



PAUL R. LEPAGE  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
LAND USE PLANNING COMMISSION  
22 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0022

WALTER E. WHITCOMB  
COMMISSIONER

NICHOLAS D. LIVESAY  
EXECUTIVE DIRECTOR

May 26, 2016

Veronica Schneider  
Jared Robie  
Green Tree Realty  
522 Washington Ave.  
Portland, ME 04103

Subject: ADVISORY RULING AR 16-02; Lot #199 on Tax Plan 02, Wyman Twp., Franklin County

Dear Ms. Schneider and Mr. Robie:

Thank you for the information provided in your request for an Advisory Ruling. You have asked our opinion regarding several matters pertaining to Lot #199 on Wyman Tax Plan 02, and located along State Route #27 and Ski Loop Road. It is our understanding that you are contemplating acquiring this approximately 27-acre lot for residential development. The subject lot is developed with a gravel pit that was permitted under Development Permit DP 3584, issued to Roland E. Fotter, Jr. in May of 1984. The permitted pit extends onto Lot #8 on Wyman Tax Plan 01, which is located across Ski Loop Road from Lot #199. The permitted gravel extraction activities have been completed at the pit, and it is no longer an active pit. Lots #8 and Lots #199 are now both owned by the estate of Roland E. Fotter. I have enclosed a LUPC zoning map of the two lots for your reference. I have outlined in black the correct configuration of Lot #199 based upon Erik Lochmann's survey of the lot that you submitted with your request.

Your specific questions (in italics), and our responses are as follows:

1. *What is the process to rezone the land that is zoned as (D-CI) Commercial Industrial Subdistrict to its former zoning?* In accordance with Section 10.21,A,2,b of the Commission's rules, Land Use Districts and Standards, "Where such an area is not adjacent to a D-CI subdistrict and redistricted for the purpose of allowing for commercial mineral extraction, once such operations are complete the D-CI subdistrict designation shall automatically revert to the prior subdistrict designation."

LUPC field staff visited the site several times earlier this year with Richard Fotter, representative of the Fotter Estate. LUPC staff found that additional measures still need to be taken to complete the reclamation of the pit in accordance with the conditions of the permit. Specifically, staff found that an approximately 250 foot length of the southwesterly face of the pit needs to be graded to a slope of 3:1 or flatter, and revegetated to comply with Condition #8 and #9 of the permit. Portions of the pit floor also need to be revegetated as well. Once these measures are completed, and LUPC field staff can document that the sloping is completed and that the vegetation has successfully emerged, LUPC planning staff will initiate the process to revise the official land use guidance maps to reflect the automatic reversion.

2. *What is the cost and timeline to rezone the land?* There would be no fee charged by the LUPC for reverting the subject lot back to its original zoning. However, there would be a cost to complete the reclamation of the pit to bring it into compliance with permit conditions, as described above. Reclamation costs would be the responsibility of the landowner. It is anticipated that once LUPC staff initiate the process to revert the subject lot back to its original zoning, the process will take a few weeks.
3. *What zones would Lot #199 revert to?* The portions of lots #199 and #8 that are currently zoned (D-RS) Residential Development Subdistrict and (M-GN) General Management Subdistrict would remain in those zones. In accordance with the prior subdistrict designation, the remainder of Lots #199 and #8, currently zoned (D-CI) Commercial Industrial Subdistrict, would revert back to (M-GN) General Management Subdistrict except:
  - a. Areas within 75 feet of Stratton Brook along the northerly property boundary line would be zoned (P-SL2) Shoreland Protection Subdistrict.
  - b. Areas shown as “NWI Wetlands” on the attached zoning map would be zoned (P-WL) Wetland Protection Subdistrict.
4. *Is the current lot #199 in conformance with the Commission’s statutes and rules regarding land divisions? May we divide lot #199 if we acquire it from the Fotter estate?*

We will attempt to provide our view on the current status of Lot #199 and your proposed land division as we understand them, pursuant to 5 M.R.S. § 9001. I want to caution however, this is an informal response and not a legal determination. You may want to consult your attorney regarding the current status of Lot #199 and your proposed land division. In providing our views on the current status of Lot #199 and your proposed land division, we have relied upon the facts as you have presented them to us, supplemented by discussions with Mr. Fotter, and our research of our permit files and other records available through the Franklin County Registry of Deeds. In order to determine whether the existing Lot #199 is in conformance with the Commission’s statutes and rules regarding land divisions, we need to trace the history Lot #199 back 20 years to May, 1996 to its “parent parcel,” then review all land divisions or expansions of the parent parcel up until the present.

### **Land Division History**

**February 25, 1933; Book 246, Page 523:** E.L. Hinds conveyed approximately 200 acres of land on the north and south sides of Route #27 in Wyman Township, including Lots #199 and #8, to Roland E. Fotter. The 200-acre parcel is shown on a plan titled “Map Showing Camp Lots on Roland Fotter Land, Wyman Twp., Franklin County, ME,” and dated April 19, 1972. I have enclosed a reduced copy of this plan and a copy of the tax map with the outline of the original Fotter parcel highlighted in green. The survey plan depicts the “Stratton Brook Development” on the north side of Route #27, and the “Snow Valley Development” primarily on the south side of Route #27 and including 10 lots on the north side of Route #27, between Route #27 and the abandoned right-of-way for the old Route #27. The plan also depicts an irregularly shaped lot highlighted in pink and labelled “sand pit,” and including a dug well on its southeasterly end.

**February 25, 1933 – September 23, 1971:** Roland Fotter platted 14 acres of his ownership on the south side of Route 27 and between Route 27 and the abandoned Route 27 right-of-way into 50 lots, known as the “Snow Valley Development”, and platted 22 acres of his land on the north side of Route 27 into 60 lots, known as the “Stratton Brook Development.” Mr. Fotter sold 37 of the platted lots in the Snow Valley Development and 14 of the platted lots in the Stratton Brook Development prior to September 23, 1971.

**December 20, 1972; Subdivision Permit SP 4:** The Land Use Regulation Commission (LURC), predecessor to the LUPC, issued Subdivision Permit SP 4 to Mr. Fotter, authorizing the sale of the remaining 13 platted lots in the Snow Valley Development (Phase I) and the remaining 46 lots in the Stratton Brook Development.

**July 25, 1986; Subdivision Permit SP 3129:** LURC issued Subdivision Permit SP 3129 to Mr. Fotter, authorizing the creation of 11 additional lots in the Snow Valley Development (Phase II). With the approval of this permit all of the Fotter parcel fronting onto Route #27 was divided into pre-Commission lots or Commission approved subdivision lots.

**Prior to May, 1996:** According to Mr. Fotter, Roland Fotter (or his estate) transferred lot #01-220 as shown on the attached tax map to the State of Maine as part of the Bigelow Preserve.

The lots approved under Subdivision Permits SP 4 and SP 3129 and amendments have been sold over the ensuing years, with some lots combined, reconfigured or further divided. The northwesterly portions of the sand pit lot have been conveyed to adjacent camp lots, and a 12 foot by 18 foot portion of the sand pit lot, containing the dug well, was conveyed to the owners of lots F and G approved under Amendment A to SP 4 [reference: Building Permit BP 5772]. Approved Lots F and G are shown on a plan filed at the Franklin County Registry of Deeds as Plan #593 (copy attached). It appears that the remaining portion of the sand pit lot as highlighted in pink remains in the ownership of the Fotter Estate, as MDOT staff have indicated that they do not believe that agency owns any portion of the sand pit lot.

#### Divisions of the Fotter parcel within the last 20 years (since May 13, 1996)

**July 6, 2000; Book 1956, Page 181:** The Roland Fotter Estate conveyed Lots #25 and #26 of the Stratton Brook Development approved under Subdivision Permit 4, and the abutting land shown on the 1972 Fotter camp lot plat as “Low Land” and “Woodland” to Gary and Nancy Haley. At the time of this conveyance, the Haleys owned abutting lots #23 and #24 of the Stratton Brook Development approved under Subdivision Permit SP 4 that they had acquired in July of 1980. The Haleys owned all their lots together until December of 2011 when they conveyed all the lots to Christopher Sean Andrews.

**December 22, 2005; Book 2706, Page 231:** The Roland Fotter Estate conveyed Lot #6 of the Snow Valley Development approved under Subdivision Permit 4 to Donald Ertle.

**July 10, 2006; Book 2781, Page 253:** The Roland Fotter Estate conveyed Lots #30 and #31 of Snow Valley Development on the south side of Route #27, approved under Subdivision Permit 4, to Robert Dellert.

#### Proposed Land Division

You drew your proposed division of Lot #199 on Mr. Lochmann’s sketch. A copy of your drawing of the proposed land division is attached.

#### Relevant Standards

Section 10.02, (186), of the Commission’s Land Use Districts and Standards states that “except as provided in 12 M.R.S. § 682-B, “subdivision” means a division of an existing parcel into 3 or more parcels or lots within any 5-year period, whether this division is accomplished by platting of the land for immediate or future sale, by sale of land or by leasing.”

Under provisions of Section 10.25,Q,1,g,(8) of the Commission’s Standards, a lot or parcel that when sold or leased created a subdivision requiring a permit under this chapter is not considered a subdivision lot and is

exempt from the permit requirement if the permit has not been obtained and the subdivision has been in existence for 20 or more years. A lot or parcel is considered a subdivision lot and is not exempt under this subsection if:

- (a) Approval of the subdivision under 12 M.R.S. §685-B was denied by the Commission and record of the Commission's decision was recorded in the appropriate registry of deeds;
- (b) A building permit for the lot or parcel was denied by the Commission under 12 M.R.S. §685-B and record of the Commission's decision was recorded in the appropriate registry of deeds;
- (c) The Commission has filed a notice of violation of 12 M.R.S. §685-B with respect to the subdivision in the appropriate registry of deeds; or
- (d) The lot or parcel has been the subject of an enforcement action or order and record of that action or order was recorded in the appropriate registry of deeds. 12 M.R.S. §682-B(5)

Under provisions of Section 10.25,Q,1,g,(2), of the Commission's Standards, a lot is not counted as a lot for the purposes of subdivision if it is retained by the person dividing the land, and for a period of at least 5 years:

- (a) is retained and not sold, platted, leased, conveyed or further divided; and
- (b) is used solely for forest or agricultural management activities, or natural resource conservation purposes.

Under provisions of Section 10.25,Q,1,g,(3) of the Commission's Standards, a lot transferred to an abutting owner of land is not counted as a lot for the purposes of subdivision, provided the transferred property and the abutter's contiguous property are maintained as a single merged parcel of land for a period of 5 years. Where a lot is transferred to an abutter, or two or more contiguous lots are held by one person, the contiguous lots are considered merged for regulatory purposes except for (among other exceptions) lots that are part of a subdivision approved by the Commission.

### **Interpretation**

Based upon the information you have provided and the above land division history, it appears that lots #199 lot #8 and the remainder of the sand pit lot are legally existing as a single parcel under the ownership of the Fotter Estate, as shown on the attached tax map. Specifically, it is our understanding that:

- The interior roads for the Stratton Brook Development are private roads and that the Fotter Estate retains ownership of the interior road rights-of-way. Accordingly, the interior subdivision roads do not divide lots owned by the Fotter Estate.
- MDOT staff believes that the state actually owns the right-of-way for Route #27. If that is the case, land owned by the Fotter Estate on the south side of Route #27 is not considered merged with the Fotter Estates' land on the north side of Route #27.
- Even if Route #27 does not divide the Fotter Estate's land holdings, the estate's land holdings on the north side of Route #27 are separated from any land it may still own on the south side of Route #27 since all of its original frontage along the south side of Route #27 has been recognized as separate lots by virtue of either being created and sold prior to the inception of the Commission, or being permitted as subdivision lots by the Commission.
- The only transfer out of the Fotter land holdings north of Route #27 within the last 20 years was the transfer of Lots #25 and #26 of the Stratton Brook Development to abutting lot owners Gary and Nancy Haley. This transfer was exempt from being considered a lot for subdivision purposes since the two lots were already permitted as subdivision lots under Subdivision Permit SP 4, and furthermore the transfer was to abutting lot owners.

- Lots #199, #8 and the sand pit lot remain a single legally existing contiguous lot since it has been isolated from the rest of the original Fotter parcel by a combination of Route #27, creation of lots prior to the inception the Commission, and creation of subdivision lots approved under subdivision permits issued by the Commission. The existing Fotter Estate lot is shown on the attached tax map, highlighted in blue.

It is our understanding that the Fotter Estate is contemplating transferring Lot #199 to you; and Lot #8 to another party. If the Fotter Estate transfers Lot #199 to you first that would create two lots: Lot #199 owned by you, and combined lots #8 and the sand pit lot retained by the Fotter Estate. Since that division would create only two lots it would not constitute a subdivision as defined by the Commission and would not require subdivision permit approval.

Alternatively, if the Fotter Estate transfers Lot #8 to another party first, then transfers Lot #199 to you, that would create three lots: Lot #8, Lot #199 and the sand pit lot retained by the Fotter Estate. Such a land division would constitute a subdivision as defined by the Commission, requiring subdivision permit approval, unless one of the lots could be considered an exempt lot. The only exemptions we believe might be applicable in that scenario would be if the Fotter Estate were to either:

- a. Retain the sand pit lot for at least 5 years after the latest date of transfer of either lots #8 or #199 and not develop that lot during that time period; or
- b. Transfer all of the sand pit lot to abutting lot owner(s) prior to any transfer of lots #8 or #199.

In both a. and b. above, the sand pit lot would be exempt from being counted as a lot for subdivision purposes either under Section 10.25,Q,1,g(2) or Section 10.25,Q,1,g (3), respectively.

In addition, you have asked whether you could further divide Lot #199 (once transferred to you) into two parcels for residential development. Regardless of how the original division of the Fotter Estate parcel may be configured, any further division of Lot #199 within 5 years of you acquiring the property would create a subdivision as defined by the Commission and require subdivision permit approval since it would create three lots for subdivision purposes: the two lots created out of lot #199 plus either the Fotter Estate's retained parcel and/or Lot #8 transferred to another party. You could, however, apply for a building permit for up to 2 dwellings on Lot #199 in a 5-year period without creating a subdivision as defined by the Commission. Please note that the dimensional requirements for residential lots, per dwelling unit, are as follows: 40,000 square feet, 100 feet of road frontage (if the lot fronts on a road), and 150 feet of frontage along streams. It is not clear from the sketch you submitted whether proposed Lot #2 would have 150 feet of frontage along Stratton Brook. Please also note that road and stream frontage is measured as a straight line between the points where the property boundary lines intersect the road or stream.

Lastly, please note that our interpretation is based upon the Commission's current statutes and standards. The status of the proposed land division may change in the future should relevant statutes and/or standards be amended. Please also be aware that any land division activities other than those which you have described within your request may, or may have, require(d) prior Commission review and/or rezoning, or may be prohibited under provisions of the Commission's Land Use Districts and Standards. Please contact the Commission if you plan any changes.

Should you have any further questions, please contact Ms. Sara Brusila at our West Farmington Office at (207) 670-7493.

Sincerely,



Jean A. Flannery, Permitting and Compliance Manager  
Department of Agriculture, Conservation & Forestry  
Division of Land Use Planning

JF/slb

Enclosures: Zoning map, Lots #199 & #8  
DP 3584  
Map of Fotter camp lots, 1972  
Tax map showing original Fotter lot  
Plan #593, Lots F & G  
Proposed Division of Lot #199

xc: Geo File, Wyman Twp.  
DP 3584 File  
Richard Fotter





Land Use Regulation Commission  
MAINE DEPARTMENT OF CONSERVATION  
State House Sta. 22 · Augusta, Me. 04333 · Tel. (207) 289-2631  
In State Toll Free Number 1-800-452-8711

DEVELOPMENT PERMIT DP 3584

The Maine Land Use Regulation Commission, at a meeting of the Commission held May 16, 1984, at Augusta, Maine, after reviewing the application and supporting documents submitted by Roland E. Fotter, Jr., for Development Permit DP 3584, finds the following facts:

1. Applicant: Roland E. Fotter, Jr.  
Stratton,  
Maine 04982
2. Date of Complete Application: April 17, 1984
3. Location of Proposal: Wyman Township, Franklin County
4. Zoning: (D-CI) Commercial Industrial Development Subdistrict by virtue of Commission approval of Zoning Petition ZP 265.
5. The applicant owns an existing gravel pit which has been operated by his family for over 40 years. The existing pit is approximately four acres in size.

The applicant now seeks approval to expand that existing pit an additional nine to ten acres to allow the extraction of 225,000 to 300,000 cubic yards of sand and gravel for continued road construction, maintenance and commercial sales.

6. The extraction site is located along the Stratton Brook esker between Stratton Brook, Stoney Brook and Route 27. This esker is documented to be hydrologically connected with a significant groundwater aquifer 0.5 mile downgradient in the Wyman Township - Coplin Plantation area, an important source of potable groundwater which is zoned (P-AR) Aquifer Protection Subdistrict.
7. Generally, the esker rises from the normal high water mark of Stratton Brook and Stoney Brook. The unexcavated portion of the pit is covered with softwood stands. There is an existing operating sand and gravel pit located immediately to the east of this pit. There is also a pending application for a new sand and gravel extraction operation along the esker on the east side of this pit.
8. The applicant proposes that all wood, brush and stumps will be deposited at an existing on-site spoils and waste dump. The site will be graded, covered and revegetated as part of the final reclamation plan for the entire pit. Topsoil will be removed and stockpiled at the perimeter of the pit for use later during rehabilitation.

9. The mining of the pit is proposed to continue to the southeast as it has in the past, maintaining a 5 foot separation distance between the base of mining and the groundwater table. To verify this separation distance, backhoe test pits will be undertaken at the excavation during the spring of each year to determine the current seasonal high water table.

While the removal of material to within five feet of the water table will likely result in some depression or lowering of the present seasonal water table beneath and around the pit, no adverse impacts to surrounding properties, and specifically wells, are anticipated as a result of extraction activities.

A consulting hydrogeologist retained by the applicant for hydrology studies has indicated that all wells in Wyman Township within 1,000 feet of the proposed excavation were located, identified as to type of construction, and measured for current operating levels. The analysis shows that all wells in question operate at a water level governed by the regional ground water system which is dictated by the base levels of Stratton Brook and Stoney Brook. This base level water table would not be lowered by the proposed extraction activities.

11. The operating face of the pit will vary from 30 to 50 feet. Faces in excess of this amount will be terraced for better safety and workability.
12. In response to concerns by the Maine Geological Survey regarding prevention of contamination of the aquifer by equipment used for excavation activities, the applicant has indicated that no equipment will be stored or repaired at the site. Further, no gasoline, oil, diesel or other contaminants will be stored at the site.

The applicant does indicate that a front-end loader might be refueled on-site by a tank truck specifically designed with an automatic overflow shut-off and other safety features. No provisions have been made for construction of an impervious pad on which such refueling would take place.

Access to the site will be controlled by a gate and chains at the access road, and by existing tree growth, five foot embankments of native forested soil, and the placement of large boulders around outside boundaries.

15. Access will be from an existing dual lane access road off Route 27 which enters into the middle of the Fotter parcel and the existing pit. A 150 foot wooded buffer strip will be maintained between the working face of the pit, Route 27, Old Route 27, and abutting property boundaries.

16. The pit will be operated from 6:30 A.M. to 6:30 P.M., Monday through Saturday. The applicant estimates that the daily volume of traffic in and out of the pit would average ten round trips per day. This estimated volume could fluctuate depending upon the demands for gravel. Dust control would be provided by applications of water when necessary.

The applicant proposes to develop the pit in three phases. Each phase will extend approximately 500 feet along the esker, and will provide 75,000 to 100,000 cubic yards of gravel. Each phase will be reclaimed before going on to the next phase. Phase One includes provisions for reclamation of the existing pit area.

Side slopes at the edge of the pit would be sloped to a maximum of three horizontal to one vertical. The surface of the bottom of the pit would be sloped to a constant slope of 1.5 percent.

The last amounts of gravel remaining in Phase Three would be used to bury debris and stumps in the northern end of the pit. This area would then be graded over with no slope exceeding four horizontal to one vertical.

The access road would be left as is until the entire area has been depleted. Upon completion of extraction activities, the access road will be graded and revegetated to complete rehabilitation of the site.

The applicant proposes to accomplish revegetation through hydro-seeding using a soil conservation mixture of lime, fertilizer, seed and cornstarch which has been approved for areas with limited natural topsoil. Rates of application of lime and fertilizer have been determined to prevent leachate contamination of the aquifer.

21. The Department of Environmental Protection is reviewing the proposal under the Site Location Law and has indicated that they anticipate issuing Site Location Order #9103.
22. The facts are otherwise as represented in Development Permit Application DP 3584 and supporting documents.

Based upon the above Findings, the Commission concludes that, if carried out as set forth in Development Permit Application DP 3584, and in compliance with the Conditions of Approval set forth below, the proposal would meet the Criteria for Approval, Section 685-B, 4 of the Commission's Statutes.

Therefore, the Commission approves the application of Roland E. Fotter, Jr., upon the following terms and conditions:

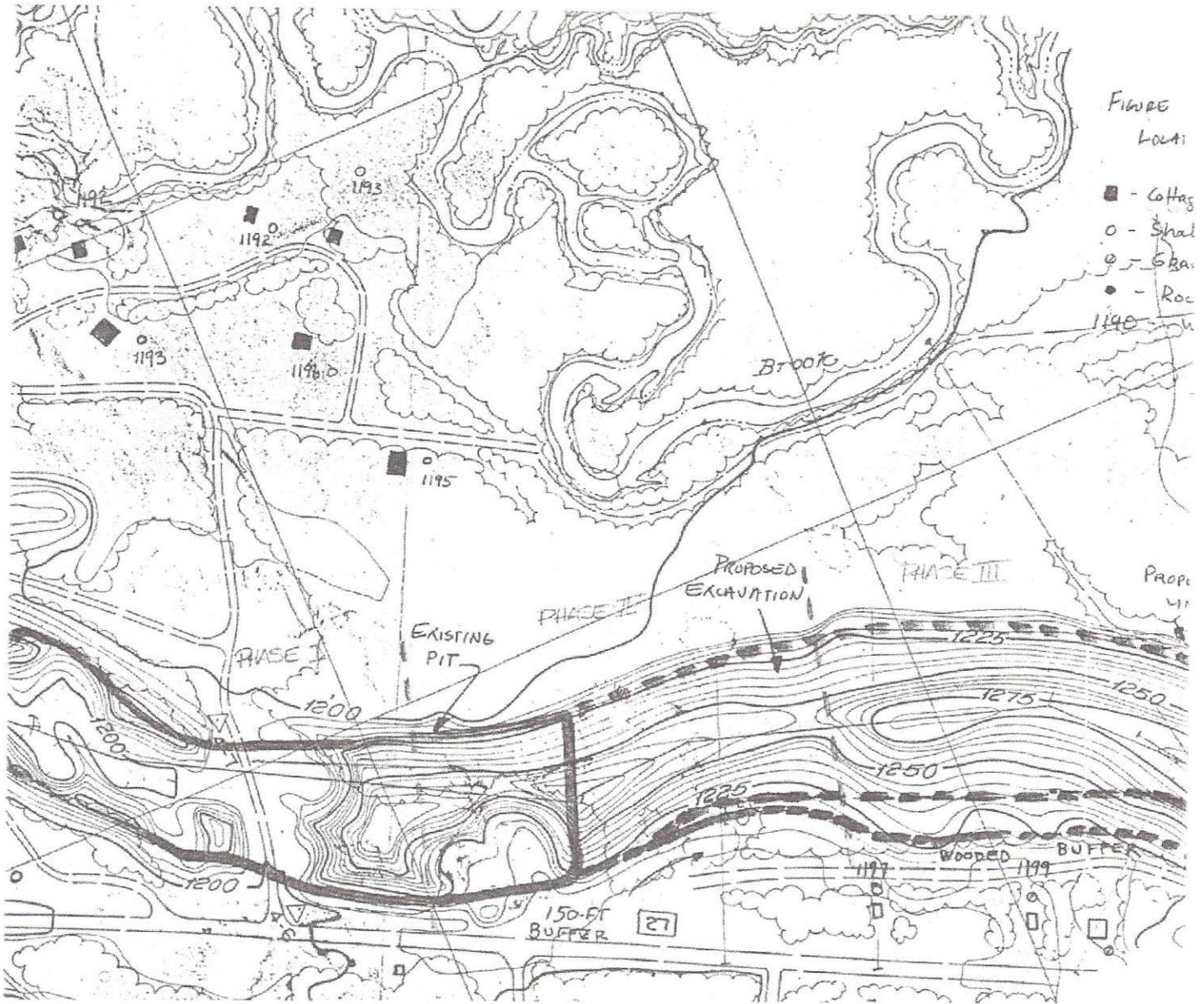
1. The Standard Conditions, a copy of which is attached.
2. The gravel pit must be operated according to the operations schedule submitted as part of Development Permit Application DP 3584.

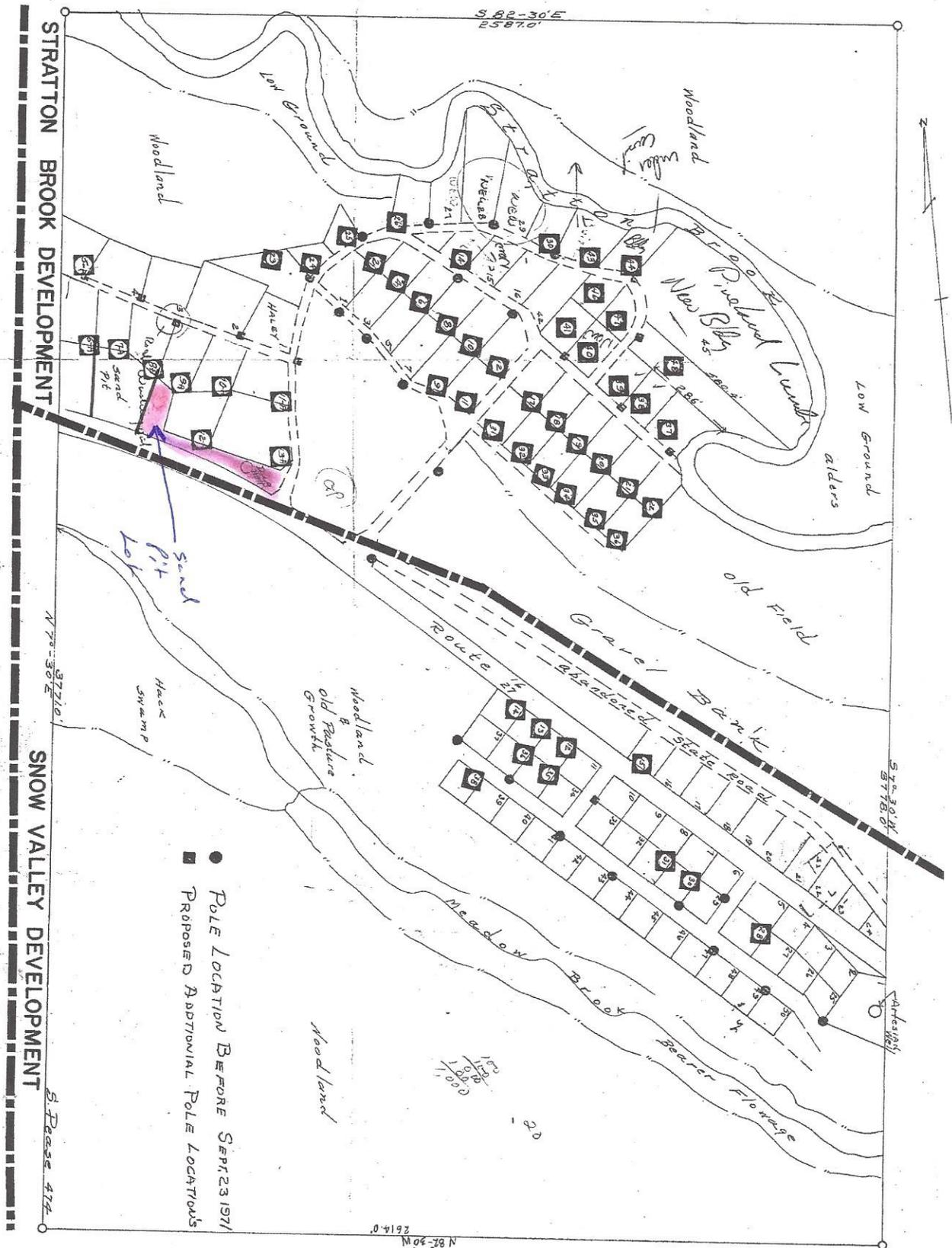
3. To prevent contamination of the aquifer, the applicant must submit plans for construction of an impervious pad if refueling of equipment is to be undertaken on-site. No equipment storage, repair or refueling shall be undertaken absent construction of an impervious pad. No oil, gasoline, diesel or other contaminants shall be stored at the site.
4. The applicant must provide for daily inspections for and the removal of leakage and spills materials from equipment operating in the pit.
5. Road salt or sand and salt mixtures shall not be stored at the site.
6. Wastes other than brush, stumps and spoils materials from the site shall not be disposed of in the waste area. Upon completion of excavation activities, the waste area shall be closed out and rehabilitated in accordance with the reclamation plans submitted as part of this application.
7. Water must be applied to the site as necessary to control dust generated by traffic in, on and out of the site.
8. Phased rehabilitation must be undertaken as proposed in the reclamation schedule submitted as part of this application. Each section must be closed out and rehabilitated as excavation moves into the next section.
9. Periodic inspections must be conducted by the applicant to assure that revegetation efforts have been successful. In those areas where revegetation has not been successful, new seedings and/or plantings must be undertaken as necessary to establish permanent revegetation.
10. The applicant must comply with all conditions and provisions of the Department of Environmental Protection Site Location Order #9103.

Any person aggrieved by this decision of the Commission may, within 30 days, request that a public hearing be held.

DATED AT AUGUSTA, MAINE THIS 5/19/84

By: Alec Giffen  
Alec Giffen, Director





STRATTON BROOK DEVELOPMENT

SNOW VALLEY DEVELOPMENT

MAP SHOWING CAMP LOTS

ON ROLAND FOTTER LAND

WYMAN TWP FRANKLIN COUNTY ME

11in = 200ft. APR 19, 1972

QMA

NOTE:  
 SEE SURVEY PLANS AS RECORDED IN FRANKLIN COUNTY REGISTER OF DEEDS VOL. 1321 PAGE 41 & 50 VOL. 130 PAGE 208 VOL. 130 PAGE 209 VOL. 130 PAGE 210 VOL. 130 PAGE 211 VOL. 130 PAGE 212 VOL. 130 PAGE 213 VOL. 130 PAGE 214 VOL. 130 PAGE 215 VOL. 130 PAGE 216 VOL. 130 PAGE 217 VOL. 130 PAGE 218 VOL. 130 PAGE 219 VOL. 130 PAGE 220 VOL. 130 PAGE 221 VOL. 130 PAGE 222 VOL. 130 PAGE 223 VOL. 130 PAGE 224 VOL. 130 PAGE 225 VOL. 130 PAGE 226 VOL. 130 PAGE 227 VOL. 130 PAGE 228 VOL. 130 PAGE 229 VOL. 130 PAGE 230 VOL. 130 PAGE 231 VOL. 130 PAGE 232 VOL. 130 PAGE 233 VOL. 130 PAGE 234 VOL. 130 PAGE 235 VOL. 130 PAGE 236 VOL. 130 PAGE 237 VOL. 130 PAGE 238 VOL. 130 PAGE 239 VOL. 130 PAGE 240 VOL. 130 PAGE 241 VOL. 130 PAGE 242 VOL. 130 PAGE 243 VOL. 130 PAGE 244 VOL. 130 PAGE 245 VOL. 130 PAGE 246 VOL. 130 PAGE 247 VOL. 130 PAGE 248 VOL. 130 PAGE 249 VOL. 130 PAGE 250 VOL. 130 PAGE 251 VOL. 130 PAGE 252 VOL. 130 PAGE 253 VOL. 130 PAGE 254 VOL. 130 PAGE 255 VOL. 130 PAGE 256 VOL. 130 PAGE 257 VOL. 130 PAGE 258 VOL. 130 PAGE 259 VOL. 130 PAGE 260 VOL. 130 PAGE 261 VOL. 130 PAGE 262 VOL. 130 PAGE 263 VOL. 130 PAGE 264 VOL. 130 PAGE 265 VOL. 130 PAGE 266 VOL. 130 PAGE 267 VOL. 130 PAGE 268 VOL. 130 PAGE 269 VOL. 130 PAGE 270 VOL. 130 PAGE 271 VOL. 130 PAGE 272 VOL. 130 PAGE 273 VOL. 130 PAGE 274 VOL. 130 PAGE 275 VOL. 130 PAGE 276 VOL. 130 PAGE 277 VOL. 130 PAGE 278 VOL. 130 PAGE 279 VOL. 130 PAGE 280 VOL. 130 PAGE 281 VOL. 130 PAGE 282 VOL. 130 PAGE 283 VOL. 130 PAGE 284 VOL. 130 PAGE 285 VOL. 130 PAGE 286 VOL. 130 PAGE 287 VOL. 130 PAGE 288 VOL. 130 PAGE 289 VOL. 130 PAGE 290 VOL. 130 PAGE 291 VOL. 130 PAGE 292 VOL. 130 PAGE 293 VOL. 130 PAGE 294 VOL. 130 PAGE 295 VOL. 130 PAGE 296 VOL. 130 PAGE 297 VOL. 130 PAGE 298 VOL. 130 PAGE 299 VOL. 130 PAGE 300

LEGEND  
 LOTS APPROVED WITH CONDITIONS BY LAND USE REGULATION COMMISSION



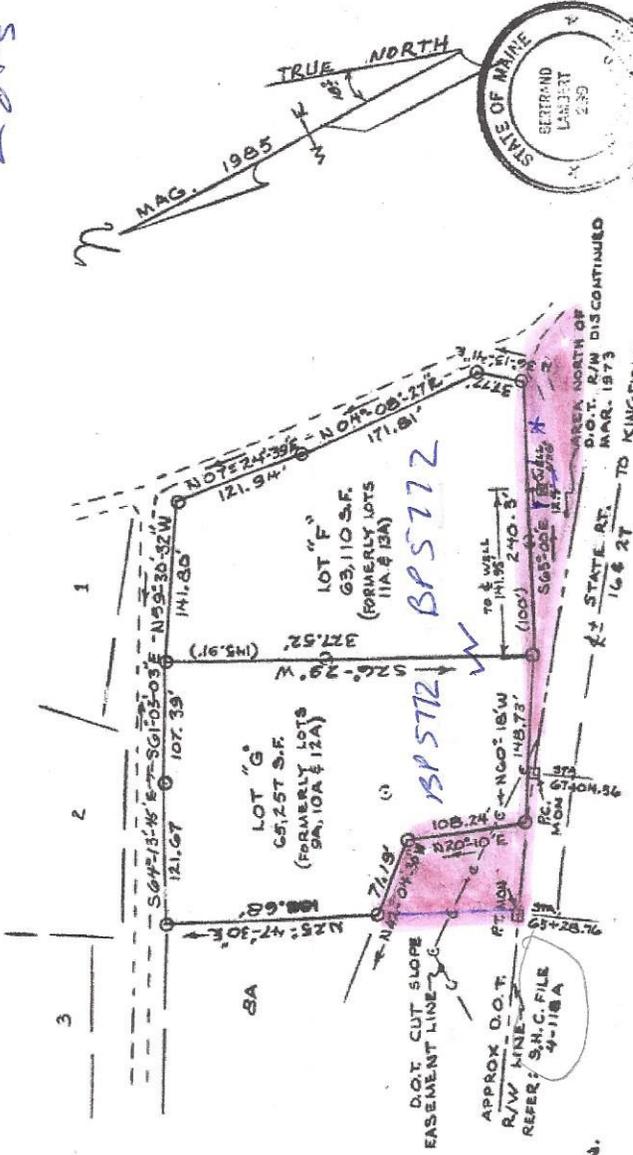
AR 16-02

Source: SP 004-A  
Plan # 593  
Lots F and G

STATE OF MAINE

FRANKLIN SS. REGISTRY OF DEEDS  
RECEIVED March 28 1985  
AT 11 A.M. AND RECORDED IN  
BOOK PAGE P-593

ATTEST: *Antiparis J. J. Jiff*



LOTS "G & F" *Sutton family*  
 REVISION OF A PART OF  
 STRATTON BROOK DEVELOPMENT  
 PLAN "D"  
 CAMP LOTS FOTTER FARM  
 WYMAINTOWN - FRANKLIN COUNTY ME.

S. C. PEASE SURVEYOR  
 ORIG. PLAN DATED OCT. 27, 1970  
 & RECORDED IN BK 135 1/2 PG. 19 OF R.C.A.D.  
 THIS PLAN & SURVEY BY BERTRAND LAMBERT  
 MAR., 1985  
 SCALE 1" = 100'  
 DEVELOPMENT OWNER ROLAND FOTTER

- LEGEND:
- IRON PIN
  - D.O.T. R/W MON.
  - WELL

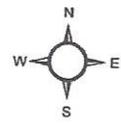
This plat has been approved with conditions by the Maine Land Use Regulation Commission in accordance with Title 12, MRSA, 685-B-6. Approved lots may be sold or leased only in accordance with terms and conditions of Subdivision Permit SP-108 which is recorded in the Franklin Registry of Deeds in Book \_\_\_\_\_ on Page \_\_\_\_\_. No structure may be constructed or moved onto any lot without an approved Building Permit issued by the Land Use Regulation Commission.

By: *R. Jiff*  
 Director, Land Use Regulation Commission  
 Date: 3/25/85

\* Note: Combined Lots # F & G include a small lot around well

# AR 16-02: Existing Fother Estate

Merged Lots #199, #8  
and Sand pit lot



01-1.2

01-1.1

01-220

01-6.2

01-1.5

01-222

Tamarac

Ski Loop

02-15

Stanton Brook

02-109

02-1

02-2

02-3

02-4

02-5

02-6

02-7

02-8

02-9

02-10

02-11

02-12

02-13

02-189

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Proposed Land  
Division

**CERTIFICATION**

I HEREBY CERTIFY TO THE ROLAND E. FOTTER TRUST AND ASSIGNS, AS THEIR INTEREST MAY APPEAR, THAT THIS PLAN DEPICTS THE RESULT OF A CURRENT EXAMINATION OF THE PREMISES BEING A PART OF LAND DESCRIBED IN BOOK 216 PAGE 923 OF THE FRANKLIN COUNTY REGISTRY OF DEEDS. EASEMENTS AND ROADWAYS ARE LOCATED ON THE GROUND AS SHOWN.

THE IMPROVEMENTS ON THE SUBJECT PREMISES DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD HAZARD AND FLOOD WAY MAPS FOR THE MUNICIPALITY.

OUR INQUIRY INDICATES THAT MUNICIPALITY IS NOT MAKING SPECIFIC ALLEGATIONS THAT THE SUBJECT PREMISES VIOLATES ANY PROVISION OF THE LOCAL ZONING ORDINANCES.

*Erik Lochmann*

ERIK LOCHMANN  
PROFESSIONAL LAND SURVEYOR,  
PLS 2223

JANUARY 14, 2016

DATE

**NOTE**

1). THIS PLAN DOES NOT REPRESENT THE RESULTS OF A BOUNDARY SURVEY OF THE SUBJECT PREMISES. THE SOLE PURPOSE IS TO SHOW THE APPROXIMATE BOUNDS OF LAND AS DESCRIBED IN LANGUAGE PROVIDED BY THE CLIENT AT THE TIME OF THIS INSPECTION.

2). THIS SKETCH IS LIMITED TO THE BENEFIT OF THE ROLAND E. FOTTER TRUST.

MORTGAGE CERTIFICATION SKETCH  
OF LAND OF

**ESTATE OF  
ROLAND E. FOTTER**

ROUTE 27 & 16  
WYMAN TOWNSHIP • FRANKLIN COUNTY • MAINE

BY  
**ACME LAND SURVEYING, LLC**  
108 FAIRBANKS ROAD, SUITE C - FARMINGTON, ME 04938

