

**Planning Board Meeting  
June 11, 2019 – 7:00 PM  
Town Office Conference Room**



**Meeting Materials**

**Planning Board  
Tuesday, June 11, 2019  
7:00 PM – Town Office Conference Room**

**CALL TO ORDER**

**MINUTES**

May 28, 2019

**COMMUNICATIONS**

**OLD BUSINESS**

**NEW BUSINESS**

Minor Subdivision Application Amendment – Megquier Hill Holdings, LLC – 260 Megquier Hill Road  
– Map 14 Lots 25 and 25B

**ANY OTHER BUSINESS**

**ADJOURNMENT**

**POLAND PLANNING BOARD**  
**MINUTES OF MEETING**  
**May 28, 2019**  
**Approved on \_\_\_\_\_, 2019**

**CALL TO ORDER** – Vice Chairperson Porter called the meeting to order at 7:00pm with Members Mark Weinberg, George Greenwood, Stephanie Floyd, Cheryl Skilling, CEO Scott Neal, and Sarah Merrill present.

**MINUTES** – May 14, 2019 – Member Greenwood moved to approve the minutes. Member Weinberg seconded the motion.  
Discussion: None    Vote: 4-yes 0-no 1- abstained

**COMMUNICATIONS** – None

**OLD BUSINESS** – None

**NEW BUSINESS** – Formal Shoreland Zoning Application – Stephen and Theresa Mello – 24 Upper Range Road – Map 35 Lot 17  
Stuart Davis of Davis Land Surveying presented the project to the Board. The Applicant wants to add a second story on the camp by raising the roof to the greatest possible extent. The Applicant proposes putting a gambrel style roof onto the camp.

Member Greenwood moved to approve the checklist as complete. Member Floyd seconded the motion. Discussion: None    Vote: 5-yes 0-no

Member Greenwood moved to approve as complete the Formal Shoreland Zoning Application. Member Skilling seconded the motion. Discussion: None    Vote: 5-yes 0-no

Member Greenwood moved to amend the approval to include the following conditions: the public hearing is waived, and the site walk is waived. Member Floyd seconded the motion. Discussion: None    Vote: 5-yes 0-no.

**ANY OTHER BUSINESS** – None

**ADJOURN** – Member Floyd moved to adjourn the meeting at 7:25 pm. Member Greenwood seconded the motion. Discussion: None    Vote: 5-yes 0-no

Recorded by: Sarah Merrill

**POLAND PLANNING BOARD  
MINUTES OF MEETING  
May 28, 2019  
Approved on \_\_\_\_\_, 2019**

Planning Board

---

James Porter, Vice – Chairperson

---

George Greenwood, Secretary

---

Mark Weinberg, Member

---

Stephane Floyd, Member

---

Cheryl Skilling, Member

# **JKL LAND SURVEYING**

**A DIVISION OF MEASURE UP, INC.**

370 Main Street  
Oxford, Maine 04270

Phone (207) 539-5048  
Toll Free 800-926-6205  
Fax (207) 539-5049

Cell Phone 754-5937  
E-mail: [keith@jklandsurveying.com](mailto:keith@jklandsurveying.com)

May 21, 2019

Town of Poland Planning Board  
1231 Maine Street  
Poland, Maine

RE: Amended Megquier Hill Overlook Subdivision

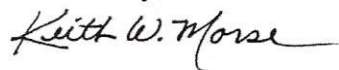
Dear Planning Board Members:

It is the desire of Megquier Hill Holdings, LLC to submit to the Planning Board the attached Amended Subdivision Plan. Upon further consideration, our client feels that the sixty-foot strip of land, as is currently designed along the northwesterly sideline of Lot 1, is not suitable for the original purposes for agricultural ingress and egress. The intent is a simple act of terminating the sixty-foot lane, moving Lot's 1 and 2 northwesterly to the southeast sideline of the adjoining parcel, now Bishop, and then adding the displaced frontage back on to Lot 3.

The attached application continually intends to meet the applicable requirements of the Town of Poland Comprehensive Land Use Ordinance – Section 6 for Minor Subdivisions. It will also provide you additional information regarding this particular site.

We look forward to meeting with the Planning Board to make this a successful project for the Poland community.

Yours truly,



Keith W. Morse, PLS

# Minor Subdivision Application for Amended Megquier Hill Overlook Subdivision

## Table of Contents

1. Town of Poland Minor Subdivision Review Application as Amended.
2. Letter of Authorization for Agent representation.
3. Copy of Signed Deed. – Rights, Title and Interest
4. Copy of portion of Tax Map 14.
5. Copies of Tax Cards TM14, Lot 25 and TM14, Lot 25B
6. Poland Zoning Map
7. Abutter List (Poland Assessing)
8. Reduced copy of Approved Megquier Hill Overlook Subdivision
9. Reduced copy of Amended Megquier Hill Overlook Subdivision



# Town of Poland, Maine Planning Board

## Minor Subdivision Application Instructions

### Instructions:

1. Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.
2. Fill out the forms And Obtain copies of information as required by the application on these pages.
  - A) Obtain names and addresses of "Abutters" (*within 500 feet of your lot*) from the Assessor's Office.
    - i) You will need to deliver this list to the Planning Board Office. It is needed for the official abutters' notification to be sent by this office of your request.
    - ii) An "Agenda Request form should be filed at the same time so that a meeting date with proper notification to the abutters can be set.
3. Use the "Submission Checklist" to make sure submission requirements are met.
  - A) The checklist is a summary of the standard requirements in Section 606.3 of the Comprehensive Land Use Code.
    - i) The actual Code wording may be found on-line at [www.polandtownoffice.org](http://www.polandtownoffice.org). Go to the "Code Enforcement" page and then select "Comprehensive Land Use Code". Hardcopies are available for purchase at the town office.
  - B) Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
  - C) Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. Make the necessary copies of all information requested.
5. NUMBER OF COPIES OF THE APPLICATION AND DUE DATES
  - A) A total of 14 copies of the plans are needed.
    - i) Four of the copies are required for Department Heads and should be attached to the department head notice. (The Recreation Dept. need to be notified but usually does not need a copy of the application)
    - ii) The Road Commissioner's, Fire/Rescue Chief's and Police Dept. copy may be dropped off at the town office.
  - B) Department heads require at least fourteen days to review the applications. If insufficient time is given to the department heads for review, their response to the Planning Board will delay the Planning Board's decision.
  - C) The Planning Board Office must receive an original application (An application with original signatures) and an additional 9 copies for the Board members along with the appropriate fees by 1:00 p.m. ten days before the stated meeting to remain on the upcoming agenda.
  - D) If review for completeness of information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to the meeting.
  - E) The application will be put on display for public review 7 days prior to the meeting.
  - F) Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.

**PROJECT NAME:** AMENDED PLAN OF MEGQUIER HILL OVERLOOK MINOR SUBDIVISION

Date of Planning Board Review: June / 11 / 2019

Application # \_\_\_\_\_

### LOT INFORMATION:

Tax Assessor's \_\_\_\_\_ Map # 14 Lot # 25 & 25B Sub-lot # B

Lake Watershed: Tripp Lake

Road Location: 260 Megquier Hill Road

Lot Size 2,048,014 Sq. Ft. Water frontage 0 Ft. Road Frontage: 0 Ft.

Year lot created: 1850 est. (If unknown, give best estimate with "est." after date)

Zoning District(s): Village - 3 Flood Zone: X Aquifer Overlay: N/A

Current use of lot: Residential with agricultural applications – Former Sugar Maple operation

**LAND OWNER(s):** Submit copy of deed and copy of Tax Assessor's information card

Name(s): Megquier Hill Holdings, LLC

Company: \_\_\_\_\_

Mail Address: 1532 Thames Street Phone: 410-319-0709

Town/State/Zip Baltimore, MD 21231

**APPLICANT or CONTACT PERSON:**Applicant is: ☒ Landowner ☐ Contractor ☐ Renter ☐ Buyer

If landowner, write "Same" below and continue to next block below. If not the landowner, submit a letter of permission to construct on or use the land, or copy of a contract to buy from the landowner, along with the following information:

Name(s): Agent For Megquier Hill Holdings, LLC - Keith Morse, PLSCompany: JKL Land SurveyingMail Address: 370 Main Street Phone: 207-539 -5048Town/State/Zip Oxford, Maine 04270**THIS APPLICATION IS FOR:** (Check all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> Commercial             | <input checked="" type="checkbox"/> New Development |
| <input type="checkbox"/> Industrial             | <input type="checkbox"/> Change in Use              |
| <input type="checkbox"/> Institutional          | <input type="checkbox"/> Expansion of Use           |
| <input type="checkbox"/> Governmental           | <input type="checkbox"/> Expansion of Structure(s)  |
| <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Resumption of Use          |

**EXISTING LOT CONDITIONS****1. General**

- i) Does this lot have any existing development? (If No, go to next page) X Yes        No
- b. Is there an existing Well X Yes        No
- c. Is there an existing Septic System X Yes        No
- i) If yes, submit a copy of a septic permit, or drawing(s) showing size & location.
- d. Is there an existing Road Entrance or driveway? X Yes        No
- i) If yes, will there be any changes/modifications? X Yes        No
- ii) (If no, submit copy of appropriate road entry application if entrance is onto a state or town road.)
- e. Any structures to be removed X Yes        No
- i) If yes, submit information about the structure to be removed and how any debris will be disposed of.

**2. Existing Land Development & Improvements NOT Including Buildings**

- a. Size of lawns 27,704 Sq. Ft.
- b. Size of fields 1,106,358 Sq. Ft.
- c. Size of driveways/roads 26,276 Sq. Ft.
- d. Size of paths & other non-vegetated areas        N/A        Sq. Ft.
- e. Wetlands already filled        N/A        Sq. Ft.

**3. Existing Main Structure**

- a. Ground Footprint Includes Barn 5,083 Sq. Ft.
- b. Total Gross Floor Space (exterior dimensions of all floors)        Sq. Ft.
- c. Road Frontage Setback 61.5 Ft.
- d. Side Setback 81.5 Ft.
- e. Rear Setback >1,000 Ft.
- f. Distance to Great Pond X Not applicable (over 250')        Ft.
- g. Distance to Stream X Not applicable (over 250')        Ft.
- h. Distance to Wetlands X Not applicable (over 250')        Ft.
- i. Foundation

X Full Basement        Frost Walls        Slab X Piers**4. Existing Accessory Structure(s)**

- a. Total Number of Structures 3
- b. Total Ground Footprint 2,182 Sq. Ft.
- c. Total Floor Space 2,182 Sq. Ft.
- d. Closest Road Setback 56 Ft.
- e. Closest Side Setback 126 Ft.
- f. Closest Rear Setback >1,000 Ft.
- g. Distance to Great Pond X Not applicable (over 250')        Ft.
- h. Distance to Streams X Not applicable (over 250')        Ft.
- i. Distance to Wetlands X Not applicable (over 250')        Ft.

## **PROPOSED Development**

### **SUBMISSION REQUIREMENTS:**

1. Standard submissions requirements shall follow Section 606.2 Comprehensive Land Use Code.
2. Additional information requested by the Planning Board at the Pre-application Sketch Plan and/or the Site Inspection meetings shall be added to the standard submission requirements.
3. Information shall be submitted in the order shown in the check list.
4. Submit information on status of any necessary state and/or federal permit.

### **DISCLOSURE: (READ BEFORE SIGNING)**

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate. I agree to comply with all the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
2. I understand that all construction of structures shall conform to the *Maine Uniform Building and Energy Code* and the *NFPA-101 Life Safety Code, 2006*.
3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar titles.
6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
7. I understand that a **Certificate of Occupancy** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is started prior to the issuance of the certificate.
8. I understand that the **approval becomes invalid** if construction or use has not commenced within twelve (12) months of the approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
10. I understand that failure to follow these requirements will lead to Violation Notices and Citations that have fines and penalties. This in turn can lead to civil proceedings in District Court.
11. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner.
12. Anything agreed to verbally or in writing during the application process must be adhered to and will be enforced.

  
Applicant's Signature

\_\_\_\_\_  
Date

## **Submissions CHECKLIST:**

Plan Name: MEGQUIER HILL OVERLOOK

---

The following list is the information required by Chapter 606.3 of the Comprehensive Land Use Code for the Town of Poland, Maine for a Minor Subdivision Plan Application. Please check in the columns on the left if the information has been provided, a request of a waiver, or you believe the information is not applicable to your application. If a waiver is requested, or the information is not applicable, a written explanation is required. For

**Applicant Use**

**For Planning Board Use**

Provided	Waiver Request	Not Applicable		Received	On File	Waived	Not Applicable
			<b>Section 606.3 Submission requirements</b>				
X			A. Application form				
X			B. Location Map				
X			B.1. Existing subdivision in proximity				
X			B.2. Location & names of streets				
X			B.3. Zoning Districts				
X			B.4. Outline of subdivision & holdings				
X			C. Final Plan				
X			* 2 Originals plans				
X			* 12 copies of application				
X			* Board Endorsement area				
X			* Digital form of plan				
X			D.1. Proposed name				
X			D.2. Names & address of all involved				
X			D.3. Date plan prepared				
X			D.4. Existing physical features				
X			* Number of acres				
X			* Property lines				
X			* Existing buildings				
X			* Vegetative cover type				
		X	* Trees >24" DBH				
X			* Clearing area for lawns & structures				
X			* Restrictions on clearings				
		X	D.5. Location of water bodies				
X			D.6. Contours at requested intervals				
X			D.7. Zoning Districts				
X			D.8 Location, names, widths of:				
X			* Roads				
X			* Easements				
X			* Buildings				
		X	* Parks				
X			* Open Spaces				
X			D.9. Title, rights, & interests				
X			D.10. Standard boundary survey				
X			D.11. Copy of most recent deed on parcel				
X			D.12. Intended deed restrictions				
X			D.13. Type of sewage disposal				
X			D.13.a. SSWS pit locations & analyses				
		X	D.14.a. Public water supply approval				
X			D.14.b. Private wells adequate supply				
		X	D.14.c. Adequate central supply				
X			D.15. Wetland identified				

X			D.16. Phosphorous analysis				
X			D.17. Location of sewers, water mains, culverts, & drainage ways				
X			D.18. Open space to be preserved				
		X	D.19. Dedicated public use land				
		X	* Offers to town				
		X	* Selectmen look favorable on offer				
		X	D.20. Flood prone areas				
	X		D.21. Hydrogeologic assessment				
X			D.21.a. Sand & gravel aquifers				
X			D.21.b. Average dwelling density				
X			* Potential for adverse impact				
	X		D.22. Storm water management plan				
X			D.23. Erosion & sedimentation plan				
		X	D.23.a Permit from DEP				
X			D.24 Areas of wildlife habitat				
		X	D.25. Areas on NRHP				
		X	D.26. Disposal of debris				
		X	* DEP permit				
		X	D.27. Scenic sites				
X			D.28. Agricultural areas				
		X	D.29. Archeological resources				
X			D.30. Technical & financial ability				
			<b>Supplemental Information</b>				
X			Notification of fire, rescue, road, & school departments				
		X	Status of State and/or Federal permits				
X			<b>Condition A. Life Safety Sprinkler System in lieu of Pond or Cistern</b>				
			Condition B.				
			Condition C.				
			Condition D.				
			Condition E.				
			Condition F.				

## **Town of Poland Department Heads**

**FIRE/ RESCUE CHIEF**

**MARK BOSSE**  
1231 Maine Street  
Poland, ME 04274  
998-2361 (Dispatch)

**ROAD COMMISSIONER**

1231 Maine Street  
Poland, ME 04274  
998-4601

**SUPERINTENDENT OF SCHOOLS**

**DENNIS DUQUETTE**  
Union #29  
1146 Maine Street  
Poland, ME 04274  
998-2727

**POLICE DEPARTMENT**

**CAPT. RAYMOND LAFRANCE**  
Androscoggin Sheriff's Office  
2 Turner Street  
Auburn, ME 04210  
998-2361 (Dispatch)



Via Email to [keith@jkl landsurveying.com](mailto:keith@jkl landsurveying.com)

January 9, 2018

**RE: 260 Megquier Hill Road**

To Whom it May Concern:

Megquier Hill Holdings, LLC, owner of the real property located at 260 Megquier Hill Road in Poland, Maine (the "Property") has engaged JKL Land Surveying and Mr. Keith W. Morse in connection with certain work related to the Property.

Please accept this letter as confirmation that JKL Land Surveying and Mr. Morse is permitted to act with the Town of Poland Planning Board on behalf of Megquier Hill Holdings, LLC with respect to the Property.

Please feel free to contact me with any questions at 410-319-0909 or via email at [mwalter@canusacorp.com](mailto:mwalter@canusacorp.com).

Sincerely,



Michael J. Walter, Jr., Esq.  
Authorized Representative of  
Megquier Hill Holdings, LLC



QUITCLAIM DEED WITHOUT COVENANT  
(RELEASE DEED)

KNOW ALL PERSONS BY THESE PRESENTS that, MH 260, LLC, a Maine limited liability company, as foreclosing mortgagee ("Grantor"), for consideration paid, hereby release to MEGQUIER HILL HOLDINGS, LLC, a Maine limited liability company with a mailing address of 1532 Thames Street, Baltimore, Maryland, 21231 ("Grantee"), all of its right, title and interest in a certain lot or parcel of land, together with any buildings or improvements thereon, located in the Town of Poland, Androscoggin County, State of Maine, being more particularly described on the attached *Exhibit A* (the "Property").

This deed is given pursuant to a *Judgment of Foreclosure and Sale*, entered dated January 3, 2017 (the "Judgment") entered by the Superior Court for Androscoggin County, State of Maine, and the *Notice of Real Estate Foreclosure Auction* (the "Notice of Sale") of the Property published in the *Sun Journal* on June 28, 2017, July 5, 2017, and July 12, 2017, which is a newspaper of general circulation in Androscoggin County, the county in which the mortgaged premises are located, the first publication date being within 90 days after the expiration of the period of redemption.

The *Report of Sale and Disbursement of Proceeds of Sale* pursuant to 14 M.R.S. §§ 6323 & 6324 was filed with the Court and recorded in the Androscoggin County Registry of Deeds of near or even date.

IN WITNESS WHEREOF, the said MH 260, LLC, has caused this instrument to be signed and sealed on its behalf by Michael M. Gajewski, Jr., its Authorized Person thereunto duly authorized, this 1<sup>st</sup> day of December, 2017.

Signed, Sealed and Delivered  
in the Presence of

[Signature]  
Witness

MH 260, LLC

[Signature]  
BY: MICHAEL M. GAJEWSKI, JR.  
ITS: AUTHORIZED PERSON

STATE OF MAINE  
COUNTY OF ANDROSCOGGIN, SS.

Dated: December 1, 2017

Personally appeared before me, this 1st day of December, 2017, the above-named Michael M. Gajewski, Jr., Authorized Person of MH 260, LLC, a Maine limited liability company, and acknowledged the foregoing to be the free act and deed of MH 260, LLC, and his free act and deed in said capacity.

[Signature]  
Attorney at Law/Notary Public

Print Name: Amber L. Mullen

Commission Expires: 11/7/2021

REAL

MAINE REAL ESTATE  
TRANSFER TAX PAID

**EXHIBIT A**

**260 MAGUIRE HILL ROAD, POLAND, ANDROSCOGGIN COUNTY, MAINE:**

CERTAIN LOTS OR PARCELS OF LAND, WITH ANY BUILDINGS THEREON, SITUATED IN THE TOWN OF POLAND, COUNTY OF ANDROSCOGGIN AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

**PARCEL ONE:**

A CERTAIN LOT OR PARCEL OF LAND, WITH ANY BUILDINGS THEREON, SITUATED IN THE TOWN OF POLAND, COUNTY OF ANDROSCOGGIN AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

THAT CERTAIN LOT OF LAND DESIGNATED AS "CRAIG REINOEHL 42.07 ACRES" ON A PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR CRAIG REINOEHL DATED NOVEMBER 18, 1991, RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK OF PLANS, BOOK 36, PAGE 192, TO WHICH PLAN REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PREMISES CONVEYED TO KATHIE L. BOLDUC AND PETER J. BOLDUC, (A/K/A PETER J. BOLDUC, JR.) BY WARRANTY DEED FROM KATHIE L. BOLDUC DATED JANUARY 21, 2000 RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 4384, PAGE 156.

**PARCEL TWO:**

A CERTAIN LOT OR PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF THE MEGUIRE HILL ROAD, IN THE TOWN OF POLAND, COUNTY OF ANDROSCOGGIN AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

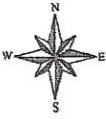
BEGINNING AT AN IRON ROD SET IN THE GROUND ON THE APPARENT EASTERLY SIDE OF SAID ROAD, AT THE NORTHWESTERLY CORNER OF LAND PREVIOUSLY CONVEYED BY MARGUERITE L. HALE TO CORWIN PACKARD, SAID IRON ROD MORE PARTICULARLY LOCATED 248.90 FEET AS MEASURED NORTHERLY BY SAID ROAD LINE FROM AN OLD 2" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF OTHER LAND OF CORWIN PACKARD AS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 1384, PAGE 208; THENCE FROM SAID POINT OF BEGINNING NORTH 04 DEGREES 50 MINUTES 19 SECONDS WEST BY THE APPARENT EASTERLY SIDE OF SAID ROAD, 325.00 FEET TO AN IRON ROD SET FLUSH WITH THE GROUND AT REMAINING LAND NOW OR FORMERLY OF HALE; THENCE NORTH 60 DEGREES 02 MINUTES 29 SECOND EAST BY REMAINING LAND NOW OR FORMERLY OF HALE, 639.89 FEET TO AN IRON ROD AND SET IN A STONE WALL AT THE EDGE OF THE FIELD; THENCE SOUTH 09 DEGREES 28

MINUTES 54 SECONDS EAST, IN PART BY STONE WALL, IN PART BY THE  
EDGE OF THE FIELD AND BY REMAINING LAND NOW OR FORMERLY OF  
HALE, 395.20 FEET TO AN OLD 2" IRON PIPE FOUND SET IN THE GROUND  
AT LAND OF CORWIN PACKARD; THENCE SOUTH 66 DEGREES 48 MINUTES  
53 SECOND WEST BY LAND OF CORWIN PACKARD, 644.10 FEET TO THE  
PLACE OF BEGINNING.

THE COURSES, OBSERVATIONS AND DISTANCES AS HEREIN USED ARE  
THE RESULT OF A STANDARD BOUNDARY SURVEY, PLAN DATED MAY 15,  
1991, BY JOHN A. BELDING RLS ME. #1093, TO WHICH REFERENCE IS MADE  
FOR FURTHER INFORMATION.

ANDROSCOGGIN COUNTY  
TINA M CHOUINARD  
REGISTER OF DEEDS





# POLAND PROPERTY MAP

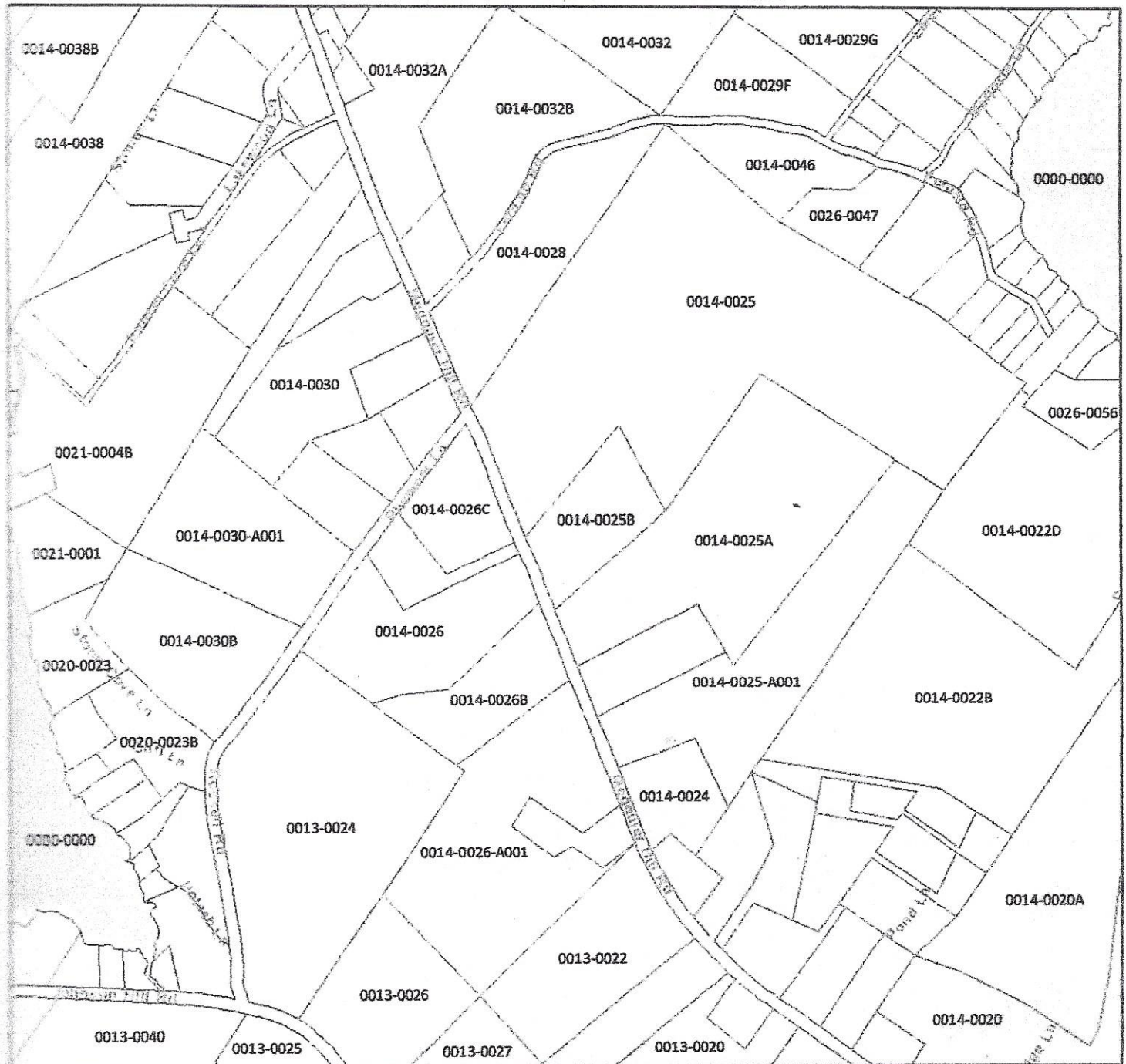
Poland, ME

CAI Technologies  
Precision Mapping Geospatial Solutions

April 18, 2018

1 inch = 600 Feet

[www.cai-tech.com](http://www.cai-tech.com)



	Parcel Lines - No Orthos
	Parcel Lines - Orthos

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





# Town of Poland, Maine

[Home](#) [Contact](#)

[Admin](#)

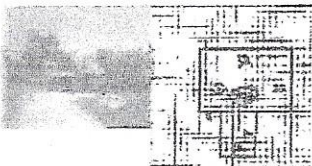
Last Updated 11/22/2016

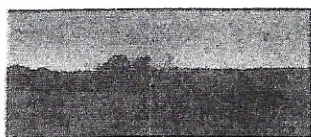
[Back to List](#)

**Map/Lot** 0014-0025  
**Book** 4384  
**Page** 156  
**Account** 1708  
**Location** MEGQUIER HILL RD.  
**Owner** BOLDUC, KATHY L.  
 P. O. BOX 149  
 WEST POLAND ME 04291 0149

**Assessment**

Land	147,930
Building	10,020
Taxable	157,950





**Property Information**

Type	Residential
Acreage	48.35
Lone	Residential
Neighborhood	Table 6
Street Type	Paved
Topography	Rolling
Topography	Rough
Utilities	None

**Land**

Description	Type	Units	Value
Baselot (Fract)	Fractional Acreage	1.84	75,000
Rear Land 1	Acres	3.16	7,900
Rear Land 2	Acres	43.35	65,025
		48.35	147,930

**Building**

Type	Shed
Area	832
Type	Canopy
Area	720
Type	Shed
Area	9999
Type	Shed
Area	9999

**Tax Detail as of 11/22/2016**

Year	Mil Rate	Original	Remaining
2017	14.39	2,272.90	1,136.45



# Town of Poland, Maine

[Home](#) [Contact](#)

[Admin](#)

Last Updated 11/22/2016

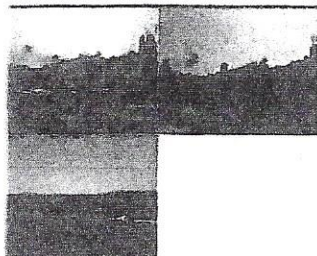
[Back to List](#)

**Map/Lot** 0014-0025B  
**Book** 3200  
**Page** 332  
**Account** 1710  
**Location** 260 MEGQUIER HILL RD.  
**Owner** BOLDUC, PETER  
 P. O. BOX 149  
 WEST POLAND ME 04291 0149

## Assessment

<b>Land</b>	100,900
<b>Building</b>	270,050
<b>Exempt</b>	15,000
<b>Taxable</b>	355,950





**Property Information**

Type	Residential
Acreage	5.00
Zone	Residential
Neighborhood	Table 6
Street Type	Paved
Topography	Rolling
Utilities	Drilled Well
Utilities	& Septic System

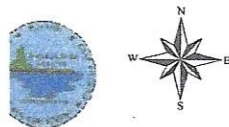
**Land**

Description	Type	Units	Value
Baselot (Fract)	Fractional Acreage	1.84	75,000
Rear Land 1	Acres	3.16	7,900
Site Improvement 2	Improvements	1.00	18,000
		5.00	100,900

**Building**

Type	Old Style
Value	198,307
Year Built	1800
Year Remodeled	2009
Area	2854
Rooms	8
Bedrooms	4
Full Baths	2
Half Baths	1
Fireplaces	2
Type	Barn
Area	2000
Type	Shed
Area	9999
Type	Shed
Area	378
Type	Open Porch
Area	144
Type	Swimming Pool
Area	800
Type	Canopy
Area	768
Type	Shed





# POLAND ZONING MAP

Poland, ME

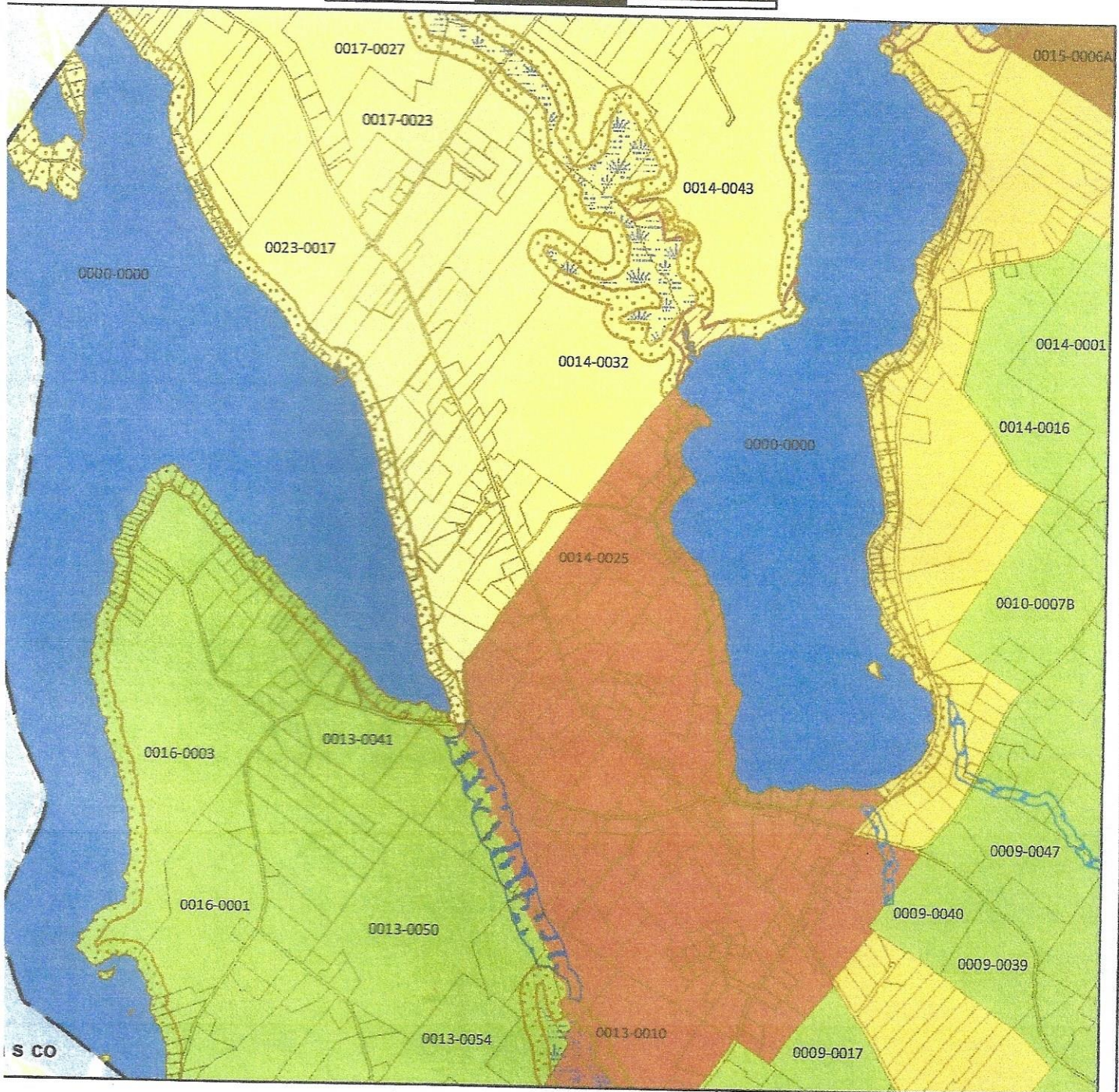


April 18, 2018

1 inch = 2400 Feet



www.cai-tech.com



Large Scale	Limited Residential	WATER	Rural Residential 1 (R-1)
Town Line	Resource Protection	Wetland	Rural Residential 2 (R-2)
Parcel Lines - No Orthos	Stream Protection	Downtown (DT)	Village 3 (V-3)
Parcel Lines - Orthos	Stream Protection 250'	Farm and Forest (F-F)	

shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes use or misrepresentation of this map.





# 0 Abutters List Report

Poland, ME  
January 09, 2018

## Subject Property:

Parcel Number: 0014-0025  
CAMA Number: 0014-0025  
Property Address: MEGQUIER HILL RD.

Mailing Address: BOLDUC, KATHY L.  
P. O. BOX 149  
WEST POLAND, ME 04291

## Abutters:

Parcel Number: 0014-0022B  
CAMA Number: 0014-0022B  
Property Address: 12 HOLMES DRIVE

Mailing Address: STRUHS, DAVID B.  
4505 PINE VALLEY ROAD  
CHARLOTTE, NC 28210

Parcel Number: 0014-0022D  
CAMA Number: 0014-0022D  
Property Address: 124 POND LANE

Mailing Address: STRUHS, DAVID B.  
124 POND LANE  
POLAND, ME 04274

Parcel Number: 0014-0025A  
CAMA Number: 0014-0025A  
Property Address: MEGQUIER HILL RD.

Mailing Address: POMERLEAU, TERRY L.  
P. O. BOX 12  
WEST POLAND, ME 04291

Parcel Number: 0014-0025-A001  
CAMA Number: 0014-0025-A001  
Property Address: 230 MEGQUIER HILL RD.

Mailing Address: SCHWINT, RONALD F.  
230 MEGQUIER HILL RD.  
POLAND, ME 04274

Parcel Number: 0014-0025-A002  
CAMA Number: 0014-0025-A002  
Property Address: 238 MEGQUIER HILL RD.

Mailing Address: POMERLEAU, TERRY L.  
P. O. BOX 12  
WEST POLAND, ME 04291

Parcel Number: 0014-0025B  
CAMA Number: 0014-0025B  
Property Address: 260 MEGQUIER HILL RD.

Mailing Address: BOLDUC, PETER  
P. O. BOX 149  
WEST POLAND, ME 04291

Parcel Number: 0014-0026  
CAMA Number: 0014-0026  
Property Address: MEGQUIER HILL RD.

Mailing Address: DUNN, ROBERT  
8222 REICHARD RD.  
FAIRPLAY, MD 21733

Parcel Number: 0014-0026-A001  
CAMA Number: 0014-0026-A001  
Property Address: MEGQUIER HILL RD.

Mailing Address: HIGHLAND CEMETERY ASSOCIATION

Parcel Number: 0014-0026B  
CAMA Number: 0014-0026B  
Property Address: 245 MEGQUIER HILL RD.

Mailing Address: BERNARDO, BERNARD J.  
245 MEGQUIER HILL RD.  
POLAND, ME 04274

Parcel Number: 0014-0026C  
CAMA Number: 0014-0026C  
Property Address: 273 MEGQUIER HILL RD.

Mailing Address: HOLLOWAY, JOHN C.  
273 MEGQUIER HILL RD.  
POLAND, ME 04274



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 0 Abutters List Report

Poland, ME  
January 09, 2018

Parcel Number: 0014-0026D  
CAMA Number: 0014-0026D  
Property Address: MEGQUIER HILL RD.

Mailing Address: JOHNSON, ROBERT  
560 CHOCALOG RD.  
UXBRIDGE, MA 01569

Parcel Number: 0014-0027  
CAMA Number: 0014-0027  
Property Address: 287 MEGQUIER HILL RD.

Mailing Address: CHAISSON, THOMAS M.  
P. O. BOX 37  
WEST POLAND, ME 04291

Parcel Number: 0014-0028  
CAMA Number: 0014-0028  
Property Address: 4 FERNALD RD.

Mailing Address: BISHOP, PERCY R.  
4 FERNALD RD.  
POLAND, ME 04274

Parcel Number: 0014-0029E  
CAMA Number: 0014-0029E  
Property Address: 314 MEGQUIER HILL RD.

Mailing Address: BRETON, ERIC R.  
314 MEGQUIER HILL RD.  
POLAND, ME 04274

Parcel Number: 0014-0029G  
CAMA Number: 0014-0029G  
Property Address: FERNALD ROAD

Mailing Address: ALBERT, ERNESTINE  
P. O. BOX 58  
WEST POLAND, ME 04291

Parcel Number: 0014-0030  
CAMA Number: 0014-0030  
Property Address: 303 MEGQUIER HILL RD.

Mailing Address: ALBEE, LISA D.  
303 MEGQUIER HILL RD.  
POLAND, ME 04274

Parcel Number: 0014-0030A  
CAMA Number: 0014-0030A  
Property Address: 25 PLUMMER RD.

Mailing Address: WAISANEN, THOMAS M.  
25 PLUMMER RD.  
POLAND, ME 04274

Parcel Number: 0014-0030D  
CAMA Number: 0014-0030D  
Property Address: 297 MEGQUIER HILL RD.

Mailing Address: POMERLEAU, ROBERT A. JR  
P.O. BOX 12  
WEST POLAND, ME 04291

Parcel Number: 0014-0030E  
CAMA Number: 0014-0030E  
Property Address: 297 MEGQUIER HILL RD.

Mailing Address: PERRY, GLENN  
297 MEGQUIER HILL RD.  
POLAND, ME 04274

Parcel Number: 0014-0032  
CAMA Number: 0014-0032  
Property Address: MEGQUIER HILL RD.

Mailing Address: BEAUDRY, PETER G.  
338 MEGQUIER HILL RD.  
POLAND, ME 04274

Parcel Number: 0014-0032B  
CAMA Number: 0014-0032B  
Property Address: FERNALD ROAD

Mailing Address: BEAUDRY, PETER G.  
338 MEGQUIER HILL ROAD  
POLAND, ME 04274

Parcel Number: 0014-0046  
CAMA Number: 0014-0046  
Property Address: FERNALD RD.

Mailing Address: LAROSA, DOMENIC & ELIZABETH  
Trustees  
16 MEDITATION LANE  
ATKINSON, NH 03811



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 0 Abutters List Report

Poland, ME  
January 09, 2018

Parcel Number: 0026-0001  
CAMA Number: 0026-0001  
Property Address: 93 FERNALD RD.

Mailing Address: MCALLISTER, MICHAEL  
50 BISHOP RD.  
POLAND, ME 04274

Parcel Number: 0026-0001A  
CAMA Number: 0026-0001A  
Property Address: FERNALD RD.

Mailing Address: CHAISSON, LINDA, RYAN, & CHERYL  
P. O. BOX 37  
WEST POLAND, ME 04291

Parcel Number: 0026-0003  
CAMA Number: 0026-0003  
Property Address: 11 MARJORIE LANE

Mailing Address: WILSON, BERNARD L.  
P. O. BOX 141  
WEST POLAND, ME 04291

Parcel Number: 0026-0019  
CAMA Number: 0026-0019  
Property Address: FERNALD RD.

Mailing Address: HILL, WALTER E., JR.  
10 LOUBIER AVE.  
LEWISTON, ME 04240

Parcel Number: 0026-0031  
CAMA Number: 0026-0031  
Property Address: 16 MARJORIE LANE

Mailing Address: THORNTON, SHERIDAN V. ET AL  
JANNINE THORNTON 284 ROUTE 232  
RUMFORD, ME 04276

Parcel Number: 0026-0032  
CAMA Number: 0026-0032  
Property Address: 101 FERNALD RD.

Mailing Address: MARQUIS, RICHARD  
11 MERRILL ST.  
AUBURN, ME 04210

Parcel Number: 0026-0034  
CAMA Number: 0026-0034  
Property Address: FERNALD RD.

Mailing Address: POWER, GEORGINA L.  
12 RIDGE DRIVE  
WINDHAM, ME 04062

Parcel Number: 0026-0035  
CAMA Number: 0026-0035  
Property Address: 111 FERNALD RD.

Mailing Address: GELLER, DAVID S.  
9 TIDD CIRCLE  
LEXINGTON, MA 02420

Parcel Number: 0026-0036  
CAMA Number: 0026-0036  
Property Address: 113 FERNALD RD.

Mailing Address: MASTUSOVICH, C. SCOTT & REBECCA  
K.  
31 HOBBS DR.  
NEW GLOUCESTER, ME 04260

Parcel Number: 0026-0037  
CAMA Number: 0026-0037  
Property Address: 146 POND LANE

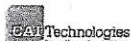
Mailing Address: MACFAWN, KENNETH W.  
195 ANDOVER RD.  
RUMFORD, ME 04276

Parcel Number: 0026-0038  
CAMA Number: 0026-0038  
Property Address: 144 POND LANE

Mailing Address: SMITH, CHARLES EVAN  
55 MANEMET RD.  
NEWTON CENTER, MA 02459

Parcel Number: 0026-0040  
CAMA Number: 0026-0040  
Property Address: 129 FERNALD RD.

Mailing Address: FRIEDMAN, RICHARD E.  
5306 HILLSDEN DR.  
SALT LAKE CITY, UT 84117



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 0 Abutters List Report

Poland, ME  
January 09, 2018

Parcel Number: 0026-0041  
CAMA Number: 0026-0041  
Property Address: FERNALD RD.

Mailing Address: SEYBOLD, RUSSELL G.  
P. O. BOX 363  
JACKSON, NH 03846

Parcel Number: 0026-0041A  
CAMA Number: 0026-0041A  
Property Address: FERNALD RD.

Mailing Address: LAFLAMME, JANET ET AL  
27 MERRYMEETING DR.  
PORTLAND, ME 04103

Parcel Number: 0026-0041B  
CAMA Number: 0026-0041B  
Property Address: 127 FERNALD RD.

Mailing Address: LAFLAMME, JANET ET AL  
27 MERRYMEETING DR.  
PORTLAND, ME 04103

Parcel Number: 0026-0041C  
CAMA Number: 0026-0041C  
Property Address: 125 FERNALD RD.

Mailing Address: SEYBOLD, RUSSELL G.  
P. O. BOX 363  
JACKSON, NH 03846

Parcel Number: 0026-0042  
CAMA Number: 0026-0042  
Property Address: FERNALD RD.

Mailing Address: SEYBOLD, RUSSELL G.  
P. O. BOX 363  
JACKSON, NH 03846

Parcel Number: 0026-0042A  
CAMA Number: 0026-0042A  
Property Address: 121 FERNALD RD.

Mailing Address: SEYBOLD, RUSSELL G.  
P. O. BOX 363  
JACKSON, NH 03846

Parcel Number: 0026-0043  
CAMA Number: 0026-0043  
Property Address: FERNALD RD.

Mailing Address: MATUSOVICH, C. SCOTT & REBECCA K.  
31 HOBBS DR.  
NEW GLOUCESTER, ME 04260

Parcel Number: 0026-0044  
CAMA Number: 0026-0044  
Property Address: 112 FERNALD RD.

Mailing Address: KELLY, KRISTINA  
P. O. BOX 98  
WEST POLAND, ME 04291

Parcel Number: 0026-0044A  
CAMA Number: 0026-0044A  
Property Address: 106 FERNALD RD.

Mailing Address: POWER, GEORGINA L.  
12 RIDGE DRIVE  
WINDHAM, ME 04062

Parcel Number: 0026-0047  
CAMA Number: 0026-0047  
Property Address: FERNALD RD.

Mailing Address: SPINHURN, RONALD J.  
268 COLDWATER BROOK RD.  
OXFORD, ME 04270

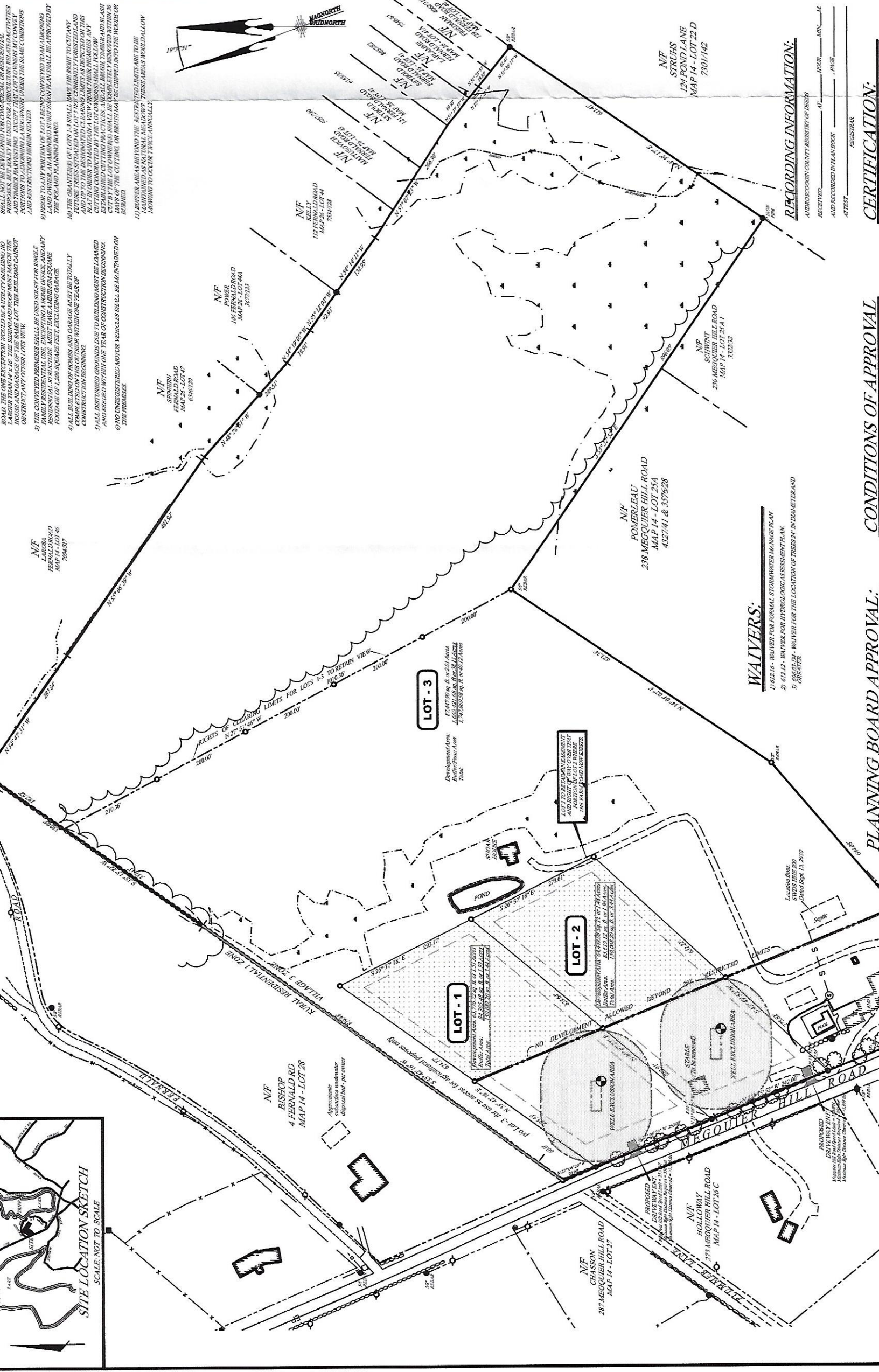
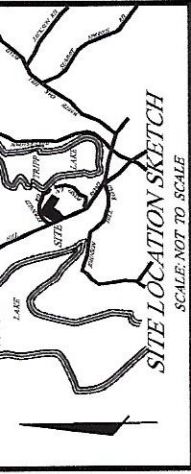
Parcel Number: 0026-0056  
CAMA Number: 0026-0056  
Property Address: 134 POND LANE

Mailing Address: CAREY, JOHN III  
P. O. BOX 162  
KEARSARGE, NH 03847



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



**NOTES:**

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, NAD 83 MAINE STATE PLANE COORDINATES - WEST ZONE.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
- 3) MEGQUIER HILL ROAD RIGHT OF WAY IS FOUR RODS WIDE AND THE LOCATION IS BASED ON EXISTING MONUMENTS AND STONEWALLS.
- 4) PARCEL DESIGNATED ON TOWN OF POLAD TAX MAP 14, LOTS 25 AND 25A.
- 5) ZONING: PROPERTY IS VILLAGE - 3 ZONE.  
Min. Lot Area = 80,000 sq. ft.  
Min. Road Frontage = 200'  
Min. Front Setback = 50'  
Min. Rear Setback = 25'  
Min. Side Setback = 25'
- 6) PROPERTY DOES NOT FALL WITHIN A 100 YEAR FLOOD ZONE. SEE FEMA FLOOD MAP 210001C0287E - EFFECTIVE DATED JULY 08, 2013.
- 7) WETLANDS DELINEATED BY KEITH MORSE OF KIL LAND SURVEYING.

**REFERENCES:**

- 1) STANDARD BOUNDARY SURVEY FOR CRAIG REINDEH, POLAD MAINE DATED NOVEMBER 18, 1991 BY JOHN BELLING, LAND SURVEYOR AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 36, PAGE 192.
- 2) PLAT SUGGESTING FERNALD AND HARRIS COTTAGE LOTS SUPERLAGE, DATED APRIL 1947 BY EARL B. WATSON AND RECORDED IN SAID REGISTRY IN PLAN BOOK 8, PAGE 37.
- 3) STAFF COMPASS AND TAPE SURVEY FOR ARTHUR E. BARBARA M. AND LESLIE E. LAFHAM DATED MAY 1995 BY FRED HUNTRESS, JR. L.S. #286.
- 4) STANDARD BOUNDARY SURVEY AT MEGQUIER HILL ROAD - POLAD MAINE FOR COMMON R. PACKARD DATED JULY 12, 1994 BY KIL LAND SURVEYING - OXFORD, MAINE.
- 5) STANDARD BOUNDARY SURVEY MADE FOR RONALD SPINNEY - FERNALD ROAD - POLAD, MAINE BY KIL LAND SURVEYING - OXFORD, MAINE.

**TOTAL AREA:**  
2,048,014 Sq. Feet or 47.0 Acres

**OWNER OF RECORD:**  
**MEGQUIER HILL HOLDINGS, LLC**  
BOOK 9802, PAGE 205 DECEMBER 1, 2017

**RECORDING INFORMATION:**  
ANDROSCOGGIN COUNTY REGISTRY OF DEEDS  
REGISTERED \_\_\_\_\_ AT \_\_\_\_\_ PAGE \_\_\_\_\_  
AND RECORDED IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
ATTEST \_\_\_\_\_ REGISTERAR

**WAIVERS:**  
1) 612.16 - WAIVER FOR FORMAL STORMWATER MANAGE PLAN  
2) 612.12 - WAIVER FOR HYDROLOGIC ASSESSMENT PLAN  
3) 604.03.D4 - WAIVER FOR THE LOCATION OF TREES 24" IN DIAMETER AND GREATER

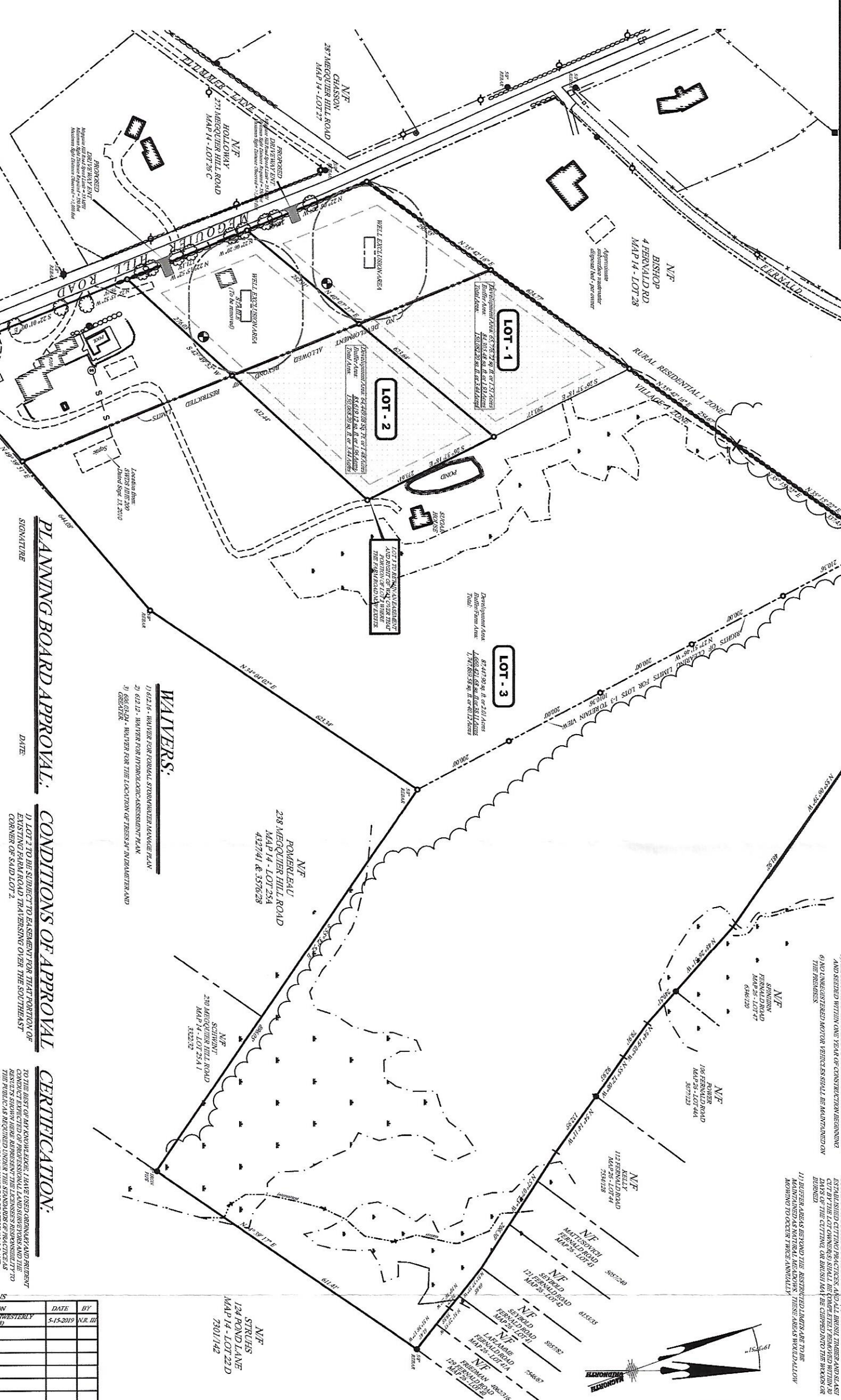
**CERTIFICATION:**  
PLANNING BOARD APPROVAL: \_\_\_\_\_ CONDITIONS OF APPROVAL: \_\_\_\_\_

**UTILITY POLE**  
**WELL**  
**SOIL TEST PIT**  
**TREE**

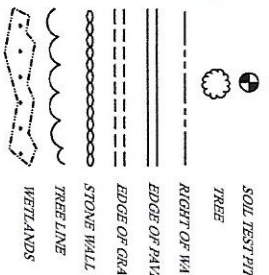
**RIGHT OF WAY LIMITS**  
**EDGE OF PAVEMENT**  
**EDGE OF GRAVEL**  
**STONE WALL**  
**TREE LINE**  
**WETLANDS**

**GRAPHIC SCALE**  
1 inch = 100 feet  
1 inch = 100 feet  
1 inch = 100 feet

**MEGQUIER HILL OVERLOOK**  
--- SUBDIVISION PLAN ---



- [illegible]



**NOTES:**

- 1) BEARINGS ARE REFERENCED TO GRID NORTH, NAD 83 MAINE STATE PLANE COORDINATES - WEST ZONE.
- 2) DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - ALBURY, MAINE.
- 3) MCGOUGH HILL ROAD RIGHT OF WAY IS FOUR RODS WIDE AND THE LOCATION IS BASED ON EXISTING MONUMENTS AND STONEWALLS.
- 4) PARCEL DESIGNATED ON TOWN OF ROLAND TAX MAP 14, LOTS 25 AND 25A.
- 5) ZONING: PROPERTY IS VILLAGE - 3 ZONE.  
*Min. Lot Area = 40,000 sq.ft.  
Min. Road Frontage = 200'  
Min. Front Setback = 50'  
Min. Rear Setback = 25'  
Min. Side Setback = 25'*

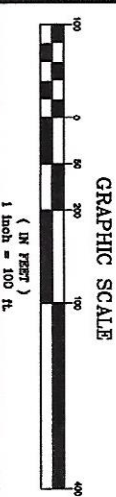
## REFERENCES:

1. STANFORD AND BROWN'S SURVEY FOR GRADING BETWEEN ADAMS AND MAINE DATED NOVEMBER 18, 1891 BY JOHN BELLEFANT, LAND SURVEYOR, AND RECORDED IN THE ANDROSCOGGIN COUNTY REGISTER OF DEEDS IN PLAT BOOK 36, PAGE 192.
2. L. A. S. SHOWING FERRALL AND MAHER'S COTTAGE LOT 38, TRAP EASE, DATED APRIL 1947 BY ERIC D. WILSON, LAND SURVEYOR, AND RECORDED IN PLAT BOOK 37, PAGE 37.
3. L. A. S. SHOWING AND BROWN'S SURVEY FOR GRADING BETWEEN ADAMS AND MAINE DATED JANUARY 1895 BY FREDERICKS, JR., P. L. AND L. S. E.

***TOTAL AREA:***  
2,048,014 Sq. Feet or 47.0 Acres

OWNER OF RECORD:

*MEGQUIER HILL HOLDINGS, LLC*  
BOOK 9802, PAGE 205 DECEMBER 1, 2017



**MEGOUNEE HILL OVERLOOK**  
MEGOUNEE HILL ROAD - POLAND, MAINE