

Deer Meadow Subdivision – Bucktail, LLC  
Final Plan Submissions  
January 18, 2024

**Final Subdivision Plan Performance Standards:**

**General Lot Requirements**

All lots in the proposed subdivision comply with the lot standards required in the rural and limited residential districts. Each lot contains over 80,000 square feet, 200 feet or greater of road frontage, 75-foot road setback and 30-foot side and rear setbacks. In addition, portions of lots 1,2,3,4 and 5 are in the limited residential district of the Waldoboro Shoreland Zoning Ordinance which requires each lot have a minimum of 200 feet of shore frontage. The net developable acreage has been calculated for each lot and is shown on the plan.

**Monuments**

All monumentation as required by the Maine Board of Registration of Land Surveyors have been placed.

**Water Supply**

The siting and construction of individual water wells shall be up to the future landowner. A note has been placed on the plan that states: "All water wells shall be located at least 100 feet from any septic system." In addition, Hatch Well Drillers has provided a statement that adequate water supply is available to serve the proposed subdivision.

**Fire Protection**

Each lot has frontage on a town-maintained road that Waldoboro emergency services has unrestricted access too. The Waldoboro Town Planning Department has contacted the Waldoboro emergency services and stated, "The emergency services have no further comment on your proposal and have no issues."

**Subsurface Wastewater Disposal Systems**

The applicant has provided evidence of site suitability for subsurface wastewater disposal systems on each proposed lot. The Town of Waldoboro LPI has reviewed the data for conformance and has provided their statement. The test pit profile and soils report for Lot 7 has been submitted as part of this application.

**Waterbody Protection**

The location of rivers, streams brooks, vernal pools and wetlands are identified and shown on the plan. See plan and surveyor notes 9, 10 and 14.

### Ground Water

No portion of the proposed subdivision is located within a Sand and Gravel Aquifer.

### Historical, Archeological, Wildlife Habitat, Scenic Areas and Unique Natural Areas

There are no known historical, archeological, wildlife habitat, scenic areas or unique natural areas on the property as depicted on the Maine IFW Beginning with Habitat maps or identified as part of a Phase I Prehistoric Archaeological survey.

### Financial and Technical Capacity

The application does not propose any construction or physical development of the subdivision and has submitted a waiver of Financial and Technical Capacity as it is not applicable to the application.

### Homeowner Association

The application does not propose the creation of a homeowners' association because the subdivision does not propose any private roads or other privately owned infrastructure.

### Open Space Ownership

The application does not propose any portion of the property to be open space dedicated to the Town, land trust, homeowners' association or private individual with open space protection deed restrictions.



DLN #1002440261736

DEED OF SALE BY PERSONAL REPRESENTATIVE

Scott V. Jones, of Whitefield, Maine, duly appointed and acting Personal Representative of the estate of Monty D. Jones, deceased, whose will was duly admitted to probate in the Probate Court for Lincoln County, Maine, Case No. 2023-0108, by the power conferred by law, and every other power, (and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale) grants to Bucktail, LLC, a Maine limited liability company, whose mailing address is 99 Bow Street, Freeport, ME 04032, the real property in the Town of Waldoboro, County of Lincoln and State of Maine, described as follows:

A certain lot or parcel of land situated in the Town of Waldoboro, County of Lincoln and State of Maine, bounded and described as follows:

Beginning at a  $\frac{1}{2}$  inch iron rod found on the northeasterly sideline of Chapel Road at the southerly corner of land now or formerly of Kevin W. Court and Kelsey Court (Book 4348, Page 300);

Thence, southeasterly by said sideline of Chapel Road on a curve to the right having a radius of 1,800.00 feet a distance of 299.79 feet;

Thence, S 23° 25' 26" E by Chapel Road 304.14 feet to a 5/8 inch rebar with survey cap #2189;

Thence, S 23° 25' 26" E by Chapel Road 65.55 feet to a point;

Thence, southeasterly by Chapel Road on a curve to the right having a radius of 3,024.75 feet a distance of 464.91 feet to a 5/8 inch rebar with survey cap #2189;

Thence, S 14° 37' 03" E by said sideline of Chapel Road 264.38 feet to a point;

Thence, southeasterly by said sideline of Chapel Road by a curve to the left having a radius of 515.25 feet a distance of 241.33 feet to a point;

Thence, S 41° 27' 11" E by said sideline of Chapel Road 87.48 feet to a 5/8 inch rebar marked PLS 2189 set at the westerly corner of land now or formerly of Dawn M. Burns (Book 3993, Page 59);

Thence, N 63° 03' 14" E by said land now or formerly of Dawn M. Burns 2,241.60 feet to a  $\frac{3}{4}$  inch rebar found;

Thence, N 30° 28' 16" E 8.42 feet to the northerly corner of said land now or formerly of Dawn M. Burns;

MAINE REAL ESTATE  
TRANSFER TAX PAID

Thence, S 36° 17' 46" E by said land of Burns and the thread of Alford Brook 73.12 to a 5/8 inch rebar with survey cap #2189;

Thence, S 16° 11' 31" E by said land of Burns 151.34 feet to a 1/4 inch rebar found at the easterly corner of said land of Burns;

Thence, S 18° 26' 58" E by land now or formerly of Robin M. Philbrook and David W. Philbrook 951.92 feet to a 3/4 inch rebar found at the northerly corner of land now or formerly of Niles L. Lund and the westerly corner of other land of Robin M. Philbrook and David W. Philbrook;

Thence, N 67° 22' 00" E by said land of Philbrook 789.11 feet to a 5/8 inch rebar with survey cap #2189 set in the southwesterly sideline of land now or formerly of Bryan C. Cheney and Marilyn P. Cheney (Book 1730, Page 1);

Thence, N 18° 51' 23" W by said land of Cheney 1,165.20 feet to a 5/8 inch rebar with survey cap #2189 set in the southwesterly sideline of Old Augusta Road;

Thence, northwesterly by Old Augusta Road 1,957.56 feet to land now or formerly of Central Maine Power Company (Book 887, Page 246);

Thence, N 86° 20' 19" W by said land of Central Maine Power Company 529.74 feet to a 2 inch iron pipe found at land now or formerly of Margaret M. James (Book 5896, Page 101);

Thence, S 07° 35' 32" W by said land of James 380 feet, more or less, to the thread of Alford Brook;

Thence, northwesterly by the thread of Alford Brook and said land of James 1,050 feet, more or less, to a 5/8 inch rebar with survey cap #2189 set in the southeasterly sideline of Feylers Corner Road;

Thence, southwesterly along Feylers Corner Road by a curve to the right having a radius of 2,464.75 feet a distance of 621.75 feet to a 1/2 inch iron rod found at the northerly corner of the aforementioned land now or formerly of Kevin W. Court and Kelsey Court (Book 4348, Page 300);

Thence, S 39° 35' 35" E by said land of Court 387.28 feet to a 1/2 inch iron rod found at the easterly corner of said land of Court;

Thence, S 41° 56' 48" W by said land of Court 233.69 feet to the northeasterly side of Chapel Road and the point of beginning.

Being the same premises conveyed by Jean C. Lalli to Monty D. Jones and Mary L. Jones, as joint tenants, by deed dated November 30, 2006, and recorded in the Lincoln County Registry of Deeds in Book 3782, Page 110. The said Mary L. Jones, late of

Jefferson, Maine, died on June 11, 2019, leaving the said Monty D. Jones as surviving joint tenant.

In witness whereof, Scott V. Jones, in his capacity as Personal Representative of the Estate of Monty D. Jones, has executed this instrument this 10 day of January, 2024.

Scott V. Jones, 10 Jan 2024  
Scott V. Jones, Personal Representative  
of the Estate of Monty D. Jones

State of Maine  
Lincoln, ss. Knox

January 10, 2024

Personally appeared before me the above-named Scott V. Jones and acknowledged this instrument to be his free act and deed in his capacity as Personal Representative of the Estate of Monty D. Jones.

Paul Harrell  
Notary Public

PAUL M. HARRELL  
Notary Public, State of Maine  
My Commission Expires 4/3/2025



## **Code Enforcement Office Town of Waldoboro, Maine**

<http://www.waldoboromaine.org>  
CEO@WaldoboroMaine.org

---

P.O. Box J  
Waldoboro, ME 04572-0911  
Phone: (207) 832-5369 ext. 8  
Fax: (207) 832-6061

January 22, 2024

Old Augusta Rd. & Chapel Rd.  
Map/Lot: R20-22

Dear Brian

I have reviewed the site profiles from both Albert Frick Associates dated October 9<sup>th</sup>, 2023, and Vaughn Smith Associates dated October 16th, 2023. Both reports satisfy the requirements for your submission of test pit data and is sufficient and no additional data is required. The test data shows that the soil as tested will support a subsurface wastewater system.

If I can be of further assistance, please feel free to contact me.

Sincerely,

Mark Stults  
Code Enforcement Officer  
Licensed Plumbing Inspector



### Albert Frick Associates, Inc

## **Environmental Consultants**

731 Foss Road Limerick, ME 04048  
(207) 839-5563 FAX (207) 839-5564  
[www.albenfrick.com](http://www.albenfrick.com) info@albenfrick.com

October 9, 2023

Brian Rhea  
Swift River Properties  
99 Bow Street  
Freeport, ME 04032

**RE: Preliminary Soils Test- Chapel Road (Portion of Map R20/Lot 22), Waldoboro**

Dear Brian:

I performed preliminary soil testing on the above-referenced property on September 7, 2023. The purpose of the investigation was to determine the suitability of the property for on-site subsurface wastewater disposal.

Enclosed is a site plan illustrating the location of the test pit excavated, along with the soil profile description.

The soil is suitable in the area of TP-1, as defined by the State of Maine Subsurface Wastewater Disposal Rules. Based on my site walk and field observations, other areas suitable for septic exist on the property.

A complete subsurface wastewater disposal system design (HHE-200 form) is needed for a permit to install the system once building location, building size, and site development are conceptualized. Please contact me if you have any questions or additional matters for discussion.

Respectfully,

Buddy A. Trick

**Brady A. Frick, LSE  
President**

**Enc. Site Plan / Soil Profile Description**

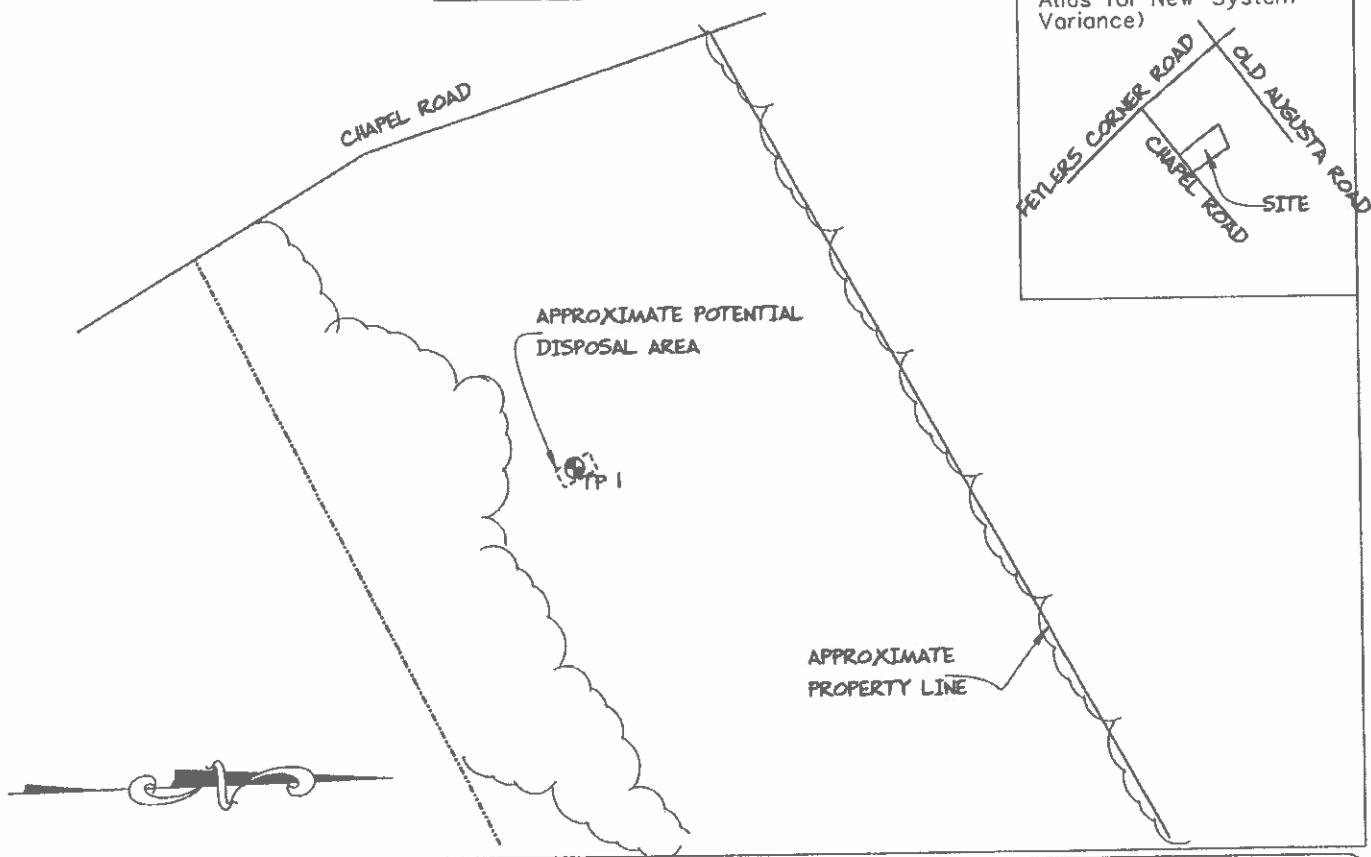
Town, City, Plantation  
WALDOBORO

Street, Road Subdivision  
CHAPEL ROAD (PORTION OF MAP R20/LOT 22)

Owner's Name  
SWIFT RIVER PROPERTIES

SITE PLAN

Scale 1" - 200 Ft.  
or as shown



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-1  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BROWN	
SANDY			
LOAM	PRIMABLE	YELLOWISH	
		BROWN	
		LIGHT YELLOWISH	
		BROWN	
		BEDROCK	
0			
10			
20			
30			
40			
50			

Soil Classification 2 Profile	Slope A Condition	Limiting Factor 5 % 16 "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
-------------------------------------	-------------------------	--------------------------------	--

Observation Hole TP-1  Test Pit  Boring  
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification 2 Profile	Slope A Condition	Limiting Factor 5 % 16 "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
-------------------------------------	-------------------------	--------------------------------	--

*Brad A. Frick*  
Site Evaluator Signature

ALBERT FRICK ASSOCIATES - 730 FOSS ROAD, LIMERICK, MAINE 04048 - (207) 839-5563

352

SE •

10/9/23  
Date

Conditions of Preliminary Plan Approval  
Deer Meadow Subdivision – Bucktail, LLC  
January 18, 2024

**Conditions:**

1. Adding Planning Board Approval Block
2. Adding Revision Block
3. Adding Conditions of Approval Block
4. Remove the Maine Woods & Waters 31 acres from the plan
5. Bring up color of contour lines on the map (but they are more visible on the 24"x36" plan that would be used for final approval)
6. A statement from Fire/EMS
7. List net developable acreage on each lot and how much is in shoreland and cannot be developed
8. Show where stream protection is in lot 10
9. The letter from the archaeologist should also be added to the final application
10. Provide soils map
11. Submit a waiver request form and list waivers on the plan

All conditions have been addressed. Conditions 1, 2 and 3 have been added to the Final Plan. Condition 4 no longer applies since that area is now depicted as Lot 7 of the subdivision. Condition 5: Contour lines are clearly visible on digital copies and 24" x 36" hard copies of the final plan. Condition 6: Emergency services have unrestricted access to the lots over the town-maintained roadways. The Waldoboro Fire Department and EMS have provided their input to the Planning Department and have no issues with the proposed subdivision. Condition 7: Net Developable acreage has been calculated on each lot and is shown on the final plan. Net Developable acreage as defined in the Land Use Ordinance includes those areas within the shoreland zone that cannot be developed. Condition 8: All area in the Stream Protection district is shown on the plan. The letter from MHPC has been submitted and satisfies Condition 9. Condition 10: A USDA soil conservation service soils map showing the drainage class of the soils within the subdivision has been submitted. Condition 11: A formal waiver request form has been submitted with the waivers listed on the final plan.



JANET T. MILLS  
GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION  
55 CAPITOL STREET  
65 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333

KIRK F. MOHNEY  
DIRECTOR

Mr. William Rhea  
99 Bow Street  
Freeport, ME 04032

November 29, 2023

Project: MHPC #1355-23      Old Augusta Road, Feylers Corner Road and Chapel Road  
Town: Waldoboro, ME      Subdivision

Dear Mr. Rhea:

In response to your recent request, I have reviewed the information received November 13, 2023 to continue consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

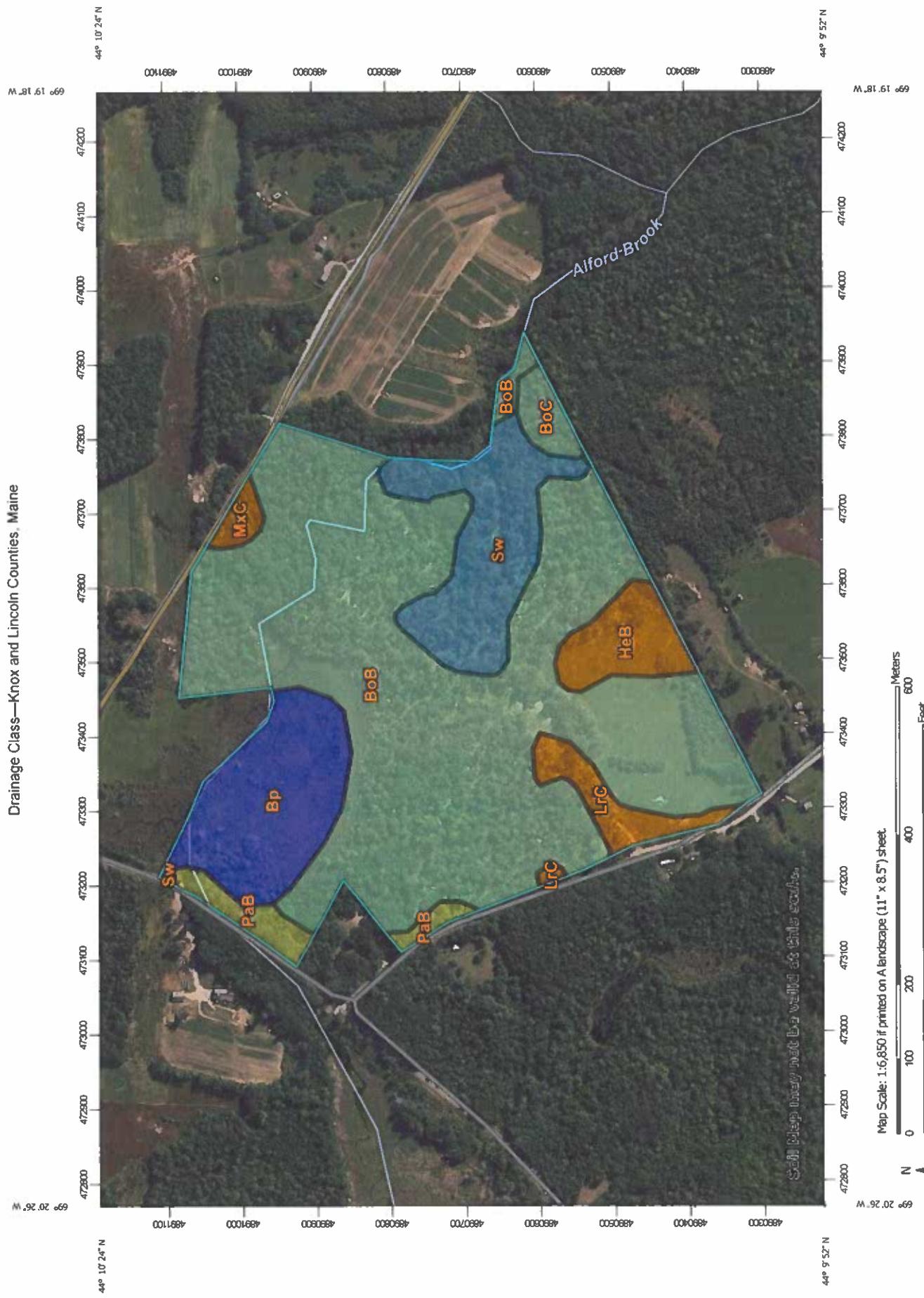
Based on the information submitted, I have concluded that there will be no historic properties (architectural or archaeological) affected by this proposed undertaking, as defined by Section 106.

Please contact Megan Rideout at (207) 287-2992 or [megan.m.rideout@maine.gov](mailto:megan.m.rideout@maine.gov) if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney  
State Historic Preservation Officer

Drainage Class—Knox and Lincoln Counties, Maine



## MAP LEGEND

<b>Area of Interest (AOI)</b>		Area of interest (AOI)
<b>Soils</b>		
Excessively drained		Excessively drained
Somewhat excessively drained		Somewhat excessively drained
Well drained		Well drained
Moderately well drained		Moderately well drained
Somewhat poorly drained		Somewhat poorly drained
Very poorly drained		Very poorly drained
Poorly drained		Poorly drained
Moderately well drained		Moderately well drained
Somewhat poorly drained		Somewhat poorly drained
Very poorly drained		Very poorly drained
Poorly drained		Poorly drained
Moderately well drained		Moderately well drained
Somewhat poorly drained		Somewhat poorly drained
Very poorly drained		Very poorly drained
Poorly drained		Poorly drained
Subaqueous		Subaqueous
Not rated or not available		Not rated or not available
<b>Water Features</b>		
Streams and Canals		Streams and Canals
<b>Transportation</b>		
Rails		Rails
Interstate Highways		Interstate Highways
US Routes		US Routes
Major Roads		Major Roads
Local Roads		Local Roads
<b>Background</b>		
Aerial Photography		Aerial Photography
Somewhat poorly drained		Somewhat poorly drained
Poorly drained		Poorly drained
Very poorly drained		Very poorly drained
Subaqueous		Subaqueous
Not rated or not available		Not rated or not available
<b>Soil Rating Points</b>		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning: Soil Map may not be valid at this scale.**

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

**Source of Map:** Natural Resources Conservation Service

**Web Soil Survey URL:**

**Coordinate System:** Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

**Soil Survey Area:** Knox and Lincoln Counties, Maine  
**Survey Area Data:** Version 23, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

**Date(s) aerial images were photographed:** Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BoB	Boothbay silt loam, 3 to 8 percent slopes	Somewhat poorly drained	64.6	65.6%
BoC	Boothbay silt loam, 8 to 15 percent slopes	Somewhat poorly drained	1.6	1.7%
Bp	Borosaprists, ponded	Very poorly drained	10.8	10.9%
HeB	Hermon sandy loam, 3 to 8 percent slopes	Somewhat excessively drained	4.1	4.2%
LrC	Lyman-Rock outcrop-Tunbridge complex, 8 to 15 percent slopes	Somewhat excessively drained	3.1	3.2%
MxC	Masardis gravelly fine sandy loam, 8 to 15 percent slopes	Somewhat excessively drained	1.0	1.0%
PaB	Peru fine sandy loam, 3 to 8 percent slopes	Moderately well drained	2.6	2.6%
Sw	Swanville silt loam, 0 to 3 percent slopes	Poorly drained	10.7	10.8%
<b>Totals for Area of Interest</b>			<b>98.5</b>	<b>100.0%</b>

## Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized—excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

## Rating Options

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*

**Waiver Request Form – Town of Waldoboro Planning Board**  
**Deer Meadow Subdivision**  
**Bucktail, LLC – January 18, 2024**

Bucktail, LLC requests the following Waivers:

- Stormwater Management Plan
- Financial and Technical Capacity

The application does not propose any earth moving activities and therefor a stormwater plan is not applicable to the application.

The application does not propose the building out of any subdivision roads, housing or other infrastructure and therefor the financial and technical capacity requirement is not applicable to the application.

