



Civil Engineering | Surveying

December 6, 2023

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

RE: Sketch Plan Submission  
443 Sebago Lake Road – Jocelia Hartwell  
Subdivision – 3 Lots - Great Falls Road

Dear Carol,

Please find the attached fifteen (15) sets of the following information in support of the Sketch Plan as described above:

1. Sketch Plan Application, Checklist & Agent Authorization Form
2. Application Fee (\$300)
3. Parcel Deeds -  
Book 28834 Page 163, Book 12368 Page 230
4. Figures (USGS, Zoning Map, FEMA Map)
5. Sketch Plan (Full Size)

The applicant, Jocelia Hartwell, is proposing to divide a parcel of land known as Tax Map 89 lot 65 off of Great Falls Road. This parcel has had a series of lots cut out over the years by the applicant (at 5-year intervals) to avoid subdivision approvals (see sketch plan for more information). The parcel is approximately 80 acres in size and is a farm lot in the Suburban Residential-Manufactured Housing (SR-MH) zone. The applicant is looking to cut out three additional lots (shown as Lot 1, 2, and 3 on attached sketch plan). Each of these lots meets all applicable zoning requirements. The lots will be served by drilled wells, subsurface wastewater disposal systems and overhead utilities. Lot 1 has an existing foundation on it currently. As the town may be aware, a fire occurred at this house in the past. The driveway for Lot 3 will be off Great Falls Road as described in note #11.

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,

A handwritten signature in black ink, appearing to read "Andrew S. Morrell", with a stylized flourish at the end.

Andrew S. Morrell  
Project Engineer



**Community Development  
Planning Division**

Thomas M. Poirier, *Director of Community Development*  
[tpoirier@gorham.me.us](mailto:tpoirier@gorham.me.us)  
 Carol Eyerman, *Town Planner*  
[ceyerman@gorham.me.us](mailto:ceyerman@gorham.me.us)

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

Tel: 207-222-1620

**PRE-APP / SKETCH PLAN APPLICATION**

SITE PLAN     SUBDIVISION     GRAVEL PIT     ZONING     PRIVATE WAY

**FEE FOR PLAN REVIEW**

\$300.00

Note: \$300 review fee will be credited towards subsequent application for the same proposed project

Amount Paid:

\$ \_\_\_\_\_

Date:

\_\_\_\_\_

**PROPERTY DESCRIPTION**

Parcel ID

Map(s)

89

Lot(s)

65

Zoning District(s)

SR-MH

Total Land Area (sq. ft.)

+3,484,800sf.

Physical Address/ Location

Great Falls Road

**PROPERTY OWNER'S INFORMATION**

Name(s)

Jocelia Hartwell

Mailing Address

443 Sebago Lake Road,  
Gorham, Maine 04038

Phone

(207) 892-3783

Email

jojohartwell@gmail.com

**APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER**

Name(s)

Same as Owner

Name of Business

Phone

Mailing Address

Email

**APPLICANT'S AGENT INFORMATION**

Name

Andrew Morrell

Name of Business

BH2M

Phone

(207) 839-2771

Mailing Address

380B Main Street  
Gorham, ME

Email

amorrell@bh2m.com

**PROJECT DESCRIPTION**

Existing Land Use: Farm Lot

Provide a narrative description of the Proposed Project:

The applicant is proposing to create three new lots. The proposed lots are listed as Lot 1, 2 and 3 as shown on the attached sketch plan.

Provide a narrative description of construction constraints (wetlands, shoreland zone, flood plain, non-conformance, etc.) N/A

**MINIMUM SKETCH PLAN REQUIREMENTS**

- One (1) signed original, one (1) full size plan set (24x36), seven (7) reduced size plan sets (11x17), and one (1) electronic copy of the entire packet

The Sketch Plan document/map:

A) Paper size: no less than 11" X 17" or greater than 24" X 36"

B) Plan Scale

- Under 10 acres: no greater than 1" = 30'  
 10 + acres: 1" = 50'

C) Title block

- Applicant's name and address  
 Name of preparer of plans with professional information  
 Parcel's tax map identification (map and lot) in bottom right corner of map

**APPLICANT'S CHECKLIST FOR SKETCH PLAN REQUIREMENTS**

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

The following checklists 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.

Existing:

- Current Deed, contract to purchase or lease, or other form of right, title or interest  
 Zoning district  
 Topographic map (optional)  
 Wetlands and floodplains  
 Water bodies and water courses  
 Parcel area  
 Lot dimensions  
 Utilities (Sewer/septic, water, electric, phone)  
 Streets, driveways and rights-of-way  
 Structures

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

Proposed: (Plans must show the lightened existing topography under the proposed plan for comparison.)

- Recreation areas and open space  
 Number of lots and lot areas  
 Setback lines and building envelopes  
 Lot dimensions  
 Utilities (Sewer/septic, water, electric, phone)  
 Streets, driveways and rights-of-way  
 Structures

Distance to:

- Nearest driveways and intersections  
 Nearest fire hydrant  
 Nearest significant water body

**NOTE TO APPLICANT: PRIOR TO THE SITE WALK, TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF DEVELOPMENT.**

**TYPE OF DEVELOPMENT**

- Development Transfer Overlay (Chapter 1)       Clustered Residential Development (Chapter 2)  
 Small Dwelling Overlay (Chapter 1)       Planned Unit Development

- Agent Authorization Form (Completed and Signed)

**ADDITIONAL COMMENTS:**

*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.*

*Jocelia Hartwell*  
 APPLICANT OR AGENT'S SIGNATURE

12-4-23  
 DATE

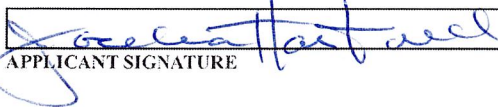
Jocelia Hartwell  
 PLEASE TYPE OR PRINT NAME



## AGENT AUTHORIZATION

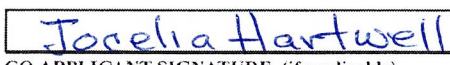
<b>PROPERTY DESCRIPTION</b>	<b>PHYSICAL ADDRESS/ LOCATION</b>	Great Falls Rd		<b>MAP(S)</b>	89
				<b>LOT(S)</b>	65
<b>APPLICANT(S) INFORMATION</b>	<b>NAME(S)</b>	Jocelia Hartwell		<b>MAILING ADDRESS</b>	443 Sebago Lake Road, Gorham, ME
	<b>PHONE</b>	(207) 892-3783			
	<b>EMAIL</b>	jojohartwell@gmail.com			
<b>OWNER(S) INFORMATION</b>	<b>NAME(S)</b>	Same as Owner		<b>MAILING ADDRESS</b>	
	<b>PHONE</b>				
	<b>EMAIL</b>				
<b>APPLICANT'S AGENT INFORMATION</b>	<b>NAME</b>	Andrew Morrell	<b>BUSINESS NAME</b>	BH2M	
	<b>PHONE</b>	(207) 839-2771	<b>MAILING ADDRESS</b>	380B Main Street, Gorham, ME	
	<b>EMAIL</b>	amorrell@bh2m.com			

*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

12-4-23  
 DATE

PLEASE TYPE OR PRINT NAME HERE

  
 CO-APPLICANT SIGNATURE (if applicable)

12-4-23  
 DATE

PLEASE TYPE OR PRINT NAME HERE

  
 APPLICANT'S AGENT SIGNATURE

11/29/23  
 DATE

  
 Andrew S. Morrell

PLEASE TYPE OR PRINT NAME HERE

# WARRANTY DEED

## Maine Statutory Short Form

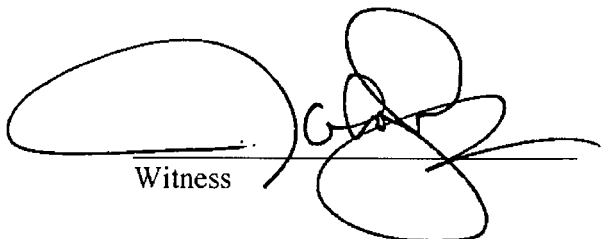
KNOW ALL MEN BY THESE PRESENTS, That JOHN PETERS, LLC, a limited liability company organized under the laws of the State of Maine and having a place of business in the Town of Gorham, Cumberland County, State of Maine (hereinafter "Grantor"), for consideration paid, grants to JOCELIA K. HARTWELL of the Town of Gorham, County of Cumberland, State of Maine (hereinafter "Grantee"), with WARRANTY COVENANTS, the land in the Town of Gorham, County of Cumberland, and State of Maine, described as follows:


See attached Exhibit A.

WITNESS my hand and seal this 17th day of the month of JUNE, 2011.

SIGNED, SEALED AND DELIVERED in the presence of:

John Peters, LLC

  
Witness

  
By: Jon Peters, its sole member

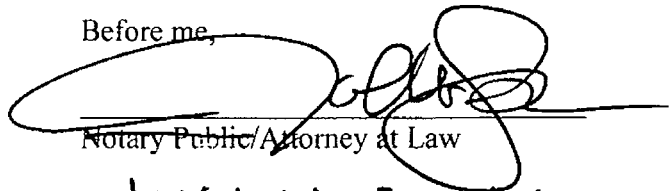
MAINE REAL ESTATE TAX PAID

State of Maine )  
 )  
Cumberland County ) ss.

JUNE 17, 2011

Then personally appeared the above-named John Peters, the sole member of John Peters, LLC and acknowledged the foregoing instrument to be the free act and deed of John Peters, LLC and his free act and deed.

Before me,



Notary Public/Attorney at Law

JOHN W. SAWYER

Print Name

MAINE BAR # 2806

**Exhibit A**  
*(Peters to Hartwell)*

A certain lot or parcel of land situated off the Northerly side of Great Falls Road in the Town of Gorham, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at the Northwesterly corner of land now or formerly of John Peter, LLC. (27,901/324) a point marked with a 5/8" capped rebar (#1328);

Thence N 08°17'12" W 65.00 feet to a point;

Thence S 79°42'01" E 111.74 feet to a point along the Northerly boundary of land of the said Peters;

Thence S 66°12'24" W across land of the Grantor 109.91 feet to the point of beginning;

All bearings are Magnetic of the year 1997.

Meaning and intending to convey and hereby conveying a portion of the premises conveyed to this Grantor by a deed recorded in the Cumberland County Registry of Deeds in Book 27,901 on Page 324.

Received  
Recorded Register of Deeds  
Jul 20, 2011 01:48:31P  
Cumberland County  
Pamela E. Loyley

10011

PERSONAL REPRESENTATIVE'S DEED  
OF DISTRIBUTION

KNOW ALL BY THESE PRESENTS THAT I, JOCELIA K. HARTWELL of Gorham in the County of Cumberland and State of Maine, duly appointed and acting Personal Representative of the estate of JEANNETTE D. KNIGHT, late of Gorham, deceased, testate, as shown by the records of the Probate Court for Cumberland County, Maine, under Docket No. 94-1548, by the power conferred by the Maine Probate Code and every other power, in distribution of the estate of said decedent, do hereby transfer, grant and release to Jocelia K. Hartwell, whose mailing address is 19 North Gorham Road, Gorham, Maine 04038, her heirs, successors and assigns, being the person entitled to distribution under Article SECOND of the will of said decedent dated October 30, 1992, all the right, title and interest of said Jeannette D. Knight in the real property located in Gorham, in the County of Cumberland, and State of Maine, described as follows:

All the decedent's right, title and interest in and to real estate and improvements thereon described in a deed to Eugene R. Knight and Jeannette E. Knight, as joint tenants, from Fred W. Durost and Alice T. Durost, which deed is dated May 5, 1948, and recorded in Cumberland County Registry of Deeds in Book 1912 at Page 413; reference is made to Certificate of Discharge of Estate Tax Lien, Estate of Eugene R. Knight, recorded in said Registry in Book 10026, Page 135;

Also all real estate and improvements thereon described in a deed of distribution, dated January 2, 1992, from Jeannette D. Knight, personal representative of the estate of Eugene R. Knight, deceased, to Jeannette D. Knight, which deed is recorded at said Registry in Book 9938 at Page 98; reference is also made to Certificate of Discharge of Estate Tax Lien, Estate of Eugene R. Knight, recorded in said Registry in Book 10026, Page 134.



BK 12368PG231

WITNESS my hand and seal in my said capacity this 20 day of February, 1996.

SIGNED, SEALED AND DELIVERED  
in the presence of:

Valerie M. R. Strout

Jocelia K. Hartwell (L.S.)  
Jocelia K. Hartwell, personal representative  
of the estate of Jeannette D. Knight, Deceased

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss:

On this 20 day of February 1996, before me personally appeared the above-named Jocelia K. Hartwell and acknowledged the foregoing instrument to be her free act and deed in her said capacity as personal representative of the estate of Jeannette D. Knight, deceased.

Valerie M. R. Strout  
Notary Public

VALERIE M. R. STROUT  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES DECEMBER 10, 1999

SEAL

MCCANDLESS & HUNT

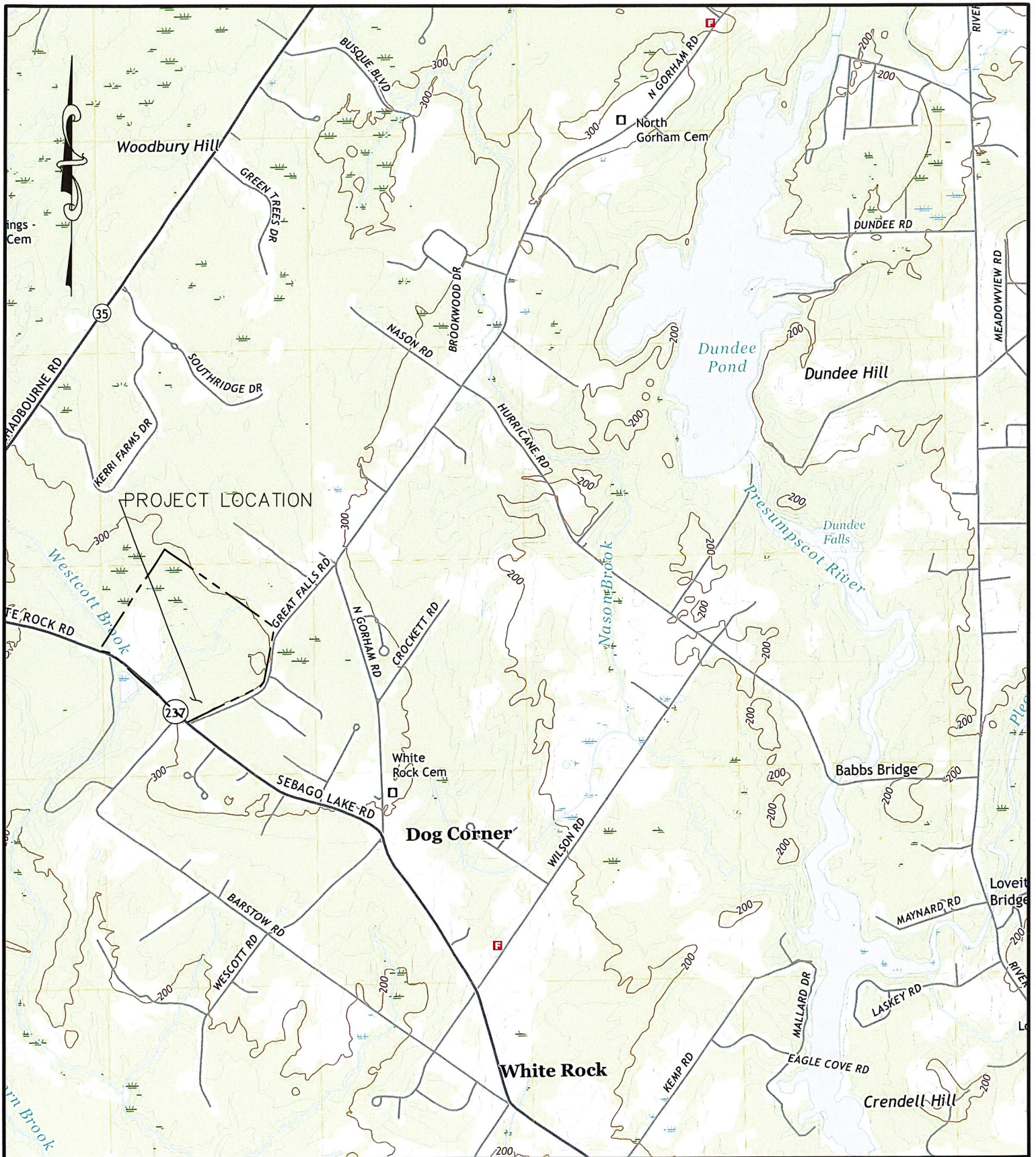
RECEIVED  
RECORDED REGISTRY OF DEEDS

96 FEB 27 AM 10:14

CUMBERLAND COUNTY

John B. O'Brien





REFERENCE:  
 1. USGS QUADRANGLE NORTH WINDHAM, ME 2021

Scale: 1" = 2000'



**BH2M**

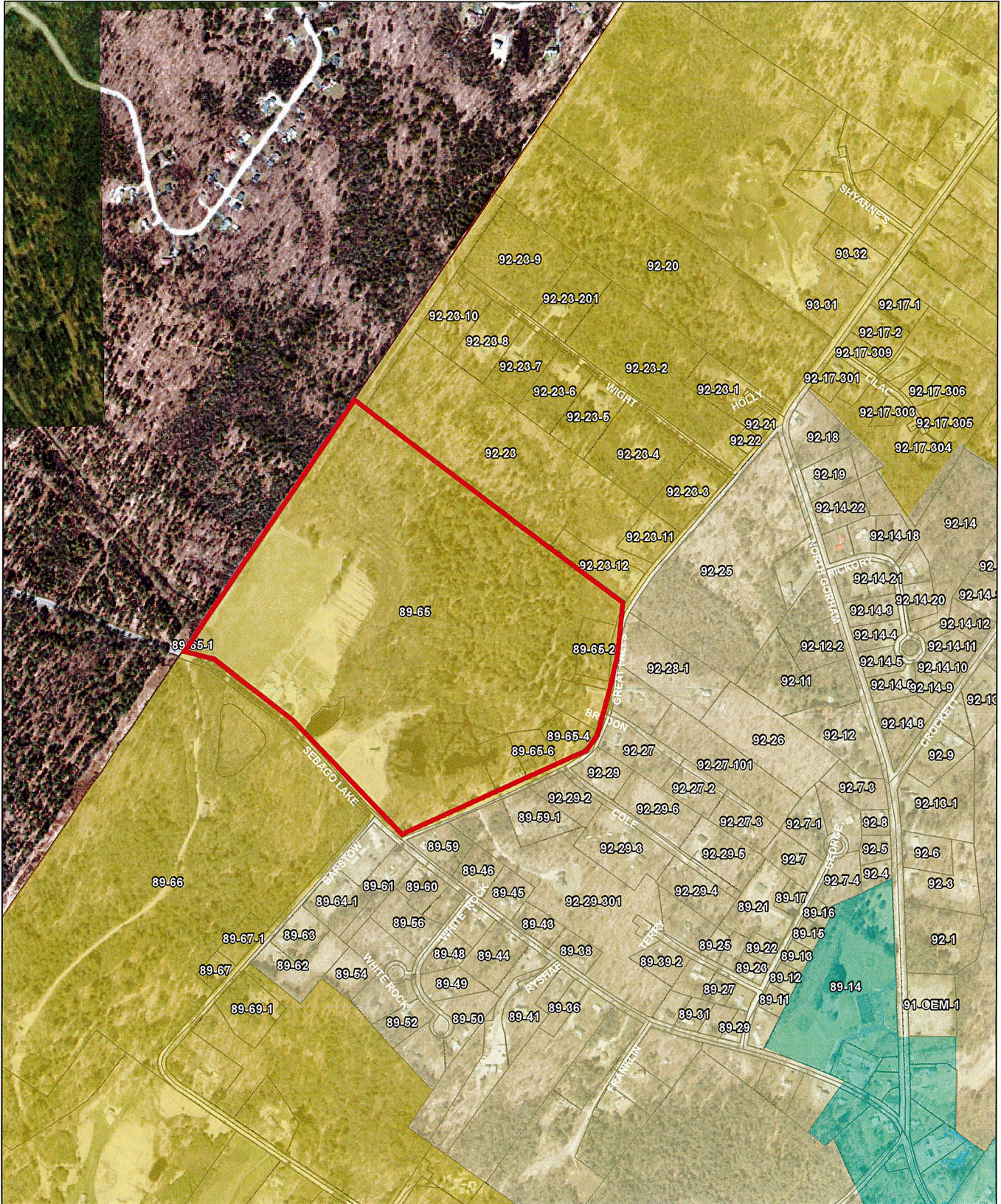
**Berry, Huff, McDonald, Milligan Inc.**  
 Engineers, Surveyors

380B Main Street  
 Gorham, Maine 04038

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



# Tax Map 89 Lot 65

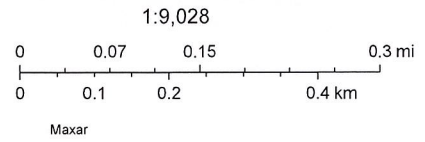


11/21/2023, 2:46:07 PM

Gorham Zoning - as of September 2023

- WR: White Rock Mixed Use
- SR: Suburban Residential
- SR-MH: Suburban Residential-Manufactured Housing
- Parcels
- Roadways

- Parcel Labels
- Gorham Town Boundary
- Municipal Orthoimagery - Gorham 2022
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3





Contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM


**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
GORHAM, MAINE  
CUMBERLAND COUNTY

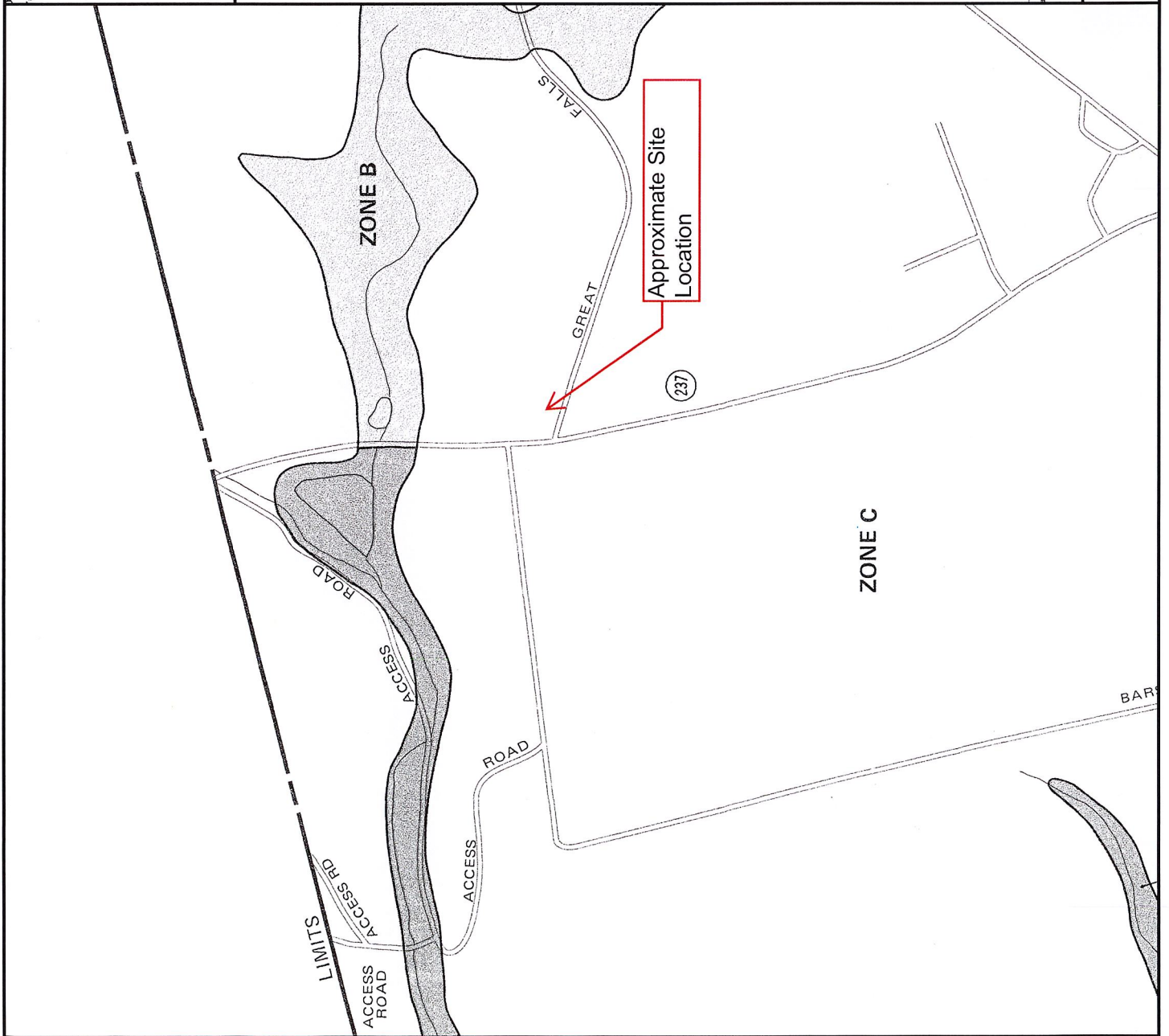
PANEL 10 OF 30  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY/PANEL NUMBER  
230047 0010 B

EFFECTIVE DATE:  
OCTOBER 15, 1981



federal emergency management agency  
federal insurance administration



This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.