



**TOWN OF TOPSHAM
PLANNING OFFICE**

100 Main Street, Second Floor
Topsham, Maine 04086

Phone: (207) 725-1724 • Fax: (207) 725-1737

CERTIFICATE OF APPROPRIATENESS APPLICATION

FEE FOR PLAN REVIEW		<input checked="" type="checkbox"/> \$25.00 for residential <input type="checkbox"/> \$35.00 for non-residential					Date: <u>2022-08-29</u> Amount Paid: \$ <u>25.00</u>		
PROPERTY DESCRIPTION	Parcel ID	Map(s)	006	Lot(s)	17	Zoning District(s)	RI	Contributing or Non-contributing Property	Non
	Physical Address	17 Green St							
PROPERTY OWNER'S INFORMATION	Name	Delma D. Small				Mailing Address	17 Green St Topsham, ME 04086		
	Phone	207-242-7173							
	Fax								
	Email	17green04086@gmail.com							
APPLICANT'S INFORMATION IF DIFFERENT FROM OWNER	Name					Name of Business			
	Phone					Mailing Address			
	Fax								
	Email								
APPLICANT'S AGENT INFORMATION	Name					Name of Business			
	Phone					Mailing Address			
	Fax								
	Email								
PROJECT DESCRIPTION	Existing Land Use (circle one)	<u>Residential</u>		Commercial	Industrial				
	Proposed Land Use (circle one)	<u>Residential</u>		Commercial	Industrial				
	Provide narrative description of proposed project: Add two spans of fencing on either side of house, parallel to Green Street: dog enclosure. 4'H x 6' w sections;								
	Provide narrative description of any constraints (wetlands, shoreland zone, floodplain, etc.)								

Add five granite posts at east side of small parking area, with chains.

MINIMAL PLAN REQUIREMENTS

- 4 Paper Copies of the entire plan packet**
- ONE Electronic copy (via thumb drive/USB; email submissions will not be accepted)**
- Self-addressed stamped envelope to mail thumb drive back to applicant.**
- Agent Authorization form, signed**
- Peer Review Escrow, if required by Commission**

Site Plan documents/plan submissions must contain at least:

- Paper size; no less than 8" X 11" or greater than 24" X 36"
- Title block
 - Applicant's name and address
 - Name of preparer of plans with professional information
 - Parcel's tax map identification (map and lot) in bottom right corner of map/plan
- One plan/map with date, north point, scale, project name showing all **existing** lot dimensions, setbacks, streets, driveways, rights of way, structures, wetlands, floodplains, waterbodies, water courses.
- One plan/map with date, north point, scale, project name showing all **proposed** lot dimensions, setbacks, structures, streets, driveways, rights of way, utilities, lighting, landscaping, drainage, and parking.
- Architectural Elevations of existing and proposed buildings including location with type of materials and products
- Samples or manufacturer's information about products
- Photographs of building, each building element, site, and adjacent buildings, as seen from the street
- Historic Photographs, if available
- Proof of right, title and interest in the property.
- Agent Authorization form

Please describe below why replacement may be necessary:

Note:

1. Submittals that the town planner deems sufficiently lacking in content will not be scheduled for review.
2. It is the responsibility of the applicant to present a clear understanding of the project.
3. The written materials and plans must be organized and contained in a single collated report and folded. Rolled plans will not be accepted.
4. The application fees are required at time of submission.

The undersigned hereby makes application to the Town of Topsham for review of the proposed project and declares the foregoing to be true and accurate to the best of his/her knowledge.



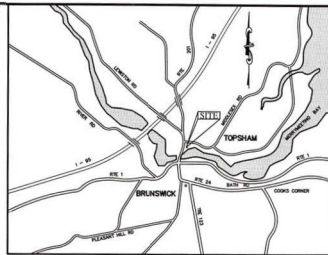
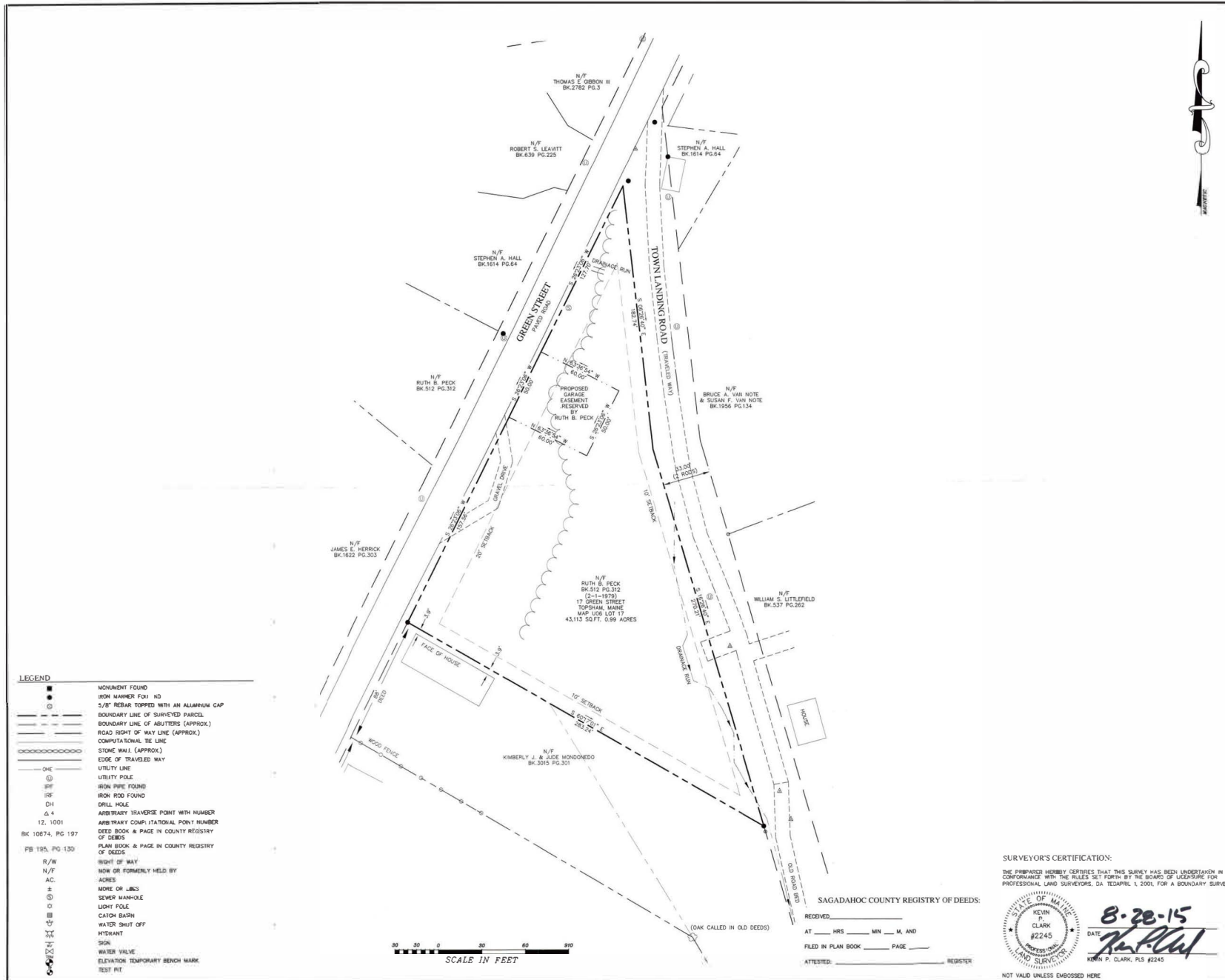
 APPLICANT OR AGENT'S SIGNATURE

2022-08-29

 DATE

Delmar D. Small

 PLEASE TYPE OR PRINT NAME



- NOTES:**
1. SEE REFERENCE FOR SURVEYED PARCELS:
BK 912, PG 312
 2. PLAN ATTACHED IS:
a.) PLAN ENTITLED, "STANDARD BOUNDARY SURVEY", DATED NOV 1ST 2005, BY BRIAN SMITH SURVEYING, INC. (NOW SITELINES P.A.)
 - b.) "SKETCH SHOWING RIVERSIDE CEMETERY ANNEX, TOPSHAM, MAINE" DATED 1809 AND RECORDED IN THE SAGADAHOC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 1, PAGE 42
 - c.) "SKETCH SHOWING BIRCHVIEW CEMETERY, TOPSHAM, MAINE" DATED FEBRUARY 1839 BY H. H. SHOAFIELD - P. 102 AND RECORDED IN THE SAGADAHOC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 6, PAGE 40A
 - d.) "BOUNDARY SURVEY, RECORDING PLAT OF A VIBRON NEW ENGLAND, INC. EASEMENT" DATED JUNE 13, 2001 AND RECORDED IN THE SAGADAHOC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 36, PAGE 83
 - e.) "PROPERTY PLAN OF AMENITY MANOR, ELM STREET, TOPSHAM, MAINE" DATED MARCH 24, 1978 BY HOWARD F. BARBOUR, L.S., J.S. AND RECORDED IN THE SAGADAHOC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 55
 - f.) PLAN OF THE NEW BURYING YARD IN TOPSHAM DATED OCTOBER 18, 1828 BY ALBERT THIBERTS RECORDED IN SAGADAHOC COUNTY REGISTRY OF DEEDS BOOK 22 PAGE 335
 - g.) PLAN OF THE ENLARGEMENT OF THE BURYING GROUND ON THE EAST SIDE NEAR THE BRICK SCHOOL HOUSE IN TOPSHAM DATED JULY 1, 1844 BY FRANCIS T. FURNITON RECORDED IN SAGADAHOC COUNTY REGISTRY OF DEEDS BOOK 22 PAGE 336
3. AREA INFORMATION:
43,113 SQ. FT. 0.99 ACRES
 4. TAX MAP INFORMATION:
TAX MAP USE, LOT 17.
 5. BASIS OF SURVEY:
BEARINGS ARE MAGNETIC [2005] AND ARE BASED ON HAND COMPASS BEARINGS ALONG RANDOM TRAVERSE LINES.
 6. ROAD INFORMATION:
PER PLAN REFERENCED IN NOTE 2(a). LOCATION IS BASED ON EVIDENCE FOUND


LEGEND

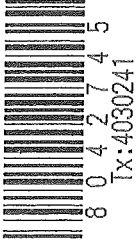
■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP
---	BOUNDARY LINE OF SURVEYED PARCEL
---	BOUNDARY LINE OF ADJUTERS (APPROX.)
---	ROAD RIGHT OF WAY LINE (APPROX.)
---	COMPUTATIONAL TIE LINE
---	STONE WALL (APPROX.)
---	EDGE OF TRAVELED WAY
---	UTILITY LINE
---	UTILITY POLE
---	IRON PIPE FOUND
---	IRON ROD FOUND
---	DRILL HOLE
△	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 185, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC	ACRES
±	MORE OR LESS
⊙	SEWER MANHOLE
⊙	LIGHT POLE
⊙	CATCH BASIN
⊙	WATER SHUT OFF
⊙	HYDRANT
⊙	SPRINKLER
⊙	WATER VALVE
⊙	ELEVATION TEMPORARY BENCH MARK
⊙	TEST PIT

SURVEYOR'S CERTIFICATION:
 THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LAND SURVEYING FOR PROFESSIONAL LAND SURVEYORS, DA 12 APRIL 1, 2001, FOR A BOUNDARY SURVEY.

RECEIVED: _____
 AT _____ HRS _____ MIN _____ M. AND
 FILED IN PLAN BOOK _____ PAGE _____
 ATTESTED: _____ REGISTER

DATE: 8-28-15
 KEVIN P. CLARK, PLS #2245
 NOT VALID UNLESS EMBOSSED HERE

SURVEY PLAN of Land of		
17 GREEN STREET TOPSHAM, MAINE		
PREPARED FOR: RUTH B. PECK		
 SITELINES, PA ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS 8 CUMBERLAND STREET, BRUNSWICK, ME 04011 207.225.1200 www.sitelinespa.com		
FIELD WK: BSS	SCALE: 1" = 30'	SHEET:
DRN BY: RPL	JOB #: 2833	1
CHD BY: KPC	MAP/LOT: 106/17	
DATE: 08-20-15	FILE: 2833 SV	



2015R-06354
TRANSFER TAX PAID
RECEIVED
SAGADAHOC COUNTY MAINE
LYNN C MOORE, REGISTRAR
RECORDED ON
08/31/2015 2:17 PM

WARRANTY DEED

{Statutory Short Form}

PAGES: 3

KNOW ALL MEN BY THESE PRESENTS, that Ruth B. Peck, of Brunswick, Maine, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by Delmar D. Small and Teague B. Morris, of Litchfield, Maine, the receipt whereof is hereby acknowledged, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Delmar D. Small and Teague B. Morris, as joint tenants, their heirs, successors and assigns forever, with Warranty Covenants, as follows:

A certain lot or parcel of land situated at 17 Green Street, so-called, in the Town of Topsham, County of Sagadahoc and State of Maine, as more particularly described on the attached Exhibit A, and subject to the rights and easements set forth therein.

Meaning and intending to convey, and hereby conveying, all that property situated on the easterly side of said Green Street, which was conveyed to Ruth B. Peck by virtue of a deed from Charles B. Peck dated February 1, 1979 and recorded in the Sagadahoc County Registry of Deeds at Book 512, Page 312.

IN WITNESS WHEREOF, Ruth B. Peck has hereunto placed her hand and seal this 28th day of August 2015.

Witness

Ruth B. Peck
Ruth B. Peck

State of Maine
County of Cumberland

August 28, 2015

Then personally appeared the above named Ruth B. Peck and acknowledged the foregoing instrument to be her free act and deed.

Abigail R. Douglas
Notary Public/Attorney-at-Law

Abigail R. Douglas
Notary Public, State of Maine
My Commission Expires June 20, 2022

Abigail R. Douglas
Notary Public, State of Maine
My Commission Expires June 20, 2022

Sitelines #2833

Exhibit A

**17 Green Street
Topsham, Maine**

A certain lot or parcel of land situated at the intersection of Green Street and Town Landing Road, in the Town of Topsham, County of Sagadahoc, State of Maine, said parcel being more particularly bounded and described as follows:

BEGINNING at a survey pin found on the apparent southeasterly right-of-way line of said Green Street, at the northerly most corner of land now or formerly of Kimberly J. & Jude Mondonedo as described in a deed recorded at the Sagadahoc County Registry in Book 3015, Page 301;

THENCE N 26° 23' 06" E along said right-of-way of Green Street, a distance of 335.26 feet to a survey pin to be set at said intersection of Green Street and Town Landing Road ;

THENCE S 06° 26' 40" E along the apparent westerly right-of-way of Town Landing Road, a distance of 182.74 feet to an angle point;

THENCE S 16° 26' 40" E along said right-of-way of Town Landing Road, a distance of 270.21 feet to a survey pin found;

THENCE N 60° 17' 01" W along the northeasterly line of land now or formerly of said Mondonedo, a distance of 283.24 feet to the **POINT OF BEGINNING.**

Containing 43,113 sq. ft. or 0.99 acres, more or less.

EXCEPTING AND RESERVING to the Grantor herein, her heirs, successors and assigns, a perpetual exclusive easement appurtenant to and for the benefit of the property which the Grantor owns on the west side of Green Street, which she took by deed recorded in the Sagadahoc County Registry of Deeds at Book 512, Page 312, for the purposes of parking and, in connection therewith, the right to construct, maintain, repair and /or replace a garage, shed or carriage house and may clear and pave or use gravel for said purposes. The reserved easement is portrayed as "Proposed Garage Easement Reserved By Ruth B. Peck" on a plan entitled "Survey Plan of Land of 17 Green Street, Topsham, Maine", dated August 20, 2015 by Sitelines, P.A., to be recorded. Said easement parcel being more particularly bounded and described as follows:

BEGINNING at a survey pin set on the apparent southeasterly right-of-way line of said Green Street, being located N 26° 23' 06" E, a distance of 157.56 feet from a survey pin found at the northerly most corner of land now or formerly of Kimberly J. & Jude Mondonedo as described in a deed recorded at the Sagadahoc County Registry in Book 3015, Page 301;

THENCE N 26° 23' 06" E along said right-of-way of Green Street, a distance of 50.00 feet to a survey pin to be set;

THENCE S 63° 36' 54" E, a distance of 60.00 feet to a survey pin to be set;

THENCE S 26° 23' 06" W, a distance of 50.00 feet to a survey pin to be set;

THENCE N 63° 36' 54" W, a distance of 60.00 feet to the **POINT OF BEGINNING.**

Containing 3,000 sq. ft. or 0.07 acres, more or less.

All bearings refer to magnetic north as observed 2005.

All survey pins to be set are 5/8" rebar with identification cap bearing "Clark – PLS 2245".

FURTHER EXCEPTING AND RESERVING from this conveyance a temporary easement for the purposes of parking vehicles over and across the "Gravel Drive" as portrayed on the above referenced plan, which gravel drive is across Green Street from the Grantor's home on the west side at 16 Green Street, so-called, which she took by deed recorded in said Registry at Book 512, Page 312. This temporary easement shall be extinguished and no longer exist when the Grantees herein, or their successors, break ground for construction or begin improvements on the property conveyed by this Deed. The Grantees agree to provide the Grantor with a 30 day notice of their intent to begin the improvements which will extinguish this easement.

RESIDENTIAL, COMMERCIAL & INDUSTRIAL
AROOSTOOK FENCE CO.

Serving Maine and New Hampshire

AROOSTOOK FENCE CO., INC. 1827 LISBON STREET
 LEWISTON, MAINE 04240-1416 TEL. (207) 782-8078 // FAX 782-8039
 www.AroostookFence.com info@AroostookFence.com

PROPOSAL/CONTRACT

Page 1
06/02/2022

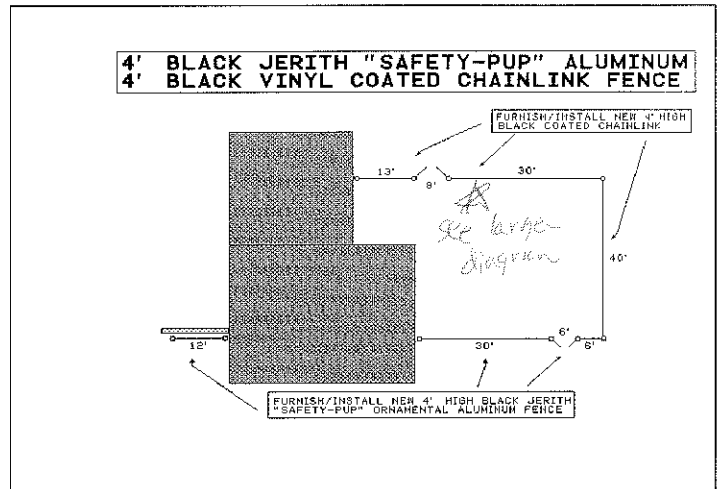
Customer Information:

DANNY MORRIS / *Delmar D Small*
 17 GREEN STREET *P.O. Box 815*
 TOPSHAM, MAINE 04086 *Brunswick, ME 04011*
 253-985-0947

Job Information:

Notes:

- ALL VINYL COVERED CHAINLINK FENCE
- ALL POSTS DRIVEN 3' DEEP
- GATE POSTS DRIVEN 4' DEEP
- "JERITH" ORNAMENTAL ALUMINUM FENCE
- ALL POSTS SET IN CONCRETE
- WORK TO START IN FALL OF 2022
- SUBJECT TO RE-PRICING IF NOT ACCEPTED WITHIN 10 DAYS



AROOSTOOK FENCE CO., INC. agrees to guarantee above fence to be free from defects in materials and workmanship for one year.

AROOSTOOK FENCE CO., INC. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and OBTAINING ANY REQUIRED BUILDING PERMITS SHALL REST WITH THE CUSTOMER.

AROOSTOOK FENCE CO., INC. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does AROOSTOOK FENCE CO., INC. assume any responsibility concerning property lines or in any way guarantee their accuracy.

The customer will assume all liability for any damage caused by directing AROOSTOOK FENCE CO., INC. to dig in the immediate vicinity of known utilities.

Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced.

A finance charge of 1 1/2% per month (or a minimum of \$2.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 30 days after completion of any work invoiced.

All materials will remain the property of AROOSTOOK FENCE

CO., INC. until all invoices pertaining to this job are paid in full. Right of access and removal is granted to AROOSTOOK FENCE CO., INC. in the event of non-payment under the terms of this contract. The customer agrees to pay all interest and any costs incurred in the collection of this debt.

PROPOSAL SUBJECT TO RE-PRICING AFTER 10 DAYS

IF NOT NOTED / EXCAVATION FOR LEDGE IS EXTRA COST.

IF NOT NOTED / REMOVAL & DISPOSAL OF EXISTING FENCE IS EXTRA COST

PLEASE CALL WITH ANY CONCERNS IN THIS PROPOSAL.

PLEASE NOTE:

AROOSTOOK FENCE CO., INC. DOES NOT ACCEPT CREDIT or DEBIT CARDS !

Contract Amount: \$ 9475.00
 Down Payment: \$ _____
 Balance Due: \$ 9475.00

IF APPROVED, SIGN & RETURN ONE COPY:

Delmar D Small 2022-06-06
 _____ _____
 Customer Date

Accepted for AROOSTOOK FENCE CO., INC. :
Scott R. Dube 06/02/2022
 _____ _____
 Salesperson Date

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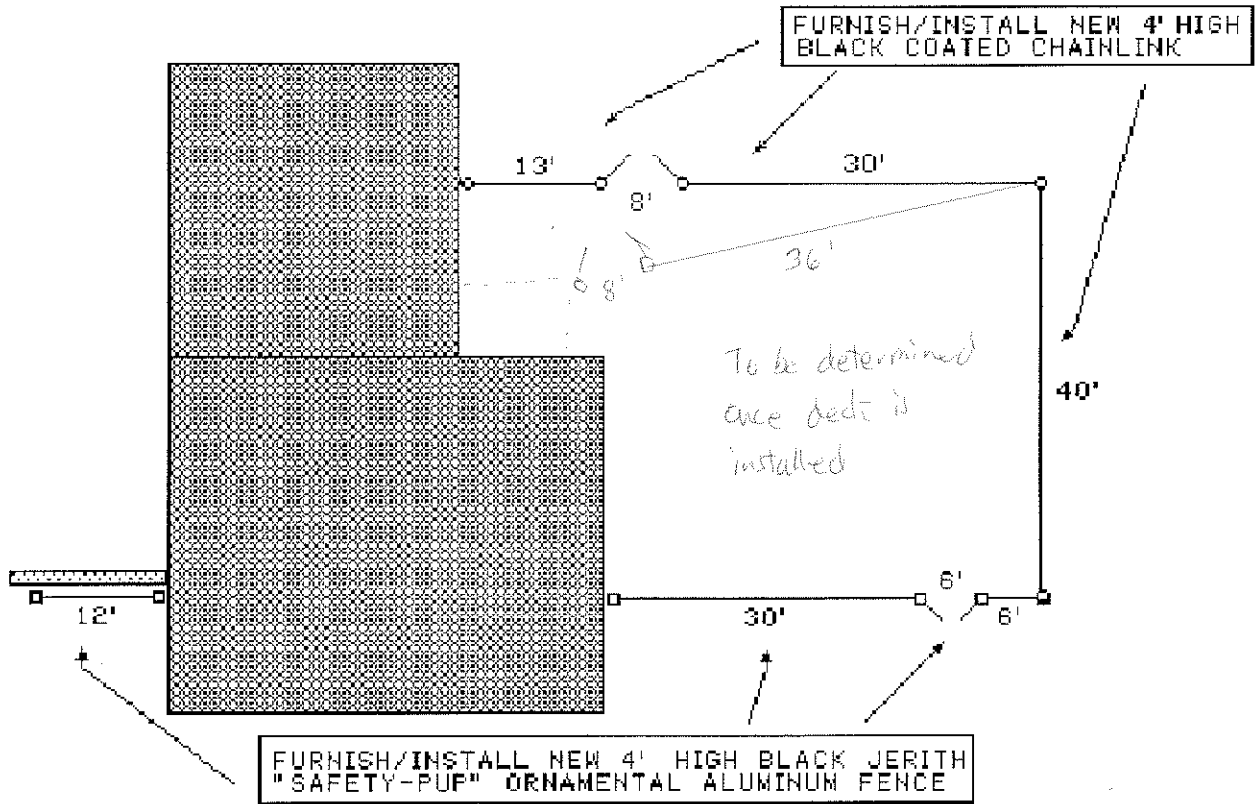
PACKING LIST & SKETCH

DANNY MORRIS
 17 GREEN STREET
 TOPSHAM, MAINE 04086
 253-985-0947

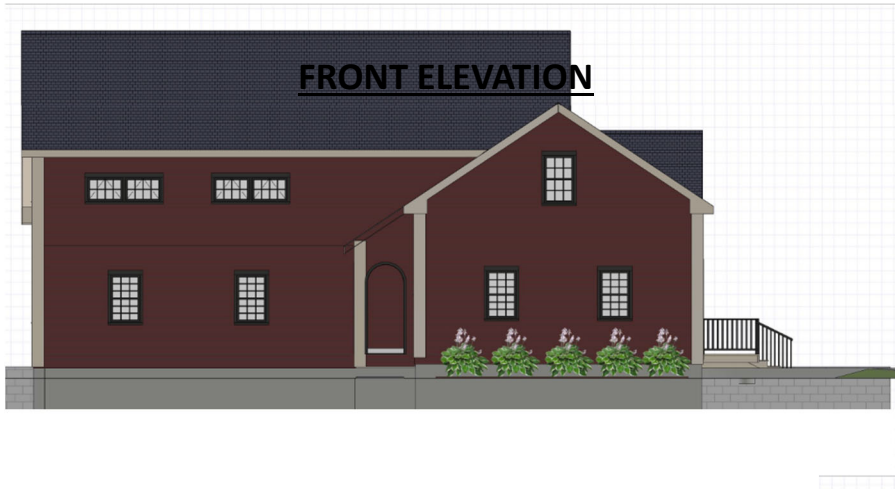
91' - 4' Black Vinyl Chainlink & 54' 4' BLACK SAFETY PUP ORNAMENTAL Fencing

QTY.	PART #	ITEM
100	VF8-4	48" BLACK VINYL CHAINLINK FABRIC (8ga-2")
4	TOPRAIL	1 5/8" BLACK VINYL TOP RAIL (RES.) (21')
3	POST	2 1/2" BLACK VINYL TERMINAL POST (RES.) (7')
6	POST	2" BLACK VINYL LINE POST (RES.) (7')
2	POST	2 1/2" BLACK VINYL GATE POST (RES.) (8')
6	RVBB-212	2 1/2" BLACK VINYL BRACE BANDS (RES.)
18	RVTB-212	2 1/2" BLACK VINYL TENSION BANDS (RES.)
6	RVRE-158	1 5/8" BLACK VINYL ALUM. RAIL ENDS
6	RVTB-4	48" BLACK VINYL TENSION BARS (FIBERGLASS)
6	RVLC-2X158	2x158 BLACK VINYL ALUM. LOOP CAPS
5	RVPC-212	2 1/2" BLACK VINYL ALUM. POST CAPS (RES.)
2	VS-158	1 5/8" BLACK VINYL TOPRAIL SLEEVES
100	VTW-612	6 1/2" BLACK VINYL ALUM. TIE WIRES
25	PNB	5/16" BLACK NUTS BOLTS (PAINTED)
1	TPB	CAN BLACK VINYL TOUCH UP PAINT
1	PAINT	----- BLACK. --- JERITH SPARY PAINT
1	RPD	RHINO POST- DRIVER- NO CONCRETE /Cu. Yard
1	HMC	----- HAND MIX CONCRETE /Cu. Yard
1	RVDG4X8158	4' x 8' BLACK DOUBLE GATE W/FABRIC (1-5/8"RES)
1	VDRK	1-3/8" BLACK DROP ROD AND LATCH ASSEMBLY
1	D ROD	----- BLACK DROP ROD & LATCH ASSEMBLY
1	VCS	----- BLACK GATE CENTER STOP (PC.of.2" PIPE)
4	VPH-212	2 1/2" BLACK VINYL POST HINGES (RES.)
4	VFH-158	1 5/8" BLACK VINYL FRAME HINGES (RES.)
4	PNB	3" BLACK NUTS BOLTS (PAINTED)
4	PNB	2 1/4" BLACK NUTS BOLTS (PAINTED)
8	SECTION	4' hx6'w BLACK SAFETY PUP ORNAMENTAL SEC.
4	POST	2" x 70" BLACK SAFETY PUP JERITH END POST
5	POST	2" x 70" BLACK SAFETY PUP JERITH LINE POST
2	POST	2" x 70" BLACK SAFETY PUP JERITH GATE END POST
1	GATE	4' hx6'w BLACK SAFETY PUP DOUBLE GATE
4	HINGES	----- BLACK SELF CLOSING GATE HINGES
1	CM	--- PORTABLE CEMENT MIXER

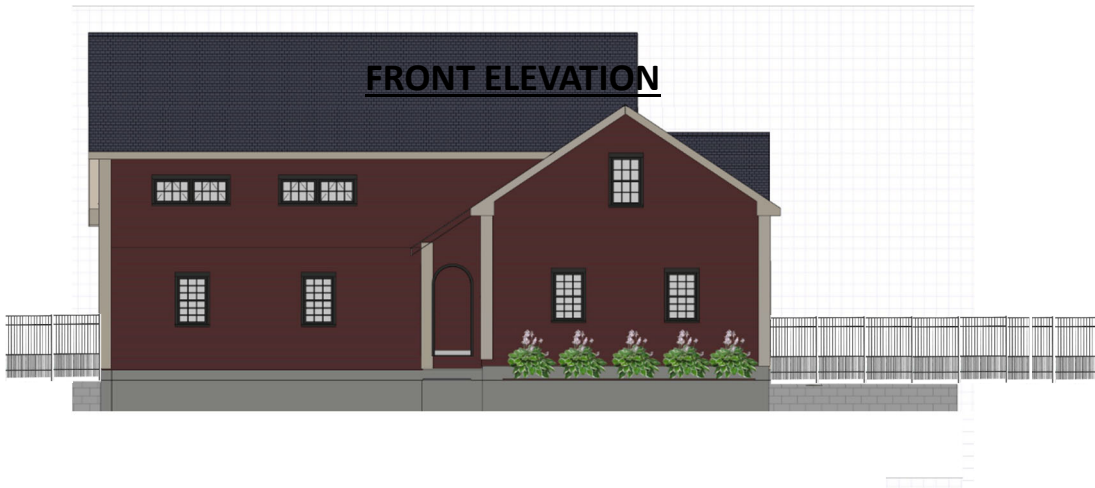
**4' BLACK JERITH "SAFETY-PUP" ALUMINUM
4' BLACK VINYL COATED CHAINLINK FENCE**



Existing:



Proposed:



Applicant:

Delmar D. Small

17 Green Street

U06-17

17 Green Street



17 Green Street, North side



17 Green Street, South side



17 Green Street, small parking area



Proposed Granite Post style



Proposed chain link fence (on downhill Town Landing side of property)



...Still Made in America!

Jerith is the oldest and largest manufacturer of aluminum ornamental fences in North America. Decorative fences constructed from aluminum were first designed and manufactured by Jerith in 1961. Since that time, we have become a leader in the fencing industry. We are known for our high quality products and outstanding service.

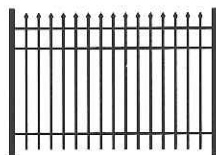
All fabrication and assembly of Jerith products is performed at our 444,000 square foot Philadelphia facility, unlike many other aluminum fences and gates which are imported from China. We understand that our customers want the best value in fencing and prefer a fence that is made in America over an imported product.

We are constantly improving our fences and have several patents on our products. One of our latest enhancements is a hidden fastener that is used to attach the pickets to the horizontal rails in our fences and gates. These patented clips (U.S. Patent Nos. D573,012 & 7,819,390) are made from durable stainless steel that will last as long as you own your fence without loosening or breaking unlike screws or plastic pieces. The end result is a beautiful fence that doesn't have any fasteners showing!

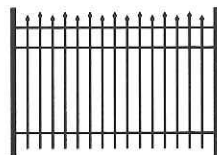
Jerith offers a proud tradition of quality and service to our customers, and our fences are built to the highest standards in the industry. You will probably only purchase one fence for your home, so make sure it is a Jerith fence! No other fence manufacturer can match our combination of experience, quality and service.



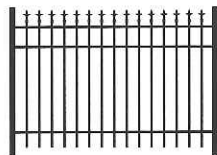
SAFETYPUP MESH PANEL



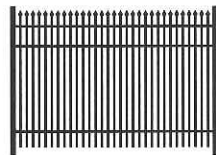
EP-1 / #101



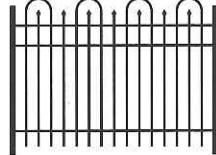
EP-2 / #100



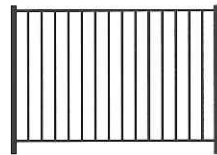
EP-3 / #111 with Majestic finials



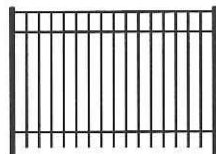
SP-3 / #401



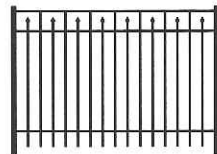
EP-4 / Concord



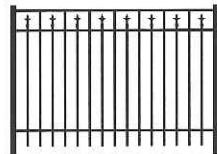
CP-6 / Ovation



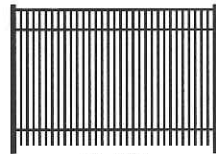
CP-1 / #201



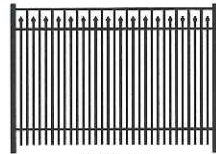
CP-2 / #200



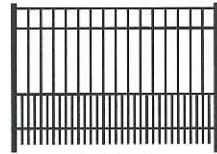
CP-3 / #211 with Majestic finials



SP-1 / #402

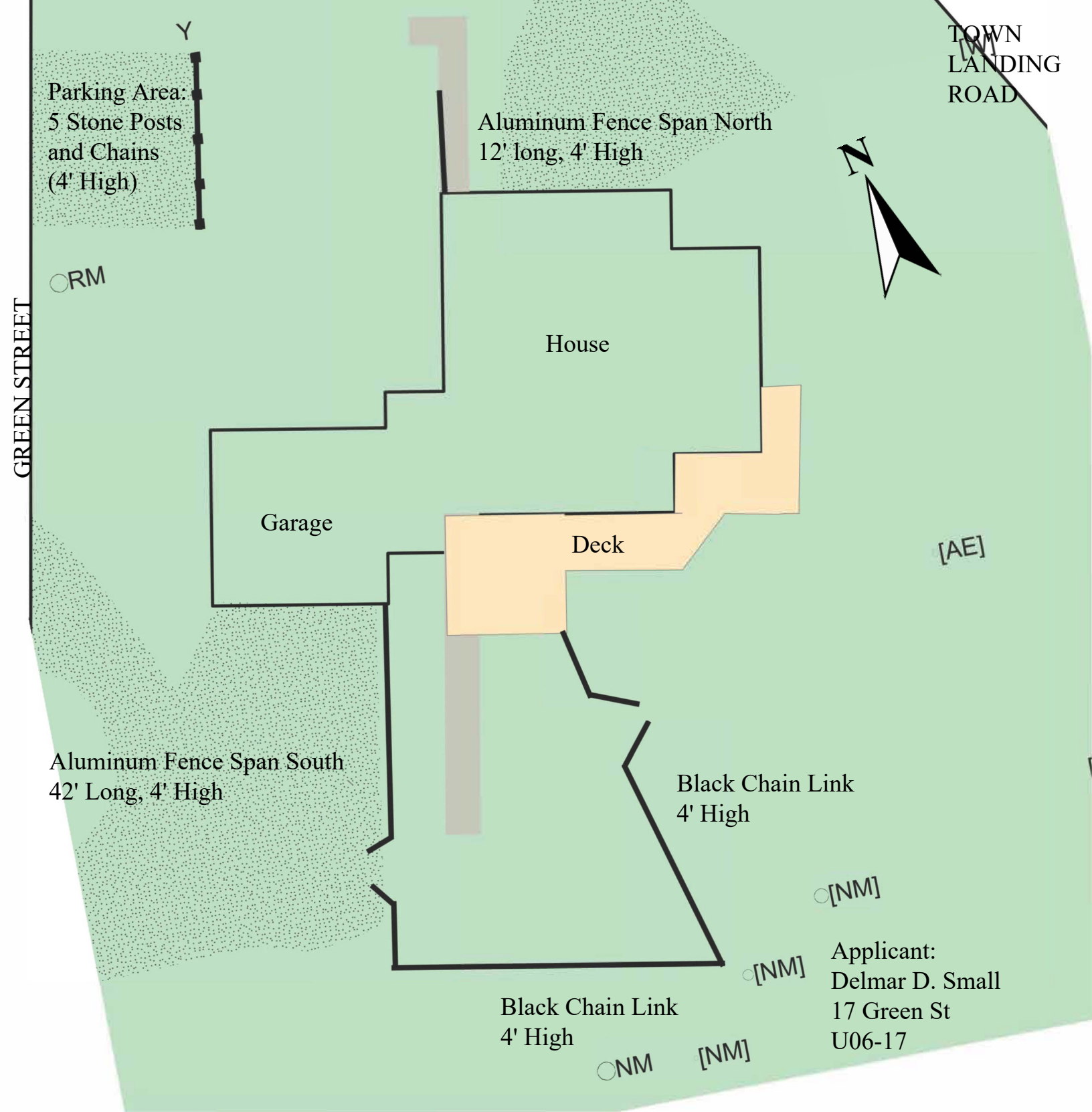


SP-2 / #400



SP-4 / SafetyPup

NOTE:
All 6' high residential fences have four horizontal rails, not three as shown.



TOWN LANDING ROAD



Aluminum Fence Span North
12' long, 4' High

Parking Area:
5 Stone Posts
and Chains
(4' High)

ORM

GREEN STREET

House

Garage

Deck

[AE]

Aluminum Fence Span South
42' Long, 4' High

Black Chain Link
4' High

Black Chain Link
4' High

○[NM]

○[NM]

○NM

[NM]

Applicant:
Delmar D. Small
17 Green St
U06-17