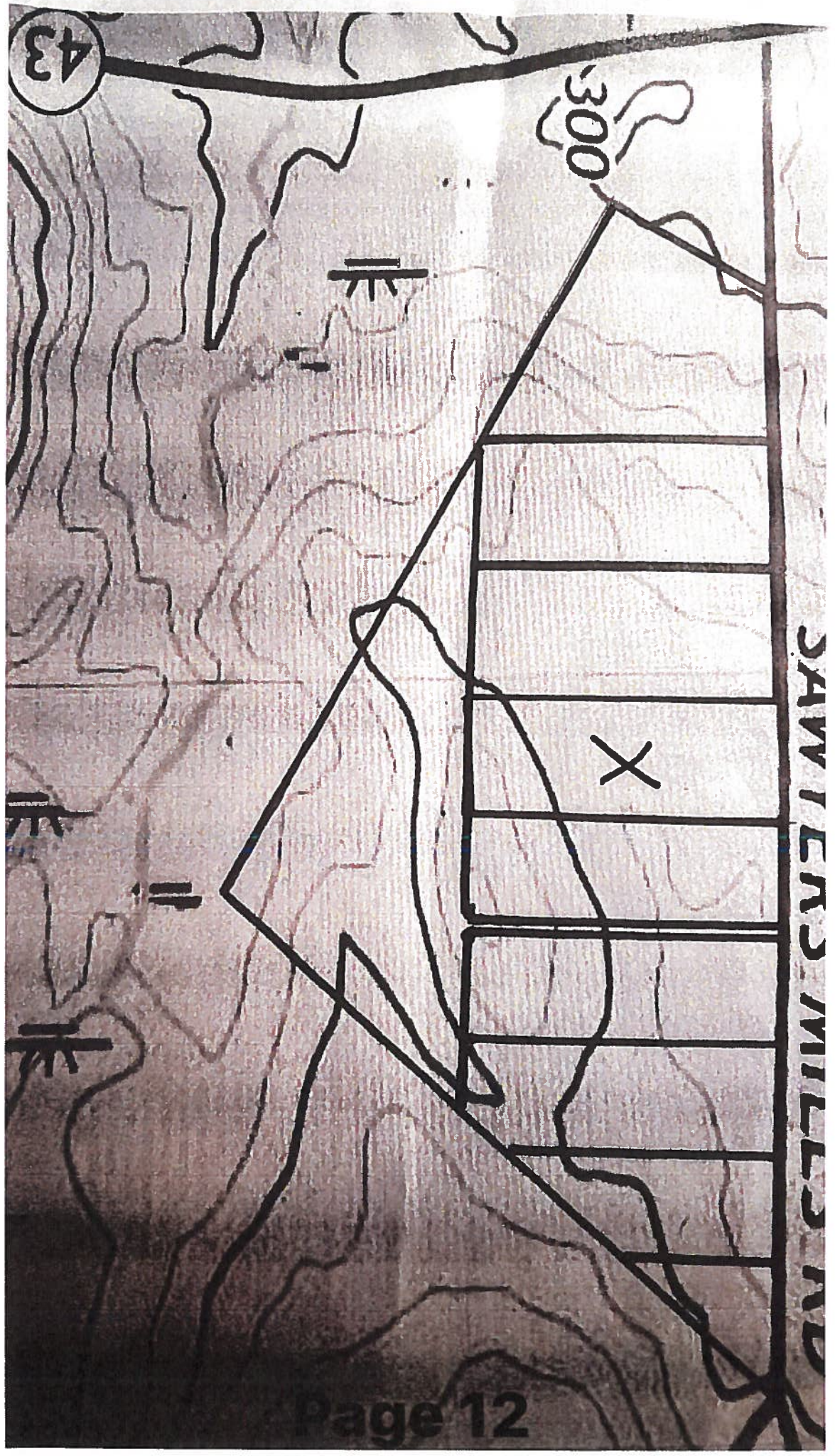
Peterson, Brian, Peterson, Shelley. 46 Railroad Street Bethel ME 04217. 87 Anson Rd, R8-46.2 (Spoke to Haley Peterson)

Sterry, Troy. PO BOX 381 FARMINGTON ME 04938. 119 Anson Rd, R8-45

43

300

SAW TEND MILES NW



Robert Vile
Licensed Site Evaluator
Certified Soil Scientist

PO Box 114, Cates Road
Dixmont, Maine 04932

Telephone
(207)234-2451

PRELIMINARY SOIL INVESTIGATION REPORT

Date: May 25, 2023

Applicant : Joe Petta
6 Hide Away Lane
Falmouth, Me. 04105

Land Description: Lot # 1
Size of Lot: +- 5 Acs, Road: Sawyers Mills Rd.
Owner: Memorable Properties LLC Town: Starks

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 5-24-2023

Method of investigation:
Hand Auger (X) Test Pit ()

Method of ground control: Test sites to be located by Land Surveyor.

Findings:

- 1) (X) Suitable Soils () No Suitable Soils
- 2) Soils Identified : 1AIII with a 17" limiting factor.
- 3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 24 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.

Robert G. Vile Jr. Lic. #S204
Robert G. Vile Jr.

5-25-23
Date

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Licensed Site Evaluator
Certified Soil Scientist

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PRELIMINARY SOIL INVESTIGATION REPORT

Date: May 25, 2023

Applicant : Joe Petta
6 Hide Away Lane
Falmouth, Me. 04105

Land Description: Lot # 2
Size of Lot: +- 3.5 Acs, Road: Sawyers Mills Rd.
Owner: Memorable Properties LLC Town: Starks

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 5-24-2023

Method of investigation:
Hand Auger (X) Test Pit ()

Method of ground control: Test sites to be located by Land Surveyor.

Findings:

- 1) (X) Suitable Soils () No Suitable Soils
- 2) Soils Identified : 1AIII with a 16" limiting factor.
- 3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 24 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.

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PRELIMINARY SOIL INVESTIGATION REPORT

Date: May 25, 2023

Applicant : Joe Petta
6 Hide Away Lane
Falmouth, Me. 04105

Land Description: Lot # 3
Size of Lot: +- 3.5 Acs, Road: Sawyers Mills Rd.
Owner: Memorable Properties LLC Town: Starks

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 5-24-2023

Method of investigation:
Hand Auger (X) Test Pit ()

Method of ground control: Test sites to be located by Land Surveyor.

Findings:

- 1) (X) Suitable Soils () No Suitable Soils
- 2) Soils Identified : 1AIII with a 22" limiting factor.
- 3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 24 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.

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5-25-23
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PRELIMINARY SOIL INVESTIGATION REPORT

Date: May 25, 2023

Applicant : Joe Petta
6 Hide Away Lane
Falmouth, Me. 04105

Land Description: Lot # 4
Size of Lot: +- 3.5 Acs, Road: Sawyers Mills Rd.
Owner: Memorable Properties LLC Town: Starks

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 5-24-2023

Method of investigation:
Hard Auger (X) Test Pit ()

Method of ground control: Test sites to be located by Land Surveyor.

Findings:

- 1) (X) Suitable Soils () No Suitable Soils
- 2) Soils Identified : 1AIII with a 20" limiting factor.
- 3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 24 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.


Robert G. Vile Jr.

Lic. #S204

5-25-23

Date

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PRELIMINARY SOIL INVESTIGATION REPORT

Date: May 25, 2023

Applicant : Joe Petta
6 Hide Away Lane
Falmouth, Me. 04105

Land Description: Lot # 5
Size of Lot: +- 15Acs, Road: Sawyers Mills Rd.
Owner: Memorable Properties LLC Town: Starks

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 5-24-2023

Method of investigation:
Hand Auger (X) Test Pit ()

Method of ground control: Test sites to be located by Land Surveyor.

- Findings:
- 1) (X) Suitable Soils () No Suitable Soils
 - 2) Soils Identified : 1AIII with a 15" limiting factor.
 - 3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 24 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.


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5-25-23
Date

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PRELIMINARY SOIL INVESTIGATION REPORT

Date: May 25, 2023

Applicant : Joe Petta
6 Hide Away Lane
Falmouth, Me. 04105

Land Description: Lot # 6
Size of Lot: +/- 3.5 Acs, Road: Sawyers Mills Rd.
Owner: Memorable Properties LLC Town: Starks

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 5-24-2023

Method of investigation:
Hand Auger (X) Test Pit ()

Method of ground control: Test sites to be located by Land Surveyor.

Findings:

- 1) (X) Suitable Soils () No Suitable Soils
- 2) Soils Identified : 1AIII with a 16" limiting factor.
- 3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 24 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.

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5-25-23
Date

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PRELIMINARY SOIL INVESTIGATION REPORT

Date: May 25, 2023

Applicant : Joe Petta
6 Hide Away Lane
Falmouth, Me. 04105

Land Description: Lot # 7
Size of Lot: +- 3.5 Acs, Road: Sawyers Mills Rd.
Owner: Memorable Properties LLC Town: Starks

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 5-24-2023

Method of investigation:
Hand Auger (X) Test Pit ()

Method of ground control: Test sites to be located by Land Surveyor.

Findings:

- 1) (X) Suitable Soils () No Suitable Soils
- 2) Soils Identified : 1AIII with a 18" limiting factor.
- 3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 24 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.

Robert G. Vile Jr. Lic. #S204

5-25-23
Date

Robert Vile
Licensed Site Evaluator
Certified Soil Scientist

PO Box 114, Cates Road
Dixmont, Maine 04932

Telephone
(207)234-2451

PRELIMINARY SOIL INVESTIGATION REPORT

Date: May 25, 2023

Applicant : Joe Petta
6 Hide Away Lane
Falmouth, Me. 04105

Land Description: Lot # 8
Size of Lot: +- 3.5 Acs, Road: Sawyers Mills Rd.
Owner: Memorable Properties LLC Town: Starks

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 5-24-2023

Method of investigation:
Hand Auger (X) Test Pit ()

Method of ground control: Test sites to be located by Land Surveyor.

Findings:

- 1) (X) Suitable Soils () No Suitable Soils
- 2) Soils Identified : 1AIII with a 17" limiting factor.
- 3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 24 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.

Robert G. Vile Jr. Lic. #S204

5-25-23
Date

Robert Vile
Licensed Site Evaluator
Certified Soil Scientist

PO Box 114, Cates Road
Dixmont, Maine 04932

Telephone
(207)234-2451

PRELIMINARY SOIL INVESTIGATION REPORT

Date: May 25, 2023

Applicant : Joe Petta
6 Hide Away Lane
Falmouth, Me. 04105

Land Description: Lot # 9
Size of Lot: +- 1.4 Acs, Road: Sawyers Mills Rd.
Owner: Memorable Properties LLC Town: Starks

Purpose: To identify soils on the property as defined by the State of Maine Subsurface Wastewater Disposal Rules.

Date of investigation: 5-24-2023

Method of investigation:
Hand Auger (X) Test Pit ()

Method of ground control: Test sites to be located by Land Surveyor.

Findings:

- 1) (X) Suitable Soils () No Suitable Soils
2) Soils Identified : 1AIII with a 18" limiting factor.
3) Location of Soil Test : See attached subdivision map.

Recommended disposal area for a three bedroom home: 24 GSF B43 module Eljen In-Drain cluster.

All permits and or notifications required prior to construction are the responsibility of the owner. If I can assist in the septic system design or you have any other questions regarding the investigation please feel free to contact me at the above number.


Robert G. Vile Jr. Lic. #S204

5-25-23
Date



**MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD**
Do not use red ink.

1. County **Somerset**

2. Municipality **Starks**

BOOK/PAGE - REGISTRY USE ONLY

3. GRANTEE/PURCHASER

3a. Last name, first name, MI; or business name

Memorable Properties, LLC

3c. Last name, first name, MI; or business name

3b. SSN or federal ID

3d. SSN or federal ID

3e. Mailing address after purchasing this property

6 Hideaway Lane

3f. Municipality

Falmouth

3g. State 3h. ZIP Code

ME 04105

4. GRANTOR/SELLER

4a. Last name, first name, MI; or business name

Trustees of the Presbytery of Northern New England

4c. Last name, first name, MI; or Business name

c/o TJ DeMarco, Stated Clerk

4b. SSN or federal ID

02-0347350

4d. SSN or federal ID

4e. Mailing address

190 Glenwood Ave.

4f. Municipality

Pawtucket

4g. State 4h. ZIP Code

RI 02869

5. PROPERTY	5a. Map	Block	Lot	Sub-lot	Check any that apply	5b. Type of property - enter the code number that best describes the property being sold (see instructions).
	R-7		8		No maps exist Multiple parcels Portion of parcel Not applicable	101
5c. Physical location						5d. Acreage (see instructions)
East Side Sawyers Mills Road						41.0

6. TRANSFER TAX

6a. Purchase price (if the transfer is a gift, enter "0")..... 6a.

45,000 .00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a)..... 6b.

.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$50,000
- The transfer is a foreclosure sale

11. OATH. Aware of penalties as set forth in 36 M.R.S. § 4041-K, I declare that I have reviewed this return with the Grantor(s) and Grantee(s) and to the best of my knowledge and belief the information contained herein is true, correct and complete. Declaration of preparer is based on information provided by Grantor(s) and Grantee(s) and of which preparer has any knowledge.

PREPARER. Name of preparer: **Law Office of Ernest W. Hilton** Phone number: **207.696.3800**

Mailing address: **P.O. Box 162** Email address: **ewhilton@myfairpoint.net**

Madison, ME 04950 Fax number: **207.696.4432**

Rev. 11/18

Warranty Deed

The Trustees of the Presbytery of Northern New England, duly organized in New Hampshire and existing under the laws of the State of Maine, with mailing address of c/o Theodore J. DeMarco, Stated Clerk, 190 Glenwood Ave., Pawtucket RI 02869 formerly known as The Trustees of the Presbytery of Newburyport, in consideration of one dollar and other valuable consideration paid by Memorable Properties, LLC, a Maine company with mailing address of 6 Hideaway Lane, Falmouth, ME 04105, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Memorable Properties, LLC, its successors and assigns, with Warranty Covenants, a certain lot or parcel of land without buildings or improvements thereon situated in Starks, County of Somerset, State of Maine more particularly bounded and described as follows, to wit:

Bounded on the north by land formerly owned or occupied by James D. Greaton and land now or formerly of Rose McLaughlin; easterly by land now or formerly of William L. Walker and land formerly of William W. Moore, later of his son, Bert B. Moore; southerly by land now or formerly of Mrs. Melvina Waite and land formerly of Llewellyn Sterry and westerly by the road leading from Starks Village to West Mills.

Reference is made to a deed from Norman F. Luce et. al. dated August 11, 2006 and recorded in Book 3727, Page 269 which released a certain right-of-way in favor of William Walker.

Excepting and Reserving those premises and the buildings and improvements thereon conveyed to David L. Norton and Sheryl L. Norton by deed of the grantor dated October 31, 2006 and recorded in Book 3765, Page 311.

Being all of the remainder of the premises described in a deed from Andrew Geene and Naomi M. Geene to the grantor herein dated July 9, 1957 and recorded in the Somerset Registry of Deeds in Book 579, Page 530.

In Witness Whereof, I, Theodore J. DeMarco, Stated Clerk of the said Trustees of the Presbytery of Northern New England, said Trustees having duly authorized this conveyance and having further duly authorized me as Stated Clerk to execute this deed, have hereby set my hand this 8th day of December, 2022.

[Handwritten signature]

Witness

The Trustees of the Presbytery of Northern New England f/w/a
The Trustees of the Presbytery of Newburyport

By: *[Handwritten signature]*

Theodore J. DeMarco, Stated Clerk

State of Rhode Island
County of Providence, ss.

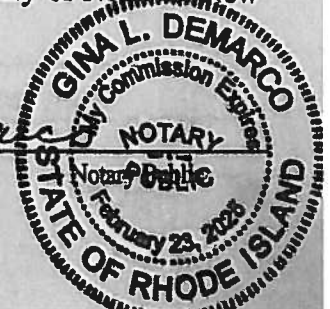
December 8, 2022

Personally appeared the above-named Theodore J. DeMarco in his said capacity as Stated Clerk of the said Trustees of the Presbytery of Northern New England, and affirmed the foregoing as to the said Trustees having been formerly known as the Trustees of the Presbytery of Newburyport and further affirmed the authority of the Trustees of the Presbytery of Northern New England, and further affirmed his capacity and authority to execute this deed on behalf of the said Trustees, and further affirmed and acknowledged the foregoing instrument to be his free act and deed in his said capacity and therefore the free act and deed of the Trustees of the Presbytery of Northern New England formerly known as the Trustees of the Presbytery of Newburyport.

Before me,

[Handwritten signature]

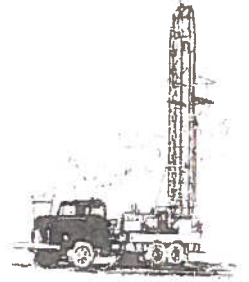
Notary Public





280 Wilton Road
Farmington, ME 04938
Phone (207) 778-3813
Fax (207) 778-0809

www.burnswelldrillinginc@gmail.com



To the Planning Board of Starks, Maine:

Burns Well Drilling would have no problem scheduling and finding water for the subdivision that is located on Sawyers Mills Road in Starks, Maine. As we have drilled wells on this road and in the surrounding area.

Sincerely,
Burns Well Drilling
Trent Robinson
207-778-3813

Re: Memorable Properties
8 June 2023
Hand delivered to
Ken Lusk by
Earl Stacey
P

MAP LEGEND

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

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 or accuracy of soil information. The map is intended for use at the scale of mapping. 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: Web Mercator (EPSG 3857)
 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.

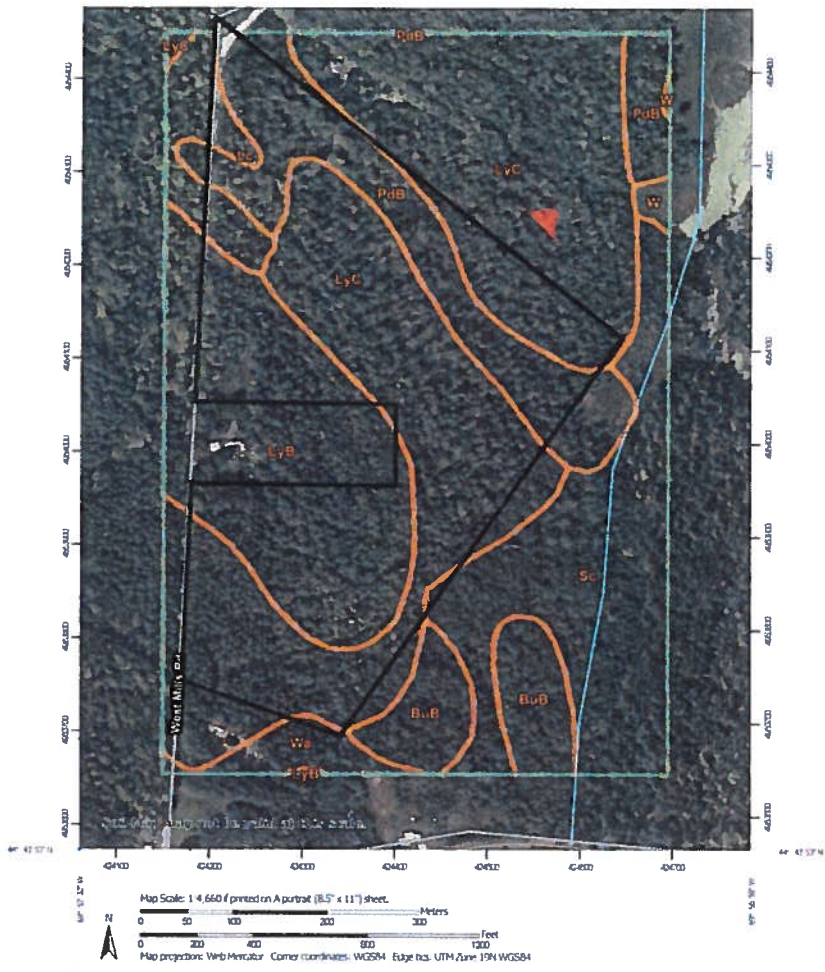
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Somerset County, Maine, Southern Part
 Survey Area Data: Version 22, Aug 30, 2022

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

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

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 blurring or map unit boundaries may be evident.



Fwd: Proposed subdivision

1 message

Claire Nelson <claire@maine.edu>
To: Erin Norton Jenn Hebert <townofstarks@gmail.com>

Wed, Jun 28, 2023

----- Forwarded message -----
From: **Claire Nelson** <claire@maine.edu>
Date: Tue, Jun 27, 2023 at 8:47 AM
Subject: Proposed subdivision
To: Gwen Hilton <gwenhilton88@gmail.com>



Morten Moesswilde <Morten.Moesswilde@maine.gov>

Gwen Hilton,

Thank you for your inquiry about the proposed subdivision in Starks, which you've discussed with Maine Forest Service (MFS) District Forester Julie Davenport.

Attached please find a sample Subdivision Review process related to Criterion 20 of the subdivision review standards:

- Question 1 asks if the parcel has changed ownership within the 5 years preceding the date of the subdivision application. The town would be in a better position to determine if that is the case – if it has not been transferred in the past 5 years, then no liquidation harvest in violation of MFS rules exists.
- Question 2 asks if timber has been harvested within the 5 years preceding the date of the subdivision application. On-site review by Julie Davenport indicates that only minimal harvesting has occurred on the property for approximately 10 years.
- Question 3 asks if the harvest resulted in a violation of liquidation harvesting rules. On-site observations of minimal harvesting indicate that no such violation has occurred.

Based on Questions 2 and 3, Maine Forest Service finds that no harvesting in violation of MFS rules governing liquidation harvesting has occurred.

Please let us know if you have further questions.

Sincerely,

Morten Moesswilde

—
Claire

p. 26

I have reviewed the proposed subdivision on Sawyers Mills RD, Starks Maine and do not have any concerns.

as long as 30ft long, 15 in diameter culverts are used for Driveways.

6/7/2023

Joseph Hayden
Selectman

Based off these generation rates once eventually all 9 lots have a single family house potentially one day then there would be up to an additional 90 trip per day of added traffic to Sawyers Mills RD

Typical Trip Generation Rates and Driveway/Entrance D

Land Use	Estimated # of trips per day per unit*
Single Family House	10 trips/day/home
Apartment Building	6.6 trips/day/dwelling unit
Mobile Home Park	4.8 trips/day/dwelling unit
Single Tenant Office Building	11.57 trips/day 1000 sq. ft.
Day Care Center	4.5 trips/day/student
Home Beauty Salon	42 trips/day/stylist

* Estimated # of trips are based on the Institute of Traffic Engineering Manual, 1997. These represent estimates.