

**Rivers Edge Subdivision  
Waterville Road, Belfast, Maine  
Preliminary Subdivision Review Documents  
Project No. 2019-433**

**SUBMISSION LIST**

Revised March 3, 2021

<u>Description of Document</u>	<u>Document Date</u>
1. Cover Letter	March 3, 2021
2. Agent Authorization Letter	January 6, 2020
3. Quitclaim Deed Book 4473 Page 36	February 20, 2020
4. Abutters List and Map	December 9, 2020
5. Corporate Good Standing	Not Dated
6. Location / USGS Map	December 2020
7. Test Pit Data	July 10, 2020
8. NRCS Soil Survey	December 9, 2020
9. Letter to MSAD 34	January 5, 2021
10. Letter from Belfast Fire & Ambulance Chief	February 17, 2021
11. Letter from Belfast Public Works Director	February 25, 2021
12. Draft Declaration of Restrictive Covenants	Not Dated
13. Draft Homeowners Association Agreement	Not Dated
14. Letter from Camden National Bank	February 26, 2021
15. Letter from J.M. Reilly & Son, Inc. Well Drilling	February 25, 2021
16. Preliminary Subdivision Plan	December 8, 2020
17. Cluster Concept Plan	December 8, 2020

March 3, 2021

City of Belfast  
Planning Board  
131 Church Street  
Belfast, ME 04915

**Project No. 2019-433**

**RE: Subdivision Review – Submission for Preliminary Review  
Rivers Edge Subdivision**

Dear Members of the Board:

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the City of Belfast for the proposed subdivision project at Waterville Road in Belfast, Maine. The applicant is proposing to construct an 11-lot single family residential subdivision on Waterville Road. A new access road is proposed to serve these lots. The site is currently occupied by outbuildings. All of the existing agricultural buildings will be removed. The Right, Title and Interest of the property are summarized as follows:

Owner: Dirtwork Development, LLC & Deegan Development, LLC  
Subject Parcel: Map 6 Lot 1A (Tax Map attached)  
Quitclaim Deed: Book 4473 Page 36 (attached)  
Zone: PR-1 Protection Rural District

We herewith submit 12 copies of the preliminary plan and supporting material.

Below are the relevant sections of the City of Belfast Code with responses of where the information can be

**City of Belfast Subdivision Ordinance, Section VI – Submission for Preliminary Review**

**1. Soil information on the property to be subdivided.**

A soil survey derived from the NRCS, along with associated soil information is included with the submission. Soils information indicates soil types are silt loams and sandy loams.

**2. U.S. Geological contour map for the property to be subdivided.**

The requested USGS map is enclosed. The Preliminary Subdivision Plan contains 1' contour topo information.

**3. Soil test information for each proposed lot, for sub-surface wastewater disposal system unless not required by the Board.**

Test pit logs for the 11 lots are enclosed. Soils exploration have been performed by a Maine Soil Scientist/ Site Evaluator.

**4. List of all abutters with mailing address.**

An abutters list is attached.

**5. A statement from the Water District as to availability of City Water, if City Water is to be used.**

This section is not applicable; This property is not served by Belfast Water District's system.

**6. Copy of letter to M.S.A.D. 34 notifying them of the number of units in the proposed subdivision.**

Enclosed is a letter to M.S.A.D 34, conforming to this requirement.

**7. Letter from Sewerage Treatment Plant regarding “capacity” if City sewer is to be used.**

This section is not applicable; This property is not served by the Belfast Sewer collection system.

**8. Letter from Highway Supt. Regarding availability of sewer lines to tie into, if applicable.**

This section is not applicable; This property is not served by the Belfast Sewer collection system.

**9. Copy of draft of Proposed Covenants and Restrictions to be placed upon the subdivision, if any. Copy of existing covenants, restrictions or easements on land to be subdivided.**

A draft copy of the proposed covenants and restrictions is attached.

**10. Plan shall include:**

The attached Preliminary Subdivision Plan includes the following:

- a. Proposed lot layout;
- b. Lot numbering;
- c. Name of subdivision: Rivers Edge Subdivision and  
Space for file number is provided on the Plan;
- d. Owner identified in general site notes, as Note #2;
- e. Boundary lines;
- f. Existing structures;
- g. Streams and wetlands;
- h. Shoreland Zone: The Limited Residential (LR) Shoreland Zone is noted on the Plan;
- i. Map and lot number is shown (Map 6, Lot 1A);
- j. Abutter names;
- k. Deed reference, Quitclaim Deed with Covenant Book 4473 Page 36.

**11. A copy of current deed and evidence of legal standing.**

A copy of the deed and corporate good standing is attached.

**City of Belfast Subdivision Ordinance, Section VII – Review Criteria**

When adopting any subdivision regulations and when reviewing any subdivision for approval, the municipal reviewing authority shall consider the following criteria and, before granting approval, must determine that:

1. Pollution. The proposed subdivision will not result in undue water or air pollution. In making this determination, it shall at least consider:
  - a. The elevation of the land above sea level and its relation to the floodplain;  
**The applicant’s proposal causes no pollution based on its elevation above sea level.  
The entire property is located outside all Flood Zones.**

- b. The nature of soils and subsoils and their ability to adequately support waste disposal.

**Subsurface wastewater disposal systems are proposed. Test pit logs for the 11 lots are enclosed. Soils exploration have been performed by a Maine Soil Scientist/ Site Evaluator, and identify suitable soils for disposal are available.**

- c. The slope of the land and its effect on effluents.

**The westernmost portion of the property slopes in the northeast direct, at slopes ranging from 8% - 12%. The easternmost portion of the property slopes in the east direction, at slopes ranging significantly from 4% - 40%.**

- d. The availability of streams for disposal of effluents.

**This standard is not applicable. Streams will not be used to dispose of effluents.**

- e. The applicable state and local health and water resource rules, regulations and codes.

**The proposed improvements will not adversely affect local health and water resources. Provisions for stormwater management and erosion and sedimentation control are depicted on the plan, conforming to municipal and state standards.**

2. Sufficient water. The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision;

**Each lot will be serviced by a separate well.**

3. Municipal water supply. The proposed subdivision will not cause an unreasonable burden on an existing municipal water supply, if one is to be used.

**The applicant is not proposing to connect into the municipal water system.**

4. Erosion. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results;

**Erosion and sediment control will be installed in accordance with the Maine DEP issued BMP manual.**

5. Traffic. The proposed subdivision will not create unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed.

**The applicant proposes to construct 11 residential units in the proposed subdivision. According to the ITE Trip Generation Manual 10<sup>th</sup> Edition, the proposed subdivision is expected to generate 104 trips per day. The adjacent road, Waterville Road, is a State Major Collector with a 1400 vehicle hourly capacity, and factored AADT of 6383.**

**The proposed development is not expected to result in unreasonable congestion or unsafe conditions on a road in the vicinity of the proposed development.**

6. Sewage disposal. The proposed subdivision will provide for adequate sewage disposal and will not cause an unreasonable burden on municipal services if they are utilized.

**Each lot will be serviced by a separate septic system.**

7. Municipal solid waste and sewage waste disposal. The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste and sewage, if municipal services are to be utilized.

**The applicant is not proposing to connect into the municipal sewer system.**

8. Aesthetic, cultural and natural values. The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the state department of inland fisheries and wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.

**The proposed improvements will not adversely affect the scenic or natural beauty of the area.**

**In addition, there are no existing critical habitats that lie within the project area. See the attached IPaC Species List, by the United States Department of the Interior – Fish and Wildlife Service, for additional information.**

9. Conformity with local ordinances and plans. The proposed subdivision conforms with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any. In making this determination, the Planning Board may interpret these ordinances and plans.

**The proposed subdivision will comply with the applicable requirements of the City ordinances. We have provided a response to the applicable Chapter 98 Technical Standards in addition to the requirements listed in the Subdivision Ordinance.**

10. Financial and technical capacity. The subdivider has adequate financial and technical capacity to meet the standards of this section.

**The applicants have experience in real estate development. A letter from Camden National Bank is included in this submission.**

11. Surface waters; outstanding river segments. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in 38 M.R.S.A. chapter 3, subchapter I, article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water.

**The proposed project is located within the watershed of the tidal section of the Passagassawakeag River watershed, which is not listed as a significant river segment per Title 38 M.R.S.A. chapter 3, subchapter I, article 2-B, section 437.**

**The proposed subdivision has been designed to meet the stormwater management requirements per MaineDEP standards. As such, the proposed development has been**

**designed to treat 95% of the impervious area and 80% of the developed area of the roadway improvements.**

- a. When lots in a subdivision have frontage on an outstanding river segment, the proposed subdivision plan must require principal structures to have a combined lot shore frontage and setback from the normal high-water mark of 500 feet.

**This section is not applicable. The project parcel does not have shore frontage.**

12. Groundwater. The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater or any public or private water source.

**There are no proposed changes that would impact groundwater or private water sources. A well driller's letter is enclosed.**

13. Flood areas. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant, whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plat approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, as least two feet above the 100-year flood elevation.

**The project parcel is located outside all Flood Zones.**

14. Stormwater. The proposed subdivision will provide for adequate stormwater management.

**The proposed subdivision road has been designed in accordance with Chapter 500 per Maine DEP standards. A Stormwater Management Law Permit Application will be submitted to Maine DEP for the proposed development.**

15. River, stream or brook. Any river, stream or brook within or abutting the proposed subdivision shall be identified on any maps submitted as part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 28, Section 480-B, Subsection 9.

**A stream that traverses the property is depicted on the Plan.**

16. Freshwater wetlands. All freshwater wetlands/wetlands within 250 feet of the proposed subdivision shall be identified on any maps submitted as part of the application, regardless of the size of the wetlands.

**All mapped wetlands, on the project parcel, are shown on the attached Site Plan. A Natural Resource Protection Act (NRPA) permit will be submitted to the Maine Department of Environmental Protection for the proposed impacts. Wetlands within 250' of the property as identified on the National Wetlands Inventory are depicted on a separate exhibit.**

17. Spaghetti-lots. Spaghetti lots as defined in 30-A MRSA Section 4404 (17) or subsequent amendment shall be prohibited. No lots in a subdivision may have a spaghetti lot unless the Planning Board shall specifically find there is a necessity to create said lot based upon historical lot orientation.

**The applicant is not proposing to construct spaghetti lots.**

18. The subdivision must comply with the general standards of Chapter Two through Five of the Subdivision Ordinance.

**The proposed subdivision has been designed in accordance with the general standards of Chapter Two through Five of this Ordinance and will be reviewed with the Final Submission.**

In addition, we have enclosed the Cluster Plan required by the Zoning Ordinance.

If you have any questions or require additional information please do not hesitate to call me at (207) 236-4365.

Sincerely,

**Gartley & Dorsky, Engineering & Surveying Inc.**



William T. Lane, PE  
Vice President

January 6, 2020

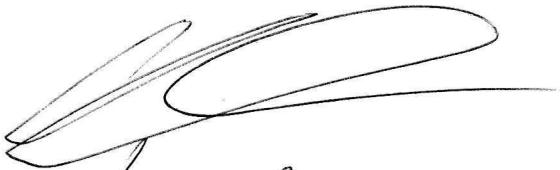
William Lane, P.E.  
Gartley & Dorsky Engineering & Surveying, Inc.  
P.O. Box 1031  
Camden, Maine 04843

**Subject: Agent Authorization**

Dear Mr. Lane,

The intent of this letter is to authorize Gartley & Dorsky Engineering & Surveying, Inc. to act as my agent in submitting municipal, state and federal applications and answering questions associated with the site development project in Belfast, Maine. The project is located at Waterville Road, Belfast, Maine.

Very truly yours,



KEVIN CROSS

DEEGAN DEVELOPMENT LLC

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

DLN : 1002040088471  
QUITCLAIM DEED WITH COVENANT

We, Debra A. Paul, Cindy L. Herbig, Connie J. Pooler, f/k/a/ Connie J. Cross, and Raymond D. Paul, Jr. release to Dirtwork Development, LLC, a New Hampshire limited liability company and Deegan Development, LLC, a Maine limited liability company, with quitclaim covenant, a certain parcel of land situated northeasterly of Waterville Road and near the intersection with Doak Road, in the Town of Belfast, County of Waldo, State of Maine, bounded and described as follows to wit:

Beginning at a point on the generally easterly bound of Waldo Avenue, so-called, also known as State Highway #137, at the generally southwesterly corner of the residence formerly owned by Leon Fish, Jr., now of William D. Regan and Roberta M. Albert (Waldo County Registry of Deeds, Book 2081, Page 257); thence North 78 ° 46' 52" East along a stone wall marking the generally southerly line of said land of Regan to Regan's southeasterly corner as was established by a deed from us, Raymond D. Paul and Delma F. Paul, to the said William D. Regan and Roberta M. Albert, dated December 7, 2007 and recorded in said Registry in Book 3165, Page 282; thence northerly along the easterly line of land of the said William D. Regan and Roberta M. Albert, a distance of two hundred fifty (250) feet, more or less, to their northerly corner; thence easterly along a stone wall marking the southerly line of land formerly of Bertrand Davis (Waldo County Registry of Deeds, Book 273, Page 500), now of the City of Belfast, Maine, to the westerly bound of Upper High Street, so-called, also known as the City Point Road; thence southerly by said road to the generally northeasterly corner of land now or formerly of The Coastal Mountains Land Trust (Waldo County Registry of Deeds, Book 2506, Page 102 and Book 2255, Page 267); thence westerly along the northerly line of said land of The Coastal Mountains Land Trust and along the northerly line of land now or formerly of Norman P. Kinney and Shirley L. Kinney (Waldo County Registry of Deeds, Book 2803, Page 151) to the easterly bound of said Waldo Avenue; thence northerly along said avenue to the point of beginning.

Excepting and Reserving a certain parcel of land bounded and described as follows:

Beginning at a set rebar on the apparent northeasterly sideline of Doak Road, said rebar being at the most southerly corner of land now or formerly of William D. Regan as recorded at the Waldo County Registry of Deeds in Book 2081, Page 257;  
Thence North 60 degrees 53 minutes 18 seconds East partially along a stonewall and along land now or formerly of William D. Regan, a distance of 505.33 feet, to a set rebar;  
Thence South 14 degrees 27 minutes 04 seconds West through land of Grantors herein, a distance of 210.20 feet, to a set rebar;  
Thence South 24 degrees 35 minutes 59 seconds East through land of Grantors herein, a distance of 94.44 feet, to a set rebar;

"MAINE REAL ESTATE  
TRANSFER TAX PAID"

Thence South 55 degrees 45 minutes 02 seconds West through land of Grantors herein, a distance of 57.88 feet, to a set rebar;  
Thence South 33 degrees 43 minutes 11 seconds East through land of Grantors herein, a distance of 72.11 feet, to a set rebar;  
Thence South 51 degrees 17 minutes 25 seconds West through land of Grantors herein, a distance of 92.97 feet, to a set rebar on the apparent northeasterly sideline of Waterville Road;  
Thence North 57 degrees 41 minutes 18 seconds West along the apparent northeasterly sideline of said Road, a distance of 242.09 feet, to a point;  
Thence North 62 degrees 30 minutes 19 seconds West along the apparent northeasterly sideline of said Road, a distance of 128.09 feet, to a point;  
Thence South 87 degrees 14 minutes 03 seconds West along the apparent northerly sideline of said Road, a distance of 26.68 feet, to a point on the apparent northeasterly sideline of Doak Road;  
Thence North 23 degrees 59 minutes 33 seconds West along the apparent northeasterly sideline of Doak Road, a distance of 7.67 feet, to the first mentioned set rebar, being the point of beginning. Containing 2.02 acres.

Being a portion of land conveyed to Debra A. Paul, Cindy L. Herbig, Connie J. Cross, and Raymond D. Paul, Jr. by a deed dated December 7, 2007 and recorded at the Waldo County Registry of Deeds in Book 3166, Pages 171-172.

WITNESS my hand and seal this Feb 20th, 2020.

\_\_\_\_\_  
Witness

Debra A. Paul  
Debra A. Paul

\_\_\_\_\_  
Witness

Cindy L. Herbig  
Cindy L. Herbig

\_\_\_\_\_  
Witness

Connie J. Pooler  
Connie J. Pooler

JAN MARIE MILLER  
Witness JAN MARIE MILLER

Raymond D. Paul, Jr.  
Raymond D. Paul, Jr.

STATE OF MAINE,

WALDO COUNTY, ss.

February 20<sup>TH</sup>, 2020

Personally appeared the above named Raymond D. Paul, Jr., and  
\_\_\_\_\_ acknowledged the foregoing instrument to be his/her free  
act and deed.

  
\_\_\_\_\_  
Notary Public

**TANYA MITCHELL  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
December 31, 2022**





# MAINE

Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions

Corporate Name Search

## Information Summary

[Subscriber activity report](#)

This record contains information from the CEC database and is accurate as of: Wed Mar 03 2021 10:00:04. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
DEEGAN DEVELOPMENT LLC	20183259DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING
Filing Date	Expiration Date	Jurisdiction	
12/28/2017	N/A	MAINE	
Other Names	(A=Assumed ; F=Former)		
NONE			

### Clerk/Registered Agent

KEVIN CROSS  
361 ROOSEVELT TRAIL  
WINDHAM, ME 04062



[← Back to Home](#)

## Business Information

### Business Details

Business Name: DIRTWORK DEVELOPMENT LLC

Business ID: 833871

Business Type: Domestic Limited Liability Company

Business Status: Good Standing

Management Style: Member Managed

Name in State of  
Formation: Not Available

Business Creation Date: 01/03/2020

Date of Formation in  
Jurisdiction: N/A

Principal Office Address: 30 Beaverside Dr, Center Harbor, NH,  
03226, USA

Mailing Address: 30 Beaverside Dr, Center Harbor, NH,  
03226, USA

Citizenship / State of  
Formation: Domestic/New Hampshire

Last Annual Report  
Year: 2021

Next Report Year: 2022

Duration: Perpetual

Business Email: DirtworkDevelopmentLLC@gmail.com

Phone #: 207-322-3874

Notification Email: mmaman207@yahoo.com

Fiscal Year End Date: NONE

### Principal Purpose

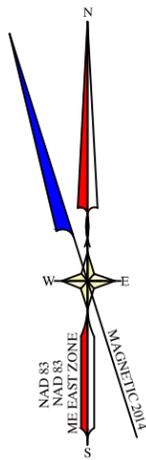
S.No	NAICS Code	NAICS Subcode
1	Construction	Land Subdivision

Page 1 of 1, records 1 to 1 of 1

### Principals Information

Name/Title	Business Address
Joshua Pooler / Member	30 Beaverside Dr, Center Harbor, NH, 03226, USA

Page 1 of 1, records 1 to 1 of 1

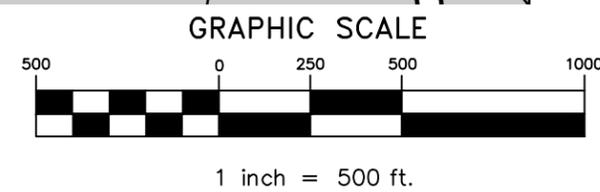
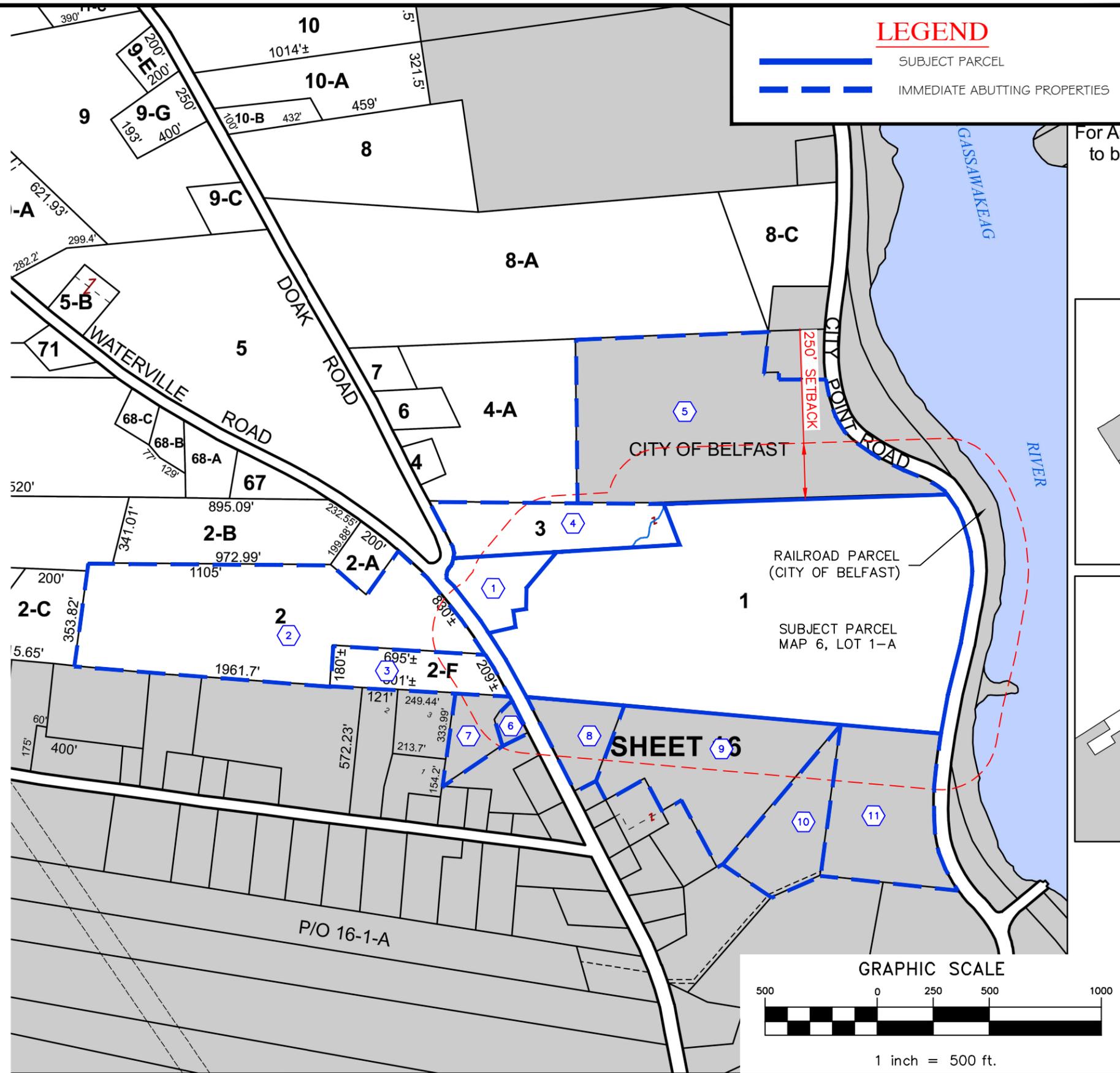


### LEGEND

- SUBJECT PARCEL
- IMMEDIATE ABUTTING PROPERTIES

### ABUTTING LAND OWNERS

SYMBOL	OWNER	MAP - LOT
①	KEVIN CROSS & JOSH POOLER 30 BEAVERSIDE DRIVE CENTER HARBOR, NH 03226	MAP 6 – LOT 1
②	PAUL FOSTER 327 TRUES POND ROAD MONTVILLE, ME 04941	MAP 6 – LOT 2
③	SHAWN THYNG C/O MATTHEW CHAPMAN W. 69 ELM STREET, UNIT 200 CAMDEN, ME 04843	MAP 6 – LOT 2-F
④	WILLIAM D. REGAN 3 DOAK ROAD BELFAST, ME 04915	MAP 6 – LOT 3
⑤	CITY OF BELFAST 131 CHURCH STREET BELFAST, ME 04915	MAP 8 – LOT 3
⑥	PAUL ALAN WOODS 16 WATERVILLE ROAD BELFAST, ME 04915	MAP 16 – LOT 14
⑦	GERALDINE E. WOODS C/O PAUL AND KIM WOODS 16 WATERVILLE ROAD BELFAST, ME 04915	MAP 16 – LOT 15
⑧	MARYBETH MCGINLEY 15 WATERVILLE ROAD BELFAST, ME 04915	MAP 16 – LOT 16
⑨	JAMES J. DOOLING & ELIZABETH TENAGLIA 449 COTTON ROAD LYNDONVILLE, VT 05851	MAP 16 – LOT 16-A
⑩	BROCK JOHN GORDON 53 CITY POINT ROAD BELFAST, ME 04915	MAP 16 – LOT 23-C
⑪	COASTAL MOUNTAINS LAND TRUST 101 MT. BATTIE STREET CAMDEN, ME 04843	MAP 16 – LOT 26



**Gartley & Dorsky**  
ENGINEERING SURVEYING

59 Union Street, Unit 1, P.O. Box 1031 Camden, ME 04843-1031  
Ph (207) 236-4365 Fax (207) 236-3055 Toll Free 1-888-282-4365  
165 Main Street Suite 2F P.O. Box 1072 Damascus, Maine 04843  
Ph. (207) 790-5005

RIVERS EDGE SUBDIVISION  
BELFAST, MAINE

DECEMBER 9, 2020

PROJ. NO. 2019-433

ABUTTERS MAP



**SOIL DESCRIPTION AND CLASSIFICATION**

Observation Hole 1  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM	FRIABLE	DARK BROWN	NONE
10			STRONG BROWN	
20	BOTTOM OF TEST PIT	FIRM	LIGHT OLIVE BROWN	COMMON MEDIUM DISTINCT STRONG BROWN
30				
40				
50				

Soil Classification <u>3</u> Profile <u>C</u> Condition	Slope <u>±8</u> %	Limiting Factor <u>16</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole 2  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	FINE SANDY LOAM	FRIABLE	DARK OLIVE BROWN	NONE
10			STRONG BROWN	
20	BOTTOM OF TEST PIT	FIRM	LIGHT OLIVE BROWN	COMMON MEDIUM DISTINCT STRONG BROWN
30				
40				
50				

Soil Classification <u>8</u> Profile <u>D</u> Condition	Slope <u>±5</u> %	Limiting Factor <u>9</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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**SOIL DESCRIPTION AND CLASSIFICATION**

Observation Hole 3  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	FINE SANDY LOAM	FRIABLE	DARK BROWN	NONE
10			STRONG BROWN	
20	BOTTOM OF TEST PIT	FIRM	LIGHT OLIVE BROWN	COMMON MEDIUM DISTINCT STRONG BROWN
30				
40				
50				

Soil Classification <u>8</u> Profile <u>D</u> Condition	Slope <u>±9</u> %	Limiting Factor <u>9</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole 4  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	FINE SANDY LOAM	FRIABLE	DARK BROWN	NONE
10			STRONG BROWN	
20	BOTTOM OF TEST PIT	FIRM	LIGHT OLIVE BROWN	COMMON MEDIUM DISTINCT STRONG BROWN
30				
40				
50				

Soil Classification <u>8</u> Profile <u>D</u> Condition	Slope <u>±3</u> %	Limiting Factor <u>9</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

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

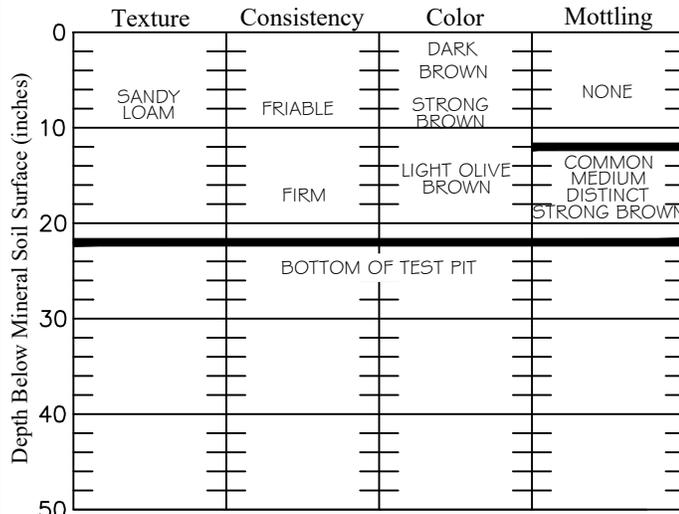
Town, City, Plantation  
 BELFAST

Street, Road, Subdivision  
 WATERVILLE ROAD

Owner's Name  
 DIRTWORK DEVELOPMENT, LLC &  
 DEEGAN DEVELOPMENT, LLC

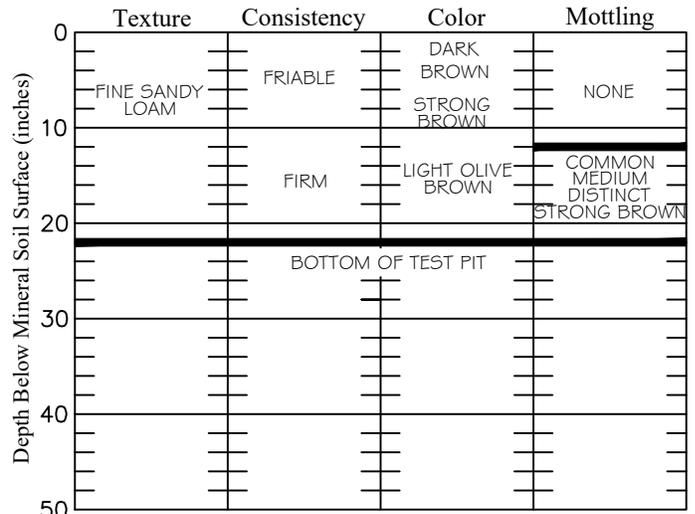
**SOIL DESCRIPTION AND CLASSIFICATION**

Observation Hole 5  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>±8%</u>	<u>12"</u>	<input checked="" type="checkbox"/> Restrictive Layer
<u>D</u> Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

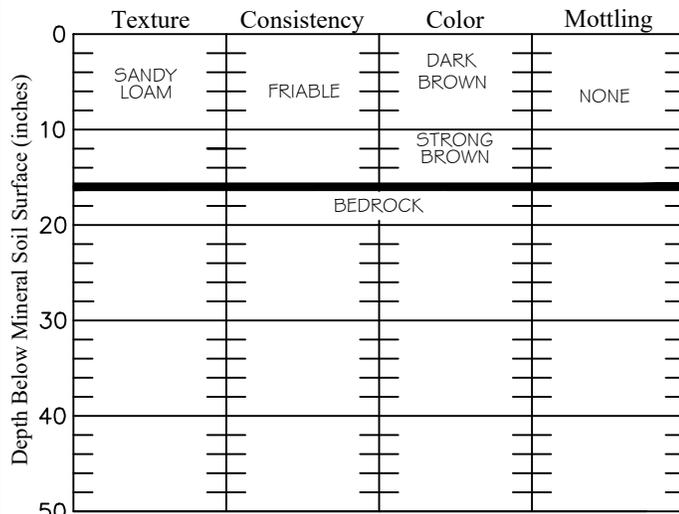
Observation Hole 6  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>±11%</u>	<u>12"</u>	<input checked="" type="checkbox"/> Restrictive Layer
<u>D</u> Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

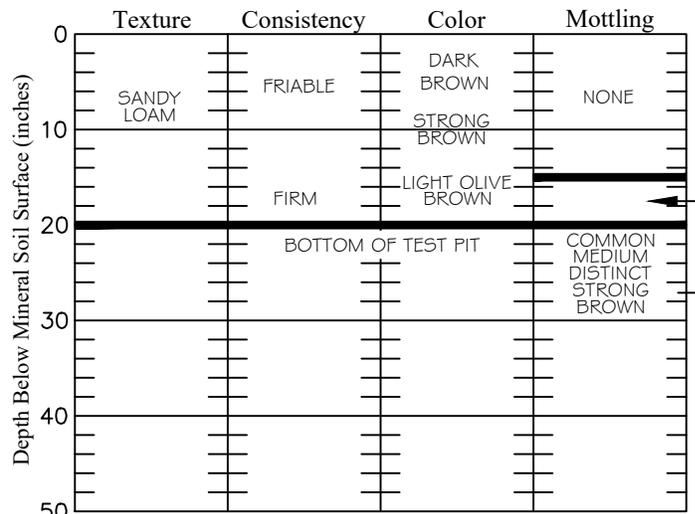
**SOIL DESCRIPTION AND CLASSIFICATION**

Observation Hole 7  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
<u>2</u> Profile	<u>±15%</u>	<u>16"</u>	<input type="checkbox"/> Restrictive Layer
<u>AIII</u> Condition			<input checked="" type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 8  Test Pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>±6%</u>	<u>15"</u>	<input checked="" type="checkbox"/> Restrictive Layer
<u>C</u> Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

*Natalie Marzani*

411

7/10/20

Page 2 of 3  
 HHE-200 Rev. 8/01

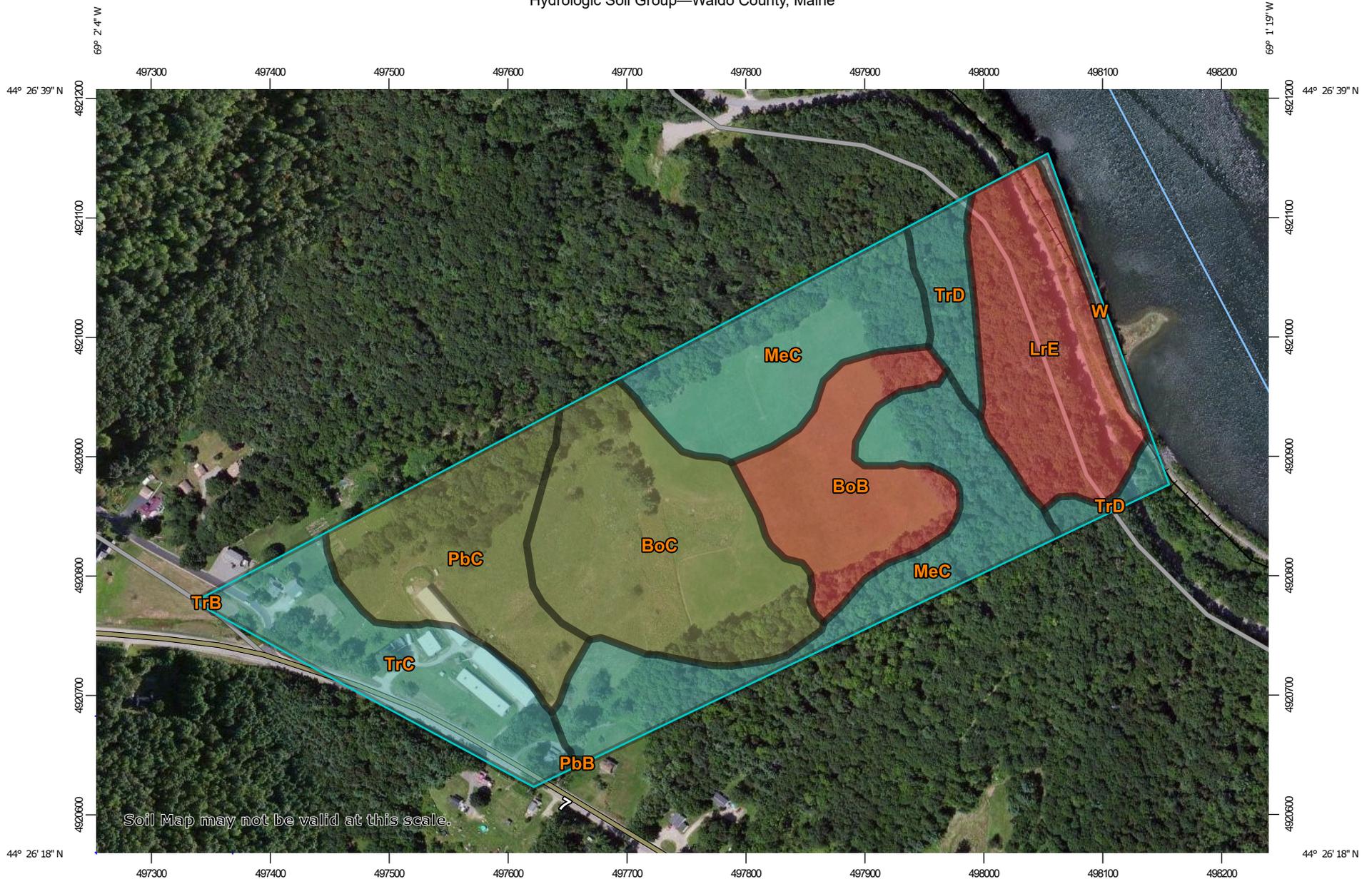
Site Evaluator Signature

SE #

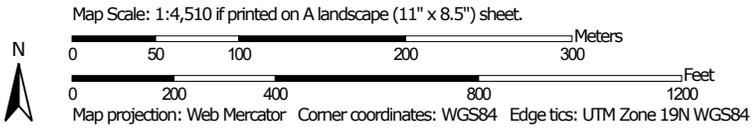
Date



Hydrologic Soil Group—Waldo County, Maine



Soil Map may not be valid at this scale.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### 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: Waldo County, Maine  
 Survey Area Data: Version 20, May 29, 2020

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

Date(s) aerial images were photographed: Jul 17, 2010—Aug 31, 2010

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.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BoB	Boothbay silt loam, 3 to 8 percent slopes	D	5.3	10.9%
BoC	Boothbay silt loam, 8 to 15 percent slopes	C/D	9.4	19.2%
LrE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	D	6.7	13.8%
MeC	Marlow fine sandy loam, 8 to 15 percent slopes, very stony	C	12.6	25.7%
PbB	Peru fine sandy loam, 0 to 8 percent slopes, very stony	C/D	0.0	0.0%
PbC	Peru fine sandy loam, 8 to 15 percent slopes, very stony	C/D	6.3	12.9%
TrB	Tunbridge-Lyman complex, 3 to 8 percent slopes, rocky	C	0.0	0.1%
TrC	Tunbridge-Lyman complex, 8 to 15 percent slopes, rocky	C	5.7	11.7%
TrD	Tunbridge-Lyman complex, 15 to 25 percent slopes, rocky	C	2.2	4.6%
W	Water bodies		0.5	1.1%
<b>Totals for Area of Interest</b>			<b>48.8</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

January 5, 2021

RSU 71  
41 Lions Way  
P.O. Box 325  
Belfast, ME 04915

**Rivers Edge Subdivision: Submission for Preliminary Review**  
Project 2019-433

To Whom it May Concern:

Dirtwork Development, LLC and Deegan Development, LLC, owners of a property off Waterville Road in Belfast, are proposing to construct an 11-lot single family residential subdivision on their property (Tax Map 6, Lot 1-A). The City of Belfast requires the applicant to notify the school district of all proposed subdivisions, as part of the Planning Board review process.

If you have any questions regarding this project, please feel free to contact me directly at (207) 236-4365.

Sincerely,

**Gartley & Dorsky, Engineering & Surveying Inc.**

A handwritten signature in black ink, appearing to read 'W. T. Lane', written in a cursive style.

William T. Lane, PE  
Vice President

# BELFAST FIRE & AMBULANCE

February 17, 2021

To: William Lane  
Gartley & Dorsky Engineering

From: Jim Richards, Chief  
Belfast & Ambulance

Reference: Rivers Edge Subdivision  
23 Waterville Road  
Belfast, ME 04915

I have reviewed the plans for the eleven residential lots on the proposed River Edge Subdivision in Belfast off the Waterville Road, and I do not see any problems with fire suppression or any other requests for emergency vehicles.

The Belfast Fire Department can transport approximately 7 thousand gallons of water on the first response with two pumpers and two tankers. If there should be a need for Mutual Aid, we would request tankers from the neighboring towns of Belmont, Northport, Morrill, and Searsport and fill from a hydrant on Waldo Ave.

One of the main concerns on a dead-end road, in any location, is the width of the road for Fire trucks to meet and/or pass and the width of the turn around at the end of the subdivision.

The tankers are approximately thirty-five feet in length and the Aerial Platform fifty-five feet. Another important issue is plowing and sanding in the winter months.

Please do not hesitate to contact me if you need further information @ 338-3362.

Thank You

Jim Richards, Chief  
Belfast Fire & Ambulance

City of Belfast Public Works

Date: 2-25-2021

To: Bill Lane

Gartley & Dorsky Engineering

Ref: 23 Waterville Road, Belfast

I have reviewed the plans for the entrance to the Rivers Edge Subdivision. I don't foresee any problems at this time. The proposed access drive location, width and sight distance is suitable at this location. If you have any further questions or comments please feel free to contact me.

Thanks,

Bob Richards

Belfast Public Works Director

## **Declaration of Restrictive Covenants**

to  
All future owners of Lots in  
Rivers Edge Subdivision,  
Belfast, Maine

### **Recitals**

Dirtwork Development, LLC and Deegan Development, LLC (collectively referred to hereafter as the "Developer") are the owners and developers of Rivers Edge Subdivision, in Belfast, Maine, an 11-lot residential subdivision approved by the City of Belfast, as shown on the Final Subdivision Plan entitled " ", Maine, to be recorded in the Waldo County Registry of Deeds, hereinafter referred to as the "Plan."

These restrictive covenants, easements, reservations and requirements shall run with the land. Said covenants are imposed on all lots for the benefit of the Granter, his heirs and assigns, and for individual lot owners in said development, and shall be enforced as provided herein. The term "Lot Owner" means the owner of any lot other than the Developer.

### **COVENANTS AND USER RESTRICTIONS:**

1. **COMMERCIAL USES PROHIBITED:** Lots shall be used for residential purposes only. This restriction is not intended to prevent rental of any home, or to prevent home occupation professions, craft work, artistic endeavors and similar occupations so long as the commercial use is not open to the public and does not have customers coming to the subdivision.

2. **ONE HOUSE ONLY:** There can only be one principal residence on a lot. Accessory apartments which are part of the residence are allowed for family members.

3. **BUILDING REQUIREMENTS:**  
The exterior siding of all structures shall be clapboards, shingles, masonry, vinyl, or other quality siding, with no exposed tar paper, tarred shingles, T-111 type siding, or similar. Each residential building shall be at least 1400 sq. feet of gross square feet of first floor living area. No residential building shall exceed three stories in height measured from the top of the foundation. That side of the foundation which faces the road shall be more than 3 feet above the finished grade. The restriction regarding foundation height is not intended to prevent walk-out basements, or other improvements which are not on the side of the foundation which faces the road.

4. **EXTERIOR APPEARANCE:** No unregistered motor vehicle,

junk or debris shall be stored or kept in open view on the premises. No outside storage of any inoperative vehicles, motorcycles, bicycles, boats, recreational vehicles, snowplows, camper trailers or the like. All trash and rubbish must be stored inside. There shall be no activity which is an annoyance or nuisance to the neighborhood. Any draining or regrading cannot interfere with the natural drainage of surface waters or stormwater management plan without installing suitable drainage to discharge surface water in the same area and direction as would have naturally occurred before such improvements.

5. SURFACE WATER. Other than the surface and storm waters in the subdivision drainage systems, no waters may be impounded or directed so as to unreasonably interfere with the natural flow of surface waters and no waters may be collected, channelized and diverted onto the land of another or diverted from one stream bed to another when the receiving stream bed flows onto the land of another without the written consent and a drainage easement from the effected and burdened property owner.

6. VIOLATION OF LAW. All activities shall conform the ordinances of the City of Belfast. A violation of any law or ordinance may be enforced as a private nuisance by any owner in the subdivision separately from governmental enforcement.

7. HOMEOWNERS' ASSOCIATION. Each Lot Owner in the Rivers Edge Subdivision other than the developer shall automatically become a member of the Rivers Edge Association, a not-for-profit Maine corporation and, as a member, shall contribute to the Association in support of its purposes in accordance with the terms and conditions of the Articles of Association and Bylaws of the corporation. All Lot Owners other than the developer in Rivers Edge Subdivision shall pay to the Association the lot owner's share of all fees, dues, maintenance, and other reasonable costs incurred by the Association. A Lot Owner's portion of any fees or cost shall be a fraction, the numerator of which is the total number of lots owned by the Lot Owner and the denominator of which is the total number of lots sold by the Developer.

The assessed fees, dues, maintenance and costs are a personal liability of each lot owner and shall also be lien on the lot which shall run with the land. A lot owner must reimburse the Association for its costs, including reasonable attorney's fees, incurred by the Association to collect the lot owner's share of any fee or costs or other money owed.

The Rivers Edge Association shall maintain the roads within the subdivision which shall be private roads owned and maintained by the Association unless or until they or portions of them are dedicated to and accepted by the City of Belfast. Such maintenance shall be to a standard at least equal to that provided by the City of Belfast for similar roads in residential areas. The Association shall also maintain the stormwater drainage facilities, shall be responsible for complying with the conditions of the stormwater management permit, easements, and shall control vegetation on the right of way in order to maintain all of the sight distances required by the city's ordinances. Each member lot owner of a lot shall be assessed by the Association a portion of the costs of road and/or common area maintenance at least annually based on equal shares of the costs for lot.

**BYLAWS  
OF  
RIVERS EDGE HOMEOWNERS ASSOCIATION  
(A Nonprofit Corporation)**

**ARTICLE I. NAME AND OFFICE**

The name of the corporation is Rivers Edge Homeowners Association, a Maine nonprofit corporation (“the Association”). The initial office of the Association shall be at Belfast Maine. The Association may have such other offices within the state of Maine as the Board of Directors may designate or as the business of the Association may from time to time require.

**ARTICLE II. PURPOSE, POWERS AND DEFINITIONS**

1. Purpose. The Association is formed pursuant to the Maine Nonprofit Corporation Act, as amended. (“the Nonprofit Corporation Act. The purpose of the Association is to provide a method for determining what maintenance and repairs are necessary to the common areas of the subdivision and to assess and collect all fees and payments for maintenance and repairs.

2. Powers. The Association shall have the following powers:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association.

(b) Have and exercise any and all powers, rights, and privileges granted to an association under the Maine Unit Ownership Act, as amended (“UOA”).

(c) Have and exercise any and all powers, rights, and privileges which a corporation organized under the Nonprofit Corporation Act of the State of Maine by law may now or hereafter have or exercise.

3. Nonprofit. The Association is not organized for profit. No part of the earnings of the Association shall inure to the benefit of or be distributed to the members, Directors, or officers of the Association, or other private Persons, except (a) as provided by the Articles and applicable law; and (b) that the Association shall be authorized and empowered to pay reasonable compensation for services rendered to it and to make

payments and distributions in furtherance of the purposes set forth in these Bylaws and the Declaration.

4. Applicability. All present or future owners of a lot in the subdivision are subject to the provisions of these Bylaws. Acquisition, rental, or occupancy of any of the Real Estate which is subject to the Declaration shall constitute acceptance and ratification of these Bylaws and shall be an agreement to comply with the Declaration and these Bylaws.

### **ARTICLE III. MEMBERS**

1. Members. Each person or entity who owns a Lot within the Subdivision other than the initial developer, shall be a member of the Association as provided in the Declaration. By acquiring title to a Lot within the Subdivision, the owner(s) of the Lot or Unit shall be deemed to have consented to become a member of the Association as provided in the Declaration.

2. Voting. There shall be one class of voting members. Each member shall be entitled to one (1) vote on all matters submitted to the members for approval as provided in the Declaration. Cumulative voting is not permitted.

3. Transfer of Interest. No member of the Association may transfer such member's membership or any right arising therefrom, except as appurtenant to the transfer of such member's Lot.

4. Resignation. A member may not resign from the Association.

5. Termination, Expulsion, or Suspension. No member may be expelled or suspended, and no membership in the Association may be terminated or suspended.

6. Qualifications. The membership qualifications, rights, and obligations shall be defined by and comply with the Declaration or any amendments to the Declaration.

## **ARTICLE IV. MEETINGS**

### 1. Annual and Regular Meetings.

(a) The Association shall hold a meeting of the voting members annually at a time and date stated or fixed in accordance with a resolution of the board of directors.

(b) The Association may hold regular membership meetings at a time and date stated in or fixed in accordance with a resolution of the board of directors.

(c) Annual and regular membership meetings may be held in the City of Belfast, Maine.

(d) The failure to hold an annual or regular meeting at the time and date determined pursuant to subsection (a) hereinabove shall not affect the validity of any action of the Association and shall not work a forfeiture or dissolution of the Association.

### 2. Special Meeting.

(a) The Association shall hold a special meeting of its members:

(1) On call of its board of directors or the person or persons authorized by resolution of the board of directors to call such a meeting; or

(2) If the Association receives one or more written demands for the meeting, stating the purpose or purposes for which it is to be held, signed and dated by members holding at least 50% of all the votes entitled to be cast on any issue proposed to be considered at the meeting.

(a) The record date for determining the members entitled to demand a special meeting pursuant to subsection (a)(2) hereinabove is the date of the earliest of any of the demands pursuant to which the meeting is called, or the date that is sixty (60) days before the date the first of such demands is received by the Association, whichever is later.

(b) If a notice for a special meeting demanded pursuant to subsection (a)(2) hereinabove is not given within thirty (30) days after the date the written demand or demands are delivered to an officer of the Association, regardless of the requirements of subsection (d) hereinafter, a person signing the demand or demands may set the time and place of the meeting and give notice.

(c) Only business within the purpose or purposes described in the notice of the meeting may be conducted at a special meeting of the members.

3. Right to Attend. Notwithstanding the provisions of any of the documents to the contrary, all meetings of the Association shall be open to every member or to any person designated by a member in writing as the member's representative, and all members or designated representatives so desiring shall be permitted to attend, listen and speak at an appropriate time during the deliberations and proceedings; except that the Board of Directors may place reasonable time restrictions on those persons speaking during the meeting, but shall permit a member or a member's designated representative to speak before formal action is taken on any item under discussion, in addition to any other opportunities to speak. A reasonable number of persons shall be provided an opportunity to speak on each side of an issue.

3. Notice of Meeting.

(a) The Association shall give to each member entitled to vote at the meeting notice of meetings of members in a fair and reasonable manner.

(b) Any notice that conforms to the requirements of subsection (c) hereinafter is fair and reasonable, but other means of giving notice may also be fair and reasonable when all the circumstances are considered.

(c) Notice is fair and reasonable if:

(1) The Association notifies its members of the place, date, and time of each annual, regular, and special meeting of members no fewer than ten (10) days, or if notice is mailed by other than first class or registered mail, no fewer than thirty (30) days and no more than sixty (60) days before the meeting date.

(2) Notice of an annual or regular meeting includes a description of any matter or matters that must be approved by the members or for which the members' approval is sought.

(3) Notice of a special meeting includes a description of the purpose or purposes for which the meeting is called.

(d) If an annual, regular, or special meeting of members is adjourned to a different date, time, or place, notice need not be given of the new date, time, or place if the new date, time, or place is announced at the meeting before adjournment. If a new

record date for the adjourned meeting is or must be fixed, however, notice of the adjourned meeting must be given to the members of record as of the new record date.

(e) When giving notice of an annual, regular, or special meeting of members, the Association shall give notice of a matter a member intends to raise at the meeting.

(f) The notice of any meeting of the members shall be physically posted in a conspicuous place, to the extent that such posting is feasible and practicable, in addition to any electronic posting or electronic mail notices that may be given. The posted notice shall state the time and place of the meeting and the items on the agenda, including the general nature of any proposed amendment to the Declaration or these Bylaws, any budget changes, and any proposal to remove an officer or member of the Board of Directors.

(g) The Association is encouraged to provide all notices and agendas in electronic form by posting on a web site or otherwise in addition to printed form. If such electronic means are available, the Association shall provide notice of all regular and special meetings of members by electronic mail to all members who so request and who furnish to the Association their electronic mail addresses. Electronic notice of a special meeting shall be given as soon as possible but at least twenty-four (24) hours before the meeting.

#### 4. Waiver of Notice.

A member may waive any notice required by these Bylaws, whether before or after the date or time stated in the notice as the date or time when any action will occur or has occurred. The waiver shall be in writing, be signed by the member entitled to the notice, and be delivered to the Association for inclusion in the minutes or filing with the Association records, but such delivery and filing shall not be conditions of the effectiveness of the waiver.

#### 5. Action Without Meeting.

(a) Any action required or permitted to be taken at a members' meeting may be taken without a meeting, if members entitled to cast a majority of the votes entitled to be cast by all members, agree and consent to such action in writing.

(b) No action taken pursuant to this section shall be effective unless writings describing and consenting to the action, signed by members sufficient under subsection (a) hereinabove to take the action and not revoked pursuant to subsection (c) hereinafter, are received by the Association within sixty (60) days after the date the earliest dated writing describing and consenting to the action is received by the Association. Any such writing may be received by the Association by electronic transmitted facsimile or other form of wire or wireless communication providing the Association with a complete copy thereof, including a copy of the signature thereto. Action taken pursuant to this section

shall be effective when the last writing necessary to affect the action is received by the Association unless the writings describing and consenting to the action set forth a different effective date.

(c) Any member who has signed a writing describing and consenting to action taken pursuant to this section may revoke such consent by a writing signed and dated by the member describing the action and stating the member's prior consent thereto is revoked if such writing is received by the Association before the last writing necessary to effect the action is received by the Association.

(d) The record date for determining members entitled to take action without a meeting or entitled to be given notice under subsection (f) hereinafter of action so taken is the date a writing upon which the action is taken pursuant to subsection (a) hereinabove is first received by the Association.

(e) Action taken under this section has the same effect as action taken at a meeting of members and may be described as such in any document.

(f) In the event action is taken under subsection (a) hereinabove with less than unanimous consent of all members entitled to vote upon the action, the Association or the members taking the action shall promptly, after all of the writings necessary to effect the action have been received by the Association, give notice of such action to all members who were entitled to vote upon the action. The notice shall contain or be accompanied by the same material, if any, that would have been required to be given to members in or with a notice of the meeting at which the action would have been submitted to the members for action.

(g) All signed, written instruments necessary for any action taken pursuant to this section shall be filed with the minutes of the meetings of the members.

6. Meetings by Telecommunications. Any or all of the members may participate in an annual, regular, or special meeting of the members by, or the meeting may be conducted through the use of, any means of communication by which all persons participating in the meeting may hear each other during the meeting. A member participating in a meeting by this means is deemed to be present in person at the meeting.

7. Action by Written Ballot.

(a) Any action that may be taken at any annual, regular, or special meeting of members may be taken without a meeting if the Association delivers a written ballot to every member entitled to vote on the matter.

(b) A written ballot shall set forth each proposed action and provide an opportunity to vote for or against each proposed action.

(c) Approval by written ballot pursuant to this section shall be valid only when the number of votes cast by ballot equals or exceeds the number of votes that would be required to approve the matter at a meeting at which the total number of votes cast was the same as the number of votes cast by ballot.

(d) All solicitations for votes by written ballot shall:

(1) Indicate the number of responses needed to meet the quorum requirements;

(2) State the percentage of approvals necessary to approve each matter other than election of directors;

(3) Specify the time by which a ballot must be received by the Association in order to be counted; and

(4) Be accompanied by written information sufficient to permit each person casting such ballot to reach an informed decision on the matter.

(e) A written ballot may not be revoked.

(f) Action taken under this section has the same effect as action taken at a meeting of members and may be described as such in any document.

#### **ACTION V. VOTING**

##### **1. Members List for Meeting and Action by Written Ballot.**

(a) The Association shall prepare an alphabetical list of the names of all its members who are entitled to notice of, and to vote at, a meeting or to take such action by written ballot. The list shall show the address of each member entitled to notice of, and to vote at, the meeting or to take such action by written ballot and the number of votes each member is entitled to vote at the meeting or by written ballot.

(b) If prepared in connection with a meeting of the members, the members list shall be available for inspection by any member entitled to vote at the meeting, beginning the earlier of ten (10) days before the meeting for which the list was prepared or two (2) business days after notice of the meeting is given and continuing through the meeting, and any adjournment thereof, at the Association's principal office or at a place identified in the notice of the meeting in the city where the meeting will be held. The Association shall make the members list available at the meeting, and any member entitled to vote at the meeting, or an agent or attorney of a member entitled to vote at the meeting, is entitled to inspect the list at any time during the meeting or any adjournment. If prepared in connection with action to be taken by the members by written ballot, the members list shall be available for inspection by any member entitled to cast a vote by such written ballot, beginning on the date that the first written ballot is delivered to the members and continuing through the time when such written ballots must be received by the Association in order to be counted, at the Association's principal office. A member entitled to vote at the meeting or by such written ballot, or an agent or attorney of a member entitled to vote at the meeting or by such written ballot, is entitled on written demand to inspect and copy the list during regular business hours, at the member's expense, and during the period it is available for inspection.

(c) Failure to prepare or make available the list of members does not affect the validity of action taken at the meeting or by means of such written ballot.

2. Voting Entitlement.

(a) Only voting members shall be entitled to vote with respect to any matter required or permitted to be submitted to a vote of the members.

(b) Voting members shall be entitled to vote with respect to all matters required or permitted to be submitted to a vote of the members.

(c) Each member entitled to vote shall be entitled to vote on each matter submitted to a vote of members.

(d) If a membership stands of record in the names of two or more persons, their acts with respect to voting shall have the following effect:

(1) If only one votes, such act binds all; and

(2) If more than one votes, the vote shall be divided on a pro-rata basis.

(e) The omission or failure of the Association or any member to enforce the covenants, conditions, restrictions, uses, limitations, obligations, or other provisions of the Declaration or Bylaws, or the Rules or Regulations adopted pursuant thereto, shall not constitute or be deemed a waiver, modification, or release, and the Association shall have the right to enforce the same.

3. Proxies.

(a) A member entitled to vote may vote or otherwise act in person or by proxy. A proxy shall not be valid if obtained through fraud or misrepresentation.

(b) Without limiting the manner in which a member may appoint a proxy to vote or otherwise act for the member, the following shall constitute valid means of such appointment:

(1) A member may appoint a proxy by signing an appointment form, either personally or by the member's attorney-in-fact.

(2) A member may appoint a proxy by providing a written statement of the appointment to the proxy or to the Association.

(c) An appointment of a proxy is effective against the Association when received by the Association, including receipt by the Association of an appointment.

(d) Any complete copy, including an electronically transmitted facsimile, of an appointment of a proxy may be substituted for or used in lieu of the original appointment for any purpose for which the original appointment could be used.

(e) An appointment of a proxy is revocable by the member.

(f) Appointment of a proxy is revoked by the person appointing the proxy attending any meeting and voting in person or signing and delivering to the secretary or other officer or agent authorized to tabulate proxy votes either a writing stating that the appointment of the proxy is revoked or a subsequent appointment form.

(g) The death or incapacity of the member appointing a proxy does not affect the right of the Association to accept the proxy's authority unless notice of the death or incapacity is received by the secretary or other officer or agent authorized to tabulate votes before the proxy exercises the proxy's authority under the appointment.

(h) Subject to any express limitation on the proxy's authority appearing on the appointment form, the Association is entitled to accept the proxy's vote or other action as that of the member making the appointment.

#### 4. Quorum and Voting Requirements.

(a) 50% of the votes entitled to be cast on the matter by the members constitutes a quorum of the members for action on that matter.

(b) Once a member is represented for any purpose at a meeting, including the purpose of determining that a quorum exists, the member is deemed present for quorum purposes for the remainder of the meeting and for any adjournment of that meeting, unless a new record date is or shall be set for that adjourned meeting.

(c) If a quorum exists, action on a matter is approved if the votes cast favoring the action exceed the votes cast opposing the action unless a greater number of affirmative votes is required by these Bylaws or the Declaration.

5. Voting Agreements. Two or more members may provide for the manner in which they will vote by signing an agreement for that purpose. A voting agreement created under this section is specifically enforceable.

6. Election of Board Members. Votes for contested positions on the Board of Directors shall be taken by secret ballot. Ballots shall be counted by a neutral third party or by a committee of volunteers, such volunteers shall be unit owners who are selected or appointed at an open meeting, in a fair manner, by the chair of the Board of Directors, or another person presiding during that portion of the meeting. The volunteers shall not be Board members and, in the case of a contested election for a Board position, shall not be

candidates. The results of a vote taken by secret ballot shall be reported without reference to names, addresses, or other identifying information.

7. Assessments, fees and costs. Any assessment, fees or costs for any maintenance, repair or replacements shall be approved by a majority vote of the members at the annual or special meeting.

## **ARTICLE VI. BOARD OF DIRECTORS**

1. Powers. All day to day Association powers shall be exercised by or under the authority of, and the business and affairs of the Association managed under the direction of, the board of directors.

2. Qualifications of Directors. A director shall be a natural person who is eighteen (18) years of age or older. A director need not be a resident of this state or a member of the Association.

3. Number of Directors. The board of directors shall consist of not less than one (1) nor more than five (5) directors. The number of directors may be fixed or changed from time to time within the range by the voting members.

4. Election, Appointment, and Designation of Directors. All directors, except the initial directors, shall be elected by the voting members at each annual meeting of the voting members.

5. Terms of Directors.

(a) The initial term of one-third (1/3) of the directors shall be one (1) year; the initial term of one-third (1/3) of the directors shall be two (2) years; and the initial term of one-third (1/3) of the directors shall be three (3) years.

(b) After the expiration of the initial terms of the directors of the Association, directors shall be elected or appointed for terms of three (3) years.

(c) The terms of the initial directors of the Association expire at the first meeting at which directors are elected or appointed.

(d) A decrease in the number of directors or in the term of office does not shorten an incumbent director's term.

(e) The term of a director filling a vacancy expires at the end of the unexpired term that such director is filling.

6. Resignation of Directors.

(a) A director may resign at any time by giving written notice of

resignation to the Association.

(b) A resignation of a director is effective when the notice is received by the Association unless the notice specifies a later effective date.

(c) A director who resigns may deliver to the Maine Secretary of State for filing a statement to that effect.

7. Removal of Directors. Directors appointed by the Declarant pursuant to the Declaration during the period of Declarant control may be removed only by the Declarant. Directors elected by voting members may be removed as follows:

(a) The voting members may remove one or more directors elected by them with or without cause.

(b) A director may be removed only if the number of votes cast to remove the director would be sufficient to elect the director at a meeting to elect directors.

(c) A director elected by voting members may be removed by the voting members only at a meeting called for the purpose of removing that director; and the meeting notice shall state that the purpose, or one of the purposes, of the meeting is removal of the director.

8. Compensation of Directors. Directors shall not receive compensation for service on the board of directors. However, any director may be reimbursed for the actual expenses incurred by the director in the performance of his or her duties.

## **ARTICLE VII. MEETINGS AND ACTION OF THE BOARD**

### 1. Meetings.

(a) The board of directors may hold regular or special meetings in or out of this state.

(b) The board of directors shall permit any director to participate in a regular or special meeting by, or conduct the meeting through the use of, any means of

communication by which all directors participating may hear each other during the meeting. A director participating in a meeting by this means is deemed to be present in person at the meeting.

(C) Notwithstanding any provision in any of the documents to the contrary, all meetings of the Board of Directors are open to every member of the Association and to any person designated by a member in writing as the member's representative, at an appropriate time determined by the Board, but before the Board votes on an issue under discussion, members or their designated representatives shall be permitted to speak regarding that issue. If more than one person desires to address an issue and there are opposing views, the Board of Directors may place reasonable time restrictions on those persons speaking during the meeting. The Board of Directors shall provide for a reasonable number of persons to speak on each side of the issue.

2. Action Without Meeting.

(a) Any action required or permitted to be taken at a board of directors' meeting may be taken without a meeting if each and every member of the board in writing either:

(1) Votes for such action; or

(2) Votes against such action or abstains from voting, and waives the right to demand that action not be taken without a meeting.

(b) Action is taken under this section only if the affirmative vote for such action equals or exceeds the minimum number of votes that would be necessary to take such action at a meeting at which all of the directors then in office were present and voted.

(c) No action taken pursuant to this section shall be effective unless writings describing the action taken and otherwise satisfying the requirements of subsection (a) hereinabove, signed by all directors and not revoked pursuant to subsection (d) of this section, are received by the Association. Any such writing may be received by the Association by electronically transmitted facsimile or other form of wire or wireless communication providing the Association with a complete copy of the document, including a copy of the signature on the document. A director's right to demand that action not be taken without a meeting shall be deemed to have been waived if the Association receives a writing satisfying the requirements of subsection (a) hereinabove that has been signed by the director and not revoked pursuant to subsection (d) hereinafter. Action taken pursuant to this section shall be effective when the last writing necessary to effect the action is received by the Association unless the writings describing the action taken set forth a different effective date.

(d) Any director who has signed a writing pursuant to this section may revoke such writing by a writing signed and dated by the director describing the action and stating that the director's prior vote with respect thereto is revoked, if such writing is received by the Association before the last writing necessary to effect the action is received by the Association.

(e) Action taken pursuant to this section has the same effect as action taken at a meeting of directors and may be described as such in any document.

(f) All signed written instruments necessary for any action taken pursuant to this section shall be filed with the minutes of the meetings of the board of directors.

3. Notice of Meeting.

(a) Regular meetings of the board of directors may be held without notice of the date, time, place, or purpose of the meeting.

(b) Special meetings of the board of directors shall be preceded by at least two (2) days' notice of the date, time, and place of the meeting. The notice need not describe the purpose of the special meeting.

4. Waiver of Notice.

(a) A director may waive any notice of a meeting before or after the time and date of the meeting stated in the notice. Except as provided by subsection (b) hereinafter, the waiver shall be in writing and signed by the director entitled to the notice. Such waiver shall be delivered to the Association for filing with the Association records, but such delivery and filing shall not be conditions of the effectiveness of the waiver.

(b) A director's attendance at or participation in a meeting waives any required notice to that director of the meeting unless, at the beginning of the meeting or promptly upon the director's later arrival, the director objects to holding the meeting or transacting business at the meeting because of lack of notice or defective notice and does not thereafter vote for or assent to action taken at the meeting.

5. Quorum and Voting.

(a) A quorum of the board of directors consists of a majority of the number of directors in office immediately before the meeting begins.

(b) If a quorum is present when a vote is taken, the affirmative vote of a majority of directors present is the act of the board of directors unless the vote of a greater number of directors is required by these Bylaws or the Declaration.

(c) For purposes of determining a quorum with respect to a particular proposal, and for purposes of casting a vote for or against a particular proposal, a director may be deemed to be present at a meeting and to vote if the director has granted a signed, written proxy to another director who is present at the meeting, authorizing the other director to cast the vote that is directed to be cast by the written proxy with respect to the particular proposal that is described with reasonable specificity in the proxy. Except as provided in this subsection (c), directors may not vote or otherwise act by proxy.

(d) A director who is present at a meeting of the board of directors when Association action is taken is deemed to have assented to all action taken at the meeting unless:

(1) The director objects at the beginning of the meeting, or promptly upon the director's arrival, to holding the meeting or transacting business at the meeting and does not thereafter vote for or assent to any action taken at the meeting;

(2) The director contemporaneously requests that the director's dissent or abstention as to any specific action taken be entered in the minutes of the meeting; or

(3) The director causes written notice of the director's dissent or abstention as to any specific action to be received by the presiding officer of the meeting before adjournment of the meeting or by the Association promptly after adjournment of the meeting.

(e) The right of dissent or abstention pursuant to subsection (d) hereinabove as to a specific action is not available to a director who votes in favor of the action taken.

## **ARTICLE VIII OBLIGATIONS OF MEMBERS**

1. Assessments. Except as otherwise provided in the Declaration, all members shall be obligated to pay the assessments imposed by the Association pursuant to the Declaration. A member shall be deemed to be in good standing and entitled to vote at any annual meeting or special meeting of the members within the meanings of these Bylaws if, and only if, the member shall have fully paid all assessments due against the Lot owned by the member as of the date of the meeting.

2. Evidence of Ownership. Any person becoming an owner of a Lot shall furnish to the Association a copy of the recorded instrument vesting that person with an interest or ownership in the Lot, which copy shall remain in the files of the Association.

3. Registration of Mailing Address. The owner or owners of one Lot shall have one and the same registered mailing address to be used by the Association for the mailing of statements, notices, demands, and all communications, and such registered address shall be the only mailing address of the owner or owners of the Lot. The registered address of an

Owner shall be furnished by such member to the Association within fifteen (15) days after the transfer of title or any change of address, and such registration shall be in written form and signed by the owner or owners of each Lot. If no address is registered or if all members cannot agree, then the address of the Lot shall be deemed the registered address for the purposes of these Bylaws until another registered address is furnished as required by this section. If the Lot is the registered address of the member(s), then any notice shall have been deemed to be duly given if delivered to any person occupying that Lot or, if such Lot is unoccupied, if the notice is held and available for the member(s) at the principal office of the Association.

### **ARTICLE XIII. OFFICERS**

1. Officers. The Association shall have a president, a secretary, a treasurer, and such other officers as may be designated by the board of directors. An officer shall be a natural person who is eighteen (18) years of age or older. An officer need not be a director or a member of the Association. Officers may be appointed by the board of directors. A duly appointed officer may appoint one or more officers or assistant officers if authorized by the board of directors. The board of directors shall delegate to the secretary or to one or more other persons responsibility for the preparation and maintenance of minutes of the directors' and members' meetings and other records and information required to be kept by the Association and for authenticating records of the Association. The same individual may simultaneously hold more than one office in the Association.

2. President. The president shall be the chief executive officer of the Association. The president shall preside at all meetings of the Association and of the board. The president shall have the general powers and duties that are usually vested in the office of president of a corporation, including, but not limited to, the power to appoint committees from and among the members from time to time as the president may determine to be appropriate to assist in the conduct of the affairs of the Association or as may be established by the board or by the members of the Association at any regular or special meetings.

3. Vice President. The vice president shall have all the powers and authority and perform all functions and duties of the president in the absence of the president or his or her inability for any reason to exercise such powers and functions or to perform such duties.

4. Secretary. The secretary shall keep all minutes of the meetings of the board of directors and the minutes of all meetings of the Association. The secretary shall have charge of all books and papers that the board may direct and shall, in general, perform all the duties incident to the office of the secretary. The secretary shall compile and keep up to date at the principal office of the Association a complete list of the members and their registered addresses as shown on the record of the Association.

5. Treasurer. The treasurer shall have the responsibility for the Association funds and shall be responsible for keeping a full and accurate account of all receipts and

disbursements in the books belonging to the Association; provided, however, that when a manager has been delegated the responsibility of collecting and disbursing funds, the treasurer's responsibility shall be to review the accounts of the manager not less often than quarterly. The treasurer shall perform such other duties as from time to time may be assigned by the board of directors or provided for by the declaration.

6. Resignation and Removal of Officers. An officer may resign at any time by giving written notice of resignation to the Association. A resignation of an officer is effective when the notice is received by the Association unless the notice specifies a later effective date. If a resignation is made effective at a later date, the board of directors may permit the officer to remain in office until the effective date and may fill the pending vacancy before the effective date with the provision that the successor does not take office until the effective date, or the board may remove the officer at any time before the effective date and may fill the resulting vacancy. The Declarant may remove any officer during the period of Declarant control pursuant to the Declaration. Thereafter, the board of directors may remove any officer at any time without cause; or the board of directors may make provisions for the removal of officers by other officers. An officer who resigns or is removed or whose appointment has expired may deliver to the Maine Secretary of State for filing a statement to that effect.

7. Contract Rights With Respect to Officers. The appointment of an officer does not itself create contract rights. An officer's removal does not affect the officer's contract rights, if any, with the Association. An officer's resignation does not affect the Association's contract rights, if any, with the officer.

## **ARTICLE X AMENDMENT**

These Bylaws may be amended by vote of a majority of the members voting in person or by proxy at a meeting called for such purpose at which a quorum of the members is present.

I certify that the foregoing Bylaws were adopted at the organization meeting of Directors of this Corporation on the \_\_\_\_\_ of 2020



February 26, 2021

To Whom It May Concern:

Please note Deegan Development LLC, owner Kevin Cross and Dirtwork Development LLC, owner Josh Pooler have secured funding for Commercial Lines of Credit with Camden National Bank. The clients are seeking to us the funds towards a project at 23 Waterville Rd, Belfast, Maine.

If you have further questions please let me know.

Sincerely,

*Craig S. Day*

Craig S. Day

Vice President

Camden National Bank



2/25/2021

Kevin

Subdivision

23 Waterville rd Belfast

To whom it may concern

I have looked at the proposed subdivision and have researched the wells in the area and from my experience I would expect there to be adequate water to supply the 11 lot subdivision, without deletrious effect on adjacent wells.

If you have any further questions or concerns, don't hesitate to contact us.

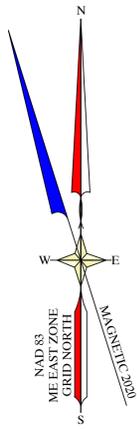
Thank you

Paul Kelsey



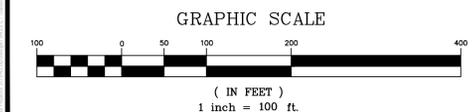
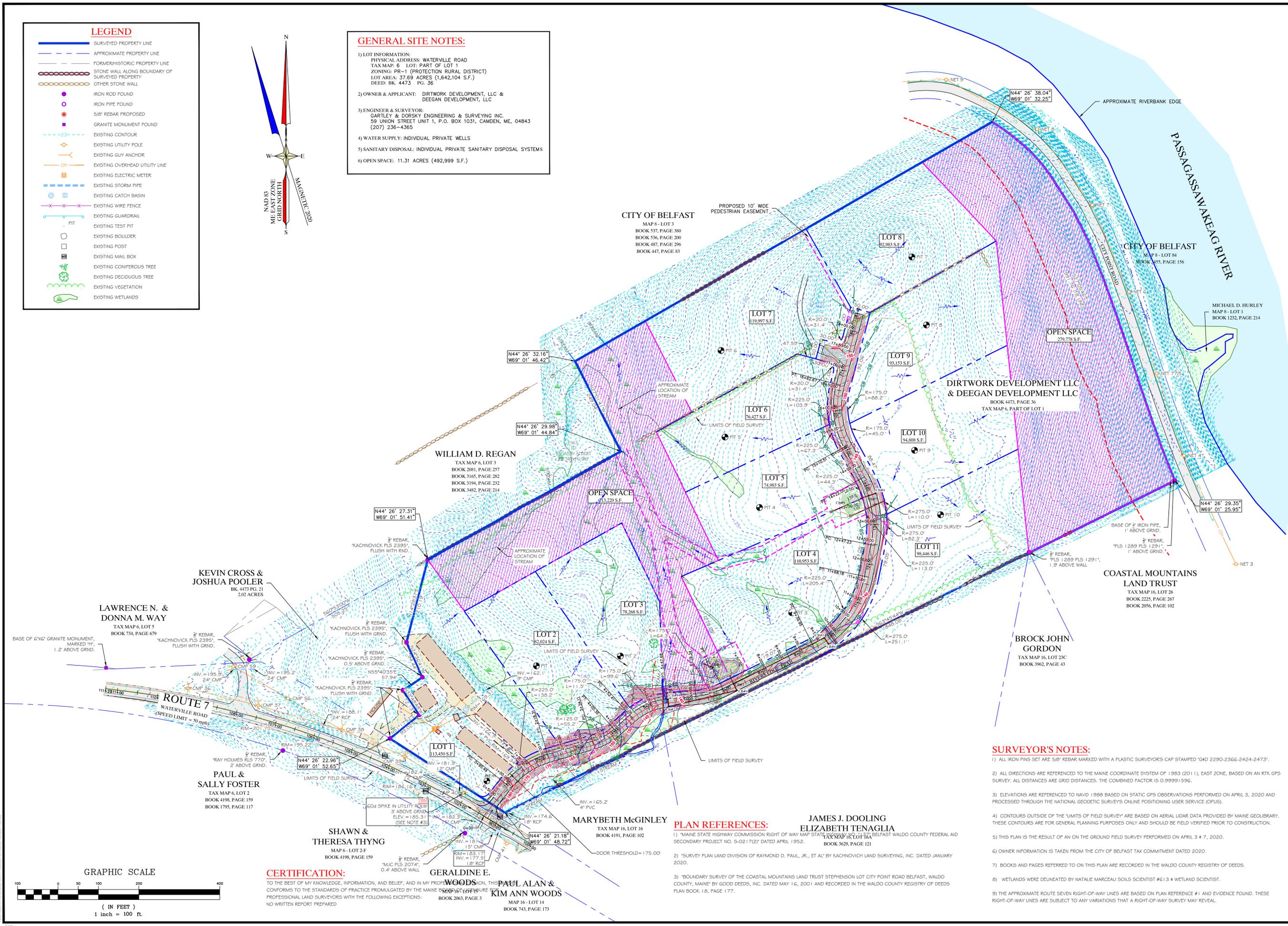
**LEGEND**

- SURVEYED PROPERTY LINE
- APPROXIMATE PROPERTY LINE
- FORMER/HISTORIC PROPERTY LINE
- STONE WALL ALONG BOUNDARY OF SURVEYED PROPERTY
- OTHER STONE WALL
- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8" REBAR PROPOSED
- GRANITE MONUMENT FOUND
- EXISTING CONTOUR
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING OVERHEAD UTILITY LINE
- EXISTING ELECTRIC METER
- EXISTING STORM PIPE
- EXISTING CATCH BASIN
- EXISTING WIRE FENCE
- EXISTING GUARDRAIL
- EXISTING TEST PIT
- EXISTING BOULDER
- EXISTING POST
- EXISTING MAIL BOX
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING VEGETATION
- EXISTING WETLANDS



**GENERAL SITE NOTES:**

- 1) LOT INFORMATION:  
PHYSICAL ADDRESS: WATVILLE ROAD  
TAX MAP 6 LOT 1  
ZONING: PR-1 (PROTECTION RURAL DISTRICT)  
LOT AREA: 37.69 ACRES (1,642,104 S.F.)  
DEED: BK. 4473 PG. 36
- 2) OWNER & APPLICANT: DIRTWORK DEVELOPMENT, LLC & DEEGAN DEVELOPMENT, LLC
- 3) ENGINEER & SURVEYOR:  
GARTLEY & DORSKY ENGINEERING & SURVEYING INC.  
59 UNION STREET UNIT 1, P.O. BOX 1031, CAMDEN, ME, 04843  
(207) 236-4365
- 4) WATER SUPPLY: INDIVIDUAL PRIVATE WELLS
- 5) SANITARY DISPOSAL: INDIVIDUAL PRIVATE SANITARY DISPOSAL SYSTEMS
- 6) OPEN SPACE: 11.31 ACRES (492,999 S.F.)



**CERTIFICATION:**  
TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND IN MY PROFESSIONAL OPINION, THIS PLAN CONFORMS TO THE STANDARDS OF PRACTICE FROMLGATED BY THE MAINE BOARD OF PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:  
NO WRITTEN REPORT PREPARED

**PAUL ALAN & KIM ANN WOODS**  
MAP 16 - LOT 14  
BOOK 743, PAGE 173

**PLAN REFERENCES:**

- 1) "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE TAX MAP 16, LOT 14, BELFAST WALDO COUNTY FEDERAL AID SECONDARY PROJECT NO. 5-021712" DATED APRIL 1992.
- 2) "SURVEY PLAN LAND DIVISION OF RAYMOND D. PAUL, JR., ET AL" BY KACHNOVICH LAND SURVEYING, INC. DATED JANUARY 2020.
- 3) "BOUNDARY SURVEY OF THE COASTAL MOUNTAINS LAND TRUST STEPHENSON LOT CITY POINT ROAD BELFAST, WALDO COUNTY, MAINE" BY GOOD DEEDS, INC. DATED MAY 16, 2001 AND RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS PLAN BOOK 18, PAGE 177.

**SURVEYOR'S NOTES:**

- 1) ALL IRON PINS SET ARE 5/8" REBAR MARKED WITH A PLASTIC SURVEYOR'S CAP STAMPED "G4D 2290-2366-2424-2473".
- 2) ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99991596.
- 3) ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON APRIL 3, 2020 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).
- 4) CONTOURS OUTSIDE OF THE "LIMITS OF FIELD SURVEY" ARE BASED ON AERIAL LIDAR DATA PROVIDED BY MAINE GEOLIBRARY. THESE CONTOURS ARE FOR GENERAL PLANNING PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- 5) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED ON APRIL 3 & 7, 2020.
- 6) OWNER INFORMATION IS TAKEN FROM THE CITY OF BELFAST TAX COMMITMENT DATED 2020.
- 7) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS.
- 8) WETLANDS WERE DELINEATED BY NATALIE MARCEAU SOILS SCIENTIST #613 & WETLAND SCIENTIST.
- 9) THE APPROXIMATE ROUTE SEVEN RIGHT-OF-WAY LINES ARE BASED ON PLAN REFERENCE #1 AND EVIDENCE FOUND. THESE RIGHT-OF-WAY LINES ARE SUBJECT TO ANY VARIATIONS THAT A RIGHT-OF-WAY SURVEY MAY REVEAL.

<b>CONCEPTUAL CLUSTER SUBDIVISION PLAN</b>	DRAWN BY: JAM	CHECKED BY: WTL	NO.	DATE
<b>RIVERS EDGE SUBDIVISION</b>	SCALE: 1" = 100'	DATE: DECEMBER 8, 2020	STATE: MAINE	REVISIONS
<b>WATVILLE ROAD</b>	COUNTY: WALDO	TOWN: BELFAST	PROJECT: RIVERS EDGE SUBDIVISION	DATE
59 Union Street, Unit 1, P.O. Box 1031, Camden, ME 04843-1031 Ph: (207) 236-4365 Fax: (207) 236-3035 Toll Free: 1-888-282-4365 105 Main Street, Suite 210 P.O. Box 1072, Damariscotta, Maine 04843 Ph: (207) 790-5005				
<b>ADVANCE COPY</b>				
PROJ. NO. 2019-433				
<b>C1</b>				