

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

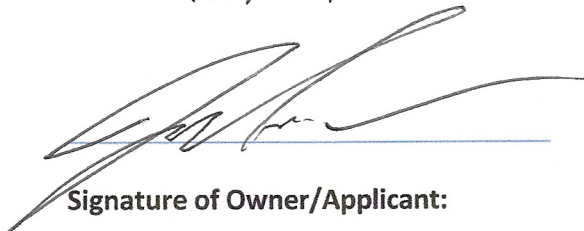
Winterport Planning Board
Site Plan / Subdivision Certification

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

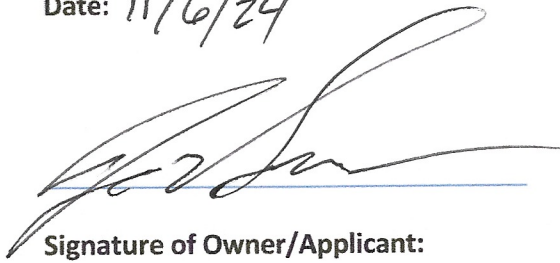
R-8, Lot #189
Garrett Darrel Davis
406 North Searsport Road
Frankfort, ME 04438

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: 11/6/24



Signature of Owner/Applicant:

Date: 11/06/2024



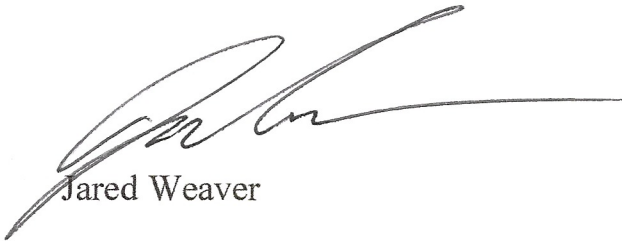
Signature of Agent:

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,

A handwritten signature in black ink, appearing to read 'Jared Weaver', with a long horizontal flourish extending to the right.

Jared Weaver

Exhibit #1

Location Map

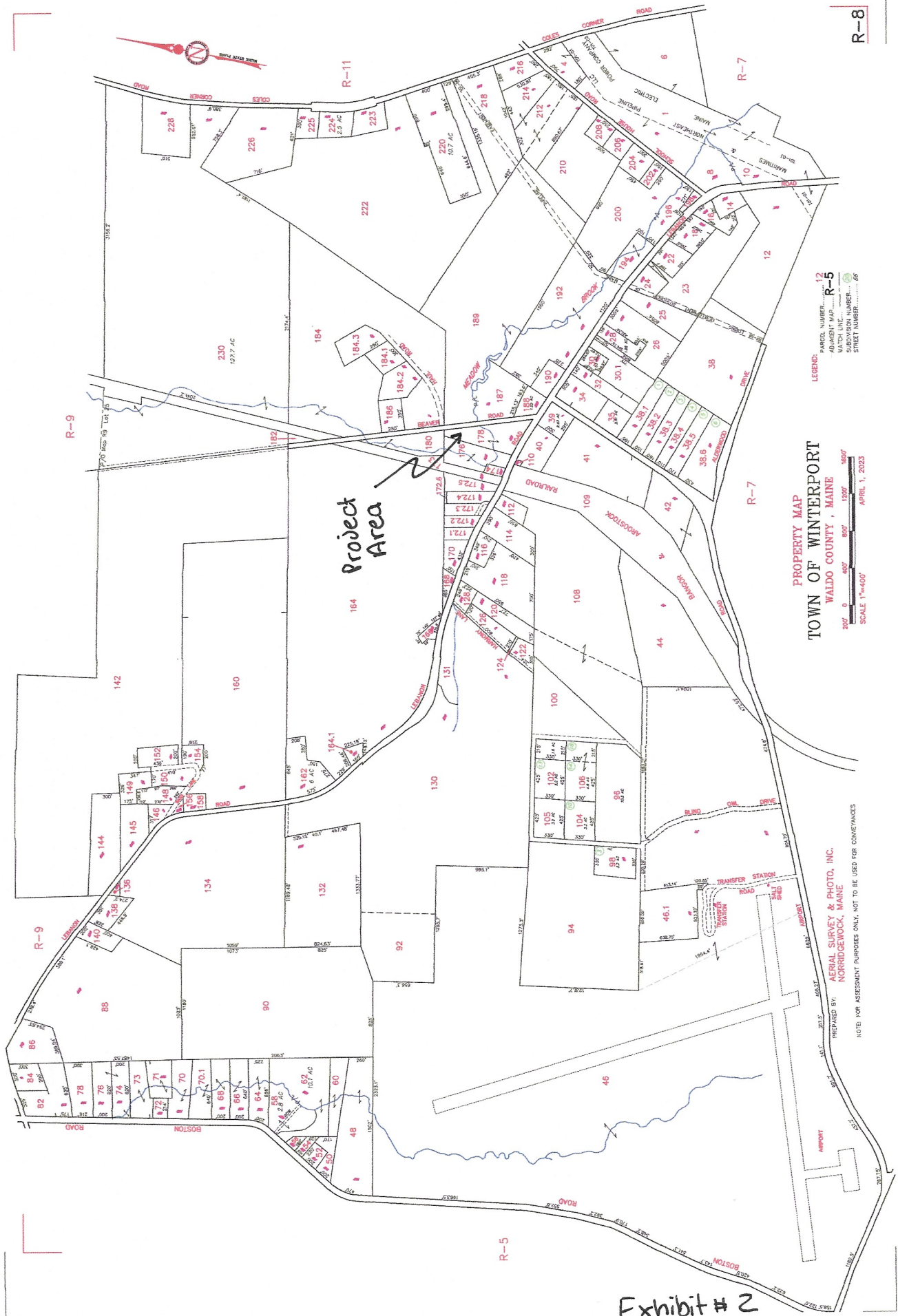


Exhibit # 2

ERECORDED

01/20/2021 09:54:50 AM

2 Pages

Instr # 2021-573

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

RELEASE DEED

Maine Statutory Short Form

DLN: 1002140129367

Real Estate Transfer Tax Paid

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
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,

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

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+176	L.P.I. #	
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature	
Name (last, first, MI)	WEAVER, JARED	Fee: \$ state min. fee \$ Locally adopted fee	
Mailing Address of	15 BEAVER ROAD	Copy: <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant	WINTERPORT, ME 04996	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.	
Daytime Tel. #	(207) 356-3855	Municipal Tax Map #	Lot #
e-mail address:			

OWNER OR APPLICANT STATEMENT	CAUTION: INSPECTION REQUIRED
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 have inspected the installation authorized above and found it to be in compliance with Subsurface Wastewater Disposal Rules Application.
Signature of Owner or Applicant	(1st Date Approved)
Date 11/4/24	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 checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet)
Type Replaced:	<input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval	<input type="checkbox"/> 3. Alternative Toilet, specify:
Year Installed:	<input 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. Non-engineered Treatment Tank (only)
<input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. Minor Expansion <25% <input type="checkbox"/> b. Major Expansion ≥ 25%	<input type="checkbox"/> 4. Minimum Lot Size Variance	<input type="checkbox"/> 5. Holding Tank, gallons
<input type="checkbox"/> 4. Experimental System	<input type="checkbox"/> 5. Seasonal Conversion Permit	<input type="checkbox"/> 6. Non-engineered Disposal Field (only)
<input type="checkbox"/> 5. Seasonal Conversion		<input type="checkbox"/> 7. Separated Laundry System
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	<input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more)
64 sq. ft.	<input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms:	<input type="checkbox"/> 9. Engineered Treatment Tank (only)
acres	<input type="checkbox"/> 2. Multiple Family Dwelling No. of Units:	<input type="checkbox"/> 10. Engineered Disposal Field (only)
SHORELAND ZONING	<input type="checkbox"/> 3. Other (SPECIFY) TWO (2) BEDROOM UNITS IN A DUPLEX	<input type="checkbox"/> 11. Pre-treatment, specify:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Current Use: <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	<input type="checkbox"/> 12. Miscellaneous components
		TYPE OF WATER SUPPLY
		<input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Existing
		<input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private
		<input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other:

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	<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	360 gallons per day BASED ON
<input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other:	<input type="checkbox"/> a. Cluster Array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. Regular load <input type="checkbox"/> d. H-20 load	If Yes or Maybe, specify one below:	<input type="checkbox"/> 1. Table 4A (dwelling unit/s) <input type="checkbox"/> 2. Table 4C (other facilities)
CAPACITY 1500 gallons	<input type="checkbox"/> 4. Other:	<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	SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	(2) 2 BEDROOM UNITS @ 180 GPD UNIT = 360 GPD
PROFILES, CONDITION	<input type="checkbox"/> 1. Medium -- 2.6 sq. ft./gpd <input type="checkbox"/> 2. Medium-Large -- 3.3 sq. ft./gpd <input 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	Section 4G (meter readings)
at Observation Hole # TPI		Specify only for engineered systems	ATTACH WATER METER DATA
Depth 13"		DOSE: gallons	LATITUDE AND LONGITUDE
OF MOST LIMITING SOIL FACTOR			Lat. 44° 32' 36" N Lon. 69° 32' 36" W

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	213
STEPHEN H. HOWELL	SE# 356-7150
Site Evaluator Name Printed	(207) 625-4792
Telephone Number	3/26/2023
E-mail Address	showellsolutions@gmail.com

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3166

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

WINTERPORT

BEAVER ROAD

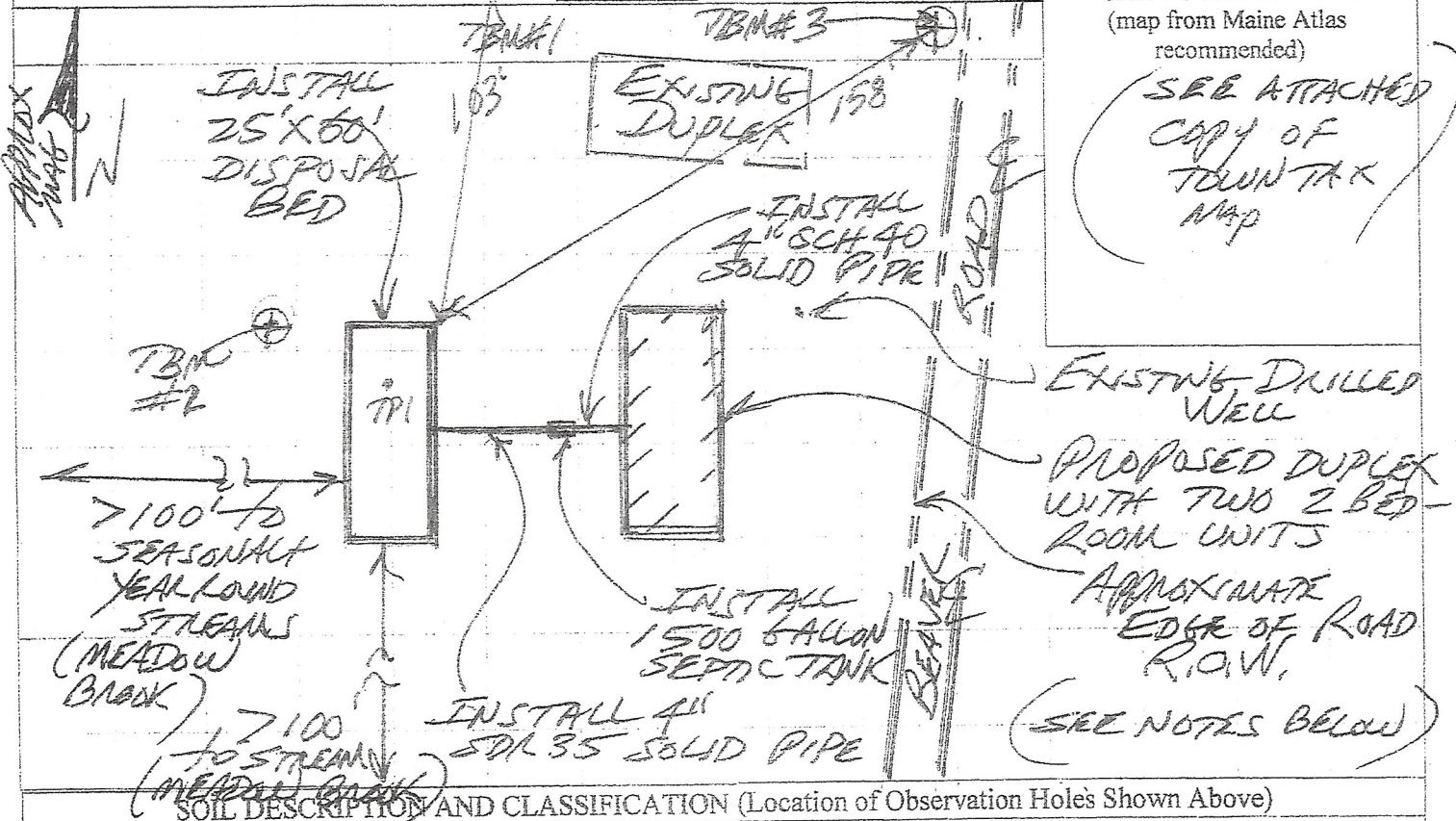
JARED WEAVER

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 Holes Shown Above)

Observation Hole TP1 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Observation Hole _____ ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
LOAM	FIABLE	BROWN	NONE
		EST. OLIVE BROWN	
SILT LOAM	FIRM	OLIVE	MANY
			DISTING
LIMIT OF OBSERV = 30"			
0			
10			
20			
30			
40			
50			

Soil Classification 8 D Slope 1-5% Limiting Factor 13"
Profile Condition

☒ Ground Water
☒ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Texture	Consistency	Color	Mottling
NO TGS:			
1. REVIEW & COMPLY WITH ATTACHED SEPTIC SYSTEM USER & CONSTRUCTION NOTES.			
2. DIVERT RUNOFF AWAY FROM DISPOSAL BED INCLUDING ROOF RUNOFF.			
3. PROPERLY PROTECT PIPES & SEPTIC TANK FROM FREEZING & CAUSING.			
4. TBM#3 = NAIL FLAGGING 40" UP CMP POLE #3. IT IS 36" HIGHER THAN TBM#2 + 1.			
5. TBM#1 = TOP OF 3" HIGH 1/4" DIAMETER WOODEN STAKE.			
0			
10			
20			
30			
40			
50			

Soil Classification _____ Slope _____ Limiting Factor _____
Profile Condition

☐ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Site Evaluator Signature

SE #

Date

213 3/26/2023

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
Division of Environmental Health
(207) 287-5572 Fax: (207) 287-3166

Town, City, Plan, etc.

Street, Road, Subdivision

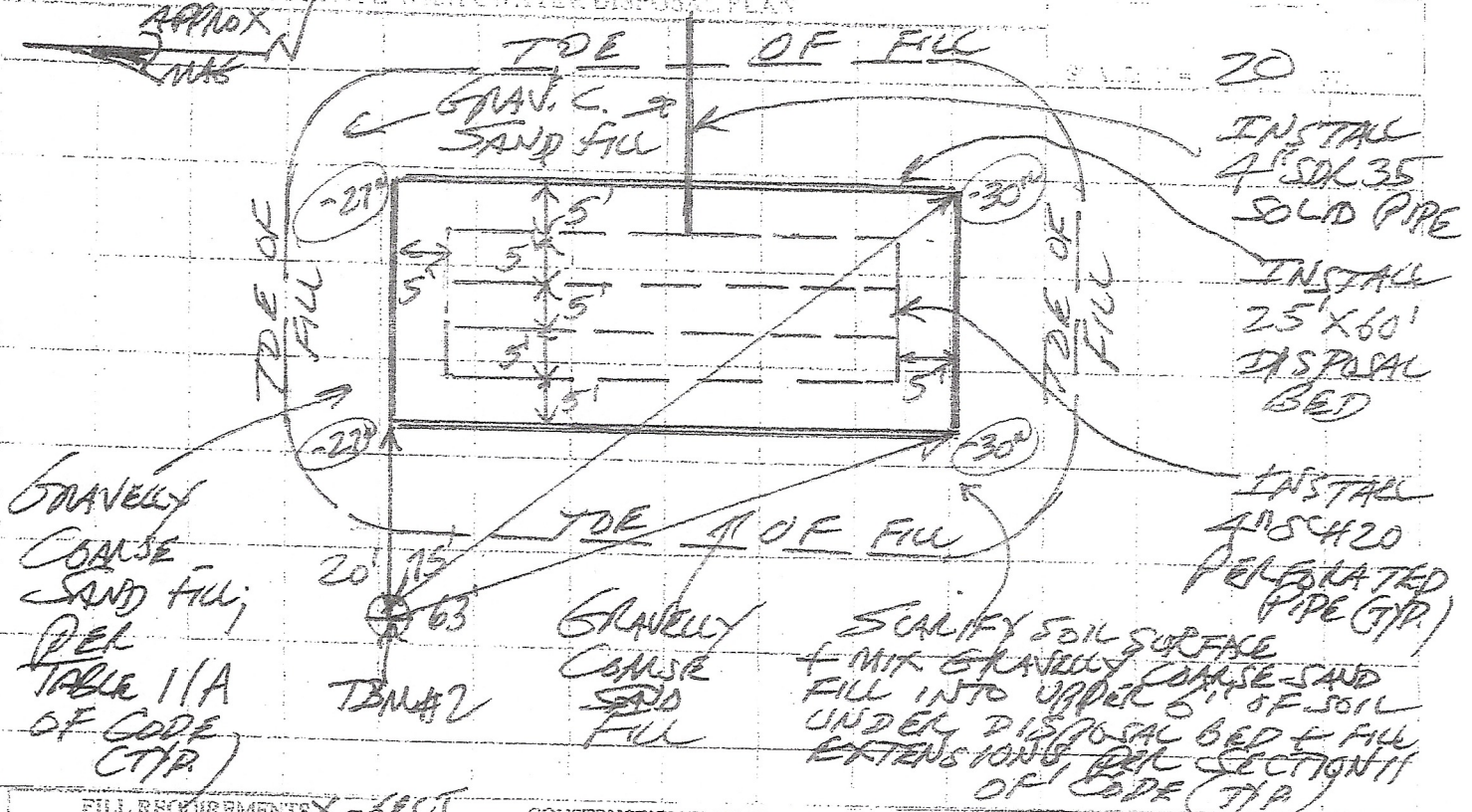
Owner's Name

WINTERPORT

BEAVER ROAD

JARED WEAVER

SUBSURFACE WASTEWATER DISPOSAL PLAN



FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

Depth of Fill (Upslope) 29' 32" Finished Grade Elevation
Depth of Fill (Downslope) 29' 32" Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

ELEVATION REFERENCE POINT (TBM #2)
Location & Description: TOP OF 1" DIAM. WOODEN STAKE, 3" ABOVE
Reference Elevation: 0" GRAUND

NOTES:
1. LIME FERTILIZE
SEED & MULCH
ALL DIS-
TURBED
AREAS.

DISPOSAL AREA CROSS SECTION

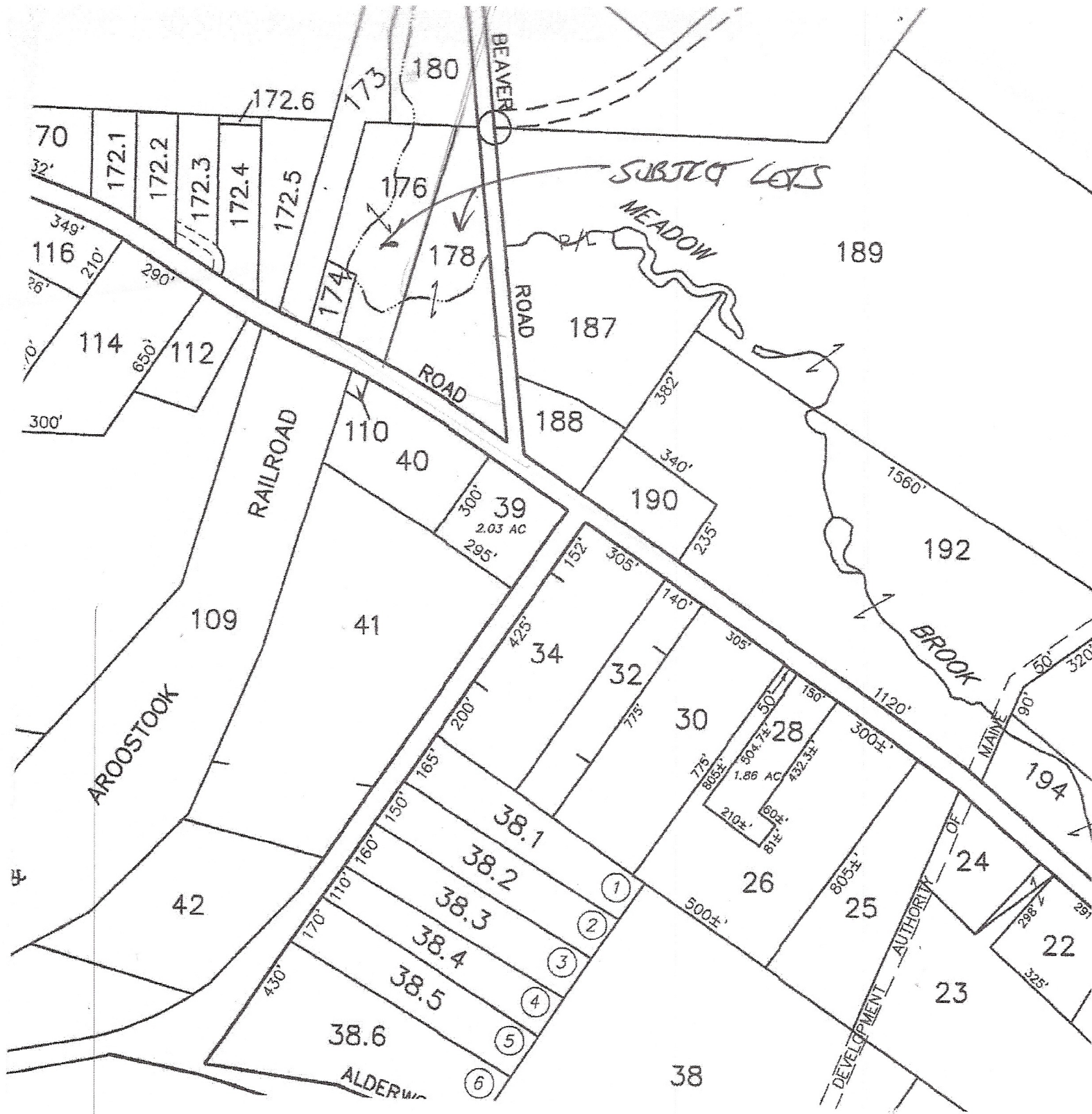
Scale
Horizontal 1" = 10 ft.
Vertical 1" = 5 ft.
2" COMPACT HAY
OR FIBER
FABRIC
OVER
STONE

2. DISTRIBUTION
LINES TO BE
LEVEL WITH
A MAXIMUM
GRADE OF
1" IN 100.
3. SCALIFY SOIL SURFACE (SEE NOTE
ABOVE)
TOE OF PERFORATED
PIPE DISTRIBU-
TION LINE
EXISTING
GRAVELLY
COARSE SAND FILL
AROUND STONE
PER SECTION II,
TABLE 11A OF CODE
12" LAYER OF
CLEAN
WASHED STONE
PER SECTION
II, TABLE 11B
OF CODE

Site Evaluator Signature

SE#

Date



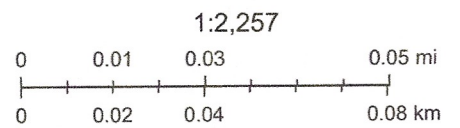
SCALE: 1" = 475' TAX MAP R-8

Maine LIDAR



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

— Maine Elevation Contours 2 Feet



Maxar, Microsoft

EXHIBIT #5

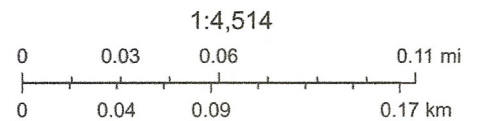
Maine Geological Survey
2016

Maine LIDAR & BUILDINGS



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

— Maine Elevation Contours 2 Feet



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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

Ref1: B 484 P 109

2025-1 Period Due:
2) 1,447.04

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
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
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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

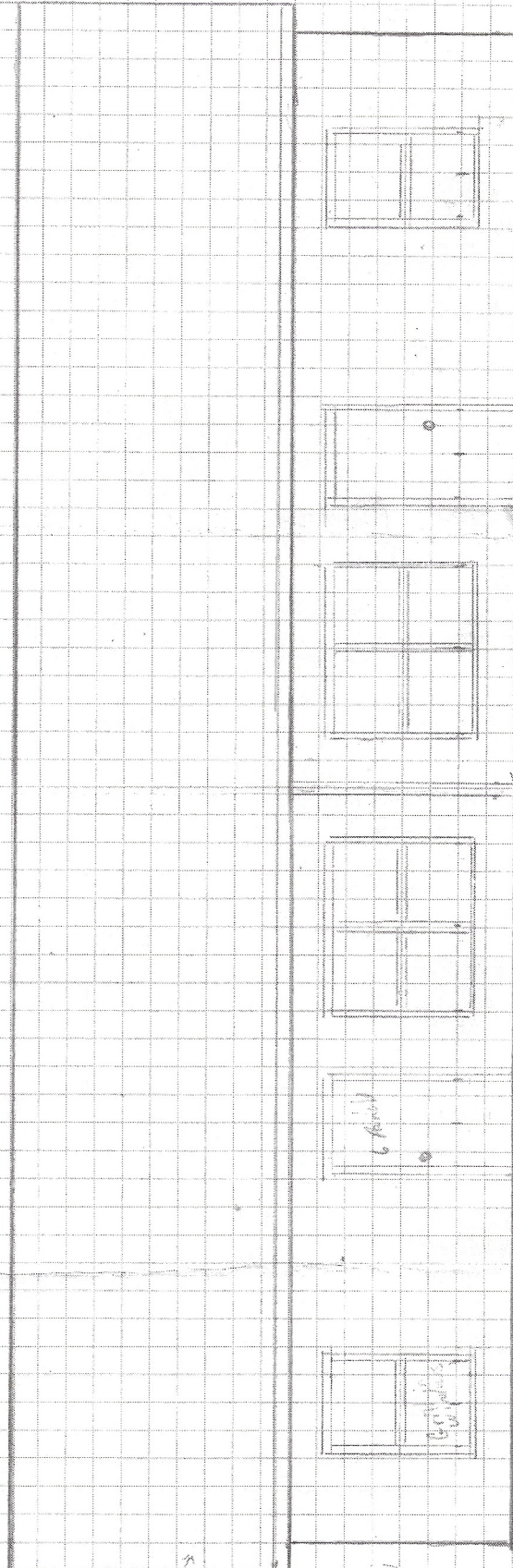
Physical: 44 Main Street, Winterport, Maine, 04496

Mailing: PO BOX 559, Winterport, Maine, 04496

www.winterportmaine.gov

EXHIBIT # 8

4" scale drawn by R. C. Neal
interior of structure
winter 1941-42



black

white

Privacy Screen

Exhibit #9

[illegible]

Exhibit #10