



**CADmaster**

191 Madison Street – Auburn, ME 04210  
office- 207-689-3232 cell-207-240-5567  
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*CAD Drafting, Land Surveying and Septic Design*

Mr. Robert Boyer, Chairperson  
City of Auburn Planning Board  
60 Court Street  
Auburn, Maine 04210

Date: November 12, 2013

RE: Minor Subdivision Modification – Hickory Ridge Subdivision

Dear Mr. Boyer;

On behalf of B & M Developers, Inc. please accept this letter, completed application and attached information as our formal request to be placed on the agenda for the next regularly scheduled Planning Board Meeting for review and approval of a minor revision to the “Hickory Ridge” Subdivision located on Hickory Drive in the City of Auburn.

Briefly B & M Developers, Inc. is requesting a reconfiguration of the common lot line between Lots 10 & 11 as delineated on a plan entitled “Final Subdivision Plan Hickory Ridge – Beech Hill Road – Auburn, Maine” dated February 2, 2005, and as amended to May 9, 2005.

During the initial construction of the proposed home on the lot I was contacted to check the location of the footers for the attached garage for the home, with regards to their location on the lot and to determine if the sideline setback requirement of fifteen (15) feet had been met. In my haste to determine location of the footers, which were ready to be poured, I made an error in determining their location. This error was not discovered until the home and garage were complete and a Mortgage Loan Inspection for the proposed sale of the home was performed.

The current owner of Lot 11, Ms. Cynthia K. Bailey was contacted to see if she would be willing to re-configure the common lot line between Lots 10 & 11 to bring Lot 10 into compliance with the fifteen (15) setback requirement, and she is agreeable to this re-configuration (see attached letter from Ms. Bailey).

Please find enclosed for your review the following items:

- 1) A completed “Development Review Application”
- 2) Copy of the Source Deed into B & M Developers, Inc.
- 3) Copy of the Source Deed into Cynthia K. Bailey
- 4) Copy of a letter from Ms. Cynthia K. Bailey agreeing to the re-configuration
- 5) Plan entitled “Lot Reconfiguration Plan – Lots 10 & 11 – Hickory Ridge.

I trust the enclosed information will be sufficient for your review and approval of this requested lot line re-configuration and I look forward to presenting and discussing this information at the next regularly scheduled Planning Board Meeting.

Respectfully yours,

A handwritten signature in cursive script, reading "George S. Bouchles". The signature is written in black ink and is positioned below the closing "Respectfully yours,".

George S. Bouchles, PLS 2295  
CADmaster Drafting, Land Surveying and Septic Design



# Development Review Application

City of Auburn Planning and Permitting Department  
City of Lewiston Department of Planning and Code Enforcement



PROJECT NAME: LOT 10 & 11 RECONFIGURATION - HICKORY RIDGE

PROPOSED DEVELOPMENT ADDRESS: HICKORY DRIVE

PARCEL ID#: \_\_\_\_\_

REVIEW TYPE:    Site Plan                       Site Plan Amendment   
                         Subdivision                       Subdivision Amendment

PROJECT DESCRIPTION: RECONFIGURATION OF COMMON LOT LINE BETWEEN LOTS 10 & 11 AS SHOWN ON THE FINAL SUBDIVISION PLAN - HICKORY RIDGE - RECORDED IN BOOK 44 PAGE 112.

**CONTACT INFORMATION:**

Applicant

Name: B&M DEVELOPERS, INC.  
Address: 195 CENTER ST. - AUBURN  
Zip Code 04210  
Work #: 783-6224  
Cell #: 344-3203  
Fax #:  
Home #:  
Email:

Property Owner

Name: B&M DEVELOPERS, INC.  
Address: 195 CENTER ST. AUBURN  
Zip Code 04210  
Work #: 783-6224  
Cell #: 344-3203  
Fax #:  
Home #:  
Email:

Project Representative

Name: GEORGE BOUCHLES  
Address: 191 MADISON ST. AUBURN  
Zip Code 04210  
Work #: 689-3232  
Cell #: 240-5567  
Fax #: 689-3232  
Home #: -  
Email: GSB@CADMASTERR.COM

Other professional representatives for the project (surveyors, engineers, etc.),

Name: GEORGE BOUCHLES, PLS  
Address: 191 MADISON ST. - AUBURN  
Zip Code 04210  
Work #: 689-3232  
Cell #: 240-5567  
Fax #: 689-3232  
Home #: -  
Email: GSB@CADMASTERR.COM

# PROJECT DATA

The following information is required where applicable, in order complete the application

## IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	x6/A	sq. ft.
Proposed Total Paved Area		sq. ft.
Proposed Total Impervious Area		sq. ft.
Proposed Impervious Net Change		sq. ft.
Impervious surface ratio existing		% of lot area
Impervious surface ratio proposed		% of lot area

## BUILDING AREA/LOT COVERAGE

Existing Building Footprint		sq. ft.
Proposed Building Footprint		sq. ft.
Proposed Building Footprint Net change		sq. ft.
Existing Total Building Floor Area		sq. ft.
Proposed Total Building Floor Area		sq. ft.
Proposed Building Floor Area Net Change		sq. ft.
New Building		(yes or no)
Building Area/Lot coverage existing		% of lot area
Building Area/Lot coverage proposed		% of lot area

## ZONING

Existing		
Proposed, if applicable		

## LAND USE

Existing		
Proposed		

## RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units		
Proposed Number of Residential Units		
Subdivision, Proposed Number of Lots		

## PARKING SPACES

Existing Number of Parking Spaces		
Proposed Number of Parking Spaces		
Number of Handicapped Parking Spaces		
Proposed Total Parking Spaces		

## ESTIMATED COST OF PROJECT

## DELEGATED REVIEW AUTHORITY CHECKLIST

### SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area		sq. ft.
Proposed Disturbed Area		sq. ft.
Proposed Impervious Area		sq. ft.

1. *If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.*
2. *If the proposed impervious area is greater than one acre including any impervious area crated since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.*
3. *If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.*
4. *If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.*

### TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing \_\_\_\_\_ passenger car equivalents (PCE)  
(Since July 1, 1997)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) \_\_\_\_\_ passenger car equivalents (PCE)  
If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be required.

### Zoning Summary

1. Property is located in the RURAL RESIDENTIAL zoning district.
2. Parcel Area: 5.17 acres / \_\_\_\_\_ square feet(sf).

<b>Regulations</b>	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>43560</u>	<u>1</u>
Street Frontage	<u>250</u>	<u>1</u>
Min Front Yard	<u>25</u>	<u>1</u>
Min Rear Yard	<u>25</u>	<u>1</u>
Min Side Yard	<u>15</u>	<u>1</u>
Max. Building Height	<u>35</u>	<u>1</u>
Use Designation	<u>RESIDENTIAL</u>	
Parking Requirement	<u>1 space/ per _____ square feet of floor area</u>	
Total Parking:	<u>_____</u>	<u>1</u>
Overlay zoning districts(if any):	<u>_____</u>	<u>1</u>
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name _____</u>	

## DEVELOPMENT REVIEW APPLICATION SUBMISSION

### Submissions shall include fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

### Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

**Auburn:** [www.auburnmaine.org](http://www.auburnmaine.org) under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance

**Lewiston:** <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

**This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.**

Signature of Applicant:



Date:

NOVEMBER 8, 2013

WARRANTY DEED

ESTELLE D. PENNEY, of Auburn, County of Androscoggin, and State of Maine,

for consideration paid, grants to

B & M DEVELOPERS, INC., a Maine corporation with a principal place of business in Auburn, County of Androscoggin, and State of Maine,

with WARRANTY COVENANTS, the land in Auburn, County of Androscoggin, and State of Maine:

Certain lots or parcels of land, with any buildings thereon, situated in said Auburn, and being more particularly described in the attached Schedule A.

WITNESS my hand and seal this 14 day of April, 2005.

MAINE REAL ESTATE  
TRANSFER TAX PAID

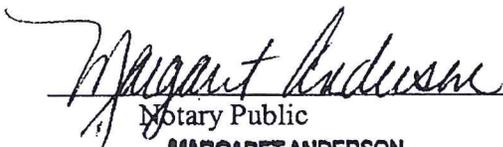
  
\_\_\_\_\_  
Estelle D. Penney

State of Maine,  
Androscoggin, ss:

April 14<sup>th</sup>, 2005

Personally appeared the above-named Estelle D. Penney and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public  
MARGARET ANDERSON  
Notary Public, Maine  
My Commission Expires October 25, 2008  
\_\_\_\_\_  
(print or type name of Notary Public)

SEAL

## SCHEDULE A

Certain lots or parcels of land, with any buildings thereon, situated in Auburn, County of Androscoggin, and State of Maine, bounded and described as follows:

**PARCEL ONE:** Situated on the easterly side of Beech Hill Road, bounded and described as follows: **BEGINNING** at the southwesterly corner of land of Harold F. Wilkinson et al being the second parcel conveyed to him by deed of Walter Wilkinson et al, dated June 27, 1968, and recorded in the Androscoggin County Registry of Deeds, Book 990, Page 597; **THENCE** running in an easterly direction along Wilkinson's southerly line 471 feet, more or less, to a stone wall; said wall being the line of one Harpell; **THENCE** in a southerly direction 50 feet, more or less, to the line of land of Florence Zeghibe; **THENCE** running southwestly 691 feet, more or less, to a large tree and stone wall and an angle in Zeghibe's line; **THENCE** westerly and northwestly along a stone wall 300 feet, more or less, on said Zeghibe's line to the said Beech Hill Road; **THENCE** northerly along the easterly line of said Beech Hill Road 405 feet, more or less, to the point of beginning.

**BEING** the same premises conveyed to Harlan B. and Estelle D. Penney, as joint tenants by deed of Richard W. Sampson, Jr., dated April 7, 1972, and recorded in said Registry in Book 1051, Page 58.

**PARCEL TWO:** A certain lot or parcel of land situated in said Auburn, bounded and described as follows, to wit:

**STARTING** at the most southerly or southeasterly corner of land now of Richard W. Sampson, Jr., formerly of Gorham Sturgis; **THENCE** in a general northeasterly direction 725 feet, more or less, by said land of Sampson and 730 feet, more or less, by land of one Harpell, formerly of said Gorham Sturgis, and 20 feet, more or less, by land of William Wilkinson Estate, formerly of said Sturgis, to land of one Fortin, formerly of James Ford; **THENCE** in a southeasterly direction 750 feet, more or less, by said land of Fortin to the line of land of the State of Maine; **THENCE** southerly by land of the State of Maine 100 feet, more or less, to land of Chester McNally, formerly of Charles Sawyer; **THENCE** southwestly by said land of McNally, and by a discontinued road, 950 feet, more or less, to a corner; **THENCE** northwestly by said land of McNally 450 feet, more or less, to a corner; **THENCE** southwestly by said land of McNally 575 feet, more or less, to land of Caldwell, formerly of Sarah and James Rounds; **THENCE** northwestly by said land of Caldwell 325 feet, more or less, to other land of Florence Zeghibe; **THENCE** by the same course by land of said Zeghibe 115 feet, more or less, to the point of beginning.

**PARCEL THREE:** Also, another certain lot or parcel of land situated in said Auburn on the easterly side of Beech Hill Road, bounded and described as follows:

**BEGINNING** at an iron pin on the easterly line of said road at the northwestly corner of land conveyed by Harold F. Wilkinson and Beverly Wilkinson and others to

Richard W. Sampson, Jr.; THENCE running northerly along the easterly line of said road 150 feet to an iron pin and the line of other land of said Wilkinsons; THENCE in an easterly direction along the line of other land of said Wilkinsons 340 feet, more or less, to an iron pipe set in a stone wall on the line of land of Robert Harpell; THENCE running in a southerly direction along said stone wall 225 feet, more or less, to an iron pipe in the northeasterly corner of land of said Sampson; THENCE running in a westerly direction along the northerly line of land of said Sampson 410 feet, more or less, to the point of beginning.

PARCEL FOUR: Also, another certain lot or parcel of land, situated in Auburn, bounded and described as follows:

Approximately 20 acres of land off the south bound lane of Washington Street and being a portion of the land purchased from Kathleen I. Flagg, September 29, 1951, bounded and described as follows:

BEGINNING at an iron post in the stone wall at the southeast corner of Beech Hill Estates formerly of John M. Sturgis on the line of land of Washington Street South; THENCE running southerly along the westerly side of the said Washington Street South 1200 feet, more or less, to an iron post at the northeast corner of land owned by Richard Roy, formerly of Asa Dow; THENCE southwesterly 100 feet, more or less, along the northwesterly side of land of Richard Roy to the line of land of Leo Fortin formerly of said Dow; THENCE continuing in a southwesterly direction 1100 feet, more or less, along the northerly side of land of said Fortin to the line of land of Richard Sampson formerly of said Dow, still continuing in a southwesterly direction for 25 feet, more or less, along the side of land of said Sampson to an iron post in the stone wall at the southeasterly corner of land of Robert Harpell, formerly of Harold F. Wilkinson et al; THENCE in a northwesterly direction 650 feet, more or less, along the easterly side of land of Robert Harpell to an iron post in the stone wall or fence at the northwesterly corner of land of Robert Harpell and the line of land of Beech Hill Estates; THENCE in a northeasterly direction 1900 feet, more or less, along the southerly line of land of Beech Hill Estates to the point of beginning.

Parcel Three above described is subject to the restriction that no residence buildings, buildings for commercial or manufacturing use or any other type of buildings shall be placed upon the premises except accessory out-buildings to the single family residence on the premises situated southerly of Parcel Three above described.

Parcels Two, Three and Four above are the same premises conveyed to Harlan B. and Estelle D. Penney by warranty deed of Richard W. Sampson, Jr., date October 4, 1979 and recorded in said Registry in Book 1128, Page 31.

Harlan B. Penney died on May 24, 1992 and Estelle D. Penney obtains full title to the above described premises as the surviving joint tenant.

f:\user\mary\penney.b&mdeedsch

ANDROSCOGGIN COUNTY  
*Tina M. Charnock*  
REGISTER OF DEEDS

Return to:  
Cynthia K. Bailey  
44 Championship Ct  
Owings Mills, MD 21117

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENT: That Gary L. McFarland of 97 Hickory Drive, Auburn, ME 04210, for consideration paid grant(s) to Cynthia K. Bailey, of 44 Championship Court, Owings Mills MD 21117, with WARRANTY COVENANTS:

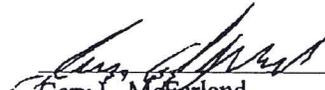
A certain lot or parcel of land with buildings thereon situated in Auburn, County of Androscoggin and State of Maine, and more particularly described as follows:

Being Lot eleven (11) on Plan entitled "Final Subdivision Plan Hickory Ridge", recorded in the Androscoggin County Registry of Deeds in Plan Book 44, Page 112.

MAINE REAL ESTATE  
TRANSFER TAX PAID

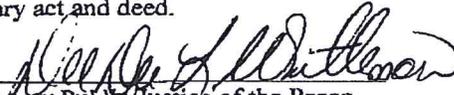
Reference is hereby made to a deed to Gary L. McFarland by virtue of a warranty deed from B&M Developers Inc. dated 08/10/2006 and recorded at the Androscoggin County Registry of Deeds in Book 6862, Page 340.

Executed this 21st day of November, 2011.

  
\_\_\_\_\_  
Gary L. McFarland

State of Maine  
County of Androscoggin                      November 21, 2011

Then personally appeared before me on this 21st day of November, 2011, the said Gary L. McFarland and acknowledged the foregoing to be his/her/their voluntary act and deed.

  
\_\_\_\_\_  
Notary Public/Justice of the Peace  
Commission expiration:  
Dee Dee Whittmore

RE: 2011-21140

Page 1 of 1

ANDROSCOGGIN COUNTY  
TINA M CHOUINARD  
REGISTER OF DEEDS

97 Hickory Drive  
Auburn, ME 04210  
November 10, 2013

CADmaster  
191 Madison St.  
Auburn, ME 04210  
Attn: George S. Bouchles

Dear Mr. Bouchles:

I am writing with regard to the proposed change of property line between my property, 97 Hickory Drive, and the adjoining lot currently owned by Bouffard and McFarland Builders.

I have been in close communication with Mssrs. Bouffard and McFarland, and am in agreement to the proposed change in property lines which will bring the house constructed on their property in compliance with local zoning laws.

If you have any questions, please contact me at 212-7684.

Sincerely,

Cynthia K. Bailey