

**APPENDIX A-1**  
**Public Participation**

## FOCUS GROUP MEETING AGENDA

### 1. Introduction/Background (10 min.)

*Project Area*

*Study Process To-Date*

- o *Review of Past Town Plans and Report*
- o *Assemblage of Readily Available Site Mapping (Aerial Photos, Topographic Surveys and Boundary Surveys)*
- o *Identified Key Stakeholders and Focus Groups*

*Study Evaluation Objectives*

### 2. Focus Group Input Process

*Identify "Guiding Principals" / Criteria of Focus Group for the Lower Village Area*

- o *The goal of this Study is to evaluate the existing site conditions and identify general interests / site improvement goals for the Lower Village Area.*
- o *For example, "Increased Pedestrian Safety"*
- o *Site specific concept plan or design details are not being developed from this study*

*General Discussion*

*Summarize Recorded Areas of Consensus*

### 3. Next Steps

*Initial Public Meeting - Monday September 19, 2011 at 6:00 PM*

*Provide Draft Site Evaluation Report to Town - October, 2011*

*2<sup>nd</sup> Public Meeting - November, 2011*

*Provide Final Study Report to Town - December, 2011*

*Town Begins Design / Planning Process Based on a Set of Identified Site Constraints and Opportunities - Late Winter / Spring 2012.*

### 4. Questions

*Additional questions on the process or outcomes*



## FOCUS GROUP 1 - INPUT

- No increase in traffic impacts on Green Street (Volume or speed)
- Can traffic coming from the Topsham Fair Mall via Winter Street be configured to head towards the Elm Street intersection? Would like to alleviate traffic turning right off Winter Street onto Main Street and then heading up Green Street to get back to Main Street heading north.
- Would prefer Green Street becoming a dead-end street instead of maintaining two-way traffic or changing the traffic pattern to a one-way street.
- Would like any project types to be eco-friendly.
- Increased parking would be a negative impact to the neighborhood. Don't think more parking is needed.
- Concern for pedestrian safety of kids in neighborhood.
- Development should be a "Jewel" with a deliberate ("20 year") design process, resulting in a space that draws the community to the waterfront.
- Park should be at a scale that fits the local neighborhood and not be a site that attracts/supports regional interest groups.
- Neighborhood historic character should be respected.
- Historic residences are located close to the edge of the roadway.
- Green Street is narrow and lacks sidewalks, pedestrian safety.
- Main Street is a loud, un-pedestrian friendly environment.
- Hand-carry boat access is desirable. Could support small, local rental business.
- Riverfront is currently used quietly by picnickers and shore fishermen.
- Want to make sure waterfront access is clearly delineated along shoreline and doesn't adversely affect abutting private properties..
- Stormwater is an issue coming off Thompsons Lane and along Green Street impacting residences.
- Temporary generator used periodically at the pump station is loud.

- Desire improvements to walk to Brunswick, Williams Cone School and trails at the Highlands.
- Would like better lighting for pedestrian safety but want to make sure no up-lit fixtures resulting in "over-lighting" occurs, to maintain Maine's "Dark Skies".
- A park should avoid attracting loiterers. Hours of operations should be established.
- Would support small scale, local businesses like a farmer's market, café, boat rentals, local vendors.
- Comments regarding the status of the boundary survey between 3 and 5 Green Street.
- Maintain large street trees along Green Street.
- Green Street used to be called Back Street and it had wooden deck sidewalks along it.
- A pedestrian bridge to the Red Mill is desired.
- Generally want to keep Green Street at a neighborhood scale / quiet.
- Cyclists currently look up Green Street and back down Main Street, returning to Brunswick.
- Requested that draft report materials be made available to the public.
- Would like to see traffic speed reduced on Green Street.
- Desire safe, pedestrian access to the Bowdoin Mill "Island" off of Main Street.
- Can the Town implement pre-emptive zoning to meet the community's development goals for future site development?
- Do not want parking at expense of "good" park development.
- Consider water access in other parts of the Lower Village and adjacent areas. (Town Landing Road?)

## FOCUS GROUP MEETING AGENDA

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*Project Area*

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*Study Evaluation Objectives*

### 2. Focus Group Input Process

*Identify "Guiding Principals" / Criteria of Focus Group for the Lower Village Area*

- *The goal of this Study is to evaluate the existing site conditions and identify general interests / site improvement goals for the Lower Village Area.*
- *For example, "Increased Public Parking"*
- *Site specific concept plan or design details are not being developed from this study*

*General Discussion*

*Summarize Recorded Areas of Consensus*

### 3. Next Steps

*Initial Public Meeting - Monday September 19, 2011 at 6:00 PM*

*Provide Draft Site Evaluation Report to Town - October, 2011*

*2<sup>nd</sup> Public Meeting - November, 2011*

*Provide Final Study Report to Town - December, 2011*

*Town Begins Design / Planning Process Based on a Set of Identified Site Constraints and Opportunities - Late Winter / Spring 2012.*

### 4. Questions

*Additional questions on the process or outcomes*

SIGN-IN-SHEET  
TOPSHAM, MAINE  
LOWER VILLAGE AREA WATERFRONT ACCESS STUDY

(FOCUS GROUP 2 - INPUT SESSION)

DATE: Wednesday, September 7, 2011 at 7:30 PM  
LOCATION: Topsham Town Hall Meeting Room

Name (please print legible)	Address / E-mail	Use or Interest in Project
Kevin Sullivan	3 Main Street Topsham tk5@drtkullivan.com	
Christine Macchi	13 Main St feberart@gwic.net	greenery, artists' involvement, beauty
STEVE STERN	13 MAIN ST	community PROPERTY OWNER COMMUNITY INVOLVEMENT
Arlene Morris	13 Main St	property owner community involvement
Suzanne Mahar	barndoorcase@comcast.net 4 Bowdoin Hill Island #102	business owner
Travis Pryor	99 Main St. TJP@wright-pierce.com	Wright-Pierce
Amanda Bunker	ajb@wright-pierce.com	"
FRED WIGAND	FRED WIGAND C. GWI. NOT 7 MAIN ST	BUSINESS OWNER
Curtis Obary	5 Main St coobery@maine.rr.com	local business owner
Jim Howard	2 main street	Property Owner
Jay Herick	14 GREEN ST	PROPERTY OWNER

Name (please print legible)	Address / E-mail	Use or Interest in Project
Also Present		
Liz Armstrong		Resident
John Shattock		staff
Rod Melanson		staff
Rich Reedner		staff
Cornell Knight		staff
Pam LeDuc		staff
Don Russell		Selectmen

## FOCUS GROUP 2 - INPUT

- Some minor stormdrainage improvements are needed. Maintenance of existing system mostly.
- There is available parking across Main Street for employees of the Bowdoin Mill "Island" businesses and their covenants require them to utilize it when the need arises (i.e. when the Red Mill is more fully occupied)
- Public parking in front of the fire station is adequate for surrounding businesses if hours of use regulations are better enforced.
- Designated parking for large vehicles / tour buses should be considered in the Lower Village in general.
- Increase in public events is of concern regarding available parking.
- Private parking lots don't allow for public parking on weekends and off hours. Is it possible to work out an agreement to make these spaces more available to the public?
- Wayfinding signage for parking location / regulations could be enhanced.
- Should public parking provide for boat trailers?
- Generally supportive of a park as the best option for redevelopment in the fire station area.
- Consider docking access along the waterfront for services such as a water taxi.
- Generally want a park that will fit the site and provide adequate parking, hand carry boat access and passive recreational / shore fishing uses.
- Want to explore and highlight historical significance of the Lower Village Area.
- Vehicular traffic exiting from the "Island" and turning left on to Main Street needs improvement.
- Same thing for traffic from the bank and other businesses across the street turning right onto Main Street.
- Safety concerns with addressing "seedy" elements at night.
- Prefer maintaining the remaining area around the fire station as a park with parking spaces versus additional commercial development.
- Could pedestrian traffic be routed under the Frank Wood Bridge?

- Park development would necessitate a pedestrian bridge connection to the "Island".
- Important to connect local adjacent and regional trail systems to the park area and provide kiosks / public visitor information center.
- Can a crosswalk be installed at the end of the Frank Wood Bridge crossing Main Street?
- More crosswalks could lead to better traffic calming on Main Street.
- A de facto park exists at Granny Hole.
- Do not want to see Granny Hole filled in.
- Prefer a pedestrian bridge crossing Granny Hole versus a road.
- Can a traffic light be installed at the "Island" entrance/exit onto Main Street?
- General timetable concerns with implementation of site redevelopment improvements in the vicinity of the fire station. Can progress be made in the next couple of years or will it take a "life time".

FOCUS GROUP MEETING AGENDA

1. Introduction/Background (10 min.)

Project Area

Study Process To-Date

- o Review of Past Town Plans and Report
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- o Identified Key Stakeholders and Focus Groups

Study Evaluation Objectives

2. Focus Group Input Process

Identify "Guiding Principals" / Criteria of Focus Group for the Lower Village Area

- o The goal of this Study is to evaluate the existing site conditions and identify general interests / site improvement goals for the Lower Village Area.
- o For example, "Connect to local/regional trail systems."
- o Site specific concept plan or design details are not being developed from this study

General Discussion

Summarize Recorded Areas of Consensus

3. Next Steps

Initial Public Meeting - Monday September 19, 2011 at 6:00 PM

Provide Draft Site Evaluation Report to Town - October, 2011

2<sup>nd</sup> Public Meeting - November, 2011

Provide Final Study Report to Town - December, 2011

Town Begins Design / Planning Process Based on a Set of Identified Site Constraints and Opportunities - Late Winter / Spring 2012.

4. Questions

Additional questions on the process or outcomes

SIGN-IN-SHEET  
 TOPSHAM, MAINE  
 LOWER VILLAGE AREA WATERFRONT ACCESS STUDY

(FOCUS GROUP 3 - INPUT SESSION)

DATE: Wednesday, September 12, 2011 at 6:00 PM

LOCATION: Topsham Town Hall Meeting Room

Name (please print legible)	Address / E-Mail	Use or Interest in Project
Travis Pryor	99 Main St tjpr@wright-pierce.com	Wright-Pierce
PETER LEPARI	15 WHITE ST. PLEPARI@MYFAIRPOINT.NET	TDI
Jim Shattuck	TOPSHAM TO	Staff
JANE SCASE	11 WESTERN AVE jscase@gnl.net	resident
Nancy Randolph	14 Munroe Lane	Resident
Don Russell	80 WINTER ST	Selection
Also Present		
Angela Tuttle		BLT / Conservation Commission
Gary Fogg		Conservation Commission
Rich Radner		Staff
Pam LeDuc Amanda Bunker		Staff Wright-Pierce

### FOCUS GROUP 3 - INPUT

- Would like to provide hand carry boat access in general although that may be accomplished elsewhere and doesn't necessarily have to happen in the Lower Village area.
- Would like to see access / facilities for rowing clubs (Bowdoin College, etc...)
- Area is generally small in scale for a public park with lots of functions / amenities.
- Would like to see safe / clearly defined pedestrian and bicycle systems connecting the lower village to the neighboring communities (from the Heights to Foreside Fields)
- Small scale park with picnic area and passive recreational uses. A neighborhood "Pocket Park".
- Improve traffic egress / public parking in general to support existing Lower Village Area development.
- Would like to see stormwater quality improved prior to entering the Androscoggin River.
- Granny Hole has scenic value. Its nice to have some "Green Space" left in the Lower Village.
- Traffic onto "Island" is ok. Exiting is onto Main Street is a challenge.
- Increased pedestrian traffic should be encouraged in general.
- Parking in general should be designed to be adequate and not excessive. It is currently perceived to be inadequate.
- Vehicular traffic flows could be improved at the Elm Street and Winter Street intersections with Main Street.
- Egress over Granny Hole could improve traffic flow from "Island".
- Better signage identifying public and private parking on west side of Main Street.
- Better enforcement / creation of parking regulations.
- Would like to see fire station demolished. Perceived as an "eyesore".
- Would support additional commercial development around the fire station if done tastefully like recent Lower Village redevelopment efforts. Otherwise Town should prioritize purchasing land as needed for park space.
- Topsham housing authority is purchasing an apartment building north of Michaud's Market.

- The Lower Village Area will function better with increased mixed-use density so long as traffic impacts are well thought out.
- There is a lack of population / activity in the Lower Village Area.
- Consider condemning residential buildings in poor condition when necessary. (Address slum and blight)
- Consider one-way traffic on Green Street from Elm Street towards Main Street. Also make sure consideration of impacts to traffic in other portions of the Lower Village is addressed.
- Improved vehicular traffic signage on Main Street heading towards Brunswick.
- Improve vehicular leaving the "Island",
- Encourage residential / mixed use development in Red Mill.
- Pleased with recent redevelopment of the Lower Village Area in general and see the fire station area as the last piece that needs to be addressed to complete the community's vision for the area.
- Would like to see improvements completed in next two to three years.
- Not to many concerns with preserving environmental land features in the area. Best use is to support density of development.

## PUBLIC MEETING - 1 AGENDA

### 1. Introduction/Background (10 min.)

*Study Background / Evaluation Objectives*

- Review of Past Town Plans and Reports
- Assemblage of Readily Available Site Mapping (Aerial Photos, Topographic Surveys and Boundary Surveys)

*Opportunities and Constraints Evaluated To-Date*

- Identified and Solicited Input from Key Stakeholders and Focus Groups
- Landuse Patterns
- Physical Assessment
- Environmental Assessment
- Land Ownership
- Public Sewer Infrastructure
- Historic Preservation / Archaeology

*Consensus Issues from Public Input To-Date*

### 2. Public Input Process

*Break out into groups of 4 to 6 participants and 1 Town Staff / Consultant recorder to Identify "Guiding Principals" / Criteria of community redevelopment goals for the Lower Village Area*

- The goal of this Study is to evaluate the existing site conditions and identify general interests / site improvement goals for the Lower Village Area.
- For example, "Connect to local/regional trail systems."
- Site specific concept plan or design details are not being developed from this study

*General Discussion*

*Summarize Recorded Areas of Consensus*

### 3. Next Steps

*Provide Draft Lower Village Waterfront Access Evaluation Report to Town - October, 2011*

*2<sup>nd</sup> Public Meeting - November, 2011*

*Provide Final Lower Village Waterfront Access Evaluation Report to Town - December, 2011*

*Town Considers Site Specific Design Process based on Waterfront Access Evaluation Report - Late Winter / Spring 2012.*

### 4. Questions

*Additional questions on the process or outcomes*

SIGN-IN-SHEET  
 TOPSHAM, MAINE  
 LOWER VILLAGE AREA WATERFRONT ACCESS STUDY

(PUBLIC MEETING 1 - INPUT SESSION)

DATE: Monday, September 19, 2011 at 6:00 PM  
 LOCATION: Topsham Town Hall Meeting Room

Name (please print legible)	Address / E-Mail	Use or Interest in Project
Victor Langelo	vlangelo@eclipseservices.com	
Arlene Morris	arlene@arlene.morris.com	
Jim Byrn	jimbyrnept@Comcast.net	
MIKE HAMILTON	MIKEHAMILTON@REMAX.NET	
Cornell Kn-jur	TOWN OFFICE cknjv@topshammaine.com	
DAVID TOTH	181 TOTH RD	
And MR	WABecamp@gmail.com	
PETER LE PARI	Plepari@myfairpoint.net	
Sue Spann	35 Bay Park Ave.	
FROB WIGAND	FROB WIGAND@GWI.MOI 7 MAIN ST.	
Grace Lewis Mc haren	29 Emily St.	

Name (please print legible)	Address / E-Mail	Use or Interest in Project
Don Russe II	80 WINTER ST	Selectman
JANE SCHEISE	11 WESTERN AVE	RESIDENT
Pam LeDuc	9 Prospect St.	Per Director
Carla Rensenbrink	196 Cathance Rd.	resident
John Rensenbrink	"	"
Jim Howard	54 BEECHWOOD DRIVE	Resident / Business Owner
[ALSO PRESENT]		
Travis Pryor		Wright-Pierce
Amanda Bunker		" "
Jon Edgerton		" "
Rich Roedner		Town staff
John Shattuck		" "

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TOPSHAM LOWER VILLAGE WATERFRONT ACCESS STUDY  
SEPTEMBER 19, 2011 - 6:00 PM AT THE TOPSHAM TOWN OFFICE

PUBLIC MEETING 1 - INPUT

- Encourage more pedestrian traffic and improve safety of pedestrian crossings. Higher percentage of residents representing Lower Village area pedestrians.
- Value views of river, eating lunch and fishing.
- Would like to see increase in residential development along with more "small" shops.
- Lower Village improvements should be "human scale"
- Waterfront access should be handicap accessible.
- Waterfront access should be developed in such a way as to minimum maintenance burden.
- Waterfront access should be limited to hand-carry boats.
- Appreciate for resurgence of riverfront environs. Waterfront access should be at a scale that keeps with the quiet riverfront setting. ( E.g. no motor boats)
- Lower Village area should accommodate small scale park uses while providing adequate parking.
- Lower Village should prioritize more parking over more commercial development.
- Consider pedestrian access along shoreline. (Recent studies have confirmed that this would likely be seasonal unless an elevated boardwalk system was constructed)
- "Soften" parking lot at intersection with Green Street with landscaping improvements.
- Would like to see pedestrian bridge access over Granny Hole.
- Consider a pocket park at current Winter Street intersection with Main Street if two-way vehicular improvements could be made at Elm Street and Main Street intersection.
- Most Main Street traffic is perceived to be through traffic from Brunswick to the Interstate. State route signage encourages this.
- Difficult for vehicles to enter Main Street from Green Street.
- New traffic signal light across the Frank Wood Bridge in Brunswick has helped with vehicular traffic flow.
- Consider opportunities to house boating facilities in the Red Mill basement floor.

- Considered appropriateness of a park and waterfront access outside of Lower Village and ultimately concluded that the Green Street intersection with Main Street is a central focal point entering and traveling through the Lower Village Area and is best suited for accommodating public space needs.
- Vehicular traffic needs to be improved at Winter Street, Elm Street and Main Street in order to make successful traffic improvements at intersection of Green Street and Main Street.
- What happened to past planning goals identifying mixed use development on the "island"?
- Additional residential growth in the Lower Village is key to creating a vibrant, sustainable neighborhood.
- Location of crosswalks are key to linking area paths with Lower Village pedestrian infrastructure.
- Kiosk / Community Information display area is important.
- Need to find some type of activity for the area that makes it a "destination".
- View shed of the river with benches and picnic areas at an overlook is a high priority in terms of waterfront access.
- More shops might encourage more foot traffic.
- Encourage expansion of low maintenance landscape improvements.
- Vehicular traffic turning left off "island" is difficult.
- Through traffic on Green Street needs to be addressed. Concerns it will get worse when Red Mill is more occupied.
- Waterfront farmer's market / small scale local businesses should be considered.
- What can ultimately be accomplished in terms of waterfront access if "we" don't step up and purchase land. Park should be "substantial" and discussed with current landowners regarding sale of land.
- Traffic light or roundabout at Bowdoin Mill to improve vehicular traffic?
- Need pedestrian infrastructure improvements to provide access to "island" from parking on west side of Main St and at the Green St and Main St intersection.
- Better way finding signage for public parking.
- Waterfront access improvements (Park) should be developed in next 2 to 5 years.
- Architectural improvements should maintain historical context of Lower Village area.

- 
- Additional commercial development makes other consensus issues (pedestrian safety, Green Street traffic, park space) more difficult.
  - If Town were to build a park / acquire additional lands, what are the costs and where would the money come from?
  - Would a park at the Green St and Main St intersection force one-way traffic on Green St?
  - Stormwater quality entering Androscoggin River is of greater concern than other natural features present in the area, including Granny Hole.
  - Town should work with private property owners in the Lower Village in support of creating a park by:
    - Developing a "real" plan for the park.
    - Building a walking bridge to the "island".
    - Helping local commercial tenants.
    - Addressing safe pedestrian improvements crossing Main St.
  - Recent redevelopment prosperity and increased local eateries in the Lower Village are of value to the community.

**APPENDIX A-2**

**Town of Topsham - 2010 Official Zoning Map**

**Town of Topsham Tax Map U02**

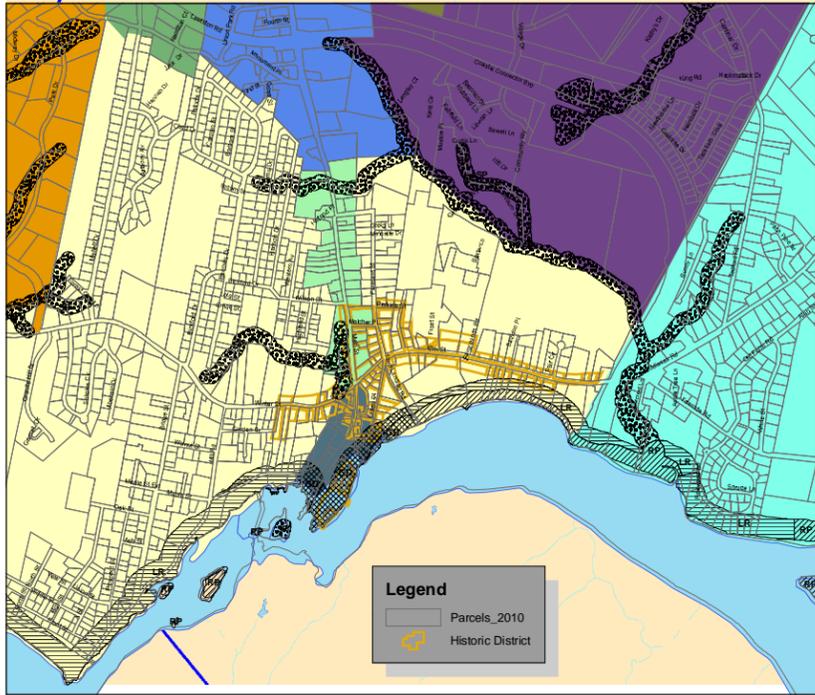
**Town of Topsham Tax Map U06**

2006 Hydrological Features - Aerial Analysis -  
 Bradstreet Consultants INC  
 2008 Parcel Data - Spatial Alternatives  
 Map Produced by - Topsham Planning Office  
 NAD\_1983\_StatePlane\_Maine\_West\_FIPS\_1802\_Feet  
 Projection: Transverse\_Mercator  
 GCS\_North\_American\_1983  
 Datum: D\_North\_American\_1983

**Note**  
 This is the Official Zoning Map  
 referred to in Section 225-7  
 of the Topsham Zoning Ordinance  
 as adopted at the May 20, 2009 Town Meeting  
 \_\_\_\_\_ Date:  
 Attested, Town Clerk

**Note**  
 For Planning, Codes, and Assessing purposes only  
 Not to be used for property conveyance

Village Inset



**Legend**  
 Parcels\_2010  
 Historic District

**Official Zoning Map  
 Town of Topsham  
 May 19, 2010**



Land Use Zones			
	<b>ShorelandZoning</b>	<b>zoning</b>	
	GD - General Development		LI - Limited Industrial
	LR - Limited Residential		LV - Lower Village
	RP - Resource Protection		MUC - Mixed Use Commercial
	SP - Stream Protection		MUC 1 - Mixed Use Commercial One
	Wellhead Buffer		MV - Middle Village
	Aquifer Protection		R1 - Urban Residential
	Parcels_2010		R2 - Suburban Residential
			R3 - Rural Residential
			RCU - Rural Commercial Use
			VC - Village Center



PROPERTY MAPS  
TOWN OF TOPSHAM, MAINE



James H. Thomas  
GIS Solutions of Maine  
Cumberland, Maine  
jht@maine.gis.com

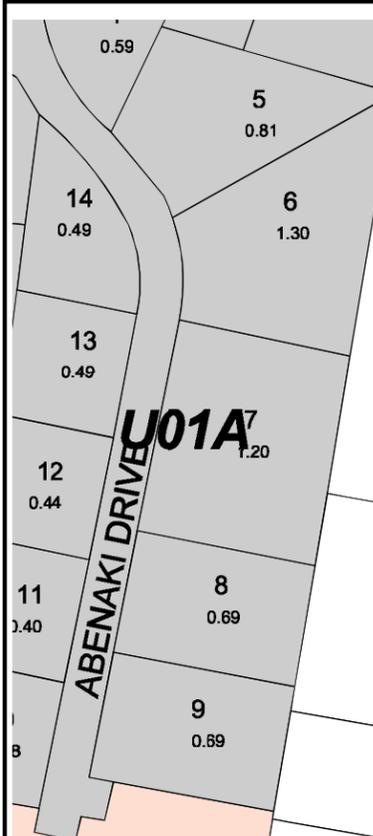
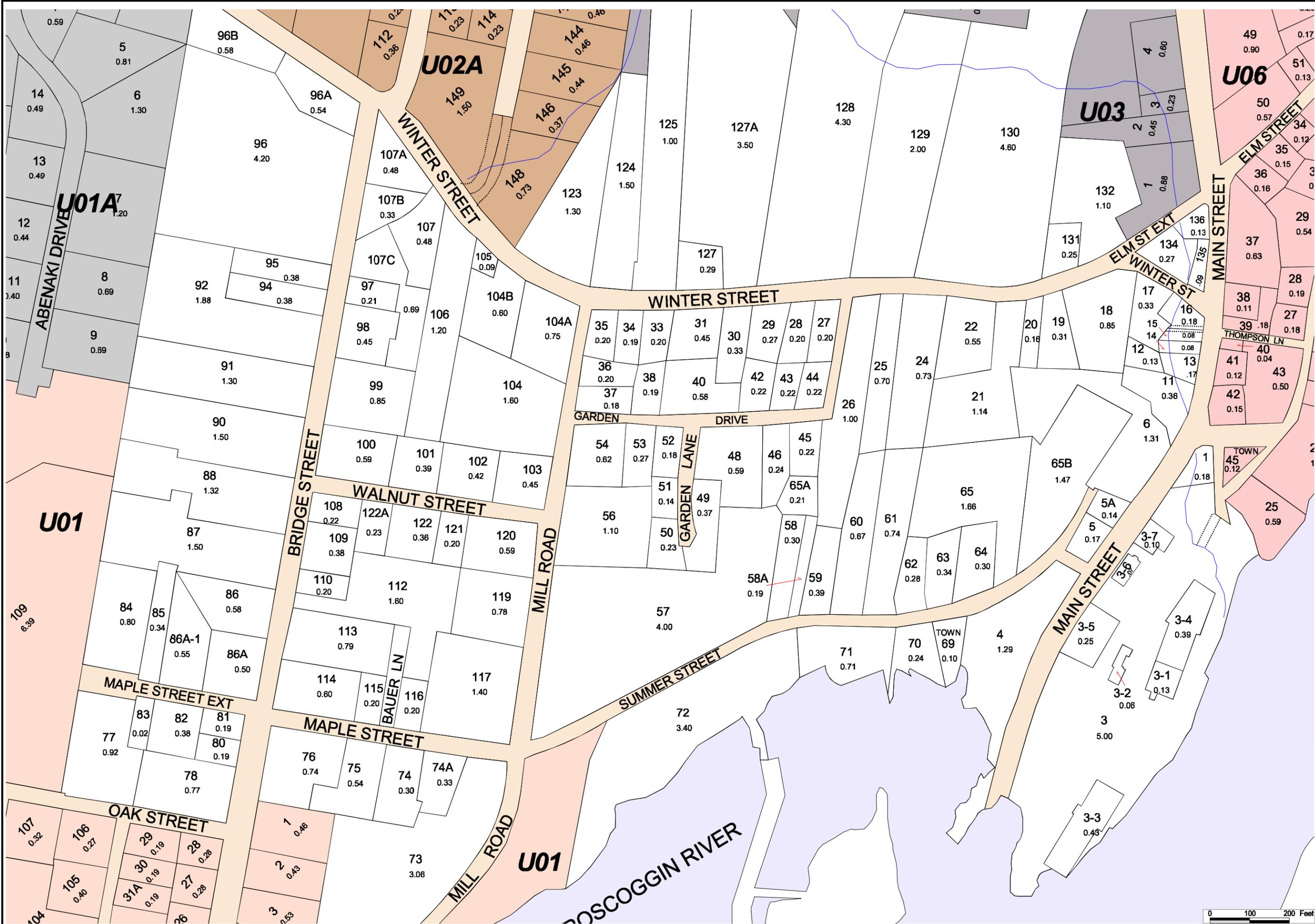
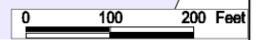
Scale: 1 inch = 100 feet

Revised to April 1, 2011

- Hooked Map
- Subdiv Map
- Mapline
- Bordering Map
- RDWY
- Bordering Map
- Shoreline
- Bordering Map
- TownBoundary
- Bordering Map
- Shore
- Bordering Map

2011

U02





TOWN OF TOPSHAM, MAINE

PROPERTY MAPS



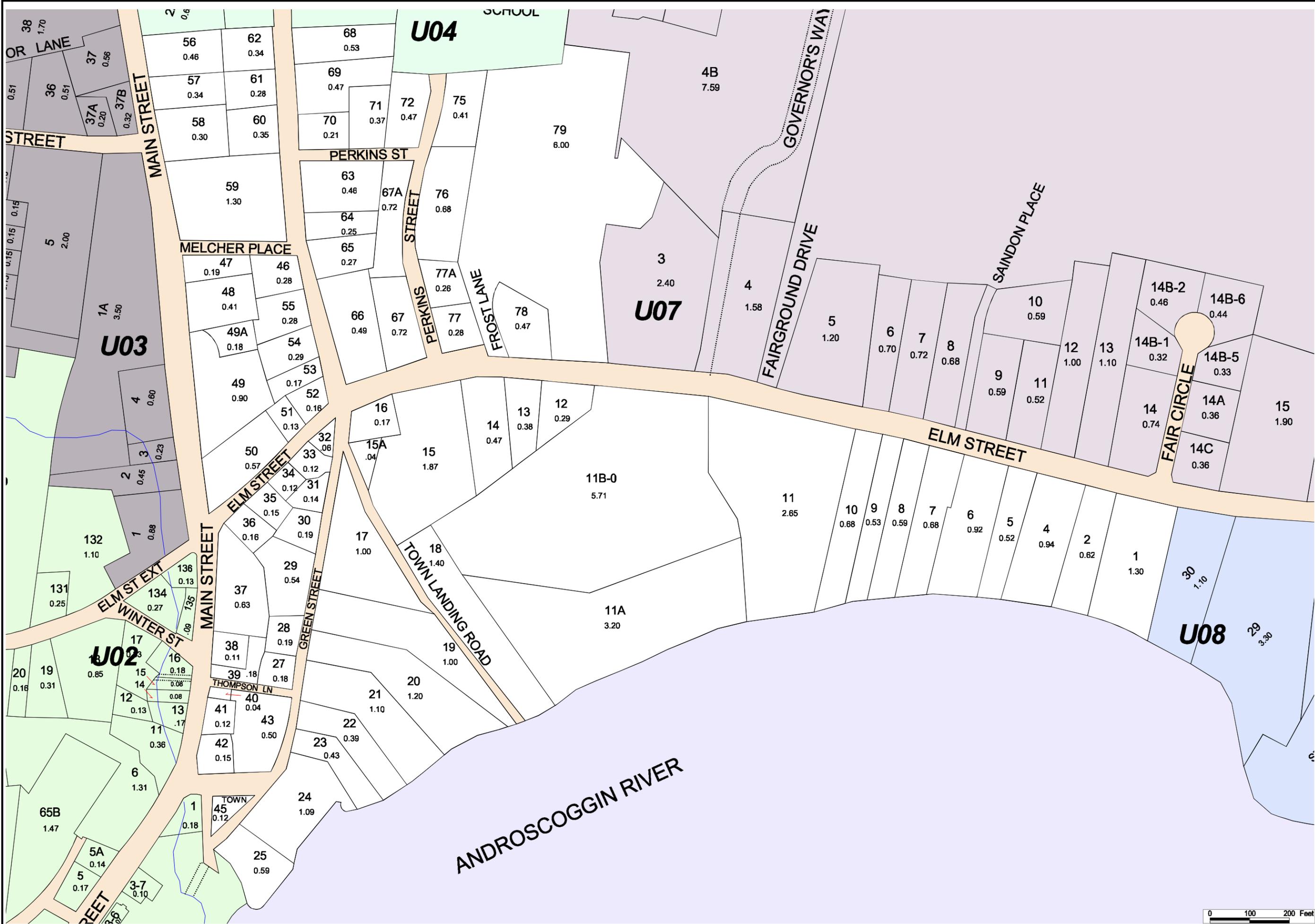
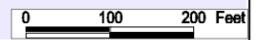
James H. Thomas  
GIS Solutions of Maine  
Cumland, Maine  
jht@maine.rr.com

These maps are intended to  
be used for the purpose of Property  
Tax Assessments and should not be  
used for conveyances.  
Revised to April 1, 2011

Scale: 1 inch = 100 feet

2011

U06



OR LANE  
STREET

MAIN STREET

MELCHER PLACE

PERKINS ST  
PERKINS STREET

FROST LANE

GOVERNOR'S WAY  
FAIRGROUND DRIVE

SAINDON PLACE  
ELM STREET

FAIR CIRCLE

ANDROSCOGGIN RIVER

U03

U04

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U02

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**APPENDIX A-3**  
**Town Warrant for Sewer Easement**  
**Topsham Sewer District Easement**  
**Boundary Survey by Paul H. Roupp, Jr., PLS**

WARRANT FOR SPECIAL TOWN MEETING

TOWN OF TOPSHAM

Topsham, Maine  
Sagadahoc, ss

June 10, 1975

To Ronald Riendeau, Chief of Police in the Town of Topsham  
in the County of Sagadahoc and State of Maine:

Greetings:

You are hereby required in the name of the State of Maine to notify and warn the inhabitants of the Town of Topsham in said county and state, qualified to vote in Town affairs, to meet at the Williams School Auditorium in said Town on Tuesday, the tenth day of June, A.D. 1975 at seven-thirty o'clock in the afternoon (Eastern Daylight Saving Time) then and there to act on Articles 1 through 3 inclusive.

ARTICLE 1. To choose a moderator to preside at said meeting.

ARTICLE 2. To see if the Town will vote to give the Topsham Sewer District a permanent easement to build, maintain, use, repair and replace from time to time, a sewer pipe and sewer pumping station on the Town's property bounded north by Summer Street, also known as Green Street; bounded easterly by Green Street, or its southerly extension which runs past the fire station; and bounded westerly by Old Main Street which runs to the old bridge across Grannie Hole Stream. And to authorize the Selectmen to execute a deed of easement therefor on behalf of the Town. The town is to retain use of said premises to the extent that such use does not interfere with the construction, repair and use of said sewer line and pumping station. The said sewer district is to have the right to do all things incidental to any of said purposes including the right to construct, maintain and repair a fence and/or guardrails from time to time for protection of said pumping station.

ARTICLE 3. To see if the Town will vote to amend the Shoreland Zoning Ordinance, Town of Topsham, enacted at the March 4, 1974 Town Meeting and as amended at the March 3, 1975 Town Meeting as follows:

Add to Section 3.2, Subsection 3.2.2 B Conditional Uses:  
6) Any public sewer pipe lines or pumping station, public storm drains, public water mains or wells, or anything pertinent or incidental thereto.

Given under our hands this second day of June, 1975.

WILLIAM E. GREIG  
GERARD F. LAMARRE  
EVELYN A. WHITE  
Selectmen of the Town of Topsham

Attest:

RONAND A. RIENDEAU  
Chief of Police  
Topsham, Maine

Bk 3036 Ps290 #9534  
12-05-2008 a 04:13p

SEWER EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the Town of Topsham, a municipal corporation organized under Maine law and situated in Topsham, Maine, for one dollar and other valuable considerations, does hereby grant to the Topsham Sewer District, a quasi-municipal corporation duly organized under the laws of the State of Maine and having its principal offices in the Town of Topsham, County of Sagadahoc, its successors and assigns with QUIT CLAIM WITH COVENANTS, described as follows:

A permanent easement to build, maintain, use, repair and replace from time to time, a sewer pipe and sewer pumping station on the Town's property bounded north by Summer Street, also known as Green Street; bounded easterly by Green Street, or its southerly extension which runs past the fire station; and bounded westerly by Old Main Street which runs to the old bridge across Grannie Hole Stream.

The town is to retain use of said premises to the extent that such use does not interfere with the construction, repair and use of said sewer line and pumping station. The said sewer district is to have the right to do all things incidental to any of said purposes including the right to construct, maintain and repair a fence and/or guardrails from time to time for protection of said pumping station.

Together with the right of ingress and egress over adjoining lands of Grantor for the purpose of exercising the rights herein granted.

The easements herein granted are transferable, and may be sold, leased, assigned, pledged, and mortgaged by Grantee, and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, successors and assigns and shall run with the land.

This conveyance is made pursuant to a Town of Topsham Warrant dated June 10, 1975, Article 2 authorizing the Selectmen to execute a deed of easement on behalf of the Town.

WITNESS our hands and seals this 5<sup>th</sup> day of December, 2008.

TOWN OF TOPSHAM

SAGADAHOC COUNTY

Then personally appeared the above named James Z. Cady, Town Manager and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said municipality.

Before me,

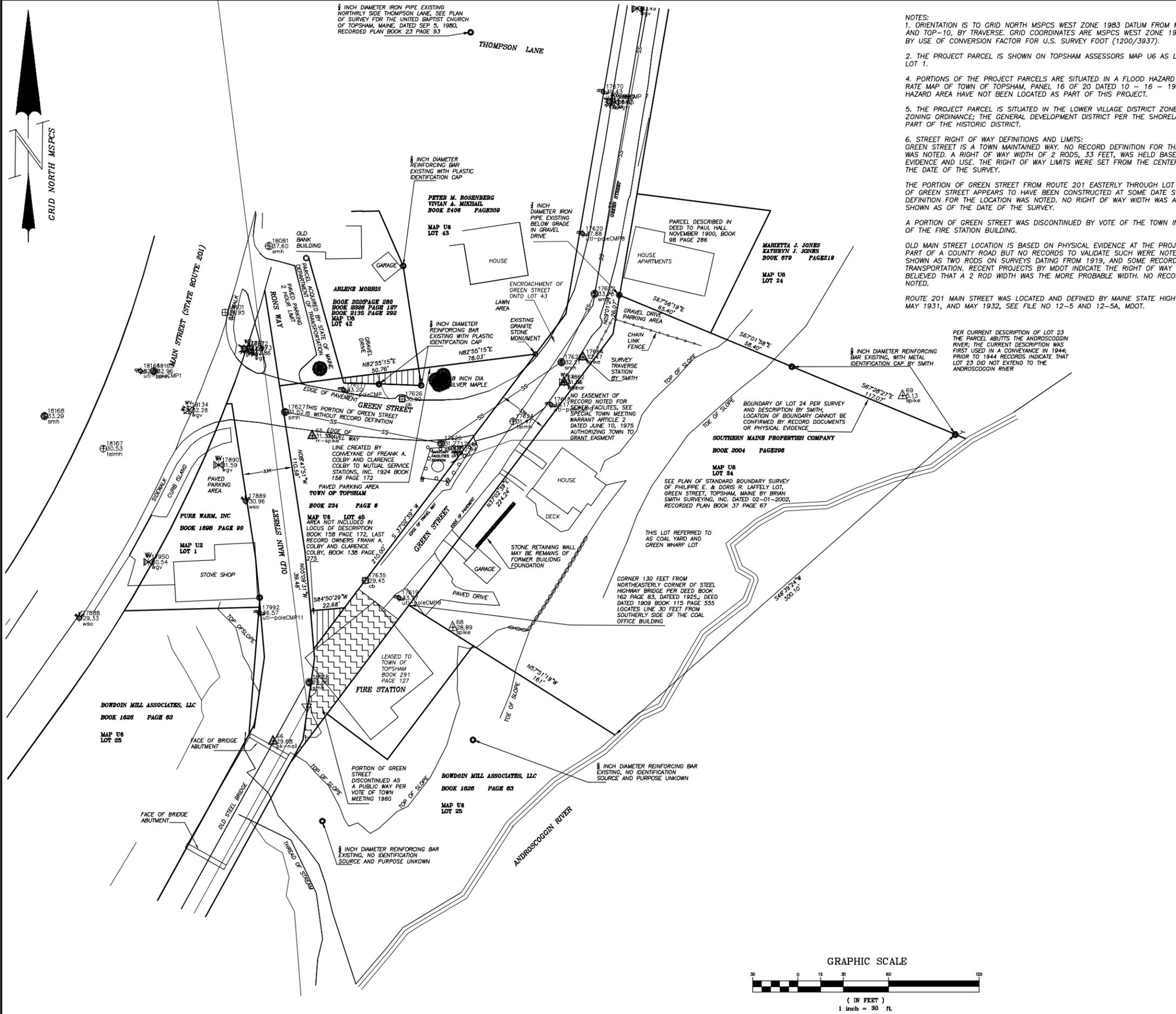
Rose M. Woodd  
Notary Public

SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds

Rose M. Woodd  
Notary Public, Maine  
My Commission Expires June 4, 2011



**LEGEND:**

SURVEY CONTROL (TRAVERSE) STATION	△
IRON PIPE OR ROD EXISTING	□
STONE OR CONCRETE MONUMENT EXISTING	○
DRILL HOLE EXISTING	●
5/8" DIA REINFORCING BAR SET WITH SURVEYORS ID CAP	⊙
MONUMENT SET (OTHER THAN REBAR)	⊠
BENCH MARK OR TEMPORARY BENCH MARK	⊕
CATCH BASIN	⊞
DRAIN MANHOLE	⊟
SANITARY SEWER MANHOLE	⊠
WATER GATE VALVE	⊡
HYDRANT	⊢
WATER SHUT OFF	⊣
WELL	⊤
UTILITY POLE	⊥
UTILITY GUY POLE	⊦
CONTROLLER CABINET	⊧
POLE LIGHT	⊨
GAS/OIL FILL POINT COVER	⊩
SOIL TEST PIT LOCATION	⊪
SOIL BORING LOCATION	⊫
TRAFFIC DIRECTION	↑
FLOW DIRECTION	→
SANITARY SEWER LINE	—
STORM DRAIN LINE	—
WATER LINE	—
AERIAL ELECTRIC & TELEPHONE LINE	—
BELOW GRADE ELECTRIC, TELEPHONE LINE	—
WIRE FENCE LINE	—
WOOD FENCE LINE	—
CHAIN LINK FENCE	—
STONEWALL	—
PROPERTY LINE	—
EASEMENT LINE	—
PARCEL LINE PER DEED	—
ZONING YARD SET BACK LINE	—
LOT/DIVISION LINE	—
EXISTING CONTOUR LINE	—
WETLANDS LIMIT	—
VEGETATION/TREELINE LIMIT	—
LINE TABLE REFERENCE	L1
CURVE TABLE REFERENCE	C1

**NOTES:**

- ORIENTATION IS TO GRID NORTH MSPCS WEST ZONE 1983 DATUM FROM MDOT CONTROL STATIONS TOP-RR AND TOP-10, BY TRAVERSE. GRID COORDINATES ARE MSPCS WEST ZONE 1983 DATUM IN FEET, CONVERTED BY USE OF CONVERSION FACTOR FOR U.S. SURVEY FOOT (1200/3937).
- THE PROJECT PARCEL IS SHOWN ON TOPSHAM ASSESSORS MAP U6 AS LOTS 45, 25, 24 AND MAP U2 LOT 1.
- PORTIONS OF THE PROJECT PARCELS ARE SITUATED IN A FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF TOWN OF TOPSHAM, PANEL 16 OF 20 DATED 10 - 16 - 1987. THE LIMITS OF THE FLOOD HAZARD AREA HAVE NOT BEEN LOCATED AS PART OF THIS PROJECT.
- THE PROJECT PARCEL IS SITUATED IN THE LOWER VILLAGE DISTRICT ZONE PER THE TOWN OF TOPSHAM ZONING ORDINANCE; THE GENERAL DEVELOPMENT DISTRICT PER THE SHORELAND ZONING OVERLAY, AND IS PART OF THE HISTORIC DISTRICT.
- STREET RIGHT OF WAY DEFINITIONS AND LIMITS: GREEN STREET IS A TOWN MAINTAINED WAY. NO RECORD DEFINITION FOR THE ALIGNMENT OF GREEN STREET WAS NOTED. A RIGHT OF WAY WIDTH OF 2 RODS, 33 FEET, WAS HELD BASED ON EXISTING PHYSICAL EVIDENCE AND USE. THE RIGHT OF WAY LIMITS WERE SET FROM THE CENTERLINE OF THE TRAVEL WAY AT THE DATE OF THE SURVEY.
- THE PORTION OF GREEN STREET FROM ROUTE 201 EASTERLY THROUGH LOT 45 TO THE ORIGINAL LOCATION OF GREEN STREET APPEARS TO HAVE BEEN CONSTRUCTED AT SOME DATE SUBSEQUENT TO 1943. NO DEFINITION FOR THE LOCATION WAS NOTED. NO RIGHT OF WAY WIDTH WAS ASSIGNED. TRAVEL WAY LIMITS ARE SHOWN AS OF THE DATE OF THE SURVEY.
- A PORTION OF GREEN STREET WAS DISCONTINUED BY VOTE OF THE TOWN IN 1960 FOR THE CONSTRUCTION OF THE FIRE STATION BUILDING.
- OLD MAIN STREET LOCATION IS BASED ON PHYSICAL EVIDENCE AT THE PROJECT SITE. IT MAY HAVE BEEN PART OF A COUNTY ROAD BUT NO RECORDS TO VALIDATE SUCH WERE NOTED. THE RIGHT OF WAY WIDTH IS SHOWN AS TWO RODS ON SURVEYS DATING FROM 1919, AND SOME RECORDS AT MAINE DEPARTMENT OF TRANSPORTATION. RECENT PROJECTS BY MDOT INDICATE THE RIGHT OF WAY WIDTH AS 3 RODS. IT IS BELIEVED THAT A 2 ROD WIDTH WAS THE MORE PROBABLE WIDTH. NO RECORD OF DISCONTINUANCE WAS NOTED.
- ROUTE 201 MAIN STREET WAS LOCATED AND DEFINED BY MAINE STATE HIGHWAY COMMISSION PLANS DATED MAY 1931, AND MAY 1932, SEE FILE NO 12-5 AND 12-5A, MDOT.

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY REPRESENTED BY THIS PLAN CONFORMS WITH THE STANDARDS OF PRACTICE OF THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

PAUL H. RUOPP, JR. P.L.S. NO 1165

THIS PLAN HAS BEEN PREPARED FOR THE CLIENT NAMED HEREON FOR THE PURPOSE OF SHOWING THE BOUNDARIES OF THE STREETS AND LOTS IN THE VICINITY OF LOWER GREEN STREET AND OLD MAIN STREET.

THE PLAN REFLECTS CONDITIONS ON THE SURFACE OF THE EARTH AS OF THE DATE OF THE SURVEY IN DECEMBER 2006 JANUARY 2007.

USE OF THIS PLAN BY INDIVIDUALS AND OR PARTIES OTHER THAN THE CLIENT NAMED HEREON, AND / OR USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH THE SURVEY WAS COMPLETED IS UNAUTHORIZED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SURVEYOR.

UNAUTHORIZED USE OF THE PLAN OR RELEASE OF THE PLAN TO UNAUTHORIZED PARTIES OR AGENCIES WILL ENTITILE THE SURVEYOR TO ADDITIONAL COMPENSATION.

<b>PLAN OF BOUNDARY SURVEY</b>	
OF: <b>LOWER GREEN STREET</b> GREEN STREET TOPSHAM, MAINE	
FOR: <b>TOPSHAM DEVELOPMENT, INC</b> 22 ELM STREET TOPSHAM, MAINE	
NOT VALID WITHOUT EMBOSSSED SEAL OF SURVEYOR	<b>PAUL H. RUOPP JR., PLS</b> <b>LAND SURVEYING &amp; MAPPING</b> 25 MAPLE STREET P O BOX 330 MONMOUTH, MAINE 04259 TEL & FAX: 207-933-3393
FIELD WK: PHR DRAWN BY: PHR CHECKED BY: PHR DATE: 14FEB2007 SCALE: 1" = 20' FIELD BK: 0097 PROJ: 12090034 SHEET: 1 OF 1 File No.: 12090000	

