



**Community Development
Planning Division**

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

Tel: 207-222-1620

PRIVATE WAY APPLICATION

<input type="checkbox"/> NEW PRIVATE WAY	<input checked="" type="checkbox"/> PRIVATE WAY AMENDMENT
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FEES FOR PRIVATE WAY REVIEW	<input type="checkbox"/> NEW PRIVATE WAY - \$700.00 Application Fee <input checked="" type="checkbox"/> PRIVATE WAY AMENDMENT - \$350.00 Application Fee <input 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: \$ <u>350.00</u> Date: <u>2/13/24</u>
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PROPERTY DESCRIPTION	Parcel ID	Map	75	Lot(s)	2+(4)	Zoning District	SR-MH	Total Land Area	1.14ac
	Physical Address/Location	Gushee Drive Gorham, ME							

PROPERTY OWNER'S INFORMATION	Name	Grant Gushee	Mailing Address	39 Spiller rd Gorham, ME 04038	
	Phone	207-233-4648			
	Email	icekicka44@aol.com			

APPLICANT'S INFORMATION (if different from owner)	Name		Name of Business	
	Phone		Mailing Address	
	Email			

APPLICANT'S AGENT INFORMATION	Name	David Gushee	Name of Business	
	Phone	207-317-6205	Mailing Address	39 Spiller Rd Gorham, ME 04038
	Email	Dave@wearetriveline.com		

DESCRIPTION	Existing Conditions:	
	Newly Constructed + Completed Private Way	
	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.) Reducing Depth of unimproved land behind hammerhead	

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."

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: x7 x8
- 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.

** N/A Private Way is complete*

BC 7/12/14

AGENT AUTHORIZATION

APPLICANT(s)/ OWNER(s)	Name(s)	Grant Gushee		
PROPERTY DESCRIPTION	Physical Address/Location	39 Spiller rd Gorham, ME 04038		Map(s) 75
				Lot(s) 2+(4)
APPLICANT'S AGENT INFORMATION	Name	David Gushee		
	Phone	317-6205	Business Name	N/A
	Email Dave@wearetrueinc.com	Mailing Address	39 Spiller rd Gorham, ME	

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

 2/13/24
 DATE

Grant Gushee

 PLEASE TYPE OR PRINT NAME HERE

 CO-APPLICANT SIGNATURE (if applicable)

 DATE

PLEASE TYPE OR PRINT NAME HERE



 APPLICANT'S AGENT SIGNATURE

 2/13/24
 DATE

David Gushee

 PLEASE TYPE OR PRINT NAME HERE

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 checked="" type="checkbox"/>	Attached are copies of the most recent deed or if applicable, contract to purchase or option to lease the property	Deeds are current but will be amended through Cumberland Co.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> GG	The Owner holds interest in the abutting property(s). If so, please explain.	yes, new const. house lot
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete the attached Agent Authorization form.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attached is the originally approved plan and the proposed amended plan.	proposed plan + change attached
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A new signature block for the proposed amendment has been added to that plan.	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Attached is a revised maintenance agreement.	no changes

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.

Grant Gwshee
 APPLICANT'S SIGNATURE

2/13/24
 DATE

Grant Gwshee
 PRINT APPLICANT'S NAME

Deed Description : David To Grant Gushee Gushee Drive Gorham

A certain lot or parcel of land located northwest of land of Grant Gushee described in Book 38352 Page 242 and being northeast of a fifty wide right of way being a new proposed Gushee Drive along Gorham Buxton Town Line in the Town of Gorham, Cumberland County, and State of Maine and being more particularly described as follows.

Beginning at a 5/8" rebar found with cap at the northwest corner of land of Grant Gushee described in Book 38352 Page 242 on the northeast side of a 50' foot wide right of way along the Buxton Gorham Town line being the new Gushee Drive and also being N41°-05'-11"W one hundred sixty and thirty eight hundredths 160.38' feet along the northwest bounds of land of Grant Gushee from a 5/8" rebar found at the northwest corner of land of Home Plus, LLC described in Book 28876 Page 35.

- 1) Thence N41°-05'-11"W two hundred twenty nine and sixty two hundredths 229.62' feet along Gushee Drive to a 5/8" rebar set with cap at the southeast side of a hammerhead of Gushee Drive.
- 2) Thence N48°-54'-49"E one hundred twenty five and zero hundredths 125.00' feet along the southeast side of Gushee Drive hammerhead to a 5/8" rebar set with cap at the southeast corner of Gushee Drive hammerhead.
- 3) Thence N41°-05'-11"W twenty five and zero hundredths 25.00' along the northeast end of Gushee Drive hammerhead to a 5/8" rebar set with cap.
- 4) Thence N48°-54'-49"E three hundred fifty eight and zero hundredths 358.00' feet across land of grantor David Gushee described in Book 38353 Page 43 to a 5/8" rebar set with cap.
- 5) Thence S41°-05'-11"E one hundred sixty seven and nineteen hundredths 167.19' feet across land of grantor to a point on the northwest bounds of land of Grant Gushee described in Book 38352 Page 242.
- 6) Thence S38°-39'-10"W four hundred ninety and eighty five hundredths 490.85' feet along the northwest bounds of Grant Gushee to the point of beginning.

Containing 98,745 Square Feet or 2.27 Acres and being a portion of land of David Gushee described in Book 38353 Page 43

Also including a fifty 50' foot wide right of way for ingress and egress to the above described parcel to existing Ira Road being described in Book 9634 Page 130 being the new Gushee Drive that includes utilities above and below ground being shared with others and land of grantor David Gushee and described in Book 38353 Page 43 and being more particularly described as follows.

Beginning at a 5/8" rebar found with cap southwest corner of land of Home Plus, LLC described in Book 28876 Page 35 being on the north bounds of Ira Road described in Book 9634 Page 130.

- 1) Thence S36°-24'-47"W fifty one and twenty two hundredths 51.22' feet along the existing road known as Ira Road to a Granit Monument set on the northeast bounds of the Buxton Town Line and being land of Dawn and Scott Brown described in Book 14828 Page 444.
- 2) Thence N41°-05'-11"W eight hundred sixty nine and thirty nine hundredths 869.39' feet along the Buxton Town line and being the northeast bounds of land of Brown and land of Stephen and Ramona York described in Book 14574 Page 55 to a granite monument set at the northwest end corner of the described right of way.
- 3) Thence N48°-54'-49"E fifty and zero hundredths 50.00' across land of grantor David Gushee described in Book 38353 Page 43 and being the northwest end of the described Gushee Drive.
- 4) Thence S41°-05'-11"E seventy five and zero hundredths across land of grantor David Gushee to a 5/8" rebar set with cap.
- 5) Thence N48°-54'-49"E one hundred twenty five and zero hundredths 125.00' feet across land of grantor David Gushee to a 5/8" rebar set with cap.
- 6) Thence S41°-05'-11"E fifty and zero hundredths 50.00' feet across land of grantor David Gushee and land southwest bounds of land formerly of David Gushee.
- 7) Thence S48°-54'-49"W one hundred twenty five and zero hundredths 125.00' feet across land formerly of grantor David Gushee to a 5/8" rebar set with cap.
- 8) Thence S41°-05'-11"E seven hundred thirty three and twenty nine hundredths 733.29' feet across land formerly of grantor and the northwest bounds of Grant Gushee described in Book 38352 Page 242 and northwest bounds of land of Home Plus, LLC described in Book 28876 Page 35 to the point of beginning.

For further reference see Gushee Drive recorded in Plan Book 222 Page 83

Also right of way from the above described right of way to Line Road known as Ira Road for ingress and egress and utilities above and below grade.

Deed Description : Grant Gushee Northwest lot

A certain lot or parcel of land located on the northeast bounds of Gushee Drive and being fifty 50' feet northeasterly from the Buxton Town line and southeasterly of remaining land of David Gushee described in Book 38353 Page 43 in the Town of Gorham, Cumberland County, and The State of Maine and being more particularly described as follows.

Beginning at a 5/8" rebar set with cap at the on the northeast side of a 50' foot wide right of way along the Buxton Gorham Town line being Gushee Drive and also being N41°-05'-11"W two hundred and zero hundredths 200' feet along northeast bounds of Gushee Drive from a 5/8" rebar found at the northwest corner of land of Home Plus, LLC described in Book 28876 Page 35.

- 1) Thence N41°-05'-11"W one hundred ninety and zero hundredths 190.00' feet along Gushee Drive to a 5/8" rebar set with cap at the southeast side of a hammerhead Gushee Drive.
- 2) Thence N48°-54'-49"E one hundred twenty five and zero hundredths 125.00' feet along the southeast side of Gushee Drive hammerhead to a 5/8" rebar set with cap at the southeast corner of Gushee Drive hammerhead.
- 3) Thence N41°-05'-11"W twenty five and zero hundredths 25.00' along the northeast end of Gushee Drive hammerhead to a 5/8" rebar set with cap.
- 4) Thence N48°-54'-49"E three hundred fifty eight and zero hundredths 358.00' feet along remaining land of David Gushee described in Book 38353 Page 43 to a 5/8" rebar set with cap.
- 5) Thence S41°-05'-11"E two hundred fifteen and zero hundredths 215.00' feet along remaining land of David Gushee and Grant Gushee described in Book 38352 Page 242 to a 5/8" rebar set with cap on the northwest bounds of remaining land of Grant Gushee described in Book 38352 Page 242.
- 6) Thence S48°-54'-49"W four hundred eighty three and zero hundredths 483.00' feet along the northwest bounds of remaining land of Grant Gushee to the point of beginning.

Containing 100,720 Square Feet or 2.31 Acres and being a portion of land of Grant Gushee and a portion of land formerly of David Gushee described in book 38353 Page 43

Also including a fifty 50' foot wide right of way for ingress and egress to the above described parcel to existing Ira Road being described in Book 9634 Page 130 being the new Gushee Drive that includes utilities above and below ground being shared with others and land of grantor David Gushee and described in Book 38353 Page 43 and being more particularly described as follows.

Beginning at a 5/8" rebar found with cap southwest corner of land of Home Plus, LLC described in Book 28876 Page 35 being on the north bounds of Ira Road described in Book 9634 Page 130.

- 1) Thence S36°-24'-47"W fifty one and twenty two hundredths 51.22' feet along the existing road known as Ira Road to a granite monument set on the northeast bounds of the Buxton Town Line and being land of Dawn and Scott Brown described in Book 14828 Page 444.
- 2) Thence N41°-05'-11"W eight hundred sixty nine and thirty nine hundredths 869.39' feet along the Buxton Town line and being the northeast bounds of land of Brown and land of Stephen and Ramona York described in Book 14574 Page 55 to a granite monument set at the northwest end corner of the described right of way.
- 3) Thence N48°-54'-49"E fifty and zero hundredths 50.00' across land of grantor David Gushee described in Book 38353 Page 43 and being the northwest end of the described Gushee Drive.
- 4) Thence S41°-05'-11"E seventy five and zero hundredths across land of grantor David Gushee to a 5/8" rebar set with cap.
- 5) Thence N48°-54'-49"E one hundred twenty five and zero hundredths 125.00' feet across land of grantor David Gushee to a 5/8" rebar set with cap.
- 6) Thence S41°-05'-11"E fifty and zero hundredths 50.00' feet across land of grantor David Gushee and land southwest bounds of land formerly of David Gushee.
- 7) Thence S48°-54'-49"W one hundred twenty five and zero hundredths 125.00' feet across land formerly of grantor David Gushee to a 5/8" rebar set with cap.
- 8) Thence S41°-05'-11"E seven hundred thirty three and twenty nine hundredths 733.29' feet across land formerly of grantor and the northwest bounds of Grant Gushee described in Book 38352 Page 242 and northwest bounds of land of Home Plus, LLC described in Book 28876 Page 35 to the point of beginning.

For further reference see Gushee Drive recorded in Plan Book 222 Page 83

Also right of way from the above described right of way to Line Road known as Ira Road for ingress and egress and utilities above and below grade.

Deed Description : David Gushee Lot Gushee Drive Gorham

A certain lot or parcel of land located southeast of land of Richard C Randall Testamentary Trust described in Book 33768 Page 110 and northeast of land of Stephan and Ramona York described in Book 14574 Page 55 and northeast of the Buxton Gorham Town Line in the Town of Gorham, Cumberland County and State of Maine and being more particularly described as follows.

Beginning at an intersection of two stone walls next to a 5/8" rebar found with cap on Buxton Town Line at the southwest corner of land of Richard C Randall Testamentary Trust described in Book 33768 Page 110 and being the northwest corner of land of David Gushee described in Book 38353 Page 43.

- 1) Thence N36°-12'-07"E two hundred fifty one and forty two hundredths 251.42' feet along the southeast bounds of land of Richard C. Randell Testamentary Trust being marked by a stone wall to a 5/8" rebar set with cap.
- 2) Thence S41°-05'-11"E four hundred sixty three and ninety nine hundredths 463.99' feet across land of grantor David Gushee described in Book 38353 Page 43 to a 5/8" rebar set with cap on the northwest bounds formerly of David Gushee now Grant Gushee.
- 3) Thence S48°-54'-49"W seventy and twenty six hundredths 70.26' feet along the northwest bounds of land conveyed to Grant Gushee to a 5/8" rebar set on the northeast hammerhead end of Gushee Drive.
- 4) Thence N41°-05'-11"W twenty five and zero hundredths 25.00' feet along the northeast end of Gushee Drive hammerhead to a 5/8" rebar set with cap.
- 5) Thence S48°-54'-49"W one hundred twenty five and zero hundredths 125.00' feet along the northwest side of Ira Road hammerhead to a 5/8" rebar set with cap.
- 6) Thence N41°-05'-11"W seventy five and zero hundredths 75.00' feet along the northeast bounds of Gushee Drive to a 5/8" rebar set with cap at the northeast end of Gushee Drive.
- 7) Thence S48°-54'-49"W fifty and zero hundredths 50.00' feet along the end of Gushee Drive to a granite monument set on the Buxton Gorham Town Line.
- 8) Thence N41°-05'-11"W three hundred eight and sixty six hundredths 308.66' feet along the Buxton Gorham town line partially marked by a stone wall to the point of beginning.

Containing 100,763 Square Feet or 2.31 Acres and being a portion of land of David Gushee described in Book 38353 Page 43

Also including a fifty 50' foot wide right of way for ingress and egress to the above described parcel to existing Ira Road being described in Book 9634 Page 130 being the new Gushee Drive

that includes utilities above and below ground being shared with others and land of grantor David Gushee and described in Book 38353 Page 43 and being more particularly described as follows.

Beginning at a 5/8" rebar found with cap southwest corner of land of Home Plus, LLC described in Book 28876 Page 35 being on the north bounds of Ira Road described in Book 9634 Page 130.

- 1) Thence S36°-24'-47"W fifty one and twenty two hundredths 51.22' feet along the existing road known as Ira Road to a granite monument set on the northeast bounds of the Buxton Town Line and being land of Dawn and Scott Brown described in Book 14828 Page 444.
- 2) Thence N41°-05'-11"W eight hundred sixty nine and thirty nine hundredths 869.39' feet along the Buxton Town line and being the northeast bounds of land of Brown and land of Stephen and Ramona York described in Book 14574 Page 55 to a granite monument set at the northwest end corner of the described right of way.
- 3) Thence N48°-54'-49"E fifty and zero hundredths 50.00' across land of grantor David Gushee described in Book 38353 Page 43 and being the northwest end of the described Gushee Drive.
- 4) Thence S41°-05'-11"E seventy five and zero hundredths across land of grantor David Gushee to a 5/8" rebar set with cap.
- 5) Thence N48°-54'-49"E one hundred twenty five and zero hundredths 125.00' feet across land of grantor David Gushee to a 5/8" rebar set with cap.
- 6) Thence S41°-05'-11"E fifty and zero hundredths 50.00' feet across land of grantor David Gushee and land southwest bounds of land formerly of David Gushee.
- 7) Thence S48°-54'-49"W one hundred twenty five and zero hundredths 125.00' feet across land formerly of grantor David Gushee to a 5/8" rebar set with cap.
- 8) Thence S41°-05'-11"E seven hundred thirty three and twenty nine hundredths 733.29' feet across land formerly of grantor and the northwest bounds of Grant Gushee described in Book 38352 Page 242 and northwest bounds of land of Home Plus, LLC described in Book 28876 Page 35 to the point of beginning.

For further reference see Gushee Drive recorded in Plan Book 222 Page 83

Also right of way from the above described right of way to Line Road known as Ira Road for ingress and egress and utilities above and below grade.