



Civil Engineering | Surveying

January 17, 2024

Carol Eyerman
Town Planner – Town of Gorham
75 South Street, Suite 1
Gorham, ME 04038

RE: Private Way Application Submission
Greg McCormack – 24 Strawberry Lane
1 Lot Private Way – Pinewood Lane

Dear Carol,

Please find the attached fifteen (15) sets of the following information in support of the submission of a private way application as described above:

1. Private Way Application, Checklist & Fee (\$2,700)
2. Street Name Application – Pinewood Lane
3. Agent Authorization Form
4. Declaration of Maintenance – Pinewood Lane
5. Parcel Deeds - Book 34122 Page 125, Book 37359 Page 63
6. Figures (USGS, Zoning Map, FEMA & Tax Map)
7. Wetland Delineation letter- Mark Hampton Associates
8. Preliminary Soil Evaluation – Mark Hampton Associates
9. Park South Condominiums Plan (Plan Book 281 Page 55)
10. Boundary Survey by Survey Inc.
11. Private Way Plans (6 Full & 9 Reduced)

The applicant, Greg McCormack, owns a 7.53-acre parcel (Tax Map 104, Lots 7-4 & 10-3) located within the Urban Residential Zone. See parcel on attached boundary survey by Survey Inc.. The applicant may be interested in constructing one single family home on this parcel for his family in the future. In order to do so, the applicant needs to create frontage off Samantha Drive and the Park South Condominiums project (see attached plan by Sebago Technics – Plan Book 281, Page 55). The applicant is proposing a 1-lot private way known as Pinewood Lane (see attached plans for more information).

As the board is aware, the Town Council gave the applicant permission to use the right of way off Samantha Drive on December 6, 2022 (see attached Park South Plan for more information).

A sketch plan meeting was held with the planning board on February 6, 2023. The following are some of the major revisions incorporated into the design as a result of this meeting with the Town:

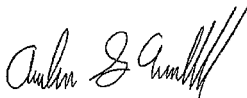
- As discussed with the board, the applicant does not intend to develop this lot at this time.

- The right of way has been revised as requested by planning staff to align with the southern parcel boundary
- Wetlands and test pits completed by Mark Hampton Associates (see attached letters submitted).
- Public works had concerns about how snow plowing along Pinewood Lane and Samantha Drive hammerhead would work. We had detailed discussions with Public Works and a solution was discovered and implemented into the design. Pinewood Lane, the private way has been superelevated to flow to the westerly side of the roadway. The private way has also been shifted slightly within the right of way to the east. This allows us to have a 20-foot wide area for snow storage along the western side of Pinewood Lane (see sheet 2 of plans for more information).
- A 20-foot wide easement has been provided to the Town for snow storage. An access easement along Pinewood Lane will also be provided as discussed with the director of public works.
- All of the applicants nearby holdings are shown on the map inset on sheet 1 of the attached plans.

As the Town is aware, Stephen Selleck (abutter), has some concerns and provided them in writing to the Town on February 18, 2023. Our office and the applicant met with a series of abutters on March 29, 2023 to discuss their concerns. This meeting went well and many of the items discussed have been incorporated into the design of this project (see attached plans for more information).

Please call me if you have any questions regarding this application or if any additional information is needed. We hope to be before the planning board at the next available planning board meeting. We look forward to working with the Town on this project.

Sincerely,



Andrew S. Morrell
Project Engineer

Attachment 1
Private Way Application, Checklist, and Fee



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*
tpoirier@gorham.me.us
 Carol Eyerman, *Town Planner*
ceyerman@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

PRIVATE WAY APPLICATION										
<input checked="" type="checkbox"/> NEW PRIVATE WAY					<input type="checkbox"/> PRIVATE WAY AMENDMENT					
FEEES FOR PRIVATE WAY REVIEW			<input checked="" type="checkbox"/> NEW PRIVATE WAY - \$700.00 Application Fee <input type="checkbox"/> PRIVATE WAY AMENDMENT - \$350.00 Application Fee <input checked="" type="checkbox"/> PEER REVIEW AND LEGAL SERVICE ESCROW \$2000.00 (\$500.00 plus \$1,500.00 Engineer's Estimate - may need to be increased depending on project)						Amount Paid: \$ _____ Date: _____	
PROPERTY DESCRIPTION		Parcel ID	Map	104	Lot(s)	7-4 &10-3	Zoning District	UR	Total Land Area	817,621 sf.
		Physical Address/ Location Samantha Drive								
PROPERTY OWNER'S INFORMATION		Name			Greg McCormack			Mailing Address		24 Strawberry Lane Gorham, ME
		Phone			207 671-2631					
		Email			gmccormack@mainehomes.net					
APPLICANT'S INFORMATION (if different from owner)		Name			Same as Owner			Name of Business		
		Phone						Mailing Address		
		Email								
APPLICANT'S AGENT INFORMATION		Name			Andrew S. Morrell			Name of Business		BH2M
		Phone			207 839-2771			Mailing Address		380B Main Street Gorham, ME
		Email			amorrell@bh2m.com					
DESCRIPTION		Existing Conditions:								
		The existing lot is undeveloped.								
		Proposed legal and physical changes OR why the amendment is necessary: (Documents for dedication of the ROW, maintenance agreements, riders to deeds, grading, drainage and pavement, etc.)								
		The applicant proposes to construct a private way, approximately 323' long, meeting the 1 lot Private Way standards to serve a future single family house lot.								
The lots shown on this plan are for illustration only and have not been reviewed and approved under the Town of Gorham "Land Use and Development Code" for compliance with the Chapter 1, "Zoning Regulations," Chapter 2, "General Standards of Performance," or Chapter 3, "Subdivision."										

THE FOLLOWING QUESTIONS PERTAIN TO A NEW PRIVATE WAY APPLICATION
see Chapter 2 Section 2-5H for Ordinance Requirements

The original signed copy of this form must be accompanied by the required application fees, and 15 copies of the application form and plan set plus 15 sets of plans, and other necessary submissions.

Check All That Apply		PLEASE ANSWER THE FOLLOWING	Explain or comment as needed for clarification
YES	NO		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attached are copies of the most recent deed or if applicable, contract to purchase or option to lease the property	See Attached Deeds
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The Owner holds interest in the abutting property(s). If so, please explain.	See map inset on sheet 1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All easements have been identified on the plans and copies of the easement deeds are attached. If not, please explain.	See private way plan for snow storage easement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have you completed an application for 'Street Name'? If not, please explain.	See Attached
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete the attached Agent Authorization form.	See Attached
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is a variance from the Board of Appeals required? If so, describe.	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attached are copies of the maintenance agreement.	See Attached
		How many lots will the private way serve?	1
		How many dwelling units will be served by the proposed private way....now? in the future?	1
		How long is the proposed private way (ft)?	+/- 322 feet
		Fee interest in the proposed private way will be held by whom?	Greg McCormack
List any State or Federal approvals required. <input type="checkbox"/> DEP-Type of Permit(s): _____ <input type="checkbox"/> Army Corp of Engineers: _____ <input type="checkbox"/> Other: _____			
YES	NO	POST CONSTRUCTION STORMWATER MANAGEMENT	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the construction activity disturb one acre or more?	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the parcel located within the Town of Gorham MS4 area?	

THE FOLLOWING QUESTIONS PERTAIN TO A PRIVATE WAY AMENDMENT APPLICATION

The original signed copy of this form must be accompanied by the required application fees, one electronic copy of the application form and plan set plus 15 sets of the plans, maps, drawings, and other necessary submissions.

Check All That Apply		PLEASE ANSWER THE FOLLOWING	Explain or comment as needed for clarification
YES	NO		
<input type="checkbox"/>	<input type="checkbox"/>	Attached are copies of the most recent deed or if applicable, contract to purchase or option to lease the property	
<input type="checkbox"/>	<input type="checkbox"/>	The Owner holds interest in the abutting property(s). If so, please explain.	
<input type="checkbox"/>	<input type="checkbox"/>	Complete the attached Agent Authorization form.	
<input type="checkbox"/>	<input type="checkbox"/>	Attached is the originally approved plan and the proposed amended plan.	
<input type="checkbox"/>	<input type="checkbox"/>	A new signature block for the proposed amendment has been added to that plan.	
<input type="checkbox"/>	<input type="checkbox"/>	Attached is a revised maintenance agreement.	

The undersigned hereby makes application to the Town of Gorham for approval of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.



APPLICANT'S SIGNATURE

1/18/24
DATE

Gregory McCormack
PRINT APPLICANT'S NAME

APPLICANT'S CHECKLIST FOR PLAN REQUIREMENTS

SUBMITTALS THAT THE TOWN PLANNER DEEMS SUFFICIENTLY LACKING IN CONTENT WILL NOT BE SCHEDULED FOR PLANNING BOARD REVIEW.

The following checklist includes items generally required for development by the GORHAM LAND USE ORDINANCES and, due to project specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation.

- A) Paper size:
 No less than 11"x 17" (reduced) or greater than 24"x36" (full)
- B) Scale size:
 No greater than 1" = 30'
- C) Cover Page & Title block:
 Type of Private Way
 Property Owner's name and address
 Applicant's name and address
 Name of preparer of plans with professional information and professional seal
 Parcel's tax map identification (map – lot)
 Date of plan preparation
 Standard Private Way Plan Notes
- D) Survey performed and sealed by licensed surveyor:
 Identify all existing property/R.O.W. markers
 Show all proposed boundary monuments (per ordinance)
- E) Provide orientation:
 Arrow showing true north and magnetic declination
 Graphic scale
 Signature blocks
- F) The right of way plans must include:
 Size of the pavel minus the area in the R.O.W.
 Area of R.O.W.
 Length of lot frontage
 Zoning and zone boundaries
 Front yard setbacks
 Deed docket and page numbers
 Intersecting lot lines
 Existing topography
 Horizontal Alignment
 Vertical profile (existing ground and proposed grades)
 Sidewalks
 Watercourses
 Forest cover
 Ledge outcroppings
 Proposed areas of blasting
 Utilities (above and below ground)
 Above ground utilities (poles) that may be relocated
 Storm drainage systems and structures
 Parks
 Openspace
 Conservation easements
- G) Show and locate on the plans the names and addresses of all owners of record of abutting properties, including those across the street

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.

- H) Provide sufficient information to identify and locate each interior lot line, right of way lines, and street alignment.
 curve geometry
 bearings and distances
 widths
- I) Show the location and description of all structures, including:
 existing and proposed street signage
 existing and proposed traffic signage
 driveway entrances and intersections located within one hundred (100) feet of the property.
- J) The detail sheet must show:
 Structural pavement sections
 Erosion control detail
 Roadway cross sections
 Trenching details
 Sufficient detail(s) to clarify construction
- K) The completed application requires the following legal documents:
 Copy of documentation showing right, title and interest
 Copy of most current deed & previous recorded plans
 Copy of any existing or proposed property encumbrances
 Revised deeds for the parcel and the R.O.W.
 A maintenance agreement for R.O.W. as a rider to the deed
 Letters of approval from utility companies and town staff.
- L) The following supporting documentation may be required:
 Erosion and sedimentation control plan
 A plan for stormwater management prepared by a registered professional engineer
 A copy of the soil survey (specific to this project area. Where the soil survey shows soils with severe restrictions for development, a high intensity Class A soil survey must be submitted).
- M) Provide an estimate of the amount and type of vehicular traffic on a daily basis and during peak hours
 Traffic impact analysis is required for 400 + vehicle trips per day.
- N) Maintenance Agreement (see sample)

Additional Requirements: In its consideration of an application. plan, the Board may at any point during the review, require the applicant to submit additional materials, studies, analyses, and agreement proposals as it may deem necessary for complete understanding of the application.

NOTE TO APPLICANT: THE PLANNING BOARD MAY CHOOSE TO CONDUCT A SITE WALK. PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED TO ENABLE THE PLANNING BOARD TO READILY LOCATE THE PROPOSED PRIVATE WAY.

Attachment 2
Street Name Application



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*

tpoirier@gorham.me.us

Carol Eyerman, *Town Planner*

ceyerman@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

STREET AND DRIVEWAY NAME APPROVAL FORM

STREET NAME APPROVAL

DRIVEWAY NAME APPROVAL

APPLICANT INFORMATION	Name(s)	Greg McCormack	Mailing Address	24 Strawberry Lane Gorham, ME
	Phone	207 671-2631		
	Email	gmccormack@mainehomes.net		

THE PROPOSED IS:

- Planning Board Approved Private Way
- Subdivision Road constructed to public street specifications
- Driveway (not to be used for calculating frontage for buildable lot computations)
- Other _____

PROPOSED NAME: (MUST PROVIDE THREE NAME OPTIONS)

1. Pinewood Lane _____
2. _____
3. _____

STREET/DRIVEWAY ACCESSES OFF OF:	Samantha Drive	AT:	
		AT:	

MAP AND LOT NUMBER(S) OF ACCESS POINTS:	Map 10 Lot 7-4 & 10-3
--	-----------------------

LENGTH OF NEW STREET/DRIVEWAY:	+/- 323 ft.	NUMBER OF LOTS ACCESSED BY NEW STREET/DRIVEWAY:	1
---------------------------------------	-------------	--	---

FOR DRIVEWAY NAME APPROVAL ONLY BELOW THIS LINE:

NAME AND SIGNATURE OF EACH PARCEL OWNER TO BE READDRESSED ON PROPOSED DRIVEWAY:

NAME:	ADDRESS:	SIGNATURE:
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

APPLICANT MUST PROVIDE SURVEY OR REASONABLY ACCURATE REPRESENTATION OF THE DRIVEWAY DEPICTING THE DIMENSIONS AND LOCATION OF THE DRIVEWAY TO BE NAMED.



**Community Development
Planning Division**

Thomas M. Poirier, *Director of Community Development*

tpoirier@gorham.me.us

Carol Eyerman, *Town Planner*

ceyerman@gorham.me.us

GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

FOR OFFICE USE ONLY BELOW THIS LINE:		
NAME APPROVED:		
NAME APPROVED BY:	SIGNATURE:	DATE:
<input type="checkbox"/> TOWN PLANNER		
<input type="checkbox"/> FIRE CHIEF		
<input type="checkbox"/> POLICE CHIEF		
<input type="checkbox"/> PUBLIC WORKS DIRECTOR		
<input type="checkbox"/> ADDRESSING OFFICER		

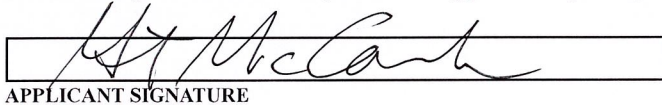
FOR PLANNING OFFICE USE ONLY BELOW THIS LINE:		
DATE OF PLANNING BOARD APPROVAL:		
DATE OF TOWN COUNCIL ACCEPTANCE:		
CC:	<input type="checkbox"/> TAX ASSESSOR	<input type="checkbox"/> TOWN CLERK
	<input type="checkbox"/> PUBLIC WORKS DIRECTOR	<input type="checkbox"/> TOWN ENGINEER

Attachment 3
Agent Authorization Form

AGENT AUTHORIZATION

APPLICANT(S)/ OWNER(S)	Name(s)	Greg McCormack		
PROPERTY DESCRIPTION	Physical Address/Location	24 Strawberry Lane Gorham, Maine 04038		Map(s) 104
				Lot(s) 7-4 & 10-3
APPLICANT'S AGENT INFORMATION	Name	Andrew S. Morrell, PE		
	Phone	(207) 839-2771	Business Name	BH2M
	Email	amorrell@bh2m.com	Mailing Address	380B Main Street, Gorham, ME 04038

Said agent(s) may represent me/us before Gorham Town officers and the Gorham Planning Board to expedite and complete the approval of the proposed development for this parcel.



APPLICANT SIGNATURE

1/18/24
DATE

Greg McCormack

PLEASE TYPE OR PRINT NAME HERE

CO-APPLICANT SIGNATURE (if applicable)

DATE

PLEASE TYPE OR PRINT NAME HERE



APPLICANT'S AGENT SIGNATURE

1/17/24
DATE

Andrew S. Morrell

PLEASE TYPE OR PRINT NAME HERE

Attachment 4
Declaration of Maintenance

Declaration of Maintenance of a Private Way

This Declaration of Maintenance of Private Way (hereinafter called “Declaration”) made as of the 17th day of January, 2024, by Greg McCormack whose mailing address is 24 Strawberry Lane, Gorham, ME, 04038 (hereinafter called “Declarant”).

WITNESSETH

Whereas, the Declarant is the owner of certain real property situated on the Samantha Drive in Gorham, County of Cumberland and State of Maine, and being a certain parcel of land designated as Pinewood Lane as shown on a Plan entitled Plan of Private Way of Pinewood Lane and to be recorded herewith the Cumberland County Registry of Deeds (hereinafter called the “Plan”):

Whereas, the Declarant is desirous of outlining and declaring the respective duties and obligations of the owners of the lots and the private ways shown on the Plan with regard to the maintenance, repair and plowing of the private way shown on the Plan and designated as Pinewood Lane:

Now, therefore, the Declarant hereby declares that the Declarant’s remaining property is and hereafter shall be held transferred, sold and conveyed subject to the following covenants, agreements, liens and charges relating to the maintenance, repair and plowing of the private way shown on the Plan:

1. The owner, or owners, of the remainder of the property as shown on the Plan, shall be responsible for the cost of maintaining, repairing and plowing the private way shown on the Plan; and, if said owner or owners do not, after reasonable notice from the Town of Gorham, keep said private way maintained adequately for fire-fighting purposes, the Town may maintain the way and charge the cost thereof to the remaining lot owner or owners, who shall be jointly and severally responsible therefore and a lien imposed on the lots to secure the Town’s reimbursement. The Town, after reasonable notice, may sue said owner or owners to collect the same;
2. Pinewood Lane is intended for the use of 1 lot. This lot shall pay 100% of the Pinewood Lane maintenance costs.
3. The duties and obligations imposed by this Declaration shall run with the Land;
4. The duties and obligations imposed by this Declaration shall be transferred to donees, purchasers and other transferees of the remaining land shown on the Plan, and upon such transfer, the transferors shall no longer be bound by such duties and obligations;
5. The Declarants, for themselves, their heirs, successors and assigns, acknowledge, understand and agree that the Town of Gorham is not responsible for the maintenance, repair or plowing of the private way shown on the Plan.

Declaration of Maintenance of a Private Way

Witness

Name

Witness

Name

State of Maine
County of Cumberland, ss.

Then personally appeared the above-named _____ (Declarant) and
acknowledged the foregoing instrument to be their free act and deed.

Before me,

Law/Notary Public

Attorney at

Type of Print Name

Attachment 5
Parcel Deeds

MAINE REAL ESTATE TAX PAID

DLN1001740014813

WARRANTY DEED (Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that We, Ronald C. Brooks and Linda J. Brooks for consideration paid, grants to, GRANT to Gregory T. McCormack of Gorham, County of Cumberland and State of Maine, whose mailing address is 24 Strawberry lane Gorham Maine 04038, with WARRANTY COVENANTS, the land with buildings thereon in Gorham , County of Cumberland and the State of, described as follows:

See Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey a portion of the premises conveyed to the Grantor by deed from Ronald C. Brooks dated December 20, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12872, page 236.

IN WITNESS WHEREOF,

[Signature]
for all

[Signature]
Ronald C. Brooks

[Signature]
Linda J. Brooks

State of Maine
County of Cumberland

June 29, 2017

Then personally appeared before me the above Ronald C. Brooks and Linda J. Brooks, and acknowledged the foregoing instrument to be their free act and deed.

Before me, [Signature]
Notary Public/ Attorney at Law

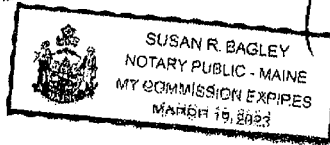


Exhibit D
63,188 SF Parcel

A certain parcel of land situated on the southerly side of Strawberry Lane in the Town of Gorham, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the southerly sideline of Strawberry Lane at land now or formerly of Stephen S. Sledjeski and Robin D. Sledjeski as described in a deed recorded in Book 27161, page 187 in Cumberland County Registry of Deeds (CCRD);

Thence N 80° 42' 23" E, by and along the southerly sideline of Strawberry Lane a distance of 127.94 feet;

Thence N 80° 29' 05" E, by and along the southerly sideline of Strawberry Lane, a distance of 221.24 feet to the Point of beginning.

Thence continuing N 80° 29' 05" E, by and along the southerly sideline of Strawberry Lane, a distance of 153.56 feet;

Thence S 49° 10' 15" E a distance of 250.00 feet;

Thence N 80° 38' 37" E a distance of 160.00 feet;

Thence S 9° 21' 23" E a distance of 38.60 feet to land now or formerly of Park South Condominiums as shown on plan entitled "Subdivision Plan of : Park South Condominiums" recorded in Plan Book 201, page 55 CCRD;

Thence S 80° 38' 37" W, by and along land of Park South Condominiums, a distance of 474.32 feet;

Thence N 9° 11' 09" W a distance of 230.21 feet to the Point of Beginning.

The parcel contains approximately 63,188 square feet.

Bearings are Magnetic 2006.

Reference is made to a plan entitled "Boundary Survey South Street (A.K.A. Route 114) Gorham Maine for: Ronald C. Brooks and Linda J. Brooks" dated November 7, 2006 by Survey Inc.

DLN: 1002040117949

AFTER RECORDING RETURN TO:

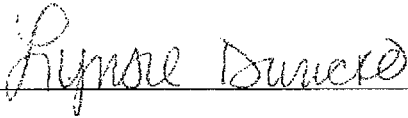
Jeffrey B. Herbert, Esq.
Jensen Baird Gardner & Henry
P.O. Box 4510
Portland, Maine 04112-4510

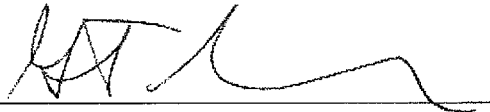
WARRANTY DEED

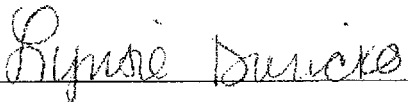
KNOW ALL PERSONS BY THESE PRESENTS that **GREGORY T. MCCORMACK AND SUE B. MCCORMACK**, whose address is 24 Strawberry Lane, Gorham, Maine 04038, for NO consideration paid, grants to **GREGORY T. MCCORMACK and SUE B. MCCORMACK** trustees, or their successors in trust, under the **MCCORMACK LIVING TRUST**, dated **February 28, 2018**, and any amendments thereto, whose address is 24 Strawberry Lane, Gorham, Maine 04038, WITH WARRANTY COVENANT, a certain lot or parcel of land, with any buildings thereon, located in the Town of Gorham, County of Cumberland and State of Maine, being more particularly described on Exhibit A attached hereto and made a part hereof.

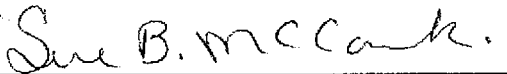
IN WITNESS WHEREOF, we have hereunto set our hand and seal this 23 day of October, 2020.

WITNESS:




Gregory T. McCormack



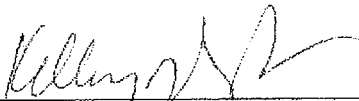

Sue B. McCormack

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Oct. 23, 2020

Then personally appeared the above-named Gregory T. McCormack and Sue B. McCormack and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public/Attorney at Law
Print Name: Kelly J. Sturmer

KELLY J. STURMER
Notary Public, Maine
My Commission Expires March 21, 2026

EXHIBIT A

A certain lot or parcel of land located easterly of, but not adjacent thereto, the terminus of Maplewood Drive, so-called, in the Town of Gorham, County of Cumberland and State of Maine; said parcel being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the northerly sideline of land now or formerly of Greg & Sue McCormack and at the southeasterly corner of remaining land of Forest Graves & Lynne Langevin; said point of beginning being N 80°-51'-19" E a distance of 200.06 feet from a 3/4" iron pipe found on the northerly sideline of said Maplewood Drive at the southeasterly corner of land now or formerly of Julie & Stephen Williams and at the southwesterly corner of remaining land of said Graves & Langevine;

thence N 07°-45'-33" W along the remaining land of said Graves & Langevin a distance of 100.03 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of Kathleen & Todd Morrissette;

thence N 80°-51'-19" E along the land of said Morrissette a distance of 347.71 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of Frederick Robie, Jr.;

thence S 15°-12'-46" E along the land of said Robie a distance of 76.64 feet to a capped iron rod found (PLS #2205);

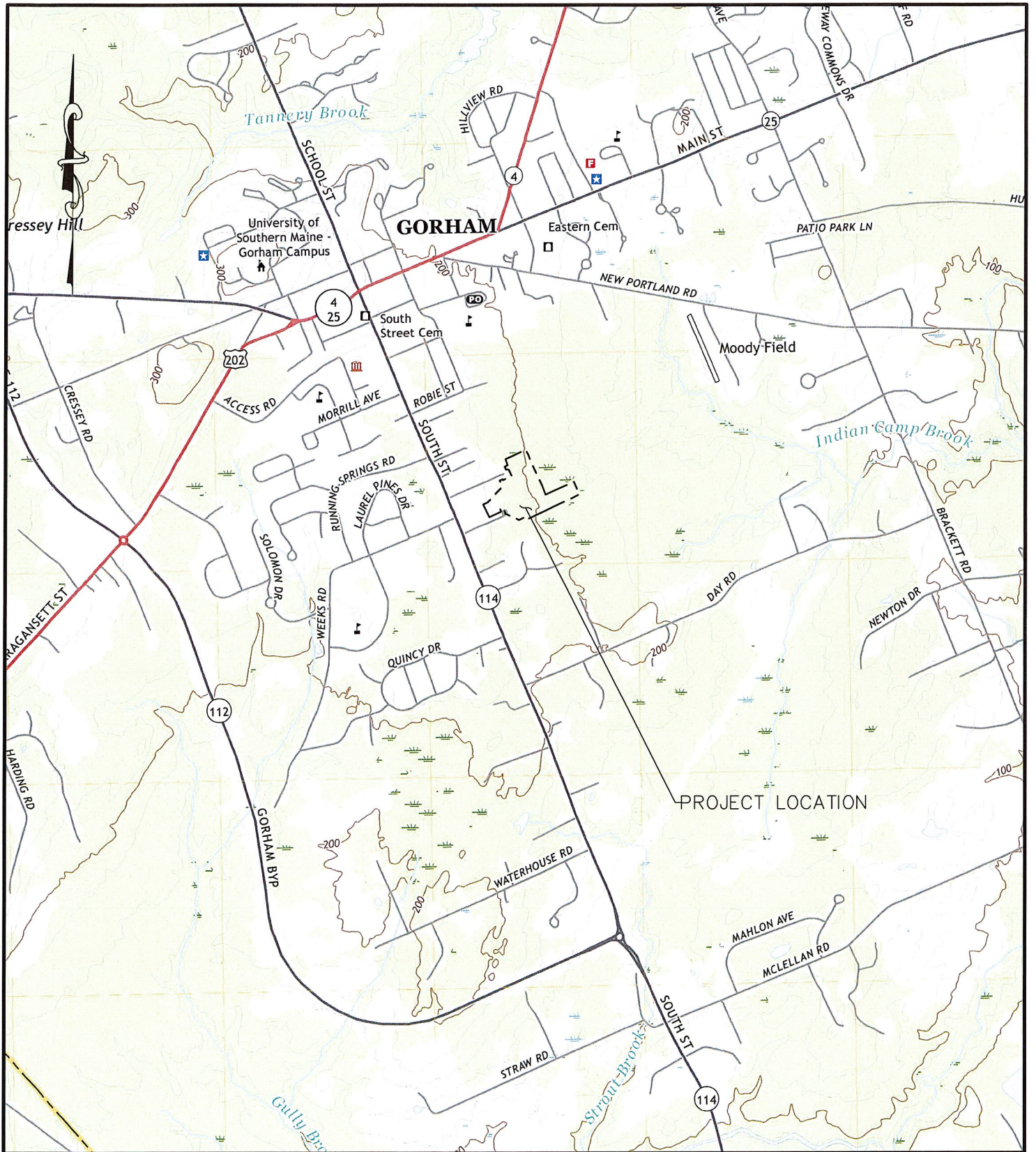
thence S 15°-22'-37" E along the land of said Robie a distance of 23.93 feet to a capped iron rod to be set (PLS #2190) and land of Greg & Sue McCormack;

thence S 80°-51'-19" W along the land of Greg & Sue McCormack a distance of 360.83 feet to the point of beginning.

Meaning and intending to convey the premises described in that certain Warranty Deed from PRM Management L.L.C. to Gregory T. McCormack and Sue B. McCormack dated June 10, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35706, Page 111.

The purpose of this deed is to transfer and add the above described property to the homestead lot of the Grantees.

Attachment 6
Figures



REFERENCES:
 1. USGS QUADRANGLE GORHAM, ME 2021

Scale: 1" = 2000'



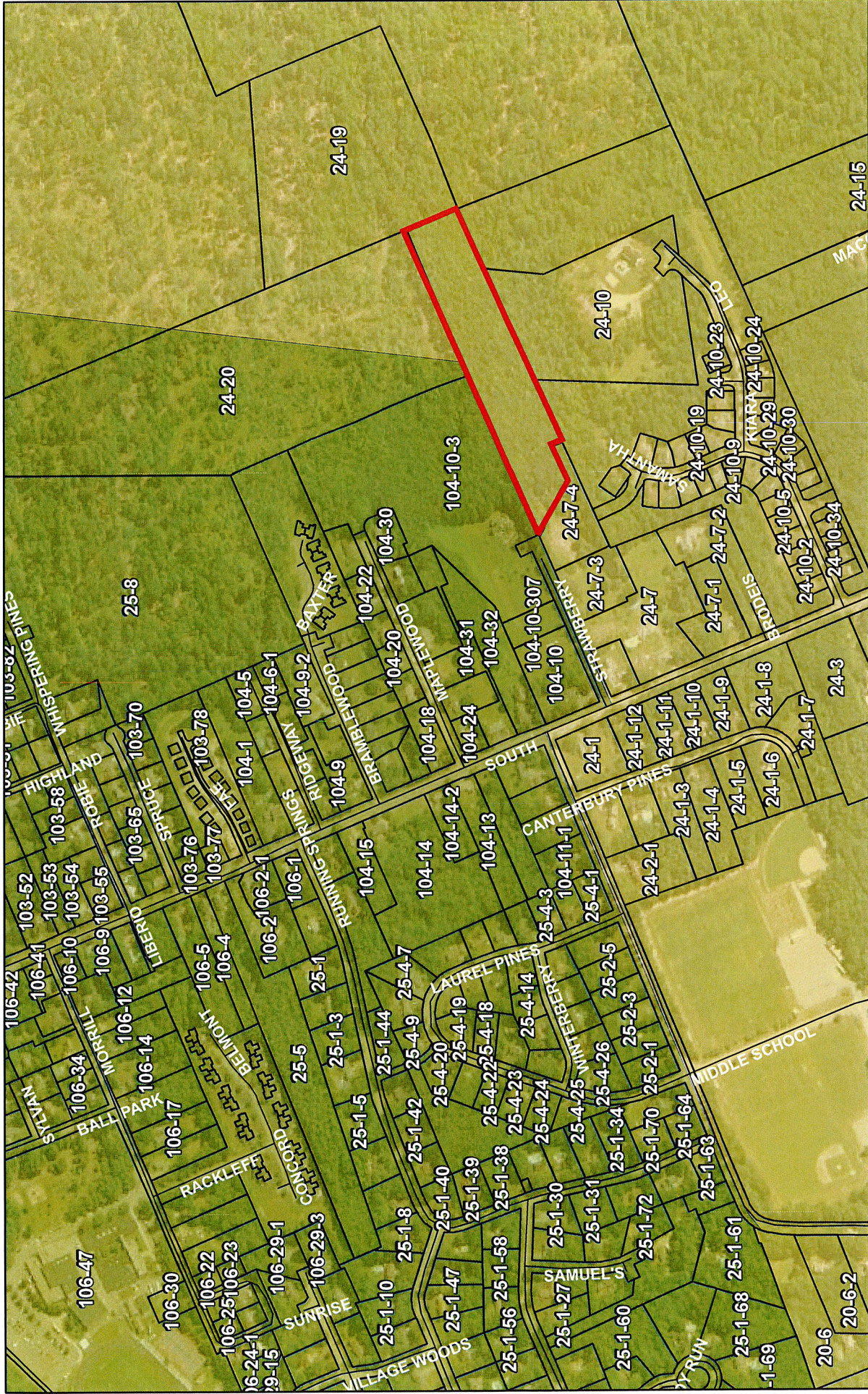
BH2M

Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
 Gorham, Maine 04038

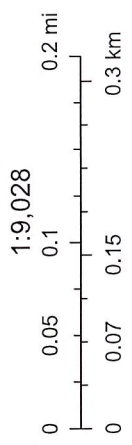
Tel. (207) 839-2771
 Fax (207) 839-8250

Zoning Map

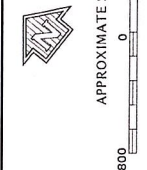


12/12/2022, 5:24:39 PM

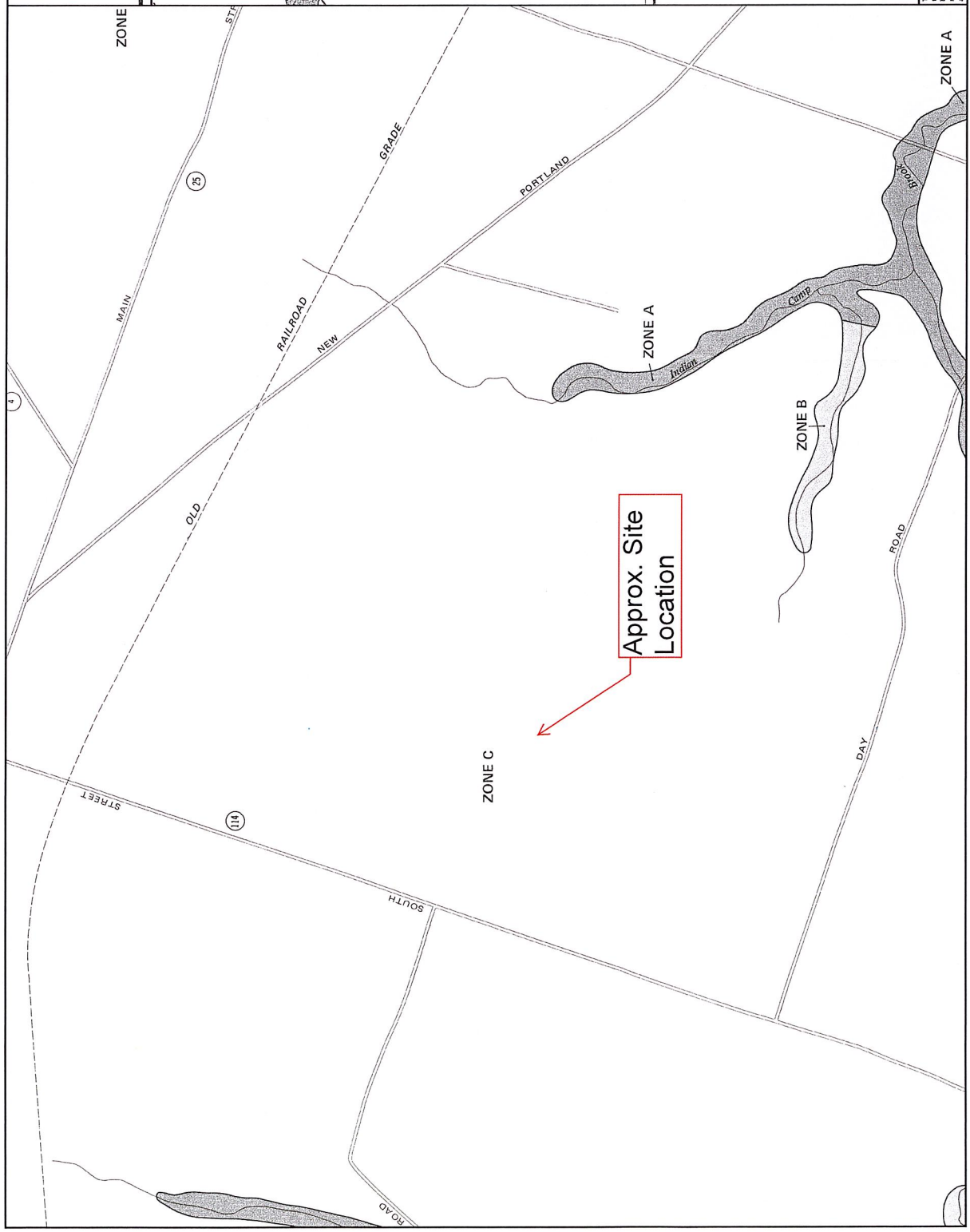
- Roadways
- Gorham Town Boundary
- Parcel Labels Updated_Zoning_Data_2022
- SR: Suburban Residential
- Parcels



Maxar



NATIONAL FLOOD INSURANCE PROGRAM
FIRM
FLOOD INSURANCE RATE MAP
TOWN OF
GORHAM, MAINE
CUMBERLAND COUNTY
PANEL 25 OF 30
(SEE MAP PANELS FOR PANELS NOT PRINTED)
COMMUNITY-PANEL NUMBER
230047 0025 B
EFFECTIVE DATE:
OCTOBER 15, 1981
federal emergency management agency
federal insurance administration

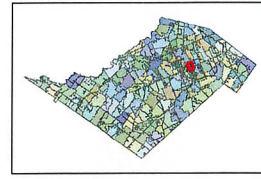


This is a partial map showing a portion of the above-referenced flood map created from the original data. The map is not to scale and is not intended to be used for any purpose other than to provide general information. The map is not intended to be used for any purpose other than to provide general information. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Update Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <http://fema.gov>.

TOWN OF
GORHAM
MAINE



- Legend**
- Town Boundary
 - ▭ Building
 - ▭ Common
 - ▭ Cropline
 - ▭ Easement
 - ▭ Common Owner (hook)
 - ▭ ROW
 - ▭ Stream
 - ▭ Water
 - ▭ Driveway
 - ▭ Parcel Boundary
 - ▭ Background Parcel



REVISED & REPRINTED BY
CAI Technologies
Precision Mapping. Durable Solutions.
1100122-0044 - www.caito.com



MAP: 104

APRIL 1, 2021

FOR ASSESSING PURPOSES ONLY

Attachment 7
Wetland Delineation Letter



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7578
July 27, 2023

Mr. Greg McCormack
24 Strawberry Lane
Gorham, ME 04038

Re: Delineation of Wetlands, 1.0 acre parcel off Private Way off Samantha Drive
Gorham, ME

Dear Greg,

I completed a wetland delineation on a 1.0 acre parcel located off the end a proposed private way off of Samantha Drive Gorham, ME. The wetland delineation was completed in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Northcentral and Northeast Regions dated January 2012. These manuals require the presence of three parameters for a wetland to be present, wetland hydrology, hydrophytic vegetation, and hydric soils.

I found no wetlands on the parcel.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton C.S.S., L.S.E.
Certified Soil Scientist #216
Licensed Site Evaluator #263



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7578

July 27, 2023

Mr. Greg McCormack
24 Strawberry Lane
Gorham, ME 04038

Re: Preliminary Soil Evaluation, Proposed Lot, Private Way, Samantha Drive, Gorham, ME

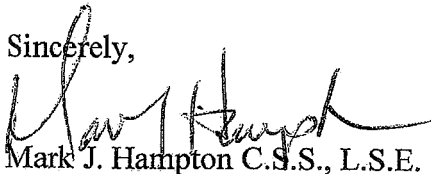
Dear Greg,

I have completed a preliminary soil evaluation on the proposed lot off a proposed private way off Samantha Drive Gorham, ME. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated August 2015, as amended. I evaluated two hand-excavated soil test pits on the proposed lot. The soils found on the lot in this area are moderately well drained glacial outwash soils. The depth to the limiting factor was 15 to 18 inches.

The soils as evaluated meet the minimum requirements of the state rules. In my opinion, there are suitable soils and area for a septic system. The disposal bed for a three-bedroom home could be an Eljen Indrain system with a footprint of 11x20 ft. A septic design can be completed at some time in the future.

If you have any questions or require additional information, please contact me.

Sincerely,



Mark J. Hampton C.S.S., L.S.E.
Certified Soil Scientist #216
Licensed Site Evaluator #263

CENTER LINE DATA		
LINE	BEARING	LENGTH
L1	S61°13'34"E	15.00'
L2	S04°31'52"E	15.00'

CENTERLINE CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	
C1	231.32'	200.00'	66°16'05"	
C2	82.84'	200.00'	23°43'55"	
C3	200.51'	250.00'	45°51'14"	
C4	15.28'	250.00'	11°15'14"	
C5	22.18'	250.00'	5°04'59"	
C6	15.59'	250.00'	11°19'29"	

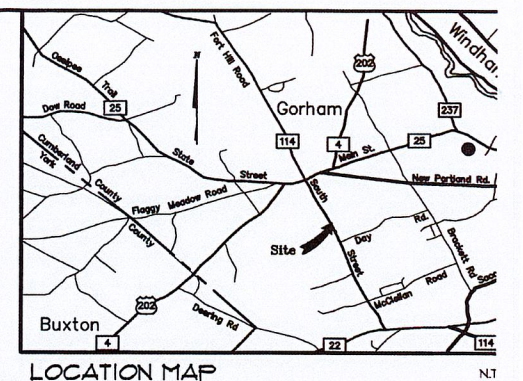
PROPERTY LINE DATA		
LINE	BEARING	LENGTH
L3	N21°56'51"W	10.55'
L4	S04°31'52"E	10.65'
L5	S85°28'00"W	50.00'
L6	S04°31'52"E	21.34'
L7	N49°58'20"W	50.00'
L8	S61°13'34"E	29.20'
L9	N22°46'26"E	50.00'
L10	S61°13'34"E	29.20'
L11	N21°51'21"W	50.00'

PROPERTY LINE CURVE DATA				
CURVE	LENGTH	RADIUS	DELTA	
C7	38.76'	25.00'	88°49'46"	
C8	39.78'	25.00'	91°10'14"	
C9	39.27'	25.00'	90°00'00"	
C10	39.27'	25.00'	90°00'00"	
C11	274.89'	175.00'	90°00'00"	
C12	214.93'	225.00'	54°43'52"	
C13	34.24'	25.00'	78°21'47"	
C14	34.24'	25.00'	78°21'47"	
C15	107.24'	215.00'	22°20'36"	
C16	41.49'	25.00'	95°04'59"	
C17	45.59'	25.00'	104°28'39"	
C18	10.81'	225.00'	2°46'06"	
C19	47.89'	225.00'	12°11'42"	
C20	114.51'	215.00'	36°21'36"	
C21	248.22'	225.00'	63°12'28"	
C22	36.76'	215.00'	1°39'35"	
C23	35.00'	25.00'	80°24'21"	
C24	35.00'	25.00'	80°24'21"	
C25	43.66'	100.00'	25°00'51"	
C26	65.49'	150.00'	25°00'51"	
C27	75.17'	100.00'	43°04'10"	
C28	112.76'	150.00'	43°04'10"	

EASEMENT LINE DATA					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
E1	N40°01'40"E	35.33'	E30	S21°46'38"E	20.00'
E2	S49°50'20"E	87.00'	E31	N66°13'22"E	20.00'
E3	S17°23'41"W	25.05'	E32	S21°46'38"E	20.00'
E4	N11°36'19"W	19.414'	E33	S68°13'22"W	16.241'
E5	N56°46'31"E	56.25'	E34	S21°46'38"E	50.00'
E6	N64°44'22"W	31.30'	E35	S68°13'22"W	26.449'
E7	N56°46'31"E	81.47'	E36	N65°42'59"E	341.68'
E8	S53°13'23"E	30.00'	E37	N15°52'04"W	57.05'
E9	N56°46'31"E	81.47'	E38	N65°42'59"E	188.51'
E10	S52°10'25"W	13.26'	E39	S14°09'56"E	30.00'
E11	S11°01'26"E	89.73'	E40	N15°52'04"E	190.39'
E12	S01°26'24"W	91.53'	E41	N22°43'32"E	58.74'
E13	N82°33'36"W	28.73'	E42	N66°49'12"E	83.98'
E14	S01°26'24"W	68.11'	E43	N14°14'54"E	15.469'
E15	S19°05'15"E	40.94'	E44	N66°49'12"E	241.68'
E16	S54°49'14"E	84.38'	E45	S23°10'48"E	43.56'
E17	N40°01'40"E	30.85'	E46	S82°49'48"E	104.99'
E18	S68°13'22"W	82.15'			

GENERAL NOTES:

- RECORD OWNER OF PROPERTY IS DAVID FOGG IN ACCORDANCE WITH A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE PROPERTY IS SHOWN ON THE TOWN OF GORHAM TAX MAP 24 AS A PORTION OF LOT 10.
- PLAN REFERENCES:
A. THIS PLAN IS BASED SOLELY ON A STANDARD BOUNDARY SURVEY BY ROSS BOUNDARY SURVEYS, DATED JULY 2000.
- EXTERIOR BEARINGS ARE BASED UPON THE PLAN REFERENCED IN NOTE 3A.
- THE PROPERTY IS LOCATED OFF SOUTH STREET AND IS ZONED (SR) SUBURBAN RESIDENTIAL.
- SPACE AND BULK REQUIREMENTS FOR (SR) SUBURBAN RESIDENTIAL:
MINIMUM STREET FRONTAGE.....200 FT.
MINIMUM LOT AREA.....60,000 SF.
MINIMUM AREA PER DWELLING UNIT.....40,000 SF.
MINIMUM FRONT SETBACK.....50 FT.
MINIMUM SIDE/REAR SETBACK.....20 FT.
* REDUCED TO 25 FT. SETBACK PER CLUSTER APPROVAL

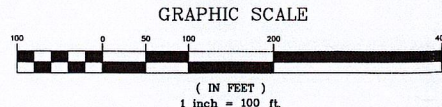
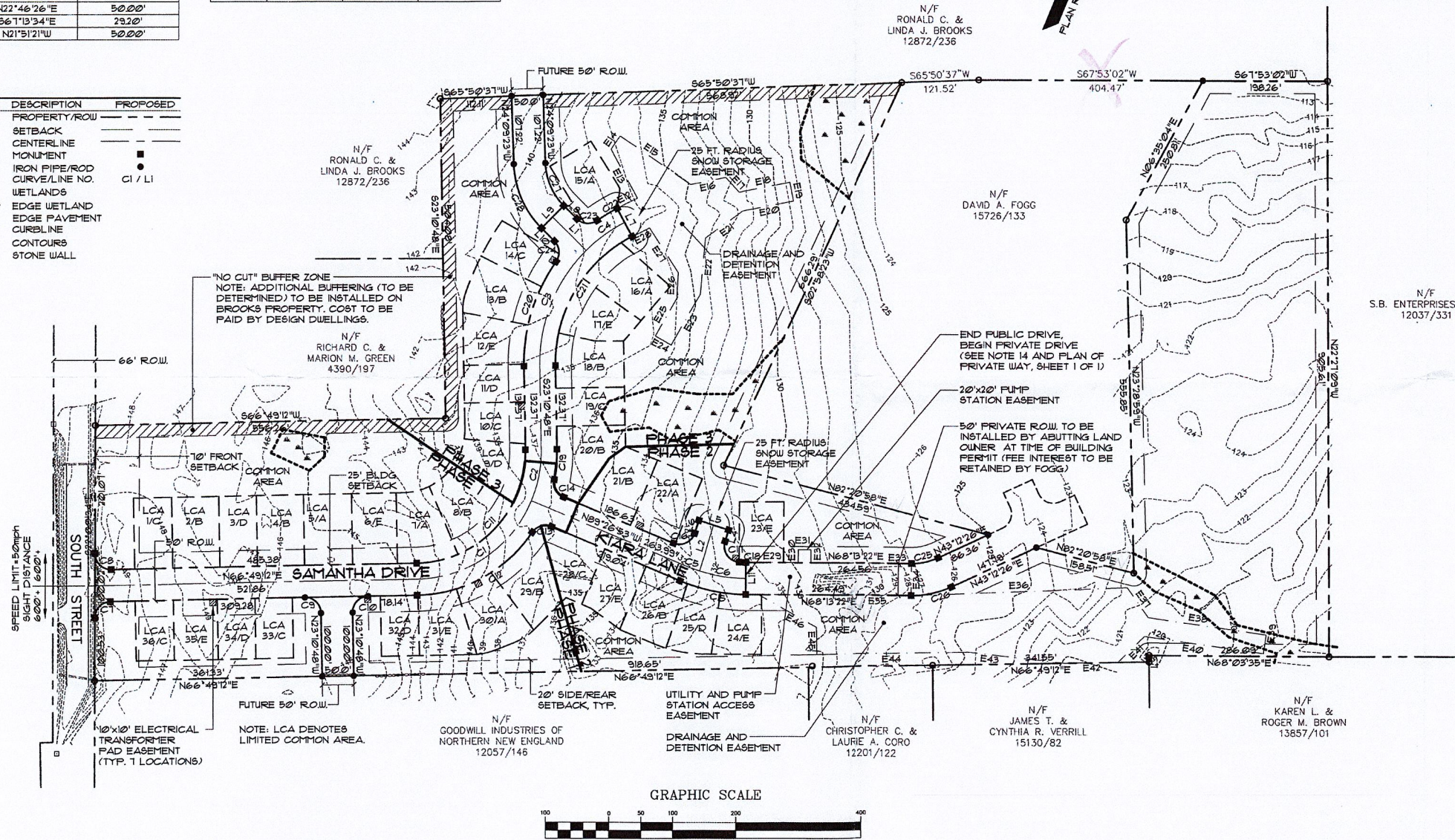


GENERAL NOTES: (cont.)

- LAND SUMMARY:
AREA WITHIN RIGHT-OF-WAY 194 Ac.
AREA WITHIN FUTURE RIGHT-OF-WAYS 0.38 Ac.
REMAINING AREA 23.1 Ac.
TOTAL PARCEL AREA 25.49 Ac.
- NET RESIDENTIAL ACREAGE CALCULATION
GROSS AREA = 25.49 Ac.
1. INFRASTRUCTURE 15% 3.8
2. ISOLATED 0
3. 100 YR FLOODWAY 0
4. WETLANDS 1.1
5. ROW 0
6. OPEN WATER 0
7. SLOPES > 20% 0
8. BORROW PITS 0
9. POOR SOILS 0
NET RESIDENTIAL ACREAGE 20.59 Ac.
(ZONING SR)
43,560 SF/AC.
896,900 SF.
40,000 SF/D.U.
22.42 UNITS
20.59 NRA x 1.00/1.15 NRA
13.13 BONUS
36.15
TOTAL NO. D.U. ALLOWED
- WETLAND DELINEATION AND LOCATION PROVIDED BY MARK J. HAMPTON ASSOCIATES.
- THE LOTS WILL BE SERVICED BY UNDERGROUND ELECTRICAL TELEPHONE AND CABLE EXTENDED FROM THE EXISTING OVERHEAD LINES ON SOUTH STREET.
- THE STREETS SHALL BE PROPERLY NAMED AND SIGNED, WITH THE NAMES BEING APPROVED BY THE POLICE AND FIRE CHIEFS.
- ALL HOUSES SHALL BE PROPERLY NUMBERED, WITH THE NUMBERS BEING VISIBLE FROM THE STREET YEAR-ROUND.
- THE "LOTS" SHOWN ON THE PLAN THAT ARE USED TO DESCRIBE THE AREA OF THE LIMITED COMMON ELEMENTS ARE CURTLAGE LOTS RESERVED FOR EACH INDIVIDUAL UNIT AND ARE NOT LOTS ASSOCIATED WITH THE SUBDIVISION OF LAND AS OTHERWISE PROVIDED IN THE DEFINITION OF LOTS IN THE STATE SUBDIVISION STATUTE, TITLE 30-A MRSA SECTION 4401. THE LAND IS OWNED IN COMMON BY THE ASSOCIATION.
- THE PROPOSED ACCESS DRIVE WILL BE BUILT AS AN URBAN ACCESS STREET IN ACCORDANCE WITH THE TOWN OF GORHAM LAND USE ORDINANCE FOR THAT PORTION OF THE ROADWAY THAT WILL BE A PUBLIC WAY. THE PROPOSED PRIVATE WAY WILL REMAIN PRIVATE AND WILL NOT BE OFFERED TO THE TOWN OF GORHAM FOR ACCEPTANCE AS A PUBLIC WAY. SEE PLAN OF PRIVATE WAY, SHEET 1 OF 1.
- IN LIEU OF A PERFORMANCE GUARANTEE FOR THE CONSTRUCTION OF EACH PHASE OF THE PROJECT IMPROVEMENTS, NO LOT OR PARCEL MAY BE CONVEYED AND NO BUILDING PERMIT FOR ANY BUILDINGS WITHIN A PHASE SHALL BE ISSUED BY THE BUILDING INSPECTOR UNTIL THE COMPLETION WITHIN THAT PHASE OF DEVELOPMENT OF ALL STREETS, UTILITIES AND OTHER PUBLIC OR QUASI-PUBLIC IMPROVEMENTS. IF THE APPLICANT WISHES TO CONVEY A LOT WITHIN A PHASE PRIOR TO ALL PROJECT IMPROVEMENTS BEING COMPLETED WITHIN THAT PHASE PERFORMANCE GUARANTEE EQUAL TO THE COSTS OF THE REMAINING IMPROVEMENTS WITHIN THAT PHASE OF DEVELOPMENT SHALL BE SUBMITTED TO THE TOWN PLANNER AND APPROVED BY THE TOWN MANAGER AND TOWN ATTORNEY.
- THERE SHALL BE NO FURTHER SUBDIVISION OF THE COMMON AREA, NOR BUILDING CONSTRUCTED UPON IT WITHOUT FURTHER PLANNING REVIEW AND WHICH WOULD CAUSE THE NET RESIDENTIAL DENSITY TO EXCEED THE DENSITY PERMITTED IN THAT DISTRICT.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	CENTERLINE	---
---	MONUMENT	---
---	IRON PIPE/ROD CURVE/LINE NO.	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT CURBLINE	---
---	CONTOURS	---
---	STONE WALL	---



LOT NO.	ADDRESS	TAX MAP/LOT NO.	LOT NO.	ADDRESS	TAX MAP/LOT NO.
1/C	4 SAMANTHA DR	2410/001	19/C	35 SAMANTHA DR	2410/019
2/B	6 SAMANTHA DR	2410/002	20/B	31 SAMANTHA DR	2410/020
3/D	8 SAMANTHA DR	2410/003	21/B	2 KIARA LANE	2410/021
4/B	10 SAMANTHA DR	2410/004	22/A	6 KIARA LANE	2410/022
5/A	14 SAMANTHA DR	2410/005	23/E	14 KIARA LANE	2410/023
6/E	18 SAMANTHA DR	2410/006	24/E	11 KIARA LANE	2410/024
7/A	22 SAMANTHA DR	2410/007	25/D	9 KIARA LANE	2410/025
8/B	26 SAMANTHA DR	2410/008	26/B	7 KIARA LANE	2410/026
9/D	30 SAMANTHA DR	2410/009	27/E	5 KIARA LANE	2410/027
10/C	34 SAMANTHA DR	2410/010	28/C	1 KIARA LANE	2410/028
11/D	38 SAMANTHA DR	2410/011	29/B	25 SAMANTHA DR	2410/029
12/E	38 SAMANTHA DR	2410/012	30/A	23 SAMANTHA DR	2410/030
13/B	40 SAMANTHA DR	2410/013	31/E	21 SAMANTHA DR	2410/031
14/C	42 SAMANTHA DR	2410/014	32/D	19 SAMANTHA DR	2410/032
15/A	46 SAMANTHA DR	2410/015	33/C	9 SAMANTHA DR	2410/033
16/A	45 SAMANTHA DR	2410/016	34/D	7 SAMANTHA DR	2410/034
17/E	41 SAMANTHA DR	2410/017	35/E	5 SAMANTHA DR	2410/035
18/B	37 SAMANTHA DR	2410/018	36/C	3 SAMANTHA DR	2410/036

APPROVAL - TOWN OF GORHAM PLANNING BOARD

2/15/01 DATE

Harold Grant CHAIRPERSON

Clark Nally

Richard B. Shivers

J. E. Hill

Thomas A. Manton III

STATE OF MAINE
Cumberland County SS REGISTRY OF DEEDS
RECEIVED February 16, 2001
AT 10:37 AM AND RECORDED IN
PLAN BOOK 281 PAGE 55
ATTEST *Johanna B. Brown* REGISTER

REV.	BY:	DATE:	STATUS:
F	SMF	2-6-01	FINAL SUBMISSION
E	SMF	1-16-01	REVISE PER PLANNING BOARD REVIEW
D	SMF	12-18-00	REVISE PER ENGINEERING PEER REVIEW COMMENTS
C	SMF	12-11-00	REVISE PER PRELIMINARY REVIEW COMMENTS
B	SMF	12-4-00	REVISE AND RESUBMIT PER PLANNING REVIEW COMMENTS
A	SMF	11-8-00	SUBMIT TO TOWN FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SUBDIVISION PLAN OF: PARK SOUTH CONDOMINIUMS

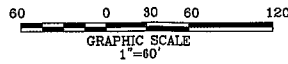
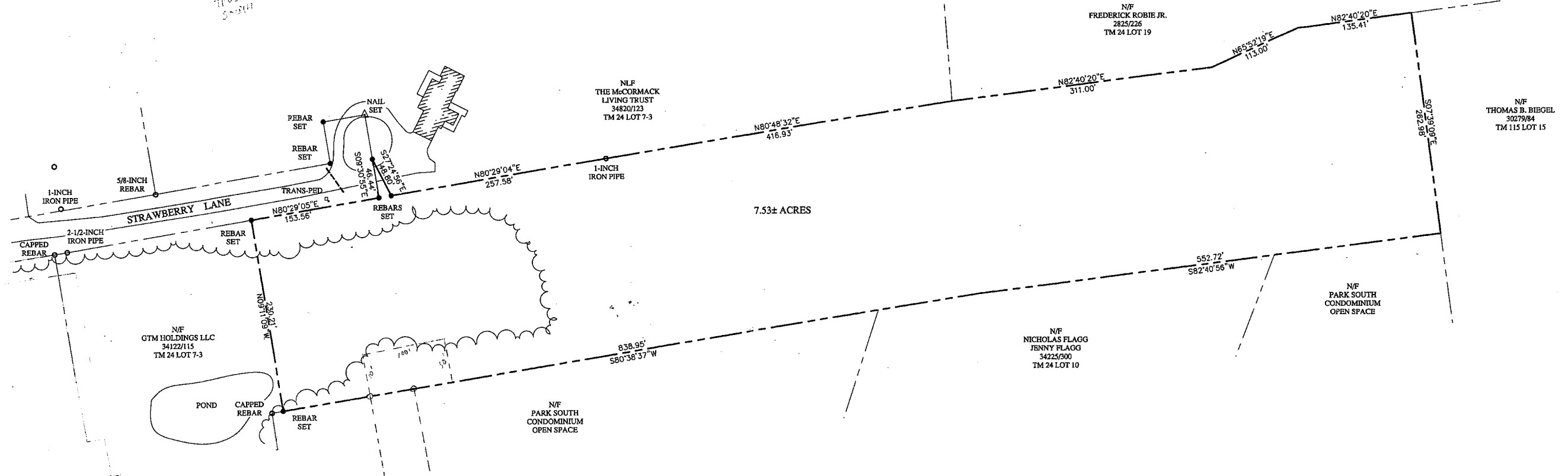
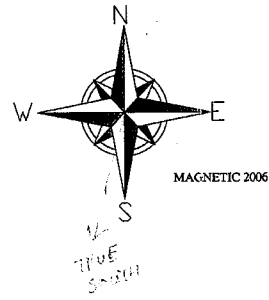
SOUTH STREET
GORHAM, MAINE
FOR:
DESIGN DWELLINGS, INC.
65 MAIN STREET
GORHAM, MAINE 04038

RECORD OWNER:
DAVID ARTHUR FC
208 MAIN STREET
GORHAM, MAINE 04038

DESIGN BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: 11-1-00
SCALE: 1" = _____
FIELD BK: _____
PROJ. NO.: 0
DRAWING: 003
SHEET 2 OF

Sebago Technics
Engineering & Planning for the Future
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

Attachment 10
Boundary Survey by Survey Inc.



172
156 8 04 5
175 8 04 5

SURVEY NOTES:

- (1) THE RECORD OWNERS ARE GREGORY T. MCCORMACK AS DESCRIBED IN A DEED RECORDED IN BOOK 34122 PAGE 125 AND GTM HOLDINGS LLC AS DESCRIBED IN A DEED RECORDED IN BOOK 34122 PAGE 115 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- (2) THE PARCEL IS SHOWN AS LOT 7-4 ON THE TOWN OF GORHAM ASSESSORS MAP 24 AND A PORTION OF LOT 10-3 ON THE TOWN OF GORHAM ASSESSORS MAP 104.
- (3) BEARINGS ARE MAGNETIC 2006.
- (4) REFERENCE IS MADE TO A PLAN ENTITLED "BOUNDARY SURVEY SOUTH STREET (A.K.A. ROUTE 114) GORHAM, MAINE FOR: RONALD C. BROOK AND LINDA J. BROOKS" DATED NOVEMBER 7, 2006 BY SURVEY INC.

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN P.L.S. 2118 8-13-20



BOUNDARY SURVEY

STRAWBERRY LANE
GORHAM, MAINE

FOR: **GREG McCORMACK**
STRAWBERRY LANE
GORHAM, MAINE 04038
(OWNER OF RECORD)

SURVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN: WCS
DATE: AUGUST 13, 2020

CHK: DRR
JOB NO. 17044

