

**-PUBLIC HEARING-  
-PUBLIC MEETING -  
Hope Planning Board  
Wednesday, April 6, 2022  
6:30 PM**

This meeting may also be attended via Zoom: <https://zoom.us/j/5851802397>  
Meeting ID: 585 180 2397

**AGENDA**

**Call to Order:**

**Public Hearing:** True's Way Subdivision:

**Minutes:**

- Review and Approve minutes from previous meeting:
  - March 2, 2022:
  - March 15, 2022:
  - March 29, 2022:

**Old Business:**

- Final Approval True's Way Minor Subdivision Application, Stacy Whitley, map & lot 04-027-02:

**New Business:**

- Application for expansion in Shoreland Zone, 46 Island Lane, map 07 lot 041 - James Denman & Stacy Whitley:

**Other Business:**

- 

**Adjournment:**

-

## EXPLANATION PAGE

In 2005, lots 28, 29, and 30 were a part of the Monroe subdivision. Stacey Whitley purchased lot 29 in 2005.

Abigail Laukka-Hardy and her husband Jonathan owned all of lot 27.

- They sold lot 27 to Colson in 2019.
- They sold lot 27-2 to Whitley in 2019.
- They retained lot 27-1 which also does not trigger a subdivision.
- In July 2021, they sold lot 27-1 to Hooper. But since Whitley was also a land abutter (lot 29), no subdivision was triggered.

Stacey Whitley decided to sell her lot (27-2) to Jennifer Hixon in October 2021.

None of these properties had been owned by the same person for 5 years or more.

When she sold to Hixon, it nullified the abutter status which then triggered a minor subdivision.

Jennifer Hixon was given a building permit and plumbing permits. At the time the permits were issued, the property still belonged to Stacey Whitley. Jennifer's home is almost completely built. She was seeking a bank construction loan in order to complete the house. A title attorney did the research and found that there was a 3-month discrepancy between Laukka-Hardy selling and Whitley selling the property.

Now, Hixon and Whitley are trying to correct the situation in order to allow Ms. Hixon to finish her home. Whitley is filing for a minor subdivision since she sold the property that triggered the subdivision. The remaining two properties owned by Colson and Hooper, are not part of the subdivision but rather parcels that have been divided by various owners within a 5-year period creating an unintended subdivision.

**HOPE PLANNING BOARD**  
**SITE WALK OF JENNIFER HIXON PROPRETY**

**MARCH 29, 2022**

**6:00PM**

- Call to Order: Site Walk meeting called to order at 6:06 pm by Vice-Chair Molly Luce. Members present: Molly Luce, Marie Berry, Robert Hall, and Blaine Richardson (via phone). Others present: Matt Dean and Jennifer Hixon.
- New Business: Site Walk of Jennifer Hixon property. Ms. Hixon described where the property lines were located. All seemed all within Ordinance requirements. Ms. Hixon invited those present into the partially completed home to show us what had been completed and to get out of the cold wind.
- Old Business: None
- Other Business: None
- Adjournment: Motion to adjourn at 6:07 by Berry, seconded by Richardson. Vote to adjourn 4-0.



# TOWN OF HOPE

441 Camden Road, Hope, ME 04847  
Ph: (207) 763-4199 • Fx: (207) 763-4195  
www.hopemaine.org

## Application for Planning Board Review

### **INSTRUCTIONS**

*Please read these instructions carefully. If you are uncertain about a requirement please contact Matthew Deane, Code Enforcement Officer through the Town Office at 763-4199 or ceo-lpi@hopemaine.org.*

*Failure to submit a complete application as indicated below may delay your review.*

**Deadlines:** Complete applications must be submitted by the deadline to be considered for the next meeting. If you are unsure of whether or not an item is required, request a waiver. Ideally, you have met with staff and are informed regarding the applicability of items. Deadlines are typically the Friday prior to the meeting.

**Application packets:** Ten (10) copies of full application packets referencing the map and lot number of the property must be submitted. **Application fees are part of a complete application.**

**Applicant:** The applicant must have documentation with owner's signature if the owner does not sign the application.

**Owner:** If the owner is a non-person, documentation from the Secretary of the Association or Corporation must be submitted certifying that the person signing has authority to act for the entity.

**Correspondence:** Correspondence will be mailed to one person, please indicate whether, the Agent, the Owner, or the Applicant will be notified.

**Condominium Development:** All condominium development is subject to both subdivision and site review unless it is a single-family development.

**Project Review:** Some projects are required to go to pre-application conference at the Planning Board level. The applicant may opt for a staff review prior to submittal to the Planning Board. This is highly encouraged for complex development proposals and for applicants that do not hire a professional consultant to represent them or are unfamiliar with the Planning Board regulations and approval process.

**Other Approvals:** A complete copy of any other agency approvals must be submitted with the application.

**Fees:** Application fees are non-refundable.

# Town of Hope Application for Planning Board Review Page 2 of 3

## Property Information

Map 04 Lot 027  
Zoning District RR  
Street Address: \_\_\_\_\_

## Office Use Only

Filing Fee \$175.00 Abutter notices \$3.48  
Legal ad fee \$150.00 Fire Department \$0.00  
Total fees \$ 328.48

## Deed Reference

Book 5813 Page 128 Parcel Size 3 Acres

## Applicant Information

Name: Stacey Whitley  
Address: 10 White Hart Lane  
Hope, ME 04847

Telephone: 975-6503  
Fax: \_\_\_\_\_  
Email: whitmanproperties11@gmail.com

Note: Attach permission from owner if application not signed by owner.

## Agent Information \_\_\_\_\_ check here if correspondence should be directed to agent

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Telephone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

## Owner Information:

Name: Stacey Whitley  
Address: 10 White Hart Lane  
Hope, ME 04847

Telephone: 975-6503  
Fax: \_\_\_\_\_  
Email: whitmanproperties11@gmail.com

## Proposed Development (check all that apply)

Pre- Application Conference \_\_\_\_\_

Preliminary Plan \_\_\_\_\_

Site-Plan Review \_\_\_\_\_

Sub-Division X

Final Plan Review \_\_\_\_\_

Final \_\_\_\_\_

## Project Type:

\_\_\_\_\_ Major Subdivision X Minor Subdivision \_\_\_\_\_ Commercial

\_\_\_\_\_ Multi-family Development \_\_\_\_\_ Home Occupation \_\_\_\_\_ Industrial

\_\_\_\_\_ Other: \_\_\_\_\_

**Town of Hope Planning Board Application Page 3 of 3**

**Proposed Development Name:** True's Way

\_\_\_\_\_ Number of Lots  
\_\_\_\_\_ Number of Units  
\_\_\_\_\_ Total Square Footage of Commercial/Industrial Buildings.

**Proposed Road Name(s):**  
\_\_\_\_\_  
\_\_\_\_\_

**Other Approvals Required:**

\_\_\_\_\_ Zoning Board of Appeals: \_\_\_\_\_ Variance \_\_\_\_\_ Special Exception

\_\_\_\_\_ Central Maine Power

\_\_\_\_\_ ME Dept. of Environmental Protection

**The undersigned, being the applicant, owner or legal representative of the property, hereby certifies that all information contained in this application is true and correct to the best of his/her knowledge and submits such information for review by the Town for conformance with all applicable regulations, ordinances, and codes of the town, state and federal government.**

**The undersigned, by signing below, authorizes any authorized agent of the Town of Hope or other review agency to enter the property for the purposes of review of this application.**

Alfred Mosley  
\_\_\_\_\_   
Print Name of Property Owner/ Applicant

Stacy Whitley 3/1/22  
\_\_\_\_\_   
Signature of Property Owner/ Applicant Date

\_\_\_\_\_  
Print Name of Owner's Agent

\_\_\_\_\_  
Signature of Owner's Agent Date

In 2005, lots 28, 29, and 30 were apart of the Monroe subdivision. Stacey Whitley purchased lot 29 in 2005.

Abigail Laukka-Hardy & her husband Jonathan owned all of lot 27.

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1.162 AC  
01-004  
DIG

Lots 28, 29, 30, 31  
Whitney purchased lot 29  
original  
2005

32  
25.769 AC  
01-010-07  
DIG

30  
1.38 AC  
01-010  
REC

29  
3.03 AC  
01-010-09  
REC

28  
7.64 AC  
01-010-08  
REC

27-2  
3.00 AC  
01-010-05  
REC

27  
3.00 AC  
01-010-05  
REC

26  
10.637 AC  
01-014  
DIG

17  
16.262 AC  
01-013  
DIG

18  
2.784 AC  
01-017-01  
DIG

19  
6.5 AC  
01-017-02  
DEC

27-1  
4.532 AC  
01-010-05  
REC

27-1  
4.532 AC  
01-010-05  
REC

27-2  
4.532 AC  
01-010-05  
REC

ROA  
233

DIG  
310

1

2

3

4

5

6

WHITE HART LANE  
PRIVATE

MILL

HARTS

HIXON

Hooper 2021

Colson 2019

Abigail Laukka Hardy & Jonathan Hardy Property

Sold lot 27-2 to Stacey Whitley as a land abutter

Sold other 2 lots but does not trigger subdivision because of Whitley

Whitley sells Hixton status lot 27-2 the abutter subdivision

Whitney

730F

580'

600'

301.27'

443.14'

200'

327.5'

50' ROW

366.4'

388.3'

1106.5'

1122.27'

299.60'

90.8'

55.0'

378.4'

123'

198.50'

194.29'

285.40'

298.20'

303.40'

281.90'

281.9'

157.10'

157.1'

341.4'

79.5'

150.9'

150.9'

291.09'

200'

443.14'

730F



1. Proposed name of the subdivision, name of the municipality, and proposed map and lot numbers. **True's Way Subdivision. Town of Hope Map 04 Lot 027-02. Additional lots that have been involved due to triggering are lot 27, and lot 27-01.**
2. Verification of right, title, or interest in the property. **See deed**
3. A standard boundary survey of the parcel, giving complete descriptive data by bearings and distances, made and certified by a registered land surveyor. The corners of the parcel shall be located on the ground and marked by monuments. The plan shall indicate the type of monument found or to be set at each lot corner. **See survey**
4. A copy of the most recently recorded deed for the parcel. A copy of all deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property. **See deed**
5. A copy of any deed restrictions, covenants, or homeowner association agreement intended to cover the lots or dwellings in the subdivision. **Included with deed**
6. The type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by subsurface wastewater disposal systems, site evaluations and locations prepared by a Licensed Site Evaluator must be included. **See HHE-200**
7. The type of water supply system to be used in the subdivision. **Each lot will be responsible for drilling their own well**
  - a. When water is to be supplied by a public water supply, a written statement from the servicing water district shall be submitted indicating that there is adequate supply and pressure for the subdivision and that the district approves the plans for extensions where necessary. **N/A**
  - b. When water is to be supplied by private wells, evidence of adequate ground water supply and quality shall be submitted by a well driller or hydrogeologist familiar with the area. **N/A**
8. The date the plan was prepared, north point, and graphic map scale. **October 26, 2019**
9. The names and addresses of the owner of record, applicant, individual who prepared the plan, and abutting property owners. **Landmark Corporation 219 Meadow St. Rockport, ME  
See attached abutter list 04856**
10. The location of gravel pits and freshwater wetland areas. **N/A**
11. The total number of acres within the proposed subdivision, location of property lines, location of all existing buildings, and vegetative cover type. On wooded sites, the plan shall indicate building envelopes for future development and shall include a plan note detailing any restrictions placed on clearing existing vegetation. **3 Acres**

12. The location of all rivers, streams and brooks within or adjacent to the proposed subdivision. If any portion of the proposed subdivision is located in the direct watershed of a great pond, the application shall indicate which great pond. [See map](#)
13. Contour lines at interval specified by the Board.
14. The zoning district in which the proposed subdivision is located and the location of any zoning boundaries affecting the proposed subdivision. [Rural Residential](#)
15. The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the proposed subdivision. [N/A](#)
16. The location, names, and present widths of existing roads, existing and proposed easements, building lines, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and be reproduced upon the ground. In order to facilitate the addition of the subdivision into the municipal property records, this information shall also be submitted in a format compatible with the assessors' records. [See survey](#)
17. The width and location of any roads, public improvements or open spaces within the subdivision. [N/A](#)
18. The location and description of any open space to be preserved. [N/A](#)
19. The location and description of any parcels of land proposed to be dedicated to public use and the conditions of such dedication. [N/A](#)
20. The location of any portion of the proposed subdivision that is in a flood plain, as depicted on the Hope Flood Insurance Rate Map, shall be delineated on the plan. [N/A](#)
21. The Board may require a hydrogeologic assessment in cases where site considerations or development design indicate a serious potential of adverse impacts on ground water quality.
22. The Board may require a stormwater management plan prepared in accordance with the *Stormwater Management for Maine: Best Management Practices*, published by the Maine Department of Environmental Protection (current edition).
23. The Board may require an erosion and sedimentation control plan prepared in accordance with the *Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices*, published by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection (current edition). The Board must require submission of the erosion and sedimentation control plan if the subdivision is within 500 feet of a great pond.

24. If any portion of the subdivision is located within an area designated as a critical natural area by the Maine Natural Areas Program the plan shall indicate appropriate measures for the preservation of the values which qualify the site for such designation. N/A
  
25. If the proposed minor subdivision is within the direct watershed of a great pond, the phosphorus control measures shall meet the simplified design criteria contained in Section 1302.11.2. N/A

<b>Property Data</b>	
Neighborhood <b>11 Neighborhood 11.</b>	
Tree Growth Year <b>0</b>	
Open Space (Year) <b>0</b>	
Farmland (Year) <b>0</b>	
Zone/Land Use <b>11 Rural Residential</b>	
Secondary Zone	
Topography	
1. Level	4. Below St
2. Rolling	5. Low
3. Above St	6. Swampy
Utilities	7.
1. Public	7. Cesspool
2. Water	8. Lake Water
3. Sewer	9. None
Street <b>3 Gravel</b>	
1. Paved	7.
2. Semi Imp	8.
3. Gravel	9. None

<b>Assessment Record</b>			
Year	Land	Buildings	Total
2020	32,000	0	32,000
2021	32,000	0	32,000

<b>Front Foot</b>	<b>Effective</b>	<b>Influence</b>	<b>Influence</b>
11. Regular Lot	Frontage	Depth	Factor
12. Delta Triangle			%
13. NAbla Triangle			%
14. Rear Land			%
15. Miscellaneous			%
			%
			%
			%
			%
			%
			%
			%
			%

<b>Land Data</b>	
<b>Sale Data</b>	<b>6/25/2019</b>
Sale Date	
Price	<b>40,000</b>
Sale Type <b>1 Land Only</b>	
1. Land	7.
2. L & B	8.
3. Building	9.
Financing <b>9 Unknown</b>	
1. Convent	7.
2. FHA/VA	8.
3. Assumed	9. Unknown
Validity <b>1 Arms Length Sale</b>	
1. Valid	7. Renovate
2. Related	8. Other
3. Distress	9. Exempt
Verified <b>5 Public Record</b>	
1. Buyer	7. Family
2. Seller	8. Other
3. Lender	9. MLS

<b>Square Foot</b>	<b>Square Feet</b>	<b>Acres / Sites</b>
16. Regular Lot		
17. Secondary Lot		
18. Excess Land		
19. Condominium		
20. Miscellaneous		
<b>Fract. Acre</b>		
21. BASE LOT SIZE	1.00	0
22. BASE LOT VALUE	1.00	0
23. WATER SIZE DEC	2.00	0
<b>Acres</b>		
24. WATER LOT VALU		
25. REAR LAND (1ST		
26. REAR LAND (NEX		
27. REAR LAND (>20		
28. REAR WATER (1S		
29. PRIME LOT SIZE		
<b>Total Acreage</b>	<b>3.00</b>	

- 1. Unimproved
- 2. Excess Frt
- 3. Topography
- 4. Size/Shape
- 5. Access
- 6. Restriction
- 7. Open Space Red
- 8. View/Environ
- 9. Fract Share
- Acres**
- 30. PRIME LOT BASE
- 31. Crop Land
- 32. Pasture
- 33. Orchard
- 34. Softwood (Farm
- 35. Mixed Wood (Fa
- 36. Hardwood (Farm
- 37. Softwood
- 38. Mixed Wood
- 39. Hardwood
- 40. Wetland
- 41. Miscellaneous
- 42. Mobile Home Si
- 43. Utility Declar
- 44. Lot Improvement
- 45. Flat Value
- 46. Miscellaneous

**Hope**



WARRANTY DEED

Known All Persons By These Presents

That I, STACY WHITLEY, of Hope, Maine, herein the grantor

In consideration of one dollar and other valuable considerations

Paid by ,JENNIFER HIXON, of 10 White Hart In, Hope Maine 04847, heron the Grantee,

The receipt whereof I so hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said grantee, her heirs and assigns forever,

A certain parcel of land situated on the east side of the Harts Mill Road in the Town of Hope, County Of Knox, and the State of Maine, as described in the Schedule A attached hereto and incorporated herein.

To Have and To Hold the aforegranted and bargained premises with all privileges and appurtenances thereof to the said Grantee, her heirs and assigns, for them and their use and behoof forever,

AND I do Covenant with the said Grantee, her Heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and to convey the same to the said Grantee to hold as aforesaid; and that I and My heirs shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demand of all the persons.

Receipt # 131312 KNOX, SS. RECEIVED  
**VOL 5813 PG 128**  
 10/29/2021 10:09:00 AM  
 4 Pages  
 Instr # 2021-12392  
 ATTEST: Madelene F. Cole, Knox Co Registry of Deeds

REAL ESTATE TRANSFER TAX PAID

WARRANTY DEED

Known All Persons By These Presents

In Witness Whereof, I the said Grantors have hereunto set our hands this 22 day of the month of October, 2021.

Signed, Sealed and Delivered  
In the presence of

Chelsea Hachey  
Witness  
Printed Name Chelsea Hachey

Stacy Whitley [Signature]

State of Maine  
County of Knox,

October 22, 2021

Then personally appeared the above-name Grantors known to me ( or satisfactorily proven to me) to be the individual described in this instrument and acknowledged the above instrument to the Grantors free act and deed.

Before me,

SEAL

Angela B Parent  
Notary Public  
Printed Name Angela B Parent

ANGELA B. PARENT  
Notary Public, State of Maine  
My Commission Expires Sept. 24, 2028

**SCHEDULE A  
PARCEL A**

A certain lot or parcel of land, being Parcel A as shown on a plan titled "Division of Land for Abigail Laukka-Hardy & Jonathan Hardy", dated February 14, 2019, prepared by Landmark Corporation Surveyors & Engineers. Said parcel is situated on the southeasterly side of Harts Mill Road in the Town of Hope, County of Knox, and State of Maine, being more particularly bounded and described as follows:

**BEGINNING** at a 5/8" rebar with "Holmes" ID cap found in the southeasterly line of Harts Mill Road at the northwesterly corner of land now or formerly of Stacy Whitley (see instrument recorded at the Knox County Registry of Deeds in Book 5097, Page 142), said land of Whitley also being Lot 2 of the Monroe Subdivision (see plan recorded at said Registry in Plan Cabinet 17, Sheet 105):

**THENCE** South 15 degrees 03 minutes East, along the westerly line of said land of Whitley, the Grantee, a distance of 281.9 feet to a 5/8" rebar with "Holmes" ID cap found:

**THENCE** South 20 degrees 43 minutes East, along the westerly line of said land of Whitley, a distance of 157.1 feet to a 5/8" rebar with "Landmark Corp" ID cap set at the northeasterly corner of land shown as Parcel B on the above referenced plan by Landmark Corporation:

**THENCE** South 65 degrees 31 minutes West, along the northerly line of Parcel B, a distance of 341.3' to a 5/8" rebar with "Landmark Corp" ID cap set in the easterly line of land now or formerly of Lawrence M. & Angela W. Dostie (Book 1551, Page 48):

**THENCE** North 18 degrees 46 minutes West, along the easterly line of said land of Dostie, a distance of 327.5 feet to a 5/8" rebar with "Landmark Corp" ID cap set in the southeasterly line of Harts Mill Road:

**THENCE** North 46 degrees 18 minutes East, along the southeasterly line of Harts Mill Road, a distance of 79.5 feet to a point:

**THENCE** North 49 degrees 02 minutes East, along the southeasterly line of Harts Mill Road, a distance of 150.9 feet to a 5/8" rebar with "Holmes" ID cap found:

**THENCE** North 50 degrees 06 minutes East, along the southeasterly line of Harts Mill Road, a distance of 150.9 feet to the **POINT OF BEGINNING**.



The above described parcel has an area of 3.00 acres and is depicted as Parcel A on the above referenced plan by Landmark Corporation Surveyors & Engineers. Bearings are referenced to Magnetic North 2004, derived from a survey plan by Landmark Corporation for Powers recorded in Plan Cabinet 16, Sheet 140.

SUBJECT TO and Reserving a perpetual easement for pedestrian and vehicular access as well as for the installation and maintenance of all utility services explicitly granting permission to a utility company exercise rights under this easement on behalf of the benefiting property owner, together with the right to maintain, repair and replace and improve the same. Said easement is 50 feet wide, running along the westerly line of the parcel herein conveyed. This easement shall run with the land, benefiting land being retained by Hardy described in deeds recorded at Book 3463, Page 155 and Book 3477, Page 268, including such land adjacent to these parcels as may be acquired by Hardy, as shown on the above referenced plan by Landmark dated February 14, 2019. This easement shall be for use in common by Grantors and Grantee, their heirs and assigns.

The above described parcel is a portion of land conveyed from Leo Laukka to Abigail A. Laukka-Hardy and Jonathan Hardy by deed dated July 22, 2005 and recorded at the Knox County Registry of Deeds in Book 3463, Page 155.

This is a conveyance to an abutting land owner.

**RESTRICTIVE COVENANTS:**

1. No trailers or manufactured housing without a full basement foundation shall be permitted on the premises conveyed by this deed.
2. No debris or materials may be stored or parked within the 50-foot wide right-of-way reserved by the Grantor.
3. These covenants shall be enforceable by the Grantors or Grantor's assigns of ownership of the premises benefitted by the right-of-way retained by the Grantors.



- LEGEND:**
- IRON PIN FOUND (AS NOTED)
  - 5/8" REBAR SET WITH LANDMARK CORE I.D. CAP
  - UTILITY POLE
  - TRANSFORMER PAD
  - ⊙ DRILLED WELL
  - N/F NOW OR FORMERLY

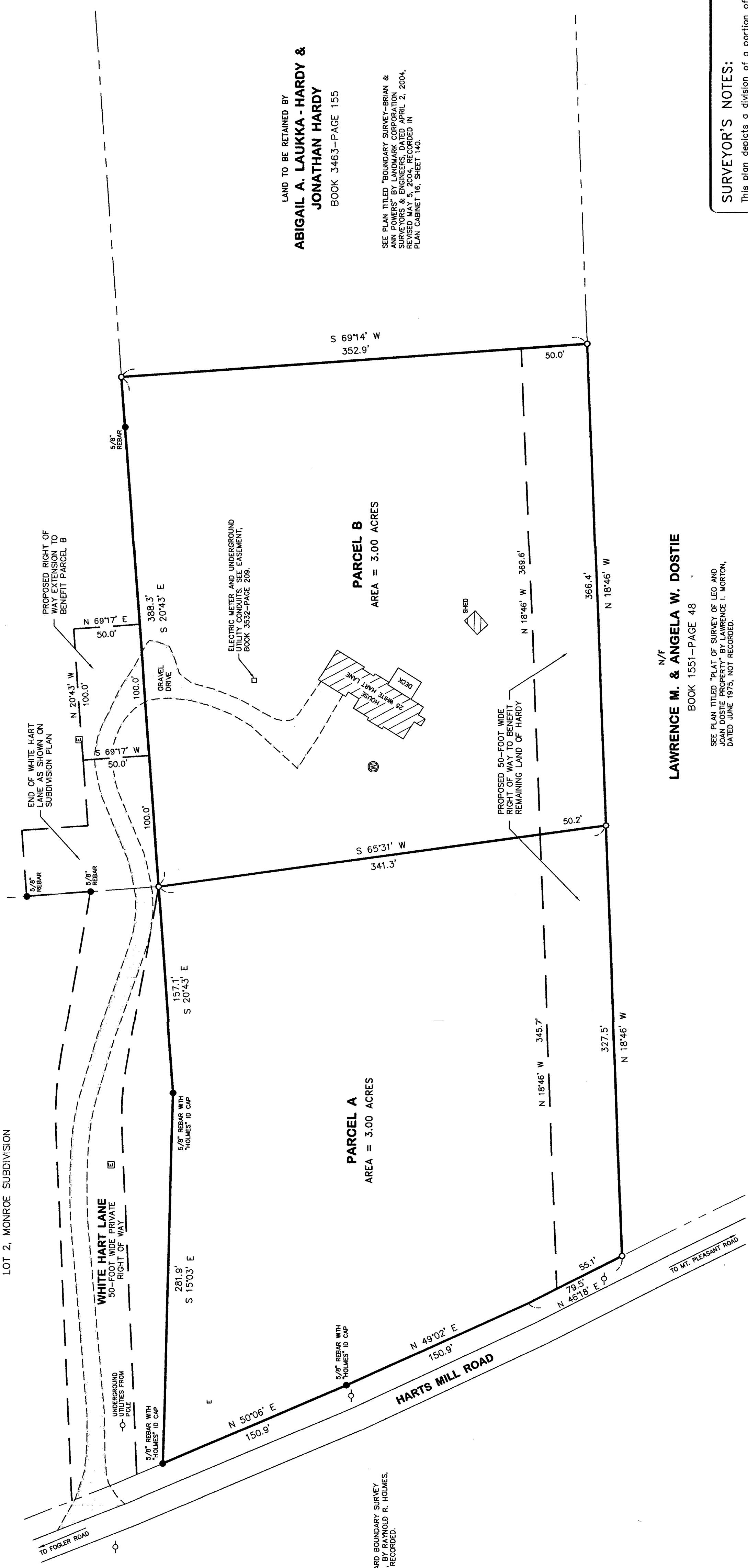
BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
 RECORDING REFERENCE, KNOX COUNTY REGISTRY OF DEEDS

N/F  
**ABIGAIL LAUKKA - HARDY**  
 BOOK 3477-PAGE 268  
 LOT 3, MONROE SUBDIVISION

N/F  
**STACY WHITLEY**  
 BOOK 5097-PAGE 142  
 LOT 2, MONROE SUBDIVISION

LAND TO BE RETAINED BY  
**ABIGAIL A. LAUKKA - HARDY & JONATHAN HARDY**  
 BOOK 3463-PAGE 155

N/F  
**LAWRENCE M. & ANGELA W. DOSTIE**  
 BOOK 1551-PAGE 48



SEE PLAN TITLED "STANDARD BOUNDARY SURVEY LAND OF ELMER C. HART" BY RAYNOLD R. HOLMES, DATED MARCH 1992, NOT RECORDED.

SEE PLAN TITLED "BOUNDARY SURVEY-BRIAN & ANN POWERS" BY LANDMARK CORPORATION, REVISED MAY 5, 2004, RECORDED IN PLAN CABINET 16, SHEET 140.

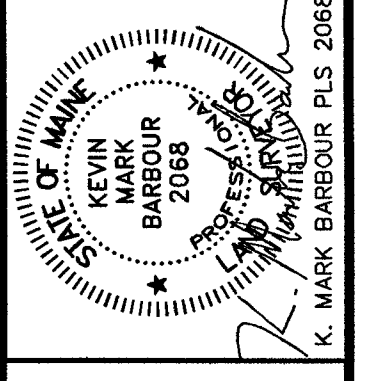
ELECTRIC METERS AND UNDERGROUND CABLES SEE PARAGRAPH 1, BOOK 3332-PAGE 209.

**SURVEYOR'S NOTES:**  
 This plan depicts a portion of land conveyed from Leo Laukka to Abigail A. Laukka-Hardy and Jonathan Hardy by deed dated July 22, 2005 and recorded at the Knox County Registry of Deeds in Book 3463, Page 155. Bearings are referenced to Magnetic North 2004, derived from the survey plan by Landmark referenced herein recorded in Plan Cabinet 16, Sheet 140. Iron pins set are 5/8" rebar, capped "Landmark Corp PLS 2068".

**LANDMARK CORPORATION**  
 SURVEYORS & ENGINEERS  
 219 MEADOW STREET ROCHESTER, MAINE 04856 PHONE: (207) 236-6757 WWW.LANDMARKMAINE.COM

FIELD WORK DATE: 2/2019  
 FIELD WORK BY: KMB/EST  
 DRAFTED BY: KMB  
 CHECKED BY: KMB  
 PLAN DATE: **FEBRUARY 14, 2019**

State of Maine, Knox ss: Registry of Deeds  
 Received **October 29, 2020, 12:21 P.M.**  
 and recorded in Cabinet **27**, Sheet **15**.  
 Attest: *Madeleine Cole* Register.



DIVISION OF LAND FOR  
**ABIGAIL LAUKKA - HARDY & JONATHAN HARDY**  
 HARTS MILL ROAD & 25 WHITE HART LANE  
 HOPE, MAINE KNOX COUNTY

## Abutter List

04-017 & 018	Michael & Wendy Eaton	10 Brookside Ln. Hope, ME 04847
04-026	Lawrence & Angela Dostie	174 Harts Mill Rd. Hope, ME 04847
04-027	Charles & Valda Colson	924 N. Riverside Dr. Conroe, TX 77304
04-027-01	Christopher & Anna Hooper	97 Harts Mill Rd. Hope, ME 04847
04-028	Abigail Hardy-Laukka	P.O. Box 214 W. Rockport, ME 04865

04-027-02



# TOWN OF HOPE

Plumbing Permit #

441 Currier Road, Hope, ME 04847  
Ph: (207) 762-8199 • Fax: (207) 263-4155  
www.townofhope.org

1523

Date 9/7/21

Permit Fee \$265.00

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM

**PROPERTY LOCATION**

City, Town, or Plantation: Hope

Street or Road: Harts Mill Road

Subdivision, Lot #:

Town Date: 9/7/21

LPI Signature: [Signature]

LPI Number: #1239

**OWNER/APPLICANT INFORMATION**

Name (last, first, MI): Hixon, Jenny

Owner  Applicant

Mailing Address of Owner/Applicant: 10 White Hat Lane, Hope, Maine 04847

Daytime Tel. #: 207-542-3633

Applicant  Town  State

The Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 04 Lot # 027-02

**OWNER OR APPLICANT STATEMENT**

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or local Plumbing Inspector to deny a Permit.

[Signature] 9/14/21  
Signature of Owner or Applicant Date

**CAUTION: INSPECTION REQUIRED**

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

[Signature] 10/19/21  
Local Plumbing Inspector Signature (1st) date approved (2nd) date approved

### PERMIT INFORMATION

<b>TYPE OF APPLICATION</b> <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. ≥25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<b>DISPOSAL SYSTEM COMPONENTS</b> <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
<b>SIZE OF PROPERTY</b> <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<b>DISPOSAL SYSTEM TO SERVE</b> <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit. No. of Bedrooms: <u>4</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	<b>TYPE OF WATER SUPPLY</b> <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
<b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

### DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete <input type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1000</u> GAL	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input checked="" type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>1344</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input checked="" type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>407</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION: <u>2</u> / C at Observation Hole # <u>2</u> Depth <u>23</u> " of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> <input type="checkbox"/> 1. Medium—2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large—5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> May Be Required <input type="checkbox"/> Required Specify only for engineered systems: DOSE: _____ gallons	<b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. <u>N44</u> <u>d</u> <u>12</u> <u>m</u> <u>25.72</u> <u>s</u> Lon. <u>W69</u> <u>d</u> <u>12</u> <u>m</u> <u>04.71</u> <u>s</u> if g.p.s, state margin of error: <u>16'</u>

### SITE EVALUATOR STATEMENT

I certify that on May 14, 2021 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

[Signature]  
Site Evaluator Signature

Edward Green  
Site Evaluator Name Printed

392  
SE #

207-975-2033  
Telephone Number

May 25, 2021  
Date

homeschl@midcoast.com  
E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

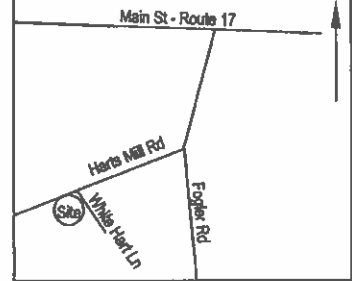
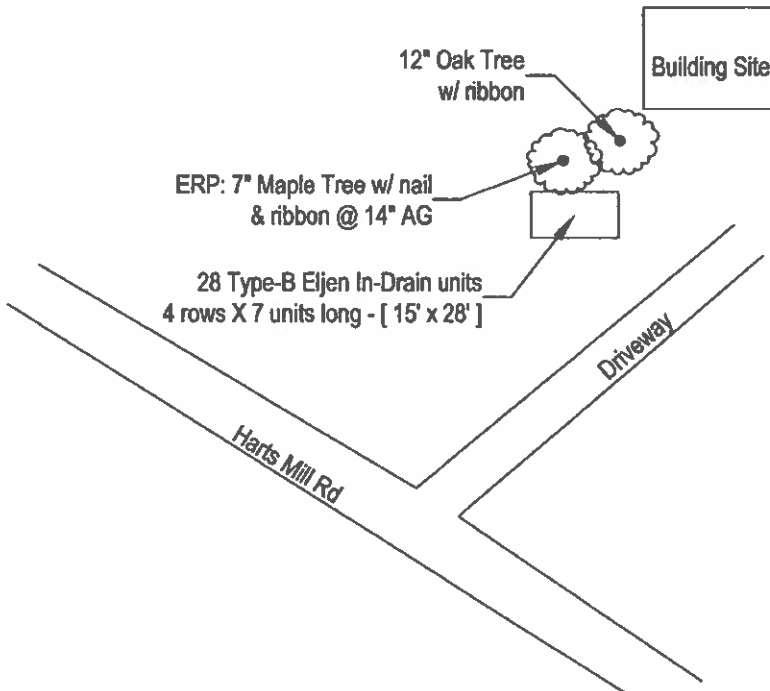
**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Maine Department of Human Services  
 Division of Health Engineering, Station 10  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: Hope Street, Road, Subdivision: \_\_\_\_\_ Owner or Applicant Name: \_\_\_\_\_

**SITE PLAN** Scale 1" = 60 ft.

**SITE LOCATION PLAN**



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

Observation Hole # TP-1  Test Pit  Boring  
1 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy Loam	Friable	Brown	
6				
12	Sandy Loam	Friable	Reddish Brown	
18				
24				
30	Sandy Loam	Friable	Olive Brown	Common and Distinct
36				
42	Limit of Excavation at 42 inches			
48	Soil Profile <u>2</u>	Classification <u>C</u>	Slope <u>4</u> Percent	Limiting Factor <u>24°</u> Depth

Groundwater  
 Restrictive Layer  
 Bedrock

Observation Hole # TP-2  Test Pit  Boring  
1 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy Loam	Friable	Brown	
6				
12	Sandy Loam	Friable	Reddish Brown	
18				
24				
30	Sandy Loam	Friable	Olive Brown	Common and Distinct
36				
42	Limit of Excavation at 41 inches			
48	Soil Profile <u>2</u>	Classification <u>C</u>	Slope <u>4</u> Percent	Limiting Factor <u>23°</u> Depth

Groundwater  
 Restrictive Layer  
 Bedrock

*[Signature]*  
 Site Evaluator Signature

392  
 SE #

5/25/2021  
 Date

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-5672 Fax: (207) 287-3163

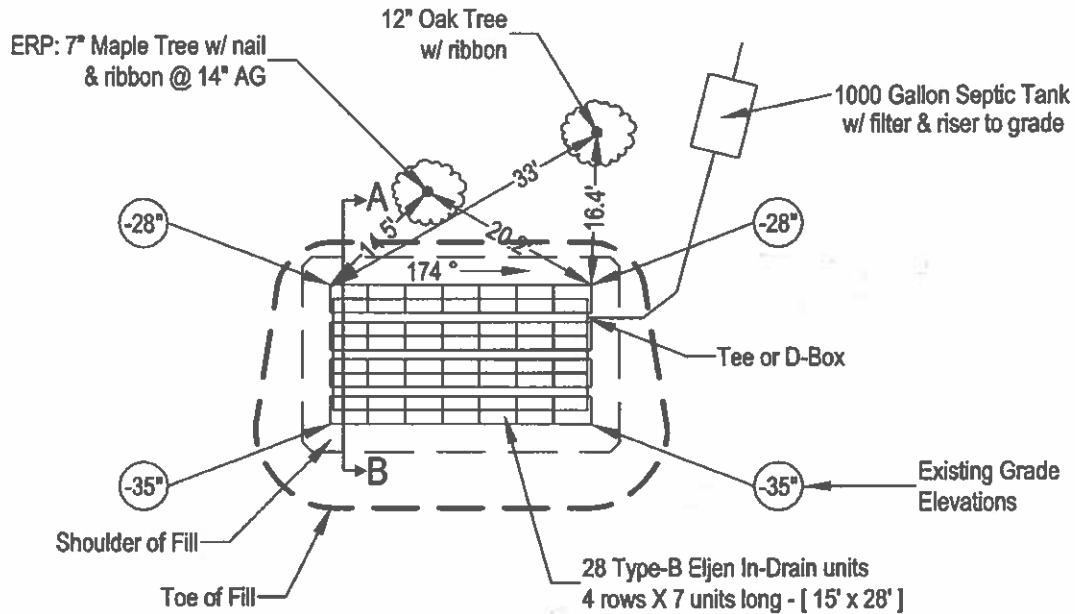
Town, City, Plantation  
Hope

Street, Road, Subdivision

Owner or Applicant Name

**SUBSURFACE WASTEWATER DISPOSAL PLAN**

Scale: 1" = 20' ft



**NOTES:**

1. Scarify all ground to be filled.
2. Min. 1/4"/ft slope of pipe from building to septic tank.
3. Min. 1/8"/ft slope of pipe from septic tank to disposal field.
4. Create transitional horizon beneath disposal field by thoroughly mixing gravelly coarse sand with 6" of the soil beneath system.



**BACKFILL REQUIREMENTS**

**CONSTRUCTION ELEVATIONS**

**ELEVATION REFERENCE POINT**

Depth of Backfill (upslope) 8-8"  
Depth of Backfill (downslope) 15-15"

Finished Grade Elevation (at Row 1) -20"  
Top of Proprietary **PIPE** (at Row 1) -28"  
Bottom of Disposal Field (at Row 1) -45"

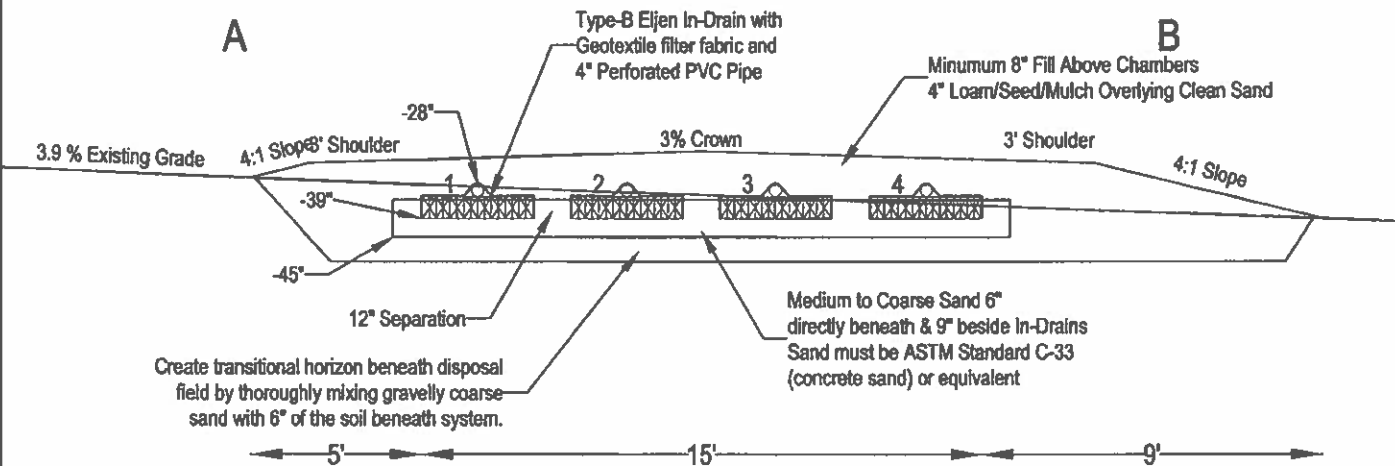
Location & Description: 7" Maple Tree w/ nail & ribbon @ 14" AG  
Reference Elevation is 0.0" or: \_\_\_\_\_

**NOTE: SCARIFY ALL GROUND SURFACE TO BE FILLED. GRAVELLY COARSE SAND WITHIN 3 FT OF IN-DRAINS. REMAINING FILL LOAMY SAND.**

**DISPOSAL FIELD CROSS SECTION**

ROW #	1	2	3	4
Top of Pipe	-28"	-28"	-28"	-28"
Bottom of Sand	-45"	-45"	-45"	-45"

**Scales:**  
Vertical: 1" = 5'  
Horizontal: 1" = 5'



*[Signature]*  
Site Evaluator Signature

392  
SE #

5/25/2021  
Date



# TOWN OF HOPE

441 Camden Road, Hope, ME 04847  
Ph: (207) 763-4199 • Fx: (207) 763-4195  
www.hopename.org

RECEIVED  
SEP 03 2021

# BUILDING PERMIT APPLICATION

Applicant Jennifer Hixon Owner Jennifer Hixon  
 Address 152 Hart's Mill Road Address 10 White Hart Lane  
 Phone 207 542 3633 Phone 207 542 3633  
 Email jenniferhmidcoast@gmail.com Email jenniferhmidcoast@gmail.com  
 Location of Site 152 Hart's Mill Road Lot Size 3 acres Zone RR Map 04 Lot 027-02

- Shoreland Zone  Yes  No
- Floodplain Area (FIRM maps)  Yes  No
- Subdivision  Yes  No
- Septic System needed  Yes  No
- New Road Entrance  Yes  No
- New Street Address  Yes  No

SSWW Permit # 1523 Internal Permit # \_\_\_\_\_  
9/7/21

Proposed Use:  Residential  Commercial

- New Dwelling, # of bedrooms 4  Mobile Home, # of bedrooms \_\_\_\_\_  Deck
- Accessory Structure  Relocation of Existing Structure  Demolition
- Excavation/Fill 200 Cu. Yds.  Change of Use \_\_\_\_\_  Sign
- Addition  Other \_\_\_\_\_

current # of bedrooms \_\_\_\_\_  
 proposed # of bedrooms \_\_\_\_\_

NOTE: If the proposed construction adds additional bedrooms you will need proof of adequate septic facilities before a permit can be issued.

First Floor 28 feet wide by 44 feet long = 1232 sq. ft \* .35 per sq. ft. = 431.20  
 2nd Floor \_\_\_\_\_ feet wide by \_\_\_\_\_ feet long = \_\_\_\_\_ sq. ft \* \$ \_\_\_\_\_ per sq. ft. = \_\_\_\_\_  
 Other Fill 200 cu yds feet wide by \_\_\_\_\_ feet long = \_\_\_\_\_ sq. ft \* \$ \_\_\_\_\_ per sq. ft. = 35.00  
 Decks \_\_\_\_\_ feet wide by \_\_\_\_\_ feet long = \_\_\_\_\_ sq. ft \* \$ \_\_\_\_\_ per sq. ft. = \_\_\_\_\_  
 Basement  Yes  No Total Square Feet of Buildings, Decks, etc. 1232 Total Permit Fee = 466.20

Maximum Structure Height 22 feet Estimated Cost of Buildings & Improvements 103,000

Mobile Home  
 Make N/A Year N/A Size N/A feet wide by N/A feet long Vin # N/A  
 If new, you must show proof of sales tax paid. If used and moved from other than a dealer, proof of property taxes paid is required.

If this permit is approved, it is done so using information provided by the applicant in the record regarding his ownership of the property and boundary locations. The applicant has the burden of proving that he has a legal right to use the property and that he is measuring required setbacks from the legal boundary lines of the lot. The approval of this permit in no way relieves the applicant of this burden, nor does it constitute a resolution in favor of the applicant of any issues regarding the property boundaries, ownership or similar title issues. The permit holder would be well advised to resolve any problems before expending money in reliance on this permit.

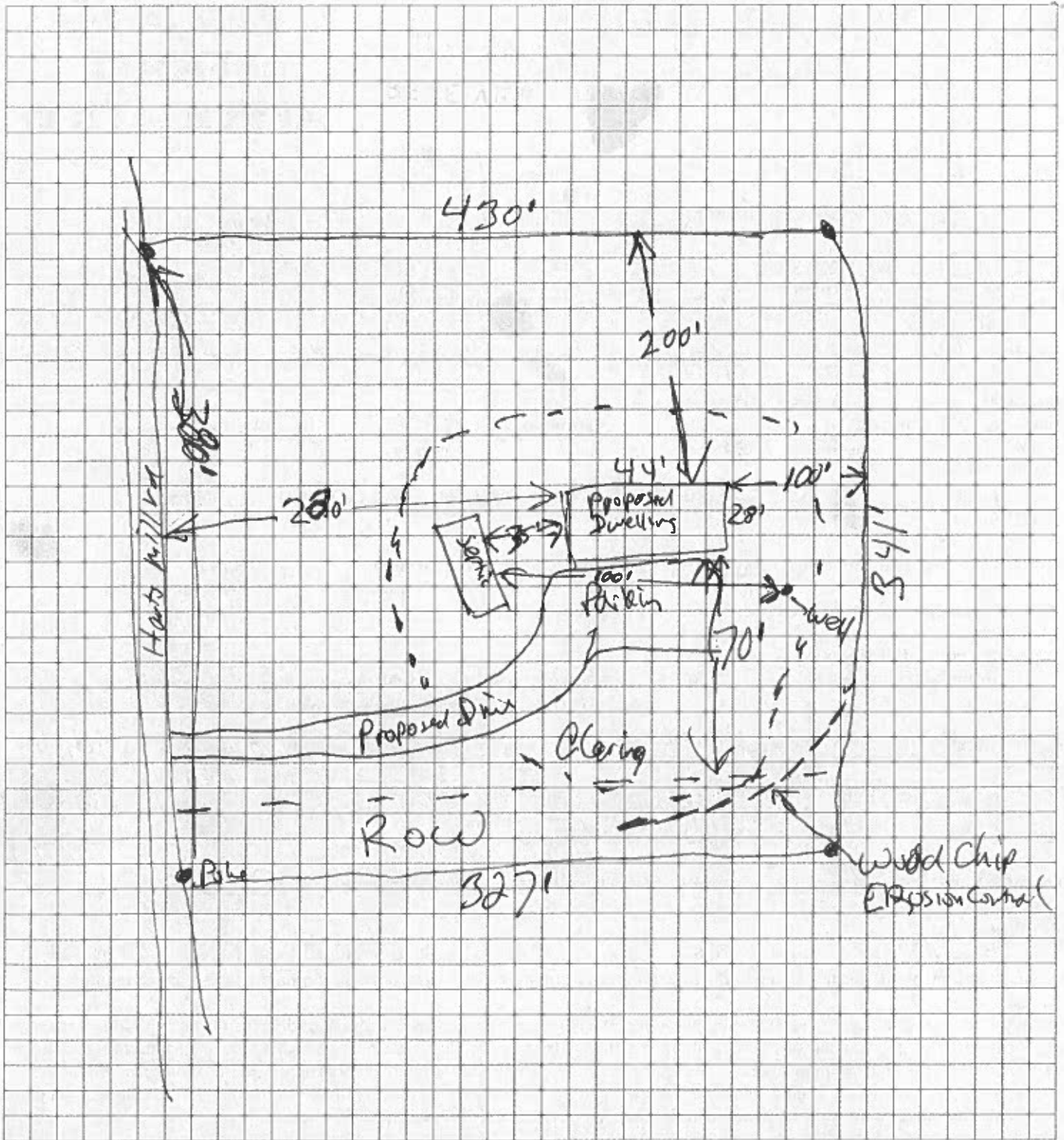
**I have read and understand the above paragraph and to the best of my knowledge, all information submitted on this application is true and correct. I further understand that it is my responsibility to know and comply with all local ordinances and state statutes.**

Signature Jennifer Hixon Date \_\_\_\_\_  
**Other State or Federal Permits may be required, depending on your project.**

Official Use  
 Date received 9/3/21 Fee Paid \$ 466.20 Permit # 2658

Approved Conditions \_\_\_\_\_  
 Denied Reason \_\_\_\_\_

Code Officer Samantha Walsh Date 9/7/21 (rev 8/10)



**This Plan Must Include :**

- (↪) Lot Lines with dimensions in feet.
- (↪) Locations of all driveways, roads or rights of way.
- (↪) Locations of all wells, septic systems or sewer lines.
- (↪) Distance in feet to all shorelines, wetlands, Shoreland Zones, streams or brooks.
- (↪) Any existing structures, dwellings, out buildings, decks, exterior stairs or accessory structures and their locations and dimensions.
- ( ) The Proposed structures or additions and changes, and their dimensions.
- ( ) Areas to be filled or graded.
- (↪) Areas to be cleared or trees removed.
- (↪) Methods and locations of erosion control if needed.





# Hope Permit #

# 2658

Date: 9/7/2021

Fee Paid: \$466.20

### Owner Information

Jennifer Hixon  
152 Harts Mill Rd  
Hope, ME 04847

### Applicant Information

Jennifer Hixon  
152 Harts Mill Rd Hope, ME 04847  
542-3633  
jenniferhmidcoat@gmail.com

Site Location: 152 Harts Mill Rd

Map/Lot: 04-027-02

Lot Size: 3 Acres

Permit to: Construct a 28' X 44' Single Family Dwelling and 200 Cu. Yds of fill.

Zone RR

Shld Zone: NO

Dimensions: 28' X 44'

Residential: YES

Commercial: NO

Area : 1,232 Sq. Ft.

Floodplain: NO

Subdivision: YES

Type SFD

Use Group: Residential

Basement:

MH Year: N/A

MH Make: N/A

Estimated Cost: \$103,000.00

Subsurface Wastewater Permit # 1523

Internal Plumbing Permit #

Subsurface Wastewater Permit Date 9/7/2021

Internal Plumbing Permit Date

Approved by:  CEO

Date Approved: 9/7/2021

Notes Good Luck with Your Project!!!! You must obtain a Certificate of Occupancy from th CEO prior to anyone moving into this home. Be sure to obtain an internal plumbing permit.

Good Luck with your project!!!!

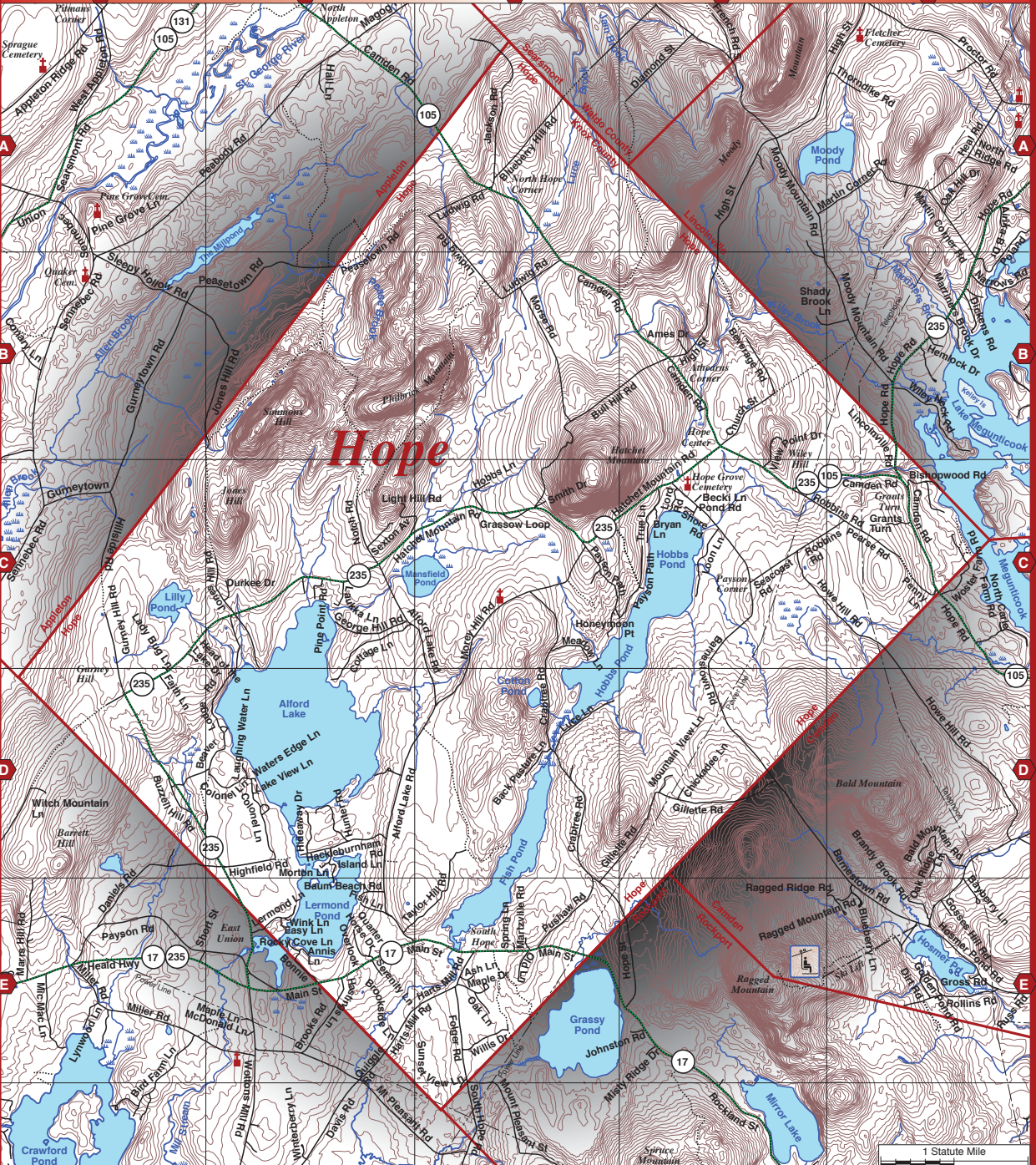
Please maintain all required setbacks and install best management practices for erosion control.



**Street Map**  
 Knox County, Maine

**Hope**  
 & Isle au Haut & Matinicus & Criehaven

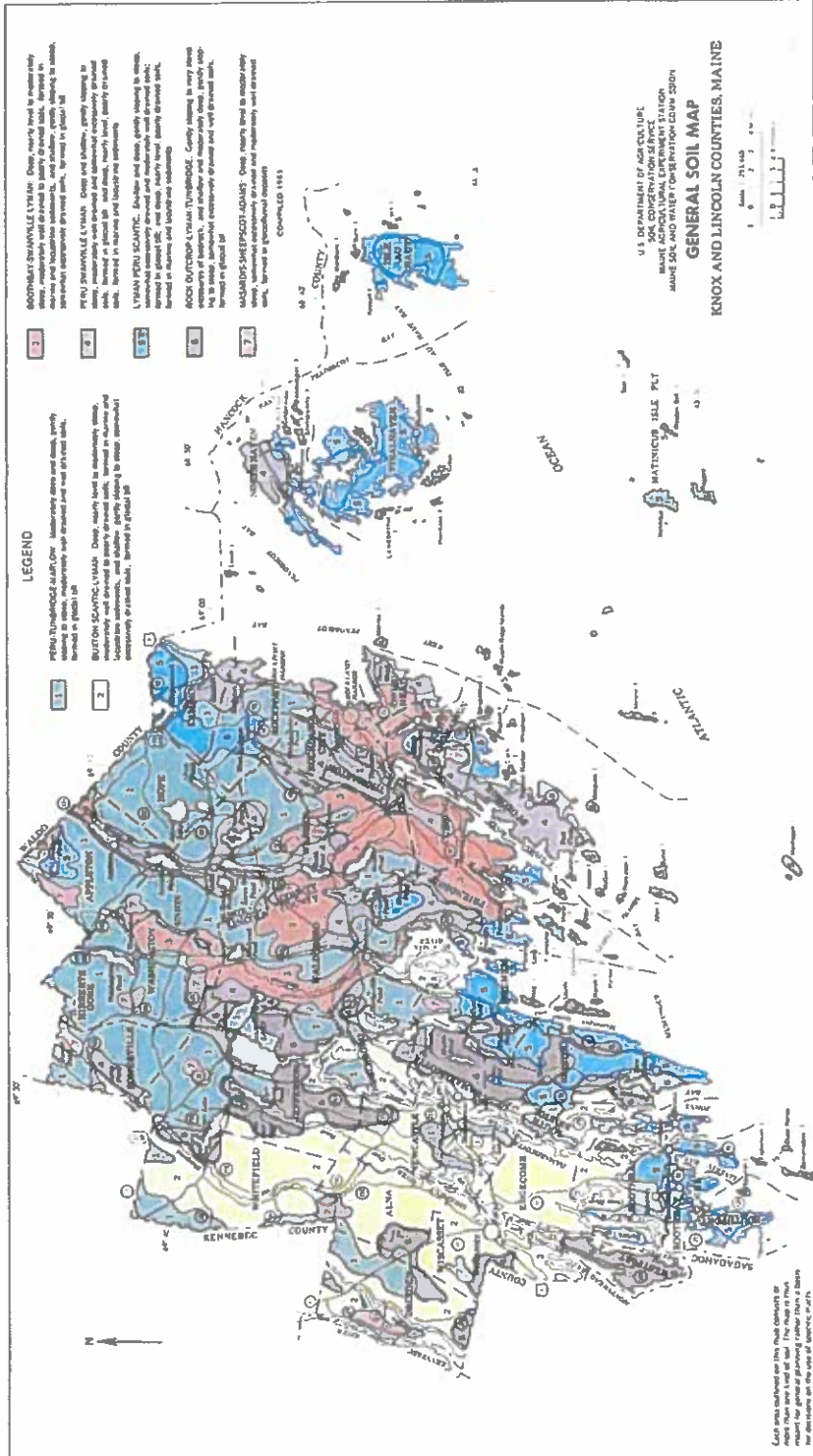
While every effort has been made to ensure accuracy, the author accepts no responsibility for any liability resulting from any use of this map. Copyright © 2006 by Tay Vaughan. All rights reserved. For permission to copy this map, please call 207-785-5611 or write to Timesream Multimedia, 65 Searsmont Rd., Appleton, ME 04862. E-mail: maps@timesream.com



Alford Lake Rd	D2	Buzzell Hill Rd	D1	Grassow Loop	C3	Jackson Rd	A3	Meadow Ln	C3	Quarter Horse Dr	E2
Ames Dr	B4	Camden Rd	B4	Hacklebunham Rd	C1	Jones Hill Rd	C2	Morey Hill Rd	C3	Robbins Rd	C4
Annis Ln	E2	Chickadee Ln	D4	Harts Mill Rd	E2	Lady Bug Ln	D1	Morse Rd	B3	Rocky Cove Ln	E2
Ash Ln	E3	Church St	B4	Hastings Ln	E2	Lake View Ln	C2	Morton Ln	D2	Seacoast Rd	C4
Back Pasture Ln	D3	Colonel Ln	C2	Hatchett Mountain Rd	C2	Laughing Water Ln	D2	Mountain View Ln	D4	Serenity Ln	E2
Barnestown Rd	C4	Cottage Ln	C2	Head of the Lake Dr	C2	Lauka Ln	C2	Notch Rd	C2	Sexton Av	C2
Barrett Hill Rd	D1	Crabtree Rd	D2	Hideaway Dr	D2	Lermond Ln	E2	Oak Ln	E3	Shore Rd	C4
Baum Beach Rd	E2	Daniels Rd	E1	High St	B4	Light Hill Rd	C2	Old Ln	E2	Smith Dr	C3
Beaver Lodge Rd	D1	Durkee Dr	C2	Highfield Rd	D2	Lincolville Rd	D2	Overlook	E3	Spring Ln	E3
Becki Ln	C4	Easy Ln	E2	Hobbs Ln	C3	Loon Ln	C4	Payson Path	C5	Sunset View Ln	E3
Beverage Rd	B4	Faith Ln	D1	Honeymoon Pt	C3	Lord Rd	C4	Peasetown Rd	B2	Taylor Hill Rd	E2
Bishopwood Rd	C3	Fish Ln	E2	Hope St	E4	Luce Ln	B3	Penny Ln	C5	True Ln	C4
Blueberry Hill Rd	A3	Folger Rd	E3	Howe Hill Rd	C4	Ludwig Rd	B3	Pine Point Rd	C2	View Point Dr	C4
Brookside Ln	E2	George Hill Rd	C2	Hunter Rd	D2	Main St	E2	Pond Rd	C4	Waters Edge Ln	D2
Bryan Ln	C4	Gillette Rd	D4	Island Ln	D2	Maple Dr	E3	Pushaw Rd	E3	Willis Dr	E3
Bull Hill Rd	B3	Grants Turn	C5			Martville Rd	E3			Wink Ln	E2
										Woster Farm Rd	C5

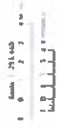
The winter of 1785-86 was wicked bad; wolves roamed on crusted snow in the heavily-forested new township of Hope. The land had been divided into 120 lots of about 160 acres each, and, when the ice was finally out in late spring, coasters landed settlers near Peter Ott's tavern at the harbor at Goose River, now called Rockport. Many were veterans of the Revolutionary War. They trekked inland six miles along a spotted trail, some carrying the all-important grindstone on their backs, each to clear three acres and build a cabin within three years. If they succeeded, the first 100 acres came free, and an additional 66 acres (more or less) could be purchased for 15 shillings.

Among these settlers was William Hewitt and his family, arriving on Captain Robert Thordike's schooner out of Boston. Hewitt, born in England, had apprenticed into the weaver trade but disliking both the trade and his master, then joined the British Army at age seventeen. He was sent to Boston in 1773 to serve with General Howe. After a while in this new land, however, his sympathies changed, and with a friend he escaped from Boston traveling northward on foot by night; they were helped by a Quaker family who provided food, directions, and civilian clothing. Hewitt settled in New Hampshire, where he worked on a farm belonging Benjamin King, and in 1784, he married the farmer's daughter, Sarah. When the Revolutionary War broke out, he became drill master for a company of local New Hampshire volunteers and later joined the Continental Army where he was assigned to George Washington's staff. He was present when his former comrades surrendered with Burgoyne. When the War was over, William's friends, Charles Barrett and Samuel Appleton, neighbors in New Hampshire, persuaded him to relocate to Hope. In 1787 William and Sarah's son, Samuel, became the first male child born in Hope.



- LEGEND**
- 1 PERU THUNDERBOLT SUTTON: Substratum dense and stony, poorly drained, nearly level to moderate slope, formed in glacial till.
  - 2 BOSTON SCANTIC LYMAN: Deep, nearly level to moderate slope, moderately well drained to poorly drained soils, formed in moraine and lacustrine sediments, and shallow, poorly draining to stony substratum, moderately drained soils, formed in glacial till.
  - 3 MOONBAY SHAWVILLE LYMAN: Deep, nearly level to moderate slope, moderately well drained to poorly drained soils, formed in moraine and lacustrine sediments, and stony substratum, moderately well drained to poorly drained soils, formed in glacial till.
  - 4 PERU THUNDERBOLT LYMAN: Deep and shallow, moderately well drained to poorly drained soils, formed in glacial till and moraine, nearly level, stony to level soils, formed in moraine and lacustrine sediments.
  - 5 LYMAN PERU SCANTIC: Shallow and stony, gently sloping to steep, moderately well drained to moderately well drained soils, formed in moraine and lacustrine sediments.
  - 6 ROCK OUTCROP LYMAN THUNDERBOLT: Gravelly, stony to very stony, moderately well drained to poorly drained soils, formed in moraine, and shallow and moderately deep, stony slope to level, moderately well drained and well drained soils, formed in glacial till.
  - 7 SACANDIS-SHEPPOD ADAMS: Deep, nearly level to moderate slope, moderately well drained to poorly drained soils, formed in glacial till and lacustrine deposits.

U.S. DEPARTMENT OF AGRICULTURE  
 SOIL CONSERVATION SERVICE  
 MAINE SOIL AND WATER CONSERVATION DISTRICT  
**GENERAL SOIL MAP**  
 KNOX AND LINCOLN COUNTIES, MAINE



Each area outlined on this map represents a soil type as determined by field observations and soil analysis. It is intended for general planning purposes only and does not constitute a guarantee of soil characteristics for decisions on the use of specific crops.



# Soil Survey of Knox and Lincoln Counties, Maine

---

By Gary T. Hedstrom, Soil Conservation Service

Fieldwork by Manley H. Bailey, Albert P. Faust, Gary T. Hedstrom,  
Wayne D. Hoar, Glendon B. Jordon, David E. Wilkinson,  
Theodore H. Butler, Wayne E. Hall, Paul D. Hersey,  
David J. Popp, and Richard M. Riley, Soil Conservation Service

United States Department of Agriculture, Soil Conservation Service  
In cooperation with  
the Maine Agricultural Experiment Station and  
the Maine Soil and Water Conservation Commission

KNOX and LINCOLN COUNTIES are in the southern, midcoastal part of Maine. The total land area of Knox County is 362 square miles, or 231,680 acres, and lakes, rivers, ponds, and streams take in about 60,000 acres. The population of Knox County is about 29,709, and that of Rockland, the county seat, is about 6,851. The total land area of Lincoln County is 457 square miles, or 292,480 acres, and lakes, rivers, ponds, and streams take in about 57,000 acres. The population of Lincoln County is about 25,600 and that of Wiscasset, the county seat, is about 2,830.

The survey area is in the coastal region of the New England glaciated uplands. Relief ranges from sea level, on the coast, to 1,385 feet above sea level, on Mount Megunticook, in the northeastern part of the survey area. The survey area is characterized generally by rolling hills and glacially formed ridges. The northeastern part of the survey area is mountainous.

The main economic enterprise in the survey area is tourism. The numerous historic sites and scenic areas along the rocky coastline attract many summer visitors annually as well as summer residents. The other industries include fishing, mainly lobstering, manufacturing, and farming. The agricultural products include dairy products, beef, blueberries, apples, poultry, and eggs. Fish processing, small boatbuilding, lime quarrying, and forestry are also economically important in these counties.

## General Nature of the County

This section provides general information about the history and development, the climate, and the drainage patterns of Knox and Lincoln Counties.

## History and Development

Parts of this survey area were explored by Captain John Smith in 1614. The first settlement in what is now Lincoln County was on Pemaquid Point in 1625. In 1765, the settlement, after having been destroyed several times during the French and Indian Wars, was incorporated as the Town of Bristol. The first settlement in Knox County, Camden, is dated 1769. The town of Camden was incorporated in 1790. The first major industries developed in the survey area were shipbuilding, lumbering, and fishing. They were developed because of the abundance of timber and the location of the survey area. During the nineteenth century, the major industries were limestone and granite quarrying, mainly in Knox County, brickmaking along the Damariscotta River, and ice harvesting.

In 1760, when Lincoln County was incorporated, it included parts of what are now Washington, Hancock, Kennebec, Waldo, Androscoggin, Sagadahoc, and Knox Counties. In 1860, the population of Lincoln County was about 29,860. Knox County was incorporated in 1860 from parts of Lincoln and Waldo Counties. Its population at that time was about 32,716.

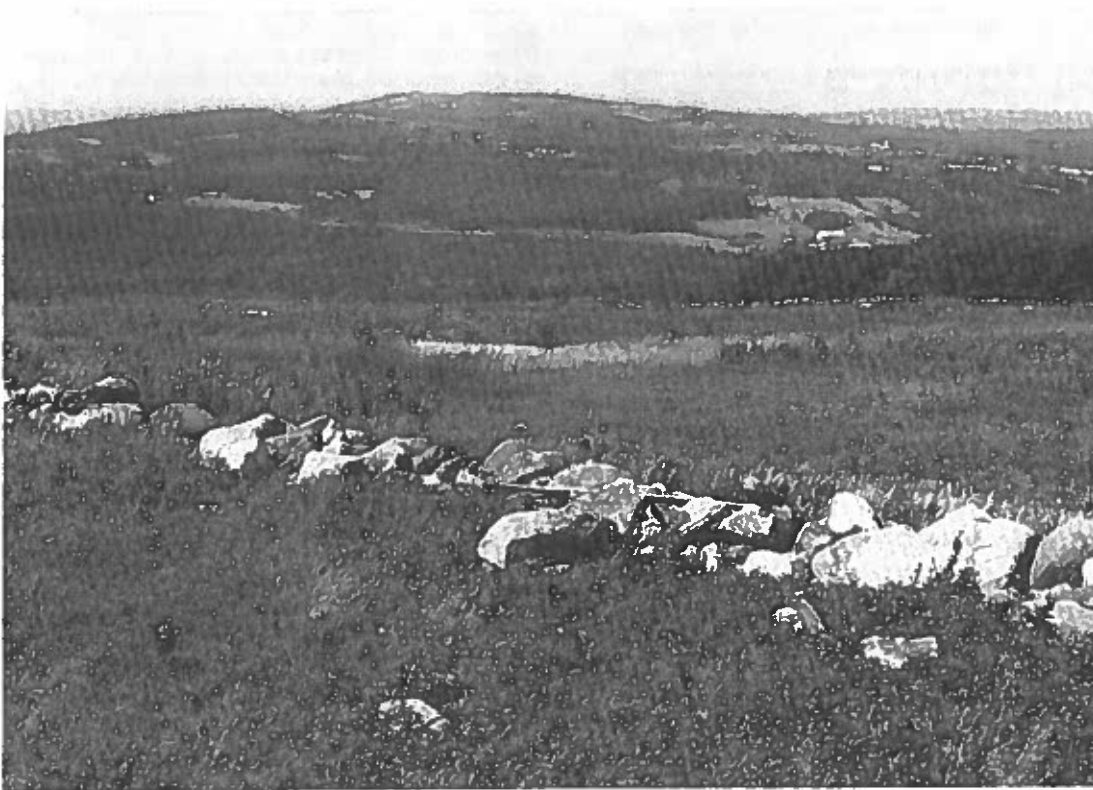


Figure 1.—A typical area of Peru, Tunbridge, and Marlow soils. Tunbridge soils are in the foreground, Marlow soils are on the lower slopes, and Peru soils are in the valley.

moderately steep. The surface layer is silt loam. The subsoil is silt loam, silty clay loam, and silty clay. The substratum is silty clay. These soils are wet for short periods, and workability is poor.

Scantic soils are deep, poorly drained, and nearly level. The surface layer is silt loam. The subsoil is silt loam, silty clay loam, and silty clay. These soils have a seasonal high water table, and workability is poor.

Lyman soils are shallow, somewhat excessively drained, and gently sloping to steep. The surface layer and the subsoil are fine sandy loam. Below that, there is hard, unweathered bedrock.

The minor soils in this map unit are mainly Hermon, Berkshire, Marlow, Tunbridge, Eldridge, Peru, Boothbay, and Swanville soils. Areas of Rock outcrop are a minor part of the map unit. These soils and areas of Rock

outcrop are on landscapes similar to those of Buxton, Scantic, and Lyman soils. Hermon soils are somewhat excessively drained. Berkshire, Marlow, and Tunbridge soils are well drained. Eldridge and Peru soils are moderately well drained. Boothbay soils are moderately well drained or somewhat poorly drained. Swanville soils are poorly drained. Also included are scattered areas of Biddeford, Adams, Allagash, Sheepscot, Madawaska, Masardis, Charles, Lovewell, and Madomak soils, Sulfaquents, Suffhemists, and scattered areas of Beaches. Biddeford soils and Borosapists are in depressions. These soils are very poorly drained. Adams, Allagash, Sheepscot, Madawaska, and Masardis soils are on outwash plains and on high stream terraces. These soils are moderately coarse textured. Charles,



# TOWN OF HOPE

44 Camden Road, Hope, ME 04847  
Ph: (207) 763-4199 • Fax: (207) 763-4195  
www.hopemaine.org

# BUILDING PERMIT APPLICATION

Applicant JAMES DENMAN  
Address 14 WHITEHART LANE, HOPE  
Phone 207-975-6503  
Email WHITMANPROPERTIES11@GMAIL.COM  
Location of Site 46 ISLAND LANE, HOPE

Owner JAMES DENMAN/STACY WHITLET  
Address 14 WHITE HART LANE, HOPE  
Phone 207-975-6503  
Email WHITMANPROPERTIES11@GMAIL.COM  
Lot Size 0.17 Zone 11 Map 07 Lot 041

Shoreland Zone  Yes  No  
Floodplain Area (FIRM maps)  Yes  No  
Subdivision  Yes  No  
Septic System needed  Yes  No  
New Road Entrance  Yes  No  
New Street Address  Yes  No

SSWW Permit # \_\_\_\_\_ Internal Permit # \_\_\_\_\_

Proposed Use:  Residential  Commercial

- New Dwelling, # of bedrooms \_\_\_\_\_
- Accessory Structure
- Excavation/Fill \_\_\_\_\_ Cu. Yds.
- Addition
- Mobile Home, # of bedrooms \_\_\_\_\_
- Relocation of Existing Structure
- Change of Use \_\_\_\_\_
- Other RENOVATE EXISTING STRUCTURE
- Deck
- Demolition
- Sign

current # of bedrooms 2  
proposed # of bedrooms 2

NOTE: If the proposed construction adds additional bedrooms you will need proof of adequate septic facilities before a permit can be issued.

First Floor	<u>8'</u>	feet wide by <u>10'6"</u>	feet long = <u>84</u>	sq. ft * \$ .	per sq. ft. =
2nd Floor	<u>8'</u>	feet wide by <u>6'6"</u>	feet long = <u>52</u>	sq. ft * \$ .	per sq. ft. =
Other		feet wide by _____	feet long = _____	sq. ft * \$ .	per sq. ft. =
Decks		feet wide by _____	feet long = _____	sq. ft * \$ .	per sq. ft. =
Basement	<input type="checkbox"/> Yes <input type="checkbox"/> No	Total Square Feet of Buildings, Decks, etc. _____		Total Permit Fee = _____	

Maximum Structure Height 35' feet Estimated Cost of Buildings & Improvements \$ 170,000

### Mobile Home

Make \_\_\_\_\_ Year \_\_\_\_\_ Size \_\_\_\_\_ feet wide by \_\_\_\_\_ feet long Vin # \_\_\_\_\_  
If new, you must show proof of sales tax paid. If used and moved from other than a dealer, proof of property taxes paid is required.

If this permit is approved, it is done so using information provided by the applicant in the record regarding his ownership of the property and boundary locations. The applicant has the burden of proving that he has a legal right to use the property and that he is measuring required setbacks from the legal boundary lines of the lot. The approval of this permit in no way relieves the applicant of this burden, nor does it constitute a resolution in favor of the applicant of any issues regarding the property boundaries, ownership or similar title issues. The permit holder would be well advised to resolve any problems before expending money in reliance on this permit.

I have read and understand the above paragraph and to the best of my knowledge, all information submitted on this application is true and correct. I further understand that it is my responsibility to know and comply with all local ordinances and state statutes.

Signature \_\_\_\_\_ Date \_\_\_\_\_

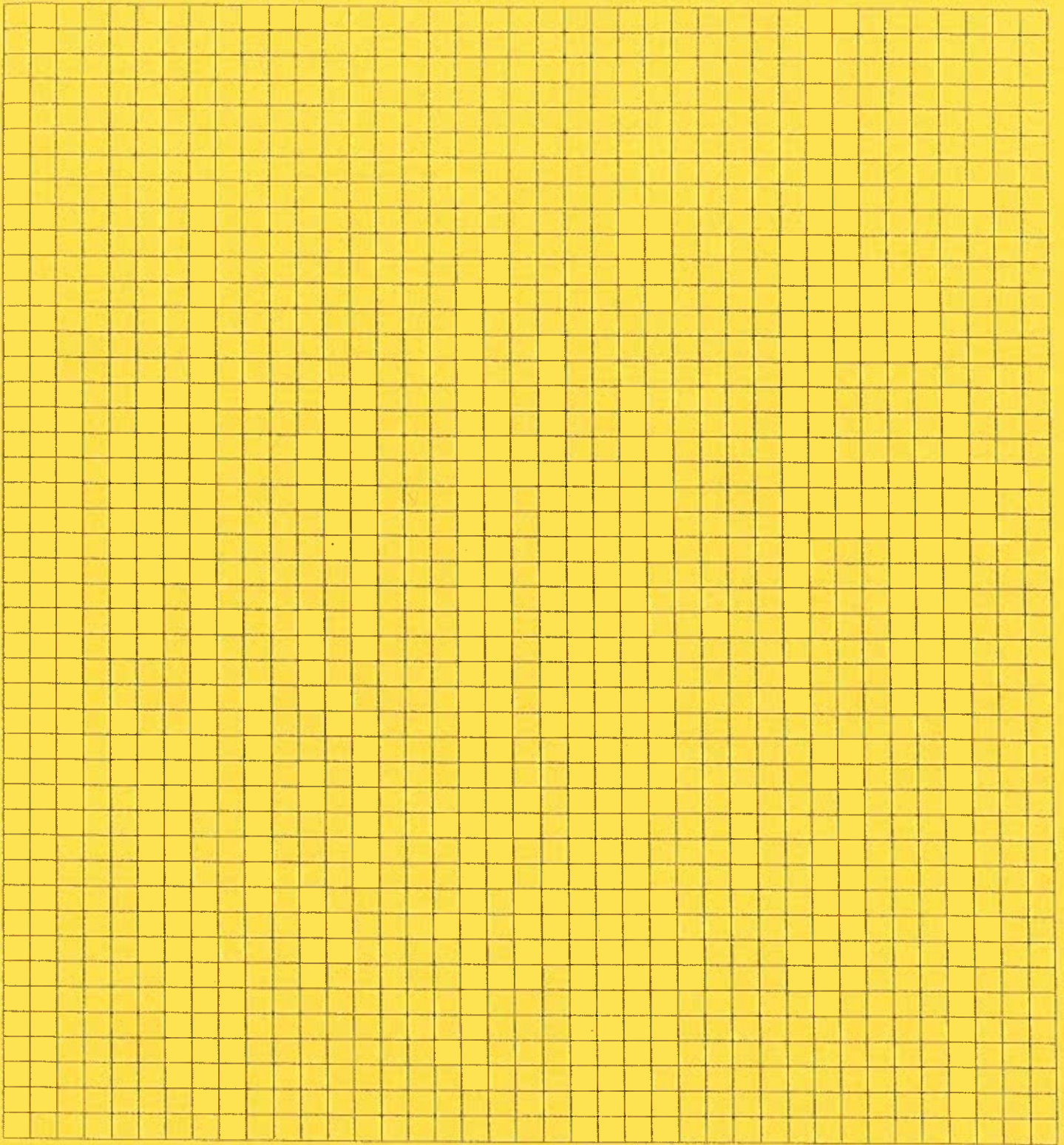
*Other State or Federal Permits may be required, depending on your project.*

### Official Use

Date received \_\_\_\_\_ Fee Paid \_\_\_\_\_ Permit # \_\_\_\_\_

Approved Conditions  Denied  
Reason \_\_\_\_\_

Code Officer \_\_\_\_\_ Date \_\_\_\_\_

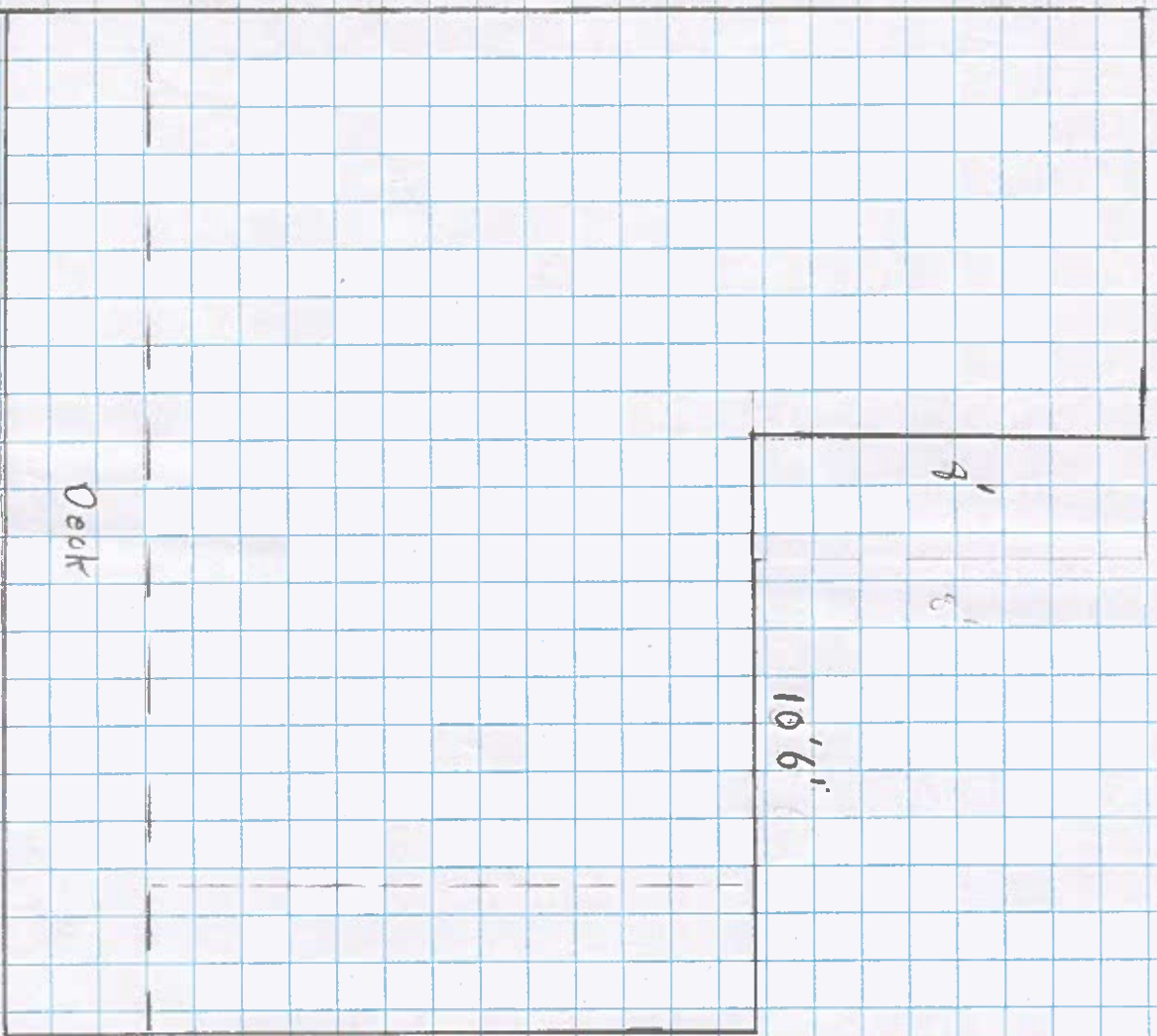


**This Plan Must Include :**

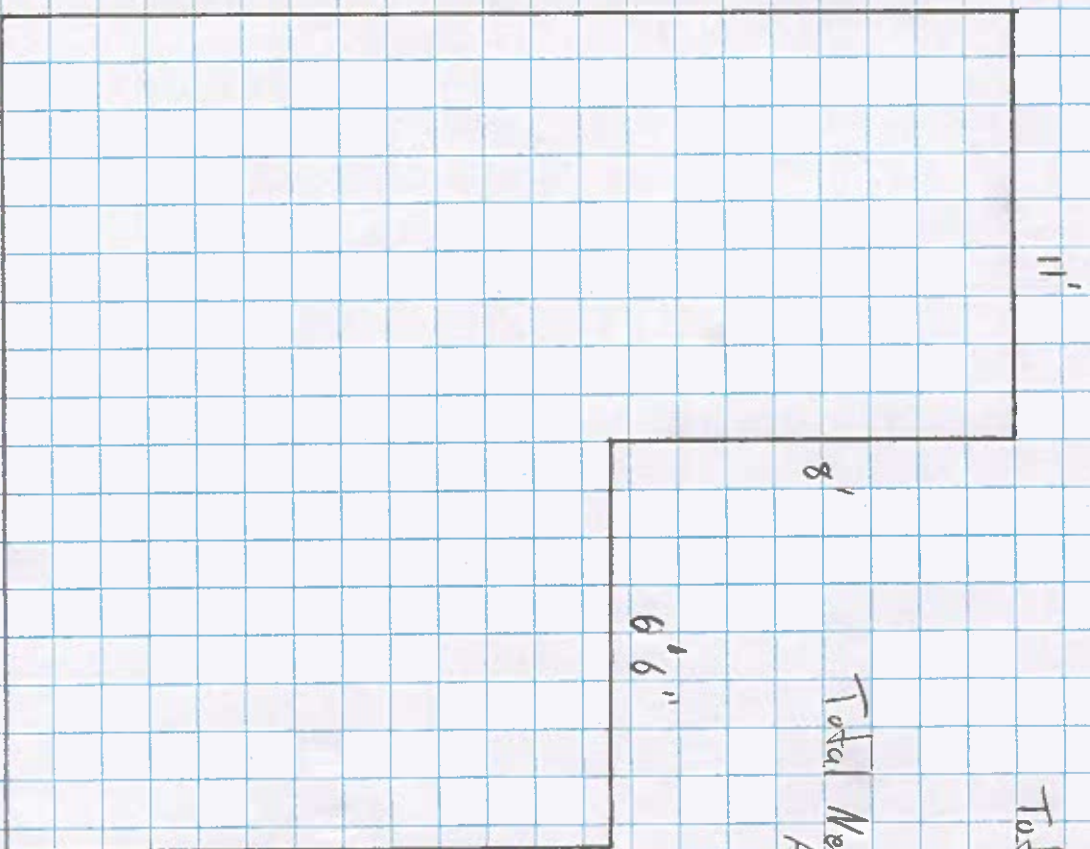
- ( ) Lot Lines with dimensions in feet.
- ( ) Locations of all driveways, roads or rights of way.
- ( ) Locations of all wells, septic systems or sewer lines.
- ( ) Distance in feet to all shorelines, wetlands, Shoreland Zones, streams or brooks.
- ( ) Any existing structures, dwellings, out buildings, decks, exterior stairs or accessory structures and their locations and dimensions.
- ( ) The Proposed structures or additions and changes, and their dimensions.
- ( ) Areas to be filled or graded.
- ( ) Areas to be cleared or trees removed.
- ( ) Methods and locations of erosion control if needed.



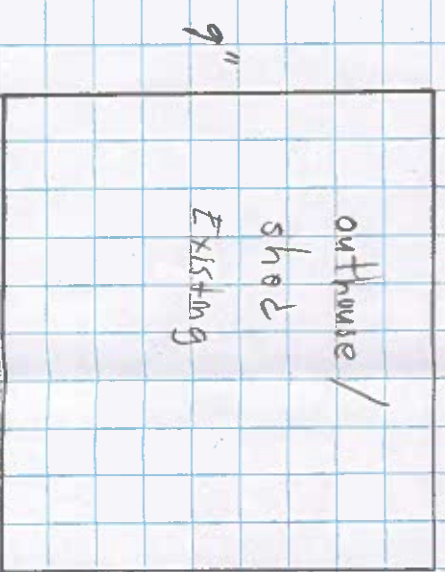
1<sup>st</sup> Floor Existing



2<sup>nd</sup> Floor Existing



POND



POND

- 1<sup>st</sup> Floor with Deck 433 sq ft
- 2<sup>nd</sup> Floor 316
- outhouse 90

Total Existing sq ft - 839

plus 30% - 251.7

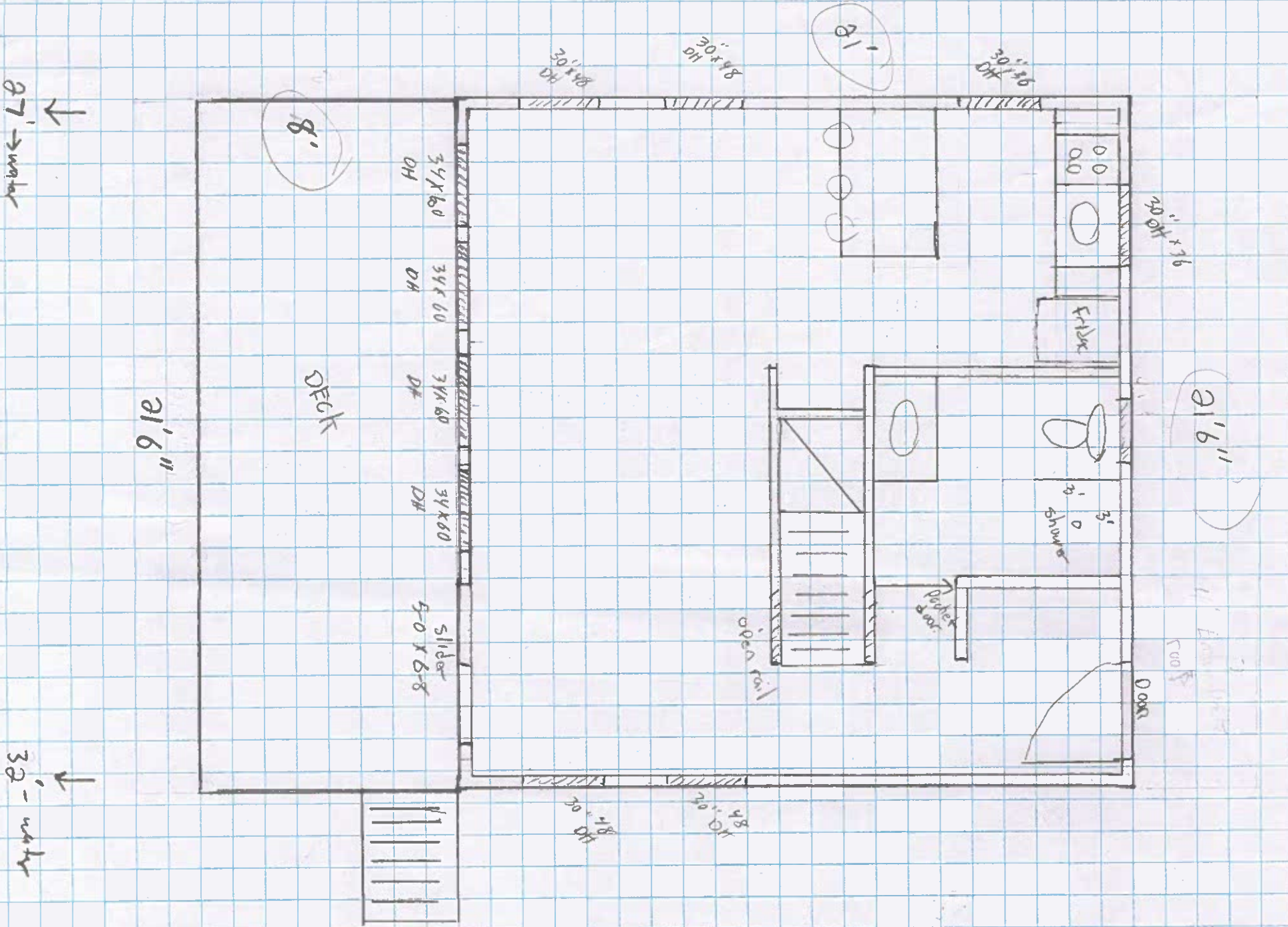
Total New Renovated space 1090.7 Available

Total Height 20'5"

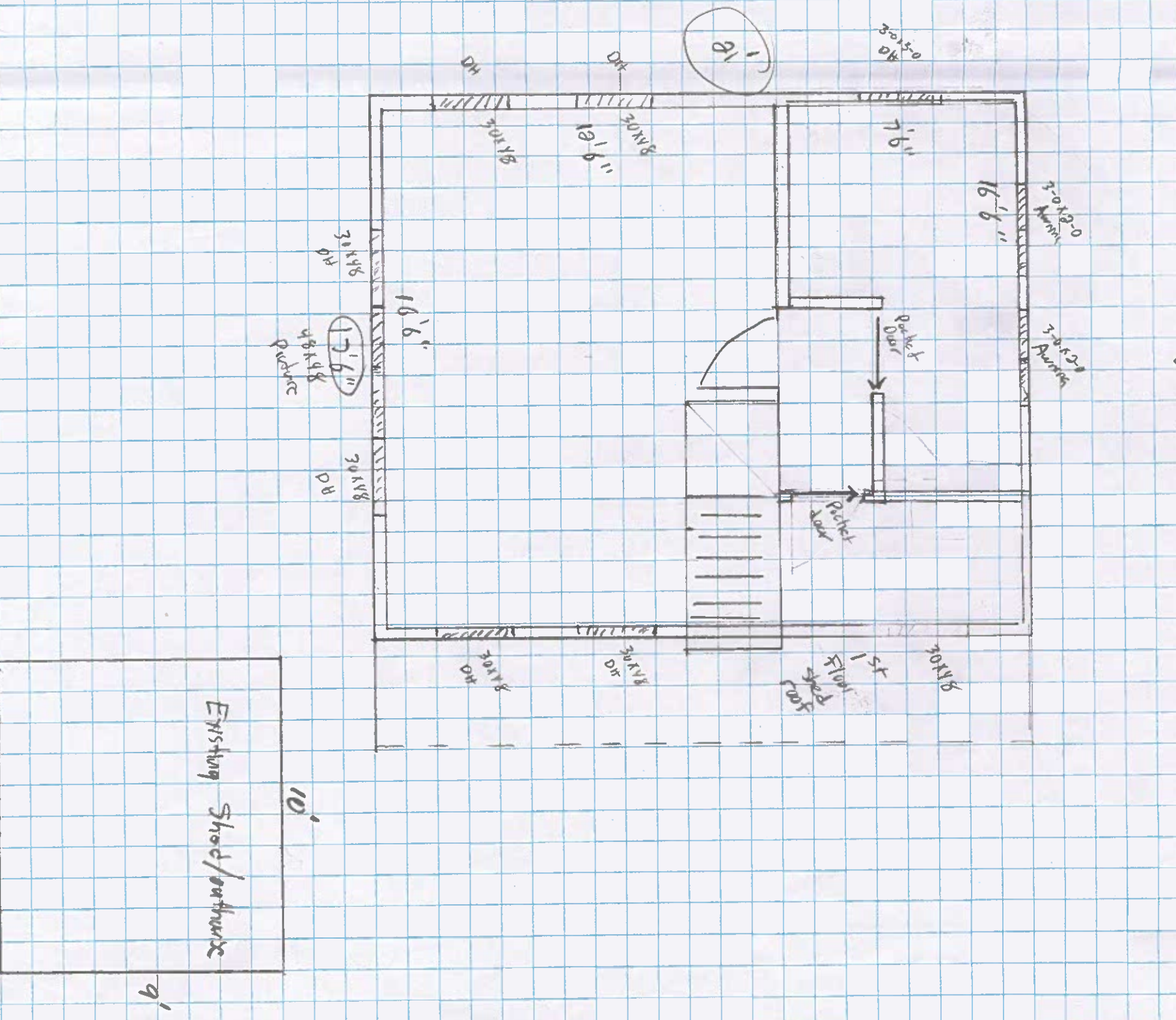
New Plans 975  
plus existing Shed 90  
Total 1065

19'6"

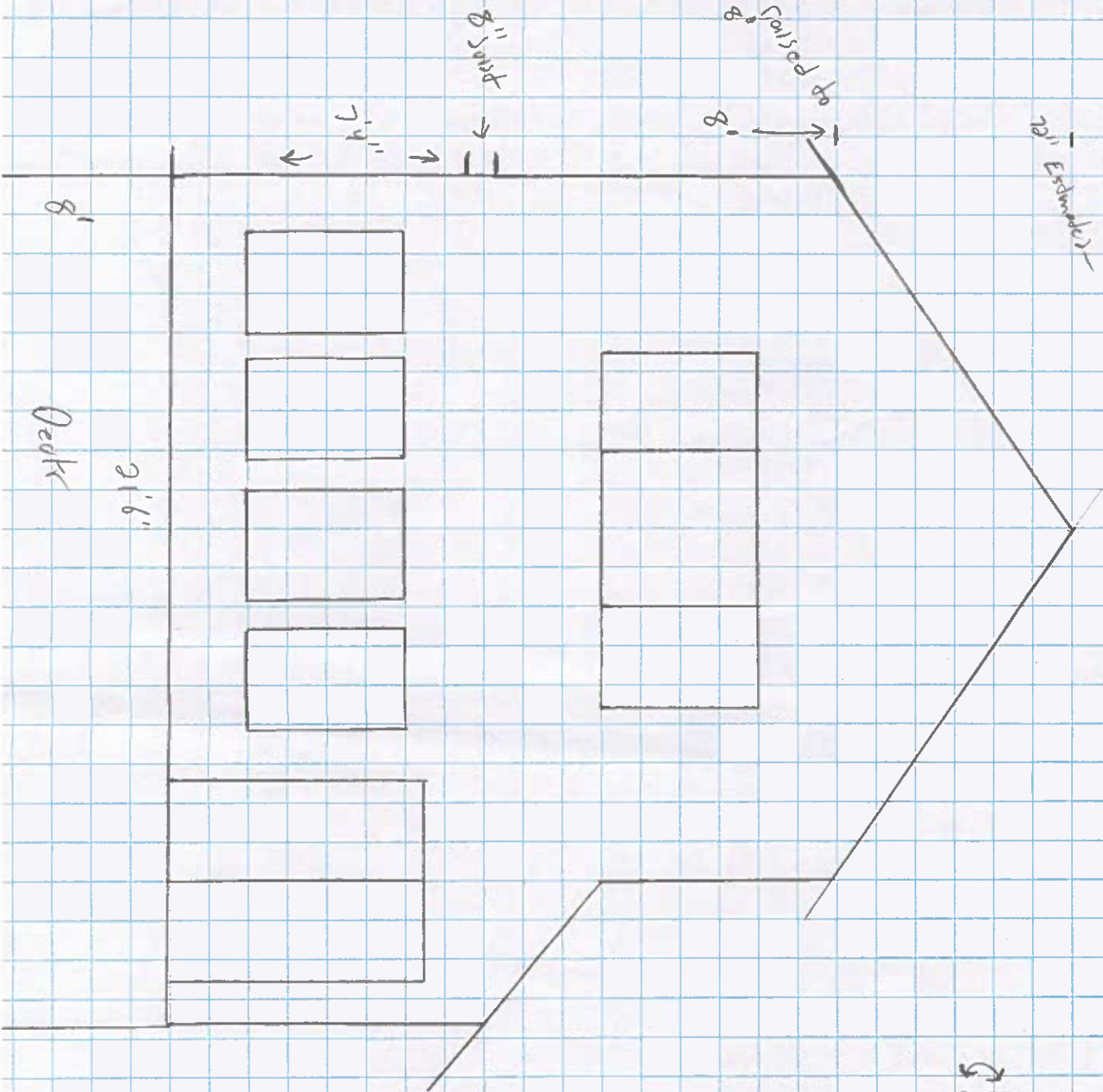
1st Floor



2nd Floor



(new 2nd floor walls and roof system)



21'9" 10" Estimated Height From ground  
5'9"

- New Mathews Brothers Vinyl windows
- Mathews Brothers slider door
- Pine trim -
- Cedar shingle siding
- Shingled roof
- New Electric / Plumbing -
- Working with ED Greene with (Sofie Design)

46 Island Lane

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Existing sq Ft -

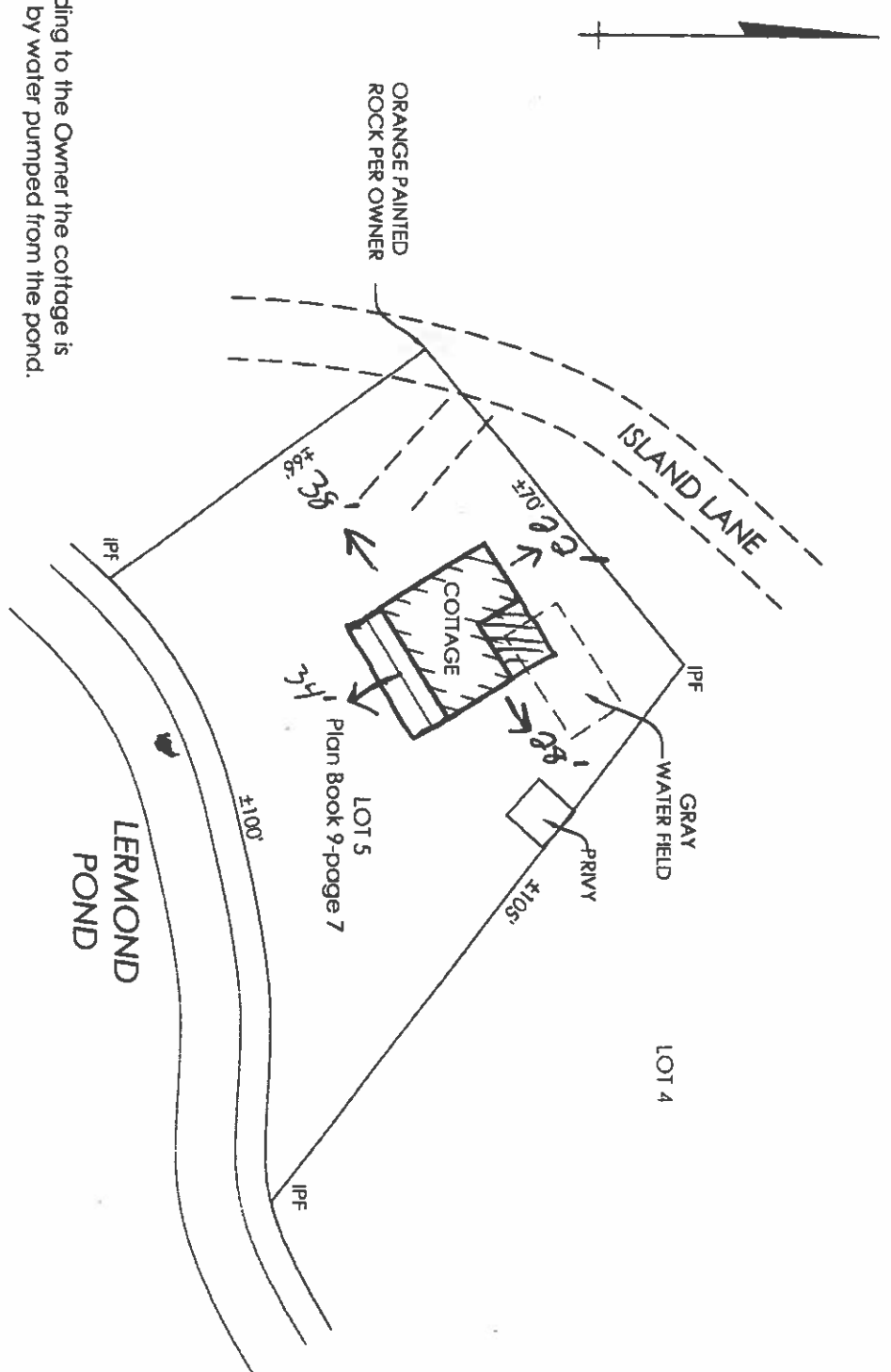
1<sup>st</sup> Floor with existing deck - 433 sq Ft  
2<sup>nd</sup> Floor - 316 sq Ft  
Outhouse / shed 90 sq Ft

Total Existing sq Ft - 839 sq Ft

Adding 30% to renovation

$$\frac{839 \times 1.30}{1} = 1090.7 \text{ (available)}$$

Proposed New Renovation sq Footage - 1086 sq Ft



NOTE:  
According to the Owner the cottage is served by water pumped from the pond.

**MARK W. INGRAHAM, III**  
**PROFESSIONAL LAND SURVEYOR**  
 Ingraham Land Consulting, Inc.  
 1 Riske Lane  
 Rockport, Maine 04856  
 (207) 236-9521  
 ingrahamlandsurveys.com  
 marklandsurvey@gmail.com

**MORTGAGE LOAN INSPECTION**  
**BUYERS:** Whitman Properties, LLC  
**SELLERS:** Sherwood L. Wotton & Patricia J. Moran Wotton  
**LOCATION:** 46 Island Lane  
 Hope, Maine  
**FILE #** 21-193      **DATE** October 17, 2021

**TO: First National Bank & First American Title Insurance Company**  
 This sketch depicts a current examination of the property described in Book 1469-page 344 of the Knox County Registry of Deeds. Buildings and apparent encroachments that were visible are located as shown. Do not use this sketch for measuring setbacks. Buildings are not located within the shaded flood hazard zone as shown on the FEMA Flood Maps.

