

## PROJECT DESCRIPTION – CDR PROPERTIES LLC 466 LAKEWOOD ROAD

Property Owner: Charles Robbins  
Contact Number: 207 474-0724  
Contact Email: [sales.charlieandson@gmail.com](mailto:sales.charlieandson@gmail.com)

Map/Lot: 004-006-001

Project Narrative: CDR Properties recently purchased the lot next to Charlie and Son Towing located at 466 Lakewood Road (Clough's Corner) in Madison. This lot (004-006-001) is being used to sell and service a variety of trailer products.

The project involves removing the current buildings used for office space and a small garage and replacing those buildings with a 50 x 100 building that will provide new office space and a three-bay garage for service.

In addition to the new building, a new septic system will be installed on site. Please see the attached building plans and site map.

When I contacted the Town Office regarding this project, I spoke with Town Manager Tim Curtis who told me that since the Town was between Code Enforcement Officers, he recommended that I bring the plan to the Planning Board and ask the Board to determine whether or not the project required the full site review process.

Thank you for your consideration

Charles Robbins

## Town of Madison Site Plan Pre-Application Checklist

### Welcome

Thank you for your interest in doing business in Madison. In lieu of zoning ordinances, the Town of Madison utilizes a Site Review Process for commercial building and development. If you require assistance completing this form please contact the Madison Town Office at 696 3971 and ask to speak with Code Enforcement or the Town Manager.

### **Step One: Pre-Application (Chapter 484:5-9)**

A prospective applicant shall contact the Town Office to schedule a pre-application meeting with the Planning Board. The pre-application meeting is intended to provide an opportunity for the applicant to introduce themselves to the Board and explain the proposed development.

**The applicant will need to provide a preliminary site plan or sketch AND a brief written summary of the project (less than 1 page) to the Madison Code Enforcement Officer at least 7 days prior to the next scheduled Planning Board Meeting;**

**Section SR1 - Site Plan\* or Sketch:** A sketch of the proposed property (may be hand-drawn but should be to scale) with the following:

Use the columns to the left to check off completed items	PB Comment
<input type="checkbox"/> A. Project name, applicant and designer.	
<input type="checkbox"/> B. Date, North arrow, scale.	
<input type="checkbox"/> C. Perimeter boundaries, area and acreage of proposed development and preliminary building footprints, any area reserved for future development (to include well and septic where applicable).	
<input type="checkbox"/> D. Tentative locations of rights-of-way and future lot lines or easements.	
<input type="checkbox"/> E. A copy of the USDA soil survey map for the area, with the parcel outlined on the map.	
<input type="checkbox"/> F. Land cover areas, i.e., woods, fields.	
<input type="checkbox"/> G. General natural features of the area to be developed: areas of steep slopes, bedrock outcrops, ponds, streams, wetlands, floodplains.	
<input type="checkbox"/> H. Tentative location of proposed structures; locations of existing structures and neighboring land uses.	

\*This is considered a preliminary plan. A more detailed Site Map will be required in the formal Site Review process.

## Town of Madison Site Plan Application Checklist

Applications are available from the Town Office, and contain the elements listed in § 484-10 of the Madison Site Review Ordinance. Applications shall be submitted to the Town office, together with required fees.

Application fees: The Town Office will calculate the total fees for the Site Review process to include

Permit Fees:	\$ _____
Cost per s/f:	\$ _____
Administrative:	\$ _____
 Total	 \$ _____

**Section SR2 - Formal Application: If some answers require more detail please attach a separate sheet of paper**

Use the columns to the left to check off completed items	PB Comment
<input type="checkbox"/> Project Name:	
<input type="checkbox"/> Applicant Name <span style="color: blue;">Charles Robbins owner of CDR Properties, LLC</span> Address <span style="color: blue;">466 Lakewood Road, Madison</span> Phone <span style="color: blue;">207-474-0724</span> Email: <span style="color: blue;">sales.charlieandson@gmail.com</span>	
<input type="checkbox"/> Property Owner Name: <span style="color: blue;">Charles Robbins</span> Address <span style="color: blue;">466 Lakewood Road, Madison</span> Phone <span style="color: blue;">207-474-0724</span> Email: <span style="color: blue;">sales.charlieandson@gmail.com</span>	
<input type="checkbox"/> Authorized Representative <span style="color: blue;">Stephen Gould, Sackett &amp; Brake Survey, Inc.</span> Phone <span style="color: blue;">207-474-6223</span> Email <span style="color: blue;">swg2318@gmail.com</span>	
<input type="checkbox"/> Town of Madison Tax Map # <span style="color: blue;">004</span> Lot # <span style="color: blue;">006-001, 006-002, 006-003, 006-004, 006-005</span>	

Engineer, landscape architect or planner? Name/Company <a href="#">N/A</a> Address Phone Email <input type="checkbox"/>	
Does the applicant own the property? If yes please provide a photocopy of the deed. If no, please provide proof of option to purchase or lease. <input type="checkbox"/>	
Number of acres to be developed: <u>11.62 TOTAL ACREAGE OF PARCELS</u> <input type="checkbox"/> <u>5,000 Sq. Ft. Building</u>	
Please explain the existing use of the property: <a href="#">Storage &amp; retail sales of trailers</a> <a href="#">Charlie &amp; Son Sales and Service Inc.</a> <input type="checkbox"/>	
Are there <b>currently</b> any covenants, deed restrictions, easements, or rights-of-way on the property? If yes please provide documentation. Watts has deeded <input checked="" type="checkbox"/> access over the northerly portion of the property.	
Are there any <b>plans for</b> covenants, deed restrictions, easements, or rights-of-way on the property? If yes please provide details: No <input type="checkbox"/>	
Abutting Land Owners: <a href="#">See attached</a> Name: _____ Map: _____ Lot: _____ Name: _____ Map: _____ Lot: _____ Name: _____ Map: _____ Lot: _____ <input type="checkbox"/>	
Are you requesting any waivers* for this project? If yes please provide details. <input type="checkbox"/>	

**\*Waiver or modification of application requirements.**

The Planning Board, on the written petition of the applicant, may waive, in its sole discretion, any of the submission requirements in this application, or otherwise modify the application requirements, including application fees and documentation, based on the unique circumstances of the plans or site and provided such waiver does not unduly restrict the review process. The Board shall make a written record of its decision to waive requirements.

**Section SR3 - Formal Site Plan Map**

Site plan requirements. The site plan map must consist of three paper prints plus one Mylar (reproducible) copy, with a maximum size of 30 inches by 48 inches and at a scale of between one-inch equals 40 feet and one inch equals 100 feet. The plan must include the following:

Use the columns to the left to check off completed items	PB Comment
<input type="checkbox"/> A. Date, title, scale, North arrow, name of project.	
<input type="checkbox"/> B. A boundary outline with dimensions and lot area, in relation to surrounding streets, walls and adjoining land uses.	
<input type="checkbox"/> C. Names and addresses of present landowners and abutting landowners.	
<input type="checkbox"/> D. Locations of existing buildings and other structures, fire hydrants, streetlights, utility poles, underground water and sewer facilities, existing trees greater than 10 inches in diameter and other natural landscape features.	
<input type="checkbox"/> E. Preliminary design drawings of site plans, floor plans, elevations in sufficient detail to show access, layout and building construction or modification.	
<input type="checkbox"/> F. Location and dimension of all proposed buildings, and private and public utilities.	
<input type="checkbox"/> G. Location map.	
<input type="checkbox"/> H. All existing and proposed rights-of-way and easements, shown on plan.	
<input type="checkbox"/> I. Location and accurate dimensions of streets, width of pavement, parking, loading and associated curbing.	
<input type="checkbox"/> J. Identification and boundaries of any shoreland zoning districts affecting the property.	
<input type="checkbox"/> K. A signature block for approval by the Planning Board.	

**Section SR4 - Signed Statements from Municipal Officials**

Depending on the size, scope and location of the project signatures may be required from the following agencies and for the following reasons. If the project does not apply simply write N/A in the signature box.

Authorizing Signature and Printed Name	Authorizing Body	PB Comment
	<p><b>The Anson Madison Water District</b> as to the conditions under which the District will supply water and approval of the size and location of mains, valves, and hydrants proposed.</p>	
	<p><b>The Anson Madison Sanitary District</b> as to the conditions under which the Sewer District will provide sewage disposal service, or a statement relative to the capacity of the sewage disposal system to treat septic tank pumping.</p>	
	<p><b>The Madison Fire Chief</b> approving the features related to fire and emergency protection.</p>	
	<p><b>The Madison Road Commissioner</b> regarding the adequacy and design of drainage and street systems, both proposed and existing.</p>	
	<p><b>The Somerset County Sheriff's Office</b> relative to security and traffic circulation, if required by the Planning Board.</p>	
	<p><b>The Madison Town Manager</b> where the use may involve the production of a substantial amount of waste, review of a waste management plan developed in accordance with § 484-25.</p>	
	<p>Any other agency or committee deemed appropriate by the Planning Board.</p>	

## Section SR5 - Supporting Documents

Based on the nature of the project the Site Review Process may require additional information. Please provide documentation as it applies to this application.

Use the columns to the left to check off completed items	PB Comment
<input type="checkbox"/> A. A circulation plan noting all pedestrian and vehicle traffic flow, both within the development and in terms of ingress and egress impact on surrounding road systems. <b>SEE PLAN</b>	
<input type="checkbox"/> B. The size and proposed location of water supply and sewage disposal systems on the property and provision for future expansion or replacement of those systems. <b>SEE PLAN</b>	
<input type="checkbox"/> C. A landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill and for screening; the size, location, purpose and type of vegetation.	
<input type="checkbox"/> D. A storm water management plan, including location, elevation, layout of catch basins, and other surface and subsurface drainage features. If the development will create more than 10,000 square feet of new impervious surface, the storm water management plan must be designed by a registered professional engineer. <b>Wooded buffer</b>	
<input type="checkbox"/> E. A topographical plan, at 2-foot intervals, showing existing and proposed contours and finished grade elevations. <b>SEE PLAN</b>	
<input type="checkbox"/> F. An erosion control plan. <b>SEE PLAN</b>	
<input type="checkbox"/> G. Plans, profiles, and cross-sections of roads, driveways, and parking areas proposed to be added to the site. <b>N/A</b>	
<input type="checkbox"/> H. Identification of soils with severe or very severe limitations for the type of development proposed in accordance with the USDA medium-intensity soil survey for Somerset County. If soils identified by the survey as having severe or very severe limitations are to be developed, a high-intensity soil survey may be required.	
<input type="checkbox"/> I. Locations of any critical areas of natural or cultural resources, including but not limited to areas of potential archaeological significance, wetlands, vernal pools, critical wildlife habitat, floodplains, and the location of any sand and gravel aquifers. If any of these areas will be affected by the development, a plan to mitigate or manage impacts to the resource shall be supplied.	
<input type="checkbox"/> J. Design drawing of <b>any signs or other display features</b> of the development.	
<input type="checkbox"/> K. Construction schedule, costs and performance guarantee arrangement, along with appropriate statements of proof of financial capability and a statement of relationship between developer, design consultant and project contractor.	
<input type="checkbox"/> L. Any other exhibits or data deemed necessary by the Planning Board to evaluate the proposed development for compliance with the Site Review Ordinance Chapter 484.	

**Section SR6 – Review Criteria**

The provisions of this section are intended to assure that each of the review criteria in 30-A MRSA §4404 has been met. The Planning Board shall consider the following criteria before granting approval and shall determine that for all Subdivision applications:

Use the columns to the left to check off completed items	PB Comment
<input type="checkbox"/> A. The proposed development will not result in undue water or air pollution on and off site.	
<input type="checkbox"/> B. The proposed development has sufficient water available for the reasonably foreseeable needs of the proposed development, including, but not limited to, potable water and fire control water.	
<input type="checkbox"/> C. The proposed development will not cause an unreasonable burden on an existing water supply, including private groundwater or the Madison Water District, whichever is to be utilized.	
<input type="checkbox"/> D. The proposed development will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result both on and off site.	
<input type="checkbox"/> E. The proposed development will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed both on and off site.	
<input type="checkbox"/> F. The proposed development will provide for adequate sewage disposal.	
<input type="checkbox"/> G. The proposed development will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage, if municipal services are to be utilized, and has made adequate provision for such disposal.	
<input type="checkbox"/> H. The proposed development will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.	
<input type="checkbox"/> I. The proposed development is in conformance with all Town of Madison ordinances, the Comprehensive Plan, development plans or land use plans.	
<input type="checkbox"/> J. The developer has adequate financial and technical capacity to meet the above-stated standards.	
<input type="checkbox"/> K. Whenever situated, in whole or in part, within 250 feet of any pond, lake or river, the proposed development will comply with Chapter <a href="#">478</a> , Shoreland Zoning, of the Code of the Town of Madison.	
<input type="checkbox"/> L. The proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater both on and off site.	
<input type="checkbox"/> M. The applicant will determine, based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, whether the project is in a flood-prone area.	



## Section SR7 – General Performance Standards

Article V of the Town of Madison Site Review Ordinance provides an extensive overview of general performance standards. This checklist serves as the Planning Board’s fact finding to determine that all applicable standards have been met. Please refer to the chapter and section in column one to find more detailed information on each standard.

Section	Use the boxes to the left to check off completed items	PB Comment
<input type="checkbox"/> § 484-14	Access to Lots – <i>The proposed building is accessed by an existing driveway onto Lakewood Road.</i>	
<input type="checkbox"/> § 484-15	Air Emissions – <i>The use within the proposed building will not create emissions.</i>	
<input type="checkbox"/> § 484-16	Buffers & Screening – <i>As the proposed building matches the use within the area no buffering is proposed.</i>	
<input type="checkbox"/> § 484-17	Construction Standards – <i>All Construction will comply with all required codes.</i>	
<input type="checkbox"/> § 484-18	Storage of Flammable of Explosive Materials – <i>No substantial flammable will be kept onsite.</i>	
<input type="checkbox"/> § 484-19	Glare – <i>All lighting will be directed downward to prevent glare.</i>	
<input type="checkbox"/> § 484-20	Landscaping – <i>The existing landscaping will be kept in place.</i>	
<input type="checkbox"/> § 484-21	Groundwater Impacts – <i>The proposed building will shed water onto an existing forest buffer within the property lines.</i>	
<input type="checkbox"/> § 484-22	Sound – <i>The site contains an existing business that does not exceed permitted levels. The existing business will not change.</i>	
<input type="checkbox"/> § 484-23	Off-Street Parking and Loading – <i>Adequate onsite parking and loading and unloading exists.</i>	
<input type="checkbox"/> § 484-24	Odor Control – <i>There will be no emissions.</i>	
<input type="checkbox"/> § 484-25	Public Services – <i>The proposed use within the building will not generate solid waste the will cause undue strain on the Town.</i>	
<input type="checkbox"/> § 484-26	Sanitary Provisions <i>Sanitary waste will be handled with an onsite “leach field, water will come from a private well.</i>	
<input type="checkbox"/> § 484-27	Signs – <i>A sign will be affixed to the building.</i>	
<input type="checkbox"/> § 484-28	Soils – <i>Buildings exist onsite. Construction methods will overcome any pertinent soil inadequacies.</i>	
<input type="checkbox"/> § 484-29	Soil Erosion Control – <i>Included on the Site plan is an Erosion Control Plan the meets the BMP of the State of Maine DEP</i>	
<input type="checkbox"/> § 484-30	Storage of Materials – <i>Materials will be stored inside. Any materials stored outside will be done in safe/sanitary way.</i>	
<input type="checkbox"/> § 484-31	Stormwater Management – <i>There is existing natural buffer areas of field and woods on the westerly side of the property.</i>	
<input type="checkbox"/> § 484-32	Street Access and Driveways – <i>There is an existing driveway on site and onto Lakewood Road. This will not be increased in size.</i>	
<input type="checkbox"/> § 484-33	Water Quality Impacts – <i>Other the discharge into the “Leachfield” there will be nothing discharged from this site or stored underground</i>	



# SACKETT & BRAKE SURVEY, INC.

P.O. Box 207

Skowhegan, Maine 04976

Phone: (207) 474-6223 Fax: (207) 474-6223

Physical address: 25 Lakewood Rd., Madison, ME 04950

Website Address: sackettandbrake.com

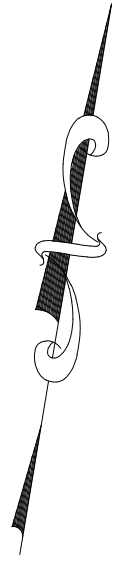
Land Surveying Land Use Consultants Consulting Forestry

**Stephen W. Gould, PLS**  
President

**Kevin A. Sargent, PLS**  
Vice-President

## CDR Properties, LLC Site Plan Application Section SR 6 – Review Criteria

- A. The proposed development will have approximate 370' of wooded and field buffer down hill from the site.
- B. There is an existing well on site to adequately handle the new development.
- C. The new develop will not require additional water sources.
- D. See A. above.
- E. The proposed development will not drastically increase the amount of traffic into the business as currently exists.
- F. A new septic system has been designed for this project. See attached report by Robert Gilchrist.
- G. Not Applicable – Private Sewer
- H. The area is already “Commercial” nature.
- I. The proposed development will conform with all Town of Madison ordinances and the Comprehensive Plan.
- J. See Attached Letter regarding Financial and Technical Capacity.
- K. The project does not lie within the Madison Shoreland Zone.
- L. The project will follow all local, State and Federal guidelines regarding onsite activities and ground water disturbance.
- M. The project lies within Zone X – a “non” flooding zone as depicted on the attached “Firmette”



CORNVILLE

SKOWHEGAN

NORRIDGEWOCK

SKOWHEGAN

LEGEND:

PARCEL NUMBER ..... 388

SUBDIVISION LOT NO. ..... ⑨

MATCH LINE ..... Part of Map Lot

PARCEL AREA ..... 20,000 SF OR 7,000 AC

ADJACENT MAP ..... 11

STREET NUMBER ..... 30



DIGITALLY UPDATED BY:  
 AERIAL SURVEY & PHOTO, INC.  
 546 AIRPORT ROAD  
 NORRIDGEWOCK, MAINE  
 (207) 634-2006

LOT 2  
 LOT 12  
 LOT 14-1  
 LOT 14-2  
 LOT 14-3  
 LOT 14-4  
 LOT 14-5  
 LOT 14-6  
 LOT 14-7  
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 LOT 14-9  
 LOT 14-10  
 LOT 14-11  
 LOT 14-12  
 LOT 14-13  
 LOT 14-14

613 WHITE SCHOOL HOUSE RD.  
 388 LAKEWOOD ROAD  
 361 LAKEWOOD ROAD  
 143 REED ROAD  
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PROPERTY MAP  
 TOWN OF MADISON  
 SOMERSET COUNTY MAINE  
 SCALE: 1" = 500'  
 APRIL 1, 2019

TRANSFER TAX PAID

## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, THAT **MIKE & BRENT, LLC**, a limited liability company having a place of business in Madison, County of Somerset and State of Maine, whose mailing address is 66 Main Street, Madison, Maine 04950 and **MICHAEL A. ROY**, as **Trustee for THE MARIE B. ROY FAMILY TRUST** of Madison, County of Somerset and State of Maine

In consideration of One Dollar and Other Valuable Considerations

Paid by **CDR PROPERTIES, LLC**, a limited liability company having a place of business in Madison, County of Somerset and State of Maine, whose mailing address is P.O. Box 596, Skowhegan, Maine 04976

The receipt whereof is hereby acknowledged, It/We does/do hereby give, grant, bargain, sell and convey, with warranty covenants, unto the said **CDR PROPERTIES, LLC**, its successors and assigns forever,

A certain lot or parcel of land situated in **Madison**, County of Somerset and State of Maine, bounded and described as follows, to wit:

Commencing at a point marked by a ½ inch rebar with cap #1182 set in the ground on the westerly sideline of Route #201 at the northeast corner of that certain lot or parcel of land conveyed to Russell A. and Barbara Farrin by deed recorded at Somerset County Registry of Deeds in Book 1199, Page 228; thence N 84 degrees 29'05" W following a stone wall and a remaining rail fence on the northerly line of said Farrin land a distance of Seven Hundred Thirty-Nine and Eighty-Eight One Hundredths (739.88') feet to a point marked by a 2-1/4 inch iron pipe set in the ground; thence continuing N 84 degrees 29'05" W a distance of One Hundred Forty-Seven and Ninety-Three One-Hundredths (147.93') feet to a point marked by a ½ inch rebar with cap #1182 set in the ground at a corner in said Farrin line; thence N 02 degrees 03'33" E a distance of Two Hundred Sixty-Two and Five One-Hundredths (262.05') feet to a point marked by a 5/8" inch iron rebar found in the ground; thence N 40 degrees 56'57" E along a wire fence a distance of Thirty-Three and Eighty-Three One-Hundredths (33.83') feet to a point marked by a 5/8

inch iron rebar found in the ground; thence S 86 degrees 35'34" E along a wire fence and the southerly line of land now or formerly of Cross Roads Bible Church and Cross Roads Christian Ministries a distance of One Hundred Sixty-Nine and Sixty-One One-Hundredths (169.61') feet to a point marked by a 1/2 inch iron rebar with cap #1182 set in the ground; thence along the southerly line of land now or formerly of said Cross Roads Bible Church and Cross Roads Christian Ministries and a stone wall as follows: N 07 degrees 46'17" E a distance of One Hundred Sixty-One and Twenty-Four One-Hundredths (161.24') feet to a point; thence N 04 degrees 11'04" E a distance of Two Hundred Thirty-Nine and Sixty One-Hundredths (239.60') feet to a point marked by a 1/2 inch iron rebar with cap #1182 set in the ground; thence S 88 degrees 54'06" E a distance of Five Hundred Forty-Four and One One-Hundredths (544.01) feet to a point marked by a 1/2 inch iron rebar with cap #1182 set in the ground on the southwesterly sideline of said Route #201; thence southeasterly and southerly, along the southwesterly and westerly line of Route #201 a distance of Three Hundred Ninety and Ninety-Three One-Hundredths (390.93') feet to a point; thence continuing along the westerly line of Route #201 S 40 degrees 50'59" E a distance of Three Hundred Eighty and Sixty One-Hundredths (380.60') feet to the point of beginning. Containing 12.05 acres.

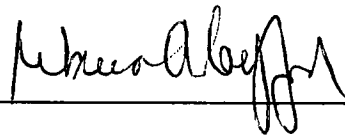
Meaning and intending to convey Parcel One as described in a warranty deed from Michael A. Roy and Brent A. Burger to Mike & Brent, LLC dated December 26, 2013 and recorded in the Somerset County Registry of Deeds in Book 4745, Page 117. Also meaning and intending to convey Parcel Seven as described in a Deed of Distribution by Valmond H. Roy, as Personal Representative for the Estate of Marie B. Roy to Sonya Roy and Michael A. Roy, as Trustees for the Marie B. Roy Family Trust dated March 4, 2002 and recorded in the Somerset County Registry of Deeds in Book 2922, Page 152. Sonya Roy resigned as Trustee leaving Michael A. Roy as the sole Trustee for the Marie B. Roy Family Trust.

WITNESS my hand and seal this 22<sup>nd</sup> day of April, 2021. *Please See Attached Schedule A*

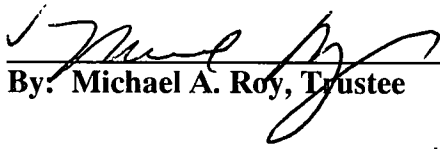
Signed, Sealed and Delivered  
In Presence of

*Rebecca A. Cayford*  
\_\_\_\_\_

Mike & Brent, LLC  
*Brent Burger*  
By: Brent Burger, Managing Member



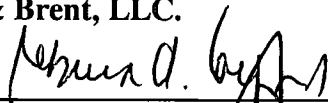
**The Marie B. Roy Family Trust**

  
By: **Michael A. Roy, Trustee**

State of Maine  
Somerset, ss

*April 22<sup>nd</sup>*  
March, 2021

Personally appeared the above named **Brent Burger, duly authorized agent for Mike & Brent, LLC** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of **Mike & Brent, LLC**.

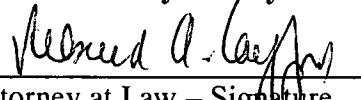
  
Attorney at Law - Signature

Rebecca A. Cayford  
Attorney at Law - Printed

State of Maine  
Somerset, ss

*April 22<sup>nd</sup>*, 2021

Personally appeared the above named **Michael A. Roy, Trustee for The Marie B. Roy Family Trust** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of **The Marie B. Roy Family Trust**.

  
Attorney at Law - Signature

Rebecca A. Cayford  
Attorney at Law - Printed

Attachment A

Excepting and reserving herefrom those premises conveyed by Mike & Brent, LLC and Michael A. Roy, as Trustee for the Mary B. Roy Family Trust to Osterman Propane, LLC as described in deed dated April 30, 2016 and recorded in the Somerset County Registry of Deeds in Book 5026, Page 280.



WARRANTY DEED

**Know all Persons by these Presents,**

**That** WE, CHARLES A. ROBBINS, JR. AND TAMMY E. ROBBINS, BOTH OF Skowhegan, County of Somerset and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by CHARLES A. ROBBINS, III AND DELILA R. ROBBINS

whose mailing address is 466 Lakewood Road, Madison, Maine 04950

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and**

**convey** unto the said Charles A. Robbins, III and Delila R. Robbins, as joint tenants and not as tenants in common,

their heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated in Madison, County of Somerset and State of Maine, bounded and described as follows, to wit:

Beginning at a point marked by an iron rebar set in the westerly sideline of Route 201, so-called, at the southeasterly corner of land now or formerly of L.A. and P.W. Hoskins, Inc., as recorded in a deed recorded in the Somerset County Registry of Deeds in Book 613, Page 269; thence southerly, along said sideline a distance of eight hundred eighty-two and seventy-two hundredths (882.72') feet to an iron rebar set; thence N 88° 54'06" W a distance of five hundred forty-four and one hundredths (544.01') feet to an iron rebar set; thence N 4° 11'04" E a distance of thirty-one and fifty-six hundredths (31.56') feet to a point; thence N 4° 02'17" E a distance of one hundred eighty-seven and forty-seven hundredths (187.47') feet to a point; thence N 6° 22'29" E a distance of two hundred twenty-nine and fifty-three hundredths (229.55') to a point; thence N 3° 26'13" E a distance of two hundred seventy-five and seventy-three hundredths (275.75') feet to the point of beginning. Containing 4.90 acres, more or less.

TRANSFER TAX PAID

Being all and the same premises conveyed by Charles A. Robbins, Jr. and Tammy E. Robbins to Normande L. Redmond as described in a warranty deed dated October 26, 1993 and recorded in the Somerset County Registry of Deeds in Book 1944, Page 205.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Charles A. Robbins, III and Delila R. Robbins as joint tenants and not as tenants in common,

their heirs and assigns, to them and their use and behoof forever.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and

that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we, the said Charles A. Robbins, Jr. and Tammy E. Robbins

and

husband/wife of the said

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights

in the above described premises, have hereunto set our hands and seal this 30th

day of the month of May, A.D. 20 08

Signed, Sealed and Delivered

in presence of

Sally A. Dwyer (signature)

Charles A. Robbins Jr. (signature)

Tammy E. Robbins (signature)

Received by Tammy E. Robbins

Recorded Register of Deeds

Jun 11, 2008 10:23A

Somerset County

Diane M. Godin

State of Maine, County of Somerset ss: May 30, 20 08

Then personally appeared the above named Charles A. Robbins, Jr. and Tammy E. Robbins

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Sally A. Dwyer (signature) Notary Public Attorney at Law

SEAL

Printed Name, SALLY A. DWYER Notary Public, Maine My Commission Expires March 13, 2015

`Abutting Land Owners:

Crossroads Bible Church and Crossroads Christian Ministries 705 White Schoolhouse Rd Madison Me 04950	M 004 L 005
Jeffrey K. & Pamela J. Watt PO Box 3130 Skowhegan ME 04976	M 004 L 006-005-A
Charles A. & Delila R. Robbins III PO Box 596 Skowhegan ME 04976	M 004 L 006-005
CDR Properties, LLC PO Box 596 Skowhegan ME 04976	M 004 L 006-001, L 006-002, L 006-003, L 006-004
Osterman Propane, LLC 18 Spring St Brunswick ME 04011	M 004 L 006-001-A
Barbara J. Farrin 1859 Hill Rd Canaan ME 04924	M 004 L 008
David Ouellette 491 Lakewood Rd Madison ME 04950	M 004 L 007-009
Jeffrey & Deborah Boudreau 1 Madeline Way Cornville ME 04976	M 004 L 007-A
David Ouellette 491 Lakewood Rd Madison ME 04976	M 004 L 007
Maine Maple Products 449 Lakewood Rd Madison ME 04950	M 004 L 007-001
SNM, LLC 139 Pico Rd Skowhegan ME 04976	M 004 L 007-004

# SACKETT & BRAKE SURVEY, INC.

P.O. Box 207

Skowhegan, Maine 04976

Phone: (207) 474-6223 Fax: (207) 474-6223

Physical address: 25 Lakewood Rd., Madison, ME 04950

Website Address: [sackettandbrake.com](http://sackettandbrake.com)

Land Surveying Land Use Consultants Consulting Forestry

**Stephen W. Gould, PLS**  
President

**Kevin A. Sargent, PLS**  
Vice-President

July 27, 2022

Don French  
Fire Chief  
Town of Madison  
PO BOX 190  
Madison, Maine 04950

Dear Chief French,

CDR Properties is proposing to build a 50' x 100' building to replace an existing garage and office for Charlie & Sons Auto. Additionally, the building will be used to house parts for trailers to be sold as retail and to "put together" trailers. The project requires a Site Plan to be presented to the Madison Planning Board for Approval. As part of the application, a written statement from you is needed stating that the development will not exceed the capacity of your department to provide adequate protection. I have attached a copy of the site plan and the building plans. If you could either email the letter to me at [swg2318@gmail.com](mailto:swg2318@gmail.com), mail to me at PO BOX 207, Skowhegan, Maine 04976, or drop off to Tim Curtis, that would be appreciated. Thank you for your consideration.

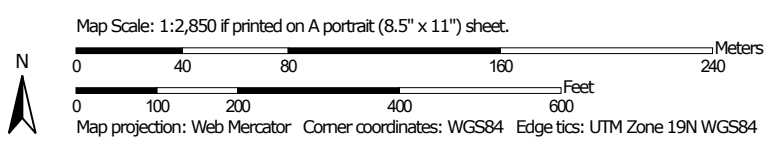
Regards,

Stephen W. Gould  
President  
Sackett & Brake Survey, Inc.

Soil Map—Somerset County, Maine, Southern Part  
(CDR PROPERTIES)



Soil Map may not be valid at this scale.



Soil Map—Somerset County, Maine, Southern Part  
(CDR PROPERTIES)


### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Somerset County, Maine, Southern Part  
Survey Area Data: Version 21, Aug 30, 2021

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

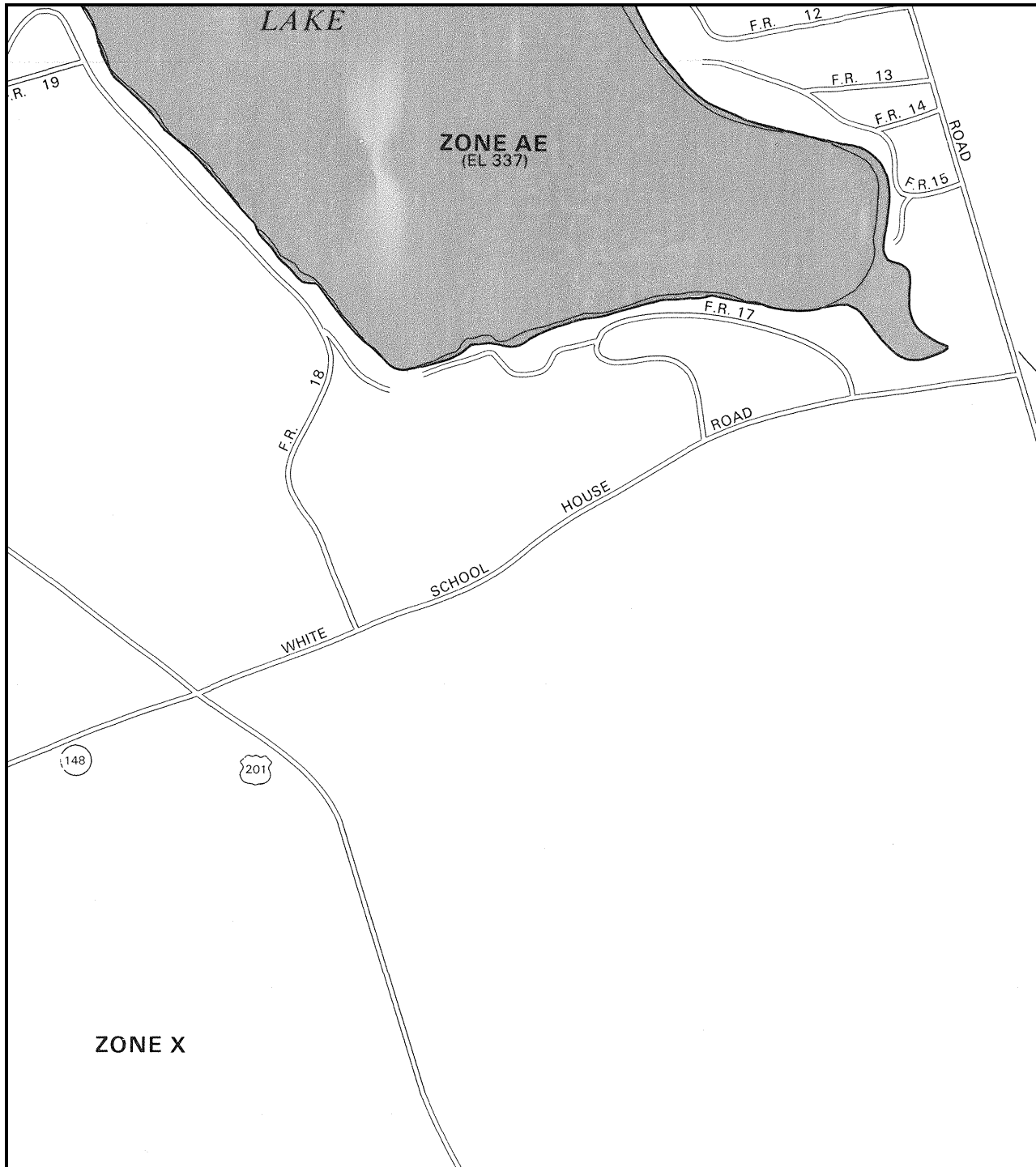
Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BaB	Bangor silt loam, 3 to 8 percent slopes	10.2	23.5%
BgB	Bangor very stony silt loam, 3 to 8 percent slopes	0.1	0.3%
DxB	Dixmont silt loam, 0 to 8 percent slopes	20.9	48.5%
DyB	Dixmont very stony silt loam, 0 to 8 percent slopes	6.0	13.9%
Mr	Monarda silt loam, 0 to 3 percent slopes, very stony	6.0	13.9%
<b>Totals for Area of Interest</b>		<b>43.2</b>	<b>100.0%</b>

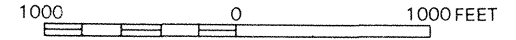




To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at (800) 638-6620.



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
**MADISON, MAINE**  
SOMERSET COUNTY

PANEL 20 OF 20  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
230126 0020 C

MAP REVISED:  
JULY 3, 1995



Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Maine Dept. Health & Human Services  
Div of Environmental Health, 11 SHS  
(207) 287-5672 Fax: (207) 287-4172

<b>PROPERTY LOCATION</b>		<b>&gt;&gt; CAUTION: LPI APPROVAL REQUIRED &lt;&lt;</b>	
City, Town, or Plantation	MADISON	Town/City _____	Permit # _____
Street or Road	466 Lakewood Road	Date Permit Issued ___/___/___	Fee: \$ _____ Double Fee Charged [ ]
Subdivision, Lot #	N/A	Local Plumbing Inspector Signature _____ L.P.I. # _____	
<b>OWNER/APPLICANT INFORMATION</b>		<input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Name (last, first, MI)	Robbins, Charles	The Subsurface Wastewater Disposal System shall not be installed until a 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.	
Mailing Address of Owner/Applicant	P.O. Box 596 Skowhegan, Me. 04976	Municipal Tax Map # _____ Lot # _____	
Daytime Tel. #	431-0724	<b>CAUTION: INSPECTION REQUIRED</b>	
<b>OWNER OR APPLICANT STATEMENT</b>		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
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.		(1st) date approved _____	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (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> N/A. <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES <b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>DISPOSAL SYSTEM TO SERVE</b> <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>Place of Employment</u> (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 checked="" type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete <input checked="" 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 checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>6.58</u> 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 type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>200</u> gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities <u>Place of Employment 10 persons @ 20 GPD each</u> <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION <u>3 / D</u> at Observation Hole # <u>1</u> Depth <u>14</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"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. <u>44</u> d <u>48</u> m <u>455</u> s Lon. <u>69</u> d <u>45</u> m <u>414</u> s, if g.p.s, state margin of error: <u>±1-6</u>

SITE EVALUATOR STATEMENT			
I certify that on <u>4/18/2022</u> (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).			
_____ Site Evaluator Signature	<u>288</u> SE #	<u>4/18/2022</u> Date	
_____ Site Evaluator Name Printed	<u>465-5739</u> Telephone Number	_____ E-mail Address	

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Department of Health & Human Services  
 Division of Environmental Health  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

MADISON

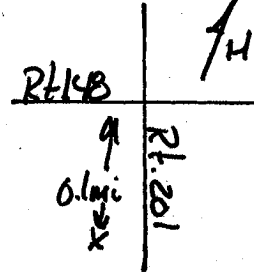
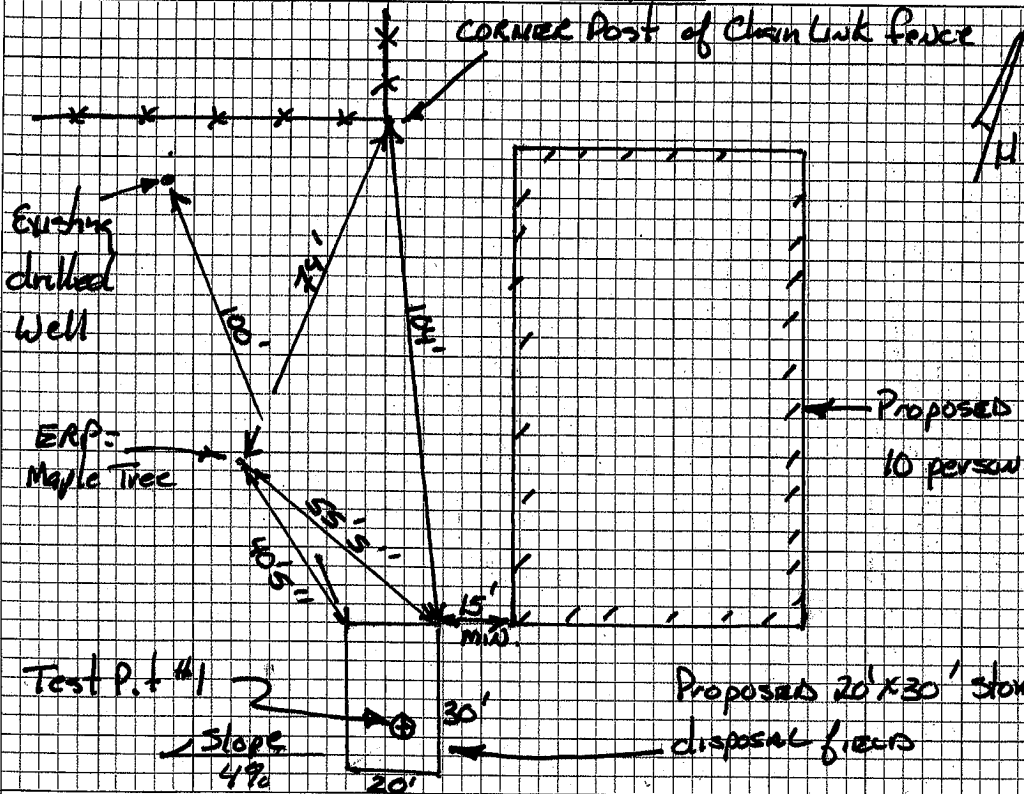
466 Lakewood Road

Charles Robbins

SITE PLAN

Scale 1" = 40 ft. or as shown

SITE LOCATION PLAN  
 (map from Maine Atlas recommended)



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

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

Observation Hole \_\_\_\_\_  Test Pit  Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
fine	frumble	3/4 10YR	None
10	}	4/4 10YR	Common Disperse
Sandy Loam		5/3 10YR	
20	firm		
30	LIMIT of Excavation @ 284		
40			
50			

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3 D</u>	<u>4</u> %	<u>14</u> "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
_____	_____ %	_____ "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

*Robert R. Albit*

288

4/18/2022

Site Evaluator Signature

SE #

Date

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

Department of Health & Human Services  
 Division of Environmental Health  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

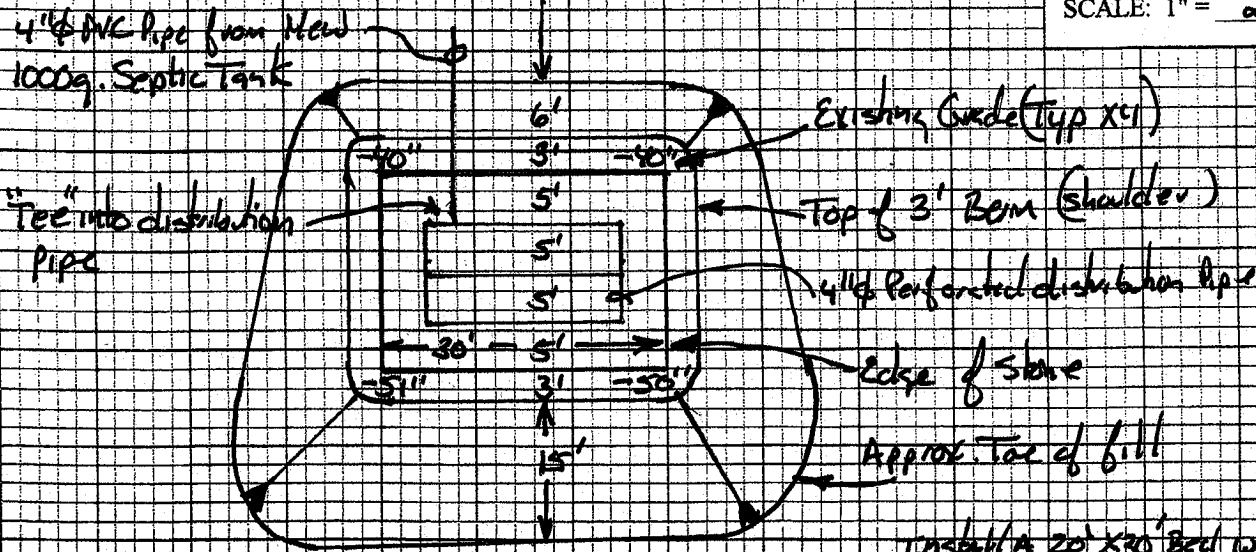
MADISON

466 Lakewood Road

Charles Robbins

**SUBSURFACE WASTEWATER DISPOSAL PLAN**

SCALE: 1" = 20 FT.



Install a 20' x 30' Bed with  
 3-20 ft. long 4" perforated  
 distribution pipes spaced 5' apart.  
 Bottom of Bed to be level

**FILL REQUIREMENTS**

**CONSTRUCTION ELEVATIONS**

**ELEVATION REFERENCE POINT**

Depth of Fill (Upslope) 24"

Finished Grade Elevation

-15"

Location & Description: Nail in 10" db

Depth of Fill (Downslope) 34"

Top of Distribution Pipe or Proprietary Device

-25"

Maple Tree

Bottom of Disposal Area

-36"

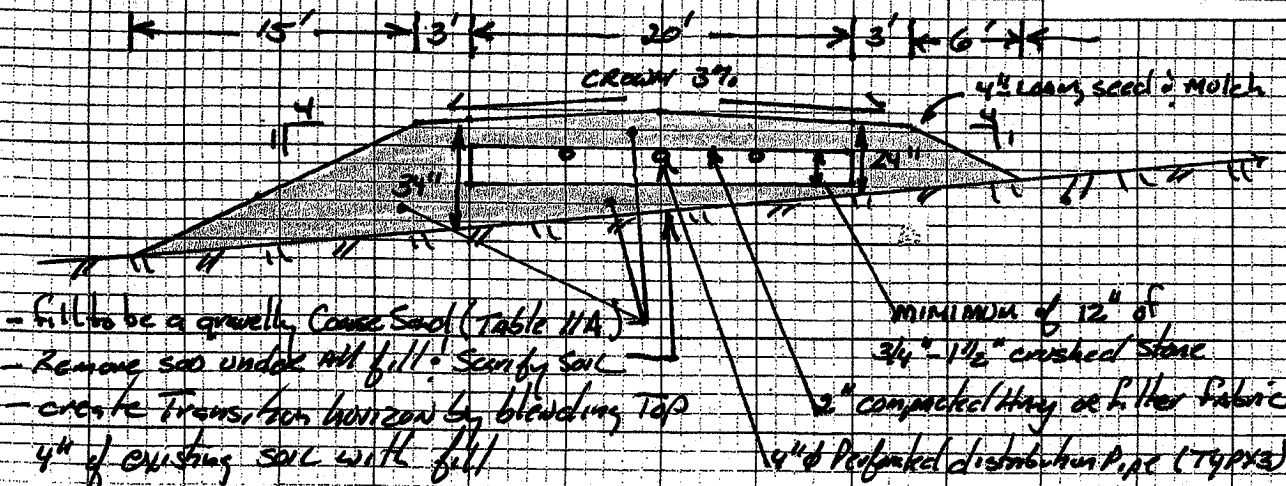
Reference Elevation: 0"

**DISPOSAL AREA CROSS SECTION**

Scale

Horizontal 1" = 5 ft.

Vertical 1" = 10 ft.



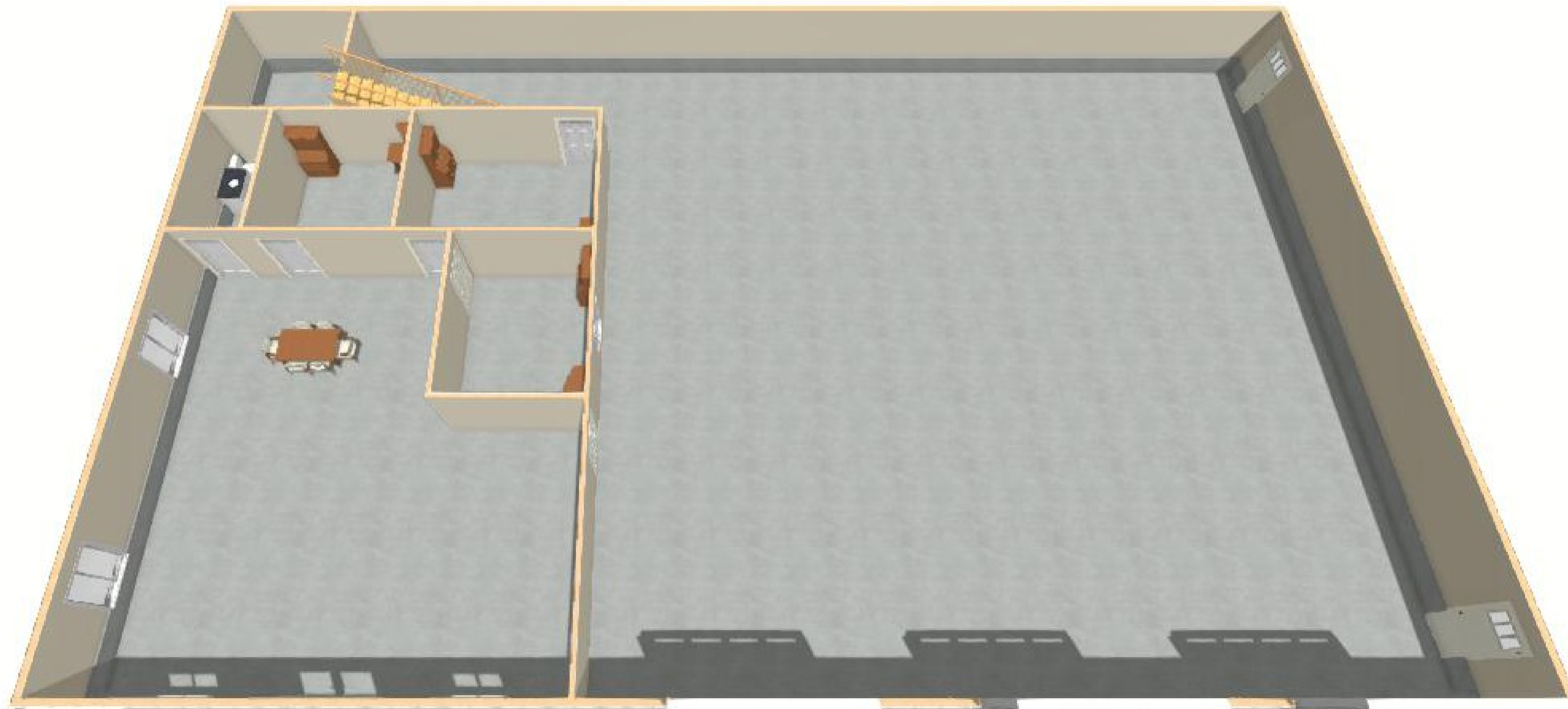
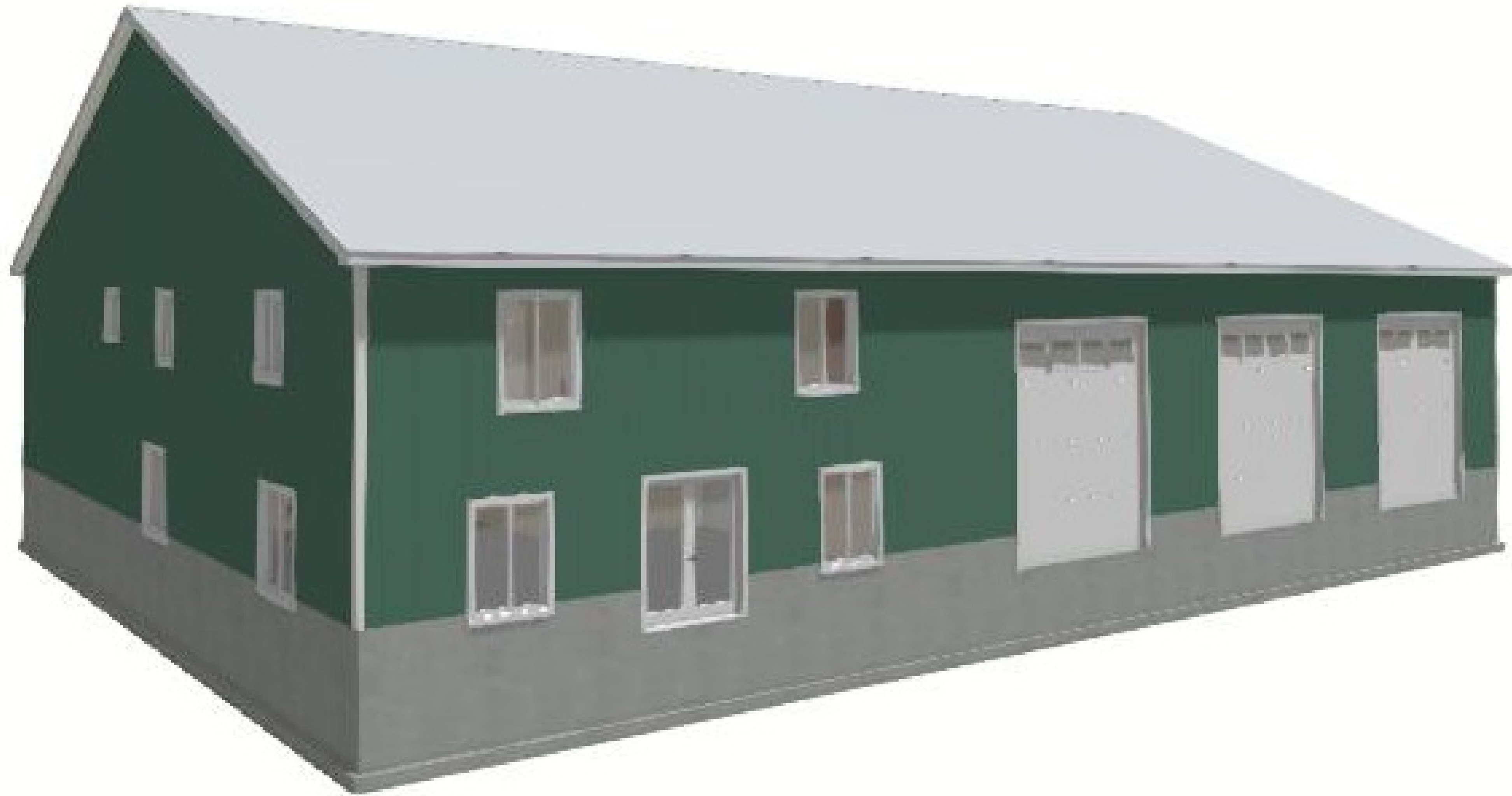
- fill to be a gravelly Coarse Sand (Table 11A)
- Remove sod under all fill. Scarify soil
- create transition horizon by blending top 4" of existing soil with fill

MINIMUM of 12" of  
 3/4" - 1 1/2" crushed stone  
 2" compacted layer of filter fabric  
 4" Perforated distribution pipe (Type X2)

Robert Robbins  
 Site Evaluator Signature

288  
 SE #

4/18/2022  
 Date



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### 3D Views

Charles Robbins  
100' x 50'



DATE:

5/10/22

SCALE:

1/4" = 1'

SHEET:

1



Front Elevation



Rear Elevation



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Elevations

Charles Robbins  
100' x 50'



DATE:

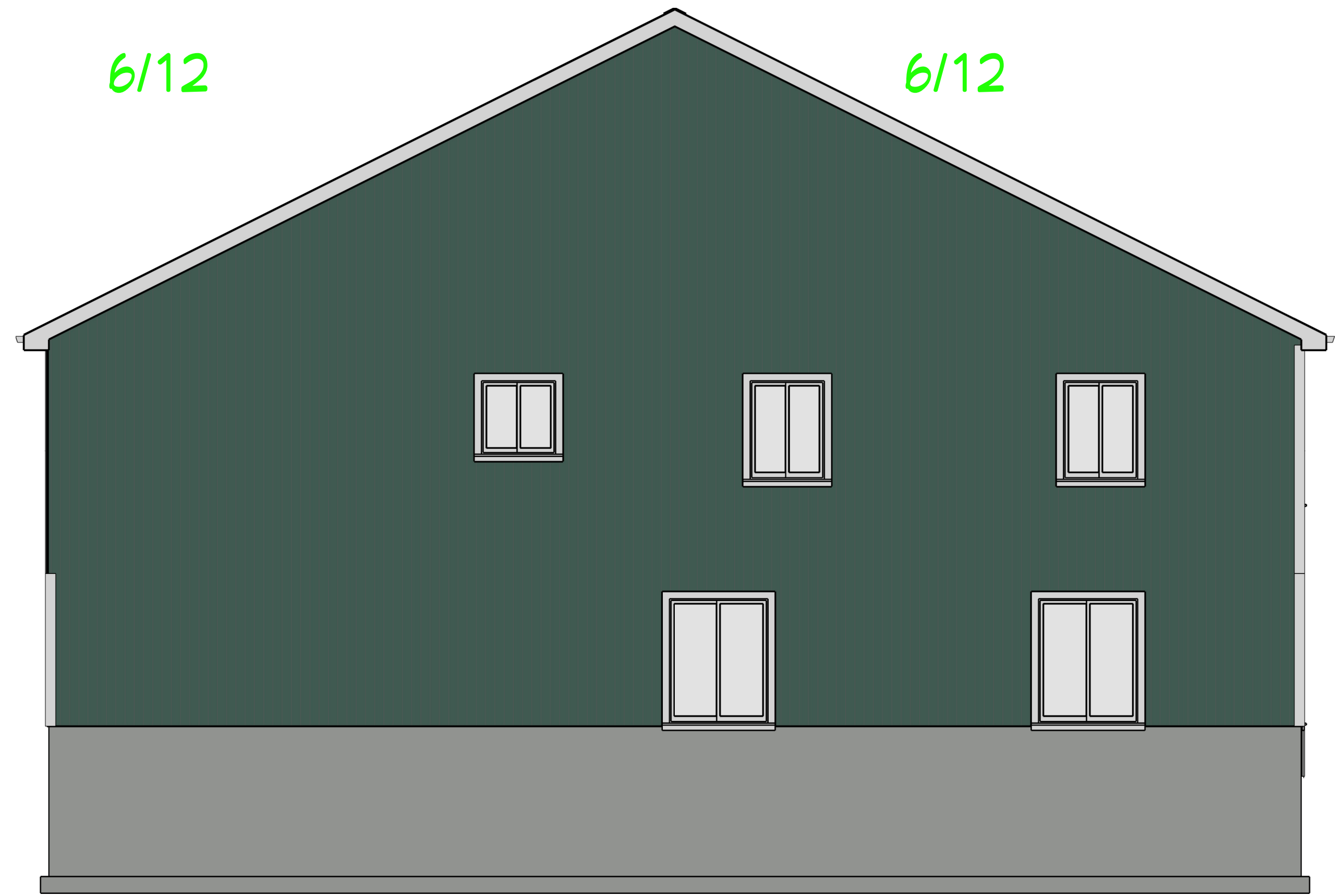
5/10/22

SCALE:

1/4" = 1'

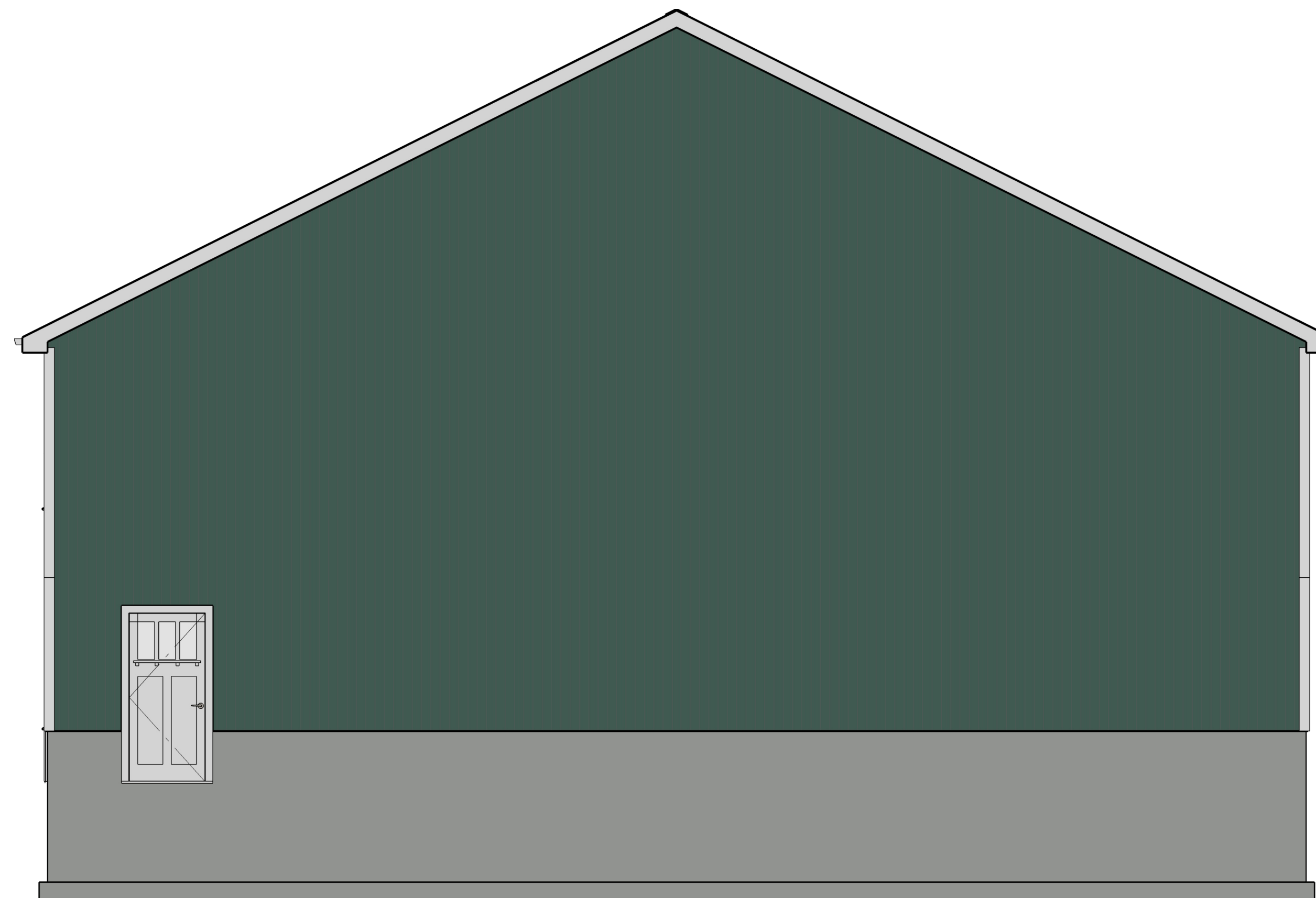
SHEET:

2



Left Elevation

Wall- 4771 SF  
 Rake- 117 LF  
 Eave- 204 LF  
 Ridge- 102 LF  
 Roof- 5930 SF



Right Elevation



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# Elevations

Charles Robbins  
 100' x 50'



DATE:

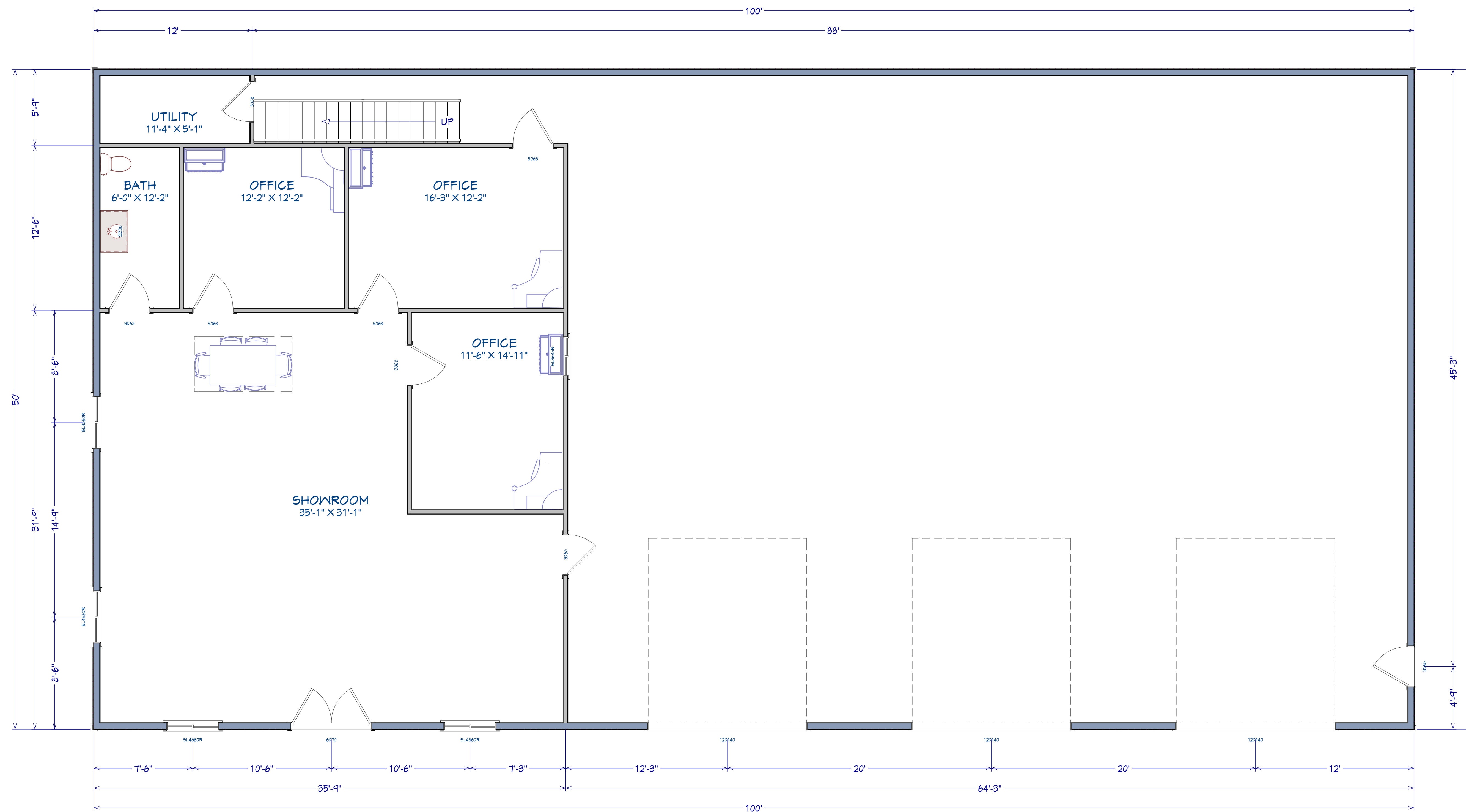
5/10/22

SCALE:

1/4" = 1'

SHEET:

3



1st Floor



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1st Floor Layout

Charles Robbins  
100' x 50'



DATE:

5/10/22

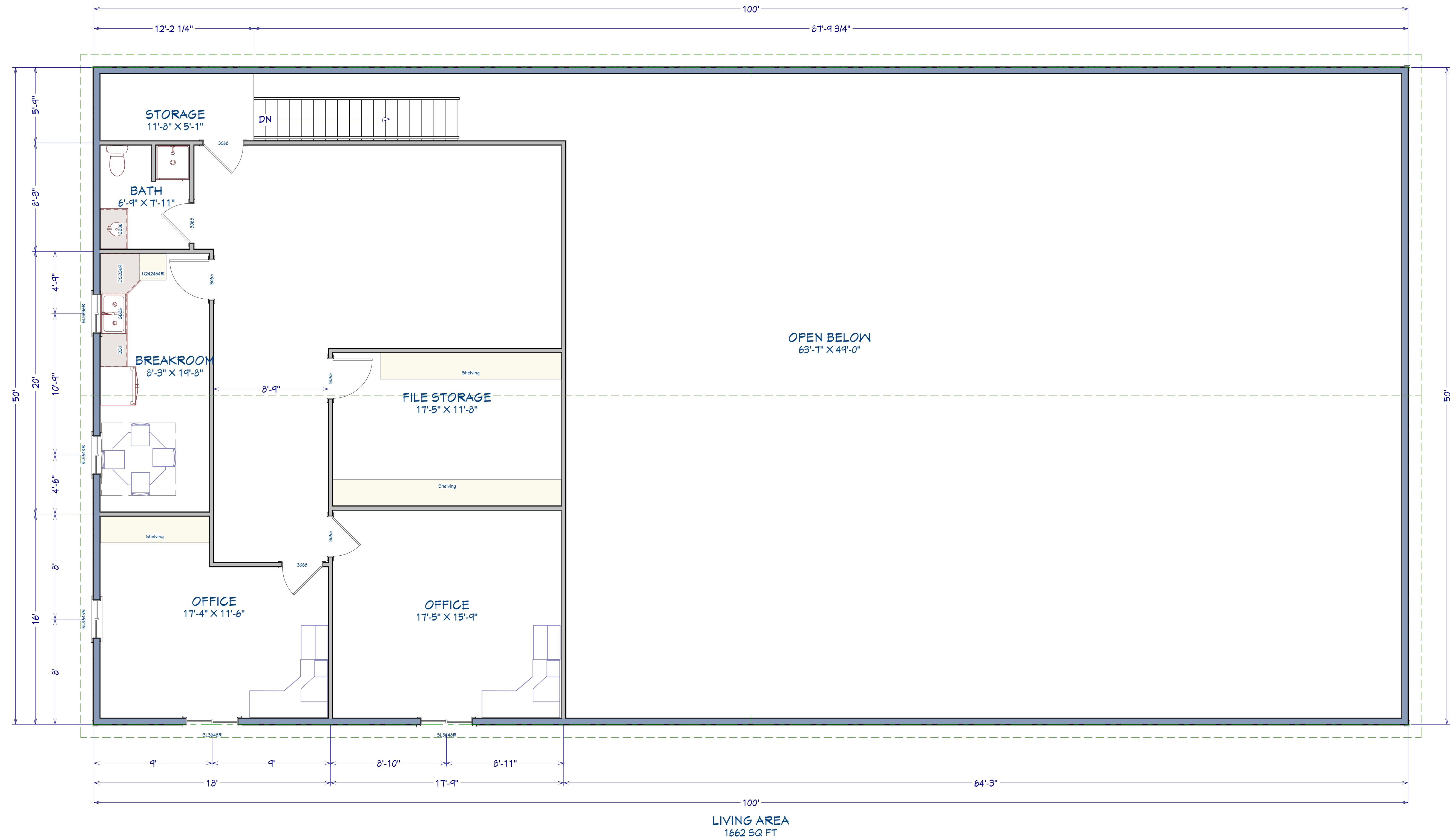
SCALE:

1/4" = 1'

SHEET:

4





2nd Floor



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2nd Floor  
Layout

Charles Robbins  
100' x 50'



DATE:

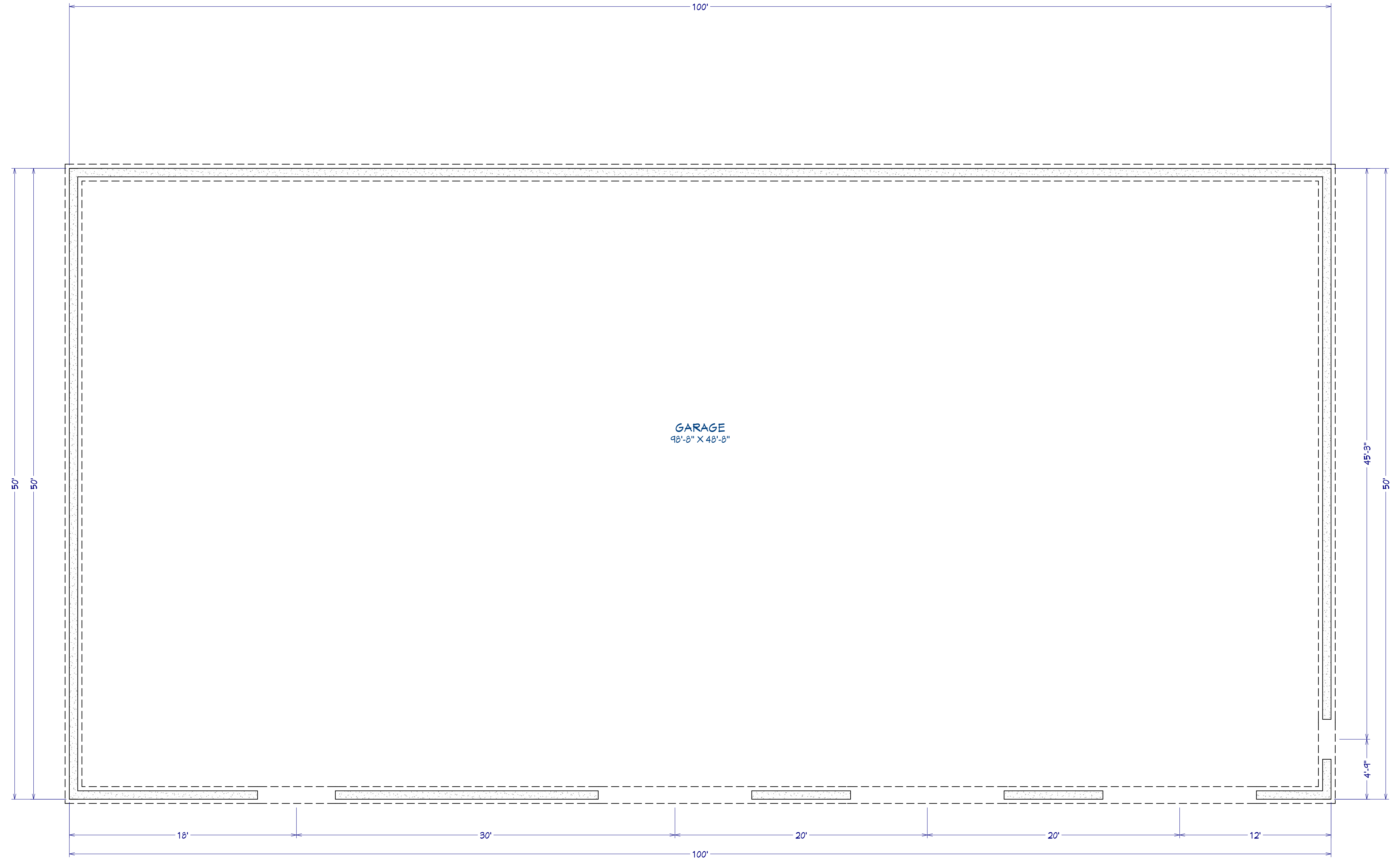
5/10/22

SCALE:

1/4" = 1'

SHEET:

5



GARAGE  
98'-8" X 48'-8"

Foundation



THIS DRAWING IS PROVIDED BY WARE-BUTLER, INC. AS A SERVICE TO ITS CUSTOMERS AND IS INTENDED TO BE USED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. WARE-BUTLER, INC. ON THIS DRAWING HAS NOT BEEN REVIEWED BY A REGISTERED ARCHITECT. WARE-BUTLER, INC. SUGGESTS THAT ITS CUSTOMERS SEEK THE SERVICES OF A REGISTERED ARCHITECT FOR DESIGN OF ANY CONSTRUCTION PROJECT. WARE-BUTLER, INC. DISCLAIMS ANY RESPONSIBILITY IF IT IS SO USED.

Foundation Plan

Charles Robbins  
100' x 50'



DATE:

5/10/22

SCALE:

1/4" = 1'

SHEET:

6

**CHARLES A. ROBBINS, III**  
**DELLA R. ROBBINS**  
 5053/058 July 25, 2016  
 Madison Map 4 Lot 6-5

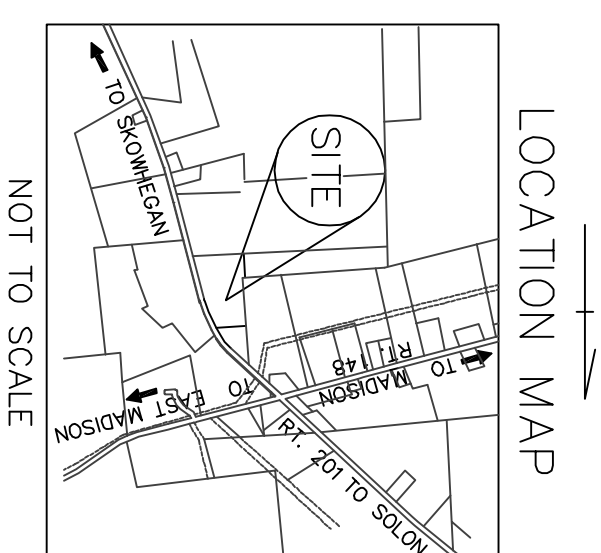
**SOIL EROSION CONTROL MEASURES**  
**and STORMWATER MANAGEMENT**

IN ORDER TO REDUCE THE POTENTIAL FOR SOIL EROSION AND STORMWATER POLLUTION FROM THIS SITE, THE FOLLOWING MEASURES WILL BE REQUIRED TO FOLLOW THE FOLLOWING PROCEDURES IN ALL SOIL DISTURBANCE AND CONSTRUCTION ACTIVITIES:

**"STABILIZE ALL DISTURBED AREAS DAILY."**

1.) ALL NEW CONSTRUCTION AND DEVELOPMENT WITHIN EXISTING DISTURBED AREAS SHALL BE DESIGNED TO MINIMIZE STORMWATER RUNOFF FROM THIS SITE, WITH AS MUCH AS POSSIBLE, NATURAL VEGETATIVE AREAS, PLUNGE POOLS, AND DITCHES WILL BE MAINTAINED AS NECESSARY TO ENSURE PROPER AND ADEQUATE FUNCTIONING.

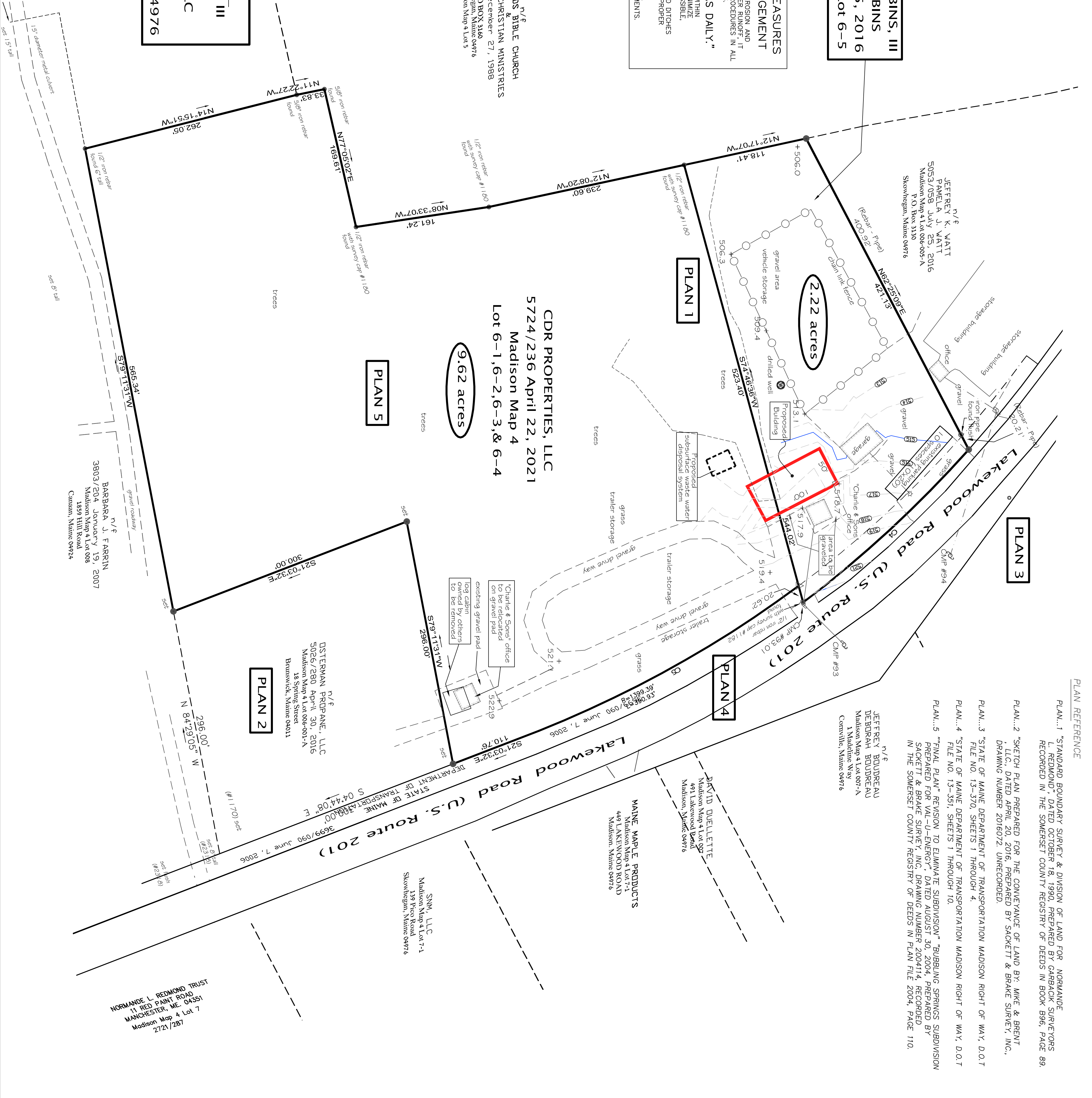
THE MUNICIPAL CODE ENFORCEMENT OFFICER WILL HAVE THE AUTHORITY TO ENFORCE THE REQUIREMENTS.



**CROSSROADS BIBLE CHURCH**  
**CROSSROADS CHRISTIAN MINISTRIES**  
 1488/327 December 27, 1988  
 PO BOX 3140  
 Skowhegan, Maine 04976  
 Madison Map 4 Lot 5

**Owners of Record:**  
**CHARLES A. ROBBINS, III**  
**DELLA R. ROBBINS**  
**CDR PROPERTIES, LLC**  
 PO BOX 596  
**SKOWHEGAN, MAINE 04976**

STATE OF MAINE  
 SOMERSET, ss., REGISTRY OF DEEDS  
 Received \_\_\_\_\_ at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M, and recorded  
 In Plan File \_\_\_\_\_ ATTEST:  
 REGISTER



**CDR PROPERTIES, LLC**  
 5724/236 April 22, 2021  
 Madison Map 4  
 Lot 6-1, 6-2, 6-3, & 6-4

**BARBARA J. FARRIN**  
 3803/204 January 19, 2007  
 Madison Map 4 Lot 008  
 1859 Hill Road  
 Cannon, Maine 04914

**DSTERMAN PROPANE, LLC**  
 5026/280 April 30, 2016  
 Madison Map 4 Lot 006-001-A  
 18 Spring Street  
 Brunswick, Maine 04011

**JEFFREY BOURDEAU**  
**DEBORAH BOURDEAU**  
 Madison Map 4 Lot 007-A  
 1 Machine Way  
 Cornville, Maine 04976

**MAINE MAPLE PRODUCTS**  
 449 Madison Map 4 Lot 001-D  
 100 Lakeshore Road  
 Skowhegan, Maine 04976

**SMN, LLC**  
 Madison Map 4 Lot 7-1  
 139 Birch Road  
 Skowhegan, Maine 04976

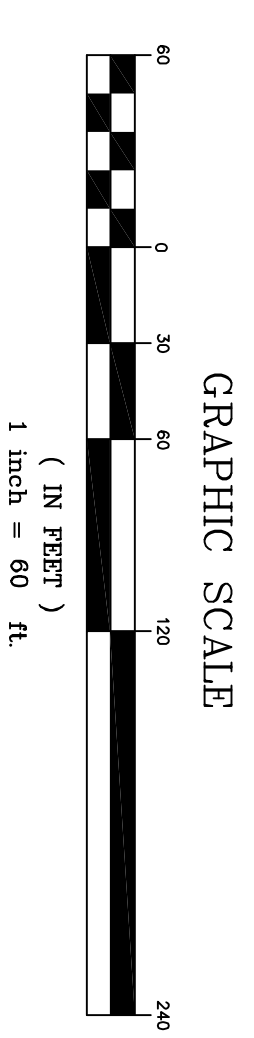
**NORMANDE L. REDMOND TRUST**  
 11 RED PAIN ROAD  
 MANCHESTER, ME 04351  
 Madison Map 4 Lot 7  
 2721/287

**PLAN REFERENCE**

- PLAN..1 "STANDARD BOUNDARY SURVEY & DIVISION OF LAND FOR NORMANDE L. REDMOND" DATED OCTOBER 18, 1990, PREPARED BY CARPARK SURVEYORS RECORDED IN THE SOMERSET COUNTY REGISTRY OF DEEDS IN BOOK 896, PAGE 89.
- PLAN..2 "SKETCH PLAN PREPARED FOR THE CONVEYANCE OF LAND BY: MIKE & BRENT . LLC, DATED APRIL 20, 2016, PREPARED BY SACKETT & BRAKE SURVEY, INC., DRAWING NUMBER 2016072, UNRECORDED.
- PLAN..3 "STATE OF MAINE DEPARTMENT OF TRANSPORTATION MADISON RIGHT OF WAY, D.O.T FILE NO. 13-370, SHEETS 1 THROUGH 4.
- PLAN..4 "STATE OF MAINE DEPARTMENT OF TRANSPORTATION MADISON RIGHT OF WAY, D.O.T FILE NO. 13-351, SHEETS 1 THROUGH 10.
- PLAN..5 "FINAL PLAN" REVISION TO EUMMATE SUBDIVISION, "BUBBLING SPRINGS SUBDIVISION PREPARED FOR THE DIVISION OF CONVEYANCES, DRAWING NUMBER 200414, RECORDED IN THE SOMERSET COUNTY REGISTRY OF DEEDS IN PLAN FILE 2004, PAGE 110.

**SITE PLAN**  
 PREPARED FOR:  
**CDR PROPERTIES, LLC**

**LOCATION:** 466 LAKEWOOD ROAD  
 MADISON, SOMERSET COUNTY, MAINE  
**DATE:** JULY 22, 2022



- LEGEND**
- = 3/4" IRON REBAR SET WITH RED PLASTIC CAP INSCRIBED
  - S.W. GOLD PLS 2318 (unless otherwise noted).
  - = UTILITY POLE
  - = STONEWALL
  - x-x-x--- = WIRE FENCE
  - x-x-x--- = overhead UTILITY LINE

**NOTES**

NOTE..1 AS PART OF THIS PROJECT CHARLES A. ROBBINS, III and DELLA R. ROBBINS ARE TO CONVEY THEIR PREMISES TO CDR PROPERTIES, LLC.

NOTE..2 50' WIDE EASEMENT WAS CONVEYED TO WATTS OVER LAND OF ROBBINS.

**CURVE TABLE**

CURVE	LENGTH	RADIUS	Chord Direction	Chord Distance
CA	270.88	1393.39	N62.4328° W	270.45
CB	571.52	1972.85	N59.9135° W	568.31

- Construction details**
- 1.) The existing garage and office will be removed from correct location.
  - 2.) The office will be moved to the gravel pad, as depicted.
  - 3.) The Proposed Building - The concrete slab foundation will be placed on a leveled gravel pad the elevation to match the existing grade of the gravel drive way. Once completed the sides away from the existing gravel will be loamed and seeded with grass.

**PLANNING BOARD APPROVAL**

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN HEREON AND THE FINDINGS OF FACT ESTABLISHED BY THE ENGINEER, THE BOARD HAS FOUND THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

SIGNED: \_\_\_\_\_

DATED: \_\_\_\_\_

**THE PLANNING BOARD - TOWN OF MADISON**

THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSERS FOR PROFESSIONAL LAND SURVEYORS (April 1, 2001) WITH ANY EXCEPTION TAKEN TO CHAPTER 90, PART 2, (Technical Standards) NOTED HEREON.

32 MESA § 1300(2)

1. NO WRITTEN REPORT PREPARED AT THIS TIME.

2. NO NEW LEGAL DESCRIPTION PREPARED AT THIS TIME.

**PREPARED BY: SACKETT & BRAKE SURVEY, INC.**

INVALID - UNLESS SIGNED, SEALED AND/OR EMBOSSED BELOW.

P.O. BOX 207, RTE 201 N  
 SKOWHEGAN, MAINE 04976  
 207-474-6223

STEPHEN W. GOULD  
 PLS 2318

2022069