

**Winterport Planning Board
Site Plan / Subdivision Application Form**

Development Name: _____

Application Number: _____

Applicant:

Name: Jared Weaver

Address: 67 Ward Rd, Prospect ME, 04981

Telephone: 207-356-3855

Owner:

Name: Jared Weaver

Address: 67 Ward Rd, Prospect ME, 04981

Telephone: 207-356-3855

Applicant's/Owner's Representative:

Name: Darrell Ginn

Address: 268 Monroe Rd, Winterport, ME 04496

Telephone: 223-4248

Location of Proposed Development:

Address: 32 Beaver Rd, Winterport, ME 04496

Tax Map and Lot Number: R08-178

Registry Book and Page: Book 4598, Page 207

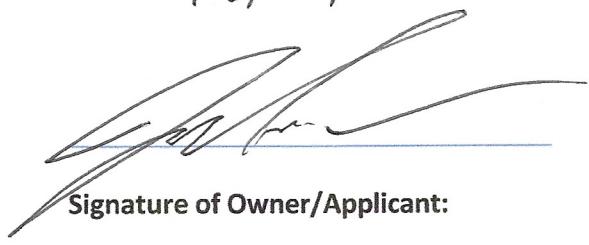
Winterport Planning Board
Site Plan / Subdivision Certification

This application and all information submitted herewith are true and correct to the best of our knowledge. If approval is granted, all work conducted shall be performed in strict conformance with the approved application and conditions stipulated by the Winterport Planning Board and the Winterport Land Use Ordinance.

The Planning Board will not conduct a substantive review to determine whether the application complies with the standards set forth in the Land Use Ordinance until the application has been deemed complete. It is further understood that neither the submission or review of public comments about a preapplication sketch plan, nor the conduct of a site inspection shall be construed to be a substantive review of the proposed development.

“THE UNDERSIGNED APPLICANT AND AGENT ACKNOWLEDGE THAT THE APPLICANT AND THE PERSON ON WHOSE BEHALF A PERMIT IS SOUGHT ARE RESPONSIBLE TO ENSURE THAT THE PROPOSED ACTIVITY COMPLIES WITH ALL APPLICABLE STANDARDS OF THE LAND USE ORDINANCE.”

Date: 11/6/24



Signature of Owner/Applicant:

Date: 11/6/2024



Signature of Agent:

Land Owners Within 300 Feet

R-8, Lot #176
Edward Pomroy
& Barbara Pomroy
525 Lebanon Road
Winterport, Maine 04496

R-8, Lot #180
Donald Bass
62 Beaver Road
Winterport, Maine 04496

R-8, Lot #174
Bert Chandler Heirs
C/O Robert Birmingham
55 Cedar Pond Road
Durham, ME 04222

R-8, Lot #40
Steven J. Clisham, II
& Melanie Clisham
P.O. Box 352
Winterport, ME 04496

R-8, Lot #110
James Shaver
105 Clark Road
Prospect, ME 04981

R-8, Lot #187
Toni Libby
15 Beaver Road
Winterport, ME 04496

R-8, Lot #189
Garrett Darrel Davis
406 North Searsport Road
Frankfort, ME 04438

R-8, Lot #184
Goldie Hall
2 Haul Road
Winterport, ME 04496

Winterport Planning Board
Permission

Permission is hereby granted to the Winterport Code Enforcement Officer, or his/her designee, to enter and have access to the subject property at all reasonable and proper times during and immediately upon completion of construction to ensure compliance with the approved application and the Winterport Land Use Ordinance. Failure to grant such access shall result in the immediate issuance of a stop work order.

Date: 11/06/24



Signature of Owner/Applicant:

Date: 11/04/2024



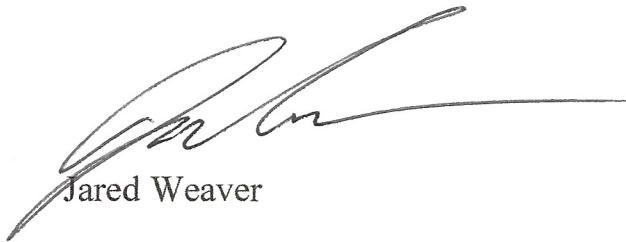
Signature of Agent:

November 5, 2024

Dear Winterport Planning Board and Travis Gould, Code Officer:

I give permission for Darrell Ginn to act as my agent in the application process for approval of a proposed subdivision located at 32 Beaver Road, Winterport.

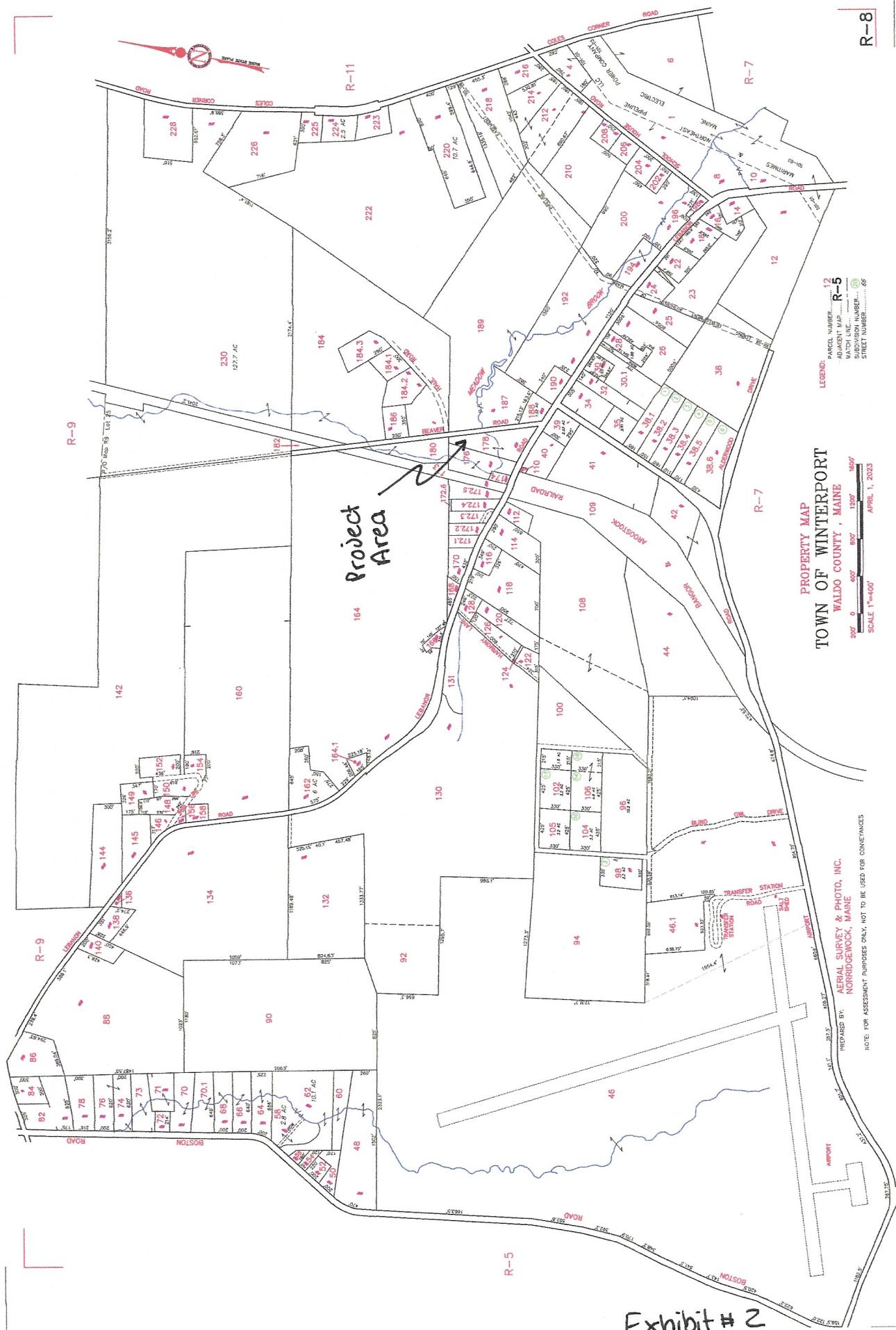
Sincerely,



Jared Weaver

Exhibit # 1

Location Map



ERECORDED

VOL 4598 PG 207
01/20/2021 09:54:50 AM
2 Pages

Instr # 2021-573

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

Real Estate Transfer Tax Paid

RELEASE DEED

Maine Statutory Short Form

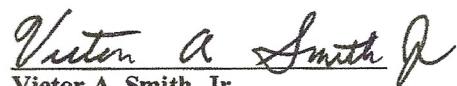
DLN: 1002140129367

KNOW ALL MEN BY THESE PRESENTS that **Victor A. Smith, Jr.** of Winterport, County of Waldo and State of Maine, whose mailing address is 485 Lebanon Street, Winterport, Maine 04496, for consideration paid, releases to **Jared D. Weaver**, whose mailing address is 15 Beaver Road, Winterport, Maine 04496 the real property situated in Winterport, County of Waldo and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

See attached Exhibit A

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of January 2021.

Witness



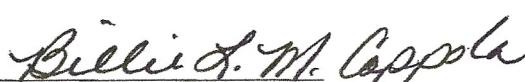
Victor A. Smith, Jr.

State of Maine
County of Waldo

Date: January 8, 2021

Personally appeared the above named Victor A. Smith, Jr. and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,



Notary Public/Attorney at Law
Print Name: Billie L.M. Coppola
Commission Expires: July 14, 2027

ME Title 2021

Exhibit # 3

Exhibit A

A certain parcel of land situated off the northeasterly side of the Lebanon Road and the westerly side of the Beaver Road located in the Town of Winterport, Waldo County, State of Maine, bounded and described as follows:

Beginning at a 5/8 inch rebar set with a cap stamped D. Ginn PLS #2347 on the northeasterly side line of the Lebanon Road and the southeasterly corner of land of Edward and Barbara Pomeroy as described in a deed recorded at the Waldo County Registry of Deeds in book 3103, page 163;

Thence north 02 degrees 26 minutes 25 seconds east, by and along land of said Pomeroy, seven hundred fifty-six and sixty hundredths (756.60) feet to a 5/8 inch rebar set with a cap stamped D. Ginn PLS #2347;

Thence south 83 degrees 58 minutes 47 seconds east, by and along land conveyed to Donald Bass in book 3921, page 65, two hundred ninety-nine and eight hundredths (299.08) feet to a 5/8 inch rebar set with a cap stamped D. Ginn PLS #2347 on the westerly side line of the Beaver Road;

Thence south 00 degrees 23 minutes 25 seconds west, by and along the westerly side line of the Beaver Road, four hundred thirty-six and twenty-two hundredths (436.22) to a point;

Thence south 02 degrees 28 minutes 25 seconds west, by and along the westerly side line of the Beaver Road, two hundred twenty-six and ninety-four hundredths (226.94) feet to a point;

Thence south 05 degrees 03 minutes 12 seconds east, by and along the westerly side line of the Beaver Road, three hundred forty-one and fifteen hundredths (341.15) feet to a point at the intersection of the westerly side line of the Beaver Road with the northeasterly side line of the Lebanon Road;

Thence north 50 degrees 36 minutes 16 seconds west, by and along the northeasterly side line of the Lebanon Road, four hundred fifteen and thirty hundredths (415.30) feet to a point;

Thence north 60 degrees 37 minutes 53 seconds west, by and along the northeasterly side line of the Lebanon Road, twenty-nine and eighty-three hundredths (29.830) feet to the point of beginning and encompassing 6.27 acres.

The above described parcel of land is a portion of land conveyed to Victor A. Smith, Jr. by the Estate of Bernice I. Smith in a deed dated June 26, 2002 and recorded at the Waldo County Registry of Deeds in book 2271, page 14.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Div. Environmental Health, 11 SHS
(207) 287-2070 FAX (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	WINTERPORT	Town/City	Permit #
Street or Road	BEAVER ROAD	Date Permit Issued	Fee \$ Double Fee Charged ()
Subdivision, Lot #	TOWN TAX MAP R-8 LOTS 17A + 17B	L.P.I. #	
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	Fee: \$ state min. fee \$ Locally adopted fee		
WEAVER, JARED	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Applicant	Copy: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Town <input type="checkbox"/> State
Mailing Address of <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with the application and the Maine Subsurface Wastewater Disposal Rules.		
15 BEAVER ROAD WINTERPORT, ME 04689 (207) 356-3855	Municipal Tax Map # Lot #		
OWNER OR APPLICANT STATEMENT			
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.			
<i>Jared Weaver</i> Signature of Owner or Applicant		11/14/24 Date	
CAUTION: INSPECTION REQUIRED			
I have inspected the installation authorized above and found it to be in compliance with Subsurface Wastewater Disposal Rules Application.			
(1st Date Approved)			

Local Plumbing Inspector Signature

(2nd Date Approved)

PERMIT INFORMATION

TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENT(S)
<input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System	<input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System(2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: <input type="checkbox"/> 12. Miscellaneous components
Type Replaced:	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY
Year Installed:	<input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other (SPECIFY) TWO (2) BEDROOM UNITS IN A DUPLEX	<input checked="" type="checkbox"/> Proposed <input checked="" type="checkbox"/> Existing 1. Drilled Well 2. Dug Well 3. Private 4. Public 5. Other:
SIZE OF PROPERTY <i>60</i> sq. ft. <i>0.1</i> acres	Current Use: <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	DESIGN FLOW 360 gallons per day BASED ON 1. Table 4A (dwelling units) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities <i>(2) 2 bedroom UNITS @ 180 GPD UNIT = 360 GPD</i>
SHORELAND ZONING		ATTACH WATER METER DATA
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		LATITUDE AND LONGITUDE Lat. <i>44° 33' 36.6" N</i> Lon. <i>68° 32' 20.4" W</i> if g.p.s., state margin of error <i>20</i>

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
<input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> c. with lift station <input type="checkbox"/> d. monolithic <input type="checkbox"/> e. two compartment 2. Plastic 3. Other: <i>1500</i> gallons	<input checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device _____	<input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. Multi-compartment Tank <input type="checkbox"/> b. _____ Tanks in Series <input type="checkbox"/> c. Increase in Tank Capacity <input type="checkbox"/> d. Filter on Tank Outlet	360 gallons per day BASED ON 1. Table 4A (dwelling units) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities <i>(2) 2 bedroom UNITS @ 180 GPD UNIT = 360 GPD</i>
SOIL DATA & DESIGN CLASS PROFILE, CONDITION <i>3/3</i>	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	ATTACH WATER METER DATA
at Observation Hole # <i>TP1</i> Depth <i>12</i> "	<input type="checkbox"/> 1. Medium -- 2.6 sq. ft./gpd <input type="checkbox"/> 2. Medium-Large -- 3.3 sq. ft./gpd <input checked="" type="checkbox"/> 3. Large -- 4.1 sq. ft./gpd <input type="checkbox"/> 4. Extra Large -- 5.0 sq. ft./gpd	<input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May be Required <input type="checkbox"/> 3. Required Specify only for engineered systems DOSE: _____ gallons	LATITUDE AND LONGITUDE Lat. <i>44° 33' 36.6" N</i> Lon. <i>68° 32' 20.4" W</i> if g.p.s., state margin of error <i>20</i>
OF MOST LIMITING SOIL FACTOR			

SITE EVALUATOR STATEMENT

I certify that on *3/15/2023* (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature

STEPHEN H. HOWELL

Site Evaluator Name Printed

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

213

3/26/2023

SE# *356-7150*

Date

(207) *625-4782*

showellsolsolutions@gmail.com

Telephone Number

E-mail Address

Exhibit #4

Page 1 of 3

HHE-200 Rev. 10/2018

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

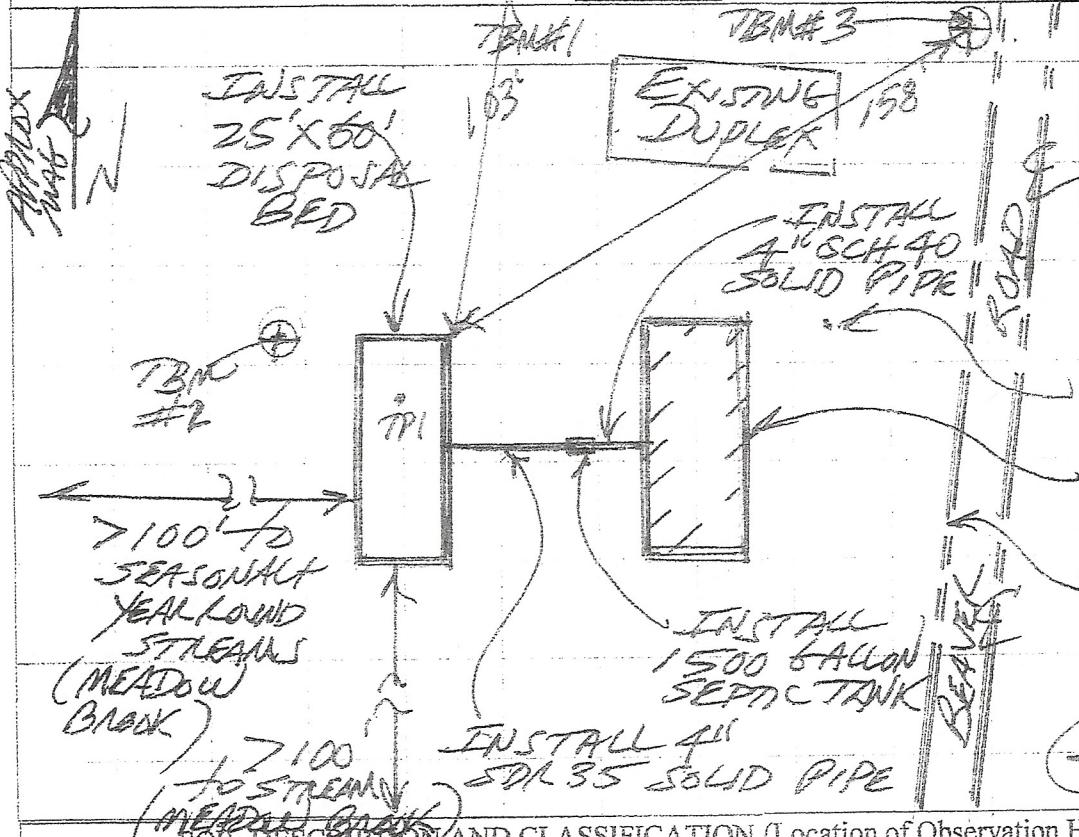
WINTERPORT

BEAVER ROAD

JAMES WEAVER

SITE PLAN

Scale 1" = 50 ft. or as shown

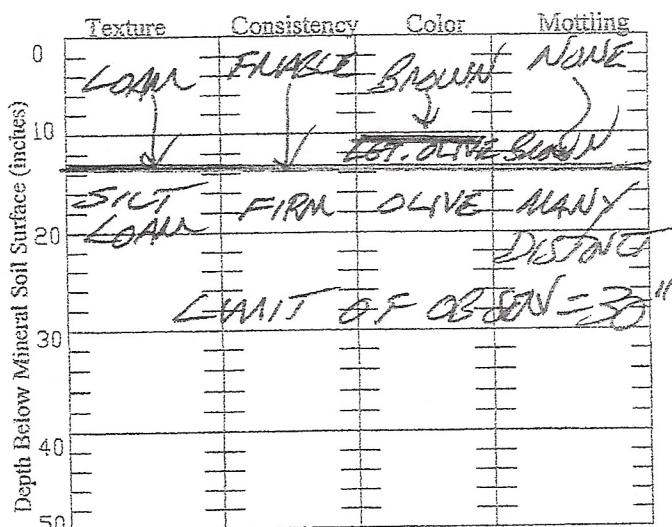


SITE LOCATION PLAN
(map from Maine Atlas
recommended)

SEE ATTACHED
COPY OF
TOWN TAX
MAP

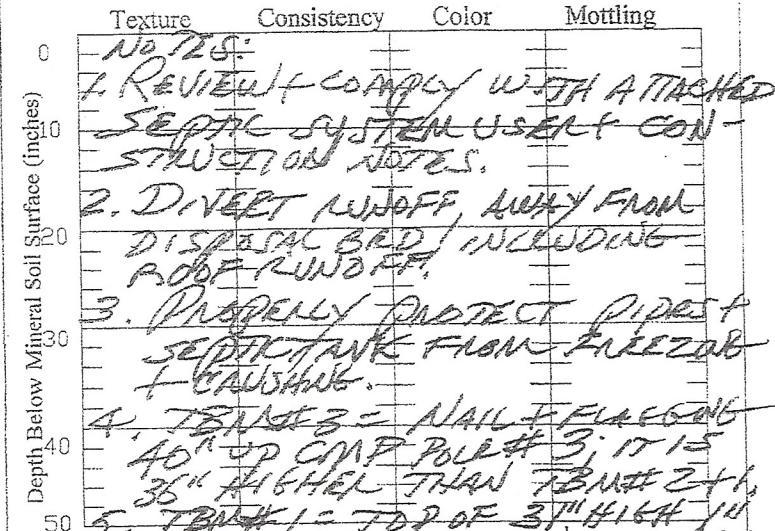
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Hole's Shown Above)

Observation Hole **TPI** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	Ground Water
8 D	1-5 %	13"	<input checked="" type="checkbox"/> Restrictive Layer
Profile	Condition		<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole **TPI** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	Ground Water
		%	<input type="checkbox"/> Restrictive Layer
		"	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth AS TBM#2

213 3/26/2023

Site Evaluator Signature

SE #

Date

RESURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
267-267-5672 Fax: (267) 287-8165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

WINTERPORT

BEAVER ROAD

JARED WEAVER

SUBSURFACE WASTEWATER DISPOSAL PLAN

RAINFOREST

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SAND FILL

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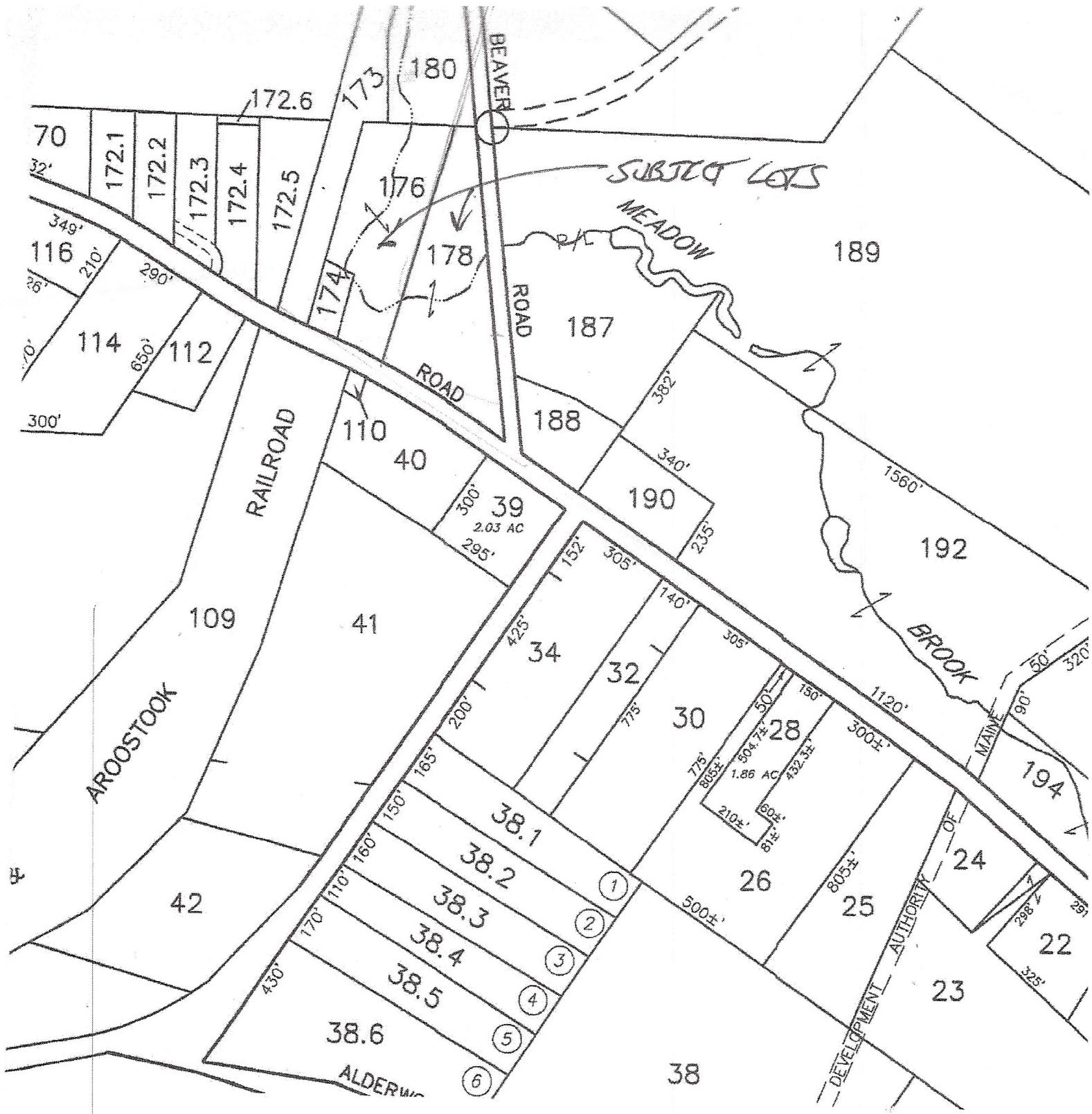
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Maine LIDAR



11/5/2024, 9:38:47 AM

1:2,257

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.08 km

Maine Elevation Contours 2 Feet

Maxar, Microsoft

EXHIBIT #5
Maine Geological Survey
2016

Maine LIDAR & BUILDINGS



11/6/2024, 11:59:21 AM

1:4,514

0 0.03 0.06 0.11 mi
0 0.04 0.09 0.17 km

Maine Elevation Contours 2 Feet

Esri Community Maps Contributors, Province of New Brunswick, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

Maine Geological Survey
2016

EXHIBIT #6

Winterport
12:59 PM

**RE Account 294 Detail
as of 11/06/2024**

11/06/2024
Page 1

Name: WEAVER, JARED D
Location: 32 BEAVER ROAD
Acreage: 4.40 Map/Lot: R08-178
Book Page: B4598P207

Land: 36,900
Building: 180,700
Exempt 0
Total: 217,600

2025-1 Period Due:
2) 1,447.04

Ref1: B 484 P 109

Mailing 15 BEAVER ROAD
Address: WINTERPORT, ME 04496

Year/Rec #	Date	Reference	P C	Principal	Interest	Costs	Total
2025-1 R	07/24/2024	Original		2,894.08	0.00	0.00	2,894.08
2656	09/18/2024	CHGINT	1 I	0.00	-2.05	0.00	-2.05
2656	09/18/2024		A P	1,447.04	2.05	0.00	1,449.09
		Total		1,447.04	0.00	0.00	1,447.04
2024-1 R				0.00	0.00	0.00	0.00
2023-1 R				0.00	0.00	0.00	0.00
2022-1 R				0.00	0.00	0.00	0.00
2021-1 R				0.00	0.00	0.00	0.00
2020-1 R				0.00	0.00	0.00	0.00
2019-1 R				0.00	0.00	0.00	0.00
2018-1 R				0.00	0.00	0.00	0.00
2017-1 R				0.00	0.00	0.00	0.00
2016-1 R				0.00	0.00	0.00	0.00
2015-1 R				0.00	0.00	0.00	0.00
2014-1 R				0.00	0.00	0.00	0.00
2013-1 R				0.00	0.00	0.00	0.00
2012-1 R				0.00	0.00	0.00	0.00
2011-1 L *				0.00	0.00	0.00	0.00
2010-1 R				0.00	0.00	0.00	0.00
2009-1 R				0.00	0.00	0.00	0.00
2008-1 R				0.00	0.00	0.00	0.00
2007-1 R				0.00	0.00	0.00	0.00
2006-1 R				0.00	0.00	0.00	0.00
2005-1 R				0.00	0.00	0.00	0.00
2004-1 R				0.00	0.00	0.00	0.00
2003-1 R				0.00	0.00	0.00	0.00
2002-1 R				0.00	0.00	0.00	0.00
2001-1 L *				0.00	0.00	0.00	0.00
2000-1 L *				0.00	0.00	0.00	0.00
1999-1 L *				0.00	0.00	0.00	0.00
1998-1 L *				0.00	0.00	0.00	0.00
1997-1 R				0.00	0.00	0.00	0.00
1996-1 L *				0.00	0.00	0.00	0.00
1995-1 L *				0.00	0.00	0.00	0.00

Account Totals as of 11/06/2024

1447.04 0.00 0.00 1447.04

Exempt Codes:

Exhibit # 7

Winterport
12:59 PM

RE Account 294 Detail as of 11/06/2024

11/06/2024
Page 2

Name: WEAVER, JARED D
Location: 32 BEAVER ROAD
Acreage: 4.40 Map/Lot: R08-178
Book Page: B4598P207

Land:	36,900
Building:	180,700
<u>Exempt</u>	0
Total:	217,600

2025-1 Period Due:
2) 1,447.04

Ref1: B 484 P 109

Mailing Address: 15 BEAVER ROAD
WINTERPORT, ME 04496

Year/Rec # **Date** **Reference** **P C** **Principal** **Interest** **Costs** **Total**

Note: Payments will be reflected as positive values and charges to the account will be represented as negative values.



darrell ginn <darrell.ginn@gmail.com>

Refuse Beaver Rd

1 message

Casey Ashey <CAShey@winterportmaine.gov>
To: darrell ginn <darrell.ginn@gmail.com>

Wed, Nov 6, 2024 at 1:08 PM

Hi Darrell,

The Town of Winterport will have no issue handling the refuse from the proposed 2 duplex subdivision located at 32 Beaver Rd, Winterport Maine.

Good luck,

Casey J. Ashey

Winterport Town Manager

Email: cashey@winterportmaine.gov

Phone: 207-223-5055 / Mobile: 207-944-2223

Physical: 44 Main Street, Winterport, Maine, 04496

Mailing: PO BOX 559, Winterport, Maine, 04496

www.winterportmaine.gov

EXHIBIT # 8

Up Scale Dressing Room
Area Separated
Wardrobe Area

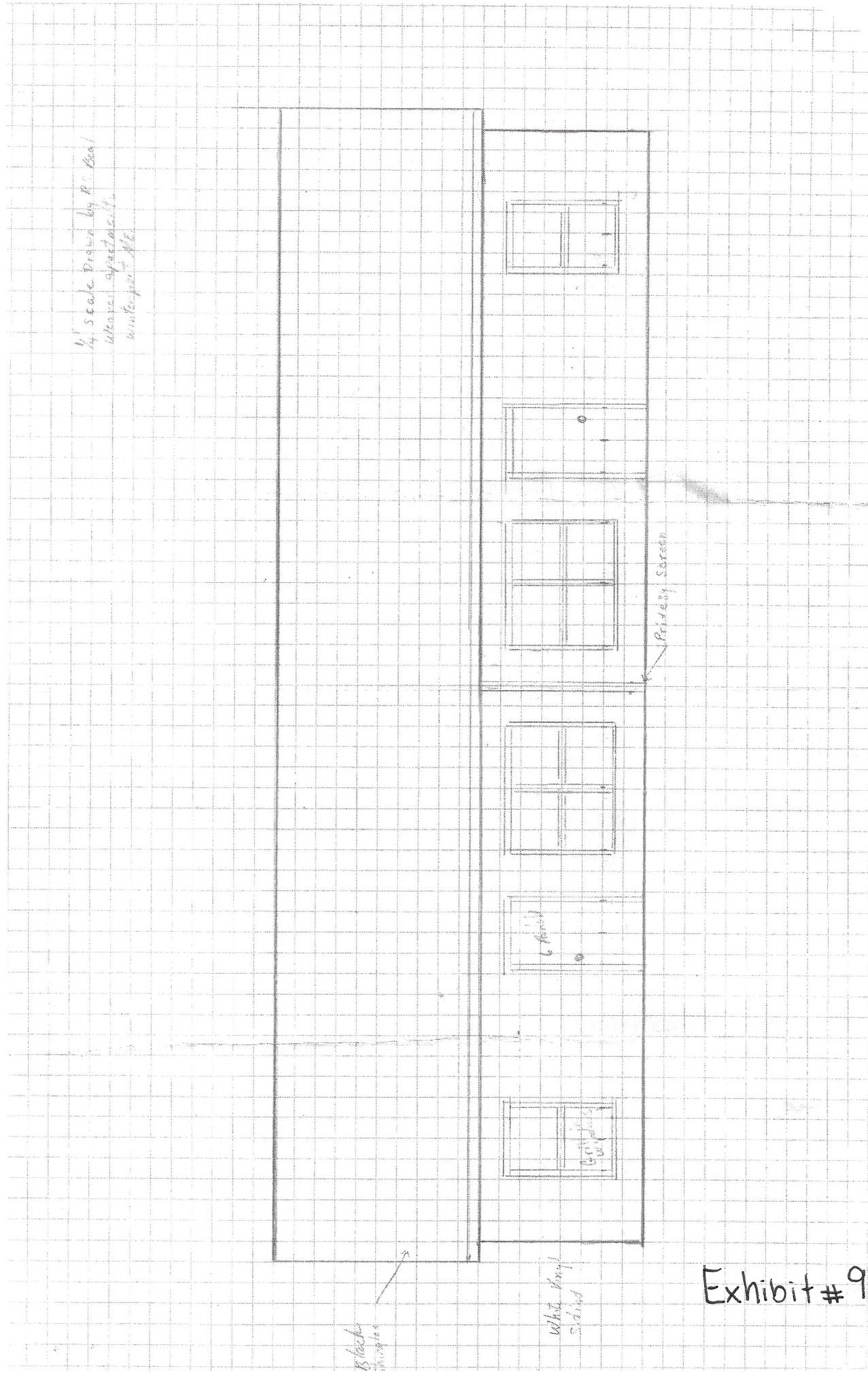


Exhibit #9

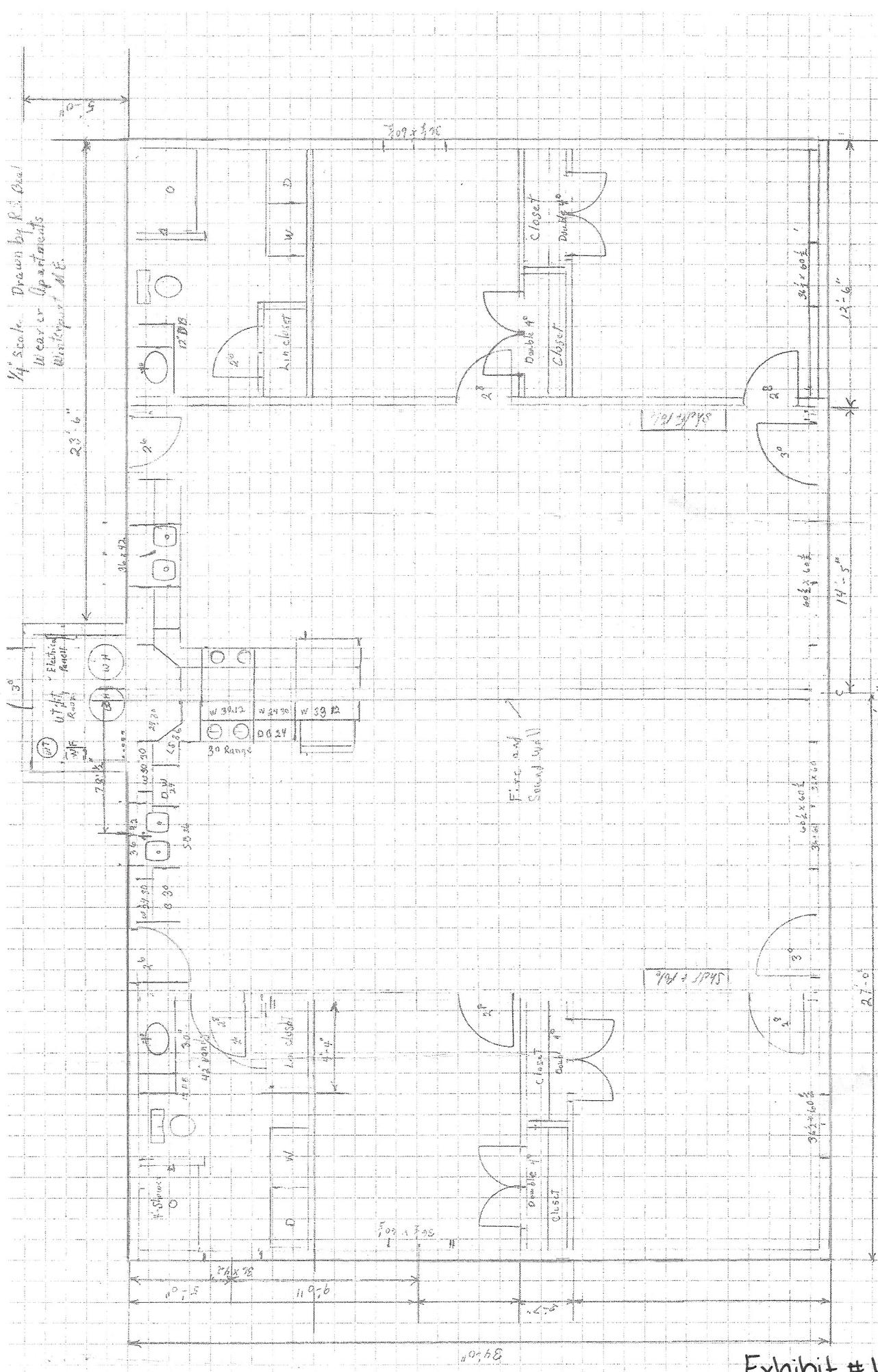


Exhibit #10