

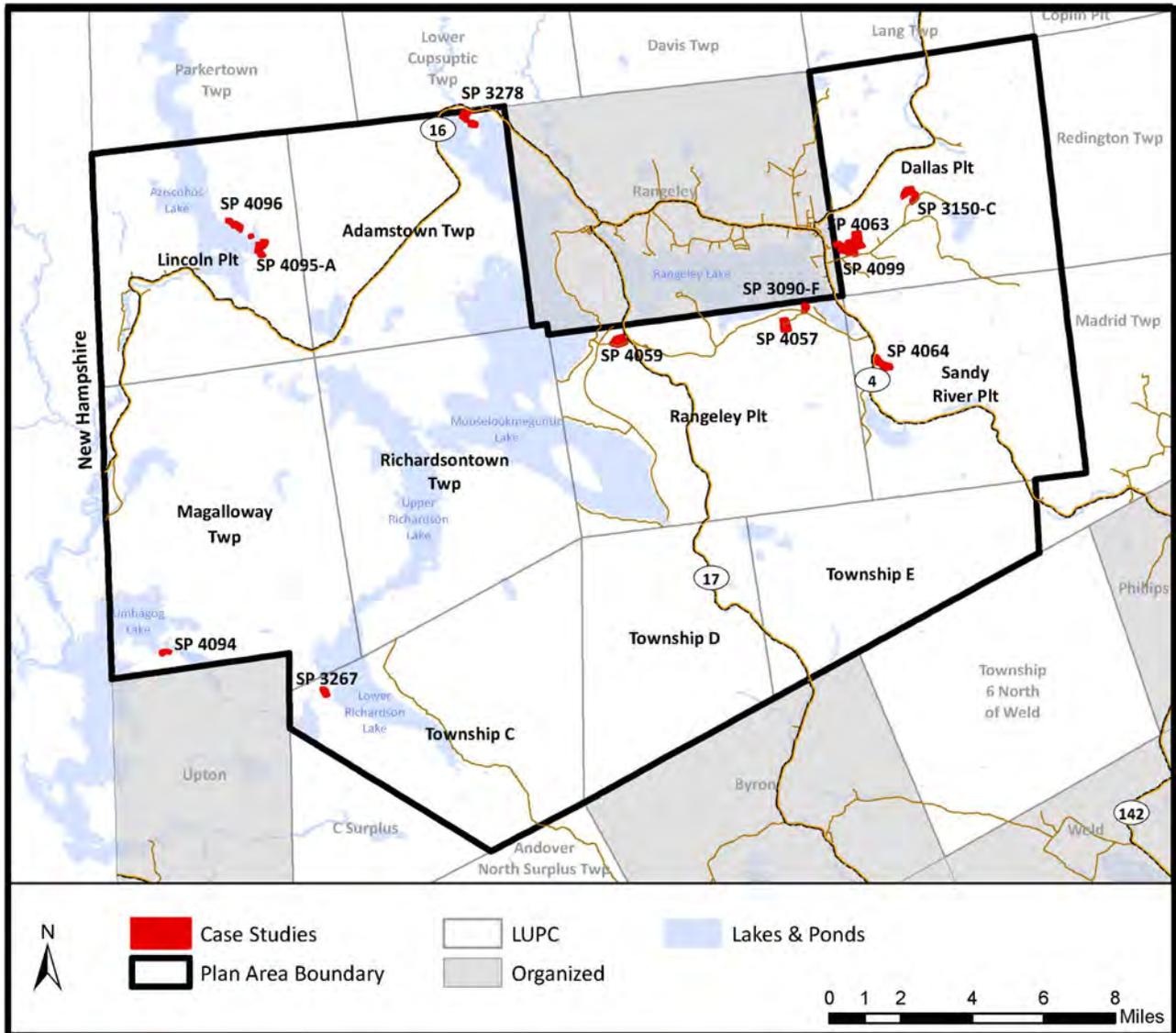
Subdivision Case Studies

All subdivisions creating 3 or more lots within the Prospective Zoning Plan for the Rangeley Lakes Region, January 2001 through December 31, 2021

April 12, 2022

Preface

The following is one of several supplemental documents to the 2022 Evaluation and Progress Report on the Prospective Zoning Plan for the Rangeley Lakes Region¹ (the PZP). Specifically, this document summarizes information regarding all 13 Commission approved subdivisions (that created three or more lots) within the PZP area, between January 1, 2001 through December 31, 2021. All research was conducted via GIS analysis, web searches of the Franklin & Oxford County Registry of Deeds records, the LUPC’s database of permitting actions, and scanned permitting actions. Research included all land transactions and permits between January 1, 2001 through March 31, 2022.



These case studies intend to provide a better understanding of subdivision activity and related development trends within the PZP area.

¹ Adamstown Township, Rangeley Plantation, Dallas Plantation, Sandy River Plantation, Lincoln Plantation, Township C, Magalloway Township, Township D, Richardsontown Township, and Township E.

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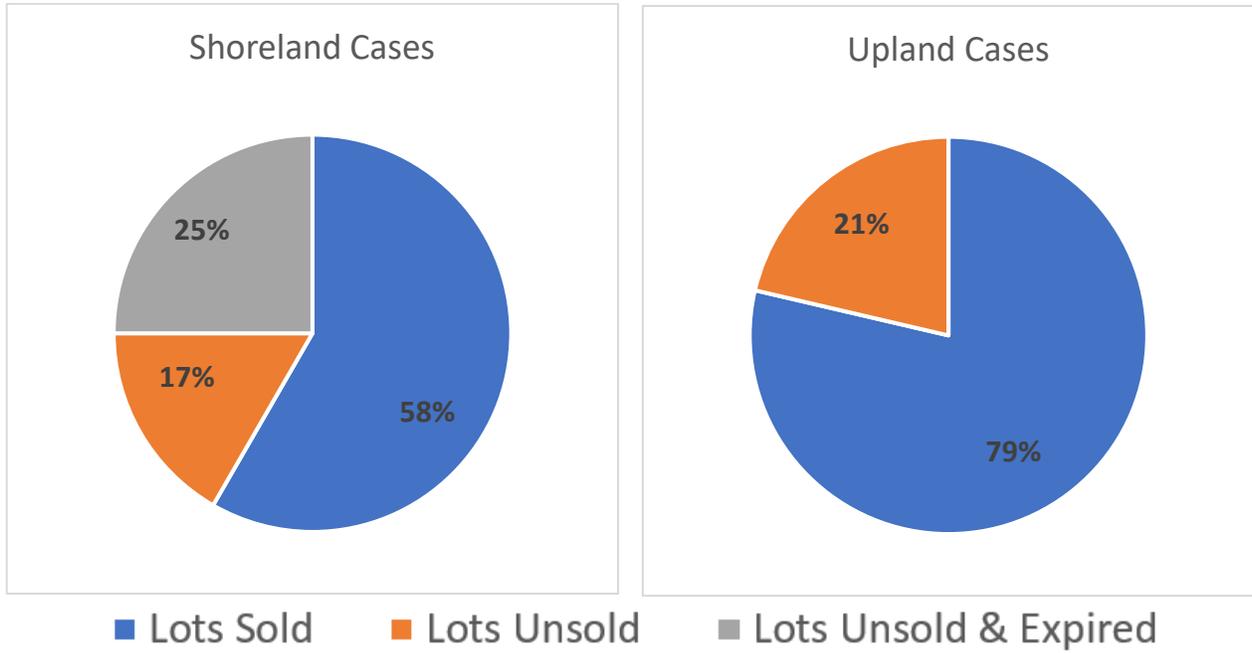
SP 3090-F — Rangeley Plantation — D-RS2 — 3 Inland Lots..... 35

Take-away Points

Be cautious about the specificity of any observations; these case studies do not presume, nor claim, to include all factors which led to the outcomes summarized. The following are a couple examples:

- How aggressively did the subdivider market their lots, and was the pricing competitive?
 - Was the site generally desirable (in location, setting, etc.) to individuals in the market to purchase land?
 - To what degree if any did the five-year closure of Saddleback Resort influence one or more of the subdivisions?
 - Did the characteristics of the subdivision (*e.g.*, cluster lots, water access only, covenants, etc.) influence its marketability? And were those characteristics the result of choices made by the subdivider, were they the product of subdivision design standards, or did they stem from other sources?
 - In the absence of the pandemic, and cultural and individual responses thereto, would outcomes be different, and if so in what ways?
- Of all 13 subdivisions creating three or more lots since the Plan has been in effect,
 - All shoreland subdivisions have been located in outlying MCDs;
 - All subdivisions in the primary plantations are inland subdivisions
 - Of all subdivision lots approved:
 - 50% were sold in less than 10 years,
 - 24% were sold 11 to 19 years after approval,
 - 21% are still unsold; and
 - 5% were not completed, the permits have since expired ,and the lots cannot be sold.
 - After seemingly sitting dormant for many years, 46% of the lots created in the past 21 years by subdivision have been sold for the first time in the past two years (their average age is 12 years). Likely these recent sales are influenced by ‘pandemic related land use trends.’
 - Of the 84 lots that have been sold:
 - 56% involve a building permit (19 lots directly and another 28 lots via co-ownership);
 - the average time between someone buying a lot and obtaining a permit to develop the site is 2 years².
 - 57% were purchased with other contiguous lots [these represent 42% of all parcels approved].
 - Of all 13 subdivisions, 2 (15%) expired completely (as the owner failed to record the plat and permit with the applicable registry of deeds, or they failed to obtain a certificate of compliance within the five years during which the permit must be substantially completed.

² This excludes lots that are commonly owned (*i.e.*, Ms. Smith owns 4 contiguous lots, but the permit is only noted for one of those lots.) This data also excludes those lots that are unsold, but does include lots sold but a permit has not yet been issued. Time calculated from the date of the certificate of compliance (after which lots may be sold) and the date that a building permit was issued.



	Shoreland	Inland
Total Cases	5	8
Total Lots	24	89
Average # of Lots	5	11
Average Years to Sell	8	8

Overview

Permit #		SP 4096	SP 4095-A	SP 4094	SP 3278	SP 3267
Zone		P-GP2		D-RS3		D-RS
MCD³		Lincoln Plt.		Magalloway Twp.	Adamstown Twp.	Township C
Lake		Aziscohos Lake		Umbagog Lake	Cupsuptic Lake	Lower Richardson Lake
Lots	Approved	5	6	4	6 clustered	3
	Sold	0%	66%	100%	0%	100%
	Unsold	100%	33%	0%	50%	0%
	With permit	0%	50%	25%	0%	33%
	Avg. age when sold	na	2	2	17	5
Age of subdivision		7	8	9	19	17
Notes		Permit & plat not recorded, permit expired	One lot not included in CoC, approval of that lot has expired			

Permit #		SP 4099	SP 4063	SP 4063-B	SP 3150-C	SP 4059	SP 4057	SP 3090-F	SP 4064
Zone		D-RS2							
MCD		Dallas Plt.				Rangeley Plt.			Sandy River Plt.
Lots	Approved	7	19	7	16	3	14	3	19
	Sold	0%	95%	100%	69%	100%	43%	100%	74%
	Unsold	100%	5%	0%	31%	0%	57%	0%	26%
	With permit	0%	56%	57%	45%	50%	67%	0%	21%
	Avg. age when sold	NA	11	8	7	10	10	10	2
Age of subdivision (years)		6	16	10	17	17	16	15	16
Notes		Permit failed to achieve "substantial start"; permit expired	11 lots (60%) sold in past 2 years	Revision to separate all 7 cluster lots					The cluster lot was the first to sell

³ Minor Civil Division (i.e., town, plantation, township)

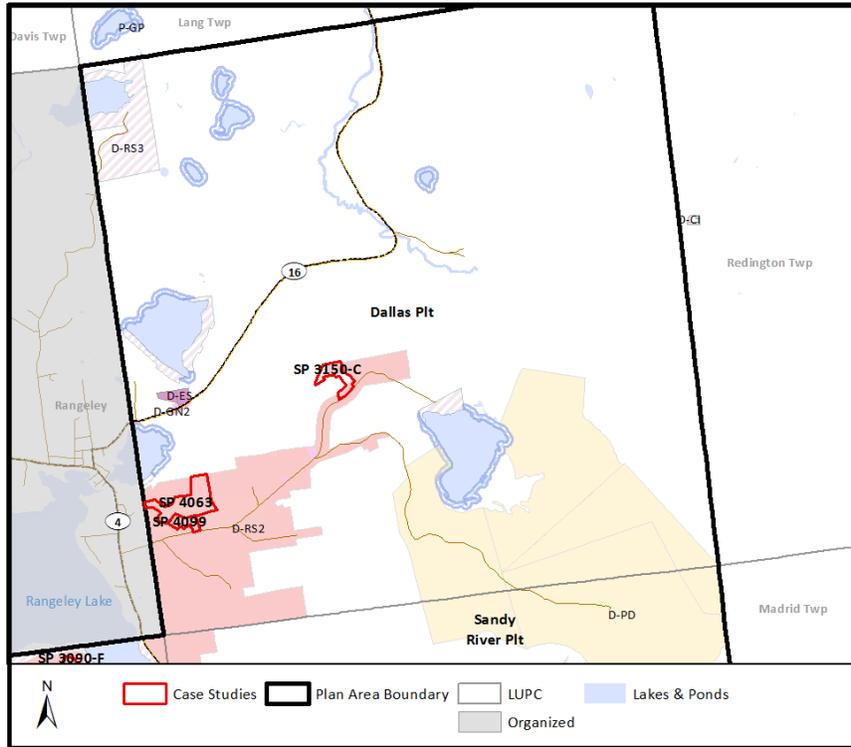
SP 4099 — Dallas Plantation — D-RS2 — 7 Inland Lots

SP Date: July 13, 2016

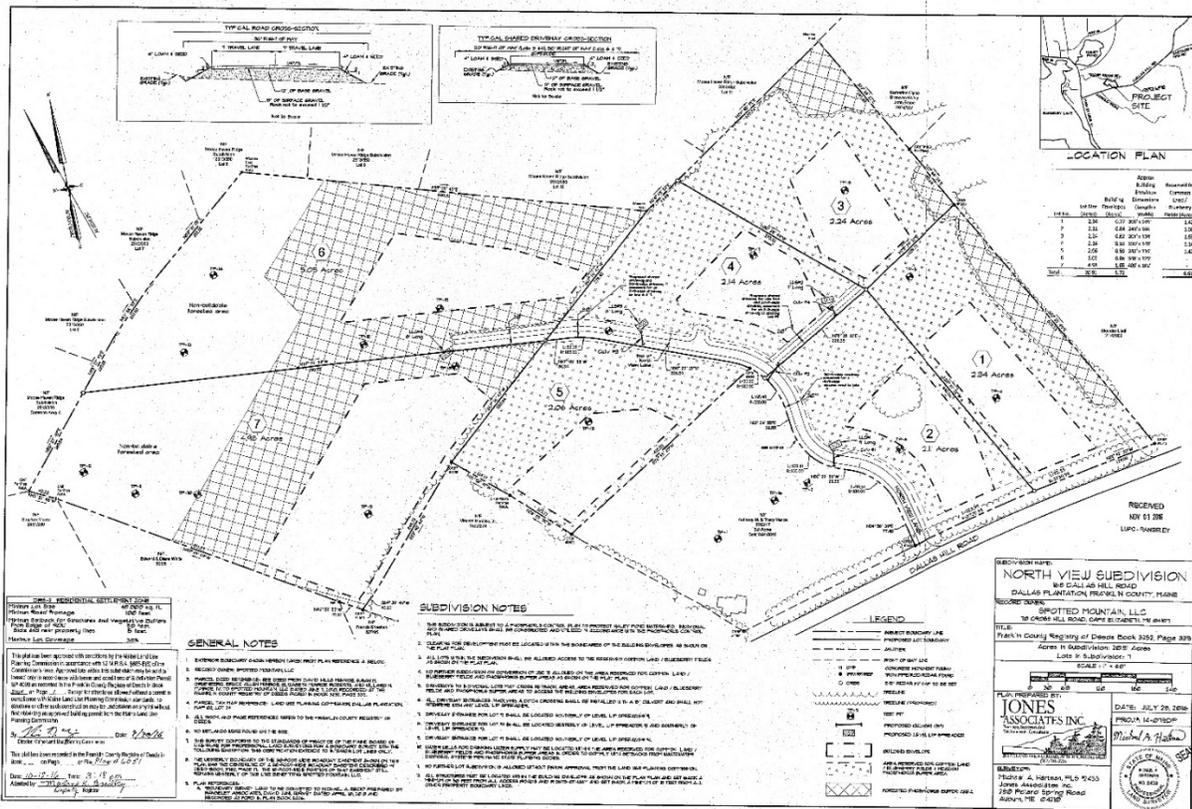
(a.k.a., North View Subdivision)

Owner: Susan Erhard Todd Revocable Trust, Currier N. Todd 2013 Revocable Trust, and Andrew J. Todd Trust

NOTE: While the permit and plat have been recorded, none of the permitted improvements have been completed; pursuant to Chapter 4, Section 4.07,F, this permit did not achieve “substantial start” and therefore failed to achieve “substantially complete”. This permit has expired and is no longer valid.



Date	Action	Description	Lot	Notes
07/2016	SP 4099	Seven lot residential subdivision		Common land part of each lot
10/2016	Recording	Permit: Bk 3864 Pg 1 through 50 Plat: File 6051		
10/2016	SP 4099-A	Minor change: Typographical errors and errors of transcription		
03/2018	SP 4099-B	Minor change: Typographical errors and errors of transcription		
	CoC	None on file ⁴		
Land Transactions				
11/2020	Bk 4255 Pg 70	Spotted Mountain LLC to S. Erhard, C. Todd, and A. Todd	Entire property	[corrected by 4280/229 on 01/2021]



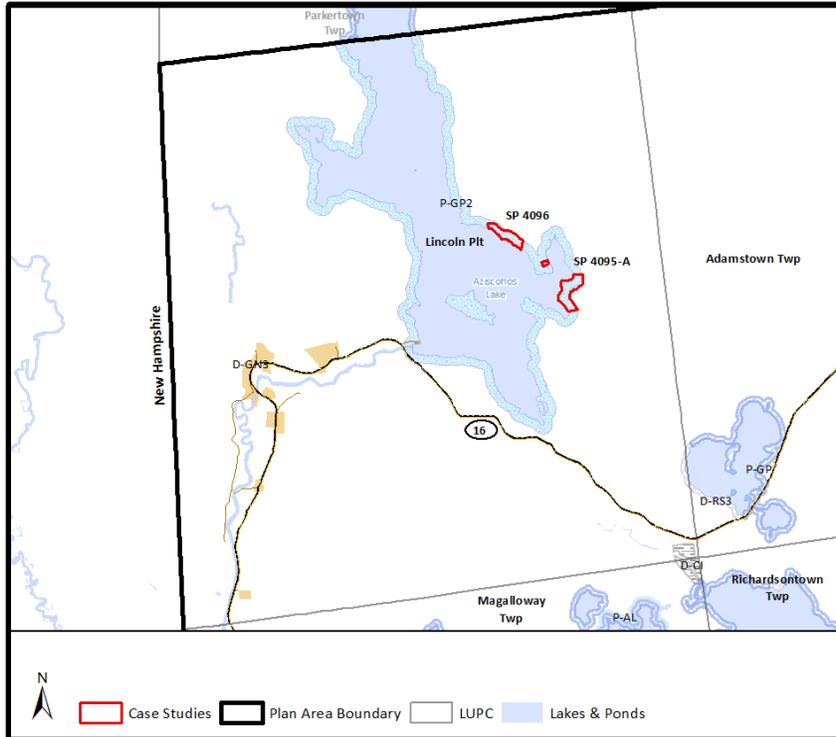
⁴ While the permit and plat were recorded, there is no evidence that "...a portion of the permitted improvements, which represents at least 10 percent of the costs of the permitted improvements within the subdivision..." has been completed. Thus, it is likely that the permitted activity did not achieve "substantial start" within four years. Further, as a CoC has not been issued, the permitted activity did not achieve "substantial completion" within seven years. This permit has expired.

SP 4096 — Lincoln Plt. — P-GP2 — 5 Shorefront Lots

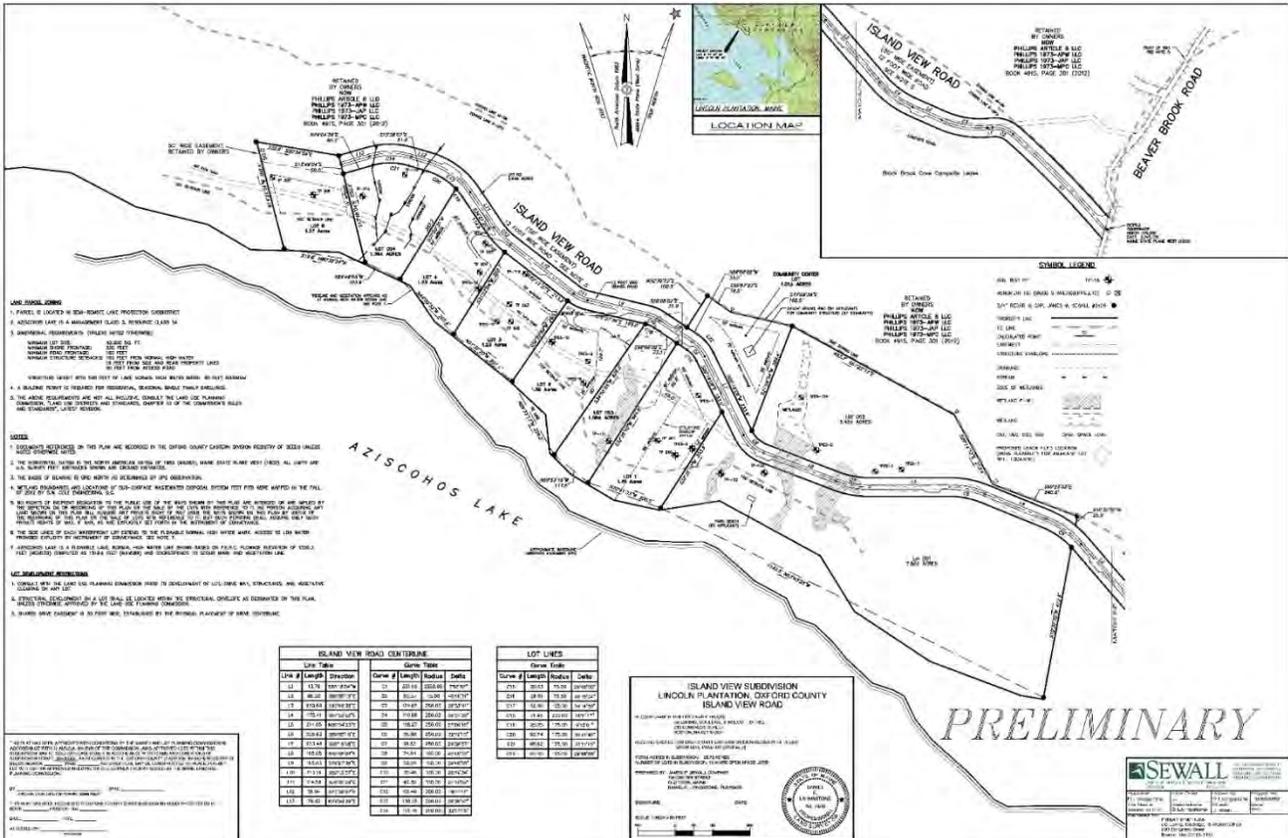
SP Date: June 2, 2015

Owner: Phillips Article 8 LLC, Phillips 1973-APW LLC, Phillips 1973-JAP LLC, Phillips 1973-MPC LLC

NOTE: Neither the permit nor the plat have been recorded, and based on aerial imagery for the winter of 2017, the road has been cleared but not constructed, and a Certificate of Compliance has not been issued. Pursuant to Chapter 4, Section 4.07,F, this permit did not achieve “substantial start” and therefore failed to achieve “substantially complete”. This permit has expired and is no longer valid.



Date	Action	Description	Lot	Notes
06/2015	SP 4096	5 lot subdivision, 4 open space lots, and 1 community center lot		
03/2022	No evidence of recording located; no CoC issued; <i>permit now expired</i>			
Land Transactions				
03/2022	Upon numerous searches (via web) of Oxford County Registry of Deeds for deeds in Lincoln Plantation involving "Phillips...", it appears that no parcel transactions have occurred.			

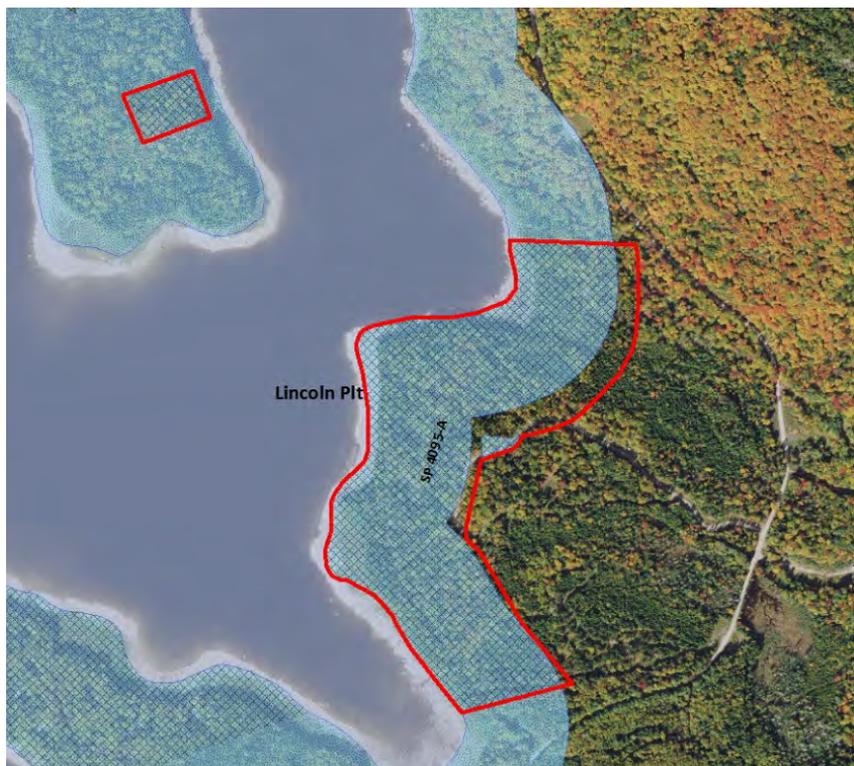
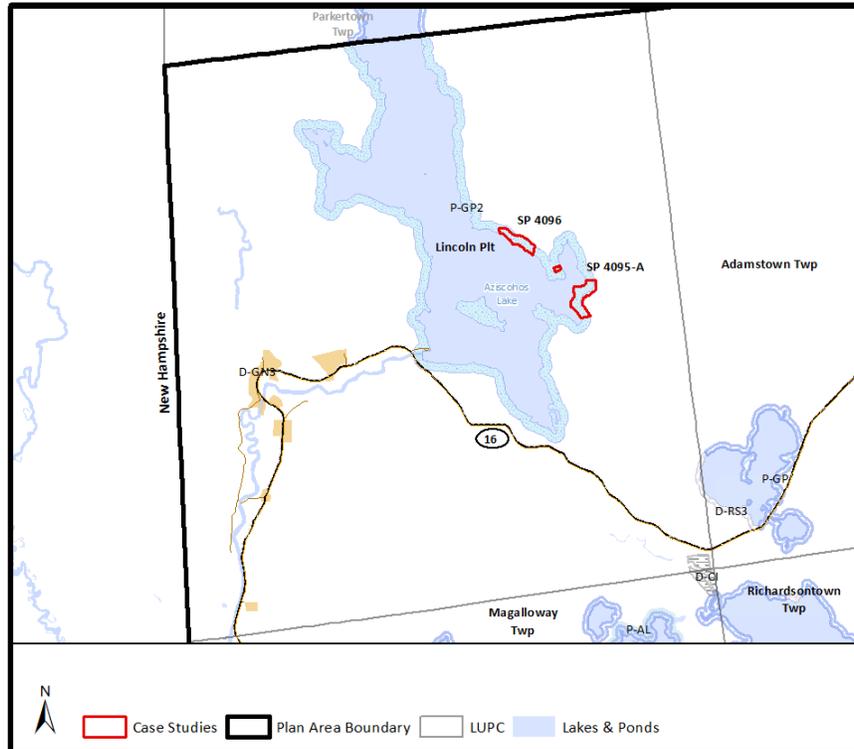


SP 4095-A — Lincoln Plantation — P-GP2 — 6 Shorefront Lots

SP Date: August 2, 2013

(*a.k.a.*, Beaver Brook Cove Subdivision)

Owner: SPMSF, LLC



Date	Action	Description	Lot	Notes
09/2014	SP 4095-A	Creation of 10 additional lots		Lincoln Plt.
12/2014	Recording	Permit: Bk 5189 Pg 221 Plat: #5101 (lots 1 through 5) & 5102 (lot 6)		
10/2016	CoC	CoC for SP 4095		
01/2018	SP 4095-B	Change road layout, shared driveways, and entrance for lot 5		
04/2018	P-CoC	Partial CoC for SP 4095-A and B, Lots 1 through 5		Lot 6 was not included in either CoC
05/2019	BP 16177	Single-family dwelling	4	
07/2020	BP 16400	Single-family dwelling	3	
08/2020	BP 16447	Single-family dwelling	1	
Land Transactions				
12/2018	Bk 5447 Pg 447	SPMSF, LLC to K. Schwarz	4	BP 16177
06/2019	Bk 5464 Pg 954	SPMSF, LLC to J. Wells	3	BP 16400
08/2019	Bk 5542 Pg 231	SPMSF, LLC to K. Daley	1	BP 16447
11/2021	Bk 5650 Pg 609	SPMSF, LLC to M. Schwarz Cassidy	5	<i>no permit identified</i>
		No land transactions identified.	2	
03/2022		No land transactions identified.	6	<u><i>permit approval for this lot is now expired; neither CoC issued included this lot.</i></u>

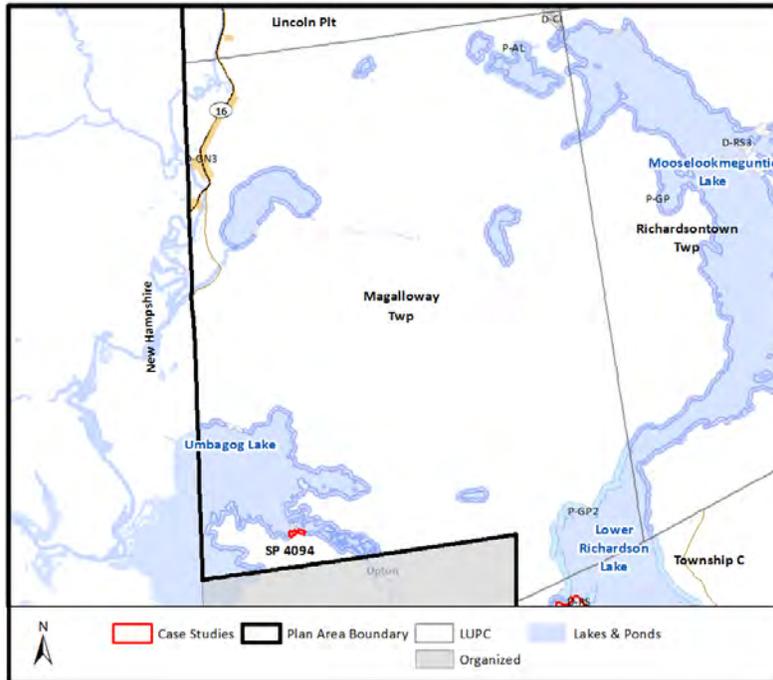


SP 4094 — Magalloway Plantation — D-RS3 — 4 Shorefront Lots

SP Date: August 2, 2013

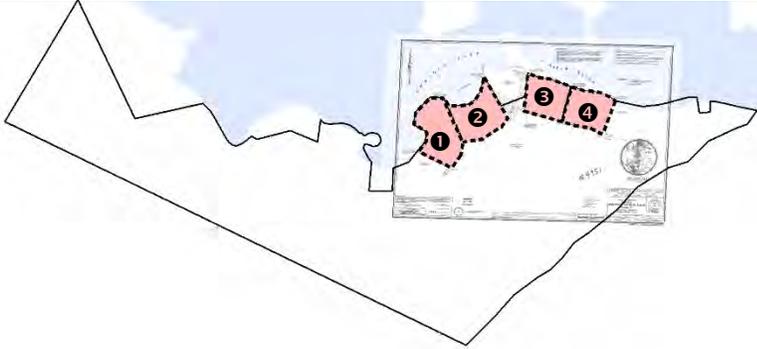
(a.k.a., Rapid River Subdivision)

Owner: Rapid River, LLC



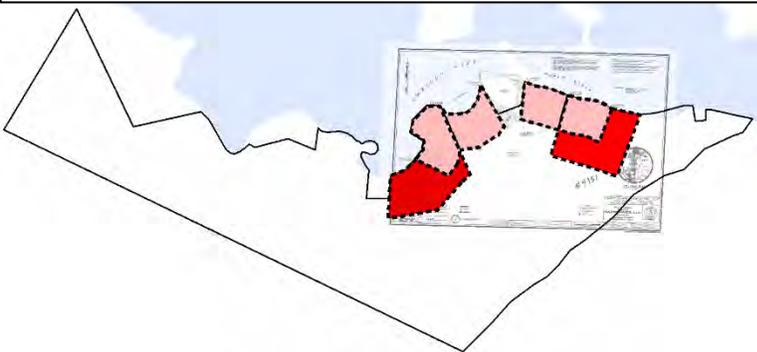
Date	Action	Description	Lot	Notes
06/2011	AR 11-09	Subdivision interpretation		AR not dissimilar to SP and subsequent unauthorized changes.
08/2013	SP 4094	Four lot residential subdivision, via water access only		
09/2013	Recording	Permit: Bk 5043 Pg 85 Plat: File 4951		
03/2014	SP 4094-A	Amend sample deed		
03/2014	Recording	Permit: Bk 5098 Pg 204		
04/2014	CoC	CoC for SP 4094 and Amendment A		
10/2021	BP 16802	New dwelling	4	
Land Transactions				
03/2015	Bk 5212 Pg 650	Rapid River to D. Martin & W. O'Malley of the Martin O'Malley Family Trust UAD (Arlington, VA)	1	
03/2015	Bk 5212 Pg 652	Rapid River to R. Martin, Trustee of the R. H. Martin Rapid River Trust (Temple, NH)	4	
06/2015	Bk 5226 Pg 402	Rapid River to D. Martin & W. O'Malley of the Martin O'Malley Family Trust UAD (Arlington, VA)	1	<ul style="list-style-type: none"> Results illustrated on Plan#5250 Both transactions may constitute 'transfer to an abutter; however, the March 2015 deeds and these two deeds each reiterate a condition of SP 4094... "No lot shall be further divided. No lot shall be reconfigured without the written approval of the Maine Land Use Planning Commission in accordance with 12 M.R.S.A. § 681 et seq. and applicable requirements of the Commission."
09/2015	Bk 5244 Pg 658	Rapid River to R. Martin, Trustee of the R. H. Martin Rapid River Trust (Temple, NH)	4	
06/2017	Plan 5250	A plat recorded that at least illustrates the outcomes of Bk 5226 Pg 402 and Bk 5244 Pg 658 (both listed above).		
09/2017	Bk 5369 Pg 36	Rapid River to The Conservation Fund	2, 3, & retained parcel	Purchase may be on behalf of the Umbagog National Wildlife Refuge

March 2013



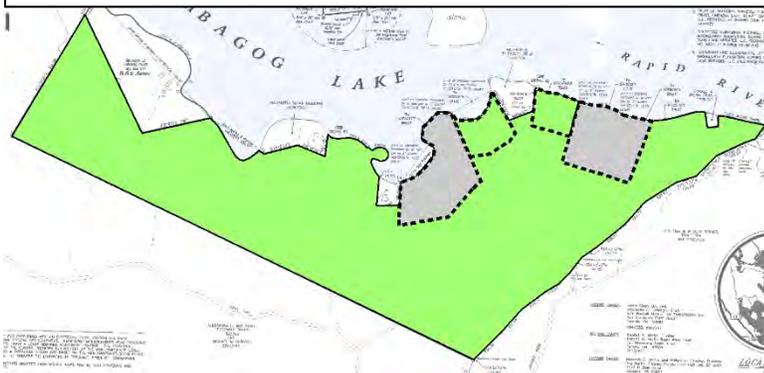
SP 4094

September 2015



Parcels #1 & #4 enlarged with land from retained parcel (without Commission review)

September 2017



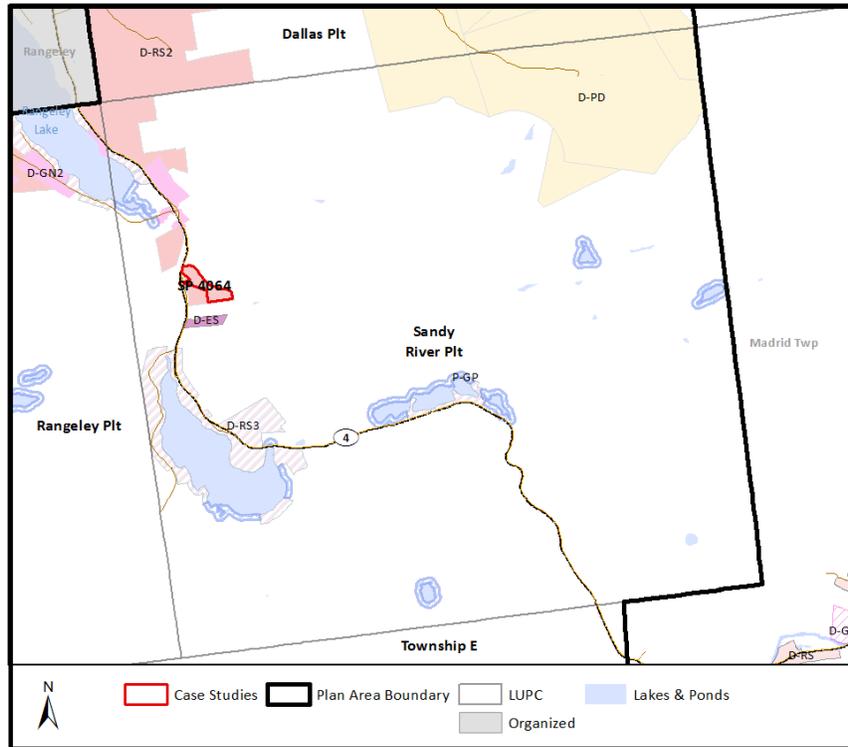
Two SP lots (#2 & #3) and retained parcel transferred to The Conservation Fund (seemingly on the behalf of the Umbagog National Wildlife Refuge)

SP 4064 — Sandy River Plantation — D-RS2 — 19 Inland Lots

SP Date: July 27, 2006

(a.k.a., Mill Brook Subdivision)

Owner: Sandy River Partners, LLC



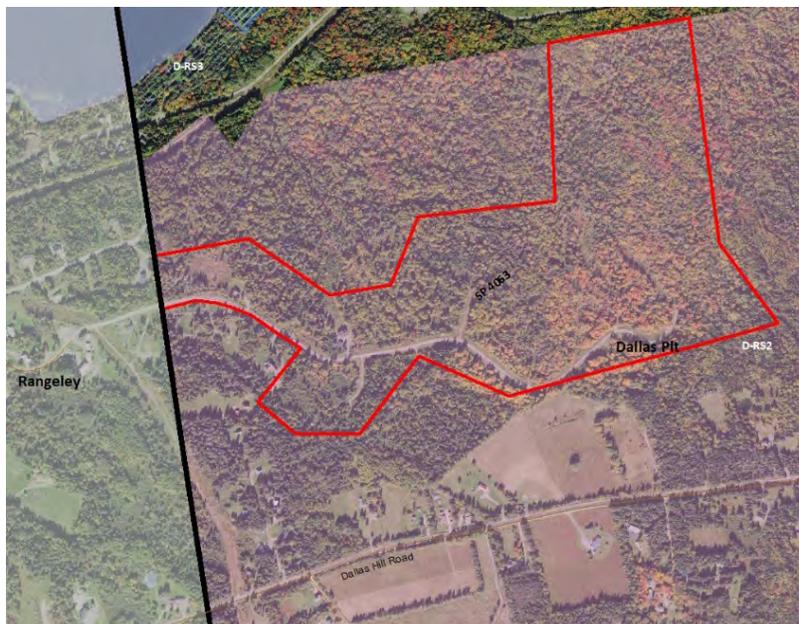
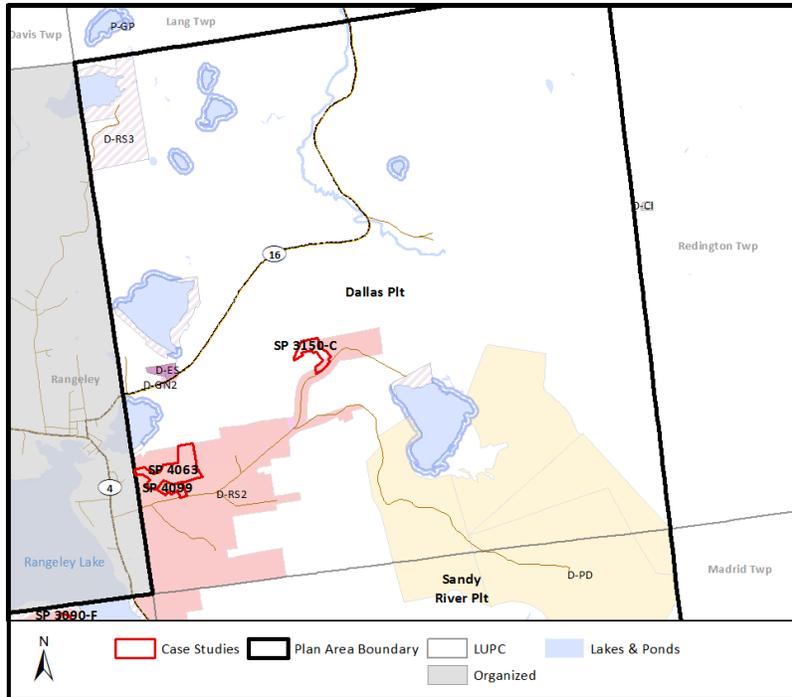
Date	Action	Description	Lot	Notes
07/2006	SP 4064	15 individual residential lots, 4 clustered residential lots (in two groups), 1 open space lot, 1 community center lot, 1 retained lot.		
10/2006	Recording	Permit: Bk 2821 Pg 285 Plats: Files 4725		
12/2006	CoC	Requirements and conditions of SP 4064 met		
05/2007	BP 13592	Permit approval for a new single-family dwelling	15	
05/2007	BP 13599	Permit approval for a new single-family dwelling	19	
08/2008	BP 13999	Permit approval for a new single-family dwelling	4	
03/2018	BP 15947	Permit approval for a new single-family dwelling	2	
Land Transactions				
12/2006	Bk 2853 Pg 184	Sandy River Partners, LLC to C. Frost Carpentry	1,2, & 3	BP 15947; lots 1 & 2 cleared, lot 2 appears to include a foundation; no permit found
02/2007	Bk 2871 Pg 207	Sandy River Partners, LLC to D. Connelly	16-19	BP 13599; Check status of development; These are the cluster lots
04/2007	Bk 2886 Pg 280	Sandy River Partners, LLC to C. Swan	15	BP 13592; development appears complete
07/2007	Bk 2928 Pg 138	Sandy River Partners, LLC to W. Basta	4	BP 13999; development appears complete
02/2008	Bk 2997 Pg 135	Sandy River Partners, LLC to Stone Real Estate Holdings, LLC	14	
05/2008	Bk 3034 Pg 187	Sandy River Partners, LLC to Edelheid Realty LLC	7	
01/2012	Bk 3412 Pg 127	Sandy River Partners, LLC to T. Block	6	
03/2017	Bk 3895 Pg 261	Sandy River Partners, LLC to T. Block	5	
11/2021	Bk 4397 Pg 154	Sandy River Partners, LLC to K. Gair	11	
03/2022		No land transactions identified.	8	
			9	
			10	
			12	
			13	

SP 4063 & 4063-B⁵⁶ — Dallas Plantation — D-RS2 — 26 Inland Lots

SP Date: June 20, 2006

(*a.k.a.*, Moose Haven Ridge Subdivision)

Owner: M. Beauregard (later sold to Misty Moon Beam before all lots were sold)



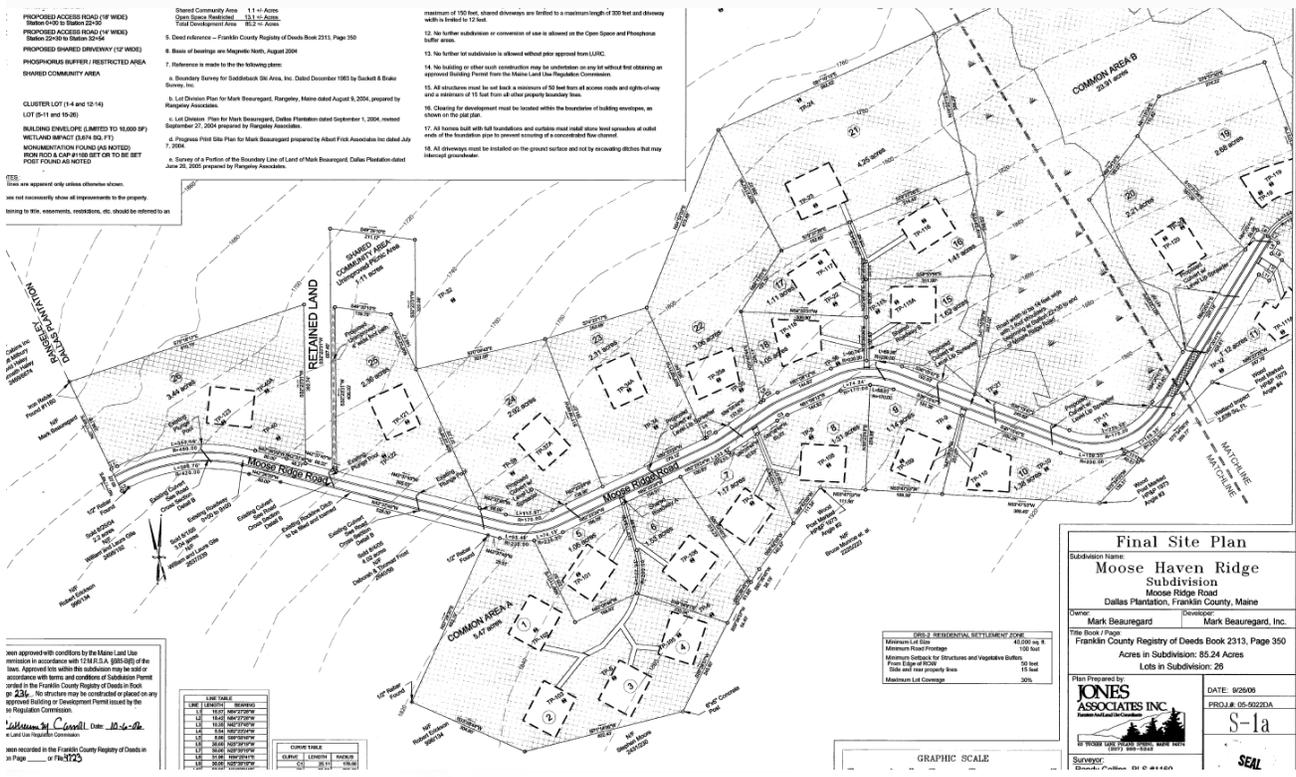
⁵ As of 2022 site still designated on tax maps as GPL 070500225

⁶ Note: BP 13805 and BP 16511 both created on lots created in 2005 as divisions; both permits indicated as GPL 07050225.

Date	Action	Description	Lot	Notes
06/2006	SP 4063-1	19 individual residential lots, 7 clustered residential lots (in two groups), 1 open space lot, 1 community center lot, 1 retained lot.		
10/2006	Recording	Permit: Bk 2821 Pg 236 Plats: Files 4723 and 4724		
10/2006	CoC	Requirements and conditions of SP 4063 met		
04/2008	BP 13904	Permit approval for a new single-family dwelling	24	Constructed
11/2011	SP 4063-A	Subdivision sold to new owner		na
11/2011	BP 14712	Permit approval for a new single-family dwelling	5	Permit expired; 2018 NAIP aerial imagery shows driveway but no structures or earthwork
07/2012	BP 14712-A	Renew/modify permit for new single-family dwelling	5	
09/2012	SP 4063-B	Convert 7 cluster lots to 7 individual lots	1 through 4 and 12 through 14	Complete
pending	CoC	Regarding SP 4063-B		Joshua is currently working on this
11/2012	BP 14908	New single-family dwelling	26	Constructed
03/2021	BP 16640	Clear lot and install driveway (no permit needed; returned)	16	
05/2021	BP 16665	New single-family dwelling	7	Permit still active; status of site work unknown
04/2021	BP 16642	New single-family dwelling	11	
11/2021	BP 16854	New single-family dwelling	16	Permit still active; status of site work unknown
Land Transactions⁷				
06/2007	Bk 2914 Pg 210	M. Beaugard to J. & T.Carpenter	24 & 25	Developed (lot 24); BP 13904
03/2008	Bk 3011 Pg 187		23	Undeveloped; Owned with other lots
04/2008	Bk 3028 Pg 124	M. Beaugard to P. & L. Van Mater	26	Developed; BP 14908
11/2011	Bk 3395 Pg 305	M. Beaugard to Misty Moon Beam (MMB)	All unsold lots	
04/2014	BK 3632 Pg 2222	MMB to R. Allen	5	Permit issued but not initiated and now expired
09/2019	BK 4118 Pg 3	MMB to The Lodge at Moose Ridge LLC	6 & 22	

⁷ Last check of registry on 04/11/2022.

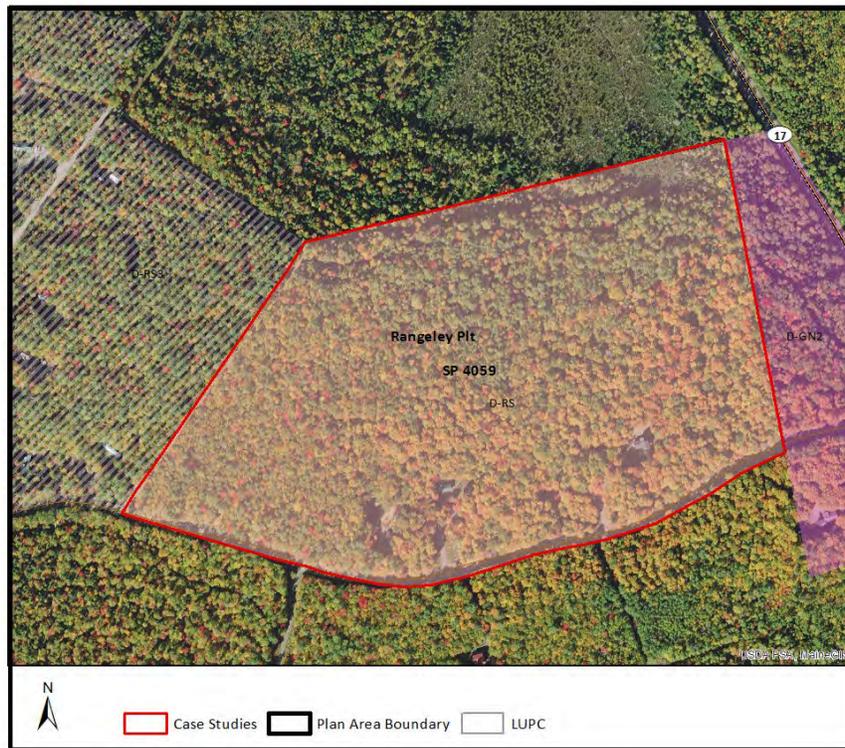
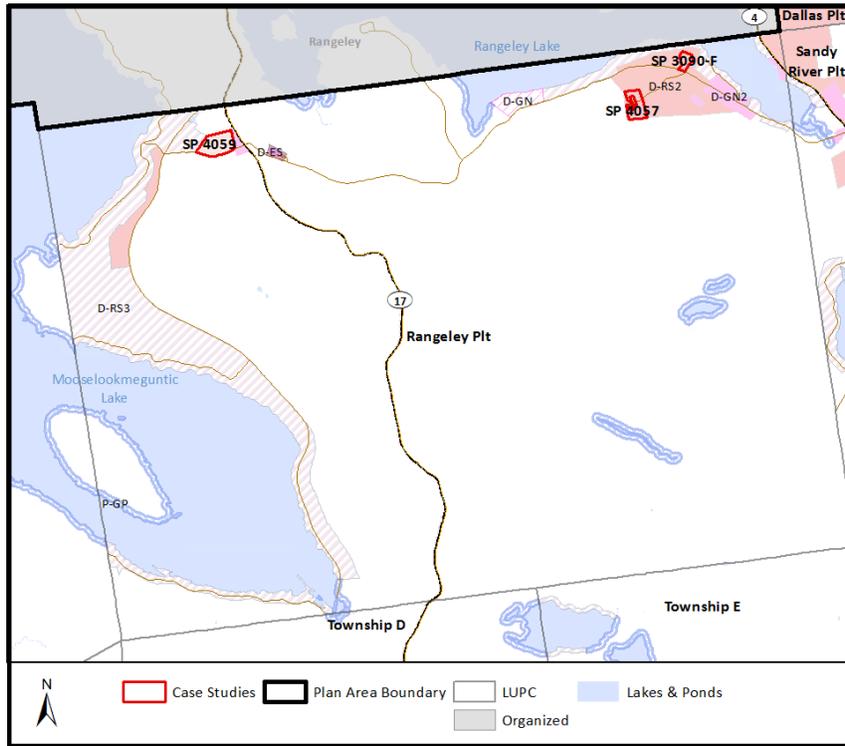
Date	Action	Description	Lot	Notes
05/2020	BK 4184 Pg 58	MMB to S. Graham	9	
09/2020	BK 4239 Pg 142	MMB to D. Maine and M. Muriel	18	
09/2020	BK 4239 Pg 145	MMB to D. Maine and M. Muriel	17	
11/2020	BK 4256 Pg 78	MMB to L. Banks and J. Andewski	10	
11/2020	BK 4258 Pg 66	MMB to The Lodge at Moose Ridge LLC	1, 2, 3, 4	SP 4063-B
12/2020	BK 4274 Pg 20	MMB to H. White	7	BP 16665
01/2021	BK 4276 Pg 190	MMB to J. and R. Boumil	11	BP 16642
01/2021	Bk 4285 Pg 67	MMB to D. and T. Carmichael	16	BP 16854
02/2021	Bk 4290 Pg 23	MMB to D. and J. Rodgers	8	
02/2021	Bk 4293 Pg 67	MMB to P. Taylor	12	SP 4063-B
02/2021	Bk 4293 Pg 70	MMB to W. and C. Anderson	14	SP 4063-B
03/2021	Bk 4297 Pg 135	MMB to E. and R. Mason	13	SP 4063-B
03/2021	Bk 4299 Pg 102	MMB to K. Lacroix [Merrimac, MA]	19	
03/2021	Bk 4301 Pg 222	MMB to J. and B. Henderson	20	
04/2021	Bk 4318 Pg 326	MMB to E. Taylor	15	
03/2022	NA	No land transaction identified.	21	



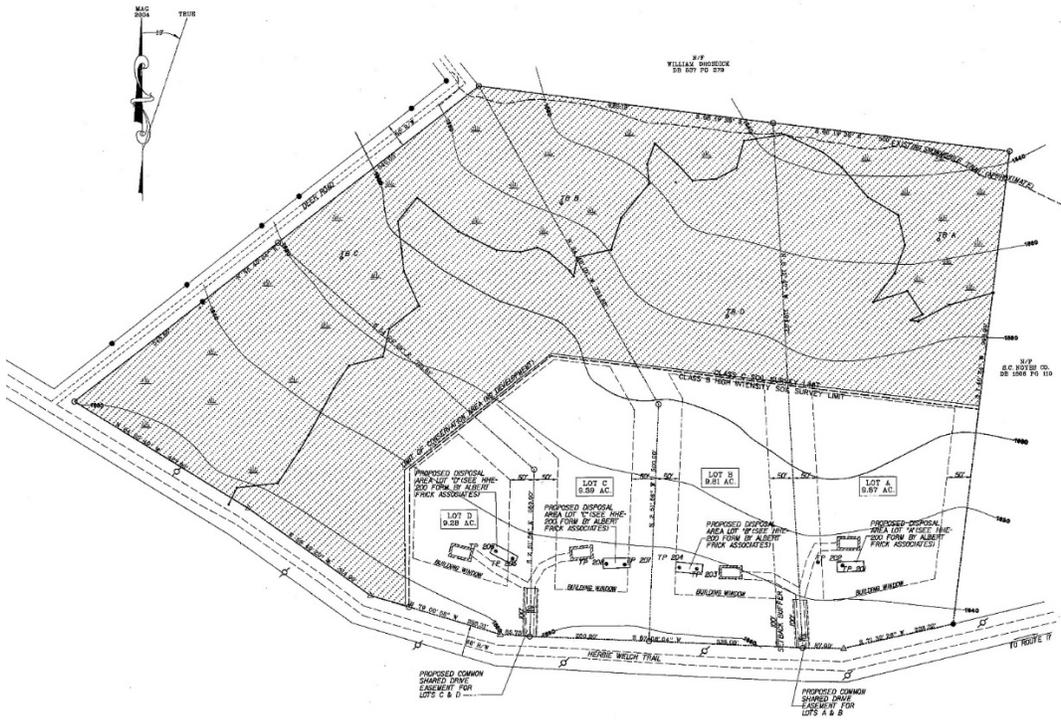
SP 4059 — Rangeley Plt. — D-RS2 — 4 Inland Lots

SP Date: October 13, 2005

Owner: S. Turner (Folsom)



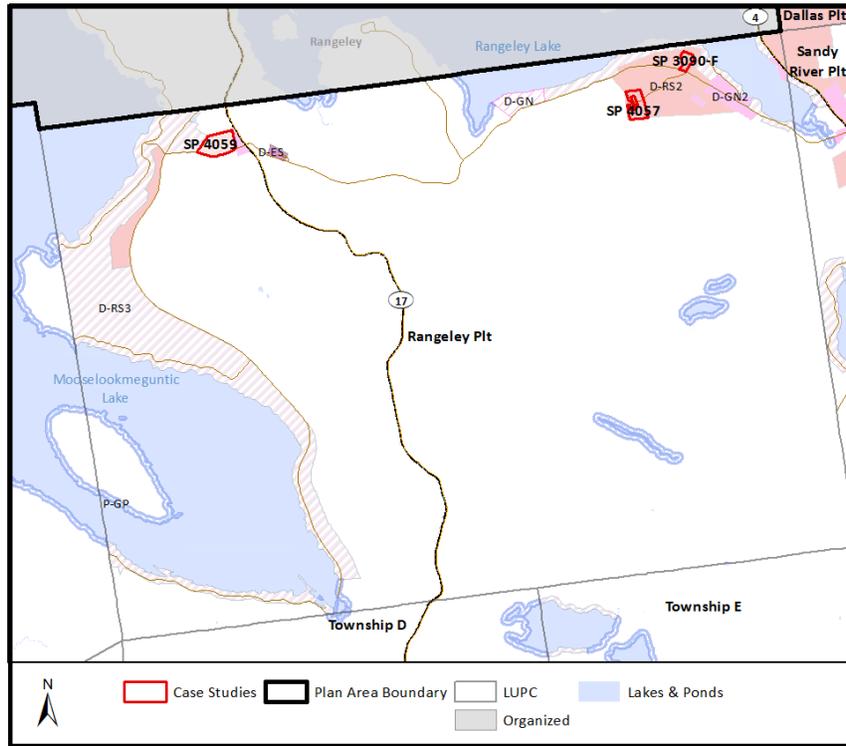
Date	Action	Description	Lot	Notes
10/2005	SP 4059	4 lot inland subdivision		
12/2005	Recording	Permit: Bk 2700 Pg 126 Plats: #4484		
02/2006	CoC	Requirements and conditions of SP 4096 met		
10/2015	BP 15486	Single-family dwelling	C	constructed
05/2018	BP 15984	Single-family dwelling	A	constructed
Land Transactions				
11/2015	Bk 3779 Pg 341	Folsom to M. & A. Zeitounian [Gibbons]	A	BP 15984
11/2015	Bk 3782 Pg 13	Folsom to D. & J. Randall	C	BP 15486
06/2016	Bk 3826 Pg 203	Folsom to M. Tyler	D	2018 application returned
01/2018	Bk 3968 Pg 149	Folsom to T. Benton	B	



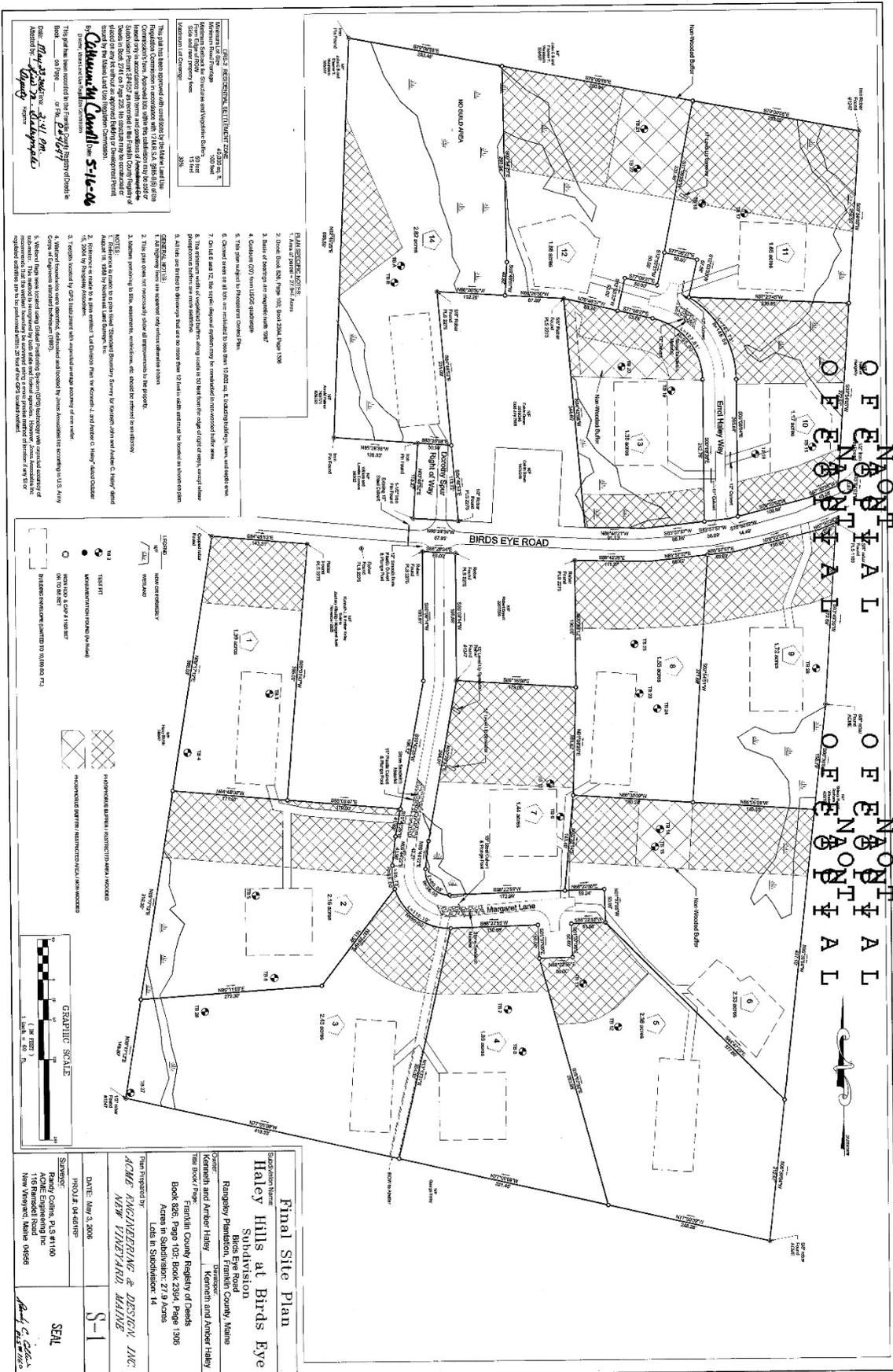
SP 4057 — Rangeley Plt. — D-RS2 — 14 Inland Lots

SP Date: February 15, 2006

Owner: K. Haley



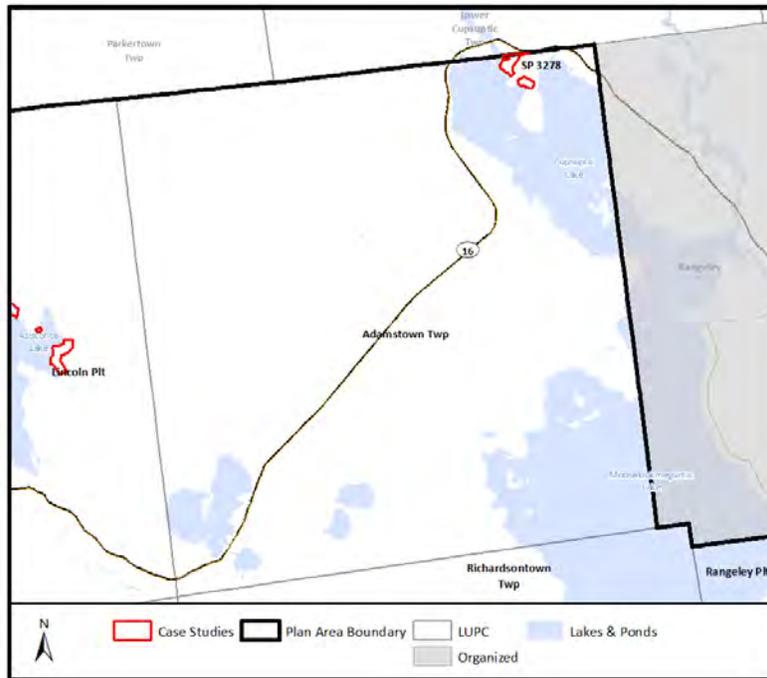
Date	Action	Description	Lot	Notes
02/2006	SP	lot subdivision		
04/2006	Recording	Permit: Bk 2741 Pg 206 Plats: #4647		
06/2006	CoC	Requirements and conditions of SP 4057 are met		
02/2022	BP 16891	Single-family dwelling	7	
10/2011	BP 14687	Single-family dwelling	4	
05/2008	BP 13523	Single-family dwelling	10	Appears unbuilt; permit now expired
Land Transactions				
06/2007	Bk 2928 Pg 293	Haley to D. Aleck [Aleck to Standley, 3946/9, 10/2017][B. Standley to Cullen, 4314/333; 04/2021]	7	BP 16891
09/2012	Bk 3481 Pg 48	Haley to W. Davenport	4	BP 14687 (Haley)
02/2016	Bk 3800 Pg 191	Haley to W. Davenport	3	Lot cleared
07/2021	Bk 4344 Pg 251	Haley to S. Stone	12 & 13	
12/2021	Bk 4402 Pg 348	Haley to S. Stone	14	
03/2022		No land transactions identified.	1	
			2	
			5	
			6	
			8	
			9	No permit located but imagery suggests house present
			10	BP 13523 (Haley) = 'spec house'?; yet imagery does not suggest construction initiated or completed
			11	



SP 3278 — Adamstown Township — D-RS3 — 6 Clustered Shorefront Lots

SP Date: May 21, 2003

Owner: OANI Pleasant Island, LLC.

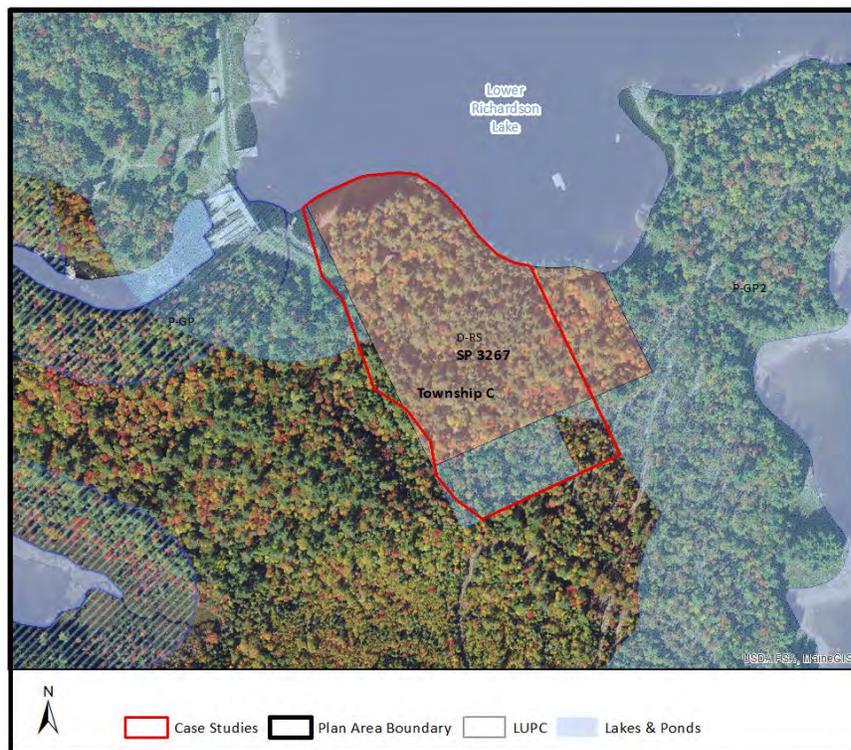
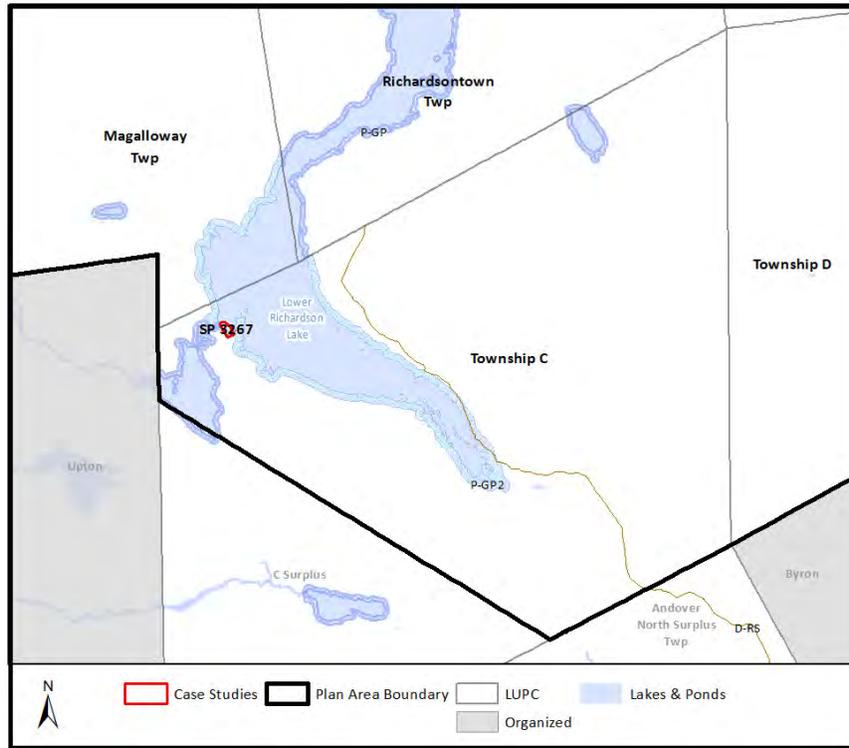


Date	Action	Description	Lot	Notes
05/2003	SP 3278	16 lot subdivision, 2 open space lots		
10/2003	Recording	Permit: Bk 3388 Pg 103 Plats: Bk 9 Pg 3611		
12/2003	SP 3278-A	Modify permit condition regarding timing of road construction		
10/2004	Court Appeal	Appeal of Commission approval to Superior Court [Docket No. AP-03-36]		Commission decision affirmed; appeal denied
10/2005	Court Appeal	Appeal to Maine Supreme Court [2005 ME 110; Docket Ken-04-643]		Affirm judgement of Superior Court
11/2004	CoC	Requirements and conditions of SP 3278 and Amendment A met		
03/2022	SP 3278-B	Permit transfer to OANI Pleasant Island, LLC	Entire property	
Land Transactions				
09/2012	Bk 4923 Pg 185	Hofmann to OANI Pleasant Island, LLC	Entire property	Rerecorded 1/2022 Bk 5666 Pg 720
01/2022	Bk 5668 Pg 948	Hofmann to S. Dewey 2021 Trust	1	
02/2022	Bk 5676 Pg 946	OANI Pleasant Island, LLC to J. & M. Windover	6	
03/2022	Bk 5680 Pg 77	OANI Pleasant Island, LLC to D. Langis & P. Bernier	3	

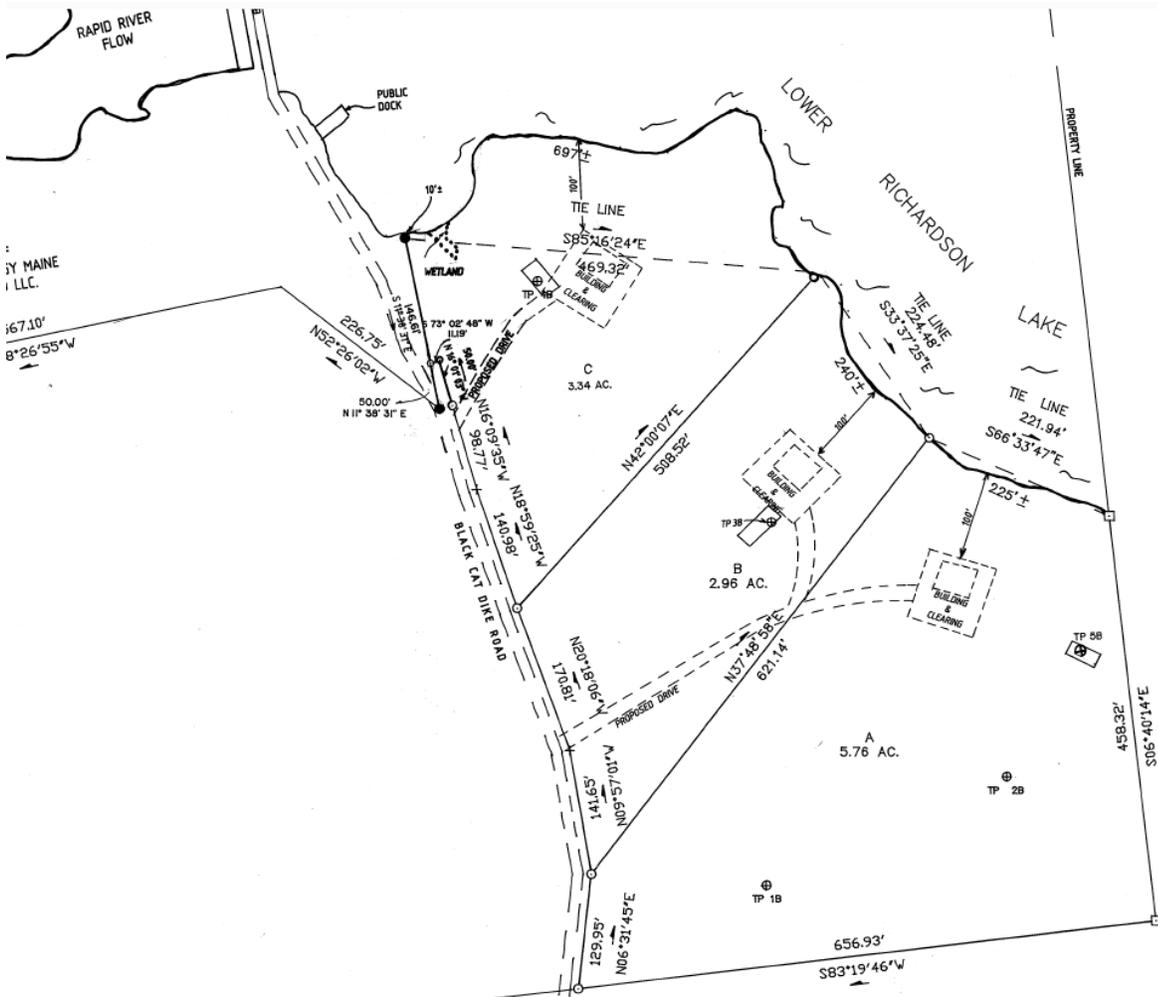
SP 3267 — Township C — D-RS— 3 Shorefront Lots

SP Date: January 12, 2005

Owner: Union Water Power Company



Date	Action	Description	Lot	Notes
01/2005	SP 3267	3 lot residential shoreland subdivision		
07/2005	Recording	Permit: BK 3757 Pg 192 Plats: #3835		
06/2008	CoC	Requirements and conditions of SP 4096 met		
06/2008	BP 13937	Single-family dwelling	C	
Land Transactions				
12/2011	Bk 4801 Pg 102	UWPC to the Foundation for Maine's Community Colleges	A	
11/2012	Bk 4916 Pg 238	UWPC to C. Durso & R. Zuffante	C	BP 13937
07/2014	Bk 5140 Pg 239	UWPC to Iberdrola USA Foundation Inc	B	

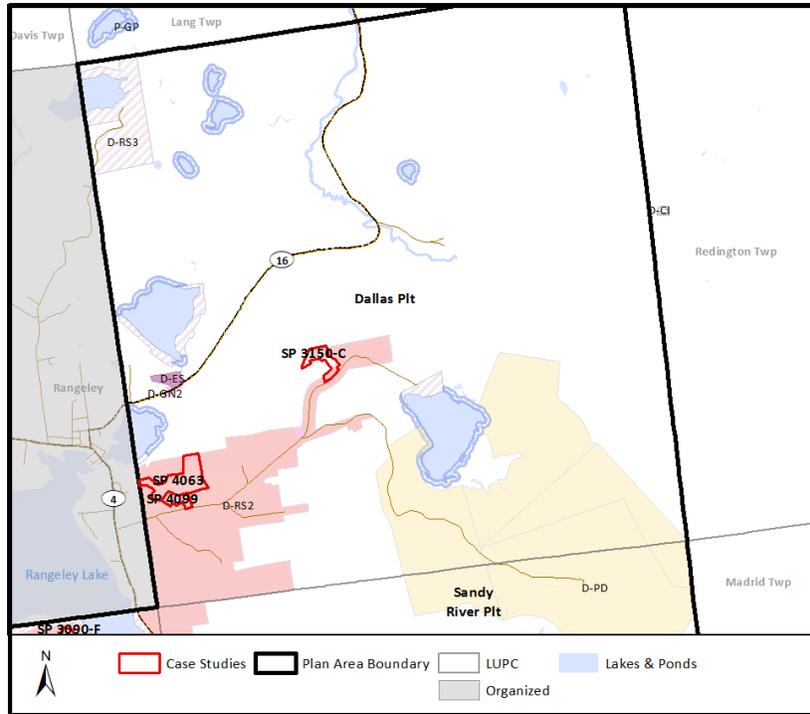


SP 3150-C — Dallas Plantation — D-RS2 — 16 Inland Lots

SP Date: October 11, 2005

(a.k.a., Blueberry Hill Acres II)

Owner: R. & S. Palmer

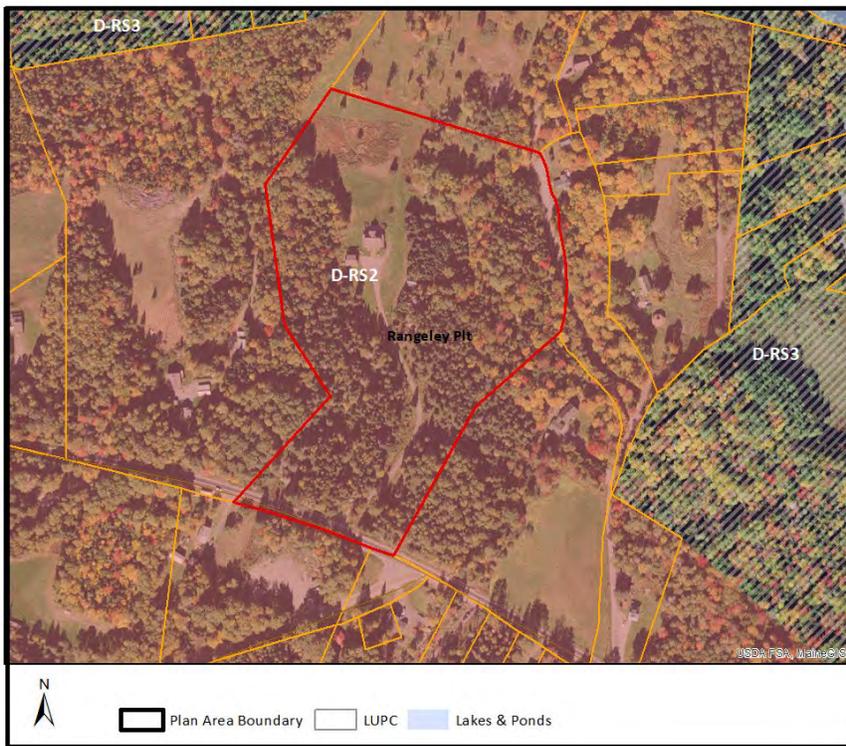
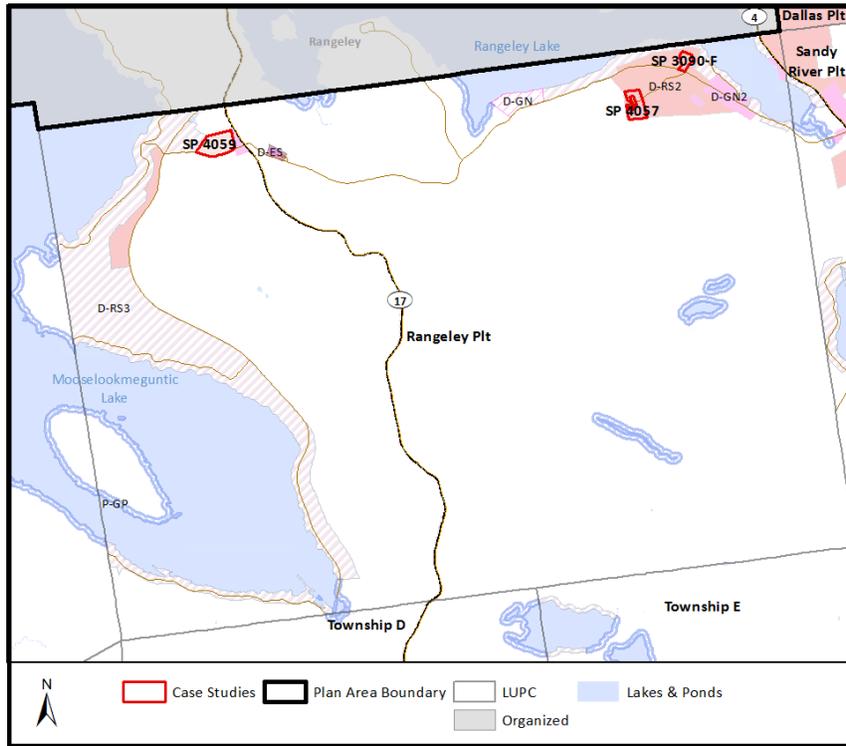


Date	Action	Description	Lot	Notes
10/2005	SP 3150-C	16 lot subdivision, 2 open space lots		
12/2005	Recording	Permit: Bk 2715 Pg 3 Plats: #4490		
07/2006	CoC	Requirements and conditions of SP 3150-C met		
09/2007	BP 13740	Remove existing structure and construct second dwelling.	10	Lots 10 through 13 of SP 3150-C
10/2013	BP 13740-A	Hoop house and farm stand as a Major Home Occupation	10	Lots 10 through 13 of SP 3150-C
09/2006	BP 13425	Single-family dwelling	14&15	Lot 15 of SP 3150-C; Plan 04 Lot 31-16 & 31-17
07/2008	BP 13425-A	Shed	14&15	
02/2010	BP 13425-B	Garage	14&15	
02/2008	BP 13851	Single-family dwelling	10	
06/2020	BP 16399	Single-family dwelling	10	Lot 10 of SP 3150-C
Land Transactions				
02/2006	BK 2719 Pg 117	R. & S. Palmer to D. Aleck	10, 11, 12, & 13	Sold prior to CoC GPL 070500431-18, -19, 20, & -21
07/2006	Bk 2786 Pg 134	R. & S. Palmer to S. Chamberlain	14 & 15	GPL 070500431-16 & -17
01/2015	Bk 3703 Pg 25	R. & S. Palmer to Rangeley Lakes Historical Society	3	GPL 070500431-28
09/2021	Bk 4375 Pg 14	R. & S. Palmer to M. Kertes	4 & 5	GPL 070500431-26 & -27
12/2021	Bk 4407 Pg 100	R. & S. Palmer to T. & D. Nagle	1	GPL 070500431-30
12/2021	Bk 4415 Pg 32	S. Palmer to A. Labbe	2	GPL 070500431-29
03/2022		No land transactions identified.	8	
			9	
			6	
			7	
			16	

SP 3090-F — Rangeley Plantation — D-RS2 — 3 Inland Lots

SP Date: December 21, 2006

Owner: G. Wood



Date	Action	Description	Lot	Notes
12/2006	SP 3090-F	3 lot subdivision		
04/2007	Recording	Permit: Bk 2887 Pg 238 Plats: #4820		
04/2007	CoC	Requirements and conditions of SP 3090-F met		
10/2006	BP 13460	Single-family dwelling and garage	2C	
Land Transactions				
09/2007	Bk 2956 Pg 64	G. Wood to M. Gordon	2D	Developed with pre-Commission dwelling
10/2007	Bk 2967 Pg 275	G. Wood to F. Castronovo	2C	BP 13460
12/2021	Bk 4404 Pg 346	G. Wood to J. Blanchard	2A	
11/2021	Bk 4404 Pg 342	G. Wood to M. Praizner	2B	

