

please print - PLANNING BOARD APPLICATION - please print

Property Owner: Stephen D Spearin Listed Tel. Number: (h) 207-691-7514 (w) 207-430-6377

Owner's Mailing Address: 2797 Sennebec Rd, Appleton, ME 04862

Applicant: Stephen D Spearin Listed Tel. Number: (h) 207-691-7514 (w) 207-430-6377

Applicant's Mailing Address: 2797 Sennebec Rd, Appleton, ME 04862

Applicant's Email Address: Stephen.spearin@gmail.com

Location of Proposed Project: 9 Stoney Hill Rd, Rockport, ME Map 24 Lot 081-016

PROPOSED ACTIVITY: (Check all that apply)

- [] New Dwelling Unit [] 911E/Entrance Permit [] Commercial Structure or Renovation
[] Addition to Existing Dwelling [] Use [] Industrial Structure
[] Accessory Structure [] Home Occupation [] Moving Existing Structure
[] Addition to Accessory Structure [] Demolition of Existing Structure [] Filling or Excavation
[] Renovation of Existing Structure [] Sign
[X] Other Activity (please describe) Site plan requirement for requested change

INFORMATION ABOUT PROPOSED PROJECT

Zoning District(s): # 908 Rural Size of parcel: 3.41 AC Type of Water Supply:

Road Frontage: 177.32' Part of a Subdivision: Yes Foundation Type: Type of Waste Disposal:

Mobile Home: Mfg: Model: Year: If new, you must show proof of sales tax paid. If used, proof of property, water and sewer taxes paid is required. (State law)

INFORMATION ABOUT SIZE AND SCOPE OF PROJECT (Please provide dimensions in square feet).

1st flr. sq. ft., 2nd flr - 6' of headroom - finished sq. ft., 2nd. flr. 6' headroom - unfinished sq. ft.

Decks sq. ft., porches sq. ft., Height of building ft. Lot coverage %

Garage/accessory building sq. ft. Cellar unfinished 6' headroom sq. ft.

To the best of my knowledge, all information submitted on this application is correct. I agree to comply with the Town of Rockport's Ordinances and applicable State laws. I hereby grant permission to the Rockport Planning Office to make necessary inspections to ensure compliance.

Signature of Applicant Date Received by Planning Office 8 Dec. 2021

CODE OFFICER CHECKLIST

- Complete Application on File Flood Hazard Development Permit Required
Internal Plumbing Permit Required DEP Permit Required (Site Location, NRPA, etc)
Requires Review and Approval from the Planning Board. Subsurface Sewage Disposal Permit Required
Requires Review and Approval from the Bd. of Appeals E-9 11 / Entrance Permit #
Sewer System Hookup Curb Cut Permit

CODE OFFICER REVIEW PROCESS - Charge # R0209-0204 - Planning Board

- 1.) Approved Reason
2.) Denied Reason
3.) Refer to Planning Board: Reason
4.) Refer to Zoning Board of Appeals Reason

Code Officer Signature: Date: File # Fee \$ Paid

Receipt # 125749 KNOX SS: RECEIVED

ERECORDED

VOL 5703 PG 51

03/19/2021 10:19:55 AM

2 Pages

Instr # 2021-2950

ATTEST: Madelene F. Cole, Knox Co Registry of Deeds

Real Estate Transfer Tax Paid

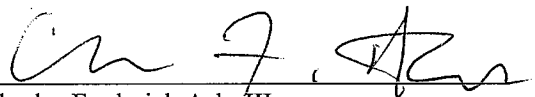
DLN 1002140136264

WARRANTY DEED

Pursuant to the Maine Short Form Deeds Act,
33 M.R.S. §§ 761 *et seq.*

I, **CHARLES FREDERICK ASH III**, of Rockport, Knox County, Maine, for consideration paid, grant to **STEPHEN SPEARIN**, of Appleton, Knox County, Maine, **WITH WARRANTY COVENANTS**, certain real property situated in the Town of Rockport, Knox County, State of Maine, as more particularly bounded and described on the attached Exhibit A.

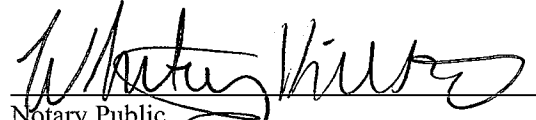
WITNESS, I, **CHARLES FREDERICK ASH III**, set my hand and seal on this 18 day of March, 2021.


Charles Frederick Ash, III

STATE OF MAINE
COUNTY OF Knox, ss:

March 18, 2021

Then personally appeared before me the above-named Charles Frederick Ash, III, and acknowledged the foregoing instrument to be his free act and deed.


Notary Public

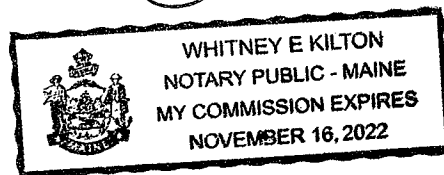


EXHIBIT A

BEING Lot #16 on Plan entitled "Spruce Mountain Subdivision" dated June, 2002, and recorded at the Knox County Registry of Deeds, Cabinet 15, Sheet 183.

Also conveying an easement for ingress, egress and utilities over all roads in the subdivision as depicted on said Plan.

Also conveying an easement as described in deed from Benjamin M. Hilt to Midcoast Maine Select Properties, L.L.C., dated April 5, 2002, recorded in the Knox County Registry of Deeds, Book 2977, Page 238.

Subject to the Site Location of Development Findings of Fact and Order of the State of Maine Department of Environmental Protection dated January 30, 2003, and recorded in the Knox County Registry of Deeds, Book 2929, Page 1.

The premises conveyed are subject to the restrictive covenants contained in deed of Midcoast Maine Select Properties, L. L. C. To CFA Holdings, LLC, dated February 24, 2004, and recorded in the Knox County Registry of Deeds, Book 3164, Page 82.

FOR REFERENCE see Quit Claim deed from Suzanne Margaret Ash to Charles Frederick Ash, III, dated August 20, 2020 and recorded in the Knox County Registry of Deeds in Book 5598, Page 6.

FOR FURTHER REFERENCE see Quit Claim Deed from CFA Holdings, LLC to Charles Frederick Ash, III and Suzanne Margaret Ash dated August 20, 2004 and recorded in the Knox County Registry of Deeds in Book 3375, Page 269.

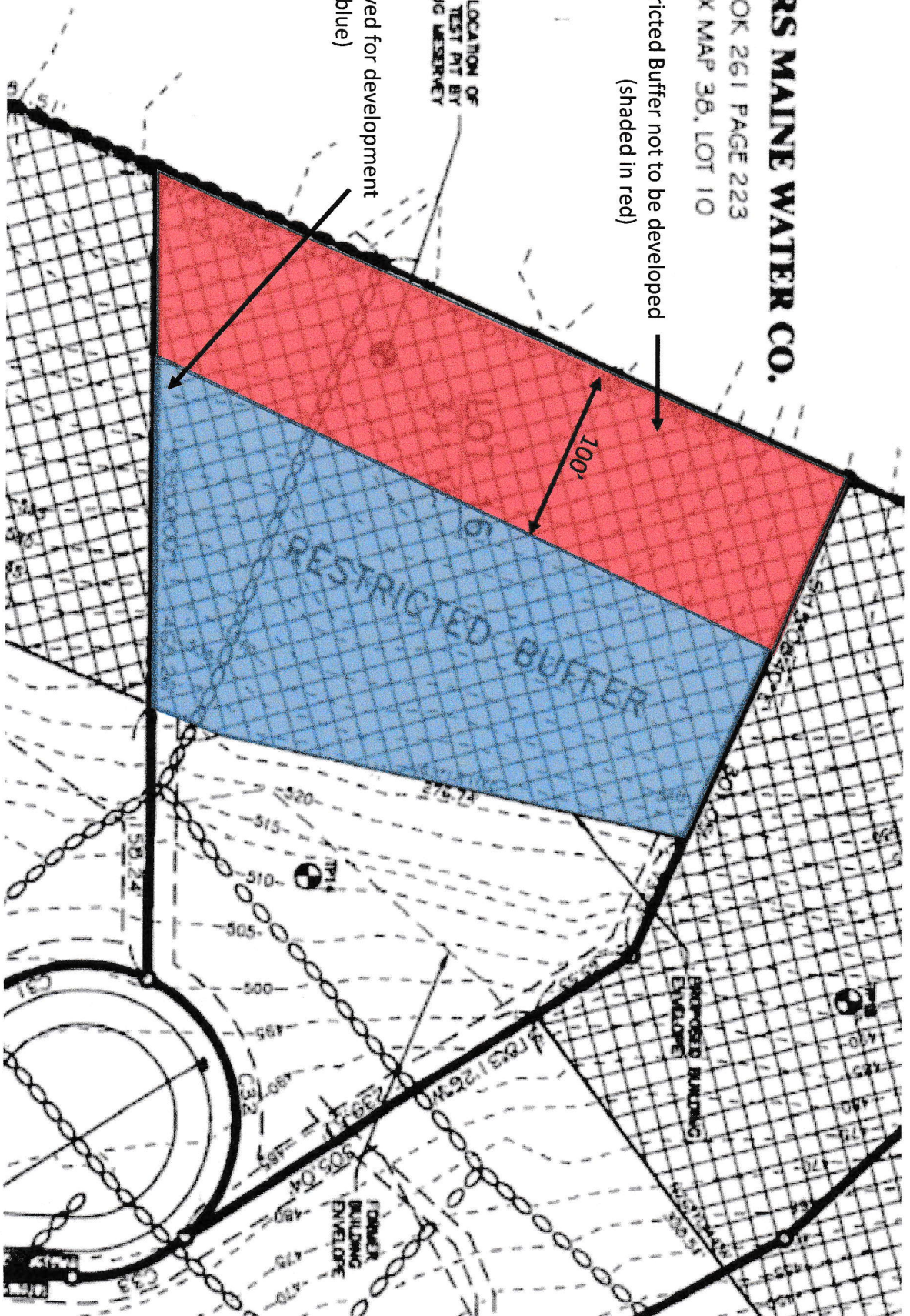
CONSUMERS MAINE WATER CO.

BOOK 261 PAGE 223
TAX MAP 38, LOT 10

Restricted Buffer not to be developed
(shaded in red)

Restricted Buffer approved for development
(shaded in blue)

APPROXIMATE LOCATION OF
SANITARY TEST PIT BY
DOUG MESSERNEY



CONSUMERS MAINE WATER CO.

BOOK 261 PAGE 223
TAX MAP 38, LOT 10

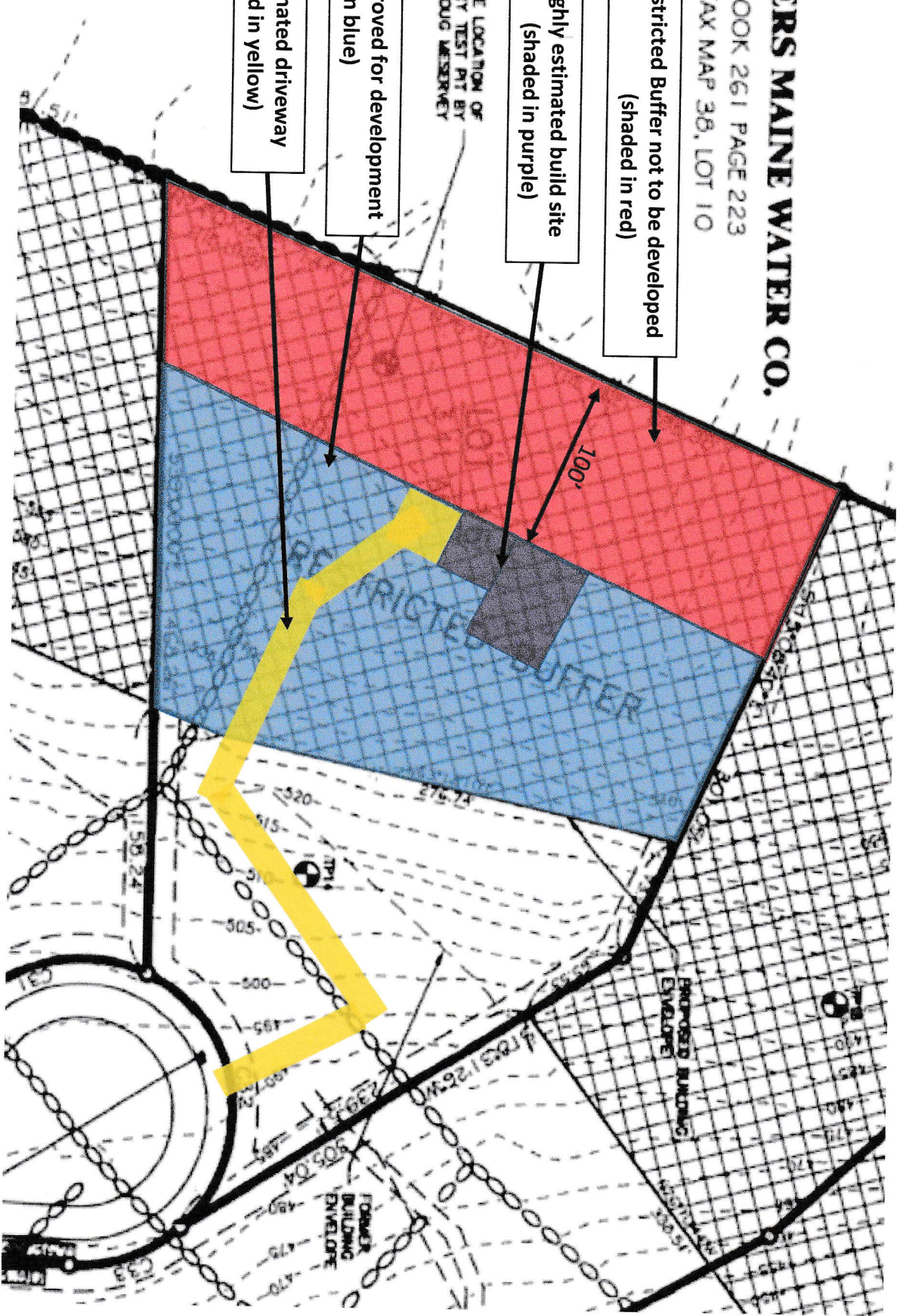
Restricted Buffer not to be developed
(shaded in red)

Roughly estimated build site
(shaded in purple)

APPROXIMATE LOCATION OF
SANITARY TEST PIT BY
DOUG MERRIFIELD

Restricted Buffer approved for development
(shaded in blue)

Roughly estimated driveway
(shaded in yellow)



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	126.15	325.00	23°17'42"	N51°20'33"E	124.36
C2	140.62	275.00	29°17'49"	N61°20'33"E	139.29
C3	154.00	225.00	35°17'56"	N71°20'33"E	154.41
C4	170.30	175.00	41°18'03"	N81°20'33"E	169.56
C5	187.50	125.00	47°18'10"	N91°20'33"E	184.80
C6	205.60	75.00	53°18'17"	N01°20'33"E	200.15
C7	224.60	25.00	59°18'24"	N11°20'33"E	215.64
C8	244.60	0.00	65°18'31"	N21°20'33"E	231.29
C9	265.60	0.00	71°18'38"	N31°20'33"E	247.12
C10	287.60	0.00	77°18'45"	N41°20'33"E	263.15
C11	310.60	0.00	83°18'52"	N51°20'33"E	279.39
C12	334.60	0.00	89°18'59"	N61°20'33"E	295.84
C13	359.60	0.00	95°19'06"	N71°20'33"E	312.51
C14	385.60	0.00	101°19'13"	N81°20'33"E	329.40
C15	412.60	0.00	107°19'20"	N91°20'33"E	346.53
C16	440.60	0.00	113°19'27"	N01°20'33"E	363.91
C17	469.60	0.00	119°19'34"	N11°20'33"E	381.55
C18	499.60	0.00	125°19'41"	N21°20'33"E	399.46
C19	530.60	0.00	131°19'48"	N31°20'33"E	417.64
C20	562.60	0.00	137°19'55"	N41°20'33"E	436.09
C21	595.60	0.00	143°20'02"	N51°20'33"E	454.81
C22	629.60	0.00	149°20'09"	N61°20'33"E	473.81
C23	664.60	0.00	155°20'16"	N71°20'33"E	493.09
C24	700.60	0.00	161°20'23"	N81°20'33"E	512.65
C25	737.60	0.00	167°20'30"	N91°20'33"E	532.48
C26	775.60	0.00	173°20'37"	N01°20'33"E	552.58
C27	814.60	0.00	179°20'44"	N11°20'33"E	572.95
C28	854.60	0.00	185°20'51"	N21°20'33"E	593.59
C29	895.60	0.00	191°20'58"	N31°20'33"E	614.50
C30	937.60	0.00	197°21'05"	N41°20'33"E	635.68
C31	980.60	0.00	203°21'12"	N51°20'33"E	657.13
C32	1024.60	0.00	209°21'19"	N61°20'33"E	678.85
C33	1069.60	0.00	215°21'26"	N71°20'33"E	700.84
C34	1115.60	0.00	221°21'33"	N81°20'33"E	723.11
C35	1162.60	0.00	227°21'40"	N91°20'33"E	745.65
C36	1210.60	0.00	233°21'47"	N01°20'33"E	768.46
C37	1259.60	0.00	239°21'54"	N11°20'33"E	791.53
C38	1309.60	0.00	245°22'01"	N21°20'33"E	814.86
C39	1360.60	0.00	251°22'08"	N31°20'33"E	838.45
C40	1412.60	0.00	257°22'15"	N41°20'33"E	862.30
C41	1465.60	0.00	263°22'22"	N51°20'33"E	886.41
C42	1519.60	0.00	269°22'29"	N61°20'33"E	910.78
C43	1574.60	0.00	275°22'36"	N71°20'33"E	935.41
C44	1630.60	0.00	281°22'43"	N81°20'33"E	960.30
C45	1687.60	0.00	287°22'50"	N91°20'33"E	985.45
C46	1745.60	0.00	293°22'57"	N01°20'33"E	1010.86
C47	1804.60	0.00	299°23'04"	N11°20'33"E	1036.53
C48	1864.60	0.00	305°23'11"	N21°20'33"E	1062.46
C49	1925.60	0.00	311°23'18"	N31°20'33"E	1088.65
C50	1987.60	0.00	317°23'25"	N41°20'33"E	1115.10
C51	2050.60	0.00	323°23'32"	N51°20'33"E	1141.81
C52	2114.60	0.00	329°23'39"	N61°20'33"E	1168.78
C53	2179.60	0.00	335°23'46"	N71°20'33"E	1196.01
C54	2245.60	0.00	341°23'53"	N81°20'33"E	1223.50
C55	2312.60	0.00	347°24'00"	N91°20'33"E	1251.25
C56	2380.60	0.00	353°24'07"	N01°20'33"E	1279.26
C57	2449.60	0.00	359°24'14"	N11°20'33"E	1307.53
C58	2519.60	0.00	365°24'21"	N21°20'33"E	1336.06
C59	2590.60	0.00	371°24'28"	N31°20'33"E	1364.85
C60	2662.60	0.00	377°24'35"	N41°20'33"E	1393.90
C61	2735.60	0.00	383°24'42"	N51°20'33"E	1423.21
C62	2809.60	0.00	389°24'49"	N61°20'33"E	1452.78
C63	2884.60	0.00	395°24'56"	N71°20'33"E	1482.61
C64	2960.60	0.00	401°25'03"	N81°20'33"E	1512.70
C65	3037.60	0.00	407°25'10"	N91°20'33"E	1543.05
C66	3115.60	0.00	413°25'17"	N01°20'33"E	1573.66
C67	3194.60	0.00	419°25'24"	N11°20'33"E	1604.53
C68	3274.60	0.00	425°25'31"	N21°20'33"E	1635.66
C69	3355.60	0.00	431°25'38"	N31°20'33"E	1667.05
C70	3437.60	0.00	437°25'45"	N41°20'33"E	1698.70
C71	3520.60	0.00	443°25'52"	N51°20'33"E	1730.61
C72	3604.60	0.00	449°25'59"	N61°20'33"E	1762.78
C73	3689.60	0.00	455°26'06"	N71°20'33"E	1795.21
C74	3775.60	0.00	461°26'13"	N81°20'33"E	1827.90
C75	3862.60	0.00	467°26'20"	N91°20'33"E	1860.85
C76	3950.60	0.00	473°26'27"	N01°20'33"E	1894.06
C77	4039.60	0.00	479°26'34"	N11°20'33"E	1927.53
C78	4129.60	0.00	485°26'41"	N21°20'33"E	1961.26
C79	4220.60	0.00	491°26'48"	N31°20'33"E	1995.25
C80	4312.60	0.00	497°26'55"	N41°20'33"E	2029.50
C81	4405.60	0.00	503°27'02"	N51°20'33"E	2064.01
C82	4499.60	0.00	509°27'09"	N61°20'33"E	2098.78
C83	4594.60	0.00	515°27'16"	N71°20'33"E	2133.81
C84	4690.60	0.00	521°27'23"	N81°20'33"E	2169.10
C85	4787.60	0.00	527°27'30"	N91°20'33"E	2204.65
C86	4885.60	0.00	533°27'37"	N01°20'33"E	2240.46
C87	4984.60	0.00	539°27'44"	N11°20'33"E	2276.53
C88	5084.60	0.00	545°27'51"	N21°20'33"E	2312.86
C89	5185.60	0.00	551°27'58"	N31°20'33"E	2349.45
C90	5287.60	0.00	557°28'05"	N41°20'33"E	2386.30
C91	5390.60	0.00	563°28'12"	N51°20'33"E	2423.41
C92	5494.60	0.00	569°28'19"	N61°20'33"E	2460.78
C93	5599.60	0.00	575°28'26"	N71°20'33"E	2498.41
C94	5704.60	0.00	581°28'33"	N81°20'33"E	2536.30
C95	5810.60	0.00	587°28'40"	N91°20'33"E	2574.45
C96	5917.60	0.00	593°28'47"	N01°20'33"E	2612.86
C97	6025.60	0.00	599°28'54"	N11°20'33"E	2651.53
C98	6134.60	0.00	605°29'01"	N21°20'33"E	2690.46
C99	6244.60	0.00	611°29'08"	N31°20'33"E	2729.65
C100	6355.60	0.00	617°29'15"	N41°20'33"E	2769.10

SURVEYOR'S NOTES:

- Perimeter property lines were taken from plan reference 1.
- All iron pins set are 5/8" rebar, marked with a plastic surveyor's cap (Coffin Eng 1282 2290).
- All directions are Magnetic North 1989 based on plan reference 1.
- Elevations are referenced to NGVD 1929 based on a tie to Bench Mark "206 RESET 1955". The elevation of "206 RESET 1955" is 207.16' NGVD 1929.
- The purpose of this plan is to amend plan reference 3 by revising the building envelope and buffer area of lot 1G.

PLAN REFERENCES:

- "BOUNDARY SURVEY FOR THE LINCOLNSHIRE COMPANY", BY COFFIN ENGINEERING & SURVEYING, DATED MARCH 26, 1989.
- "MAINE STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP, S.H.C. FILE NO. 7-46 SHEET 3 OF 6 DATED OCTOBER 1955.
- "Midcoast Maine Select Properties, LLC, Spruce Mountain Subdivision Recording Plat" by Coffin Engineering & Surveying, dated September 3, 2002 and revised October 21, 2002. Recorded at Knox County Registry of Deeds January 15, 2003 Cabinet 19 Sheet 183.

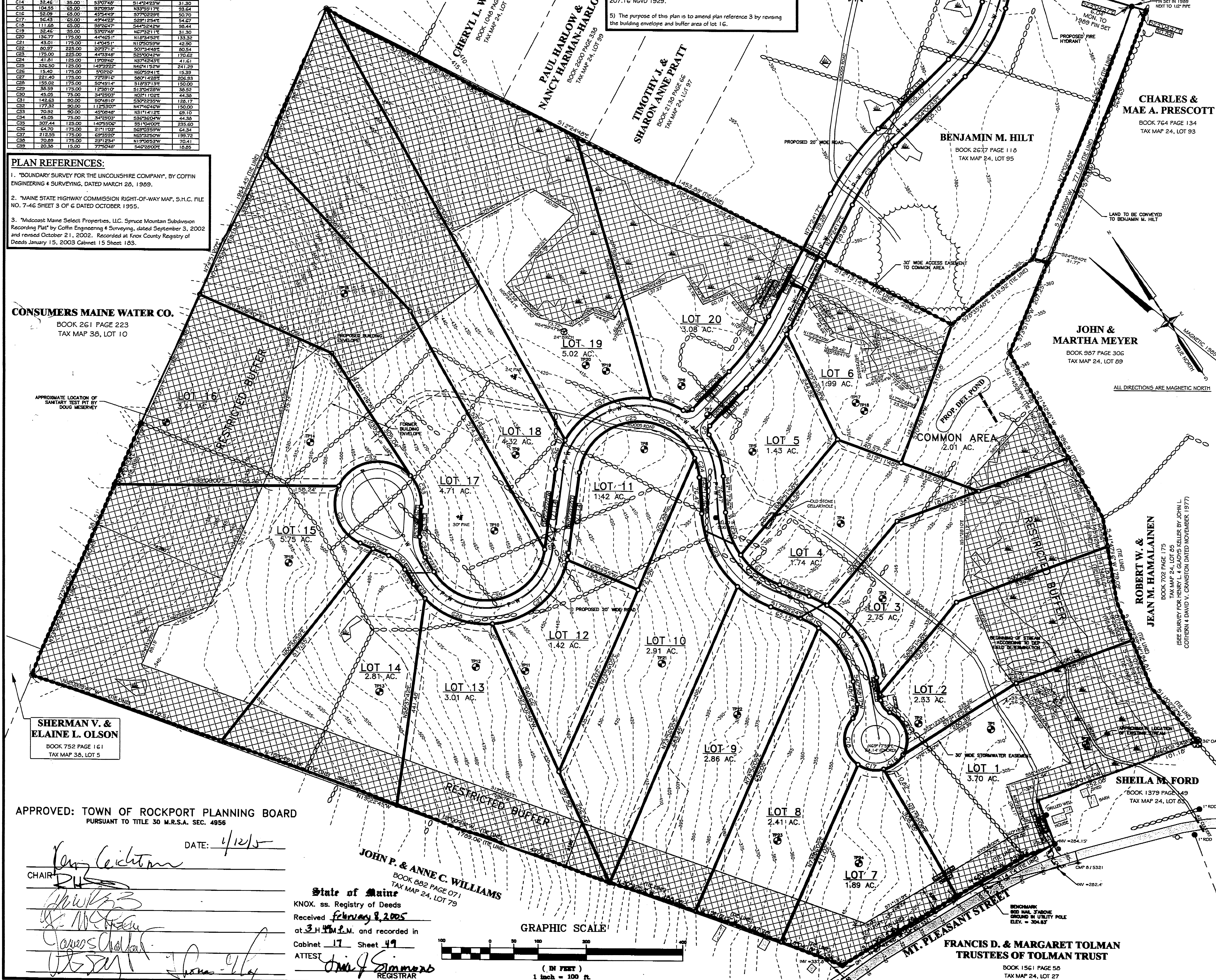
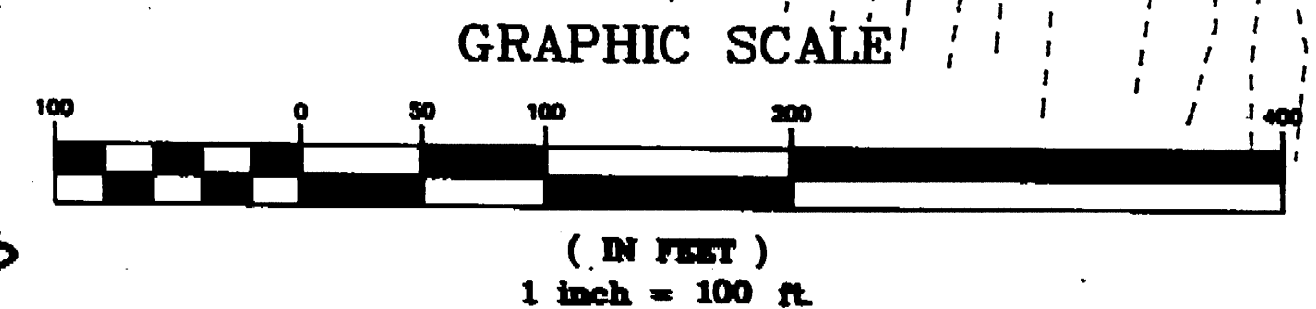
CONSUMERS MAINE WATER CO.
BOOK 261 PAGE 223
TAX MAP 36, LOT 10

SHERMAN V. & ELAINE L. OLSON
BOOK 752 PAGE 161
TAX MAP 36, LOT 5

APPROVED: TOWN OF ROCKPORT PLANNING BOARD
PURSUANT TO TITLE 30 M.R.S.A. SEC. 4956

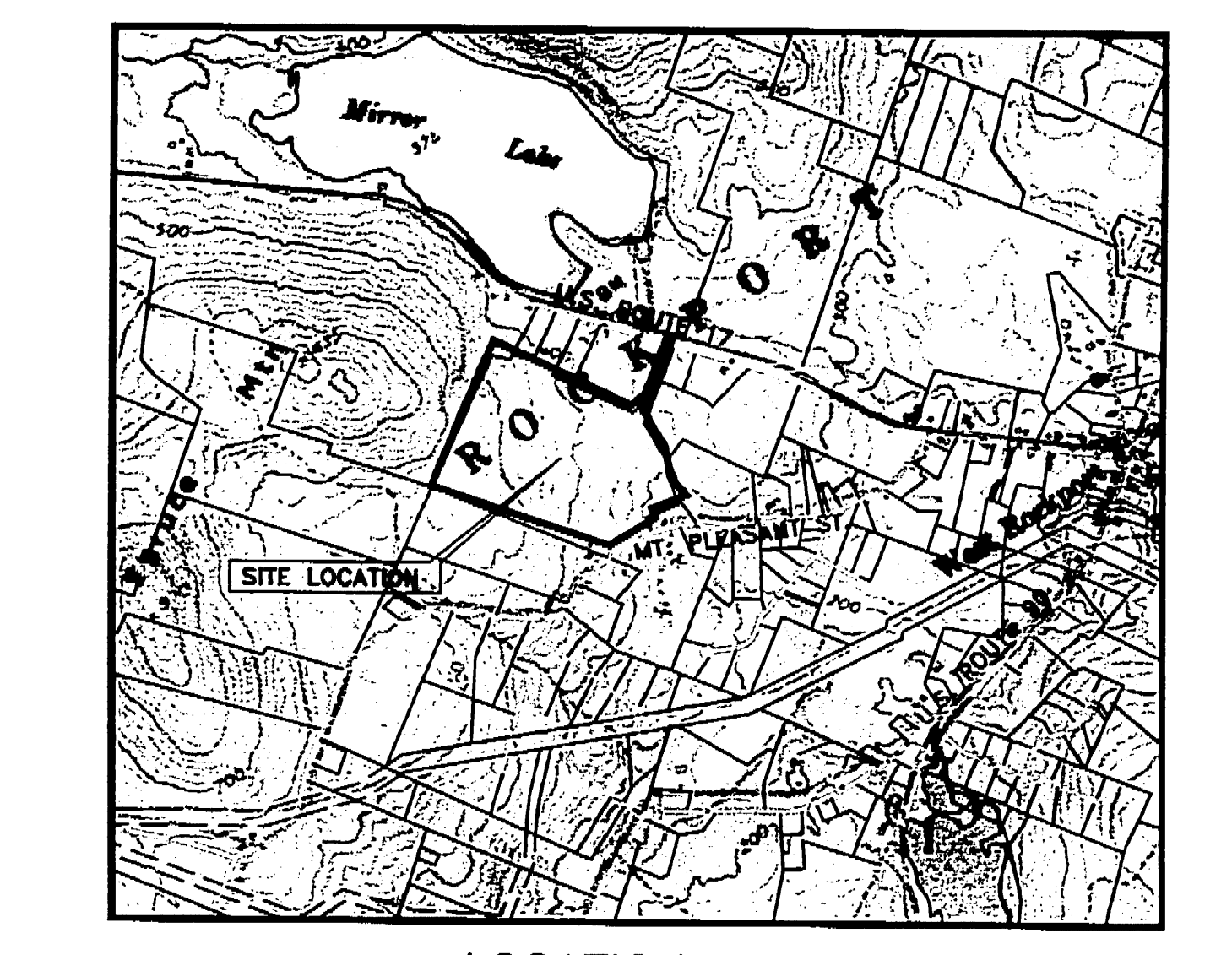
CHAIR: *[Signature]*
DATE: 1/12/05
[Signature]
[Signature]
[Signature]
ATTEST: *[Signature]*
REGISTRAR

State of Maine
KNOX, ss. Registry of Deeds
Received February 8, 2005
at 3:11 P.M. and recorded in
Cabinet 17 Sheet 49
ATTEST: *[Signature]*
REGISTRAR



LEGEND:

	STONE WALL		IRON PIN FOUND
	VEGETATION		GRANITE MONUMENT FOUND
	WELL		5/8" REBAR PROPOSED
	UTILITY POLE		5/8" REBAR SET IN 1989
	GUY ANCHOR		DRILL HOLE FOUND
	OVERHEAD UTILITY LINE		CONIFEROUS TREE
	SURVEYED LINE		DECIDUOUS TREE
	APPROXIMATE TEST PIT LOCATION		WETLAND
	WIRE FENCE		PROPOSED BLDG. ENVELOPE
	EXISTING CONTOUR		EXISTING STORMWATER PIPE
	PROPOSED WATER LINE		PROPOSED STORMWATER PIPE
	SIGN		RESTRICTED BUFFER



GENERAL SITE INFORMATION/NOTES

- OWNER/APPLICANT: MIDCOAST MAINE SELECT PROPERTIES, LLC. ADDRESS: P.O. BOX 651, ROCKPORT, ME 04856
- TAX MAP 24 - LOT 81
- ZONE: RURAL CONSERVATION DISTRICT - R08
- RESIDENTIAL SUBDIVISION
- TOTAL SIZE OF PARCEL: ±64.8 ACRES
- 20 LOTS
- WATER SUPPLY TO BE PROVIDED BY CONSUMERS OF MAINE.
- SEWAGE DISPOSAL: PRIVATE SEPTIC
- WETLAND DELINEATION BY DAVID MARCEAU, SOILS SCIENTIST.
- ELEVATIONS ARE REFERENCED TO NGVD 1929 BASED ON A TIE TO BENCH MARK "206 RESET 1955". THE ELEVATION OF "206 RESET 1955" IS 207.16' NGVD 1929.
- 5' CONTOURS SHOWN IN CONSERVATION AREA WERE SCANNED FROM AN AERIAL SURVEY, BY AERIAL SURVEY & PHOTO INC. 1989, AND ARE APPROXIMATE ONLY.
- LOTS 1 & 7 SHALL BE ALLOWED A 50' WIDE CLEARED AREA IN THE RESTRICTED BUFFER FOR DRIVEWAY ACCESS FROM MT. PLEASANT STREET. ACCESS TO THESE LOTS MAY BE PROVIDED FROM EITHER MT. PLEASANT STREET OR THE CUL-DE-SAC, NOT BOTH.
- Proposed Building Area. Within the Proposed Building Envelope, a maximum area of 40,000 square feet may be cleared for buildings, parking, driveway and lawn area.
- Restricted Buffer Area (Conservation Area) Unless the owner of the Restricted Buffer Area, or any successors or assigns, obtain the prior written approval of the Town of Rockport Planning Board, the Restricted Buffer Area must remain undeveloped in perpetuity. To maintain the Restricted Buffer Area in compliance with the Town of Rockport Subdivision Approval, the use of the Restricted Buffer Area is hereafter limited as follows:
Any removal of trees or other vegetation within the Restricted Buffer Area must be limited to the following:
(1) No purposefully cleared openings may be created and an evenly distributed stand of trees and other vegetation must be maintained. An "evenly distributed stand of trees and other vegetation" is defined as maintaining a minimum rating score of 12 points in any 25 foot by 25 foot square (625 square feet) area, as determined by the following rating scheme:

Diameter of tree at 4-1/2 feet above ground level	Points
2 - 4 inches	1
4 - 12 inches	2
>12 inches	4

Where existing trees and other vegetation result in a rating score less than 12 points, no trees may be cut or sprayed with herbicides except for the normal maintenance of dead, windblown or damaged trees and for pruning of tree branches below a height of 12 feet provided two thirds of the tree's canopy is maintained;
(2) No undergrowth, ground cover vegetation, leaf litter, organic duff layer or mineral soil may be disturbed except that one winding path, that is no wider than six feet and that does not provide a downhill channel for runoff, is allowed through the area;
Any activity on or use of the Restricted Buffer Area inconsistent with the purpose of these Restrictions is prohibited.
- Remaining Land. The areas outside of the restrictive buffer, not including the 40,000 square foot building area for each lot, the road right of way or the initial clearing for the construction of the road, or the retention pond shall be subject to the following restrictive covenant:
There shall be selective cutting of no more than 40% of the trees four (4) inches or more in diameter, measured at 4 1/2 feet above ground level in any ten (10) year period, provided that a well distributed stand of trees and other natural vegetation remain.

PROPOSED WETLAND IMPACT: 2162 S.F.

BREAKDOWN OF ACREAGE	
ROAD RIGHT OF WAY	±3.39 ACRES
BUILDING ENVELOPE AREA	±26.19 ACRES
AREA TO REMAIN UNDEVELOPED (RESTRICTED BUFFER & COMMON AREA)	±27.27 ACRES
COMMON AREA	±2.01 ACRES
TOTAL LOT AREA	±64.8 ACRES

SHEET TITLE: AMENDED RECORDING PLAT
 CLIENT/PROJECT: MIDCOAST MAINE SELECT PROPERTIES, LLC. SPRUCE MOUNTAIN SUBDIVISION
 LOCATION: MOUNT PLEASANT STREET
 TOWN: ROCKPORT COUNTY: KNOX STATE: MAINE
 SCALE: 1"=100'
 DATE: JANUARY 7, 2005
 NO. _____
 REVISIONS _____
 DATE _____
 WITHOUT SIGNATURE
 REC

SHEET 49
 Cabinet 17