

THOMAS FOWLER, P.E. LLC

CIVIL ENGINEER: DESIGN AND PERMITTING SERVICES

May 9, 2024

To: Planning Board Member
c/o City of Belfast Code & Planning Office
131 Church Street
Belfast, ME 04915

Subject: Proposed Sanderson 7-Lot Subdivision
161 Congress St. (Tax Map 34 Lot 33)
Belfast, Maine 04915

Dear Planning Board Member:

On behalf of Arthur (Bill) and Sylvia (Kym) Sanderson, I am writing to submit a Final Subdivision application for a proposed 7-lot residential subdivision of their property at Congress St. and Priscilla Lane, at Tax Map 34 Lot 33, in the Residential 2 Zoning District. The proposed lot configuration is unchanged from the Preliminary Plan review and the items below are follow-up from that meeting. The Final Subdivision Plan is enclosed in Attachment 1.

Stream Crossing PBR

As discussed at the March 13, 2024 planning board meeting, access to Lot 3 from its Congress Street frontage requires a stream crossing. We applied for an NRPA Permit-By Rule for this crossing on March 4, 2023 and the PBR (#78921) was formally accepted by Maine DEP on March 20, 2024. The PBR and acceptance terms are enclosed in Attachment 2.

Property Transfer to Bubar

The boundary line agreement between the Sandersons and Nancy Ann Bubar was completed on 3/4/24 and recorded in Book 4978 Page 107 of the Waldo County Registry of Deeds. A copy of this agreement, which clarified previous handshake agreements between family members and added a 10' wide strip to the west side of the Bubar property, is enclosed in Attachment 3 and the property lines have been updated accordingly on the Final Plan.

Transfer to City of Belfast

A draft Quitclaim Deed from the Sandersons to the City of Belfast is enclosed in Attachment 4. This document is intended to convey the northerly 1-rod strip of Priscilla Lane and the proposed T-turnaround as previously discussed with City Staff and the Council.

T-Turnaround Design

At the request of City Staff and the City Engineer, we have updated the plan and section view of the T-Turnaround with contours, spot elevations, grades, and a section. No new ditching or

drainage facilities are proposed at this time due to the lack of existing ditching or drain lines to tie into on this portion of Priscilla Lane. We incorporated a geotextile between the native subgrade and the subbase gravel for improved base stability. Surface drainage off the northerly leg of the turnaround is provided by the road surface being elevated above the adjacent grade and draining to the east. The elevations on the extended portion of Priscilla Lane are not changed from existing conditions so as to maintain convenient driveway access for Peter and Sandra Sanderson at Map 34 Lot 32. This plan and section view are enclosed in Attachment 5.

To aid in your review of this application, we have listed the submission requirements for Final Plan in Section VIII of the City of Belfast Subdivision Ordinance, with an explanation/summary of how the information is presented within the application or on the plan.

The final plan submitted for review shall consist of 12 prints of the final plan with a scale of not less than 100 feet to the inch and contained on prints which are 24" x 36" and containing the following:

The scale of the Final Plan is 80 feet to the inch and is on a 24" x 36" sheet.

Name of subdivision.

Sanderson Subdivision, shown in Title Block on the right side of the Final Plan.

Name of City.

Belfast, Maine, shown in the Title Block on the right side of the Final Plan.

Name of owner.

The owners of the subdivision, Arthur and Sylvia Sanderson, are identified in the owner & property data text box on the bottom right corner of the Final Plan.

Name of engineer and/or land surveyor with license number and seal of each.

Thomas A. Fowler, P.E., is the civil engineer on this project. Mr. Fowler's license number and seal are on the title block of the plan. Michael J Cummons, performed the surveying work. See the Surveyor's Notes on the Final Plan. Mr. Cummons' license number and seal are on the title block of the Final Plan.

Map & lot number reference to Assessor's tax map and lot number.

The map and lot of the subject property, Map 34 Lot 33, is located in the owner & property data text box on the bottom right corner of the Final Plan.

Book & page number from Waldo County Registry of Deeds of the property within the subdivision.

The Book and Page of the subject property, Book 1443, Page 53 and Book 1753, Page 37 in Waldo County Registry of Deeds, are listed in the owner & property data text box on the lower center portion of the Final Plan.

Boundaries of entire tract from which the subdivision is or was a part within 2 years next prior to filing the subdivision application.

The boundaries of the entire tract from which the subdivision is being created, are shown on the Final Plan.

Name of abutting land owners.

Names of abutting land owners are shown on the Final Plan.

Scale.

The scale of the Final Plan is 1" = 80' as noted in the bottom right corner of the Final Plan.

Date.

The date of the plan's preparation, May 9, 2024, is shown in the title block on the Final Plan.

Designation of true north or magnetic north.

The designation of grid north is shown on the Final Plan in the top left corner.

Lines, dimensions, area and designation of each proposed lot and any public or common area within the subdivision and those areas, title to which, is reserved by the subdivider.

The lines, dimensions, and area of each proposed lot are shown on the Final Plan.

Sufficient data to determine readily the location, bearing and length of every lot line, street & way line, boundary line and to reproduce such lines upon the ground. Where applicable, these should be referred to monuments included in the state system of plane coordinates, and in any event should be tied to reference points previously established by a public authority. (e.g. street)

This data is shown on the Final Plan.

Name, location, width, radius of curves of all proposed and existing highways, roads and streets. All dimensions shall be shown in feet and decimals of a foot.

This data is shown on the Final Plan and the T-Turnaround Plan + Section.

Location of features, natural and man-made, affecting the subdivision, such as water bodies, streams, swamps, wooded areas, railroads, ditches, buildings, wetlands, freshwater wetlands, etc.

Any applicable features are shown on the Final Plan.

Location of Utilities- water, sewer, electric, telephone, etc., with description of each.

The known utility locations are shown on the Final Plan.

Any covenants or deed restrictions intended to cover all or part of the subdivision.

No covenants or deed restrictions are proposed.

Permanent reference markers set at all corners and angle points of the boundaries of the original tract to be subdivided. All lot corner markers shall be permanently located and shall be in compliance with Chapter One Section IX, E, 2 of this ordinance.

These permanent reference markers, are shown on the Final Plan.

List any Subdivision Restrictions.

No restrictions are proposed.

Suitable space to record, on the plan, final approval by the Planning Board, with conditions if any, and the date of such approval as follows: Road names require approval of City, The final plan must be recorded by the applicant at the Waldo County Registry of Deeds within 30 days of final plan approval or prior to the sale of any lot. In addition to the 12 copies submitted the applicant shall bring the following copies for signature:

No new roads requiring naming are proposed at this time, the plan will be recorded at the Registry prior to sale of any lot, and appropriate copies will be brought to the meeting.

To further aid in the review of this application, we have listed the Review Criteria in Chapter Two: General Standards of the City of Belfast Subdivision Ordinance, with an explanation/summary of how we believe these performance standards are met.

BELFAST SUBDIVISION ORDINANCE CHAPTER TWO: GENERAL STANDARDS

In reviewing applications for a subdivision, the Planning Board shall consider the following general standards and make findings that each has been met prior to the approval of a Final Plan. In all instances the burden of proof shall be upon the applicant.

Section I: Conformance with Comprehensive Plan

All Proposed subdivisions shall be in conformity with the Comprehensive Plan of the City of Belfast and with the provisions of all pertinent federal, state and local codes, ordinances, rules and/or regulations.

This subdivision is proposed in an identified Growth Area in the City of Belfast Comprehensive Plan and puts new land on the market for potential residential development.

Section II: Land Not Suitable for Development

The following lands shall not be included in the calculations of lot area for the purpose of meeting the requirements of the Minimum Lot Size Law.

All lots in the subdivision meet the minimum lot size in this district (20,000 square feet) without including any "land not suitable for development."

Section III: Lots

All lots are configured to meet the minimum lot size and geometry as described in this section.

Section IV: Electrical Utilities

Electrical Utilities must be noted on the plan and installed at the expense of the developer.

Existing electrical utilities are shown on the Final Plan within the existing road rights-of-way and will be extended to individual properties as needed by new property owners.

Section V: Water Supply

We have previously provided evidence of adequate water supply from the Belfast Water District. No new water infrastructure is proposed.

Section VI: Sewage Disposal

Evidence of the soil's ability to dispose of wastewater on site was provided with the Preliminary Plan.

Section VII: Surface Drainage

The storm water management plan submitted in accordance with Chapter Three, Section IV shall be installed.

No new surface drainage facilities are proposed based on the low intensity development as discussed during Preliminary review.

Section VIII: Land Features

No topsoil export is planned as part of this subdivision.

Section IX: Construction in Flood Hazard Areas

When any part of a subdivision is located in a special flood hazard area as identified by the Federal Emergency Management Agency, the plan shall indicate that all principal structures on lots in the subdivision shall be constructed with their lowest floor, including the basement two feet above the 100-year flood elevation...

A note has been added to the Final Plan Notes on the right side of the plan.

Section X: Impact on Ground Water

No hydrologic assessment was requested or prepared for this subdivision.

Section XI: Access Control and Traffic Impacts

Access to this low-intensity development subdivision is provided from three streets. Based on limited additional traffic from this proposal, no access control improvements are planned.

CHAPTER THREE: STREET AND STORM DRAINAGE CONSTRUCTION STANDARDS

One piece of new infrastructure is proposed for this project, a new T-Turnaround at the west end of Priscilla Lane. The proposed plan and section for the new portion of the turnaround is enclosed in Attachment 5. New land for the T-Turnaround to be deeded to the City of Belfast is described in the draft Quitclaim Deed in Attachment 4. This turnaround is proposed to be constructed by the City of Belfast.

CHAPTER FOUR: PERFORMANCE GUARANTEES

No performance guarantees have been requested or proposed based on the very limited new infrastructure for this project. In addition the City of Belfast, not the developer, will construct the T-Turnaround, which is the only new infrastructure proposed.

CHAPTER FIVE: WAIVERS

No waivers are requested.

I look forward to reviewing this project with you at your next scheduled meeting. If you have any questions please call me at (207) 322-5827 or email at tom@thomasfowlerpe.com.

Sincerely,

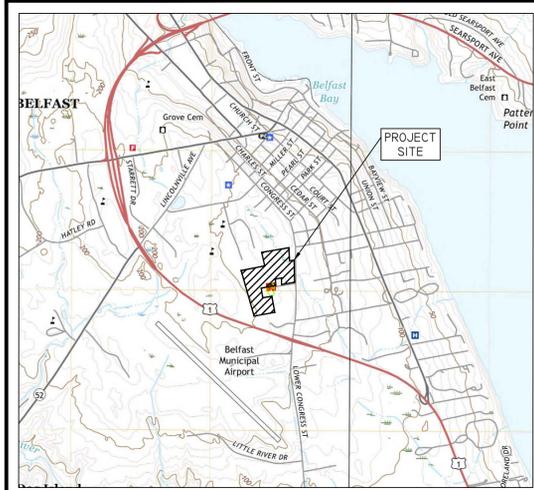
A handwritten signature in blue ink, appearing to read "Thomas A. Fowler".

Thomas A. Fowler, P.E.

cc: Bill and Kym Sanderson

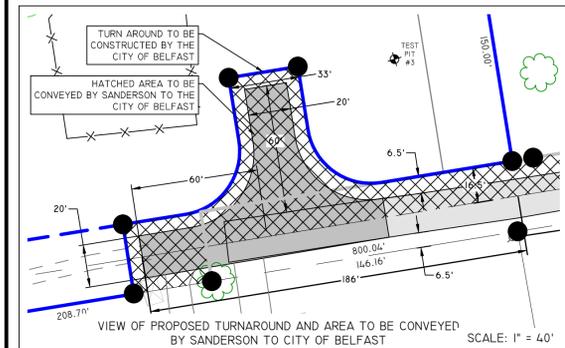
ATTACHMENT 1

Final Subdivision Plan

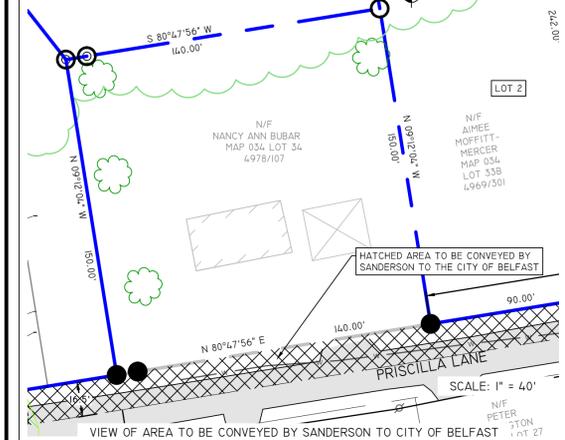


GRID NORTH STATE PLANE
MAINE EAST ZONE
1801 NAD 83

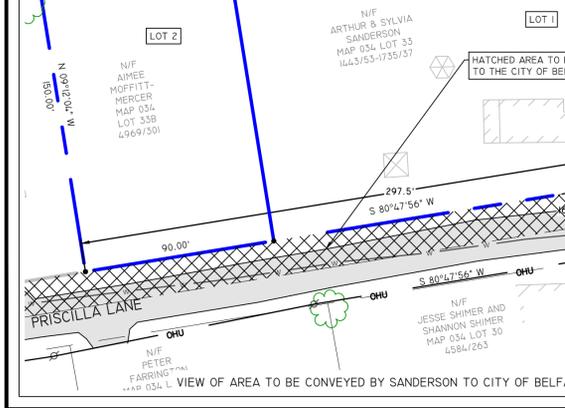
SITE LOCATION MAP
SCALE: 1" = 2000'



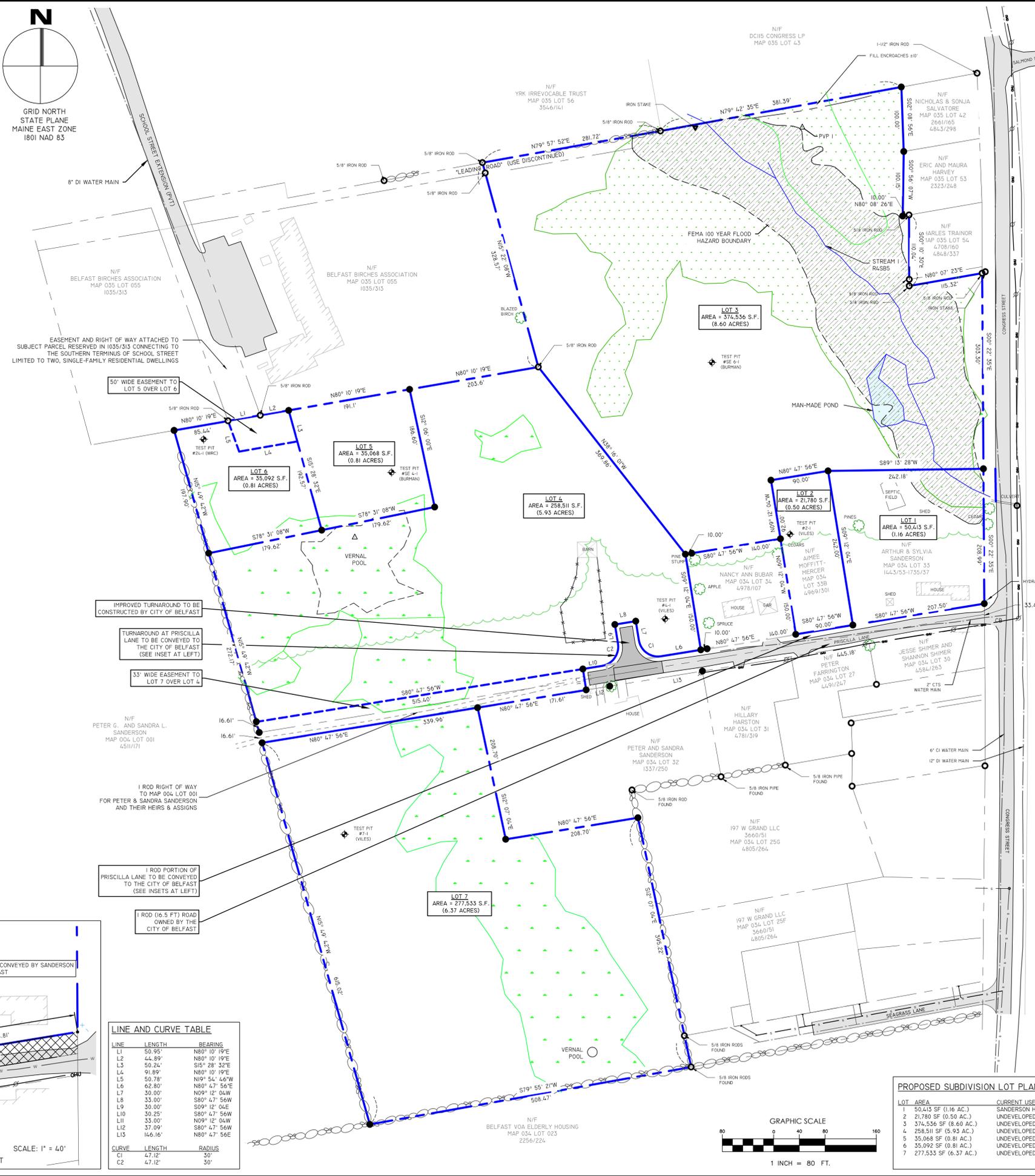
VIEW OF PROPOSED TURNAROUND AND AREA TO BE CONVEYED BY SANDERSON TO CITY OF BELFAST
SCALE: 1" = 40'



VIEW OF AREA TO BE CONVEYED BY SANDERSON TO CITY OF BELFAST
SCALE: 1" = 40'



VIEW OF AREA TO BE CONVEYED BY SANDERSON TO CITY OF BELFAST
SCALE: 1" = 40'



EASEMENT AND RIGHT OF WAY ATTACHED TO SUBJECT PARCEL RESERVED IN 1035/313 CONNECTING TO THE SOUTHERN TERMINUS OF SCHOOL STREET LIMITED TO TWO, SINGLE-FAMILY RESIDENTIAL DWELLINGS

50' WIDE EASEMENT TO LOT 5 OVER LOT 6

IMPROVED TURNAROUND TO BE CONSTRUCTED BY CITY OF BELFAST

TURNAROUND AT PRISCILLA LANE TO BE CONVEYED TO THE CITY OF BELFAST (SEE INSET AT LEFT)

33' WIDE EASEMENT TO LOT 7 OVER LOT 4

1 ROD RIGHT OF WAY FOR PETER & SANDRA L. SANDERSON MAP 004 LOT 001 4/51/171

1 ROD PORTION OF PRISCILLA LANE TO BE CONVEYED TO THE CITY OF BELFAST (SEE INSETS AT LEFT)

1 ROD (16.5 FT) ROAD OWNED BY THE CITY OF BELFAST

LINE	LENGTH	BEARINGS
L1	50.95'	N80° 10' 19"E
L2	44.89'	N80° 10' 19"E
L3	50.24'	S15° 28' 32"E
L4	91.89'	N80° 10' 19"E
L5	50.78'	N19° 54' 46"W
L6	62.80'	N80° 47' 56"E
L7	30.00'	N09° 12' 04"W
L8	33.00'	S80° 47' 56"W
L9	30.00'	S09° 12' 04"E
L10	30.25'	S80° 47' 56"W
L11	33.00'	N09° 12' 04"W
L12	37.09'	S80° 47' 56"W
L13	146.16'	N80° 47' 56"E

CURVE	LENGTH	RADIUS
C1	47.12'	30'
C2	47.12'	30'

PROPOSED SUBDIVISION LOT PLAN:

LOT	AREA	CURRENT USE
1	50,413 SF (1.16 AC.)	SANDERSON HOUSE AND OUTBUILDINGS
2	21,780 SF (0.50 AC.)	UNDEVELOPED OWNED BY MOFFITT-MERCER
3	374,536 SF (8.60 AC.)	UNDEVELOPED
4	258,511 SF (5.93 AC.)	UNDEVELOPED
5	35,068 SF (0.81 AC.)	UNDEVELOPED
6	35,092 SF (0.81 AC.)	UNDEVELOPED
7	277,533 SF (6.37 AC.)	UNDEVELOPED

OWNER & PROPERTY DATA:

OWNER: ARTHUR WILLIAM & SYLVIA KYM SANDERSON
161 CONGRESS STREET
BELFAST, ME 04915

PROPERTY: 161 CONGRESS STREET
TAX MAP 034 LOT 33
BELFAST, MAINE 04915
WALDO COUNTY REGISTRY
OF DEEDS BOOK 1443 PAGE 53 &
BOOK 1753 PAGE 37

AREA: ±24.25 ACRES (INCLUDING PRISCILLA LANE)

LEGEND

- PERIMETER PROPERTY LINE
- PROPOSED INTERIOR LOT LINE
- ABUTTING PARCEL/TAX MAP LINE
- IRON PIN OR PIPE FOUND
- IRON PIN SET OR TO BE SET (MJC 2074)
- FENCE
- TREE (SEE LABEL)
- TREELINE (DERIVED FROM AERIAL PHOTOGRAPHY)
- EXISTING OVERHEAD UTILITIES
- UTILITY POLE
- SEWER MANHOLE
- SEPTIC TEST PIT
- WATER MAIN
- SEWER LINE
- STONE WALL
- STREAM SEGMENT
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- OPEN WATER
- FRESHWATER WETLAND
- FRESHWATER WETLAND OF SPECIAL SIGNIFICANCE
- FEMA 100-YEAR FLOOD ZONE (A)

- PLAN NOTES:**
- THIS IS A 7-LOT SUBDIVISION OF THE SANDERSON PROPERTY ON CONGRESS STREET AND PRISCILLA LANE. A PORTION OF TAX MAP 034 LOT 33 IN BELFAST, MAINE. THIS PARCEL IS DESCRIBED AND RECORDED IN BOOK 1443 PAGE 53 AND BOOK 1754 PAGE 37 AT THE WALDO COUNTY REGISTRY OF DEEDS.
 - THE SUBJECT PARCEL IS IN THE RESIDENTIAL 2 ZONE OF THE CITY OF BELFAST, WHICH ALLOWS RESIDENTIAL SUBDIVISIONS. THE MINIMUM LOT SIZE IS 20,000 SQUARE FEET AND THE MINIMUM STREET FRONTAGE IS 60 FEET.
 - THE SUBDIVISION IS INTENDED TO BE SERVED BY A COMBINATION OF PUBLIC AND PRIVATE WATER AND PRIVATE WASTEWATER.
 - ELECTRICAL AND COMMUNICATIONS UTILITIES WILL BE PROVIDED FROM EXISTING UTILITIES ON ABUTTING STREETS.
 - ALL PERIMETER PROPERTY LINES, ROADWAYS, AND THE FOOTPRINT OF THE EXISTING STRUCTURES, DRIVeways, AND ROADS WERE LOCATED BY MICHAEL CUMMONS PROFESSIONAL LAND SURVEYOR (PLS 2074), ON A PLAN ENTITLED "BOUNDARY SURVEY LAND OF ARTHUR W. SANDERSON & SYLVIA K. SANDERSON, 161 CONGRESS STREET, BELFAST, MAINE," DATED DECEMBER 27, 2019 AND REVISED FEBRUARY 17, 2021.
 - NATURAL RESOURCES, INCLUDING FRESHWATER WETLANDS, STREAMS AND POTENTIAL VERNAL POOLS WERE DELINEATED BY WATERSHED RESOURCE CONSULTANTS, FORMERLY BURMAN LAND + TREE COMPANY OF ORRINGTON, MAINE. THE DELINEATION REPORT IS SUBMITTED WITH THE PRELIMINARY SUBDIVISION APPLICATION MATERIALS.
 - A PORTION OF THE SUBDIVISION IS LOCATED IN A FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ALL NEW PRINCIPAL STRUCTURES ON LOTS IN THE SUBDIVISION SHALL BE CONSTRUCTED WITH THEIR LOWEST FLOOR, INCLUDING THE BASEMENT, TWO FEET ABOVE THE 100 YEAR FLOOD ELEVATION.
 - ABUTTING PROPERTY OWNER INFORMATION WAS OBTAINED FROM A BOUNDARY SURVEY ENTITLED "BOUNDARY SURVEY LAND OF ARTHUR W. SANDERSON & SYLVIA K. SANDERSON, 161 CONGRESS STREET, BELFAST, MAINE," PREPARED BY MICHAEL CUMMONS AND DATED DECEMBER 27, 2019 REVISED FEBRUARY 17, 2021. ADDITIONAL INFORMATION DERIVED FROM THE CITY OF BELFAST'S ASSESSING RECORDS.
- PLAN REFERENCES:**
- SITE PLAN OF BELFAST HOUSING FOR THE ELDERLY REVISED APRIL 1978 PREPARED BY WILLIAM SEPE AND APPROVED BY BELFAST PLANNING BOARD APRIL 26, 1978 AND RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS IN PLAN BOOK I, PAGE II.
 - PLAN ENTITLED "PLANNED UNIT DEVELOPMENT - BELFAST BIRCHES ELDERLY HOUSING" FOR BELFAST BIRCHES ASSOCIATES PREPARED BY GOOD DEEDS, INC. BELFAST MAINE DATED APRIL 25, 1988.
 - SITE PLAN FOR CHRISTINE LEGORE SUBDIVISION, SCHOOL STREET, BELFAST MAINE DATED MARCH 22, 1991 PREPARED BY EDWARD S. COFFIN APPROVED BY THE CITY OF BELFAST PLANNING BOARD APRIL 24, 1991 AND RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16, PAGE 27.
 - BOUNDARY SURVEY FOR MARGARET CUNNINGHAM, CONGRESS STREET, BELFAST MAINE PREPARED BY DANIEL I. SMALL, JR. BELFAST, MAINE (MAY, 2015).
 - SEAGRASS FARM SUBDIVISION AMENDMENT FOR MEGAN AND DANIEL BRITTON DATED SEPTEMBER 13, 2017 BY THOMAS FOWLER, P.E. LLC, BELFAST, MAINE APPROVED BY THE CITY OF BELFAST PLANNING BOARD ON SEPTEMBER 13, 2017 AND RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS IN PLAN BOOK 23, PAGE 158.
- SURVEY NOTES:**
- PRISCILLA LANE WAS FORMERLY KNOWN AS CONGRESS STREET EXTENSION. NAME WAS CHANGED IN 1995.
 - ALL IRON RODS SET ARE 1/2" REBAR WITH YELLOW PLASTIC SURVEYOR CAPS STAMPED "CUMMONS 2074."

THIS IS TO CERTIFY THAT THE CITY OF BELFAST PLANNING BOARD, AT ITS MEETING ON MAY #, 2024, VOTED TO APPROVE THE SANDERSON SUBDIVISION. THE BOARD, AT ITS MEETING ON MAY #, 2024, APPROVED FINDINGS OF FACT AND DECIDED THAT THIS SUBDIVISION COMPLIES WITH CRITERIA SET FORTH IN 30-A MRS. SECTION 4406 (AS AMENDED) AND THE CITY OF BELFAST CODE OF ORDINANCES, CHAPTER 9A, SUBDIVISIONS, CHAPTER 9B, AND CHAPTER 102, ZONING. THE BOARD, AT ITS MEETING ON MAY #, 2024, ADOPTED CONDITIONS OF APPROVAL THAT APPLY TO THIS PROJECT; A COPY OF WHICH CONDITIONS ARE RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS.

UNDERSIGNED BY MEMBERS OF THE CITY OF BELFAST PLANNING BOARD:

- _____ CHAIR
- _____
- _____
- _____
- _____
- _____

DATE: _____

THOMAS FOWLER, P.E. LLC
 CIVIL ENGINEER, DESIGN AND PERMITTING SERVICES
 P.O. BOX 117, 48-4, MARSHALL WHARF
 BELFAST, ME 04915
 207-322-5827
 WWW.THOMASFOWLERPE.COM

STATE OF MAINE
 MICHAEL J. CUMMONS
 LICENSED PROFESSIONAL LAND SURVEYOR
 No. 10449
 5/9/24

STATE OF MAINE
 MICHAEL J. CUMMONS
 LICENSED PROFESSIONAL LAND SURVEYOR
 No. 2074
 5/9/24

MICHAEL J. CUMMONS
 PROFESSIONAL LAND SURVEYOR, ME. LICENSE NO. 2074
 305 HOPE ROAD LINCOLNVILLE, MAINE 04849
 mjcummons@gmail.com
 207-763-2728

FINAL SUBDIVISION PLAN
SANDERSON SUBDIVISION
 CONGRESS STREET, PRISCILLA LANE &
 SCHOOL STREET EXT. (MAP 034, LOT 33)
 BELFAST, MAINE 04915
 ARTHUR AND SYLVIA SANDERSON
 161 CONGRESS STREET,
 BELFAST, MAINE 04915

PLAN TITLE: _____
 ADDRESS: _____
 OWNER: _____

DRAWING SCALE:
1" = 80'

PLAN DATE:
MAY 9, 2024

PROJECT NUMBER:
20-016

W:\Projects\2020 Projects\20-016 Sanderson Property Consulting\Map Plan\Sanderson Subdivision Final Plan.dwg

ATTACHMENT 2

**Stream Crossing PBR
PBR Acceptance #78921**

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM**

(For use with DEP Regulation, Natural Resources Protection Act - Permit by Rule Standards, Chapter 305)

APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:				Name:			
Mailing Address:				Mailing Address:			
Mailing Address:				Mailing Address:			
Town/State/Zip:				Town/State/Zip:			
Daytime Phone #:	Ext:			Daytime Phone #:	Ext:		
Email Address:				Email Address:			
PROJECT INFORMATION							
Part of a larger project? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	After the Fact? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	Project involves work below mean low water? (check 1):	<input type="checkbox"/> Yes <input type="checkbox"/> No	Name of waterbody:	
Project Town:			Town Email Address:			Map and Lot Number:	
Brief Project Description:							
Project Location & Brief Directions to Site:							

PERMIT BY RULE (PBR) SECTIONS (Check at least one): I am filing notice of my intent to carry out work that meets the requirements for Permit-by-Rule (PBR) under DEP Rules, [Chapter 305](#). I and my agent(s), if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|---|--|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (16-A) Beach Nourishment |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (17) Transfer/Permit Extension |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Veg. | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (13) F&W Creat./Water Qual. Improv. | <input type="checkbox"/> Sec. (19) Act. Near SVP Habitat |
| <input type="checkbox"/> Sec. (8) Shoreline Stabilization | <input type="checkbox"/> Sec. (15) Public Boat Ramps | <input type="checkbox"/> Sec. (20) Act. Near Waterfowl/Bird Habitat |

NOTE: Municipal permits also may be required. Contact your local code enforcement office for information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for information.

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS AND FEE

- Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- Attach Proof of Legal Name** if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.

FEE: Pay by credit card at the [Payment Portal](#). The Permit-by-Rule fee may be found here <https://www.maine.gov/dep/feeschedule.pdf> and is currently \$307.

- Attach** payment confirmation from the Payment Portal when filing this notification form.

Signature & Certification:

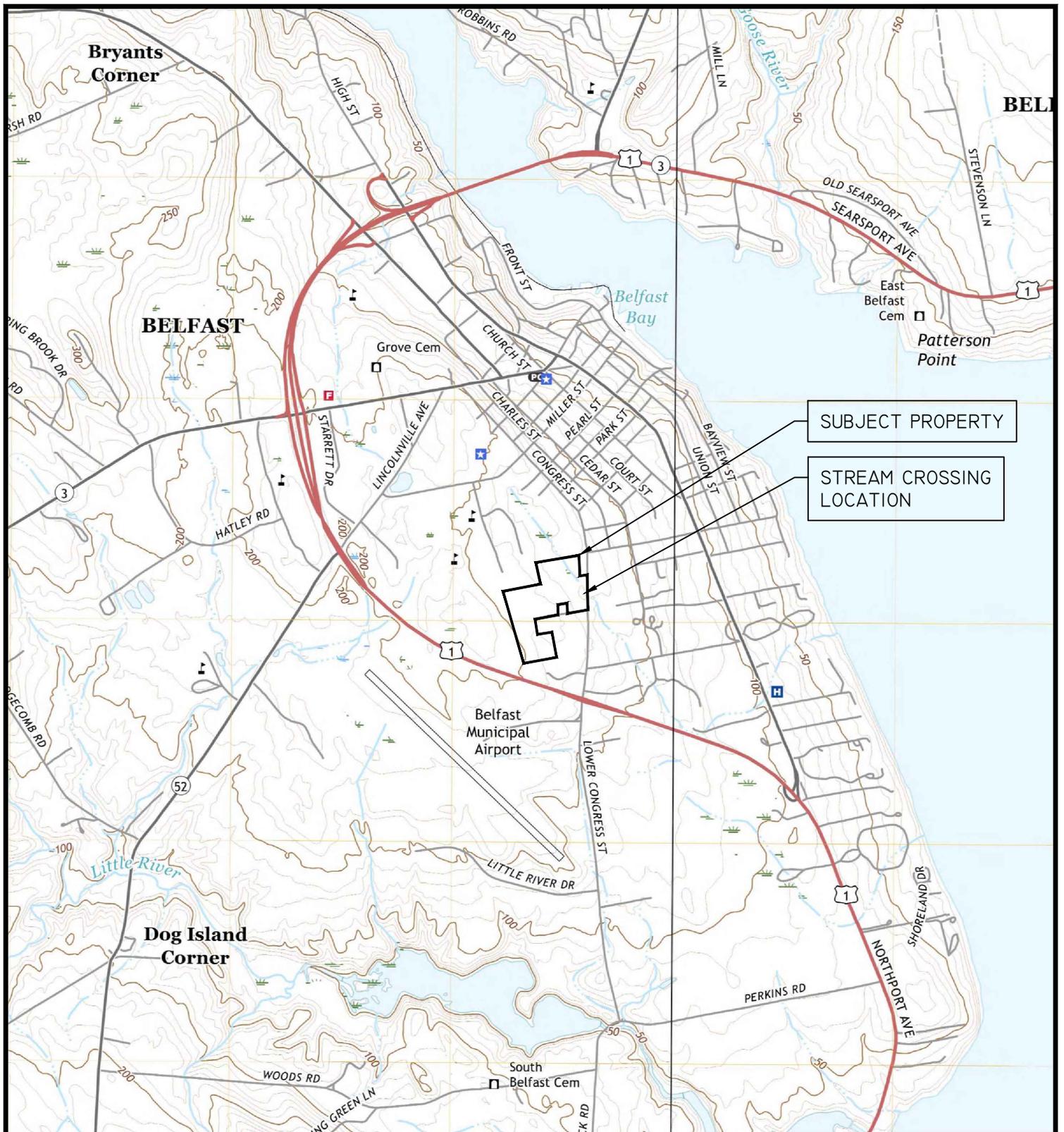
- I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.
- I understand that this PBR becomes effective 14 calendar days after receipt by the Department of this completed form, the required submissions, and fee, *unless the Department approves or denies the PBR prior to that date.*

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in Chapter 305 rule and that the applic: _____ **right, or interest in the property where the activity takes place.**

Signature of Agent or Applicant (may be typed):

Date:

Keep a copy as a record of permit. Email this completed form with attachments to DEP at: DEP.PBRNotification@maine.gov. DEP will send a copy to the Town Office as evidence of DEP's receipt of notification. No further authorization will be issued by DEP after receipt of notice. A PBR is valid for two years, except Section 4, "Replacement of Structures," are valid for three years. **Work carried out in violation of the Natural Resources Protection Act or any provision in Chapter 305 is subject to enforcement.**



NOTE: PLAN BASE DERIVED FROM THE USGS 7.5 MINUTE QUADRANGLES FOR BELFAST AND SEARSPORT, MAINE



THOMAS FOWLER, P.E. LLC
 CIVIL ENGINEER: DESIGN AND PERMITTING SERVICES
 P.O. BOX 117, 48-4 MARSHALL WHARF
 BELFAST, ME 04915
 207-322-5827
 WWW.THOMASFOWLERPE.COM

SITE LOCATION ON USGS MAP
 ARTHUR AND SYLVIA SANDERSON
 161 CONGRESS STREET
 BELFAST, MAINE 04915

DATE 3/4/24

SCALE: 1"=2,000'



Photo 1: Stream crossing, Congress Street in background, facing E



Photo 2: Stream crossing close up, Congress Street in background, facing E



Photo 3: Entrance location from Congress Street to upland adjacent to stream, facing W



Photo 4: Stream crossing, facing W

State of Maine DEP Payment Receipt

Contact Information: Sylvia Sanderson - 161 Congress St., Belfast, ME, 04915
(207) 323-3168
ksandersonrental@gmail.com

Product	Reference Number	Customer Number	Payment Amount	Comments
Natural Resources Protection Act (Individual Permit)	New Application		\$307.00	

Receipt ID: 3897

Transaction Date: 3/4/2024 11:10:16 AM

Transaction Summary

Payment	\$307.00
Service Fee	\$2.00
Total	\$309.00

Thank you for your successful transaction.

If you have questions or concerns, please call (207) 287-7688

or Email: Payments.DEP@maine.gov

Print



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Permit-by-Rule & Notice of Intent Review Form

Natural Resources Protection Act
Stormwater Management Law
Maine Construction General Permit

PBR #
PBR #
NOI #

Applicant:
Project Address:

Town:
Tax Map/Lot #:

NRPA PBR Sections – Ch. 305

- | | | |
|---|--|---|
| <input type="checkbox"/> Sec. 2 Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. 9 Utility Crossing | <input type="checkbox"/> Sec. 16 Coastal Sand Dune Project |
| <input type="checkbox"/> Sec. 3 Intake Pipes | <input type="checkbox"/> Sec. 10 Stream Crossing | <input type="checkbox"/> Sec. 17 Transfer/Permit Extension |
| <input type="checkbox"/> Sec. 4 Replacement of Structures | <input type="checkbox"/> Sec. 11 State Transport. Facilities | <input type="checkbox"/> Sec. 18 Maintenance Dredging |
| <input type="checkbox"/> Sec. 6 Movement of Rocks or Veg. | <input type="checkbox"/> Sec. 12 Restoration Natural Areas | <input type="checkbox"/> Sec. 19 Act. Near SVP Habitat |
| <input type="checkbox"/> Sec. 7 Outfall Pipes | <input type="checkbox"/> Sec. 13 F&W Creat./Water Quality | <input type="checkbox"/> Sec. 20 Act. Near Waterfowl/Bird Habitat |
| <input type="checkbox"/> Sec. 8 Shoreline Stabilization | <input type="checkbox"/> Sec. 15 Public Boat Ramps | |

Notes:

Reviewer:
Reviewer:

Deficient Date:
Accepted Date:

NRPA SW NOI
 NRPA SW NOI

ATTACHMENT 3

Bubar + Sanderson Boundary Line Agreement



ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

BOUNDARY LINE AGREEMENT

This Agreement between **Nancy Ann Bubar** of 17 Priscilla Lane, Belfast, Maine 04915 and **Arthur William Sanderson and Sylvia Kym Sanderson** of 161 Congress Street, Belfast, Maine 04915, is intended to establish the boundary line between the two properties.

Nancy Ann Bubar owns the property known as 17 Priscilla Lane, Belfast, Waldo County, Maine described in a deed recorded at Book 4307, Page 127 of the Waldo County Registry of Deeds (Map 34, Lot 34 on the tax maps of the City of Belfast)

Arthur William Sanderson and Sylvia Kym Sanderson own the property known as 161 Congress Street, Waldo County, Maine, described in a deed recorded at Book 1443, Page 53 (see also Book 1753, Page 37 of said Registry) (Map 34, Lots 33 and 33A on the tax maps of the City of Belfast)

This Agreement is designed to establish a common boundary line between the two afore-described parcels and shall be binding upon our heirs and assigns.

It is **Agreed** as follows:

WHEREAS, the current boundary line between the two premises rests on the historical record which is ambiguous; and

WHEREAS, the parties believe it is in their mutual best interest to clearly describe and set out the boundary between their parcels for the benefit of themselves, their heirs, and assigns and to remove any ambiguity from the record;

IT IS HEREBY AGREED that the land belonging to Nancy Ann Bubar shall be that described in the attached Exhibit A.

Nancy Ann Bubar hereby releases all her right, title and interest to all those same premises described in a deed from the Estate of Gerald N. Bubar, dated December 19, 2016, as recorded at the Waldo County Registry of Deeds at Book 4307, Page 127 WITH THE EXCEPTION of those premises set forth in Exhibit A which shall be the land of Nancy Ann Bubar.

Arthur William Sanderson and Sylvia Kym Sanderson hereby release all their right, title and interest to those premises set forth in Exhibit A.

Dated: March 4, 2024

Nancy Ann Bubar



Arthur William Sanderson



Sylvia Kym Sanderson

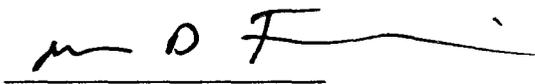
STATE OF MAINE

March 4, 2024

COUNTY OF WALDO

Then personally appeared the above-named Nancy Ann Bubar, Arthur William Sanderson, and Sylvia Kym Sanderson who acknowledged the foregoing instrument to be their free act and deed.

Before me,



Miles D. Frieden

Attorney at Law

Bar No. 003385

EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, located off Priscilla Lane, in Belfast, Waldo County, Maine, being further bounded and described as follows, to wit:

Beginning at a 5/8" iron rod set on the northerly boundary of Priscilla Lane, so called (also known as "Congress Street Extension") a distance of approximately 297.5' on a bearing of S. 80° 47' 56" W. from Congress Street; thence S. 80° 47' 56" W. on the northerly bound of Priscilla Lane a distance of 140' to a 5/8" iron rod; thence continuing on the same bearing a distance of 10' to another iron rod; thence N. 09° 12' 4" W. along land of Sanderson (WCRD Book 1443, Page 53) a distance of 150' to an iron rod; thence N. 80° 47' 56" E. a distance of 10' to another iron rod; thence continuing on the same course a distance of 140' to an iron rod; thence S. 09° 12' 04" E. along land of Sanderson a distance of 150' to the point of beginning.

Bearings and distances derived from a Boundary Survey of the land of Arthur W. Sanderson and Sylvia K. Sanderson, by Michael J. Cummons, professional land surveyor, dated December 27, 2019.

ATTACHMENT 4

Draft Sanderson to City of Belfast Quitclaim Deed

Quitclaim Deed

We, Arthur William Sanderson and Sylvia Kym Sanderson of 161 Congress Street, Belfast, Maine 04915, and **Joyce Clark Sarnacki** of Hampden, Maine, for nominal consideration, hereby convey to the **City of Belfast** with a mailing address of 131 Church Street, Belfast, Maine 04915, with quitclaim covenant, a certain lot or parcel of land, located of Priscilla Lane in Belfast, Waldo County, Maine, being bounded and described as follows, to wit:

Beginning at a 5/8" iron rod set on the northerly boundary of Priscilla Lane, so called (also known as "Congress Street Extension"), and on the westerly boundary of Congress Street; thence

S 00° 22' 35" E a distance of 16.72' to a point in the pavement of Priscilla Lane; thence

S 80° 47' 56" W a distance of 593.90' to a point; thence

S 09° 12' 04" E a distance of 16.50' to a 5/8" iron rod set; thence

S 80° 47' 56" W a distance of 37.09' to a 5/8" iron rod set; thence

N 09° 12' 04" W a distance of 33.00' to a 5/8" iron rod set; thence

N 80° 47' 56" E a distance of 30.25' to a point; thence

Along a curve to the left with a radius of 30.00' a distance of 47.12' to a point; thence

N 09° 12' 04" W a distance of 30.00' to a 5/8" iron rod set; thence

N 80° 47' 56" E a distance of 33.00' to a 5/8" iron rod set; thence

S 09° 12' 04" E a distance of 30.00' to a point; thence

Along a curve to the left with a radius of 30.00' a distance of 47.12' to a point; thence

N 80° 47' 56" E a distance of 510.30' to the point of beginning.

Bearings and distances derived from the Final Subdivision Plan of the land of Arthur W. Sanderson and Sylvia K. Sanderson by Michael J. Cummons, PLS, and Thomas Fowler, P.E., LLC, dated April 4, 2024.

Meaning and intending to convey and hereby conveying a portion of those same premises conveyed to **Arthur William Sanderson and Sylvia Kym Sanderson** by deed of Priscilla S. Sanderson, dated March 15, 1994, as recorded at Book 1443, Page 53 of the Waldo County Registry of Deeds. **Joyce Clark Sarnacki** joins in this deed to release to the City of Belfast any right, title, and interest she might have in the afore-described premises which might arise from a mortgage given to her by Arthur William Sanderson and Sylvia Kym Sanderson, dated June 23, 2020, as recorded at Book 4508, Page 211 of the Waldo County Registry of Deeds.

Dated: May ____, 2024

Joyce Clark Sarnacki

Arthur William Sanderson

Sylvia Kym Sanderson

STATE OF MAINE

COUNTY OF WALDO

May ____, 2024

Then personally appeared the above-named Arthur William Sanderson and Sylvia Kym Sanderson who acknowledged the foregoing instrument to be their free act and deed.

Before me,

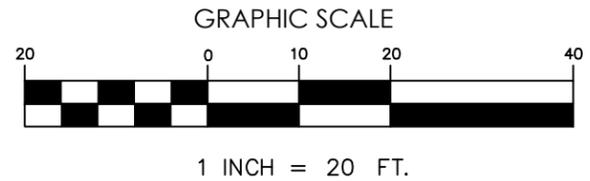
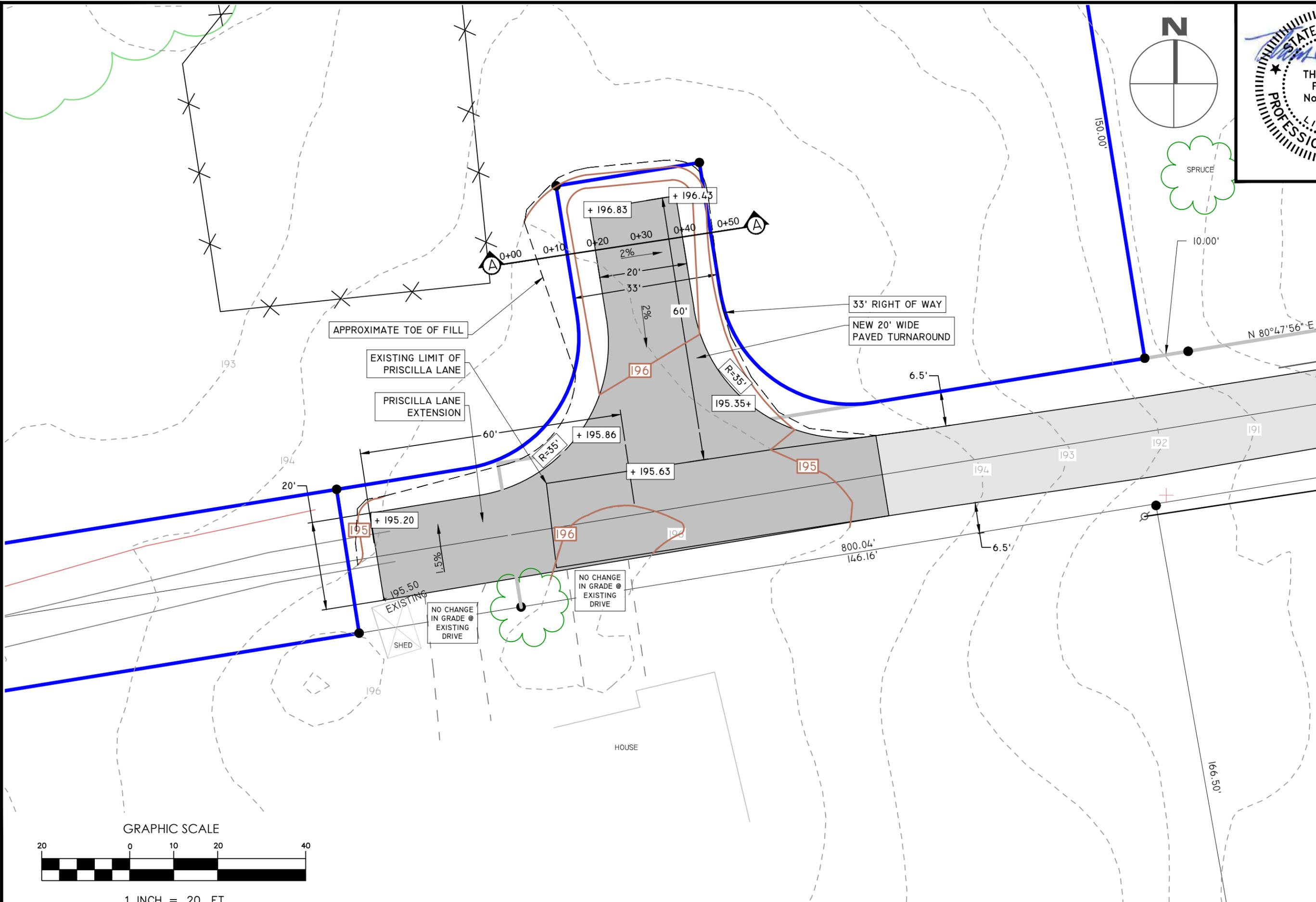
Notary Public or Attorney at Law

Printed Name

ATTACHMENT 5

T-Turnaround Plan and Section

STATE OF MAINE
 THOMAS A. FOWLER
 No. 10449
 LICENSED PROFESSIONAL ENGINEER
 5/9/24

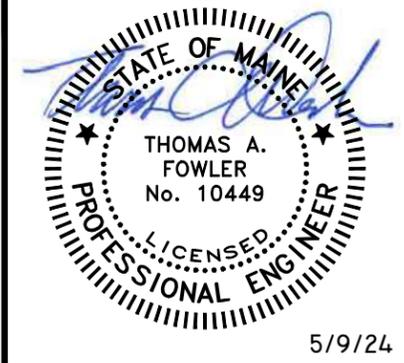


T-TURNAROUND PLAN
 PROPOSED SANDERSON SUBDIVISION
 CONGRESS ST., PRISCILLA LANE, AND SCHOOL ST. EXT.
 (MAP 34 LOT 33), BELFAST, MAINE 04915

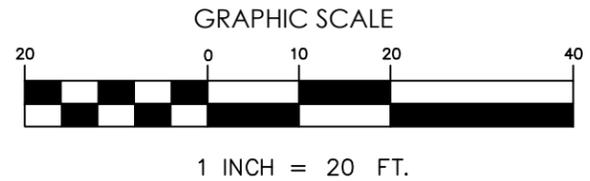
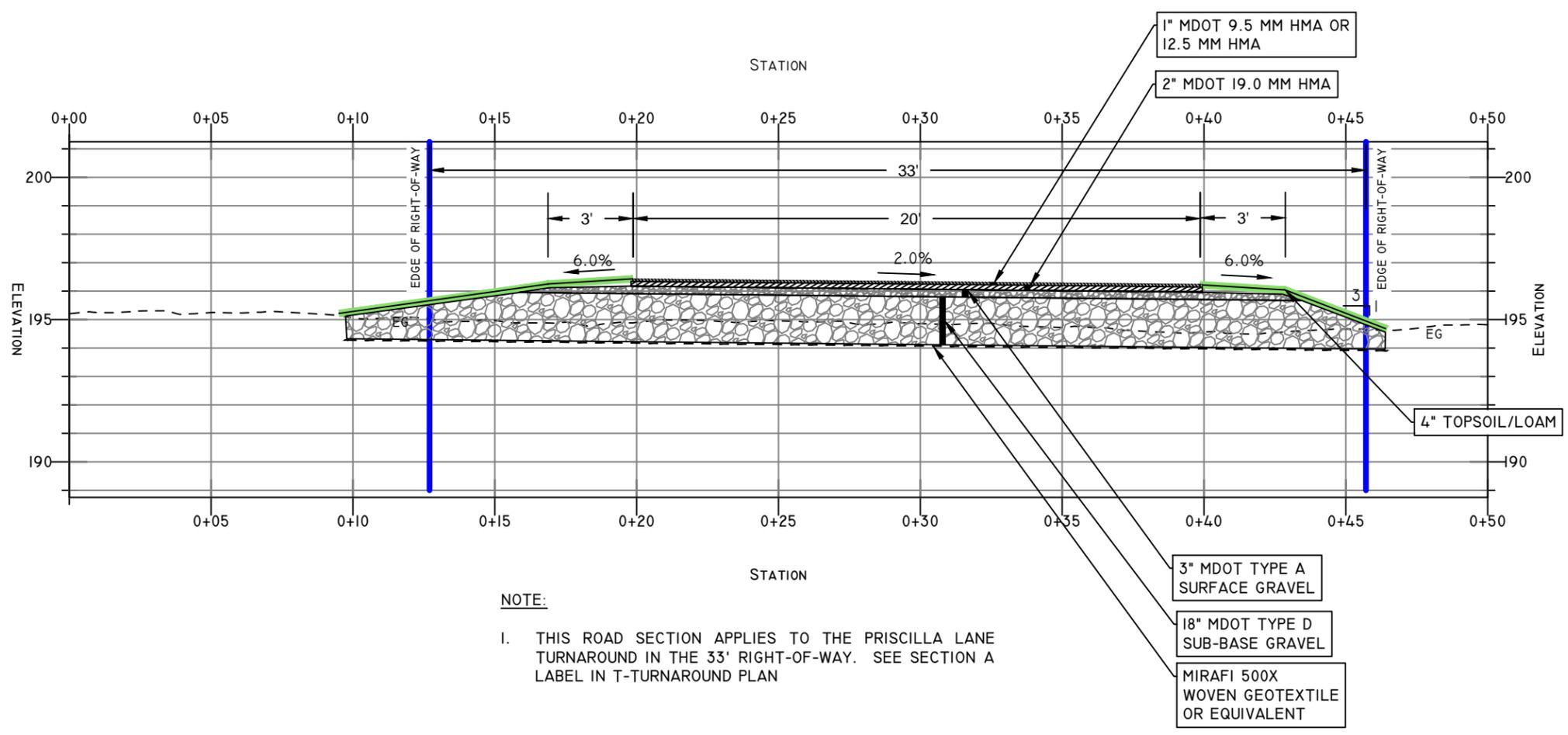
DATE 05-09-2024

THOMAS FOWLER, P.E., LLC
 CIVIL ENGINEER: DESIGN AND PERMITTING SERVICES
 P.O. Box 117, 48-4 MARSHALL WHARF
 BELFAST, ME 04915
 207-322-5827
 WWW.THOMASFOWLERPE.COM





T-TURNAROUND
SECTION A



T-TURNAROUND SECTION
PROPOSED SANDERSON SUBDIVISION
CONGRESS ST., PRISCILLA LANE, AND SCHOOL ST. EXT.
(MAP 34 LOT 33), BELFAST, MAINE 04915

DATE 05-09-2024

THOMAS FOWLER, P.E., LLC
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