



SOLD · SET PRICE

New Sharon with pole barn

± 66 Acres | Franklin County | Maine | Near New Sharon

Harvestable timber, barn, fields, brook, 3-phase power, hunting, snowmobiling

PRICE	PRICE / ACRE	ACREAGE
\$189,900	\$2,877	± 66

PROPERTY OVERVIEW

Endless opportunities await on this intriguing ±66-acre parcel offering an exceptional combination of open land, mature forest, recreational trails, and development potential. The property features a 20' x 50' pole barn, constructed around 2004, with a partially enclosed section built on a concrete slab that previously housed a small sawmill. Three-phase power is available along Route 2, and the property benefits from an established, state-approved driveway entrance. Approximately six acres of open fields create an attractive setting, while nearly two miles of established interior trails provide easy access throughout much of the property. The forest has remained unharvested for more than 30 years, resulting in a healthy, mature woodland with some impressive stands of white pine. A couple...

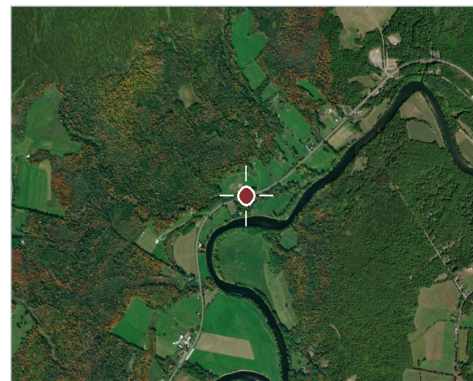
PROPERTY DETAILS

TYPE	ACCESS
Agriculture / Farmland (Fields)	Gravel Road · Legal Access · Paved Road
WATER FEATURES	VIEWS
Creeks / Streams	Pastureland · Timber
IMPROVEMENTS	COUNTY TAX PARCEL IDS
Barn	Map 5 Lot 5

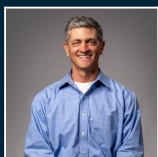
DOCUMENTS INCLUDED

Aerial · Topo · Location map · Survey · FEMA Flood map · Field acreage · Bragdon Brook · Deed Book 1488 Page 2007 · Deed Book 2408 Page 169 · Property disclosure · DOT driveway info · DOT Driveway applicaton · DOT Driveway info 2

LOCATION



Franklin County, Maine



John Colannino

Northeast Broker, ME, NH
O: 207.817.9079 C: 207.266.7355
John.Colannino@afmforest.com
Principal Broker: Becky Colannino (Maine)
Co-Listing: Becky Colannino · 207.745.5230

SCAN TO VIEW



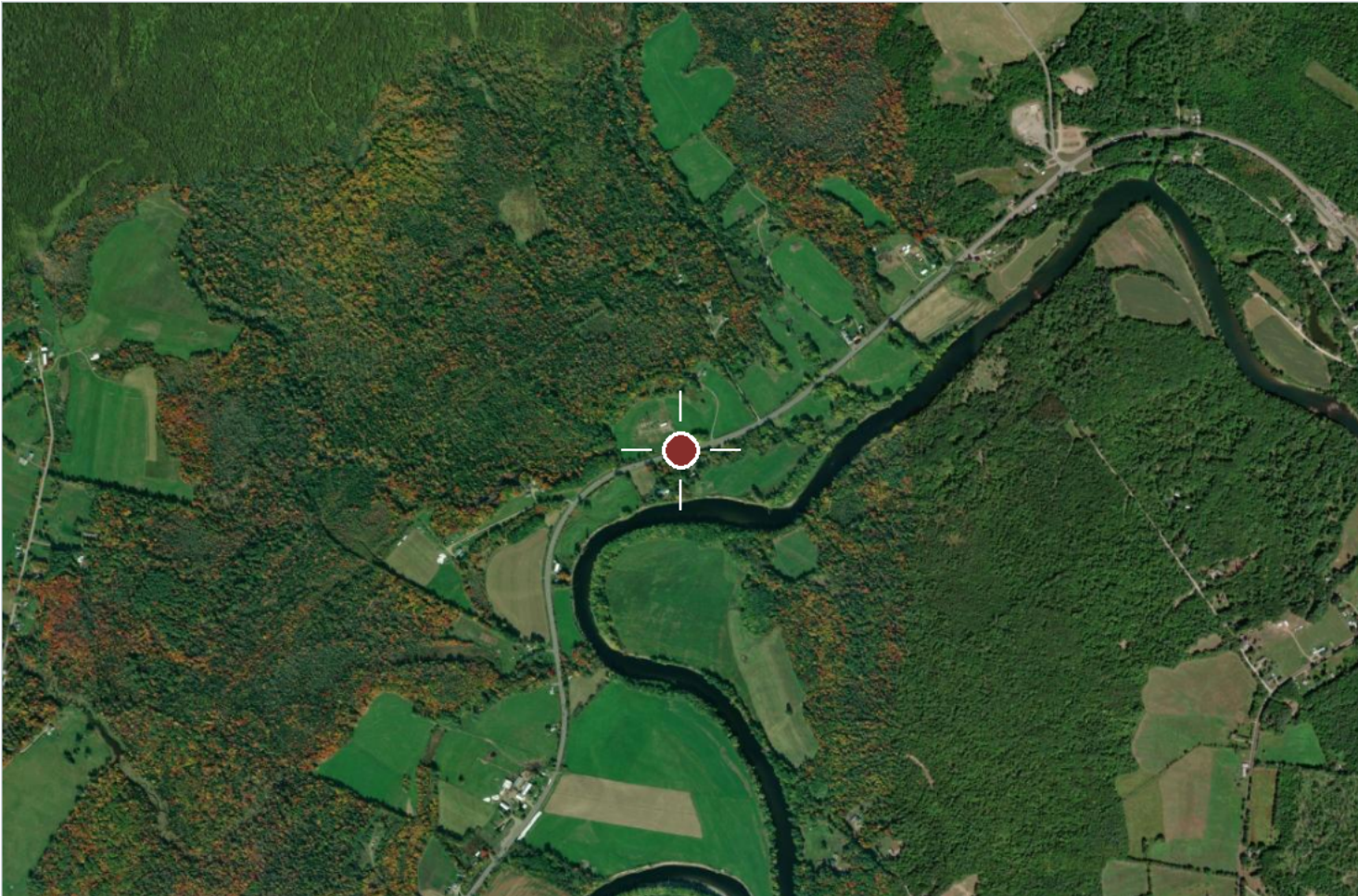
Property Photos

New Sharon with pole barn · Franklin County · Maine · Near New Sharon

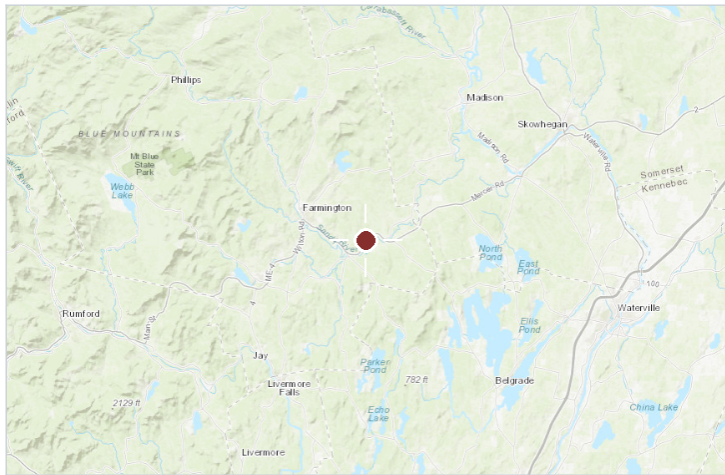


Location & Access

New Sharon with pole barn · Franklin County · Maine · Near New Sharon



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Franklin County, Maine

NEAREST CITY
New Sharon

APPROXIMATE CENTRE
44.63755, -70.04681

COUNTY TAX PARCEL IDS
Map 5 Lot 5

INTERACTIVE MAP



<https://id.land/tour/7aaf6607-7272-4ff4-8181-235395720e4f>

LAWRENCE M. CHURCHILL, SR.

BK 1488PG207

009552

of RR #1--Box 921, New Sharon, Franklin County, Maine 04955

(hereinafter), for consideration paid, grant s to

EUGENE LAMBERT

of Upper Perham Street, Farmington, Franklin County, Maine 04938

with Warranty Conditions

the land in NEW SHARON, Franklin County, State of Maine, as follows:

PARCEL ONE: Certain lots or parcels of land situated on the northerly and southerly sides of Route 2 in NEW SHARON, Franklin County, Maine, together with the 1984 Zimmer 14 x 66 mobile home thereon, located on the southerly side of U.S. Route 2, being all of the premises acquired by Lawrence M. Churchill and Marilyn B. Churchill under deed of William F. Bosworth (sometimes erroneously called William F. Boswell) and Mildred B. Bosworth, dated June 18, 1959, and recorded in the Franklin County Registry of Deeds in Book 358, Page 327.

EXCEPTING AND RESERVING THEREFROM that portion of the subject premises as was previously conveyed by Lawrence M. Churchill, Sr., and Marilyn B. Churchill under the following deeds:

- 1) Deed to Perry A. Lamb, dated March 19, 1970, and recorded in the Franklin County Registry of Deeds in Book 425, Page 146.
- 2) Deed to Ernest H. and Margaret G. Scholl, dated May 9, 1975, and recorded in the Franklin County Registry of Deeds in Book 474, Page 170.

The above-described Parcel One herein conveyed is conveyed **SUBJECT TO** the water right and water line easement located on the northerly side of Route 2 and serving the Scholl property on the southerly side of Route 2 as conveyed to said Scholles in said deed recorded in Book 474, Page 170.

PARCEL TWO: ALSO a certain other lot or parcel of land situated on the southerly side of U.S. Route 2 (State Highway "25") in NEW SHARON, Franklin County, Maine, bounded and described as follows:

Beginning at a point seventy one (71) feet southerly from and as measured along a line at right angles to the State Highway "25" Base Line at P.C. Sta. 350+80.50, said point being at the intersection of the present southerly boundary line of State Highway "25" and the northerly boundary line of the former location of said highway.

Thence northeasterly along the northerly boundary of the former location of Route 2 about sixty six (66) feet to a point fifty (50) feet southerly from and as measured along a line normal to the State Highway "25" Base Line at about Sta. 351+41;

Thence easterly along a line fifty (50) feet southerly from and concentric with a 2°-00' curve of the base line about fifty six (56) feet to the northwesterly line of the location of Route 2 prior to its relocation in 1929 under Project No. 122-A;

Thence southwesterly along the northwesterly line of the location of Route 2 prior to its relocation in 1929 about two hundred twenty six (226) feet to a point, said point being thirty three (33) feet southerly from and as measured along a line at right angles to the base line for Project No. 122A at about Sta. 92+30;

Thence southwesterly along a line thirty three (33) feet southeasterly from and parallel with the base line for Project No. 122-A about one hundred five (105) feet to a point;

Thence southwesterly along a curved line thirty three (33) feet southeasterly from and concentric with a 5°-00' curve of the base line for Project No. 122-A about one hundred fifty (150) feet to land now or formerly of Ernest H. Scholl, et al., as acquired under the aforesaid deed recorded in the Franklin County Registry of Deeds in Book 474, Page 170;

Thence northwesterly and crossing the former location of Route 2 to a point in the northerly boundary line of the former location of Route 2 at land of said Scholl;

Thence northeasterly along a curved line thirty three (33) feet northwesterly from and concentric with a 5°-00' curve of the base line for Project No. 122-A

MAINE REAL ESTATE
TRANSFER TAX PAID

BK1488PG208

about one hundred forty seven (147) feet to a point;

Thence northeasterly along a line thirty three (33) feet northwesterly from and parallel with the base line for Project No. 122-A about two hundred five (205) feet to the point of beginning.

Said Parcel Two contains about 0.58 acres.

This conveyance is subject to the rights of others, namely Moore and Gage, their heirs and assigns, and Harold Gray, his heirs and assigns, owners of land adjoining the above described land. Said rights being to use a strip of land lying easterly of Sta. 349+50 for a right of way in common with Lawrence M. Churchill, his heirs and assigns.

This conveyance is also subject to the rights of New England Telephone and Telegraph Company to maintain the existing utility lines and poles over said strip of land.

Being a certain lot or land as shown on a Department of Transportation Right of Way Map for State Highway "25", New Sharon, Franklin County, Federal Aid Project No. F-025-2(4) dated January 1955 on file in the Office of the Maine Department of Transportation of Augusta, File No. 4-50.

The above described strip of land being all and the same premises described in Deed of Vacation from the State of Maine to Lawrence M. Churchill and Marilyn B. Churchill, dated July 17, 1985, and recorded in the Franklin County Registry of Deeds in Book 844, Page 10.

PARCEL THREE: ALSO one other certain lot or parcel of land situated southerly of U.S. Routes 2, so-called, in NEW SHARON, Franklin County, Maine, and being more particularly bounded and described as follows:

Beginning at the northwest corner of land of Lawrence M. and Marilyn B. Churchill as described in deed from William and Mildred Bosworth, dated June 18, 1959, and recorded in the Franklin County Registry of Deeds in Book 358, Page 327 and as located on the southerly side of U.S. Routes 2; thence southeasterly along the northerly line of land of the said Churchill to the bank of the Sandy River; thence northeasterly along the bank of said Sandy River to the point of its intersection with the thread of Blanding Brook, so-called; thence northwesterly along the thread of said Blanding Brook to the point of beginning.

The above described parcel of land is all and the same premises described in warranty deed of Donald W. Bower to Lawrence M. Churchill and Marilyn B. Churchill, dated April 8, 1994, and recorded in the Franklin County Registry of Deeds in Book 1444, Page 231.

Lawrence M. Churchill, Sr., became the sole owner of the above-described lots or parcels of land as the surviving joint tenant of Marilyn B. Churchill who died on July 19, 1994.

94 NOV - 3 PM 3:10
ATEST-REGISTER Susan A. Black

Witness our hand and seal this 3rd day of November, 19 94
Lawrence M. Churchill, Sr.
Lawrence M. Churchill, Sr.

The State of Maine

Franklin ss.

November 3, 1994

Then personally appeared the above named Lawrence M. Churchill, Sr.

and acknowledged the foregoing instrument to be

his free act and deed,
Before me, Nancy C. Pratt, Notary Public
Nancy C. Pratt--Comm. Exps.: 12/2/96

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL PERSONS BY THESE PRESENTS THAT I, **GLADYS B. LAMBERT**, of 229 Perham Street, Farmington, Maine 04938, being the duly acting and appointed Personal Representative of the Estate of the late **EUGENE H. LAMBERT** as shown by the Probate records of Franklin County, Maine, Docket No. 02-114, having given ten (10) days notice to all persons succeeding to an interest in the real estate described below, for consideration paid do hereby grant to **JOHN J. KIDD**, of P.O. Box 266, Dryden, Maine 04224, the land situated in **New Sharon**, Franklin County, State of Maine, bounded and described as follows, to wit:-

Being the same and all and the same premises conveyed to the late Eugene H. Lambert by Warranty Deed of Lawrence M. Churchill, Sr. dated November 3, 1994 recorded at Book 1488, Page 207, Franklin County Registry of Deeds, as lies on the **north side** of U.S. Route 2, EXCEPTING AND RESERVING therefrom the portion of said premises conveyed to Elliot and Marilyn Powers in a deed of July 11, 1995, recorded at Book 1532, Page 102, Franklin County Registry of Deeds. It may be noted that the mobile home set forth in said deed of November 3, 1994 is not included in the premises conveyed herein.

The premises conveyed herein are generally bounded for at least the portion of the westerly line by land now or formerly of Donald Gage; bounded on the north by land believed to be now or formerly of Perry A. Lamb; bounded on the east in part by land now or formerly of John Donald and in part by land now or formerly of said Elliot and Marilyn Powers.

WITNESS my hand and seal this 23 day of January, A.D., 2004.

Gladys B. Lambert
Gladys B. Lambert, Personal
Representative

State of Maine
Franklin, SS.

January 23, 2004

Personally appeared the above named Gladys B. Lambert in her said capacity as Personal Representative of the Estate Eugene H. Lambert and acknowledged the foregoing to be her free act and deed, in her said capacity, before me,

Bradford H. Smith
Notary Public
Name:
Comm. Expires:

BRADFORD H. SMITH
NOTARY PUBLIC
My Commission Expires
Dec. 8, 2004

hpd:\clms\office\winword\Lambkidd.doc

SEAL

FRANKLIN COUNTY
Susan O. Black
Register of Deeds

*Ret. John Kidd
Dryden, ME*

PROPERTY LOCATED AT: Map 5 Lot 5, New Sharon,

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: Seller has no knowledge of any underground storage tanks currently or previously existing.

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: Seller has no knowledge of any "Other Hazardous Materials" currently or previously existing.

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

Page 1 of 4

Seller Initials

JSK

PROPERTY LOCATED AT: Map 5 Lot 5, New Sharon,

SECTION II — ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☒ No ☐ Unknown

If Yes, explain: JJK DEED (BOOK 2408 PAGE 169) REFERENCES DEED (BOOK 1488 PAGE 207)

Source of information: Seller NOTES: PARCELS SUBJECT TO WATER RIGHT & WATER LINE EASEMENT.

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? n/a

Road Association Name (if known): n/a

Source of information: Seller

SECTION III — FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Dec 2023 flood caused Sandy River to overflow banks and approach lot along Rt 2

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Page 2 of 4

Seller Initials JJK

PROPERTY LOCATED AT: Map 5 Lot 5, New Sharon,

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☒ Yes ☐ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: 230059B Year: 1985 (Attach a copy)

Comments: n/a

Source of Section III information: FEMA Maps

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Source of information: Town clerk was NOT 100% SURE BUT BELIEVES NO overlay zones.

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: _____

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?..... ☐ Yes ☒ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Are modular homes allowed?..... ☐ Yes ☐ No ☒ Unknown

Source of Section IV information: SELLER

Additional Information: N/A

Buyer Initials _____

Page 3 of 4

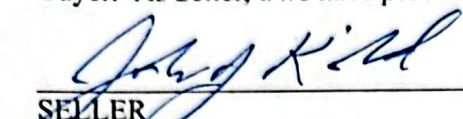
Seller Initials _____

JSK

PROPERTY LOCATED AT: Map 5 Lot 5, New Sharon,

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.



SELLER
John J. Kidd

DATE

SELLER

DATE

SELLER

DATE

SELLER

DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER

DATE

BUYER

DATE

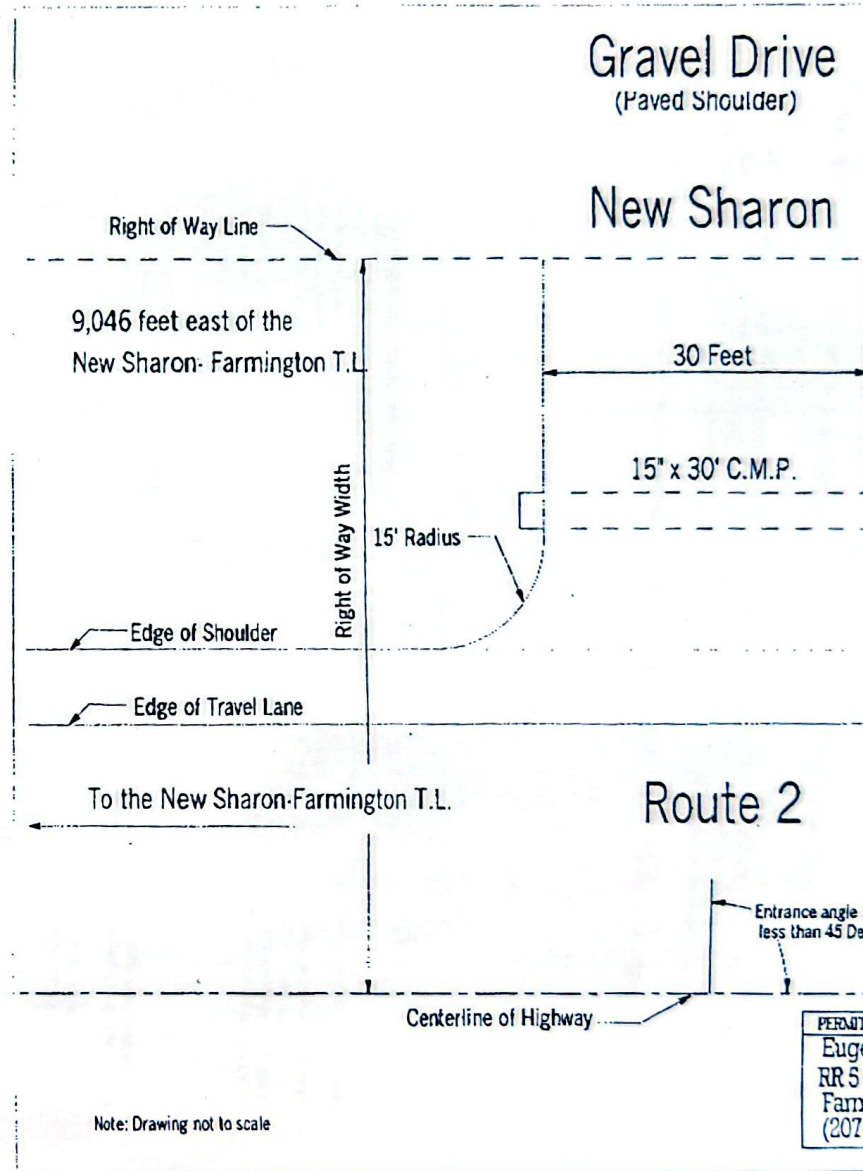
BUYER

DATE

BUYER

DATE





PERMIT
Eugene
RR 5
Farm
(207)



MAINE
DEPARTMENT OF TRANSPORTATION
Permit for Entrance



Permit No. 4 - 9333

Application No. 9333

Eugene Lambert
(Name of Permittee)

RR 5 Box 1454
(Street and Number or R.F.D.)

Farmington ME 04938
(City or Town) (State) (Zip Code)

Town New Sharon
County Franklin
(SH)(SA) No. SH 25
State Route No. Rt. 2 / 27
Culvert Size 15" x 30'
Date of Permit 9/11/2000

You are hereby granted permission to perform the necessary grading and to construct in accordance with the attached plan one (1) entrance(s) to a commercial use at a point on the north side of Rt. 2, 9,046 feet east of the New Sharon-Farmington T.L. subject to the Rules and Regulations made by the Department of Transportation, Bureau of Highways and dated 7/12/72 and subject to the following conditions.

Applicant shall furnish a new 15" x 30' culvert and construct a gravel entrance as shown on the attached sketch.

The grade of the entrance(s) shall slope away from the road surface at a rate of one-half (1/2) inch per foot to provide for a low spot three (3) feet beyond the edge of the existing shoulder, but not less than five (5) feet from the edge of pavement. Areas adjacent to the highway shall be graded so that surface water shall be carried away from the highway.

A new permit shall be required whenever (re)paving, a grade change, widening, or relocation is planned.

THIS PERMIT IS GRANTED ON CONDITION THAT THE OWNER:

- (1) Shall provide, erect and maintain all necessary barricades, lights, warning signs, and other devices to safeguard traffic properly while work is in progress
- (2) Shall at no time cause the highway to be closed to traffic.
- (3) Shall, where the driveway is located in a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk and replace with standard concrete or granite driveway terminal section, and replace such curb, curb and gutter and/or sidewalk as may be required.
- (4) Shall obtain, and have delivered to site, any culverts and/or other drainage structures which may be necessary for drainage. Culverts shall be Aluminium Coated Corrugated Metal Pipe, Type 2, (ALCCMP) the size type, and length as called for in this permit. Said culverts and/or other incidentals to be installed by Maine Department of Transportation, unless otherwise designated.
- (5) Shall in all cases notify the Division office at least 24 hours before starting work on the driveway.
- (6) Shall construct proposed entrance within 12 months from date of permit issue.
- (7) Shall meet all applicable D.E.P., L.U.R.C., and municipal regulations and ordinances.

IT IS A FURTHER CONDITION OF THIS PERMIT, to which owner agrees by accepting the same, owner shall well and truly pay all damages, fines and penalties for which he shall become liable, and shall save harmless and indemnify said department against all suits, claims, damages and proceedings of every kind arising out of the construction and maintenance of said driveway approach, including snow removal.

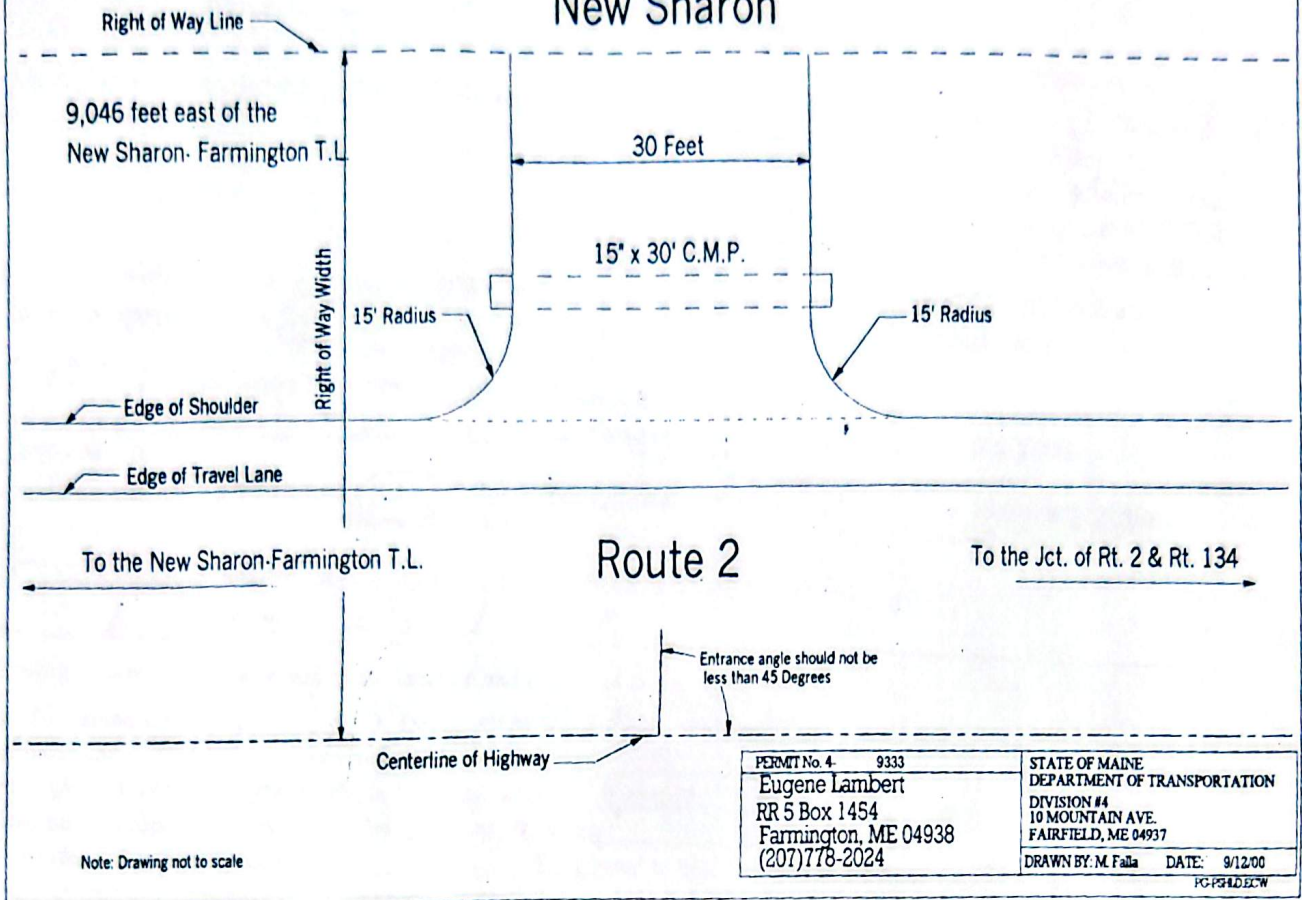
It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes, and no signs (other than traffic signs and signals), posters, billboards, roadside stands culvert end walls, or other private installations shall be permitted within the Right of Way Limits.

Signed

Title Division Engineer

Gravel Drive (Paved Shoulder)

New Sharon



PERMIT No. 4- 9333
Eugene Lambert
RR 5 Box 1454
Farmington, ME 04938
(207)778-2024

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION
DIVISION #4
10 MOUNTAIN AVE.
FAIRFIELD, ME 04937
DRAWN BY: M. Falla DATE: 9/12/00
PC-PSH.D.ECW

MAINE
DEPARTMENT OF TRANSPORTATION
APPLICATION FOR ENTRANCE

Culvert needed
15' x 30'
9-11-00
P.C.

Application No.

4333

Return to:

Permit No.

4-9333

MAINE DEPARTMENT OF TRANSPORTATION
DIVISION 4 OFFICE
10 MOUNTAIN AVENUE,
FAIRFIELD, ME 04937

Owner Information:

Name Eugene Lambert
Street & No. RR 5 Box 145
City Farmington Me
State & Zip Maine 04938
Telephone (207) 778-2014

In accordance with Title 23, Revised Statutes Annotated, Application is hereby made to construct an entrance to my property on the (North) (South) (East) (West) side of State or State Aid Highway

Rte. No. 2 (if a numbered highway; if not, the local road name)
in the City/Town of New Sharon and County of Franklin at a point

about 9076 ft. (North) (South) (East) (West) from Franklin Rd for the following purpose:
(Circle Appropriate Direction) (Town Line, Road, or other)

RESIDENTIAL ☐, COMMERCIAL ☐, DEVELOPMENT ☒, or OTHER ☐.

Description Field + Wood lot

The following is information in regard to the location and requested entrance(s):

1. Frontage of lot along highway 2 ft. 2. Depth of Lot 2500 ft. 3. Number of Entrances requested 1. 4. Proposed width of Entrance(s) 30 5. Setback from center of Highway: (A) to Buildings None ft. (B) to Other Structures None ft.

The surface on the proposed driveway is to be gravel

Construction desired to commence on July 2000 and to be completed on Sept 2000

Is this entrance part of a project/development requiring a D.E.P. or L.U.R.C. Site Location Permit? Yes ☐ No ☒

THE OWNER HEREBY AGREES:

To provide, erect and maintain all necessary barricades, lights, warning signs and other devices to safeguard traffic properly while the work is in progress.

That the highway will at no time be closed to traffic.

Where the drive is located in curb, curb and gutter, and/or sidewalk section, the owner will completely remove the existing curb, curb and gutter, and/or sidewalk and replace it with a standard concrete or granite driveway terminal section.

Shall obtain and have delivered to the site any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in this permit. Said culverts and/or other incidentals to be installed by the Maine Department of Transportation, unless otherwise designated.

In all cases to Notify the Division Office at least 24 hours before starting work on the driveway.

To construct and maintain said driveway approach in accordance with Maine Department of Transportation, Rules and Regulations".

OTHER CONDITION OF THE PERMIT: shall be that the owner shall well and truly pay all damages, fines, and penalties which he shall become liable, and shall indemnify and save harmless said Department against all suits, claims, damages proceedings of every kind arising out of the construction and maintenance of said driveway approach, including snow removal.

6-10-00

Eugene Lambert
SIGNATURE OF OWNER

(OVER)

Application
No. _____

366-4200

R.O. DODGE, 417 DODGE ROAD

BANGOR, ME 04401-1208



B. 11/1/05 592-2438 Phone: (207)-941-4500 FAX: (207)-990-2667

Application is hereby made to construct, change location, grade or use served by a driveway or entrance to property in accordance with Title 23 M.R.S.A. § 704 and § 705.

Section A
Property
Owner
Information

1. Land Owner's Name: John Kidd Phone# 207-645-3644
2. Land Owner's Mailing Address: PO Box 266 Dryden ME 04225
Address Town/City State Zip Code
3. Applicant or Agent's Name: Preston Stowell Phone # 207-216-8158
4. Applicant/Agent Mailing Address: PO Box 245 Farmington ME 04939
Address Town/City State Zip Code
5. Other contact information: _____ Work _____ Cell 207-491-3889

Section B
Property
Location
Information

6. Directions to property: North side of Rte. 2/27, 9,046 ft. east of New Sharon - Farmington T.L. Portable sawmill with wooden canopy in field.
7. Route No. Rte 2/27 Road Name: Rte 2/27
8. ☒ North ☐ South ☐ East ☐ West - side of highway
9. City/Town: New Sharon County: Franklin
10. Distance from nearest intersection: 2 mi west of 134 Name of Intersection: 134
(estimated in tenths of a mile)
11. Nearest Utility Pole #: 685, 2465 Attach Survey Data (if available)
12. Map and Lot number 14LS (MUST provide copy of tax map) Lot prior to May 25, 2002? ☒ Yes ☐ No

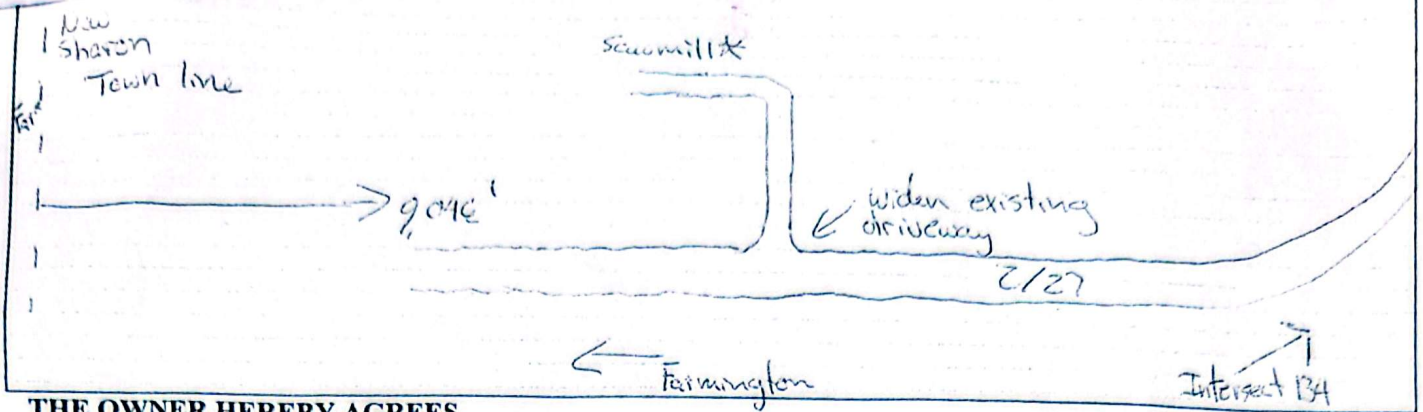
Proposed Location of Driveway/Entrance shall be staked and flagged by applicant.

Section C
Driveway/
Entrance
Information

13. Desired width of Driveway/Entrance: 30' Type of Surface: gravel
(feet) (gravel, pavement, etc.)
14. Will the development associated with this driveway/entrance have more than 10,000 square feet of impervious surface draining towards the highway? YES ☐ NO ☒ "Impervious surfaces" are the footprint of buildings, pavement, gravel, or other low-permeability or compacted surfaces, not including natural or man-made water bodies.
15. Does your property have an existing access? ☒ yes ☐ no (If no go to line 18)
16. If this is an existing access and you are changing its use, please describe _____
Go to Section D.
17. If this is an existing access and you are physically modifying, please describe: Widening entrance for access by tractor trailer & wheeler trucks Go to Section D.
18. Proposed Driveway/Entrance Purpose: ☐ Single Family Residence ☐ Home Business ☒ Commercial/Industrial
☐ Subdivision or Development ☐ Multi-family with 5 or less units ☐ Multifamily with more than 5 units
☐ Retail ☐ Office ☐ School ☐ Business Park ☐ Mall ☐ Other (explain) _____
employees/day _____ # customers/day _____ Busiest time of day _____ # of Lots _____

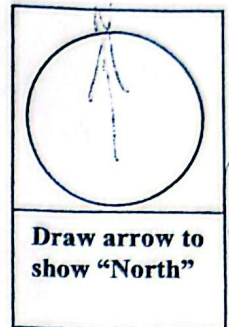
Section D
Construction
Information

19. Construction expected to begin on 09-15-08 and be completed on 09-19-08
(date) (date)
20. Person/Company constructing entrance to be determined
21. Construction contacts name _____ Phone _____



THE OWNER HEREBY AGREES

- 1) Provide, erect and maintain all necessary barricades, lights, warning signs and other devices to direct traffic safely while the work is in progress.
- 2) At no time cause the highway to be closed to traffic.
- 3) Where the drive/entrance is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the drive/entrance and restore drainage. All driveways/entrances abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12132 et seq.
- 4) Obtain, deliver to site and install any culverts and/or drainage structures necessary for drainage; the size, type and length of such culverts or structures shall be as specified in the permit pursuant to 23 M.R.S.A. § 705. All culverts and/or drainage structures shall be new.
- 5) Complete construction of proposed driveway/entrance within twelve months of commencement of construction.
- 6) COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES.
- 7) Not alter, without the express written consent of the MDOT, any culverts, drainage patterns or swales within MDOT right-of-way.
- 8) File a copy of the approved driveway/entrance permit with the affected municipality or LURC, as appropriate, within 5 business days of receiving the MDOT approval.
- 9) Shall construct and maintain the entrance side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
- 10) Notify the MeDOT (in writing) of a proposed change to use served by driveway/entrance when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (pce) during the peak hour of the day.



FURTHER CONDITION OF THE PERMIT:

The owner shall assume the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and save harmless said Department, its representatives, agents and employees from liability, actions against all suite, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant/agent and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal. Nothing herein shall, nor is intended to, waive and defense, immunity or limitation of liability which may be available to the MDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law.

The submission of false or misleading statements on or with this application, or the omission of information necessary to prevent statements submitted herein or herewith from being misleading, is a crime punishable under Chapter 19 of the Maine Criminal Code, and any permit issued in reliance thereon will be considered null and void without notice or further action by the Department.

Date Filed: 09-02-08

Signature of Applicant

Signature of Owner

☒ By signing and checking this box I hereby certify that I have been granted permission from the property owner to act in their behalf.

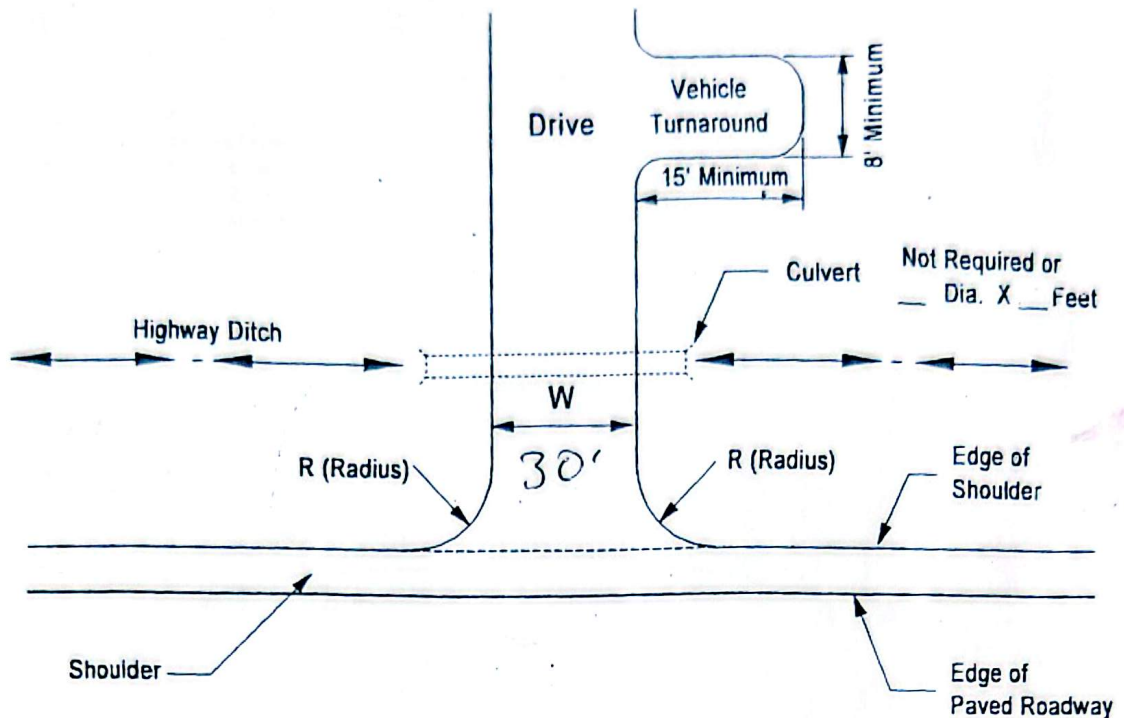


MaineDOT

State of Maine
Department of Transportation

Entrance / Driveway Details

PLAN

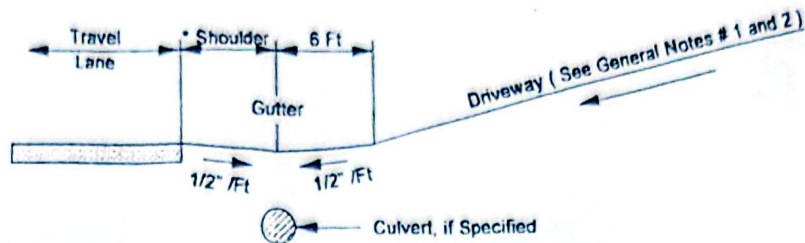


GENERAL NOTES -

1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED ($1/2$ " PER FT. MINIMUM).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

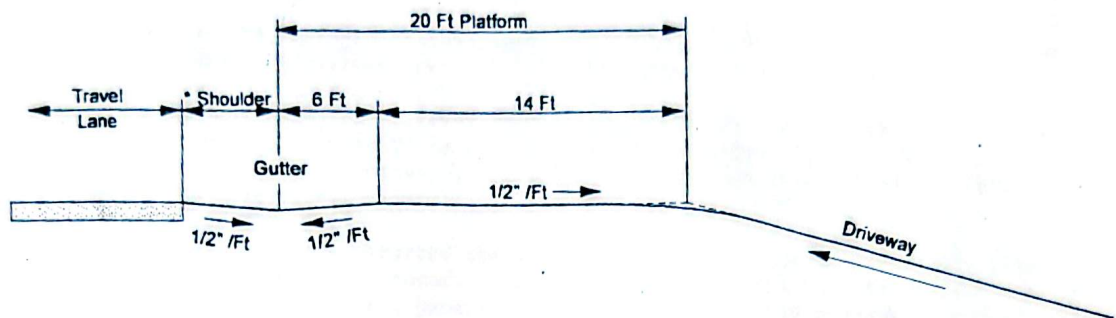
MDOT Entrance / Driveway Details, Continued

PROFILE Details

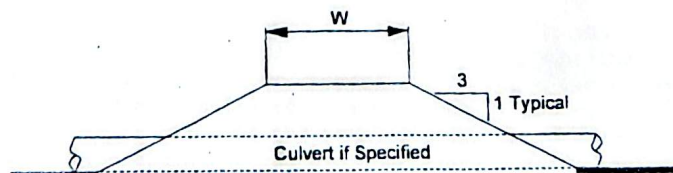


NOTE :

Grade of Existing Shoulder Should Be Maintained To Create A Gutter With a Minimum Of Three Inches Below The Edge Of Traveled Way. ,
* Distance Of The Gutter From The Edge Of Traveled Way Should Be The Same As Existing Shoulder Or A Minimum Of 4 Feet.



Driveway Cross Section



STANDARD CONDITIONS

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to safeguard traffic properly while the construction is in progress.
2. At no time cause the highway to be closed to traffic.
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (pce) during the peak hour of the day.
11. Construct or implement and maintain erosion & sedimentation measures sufficient to protect MaineDOT's facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.

FURTHER CONDITION OF THE PERMIT:

The owner shall assume the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and save harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant/agent and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal. Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.

