

ACTIVE · SET PRICE

Chesterville, 160 West Road - 66 acres

± 66 Acres | Franklin County | Maine | Near Chesterville

Completely Remodeled Maine Farmhouse – 66± Acres to Explore and Enjoy

PRICE	PRICE / ACRE	ACREAGE
$563,900	$8,544	± 66

PROPERTY OVERVIEW

SHOWINGS START DECEMBER 3RD! A charming farmhouse, 66± acres of beautifully managed land, and an extensive trail system right outside your door! Located at 160 West Road in Chesterville, this 3-bedroom, 3-bath farmhouse, built in 1930, offers a wonderful combination of rural living, recreational opportunities, and potential for a small farm or homestead. Historically known as the Henry French House, this former farmstead has been lovingly maintained and extensively improved by the current owners since 2002. Updates include room remodels, siding & windows...

PROPERTY DETAILS

TYPE
Recreation (ATV-UTV) · Timberland (Mixed Hardwood)

ACCESS
Legal Access · Paved Road

UTILITIES
Electric · Telephone

WATER FEATURES
Marsh

VIEWS
Pastureland · Timber

IMPROVEMENTS
Barn · Septic · Well · House

COUNTY TAX PARCEL IDS
Map 2R Lot 13A

DOCUMENTS INCLUDED
Improvement List · Disclosure · Aerial Map with Approximate Boundaries · Survey · Conveyance Survey · Deed · Tree Growth Map · Tree Growth Plan · Topo Map · Septic Design · FEMA Map · Lead Paint Disclosure

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

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated November 20, 2026 · https://www.afmrealestate.com/properties/66-acres-land-for-sale-in-franklin-county-maine/chesterville-160-west-road-66-acres

Property Photos

Chesterville, 160 West Road - 66 acres · Franklin County · Maine · Near Chesterville











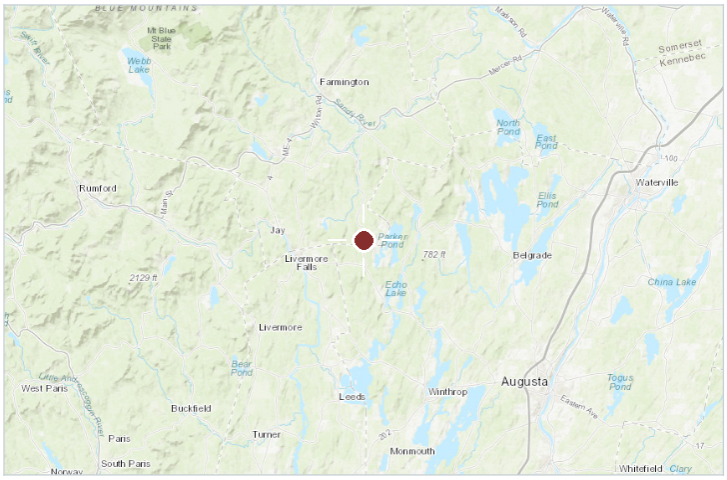


Location & Access

Chesterville, 160 West Road - 66 acres · Franklin County · Maine · Near Chesterville



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

Chesterville

APPROXIMATE CENTRE

44.49079, -70.0788

COUNTY TAX PARCEL IDS

Map 2R Lot 13A

INTERACTIVE MAP

https://id.land/maps/d6ea067224348703ad0bf0fcd03fa65a/share

Authentisign ID: 757077FF-DAE2-F111-91F2-002248230FCC

PROPERTY LOCATED AT: **160 West Rd, Chesterville, ME 04938**

PROPERTY DISCLOSURE

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 - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☒ No ☐ Unknown
Quantity: ..... ☐ Yes ☒ No ☐ Unknown
Quality: ..... ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☒ Yes ☐ No

If Yes, Date of most recent test: **2021** Are test results available? .. ☒ Yes ☐ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☒ Yes ☐ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☐ No NA

If Yes to (a) and/or (b) above, are test results available? ..... ☒ Yes ☐ No

What steps were taken to remedy the problem? **Radon was high but no mediated**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Behind the house - last window on back of house by garage**

Installed by: **Unknown**

Date of Installation: **1950's?**

USE: Number of persons currently using system: **1**

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **2014 Iron, uranium, and sediment filter system installed; 2019 Water softener installed ; Well covered with cement pad**

Source of Section I information: **Seller**

AFM Real Estate, 40 Champion Lane Milford ME 04461 Phone: 2078179079 Fax: 2078270054 Crane, Susan
John Colannino
Produced with Lone Wolf Transact 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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PROPERTY LOCATED AT: **160 West Rd, Chesterville, ME 04938**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~
~~Have you had the sewer line inspected?..... ☐ Yes ☐ No~~
~~If Yes, what results: _____~~
~~Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☐ No~~
~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **Left of the front of the home with risers for easy pumping/access** OR ☐ Unknown

Date installed: **2016** Date last pumped: **2026** Name of pumping company: **Harris Septic**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: **NA**

Date of last servicing of tank: **2026 new filter** Name of company servicing tank: **Harris Septic**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Right of the front of the home on the porch side**

Date of installation of leach field: **2016** Installed by: **Main-Land**

Date of last servicing of leach field: **NA** Company servicing leach field: **NA**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **NA**

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ..... ☒ Yes ☐ No

Is System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown

Comments: **3 Bedroom design; easily accessible clean out pipe**

Source of Section II information: **Seller & Subsurface Wastewater Disposal System Application**

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PROPERTY LOCATED AT: **160 West Rd, Chesterville, ME 04938**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**Propane HWBB boiler**	**5 Heat pump units**	**2 Woodstoves**	
Age of system(s) or source(s)	**2002**	**2021**	**2002**	
TYPE(S) of Fuel	**Propane**	**Electric**	**Wood**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**June 26-April 26** **2188 gallons (includes generat**	**Unknown**	**Basement stove used regularl** **Used when below -10 degress**	
Name of company that services system(s) or source(s)	**Tap Company**	**Seller's son**	**Seller's son cleans**	
Date of most recent service call	**Fall 2026**	**Fall 2026**	**2025**	
Malfunctions per system(s) or source(s) within past 2 years	**Calcium buildup cleaned**	**Filters cleaned regularly**	**None**	
Other pertinent information	**Two heating zones** **2024 New baseboards**	**Mitubishi system**	**Basement & living room**	

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown

If Yes, date: **2002**

Date chimney(s) last cleaned: **Seller's son clean chimney annually**

Direct and/or Power Vent(s): .....Propane furnace ..... [X] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown

If Yes, date: **NA**

Comments: **2002 Chimney was relined and capped for two woodstoves**

Source of Section III information: **Seller**

SECTION IV - 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 the property? ..... [ ] Yes [X] 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): _____ Size of tank(s): _____

Location: _____

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What materials are, or were, stored in the tank(s)? _____

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

Comments: _____

Source of information: **Seller**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ..... ☐ Yes ☒ No ☐ Unknown

In the ceilings? ..... ☐ Yes ☒ No ☐ Unknown

In the siding? ..... ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ..... ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ..... ☐ Yes ☒ No ☐ Unknown

Other: **NA** ☐ Yes ☐ No ☐ Unknown

Comments: **NA**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **2002** By: **Castle and Cottage Inspection, Wilton, ME**

Results: **Satisfactory**

If applicable, what remedial steps were taken? **NA**

Has the property been tested since remedial steps? .....NA . ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: **NA**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: **04/21/2022** By: **AL Laboratory**

Results: **4633 PCI/L with limit at 4000 PCI/L**

If applicable, what remedial steps were taken? **None**

Has the property been tested since remedial steps? .....NA ☐ Yes ☐ No ☐ Unknown

Are test results available? .....NA ☐ Yes ☐ No

Results/Comments: **Results in property documents**

Source of information: **Seller/Water Test Results**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **NA**

Source of information: **Seller**

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F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... ☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: **NA**

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: **NA**

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ No

Comments: **Property was tested by seller with homekit when purchased - no issues. Interior/Exterior Woodwork and windows replaced**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☒ No	☐ Unknown
LAND FILL:	☐ Yes	☒ No	☐ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☒ No	☐ Unknown

Other: **NA**

Source of information: **Seller**

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

SECTION V - 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: **Utility easement**

Source of information: **Deed**

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? **NA**

Road Association Name (if known): **NA**

Source of information: **Seller**

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SECTION VI – 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: _____

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: _____

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? …….. NA - FEMA Map is outdated ☐ 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: **230346A** Year: **1985** (Attach a copy)

Comments: **FEMA Map is outdated**

Source of Section VI information: **Seller/FEMA Map**

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PROPERTY LOCATED AT: **160 West Rd, Chesterville, ME 04938**

SECTION VII - GENERAL 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, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Tree Growth and Homestead Exemption**

Is a Forest Management and Harvest Plan available?..... [X] Yes [ ] No [ ] Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: **NA**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: **Propane Tank**

From Whom: **Dead River**

Year Principal Structure Built: **1930's** What year did Seller acquire property? **2002**

Roof: Year Shingles/Other Installed: **2013 steel panels installed on house; 2021 Barn roof installed**

Water, moisture or leakage: **Both roofs had some old leaks but roofs new roofs installed.**

Comments: **No issues since new roofs**

Foundation/Basement:

Is there a Sump Pump? ..... [X] Yes [ ] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [X] Yes [ ] No [ ] Unknown

Prior water, moisture or leakage? ..... [X] Yes [ ] No [ ] Unknown

Comments: **2002 Trenching around basement floor with french drains. See improvement list**

Mold: Has the property ever been tested for mold? ..... [ ] Yes [X] No [ ] Unknown

If Yes, are test results available? ..... [ ] Yes [ ] No

Comments: **NA**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: _____ [ ] Unknown

Comments: **200 amp service in garage; subpanels in the house**

Has all or a portion of the property been surveyed? ..... [X] Yes [ ] No [ ] Unknown

If Yes, is the survey available? ..... [X] Yes [ ] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: **NA**

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PROPERTY LOCATED AT: **160 West Rd, Chesterville, ME 04938**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **NA**

Comments: **NA**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

See extensive list of improvements

Dug well in field was filled in summer 2026

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] Yes [ ] No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

AuthentiSIGN Susan E Crane 11/17/2026

SELLER DATE SELLER DATE

Susan E Crane

SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

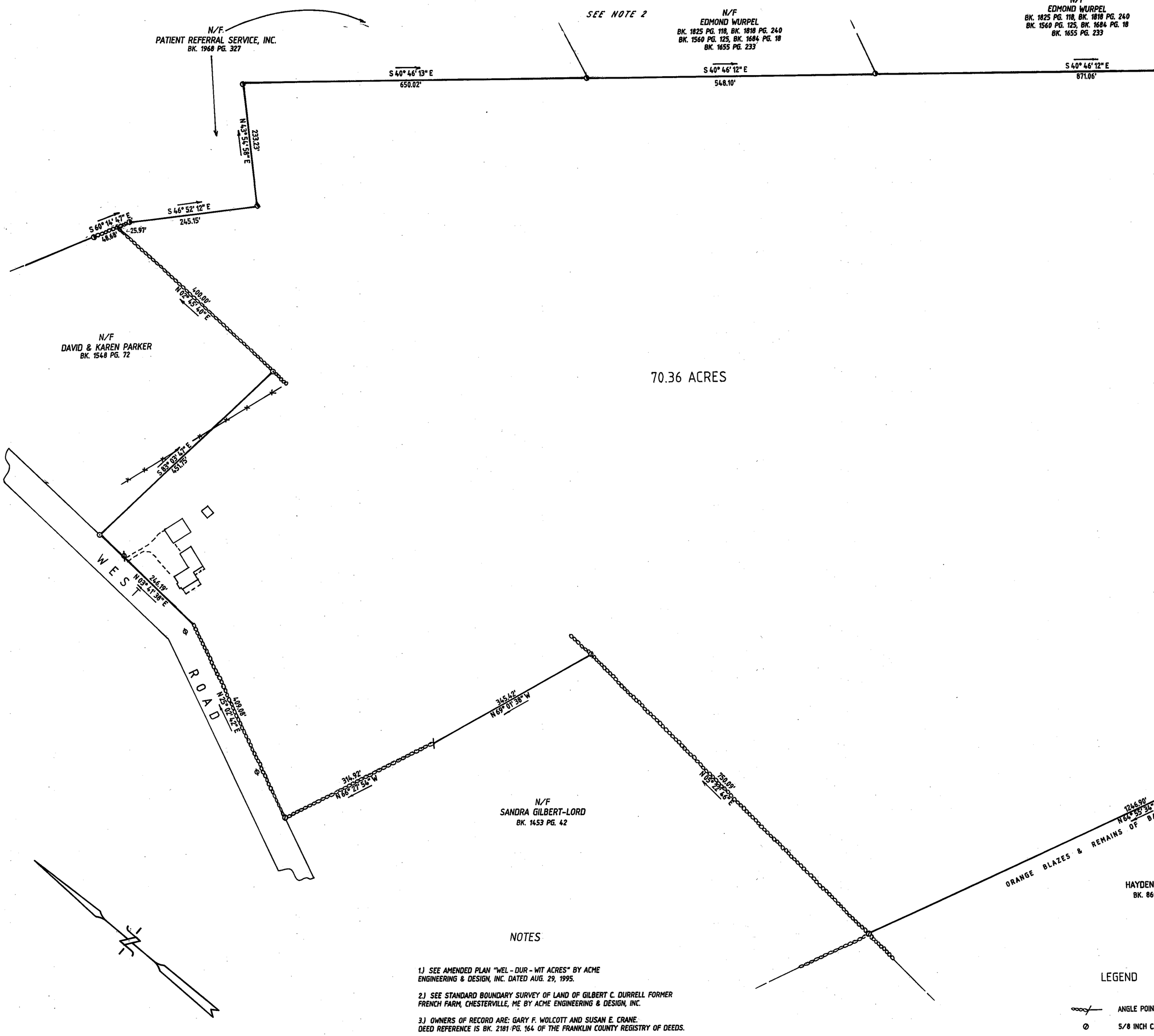
BUYER DATE BUYER DATE

REALTOR®

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EQUAL HOUSING OPPORTUNITY

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NOTES

1.) SEE AMENDED PLAN "WEL - DUR - WIT ACRES" BY ACME ENGINEERING & DESIGN, INC. DATED AUG. 29, 1995.

2.) SEE STANDARD BOUNDARY SURVEY OF LAND OF GILBERT C. DURRELL FORMER FRENCH FARM, CHESTERVILLE, ME BY ACME ENGINEERING & DESIGN, INC.

3.) OWNERS OF RECORD ARE: GARY F. WOLCOTT AND SUSAN E. CRANE. DEED REFERENCE IS BK. 2181 PG. 164 OF THE FRANKLIN COUNTY REGISTRY OF DEEDS.

4.) BEARINGS ARE MAGNETIC APRIL 1995.

LEGEND

- ANGLE POIN
- 5/8 INCH C
- 1/2 INCH IR
- 5/8 INCH R
- 5/8 INCH C
- STONE MON
- WOOD POST
- STONEWALL
- BARBED WI
- UTILITY POL
- N/F NOW OR FO



Grid

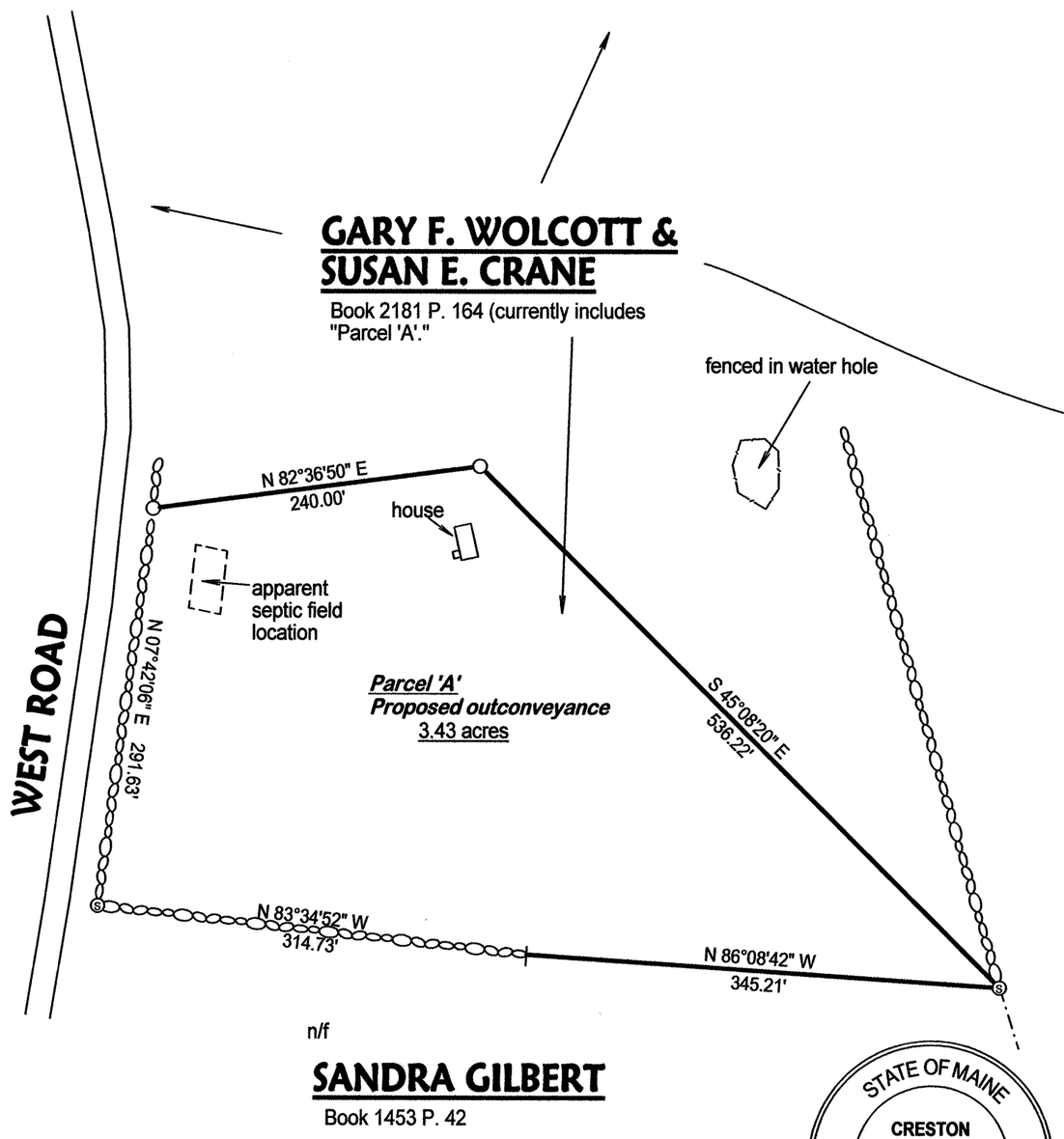
Courses shown are
oriented to
Grid North, Maine West
Zone of 2000.

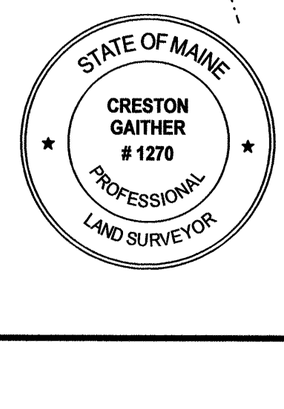
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iron pin
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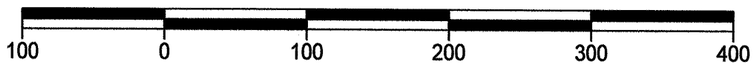
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SCALE (1" = 100'):



Fro
Rec
At
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MAILING A

OWNERS OF R
BY DEED RECORDI

TOWN OF CHESTE

ACME
108 FAIRBANK

APPROVED BY:
CRESTON GAITHER

WARRANTY DEED

Bk 2181 Pg164 #9274
09-11-2002 @ 08:45a

We, **Richard J. Teele** and **Charlene D. Teele** of 51111 880 Road, Verdigre, NE 68783-6051

for consideration paid, grant to **Gary F. Wolcott** and **Susan E. Crane** of 130 Sebago Lake Road, Gorham, ME 04038

with WARRANTY COVENANTS, as Joint Tenants, a certain lot or parcel of land with the buildings thereon, situated on the east side of the West Road, so-called in **Chesterville**, Franklin County, Maine bounded and described as follows, to wit:

Commencing at the northwest corner of the property now or formerly of Roger Lane and being the North line of said Lane property marked by a stone wall; thence in a general northerly direction along the East line of said West Road to the South line of property now or formerly of Richard Gray and being North of the old structure referred to as "the old barn", so-called; thence in a general easterly direction along the South line and Northerly along the East line of said Gray property to the south line of property now or formerly of Wallace French; thence in a general easterly direction along south line of property of said French; thence in a general southerly direction continuing along property now or formerly of one Walton and continuing along property of said Walton to the North line of the now or former Roger Lane property; thence in a general westerly direction and continuing along a stone wall and the North line of said Roger Lane property to said West Road and the point of beginning.

Maine Real Estate Transfer Tax Paid

EXCEPTING AND RESERVING, that portion of the above premises described in a deed from F. Stewart Kinley, Jr. and Phyllis Kinley to Richard Gray and Vertie Gray, dated October 6, 1969, and recorded in the Franklin County Registry of Deeds in Book 420, Page 316.

ALSO EXCEPTING AND RESERVING that potion of the above premises described in a deed from Virgil F. Toothaker and Pilar Anne Toothaker to Sandra Gilbert dated May 17, 1994, recorded in the said registry in Book 1453, Page 42.

SUBJECT to an easement for lines and poles given by F. Stewart Kinley and Helen W. Kinley to Central Maine Power company by instrument dated November 16, 1955, recorded in the registry in Book 339, Page 523.

Being all and the same premises conveyed by Virgil F. Toothaker and Pilar Anne Toothaker to Richard J. Teele and Charlene D. Teele by deed dated December 23, 1999, recorded in said registry in Book 1903, Page 89.

WITNESS our hands and seals this 3rd day of September 2002

Richard J. Teele

Charlene D. Teele

THE STATE OF NEBRASKA

Knox Co. , ss. Date: Sept. 3, 2002

Then personally appeared the above named Richard J. Teele and Charlene D. Teele and acknowledged the foregoing instrument to be their free act and deed,

Before me,

GENERAL NOTARY DENNIS D. PIERCE
MY COMMISSION EXPIRES April 9, 2006

- Notary Public

My Commission Expires:
Printed name: Dennis D. Pierce

Paul Mills

FRANKLIN COUNTY
Susan O. Black
Register of Deeds

TWO TREES
FORESTRY

FOREST MANAGEMENT PLAN

Planning Period 2021-2031
EQIP Contract # 741218200Z0
Farm 1963, tract 2049

Wolcott Woodlot

Chesterville, Franklin County, Maine
Map R02, lot 13
70± acres total – 57 acres wooded

Gary Wolcott & Susan Crane
160 West Rd
Chesterville, ME 04938
(207) 897-9466

Prepared by:
Harold Burnett, LF 993, TSP 12-8451
Maggie Mansfield, FI 4082

February 1, 2021

This plan meets specifications for Maine's Tree Growth Tax Law and the USDA/NRCS Conservation Activity Plan and addresses proposed activities between now and 2030, when it should be updated. It is intended to help owners conduct forest management activities, and does not represent legal advice.

Certification of Conservation Activity Plan/Stewardship Plan Addendum *(underline one)*:

I assume responsibility for the development of the above stated Conservation Activity Plan/Stewardship Plan Addendum provided. The plan provided: (1) complies with all applicable Federal, State, Tribal Lands, local laws and requirements; (2) meets applicable Department standards, specifications, statements of work and program requirements; (3) is consistent with the particular conservation program goals and objectives for which the program contract was entered into by the Department and the participant; and (4) incorporates alternatives that are both cost effective and appropriate to address the resource issue. Conservation alternatives will meet the objectives for the program and participant to whom assistance is provided.

Forester License # 993 Signature Harold Burnett Date 2/1/21

Landowner/Producer Signature _____ Date _____

NRCS Signature _____ Acceptance Date _____

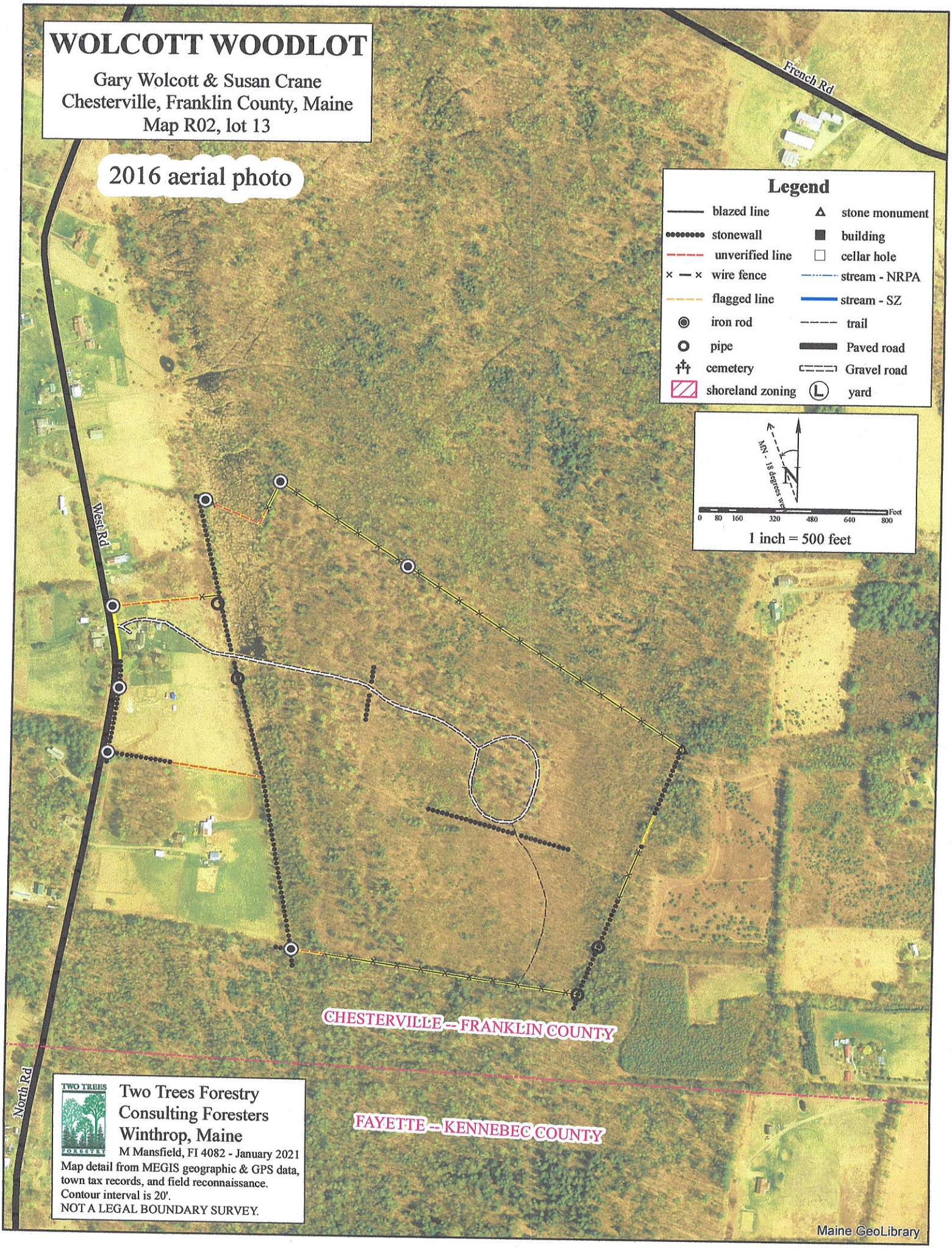
167 MAIN ST. #2A
P.O. BOX 356
WINTHROP
MAINE 04364
TEL: 207-377-7196
FAX: 207-377-7198

www.twotreesforestry.com

WOLCOTT WOODLOT

Gary Wolcott & Susan Crane
Chesterville, Franklin County, Maine
Map R02, lot 13

2016 aerial photo



Legend

blazed line	stone monument
stonewall	building
unverified line	cellar hole
wire fence	stream - NRPA
flagged line	stream - SZ
iron rod	trail
pipe	Paved road
cemetery	Gravel road
shoreland zoning	yard

MN - 18 degrees west

0 80 160 320 480 640 800 Feet

1 inch = 500 feet

TWO TREES FORESTRY

Two Trees Forestry
Consulting Foresters
Winthrop, Maine

M Mansfield, FI 4082 - January 2021

Map detail from MEGIS geographic & GPS data, town tax records, and field reconnaissance.
Contour interval is 20'.
NOT A LEGAL BOUNDARY SURVEY.

BACKGROUND

The 70±-acre Wolcott woodlot lies east of the West Road, just north of the Chesterville/Fayette town line in Chesterville, Maine. An open wetland bisects the property, with fields and building areas to the west and woods to the east. Terrain slopes toward wetland from both sides. The woodlot was likely open agricultural land until the early 1900s, when pine and oak established on the abandoned fields. In the early 2000s, loggers heavily harvested the entire woodlot, which has since regenerated with a mix of young hardwoods, beneath a sparse overstory of hemlock, sugar maple, and red oak. The woodlot supports 50,000 to 60,000 board feet of sawtimber and 275 to 375 cords of pulpwood, with a total stumpage value of $12,000 to $16,000.

The lot was surveyed in 2002 by Randy Collins, who found or placed pins in most corners. Boundaries are well marked with a combination of blazing, flagging, stone walls, and wire fence. Chesterville assesses taxes based on 70 acres, which matches physical evidence. Sixty-one acres are enrolled in Maine's Tree Growth Tax program.

A woods road, north of Gary and Susan's house, connects the woodlot to the West Road, via a causeway of sorts across the wetland.

MANAGEMENT OBJECTIVES

Gary and Susan have lived on the property since they bought it in 2002. They regularly walk the land and enjoy the scenery, privacy, and wildlife viewing it provides. They would like to expand the trail network, and have flagged several potential trails to that extent. They would also like to manage their land to grow high-value timber, while protecting soil and water resources and maintaining wildlife habitat and scenic beauty. Improving and maintaining high quality bird habitat is particularly important to them. Gary has been an active manager, and would like to do as many recommended practices as feasible. As the property is enrolled in the Tree Growth Tax Law, they understand that the production of forest products is their highest priority. To the best of their knowledge, the property is not subject to deed restrictions or easements that limit forest management activities.

SOIL AND FOREST RESOURCES

The property includes roughly two topographic areas:

- Woodlands east of the field sit on very deep, somewhat poorly drained to moderately drained, very stony Colonel-Dixfield asscoiation and Brayton-Colonel associations. These soils are well suited for growing pine and softwoods. Seasonally high water tables restrict harvesting to seasons when soils are dry or well frozen. Windthrow can be a challenge due to shallow rotting depths.
- Fields sloping east into the wetland sit on moderately drained Marlow find sandy loams, formed in glacial till. These soils are well suited for growing pine and hardwoods though high water tables limit operability to seasons when soils are dry or well frozen.

WOLCOTT WOODLOT

Gary Wolcott & Susan Crane
Chesterville, Franklin County, Maine
Map R02, lot 13

TYPE	DESCRIPTION	ACRES
1-HS34C/H2A	Mixedwood overstory & hardwood saplings	28
2-H2A	Hardwood saplings	26
3-SH3A	Hemlock and hardwood poletimber - wet	3
	open wetland	4
	field and building areas	9
	TOTAL	**70**

S=75+% softwood, H=75+% hardwood, SH=50-74% softwood
1 = 0-3" dbh, 2= 4-6" dbh, 3 = 7-10" dbh, 4 = 11+"
A = 80+% crown cover, B = 60-79%, C = 0-59%

Legend

- blazed line
- stonewall
- unverified line
- wire fence
- flagged line
- iron rod
- pipe
- cemetery
- shoreland zoning
- stone monument
- building
- cellar hole
- stream - NRPA
- stream - SZ
- trail
- Paved road
- Gravel road
- yard

MN - 18 degrees west

0 80 160 320 480 640 800 Feet

1 inch = 500 feet

French Rd

West Rd

North Rd

open wetland
4 acres

1-HS34C/H2A
28 acres

field and building areas
9 acres

3-SH3A
3 acres

2-H2A
26 acres

600

600

700

700

CHESTERVILLE -- FRANKLIN COUNTY

FAYETTE -- KENNEBEC COUNTY

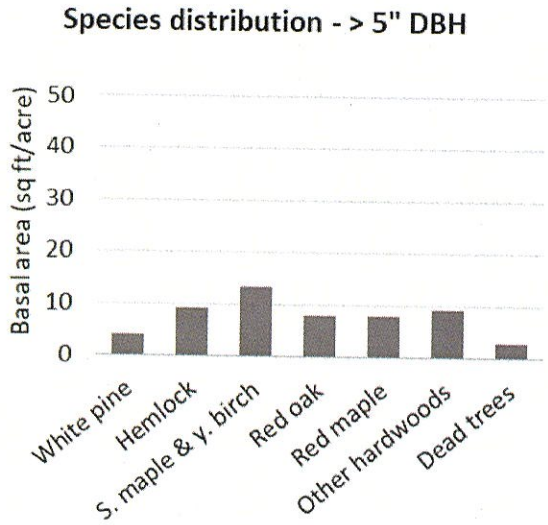
TWO TREES FORESTRY

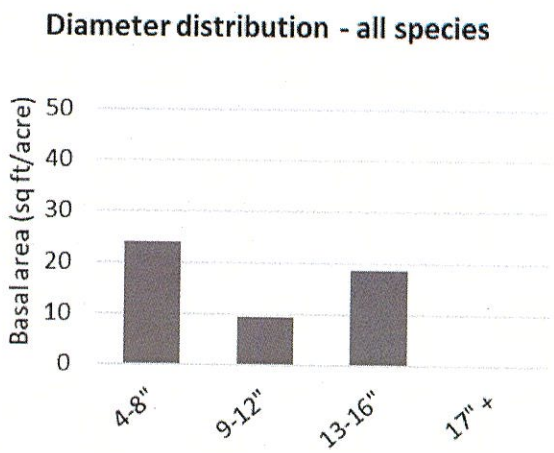
Two Trees Forestry
Consulting Foresters
Winthrop, Maine
M Mansfield, FI 4082 - January 2021

Map detail from MEGIS geographic & GPS data, town tax records, and field reconnaissance.
Contour interval is 20'.
NOT A LEGAL BOUNDARY SURVEY.

For management purposes, the woodlot was classified as three stands. All stocking figures list a range of values, accurate to a 67% confidence interval.

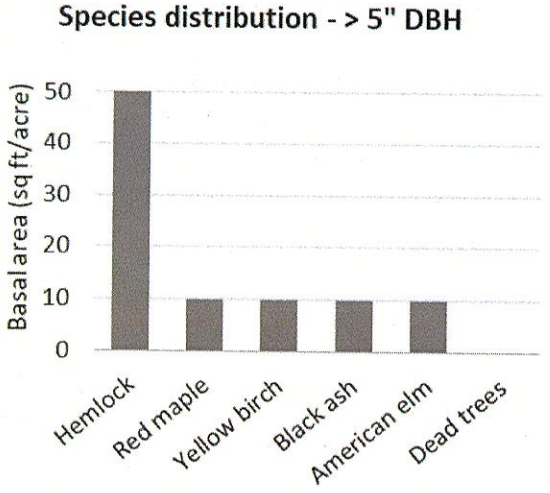
Stand 1 – Mixedwood overstory and hardwood saplings (HS34C/H2A – 28 acres) The scattered overstory east of the wetland is dominated by 8" to 12" diameter, 50' to 60' tall sugar maple, red oak, red maple, hemlock, yellow birch, and beech, with a dense layer of 30' to 40' tall hardwood saplings. The stand was likely cleared for agriculture through the 1800s, though the pine that likely established when fields were abandoned has almost all been removed. A harvest around 2000 established the sugar maple, beech, red oak, white ash, and other hardwood saplings and Gary and Susan recently harvested most of the hemlock sawtimber previously dominating the overstory. Quality of the overstory trees is good with straight stems and few small branches, though many show evidence of logging damage from the earlier harvest. Saplings are also straight with few low branches, and show good potential to develop into high quality sawtimber. Beech are affected by the beech bark disease, an insect/fungus combination that causes deformation of the bark, eventually killing the tree. I found no other evidence of insect or disease concerns, though multiflora rose and bittersweet, both non-native invasive plants, are found near the wetland edge and into the interior of the stand. Stocking levels average 45 ft² to 60 ft² of basal area per acre. Current volumes total 1,500 to 2,500 board feet of sawtimber and 7 to 9 cords of pulpwood per acre. Raspberries and blackberries grow in the skid trails from the most recent harvest.

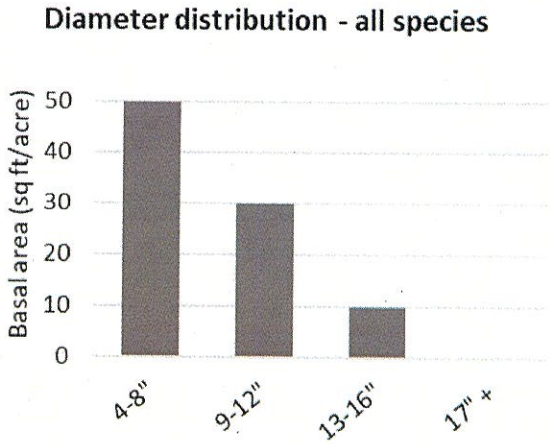




Stand 2 – Hardwood saplings (H2A – 26 acres) The eastern half of the property on the upper slopes and ridgetop were clearcut around 2000, establishing today's stand dominated by 30' to 40' tall hardwood saplings. A mix of red oak, popple, white birch, sugar and red maple, and white ash grow on slopes and the southern portion of the stand, while nearly pure white birch and red maple sprouts grow on wetter ground in the northeastern corner. The dense stems have grown straight with few low branches, and show good potential to develop into high quality saw timber. I found no evidence of insect or disease concerns, though multiflora rose is established in the stand. Stocking levels average around 10 ft² of basal area per acre. Current volumes total almost no board feet of sawtimber and 1 to 3 cords of pulpwood per acre. The shaded understory is largely devoid of plants.

Stand 3 – Hemlock and hardwood poletimber - wet (SH3A – 3 acres) Wooded wetlands at the bottom of the slopes are dominated by eight inch to 12" diameter, 40' to 50' hemlock with components of yellow birch, red maple, and cedar. Stand history is unclear, though the abundance of hemlock suggests it remained woodland when surrounding areas were cleared for agriculture. I found no evidence of insect or disease concerns. Stocking levels average around 10 ft² of basal area per acre. Current volumes total almost no board feet of sawtimber and 1 to 3 cords of pulpwood per acre. The shaded understory is largely devoid of plants.





BIODIVERSITY AND AREA LANDSCAPE FEATURES

Maine's Department of Inland Fisheries and Wildlife have not designated any significant habitats on or near the woodlot. However, the woodlot is well used by a variety of wildlife, including deer, foxes, coyotes, raccoons, porcupines, hares, grouse, and a multitude of songbirds and raptors. Though the woodlot is largley comprised of uniform, small trees, it contains a variety of habitat including woods/field edges, wetlands, dense young growth providing valuable cover for small animals, and red oak providing hard mast for fall and winter food. Large wildlife trees, snags, cavity trees, and coarse woody debris are nearly absent on the property.

The property is part of the broad rolling terrain between the Kennebec River and the western mountains, where lakes and ponds are common. The area transitioned during the early-to-mid 1900s from one dominated by farms and open fields to a well wooded one, though now residential and recreational development has pushed out from Farmington and Augusta. Camp and second home development occurring along local lake shorelines makes properties with undeveloped wetland edges increasingly valuable for wildlife.

Though a woodlot of this size is generally used by transient critters that range over an area larger than just this woodlot, featuring and maintaining important habitat components, such as snags, cavity trees, nut producers, and multiple canopy layers benefit many wildlife for short or long periods. Maine's Natural Areas Program has no record of any rare or endangered species, and it is unlikely that any are present. As such there are no limitations on the activities recommended in this Plan based on the Endangered Species Act.

FOREST HEALTH ASSESSMENT

The Wolcott woodlot is dominated by trees that appear healthy and vigorous. However, beech are affected by the beech bark disease, an insect/fungus combination that eventually kills the trees. The oldest trees show evidence of logging damage, though I saw no damage from the most recent harvest. Unfortunately multiflora rose and bittersweet, non-native, invasive species, are present within the woodlot, especially near the road, though scattered throughout the woodlot.

LONG TERM MANAGEMENT DIRECTION

The woodlot should be managed in a way that improves the growing conditions for the woodlot's best trees and maintains/improves wildlife habitat. Over time, the woodlot should become dominated by long-lived species, including hemlock, red oak, sugar maple, white pine, and yellow birch, though the current abundance of paper birch, red maple, and popple will require considerable time before the more favored species dominate the clearcut area.

Long term, I envision harvesting any given acre about once every 20 to 30 years, though following the most recent harvest, the next commercial timber sale probably won't be economical until at least 2040, at which point the prescribed rotation can begin. From then on, harvests should cut about 25% to 30% of the volume each time to direct species composition toward those favored species mentioned above, while also boosting those trees' growth rates. Though such concerns are still decades away, it will eventually be important to regenerate oak and pine by harvesting when logging equipment can best scarify soil, and thus improve seed germination and development, while hindering stump/root sprouting by beech and red maple, by cutting when their below-ground reserves are the most depleted. Such work generally should occur during summer/fall months and include the clearing of most of the overstory in 0.3 to 0.7 acre patches (two to three tree lengths in diameter) to enable sunlight to reach the forest floor and seeds to contact mineral soil directly. Future harvests would then remove nearby and overtopping trees to enlarge the regenerated gaps.

This general long-term notion of expanding the size of openings, while retaining blocks of uniformly large trees, will ultimately create a forest comprised of multiple age classes, tree sizes, and heights. Such forests provide the diversity that best resists insect and disease problems, benefits a multitude of wildlife, and provides a solid foundation for a regular income stream. Thus the woods should be managed to produce large diameter (14 - 22" dbh), high value trees, under gradually developing uneven-aged conditions, with some 24+" trees retained indefinitely. Harvest levels should be set to ensure that harvest volumes do not exceed volumes grown, currently 5 to 7 cords per year[1].

SHORT TERM MANAGEMENT RECOMMENDATIONS

On the heels of the most recent harvests, the woods need to grow. Thus, top management priorities include combating the invasive plant population, building trails, and improving growing conditions for the property's best trees. Boundaries are clearly marked and should not need work during this planning period.

Invasive plants should be treated as soon as feasible to limit their spread and reduce their prevalence. Once established, these hardy plants are capable of surviving in low-light conditions in the forest understory and out-compete native vegetation, including young trees. Unfortunately, this has already occurred on the woodlot and multiflora rose is found deep into the property. Invasive species tend to be aggressive opportunists, and can spread rapidly following any kind of soil disturbance, such as a timber sale. Tractors and logging equipment, in particular often carry and distribute seeds throughout the property. At the same time, soils disturbed from skidding provide open ground for the seeds to establish.

The first step in managing these pests is to monitor and document the populations' extent. Monitoring work is most easily done in the early spring or late fall, as invasives tend to leaf out earlier and retain their leaves later than native species. Ideally, once the invasives' extent has been determined, efforts would be made to stop their spread by working from areas less affected, where control is most likely to succeed, towards heavier infestations along the wetland and woods road. However, given Gary and Susan's desire to minimize herbicide use, I suggest focusing on areas around the wetland and woodsroad, where regular walking and driving may continue to spread these plants into the woodlot. While populations deeper in the woodlot would be easier to eradicate, they are not likely to spread until the next harvest which won't be for years. Funding is available through NRCS; the application deadline for the next funding cycle is October 1, 2021. This plan and an application are required to request funds.

Gary and Susan have developed a trail off the central woods roads and have flagged others to be built. They may wish to eventually build a trail near the property boundary connecting the ends of the flagged trails, thus maximizing distance and terrain. Such a trail network should be cleared to a width of four to six feet and a height of 10' to 12' to ensure that snow-laden branches don't block the trail during winter.

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[1] Based on state-wide growth averages of the species and volumes on the woodlot.

Though the woodlot is dominated by young timber with little sawtimber present, the forest contains a significant stocking of red oak, sugar maple, and yellow birch, most of which could be released from neighboring competition to boost growth rates of the desired crop trees.

Gary and Susan should thus strive to improve the growing conditions of these most valuable species through crop tree release. In thinning around the best trees, they should first identify the trees they want to release. These should generally be tall and straight stems with few, if any, limbs on the trees' lower 20'. Such trees should be released on two "sides". When picturing a tree's generally round crown from below or above, each pie-shaped crown should be figuratively divided into four pieces or quadrants. Then, at least two of those "sides" should be released of competition, so that the desired crowns may expand into the unoccupied space. Preferably low grade trees should be removed, with quality neighboring trees retained. I have included all 26 acres of the hardwood sapling stand (2-H2A) in the proposal, however the northeast corner of the stand lacks sufficient stocking of high-value species, so final acreage will likely be lower. This work would likely cost between $300 and $400 per acre, however, funding is also available through NRCS that would allow Gary and Susan to roughly break even.

Necessary Best Management Practices (BMPs): The most important resource to protect in the recommended work is any sensitive wetland. An existing road crosses the wetland between the field and the woods, and there is no other channelized water on the property. Therefore, knowing where the poorly drained soils are, and avoiding those areas, should eliminate most potential rutting and flows of sediments and nutrients.

This management plan does not recommend any harvest that would leave an area five acres or greater with less than a minimum stocking of trees – a legal clearcut[2]. There should be no reason to update this plan prior to 2031 unless a natural disturbance intervenes or landowner objectives change significantly.

MANAGEMENT PRIORITIES
2020 – 2030

Year	Location	Activity and extent	Gross income/(cost)
2021	all	Treat invasives (2 acres)	($300 - 500)[3]
2021-2026	2-HS2	Release crop trees (26 acres)	($7,500 - $10,500)[3]
2021-2031	all	Establish new trails	($?)
2031		Monitor Tree Growth compliance; update plan	($?)

[2] MFS Chapter 20 rules, see:
http://www.maine.gov/dacf/mfs/publications/rules_and_regs/chap_20_rules_05012014.pdf

[3] This would be significantly less with NRCS funding.

WOODLOT SUMMARY BY WOOD PRODUCT

Wolcott Woodlot – Chesterville, Maine
January 2021

Product	Volume	Stumpage Rate	Value
Sawtimber (10" minimum top diameter):	(MBF)	($/MBF)	
White pine	10	$160	$1,600
Hemlock	15	$55	$825
Red oak	15	$225	$3,375
Sugar maple	15	$200	$3,000
Red maple	5	$60	$300
total MBF	60		
Cordwood (4" top diameter)	Cords	$/Cord	
White pine	10	$4	$40
Hemlock	65	$4	$260
Red oak	50	$21	$1,050
White birch	15	$21	$315
Yellow birch	30	$21	$630
Sugar maple	30	$21	$630
Red maple	40	$21	$840
Beech	30	$21	$630
Popple	30	$21	$630
Black ash	5	$21	$105
Other hardwood	5	$21	$105
total cordwood	310		
Total Estimated Volume in Cords	450		
Gross Estimated Value	$14,000		

ABOUT THE CRUISE: The woodlot summary values were derived from a field cruise of 32 variable radius plots on systematically located transect lines, using a 20 BAF prism. Data was processed using QuickCruise, a copyrighted property of L.E. Caldwell, LLC(2012). Sawtimber volumes use a conversion factor of 2 cords per MBF. Cordwood volumes include topwood of sawtimber trees.

ABOUT STATISTICS:

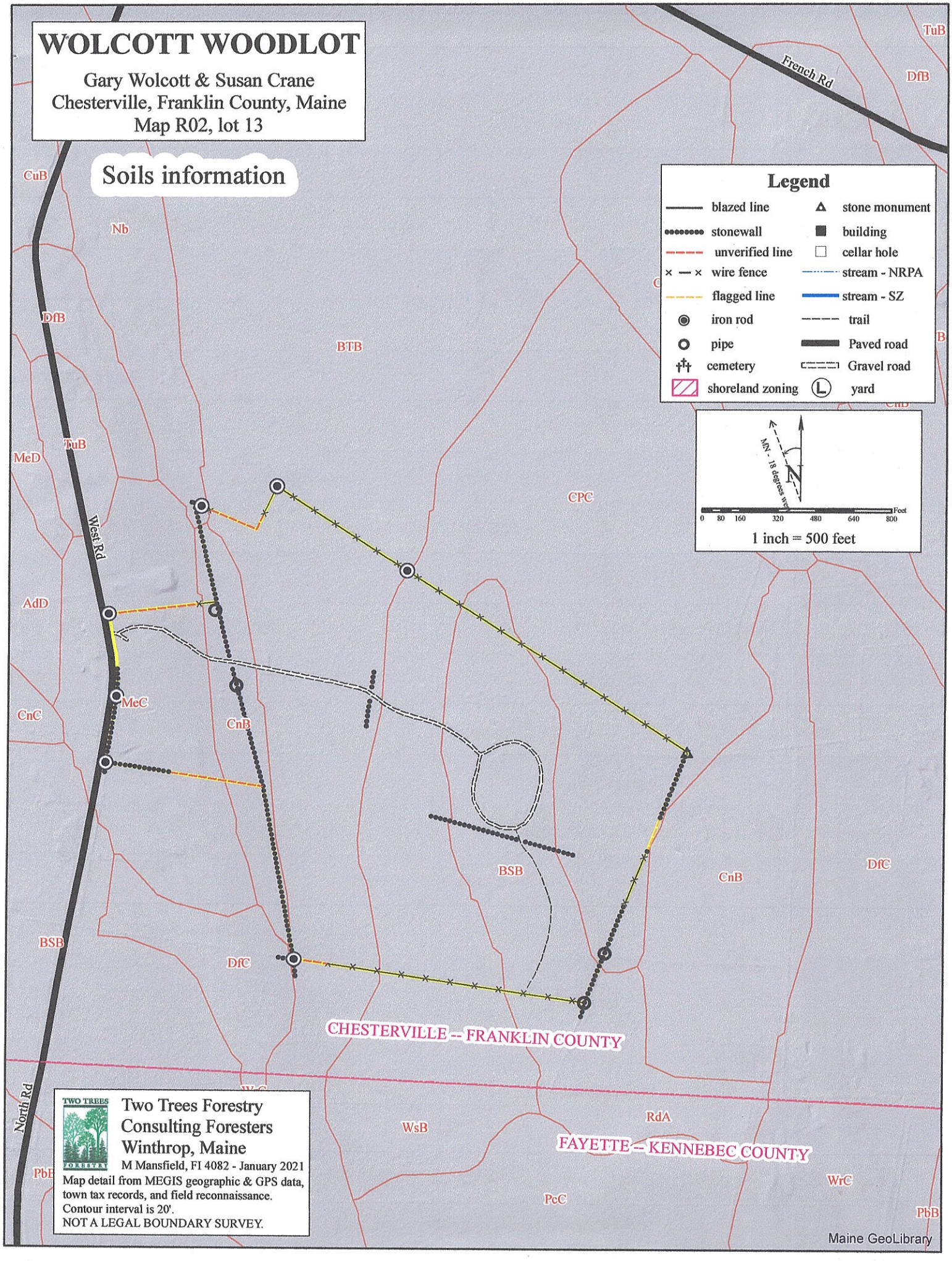
The average stocking rate is 35 sq. ft. of basal area per acre, given a sampling error of 37% within a 95% confidence interval. That means that if the woodlot were recruised, new basal area estimates would fall within the above stated statistically significant ranges 19 times in 20. However, the individual product numbers listed above are less precise than those for the total.

ABOUT STUMPAGE RATES: Rates are derived from fall 2020 timber sale data collected by Two Trees Forestry during the course of business. The value stated may not represent a legal liquidation value, given that regulatory restrictions may not allow all the timber on the lot to be removed at one time.

WOLCOTT WOODLOT

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Chesterville, Franklin County, Maine
Map R02, lot 13

Soils information



Legend

blazed line	stone monument
stonewall	building
unverified line	cellar hole
wire fence	stream - NRPA
flagged line	stream - SZ
iron rod	trail
pipe	Paved road
cemetery	Gravel road
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MN - 18 degrees west

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1 inch = 500 feet

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Map detail from MEGIS geographic & GPS data, town tax records, and field reconnaissance.
Contour interval is 20'.
NOT A LEGAL BOUNDARY SURVEY.

Maine GeoLibrary

Soils Legend

Symbol	other slopes	Name	Ordination number	Site index WP	RO	SM	RM
MhB	C, D	Masardis fine sandy loam	7s	60		55	
MKE		Masardis-Adams association	5r	63		62	
MLC		Masardis-Sheepscot association, strongly sloping	8s	64		55	
Mm		Medomak silt loam	6w	55			47
MNC	E	Monadnock-Berkshire complex, very stony	8a	67	55	52	
MrB		Monarda silt loam	8w	66		55	
MsB		Monarda extremely flaggy silt loam, very stony	8w	66		55	
MTB		Monarda-Burnham-Bucksport association, very stony	7w	62		55	
MUB		Monarda-Telow association, very stony	8w	66		55	55
MVC		Monson-Elliottsville-Telos complex, very stony	9d	70		55	
Nb		Naumburg loamy sand	7w	60		55	60
NS		Naumburg-Searsport association	6w	58		55	58
NvB	C	Nicholville silt loam	3a	75	70	65	
PeB		Peacham-Brayton complex, very stony	7w	62			62
Pr		Pits, quarry					
Ps		Pits, sand and gravel					
RRE		Ricker-Rock outcrop complex, very steep	4r				
RSE		Ricker-Saddleback association, very steep	4r				
RYE		Rock outcrop-Abram-Lyman complex, very stony	5r	52		50	
SAE		Saddleback-Mahoosuc_Sisk association, very stony	4r				
SKD		Sisk-Surplus association, very stony	4r				
Sn		Sunday loamy fine sand	6s	55	50	48	
SRC		Surplus-Bemis association, very stony	4w				
SSC		Surplus-Saddleback-Ricker association, very stony	4w				
SVC		Surplus-Sisk association, very stony	4w				
Sw		Swanville silt loam	7w	58		50	
SYB		Swanville-Boothbay association	7w	61		50	53
TeB	C	Telos silt loam	8w	67			55
TfB	C	Telos silt loam, very stony	8w	67			55
THC		Telos-Chesuncook association, very stony	8w	68		55	55
TLB		Telos-Monarda association, rubbly	8x	66		55	55
TMB		Telos-Monarda-Monson association, very stony	8w	66		55	55
TOC	E	Thorndike-Elliottsville complex, very stony	9d	69		52	
TRC		Tunbridge-Berkshire-Dixfield association, very stony	9x	70		56	
TuB	C	Tunbridge-Lyman complex	8a	65	68	60	
Ud		Udorthents-Urban land complex					
W		Water					

Symbols and slopes - The first and second letters abbreviate the soil name. The third letter shows the slope (A = <3%, B = 3-8%, C = 8-15%, D = 15-25%, E = 25-45%). Soils without slope letters are nearly level. A final 2 shows that the soil is eroded.

Ordination number – Potential productivity; 8-10=good, 6-7=fair, 1-5=poor; x=stoniness. Also, w=wet, d=restricted rooting depth, o=insignificant limitations, s=sandy, r=steep

Site index – Average height growth, of listed species, in 50 years. WP=white pine, RO=red oak, SM=sugar maple, RM=red maple

LAWS IMPACTING LAND MANAGEMENT ON PROPERTIES

- **Local ordinances** – Currently, no Chesterville ordinances restrict timber harvesting or require harvest permits on this property, however managers should verify this prior to logging.
- **State-wide Standards for timber harvesting in shoreland zones (SLZ)** – None of the property qualifies as a shoreland zone.
- **Natural Resources Protection Act (NRPA)** – NRPA regulates some activities adjacent to water bodies, including all brooks with well-defined channels and exposed mineral soil, as well as brooks with seasonal water flows. The law requires that concerted efforts be used to ensure that soils don't wash into the brooks. Working within guidelines described in the Maine Forest Service's Best Management Practices for Forestry should ensure compliance. Permitted activities may require permit-by-rule (PBR) or full permitting. In the case of timber harvesting near a significant vernal pool, no permit is currently required if the significant vernal pool is not mapped by either DEP or Inland Fisheries and Wildlife (IF&W). The pool should be maintained in an undisturbed state, and within an area 250' from the high water mark edges of the significant vernal pool, soil disturbance should be avoided and a partial overstory should be maintained for shade.
- **Protection and Improvement of Water Law** – The law regulates activities, which discharge or may potentially discharge materials (pollutants) into water bodies. In the context of forestry, the law addresses pollutants originating from non-point sources and addresses the impact, not the location, of an activity.
- **Erosion and Sedimentation Control Law** – The Law requires that measures be taken to prevent unreasonable erosion of soil or sediment beyond the site or into a protected natural resource, such as a river, stream, brook, lake, pond, or wetland. Erosion control measures must be installed before the activity begins, be maintained, kept in place and functional until the site is permanently stabilized.
- **Forest Practices Act** – FPA mandates adequate regeneration must be present within five years of any harvest, establishes rules relating to planning requirements, size, and spacing of clearcuts, and outlaws liquidation harvesting. All landowners must notify the Maine Forest Service prior to harvesting and then report volume and price information for any year in which harvesting occurred.
- **Liquidation Harvesting Act**[4] – Within five years of acquiring a parcel of land, Maine landowners may not harvest timber and then sell or offer to sell the land unless certain exemptions apply, including proof that statewide the landowner owns less than 100 acres, the parcel is less than 20 acres, the owner retains at least 50% of the standing timber, or the owner is legally permitted to change the land's use to something other than forest growth. As Gary and Susan have owned the land for 19 years, these rules do not apply to them on this land.

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[4] See: http://www.maine.gov/dacf/mfs/publications/rules_and_regs/chap_23_rules.pdf

GLOSSARY

Clearcutting - cutting of all trees within a defined area (generally greater than 1 acre)
Commercial harvest - a timber stand improvement or harvest operation that results in a net landowner income
Cord - wood measurement statistic; 128 cubic feet, or a pile of wood four feet high, four feet wide, and eight feet long
DBH - tree measurement; diameter at breast height (4.5 feet above ground)
Decadent - overmature trees that are deteriorating in wood quality
Mature - condition of optimal tree value, after tree vigor and growth have slowed, yet before the onset of decay
MBF - log measurement statistic; one thousand board feet. One board foot equals a board one inch thick by 12 inches square
Operability - ease with which logging machinery could work a site; often limited by rockiness, steep slopes, wetness, etc.
Pre-commercial - a timber stand improvement practice that is a cost, where trees to be cut are frequently too small to be saleable
Poletimber - tree between five inches and 9.9 inches DBH
Regenerate - to establish a new stand of tree seedlings
Regeneration - seedlings of commercial tree species
Sawtimber - logs favored for lumber; generally, eight to 16 feet long, straight, with small end diameter greater than eight to 10 inches
Seedling - tree greater than six inches tall but less than one inch DBH
Snag - standing dead and/or dying tree. Important habitat element for numerous wildlife species
Stand - a homogeneous unit of forestland, delineated because it supports trees of common species, age, potential, etc.
Stocking - stand measurement relative to the optimal number of trees that a unit of forestland could grow

FURTHER SOURCES OF ASSISTANCE

Two Trees Forestry: We can mark trees to harvest, select competent loggers, ensure a quality, timber sale contract and prices, and oversee harvests to meet landowners' objectives. We also maintain boundaries and administer Federal cost-share programs. Please contact us for further assistance. P.O. Box 356 Winthrop, ME 04364. (207) 377-7196 or www.twotreesforestry.com

Maine Forest Service: A good source of educational material. Taxation and utilization specialists are also on staff. State House Station 22, Augusta, ME 04330. (207) 287-2791 or www.state.me.us/doc/mfs/

USDA-NRCS and Farm Service Agency: Information and applications for Federal forestry cost-sharing programs, such as erosion control, road and trail repairs, tree planting, timber stand improvement, and management planning. 107 Park Street, Farmington, ME. (207) 778-4767, ext. 3 or www.me.nrcs.usda.gov

Maine Woodland Owners: Publish a monthly newsletter on local forestry concerns and organize educational field days regularly throughout the state. P.O. Box 836 Augusta, ME 04332. (207) 626-0005 or www.mainewoodlandowners.org

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

PROPERTY LOCATION

City, Town, or Plantation	Chesterville
Street or Road	160 West Road
Subdivision, Lot #	N/A

OWNER/APPLICANT INFORMATION

Name (last, first, MI): Crane, Susan — [X] Owner [ ] Applicant

Mailing Address of Owner/Applicant	160 West Road Chesterville, ME 04938
Daytime Tel. #	207-897-9466

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

Susan E. Crane — 9/22/2016
Signature of Owner or Applicant — Date

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City: Chesterville — Permit #: 1058
Date Permit Issued: 9/26/15 — Fee: $ 250 — Double Fee Charged [ ]
Local Plumbing Inspector Signature — L.P.I. #: 1009
[ ] Owner [ ] Town [ ] State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map #: R-2 — Lot #: 013

CAUTION: INSPECTION REQUIRED
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved
_____ Local Plumbing Inspector Signature — _____ (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION
- [ ] 1. First Time System
- [X] 2. Replacement System
  - Type replaced: old trench
  - Year installed: Unknown
- [ ] 3. Expanded System
  - [ ] a. ≤25% Expansion
  - [ ] b. >25% Expansion
- [ ] 4. Experimental System
- [ ] 5. Seasonal Conversion

THIS APPLICATION REQUIRES
- [X] 1. No Rule Variance
- [ ] 2. First Time System Variance
  - [ ] a. Local Plumbing Inspector Approval
  - [ ] b. State & Local Plumbing Inspector Approval
- [ ] 3. Replacement System Variance
  - [ ] a. Local Plumbing Inspector Approval
  - [ ] b. State & Local Plumbing Inspector Approval
- [ ] 4. Minimum Lot Size Variance
- [ ] 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS
- [X] 1. Complete Non-engineered System
- [ ] 2. Primitive System (graywater & alt. toilet)
- [ ] 3. Alternative Toilet, specify: _____
- [ ] 4. Non-engineered Treatment Tank (only)
- [ ] 5. Holding Tank, _____ gallons
- [ ] 6. Non-engineered Disposal Field (only)
- [ ] 7. Separated Laundry System
- [ ] 8. Complete Engineered System (2000 gpd or more)
- [ ] 9. Engineered Treatment Tank (only)
- [ ] 10. Engineered Disposal Field (only)
- [ ] 11. Pre-treatment, specify: _____
- [ ] 12. Miscellaneous Components

SIZE OF PROPERTY
70 — [ ] SQ. FT. [X] ACRES

SHORELAND ZONING
[ ] Yes [X] No

DISPOSAL SYSTEM TO SERVE
- [X] 1. Single Family Dwelling Unit, No. of Bedrooms: 3
- [ ] 2. Multiple Family Dwelling, No. of Units: _____
- [ ] 3. Other: _____ (specify)

Current Use [ ] Seasonal [X] Year Round [ ] Undeveloped

TYPE OF WATER SUPPLY - Existing
[X] 1. Drilled Well [ ] 2. Dug Well [ ] 3. Private
[ ] 4. Public [ ] 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
- [X] 1. Concrete
  - [X] a. Regular
  - [ ] b. Low Profile
- [ ] 2. Plastic
- [ ] 3. Other: _____

CAPACITY: 1,000 GAL.

DISPOSAL FIELD TYPE & SIZE
- [ ] 1. Stone Bed [ ] 2. Stone Trench
- [X] 3. Proprietary Device
  - [ ] a. cluster array [X] b. Linear
  - [X] c. regular load [ ] d. H-20 load
- [ ] 4. Other: 20 Eljen units

SIZE: 960 [X] sq. ft. [ ] lin. ft.

GARBAGE DISPOSAL UNIT
[X] 1. No [ ] 2. Yes [ ] 3. Maybe
If Yes or Maybe, specify one below:
- [ ] a. multi-compartment tank
- [ ] b. ___ tanks in series
- [ ] c. increase in tank capacity
- [ ] d. Filter on Tank Outlet

DESIGN FLOW
270 gallons per day
BASED ON:
- [X] 1. Table 4A (dwelling unit(s))
- [ ] 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilites
- [ ] 3. Section 4G (meter readings) ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS
PROFILE CONDITION: 3 / C
at Observation Hole #: 1
Depth: 30"
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING
- [ ] 1. Medium—2.6 sq. ft. / gpd
- [X] 2. Medium—Large 3.3 sq. f.t / gpd
- [ ] 3. Large---4.1 sq. ft. / gpd
- [ ] 4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP
[X] Not Required
[ ] 2. May Be Required
[ ] 3. Required
Specify only for engineered systems:
DOSE: _____ gallons

LATITUDE AND LONGITUDE
at center of disposal area
Lat. 44 d 29 m 25.38 s N
Lon. 70 d 04 m 43.97 s W
if g.p.s, state margin of error: —

SITE EVALUATOR STATEMENT

I certify that on 9/12/16 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Kenneth G. Stratton — 157 — 9/20/16
Site Evaluator Signature — SE # — Date

STATE OF MAINE · KENNETH G. STRATTON · LSE 157 · SITE EVALUATOR

Kenneth G. Stratton — 207-491-1146 — kenemain-lauddi.com
Site Evaluator Name Printed — Telephone Number — E-mail Address

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

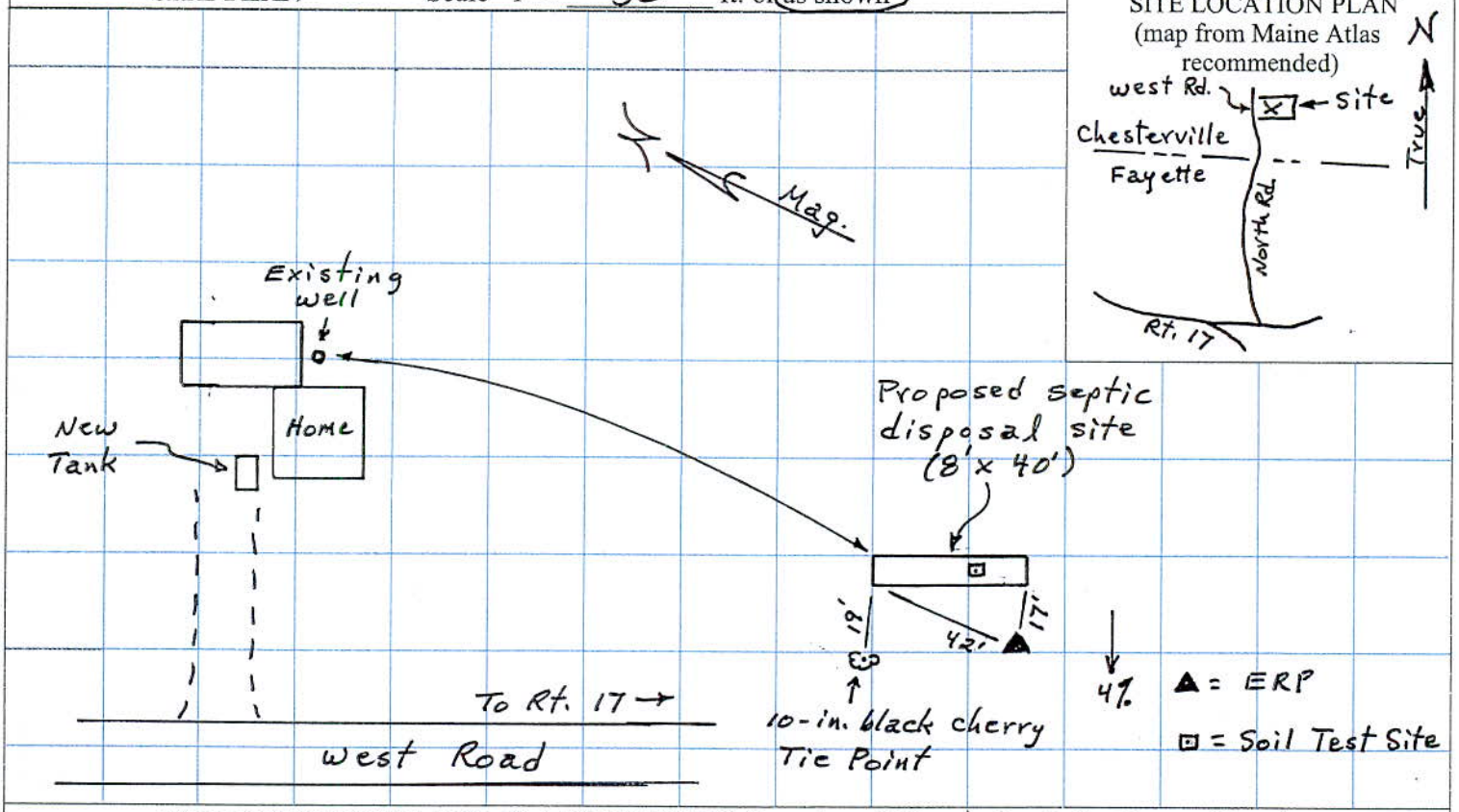
Town, City, Plantation: Chesterville

Street, Road, Subdivision: 160 West Road

Owner's Name: Susan Crane

SITE PLAN

Scale 1" = 50 ft. or as shown



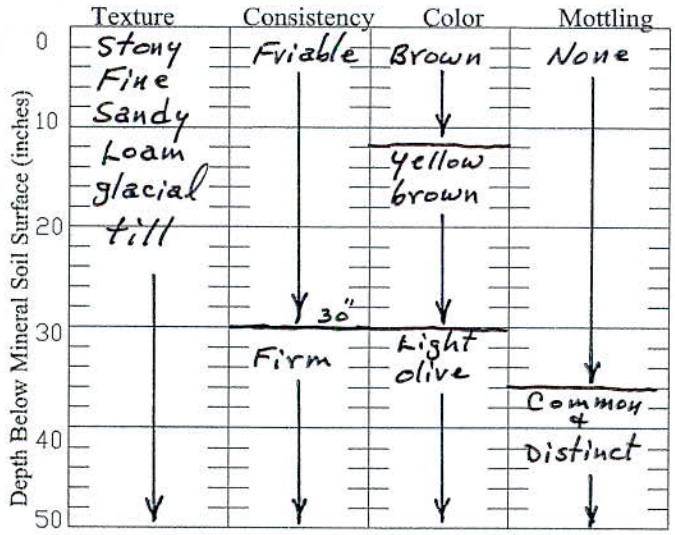
SITE LOCATION PLAN

(map from Maine Atlas recommended)

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

Observation Hole _____ ☐ Test Pit ☒ Boring

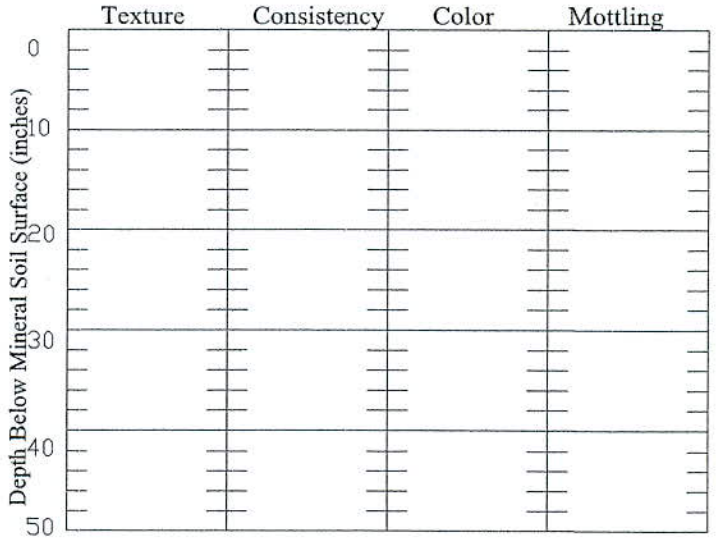
< 1 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	
3 Profile / C Condition	4 %	30 "	[ ] Ground Water [X] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring

_____ " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	"	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

Kenneth G. Stratton — Site Evaluator Signature

157 — SE #

9/20/16 — Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation: Chesterville

Street, Road, Subdivision: 160 West Road

Owner's Name: Susan Crane

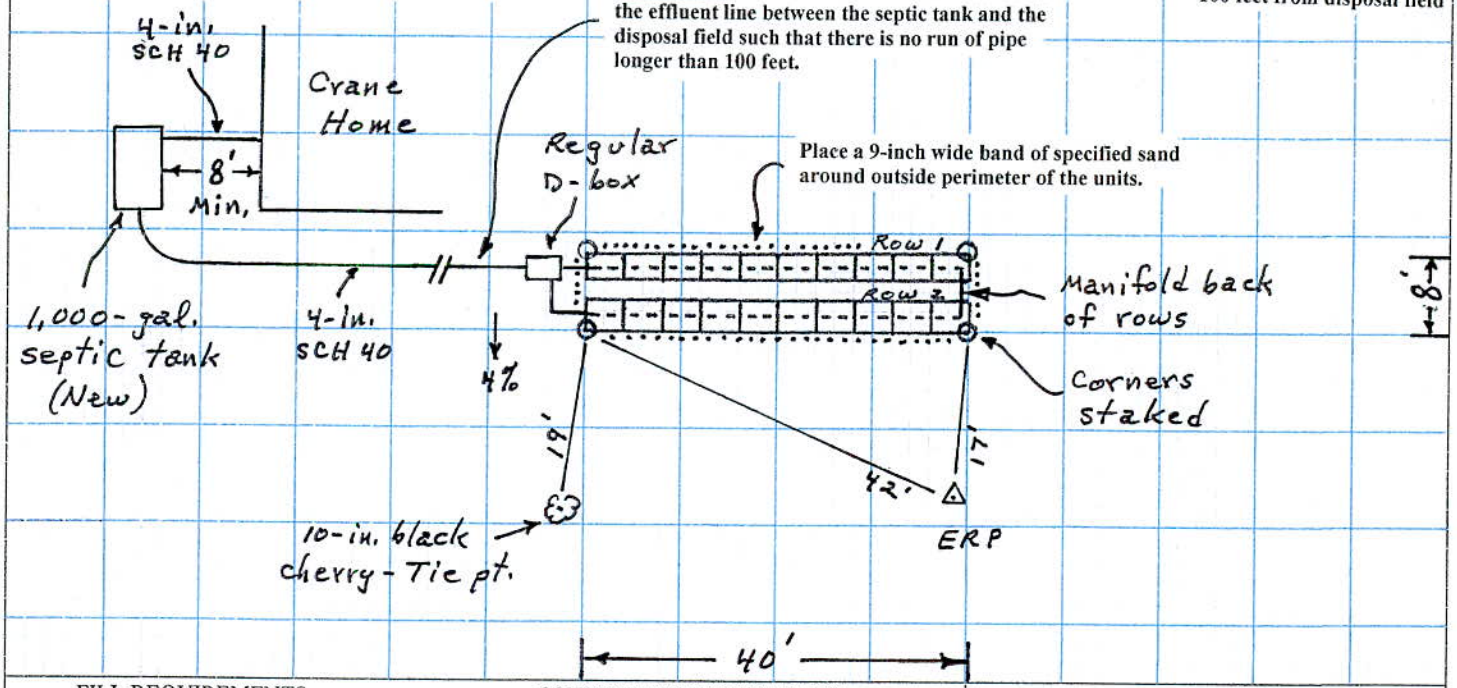
SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.

Note: This design requires installation of 20, Type B Eljen In-Drain units, set in two rows and fed equally by a large distribution box. Rows are at same elevation. Rows 2 feet apart. Manifold the back of the rows.

Special Note: A clean-out should be installed in the effluent line between the septic tank and the disposal field such that there is no run of pipe longer than 100 feet.

Existing well is more than 100 feet from disposal field



FILL REQUIREMENTS

Depth of Fill (Upslope): 0"

Depth of Fill (Downslope): 4"

CONSTRUCTION ELEVATIONS

Finished Grade Elevation: See Attached p. 4

Top of Distribution Pipe or Proprietary Device: ____

Bottom of Disposal Area: ____

ELEVATION REFERENCE POINT

Flagged nail in a 20-in. dead elm tree located southwesterly of disposal site. Nail is 44" up on tree. ERP = 0"

DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 5 ft.

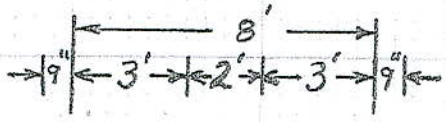
Vertical 1" = 5 ft.

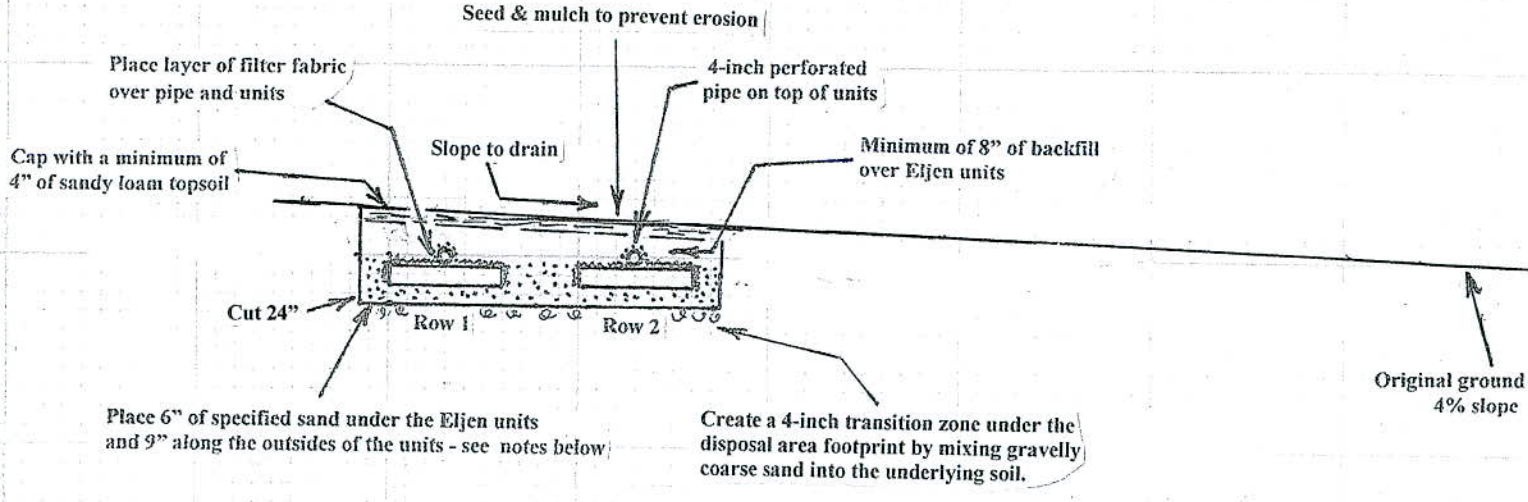
See Attached Page 4 - Disposal Area Cross Section

Kenneth G. Stratton — Site Evaluator Signature

157 — SE #

9/20/16 — Date





Speci
using
size o
passi
sieve,
or ma
cation
and le
concr
and is
sand

Note: Backfill means gravelly coarse sand

Depth of fill (upslope): 0"
Depth of fill (downslope): "

ELEVATIONS - ERP = 0"

	Row 1	Row 2
Finished Grade	-29" ±	-29" ±
Top of Perforated Pipe	-37"	-37"
Bottom of Units	-48"	-48"
Bottom of Sand	-54"	-54"

STATE OF MAINE
KENNETH G. STRATTON
LSE 157
SITE EVALUATOR

9/20/16

Attachment to

DISPOSAL AREA

Design Completed for: S
Location: 160 West Ro

SCALE: 1" = 5' (both

SECTION 11
QUALITY ASSURANCE AND QUALITY CONTROL

A. INSTALLATION

1. General: On sites with fine soil textures, excavations that expose the bottom and sidewall area of the disposal field must not be carried out when the soil moisture content is above the plastic limit, and except when correcting a nuisance, there is no practical alternative, the LPI agrees, and special construction techniques are used. The absolute plastic limit can be estimated by rolling the soil with the fingers. If the soil forms a wire or rod 1/8th of an inch in diameter and does not crumble when handled, the soil moisture content is too high to proceed with the excavation. Septic systems should not be installed when the seasonal water table is high, except in the circumstances listed within this subsection.

2. Dig Safe Law: The "Dig Safe Law" 23 M.R.S. § 3360-A places certain notification requirements on any person doing excavations. Excavation is broadly defined to mean any operation in which earth, rock or other material on or below the ground is moved or otherwise displaced by means of power tools, power equipment or explosives and including grading, trenching, digging, ditching, drilling, auguring, tunneling, scraping and cable or pipe driving, except tilling of the soil and gardening or agricultural purposes.

3. For a free Dig Safe in Maine information kit, contact the Maine Public Utilities Commission: 1-800-452-4699 http://www.state.me.us/mpuc or by email: maine.puc@maine.gov. (Contact information is accurate as of the effective date of these Rules.)

B. SITE PREPARATION

1. Site preparation requirements: Prior to the placement of any backfill material, the ground surface must be prepared as follows:

   (a) Soil erosion and sediment control: In areas adjacent to a water body or wetlands, preventative erosion and sediment control measures must be employed consistent with Section 11(M).

   (b) Clearing: Vegetation must be cut and removed from the area where backfill material is to be placed.

2. Grubbing: The area under the disposal area must have the organic soil horizon removed including but not limited to all stumps and roots.

3. Scarify the site: The area under the disposal area must be thoroughly roughened. If plowing is used, it must be done parallel to the topographic contour in such a direction that each plow furrow will be thrown up-slope. The soil should be broken up to a depth of 6 to 8 inches. Alternatively, a rototiller or the teeth of a backhoe or frost tooth may be used.

4. Transitional horizon: On sites where the backfill material is coarser than the original soil, a minimum of 4 inches of backfill material must be mixed into the original soil to form a transitional horizon beneath the disposal area.

5. Fill large holes: If large holes are left as a result of stump and/or stone and/or any removal of the "A" or "Ap" (plow layer) soil horizon these holes must be filled with suitable backfill material that meets the requirements of Section 11(E).

C. EXCAVATION

1. Excavation requirements: Any excavation required for the installation of a disposal field must comply with all the requirements in this Section.

2. Bottom of disposal field: The bottom of each disposal field must be installed at the elevation specified on the permit. It must be maintained to a level grade no greater than 2 inches within 100 feet. Note: The bottom of a disposal field serves as the final stage of the distribution network.

3. Avoid unnecessary compaction: Excavation must be carried out in a manner that will avoid unnecessary compaction of both sidewalls and bottom area. Heavy equipment, especially rubber-tired vehicles such as front-end loaders, should not be driven over the exposed bottom of the disposal field. Excavation should be carried out when possible, by a back-hoe operating from outside the perimeter of the previously excavated portions of the disposal fields.

4. Reopen smeared or compacted bottom or sidewall surfaces: If any portion of the bottom or sidewalls becomes smeared or compacted, that portion must be scarified to reopen soil pores. Roto-tilling may be necessary to reach the limit of compacted soil depth.

5. Weather conditions: Work should be scheduled so that excavated areas are not exposed to rainfall or wind-blown silt. Any loose soil or debris that is washed or otherwise deposited within the excavation must be carefully removed prior to backfilling. Additionally, disposal fields should not be installed in frozen ground or when the ambient air temperature is below freezing, especially if construction will take place over several days.

D. CONSTRUCTION

1. Construction: The installer of the system must make certain that the system and all its component parts are installed in conformance with the requirements of these Rules, the plan prepared by the site evaluator, and with any special engineering design requirements approved or required by the Department, pursuant to an approved variance.

2. Soil and backfill material: The installer of the system must make certain that the construction and installation are performed without adversely affecting the capacity of the soil or backfill material to adequately absorb or treat the septic tank effluent.

E. BACKFILL PLACEMENT FOR DISPOSAL AREAS INCLUDING FILL EXTENSIONS

1. General: Selection and placement of backfill must comply with the requirements of this Section.

2. Backfill standards: The backfill material must be gravelly coarse sand which meets the requirements of Table 11A or 11(E)(2)(a) below, as approved by the Department or LPI:

TABLE 11A
Backfill Textural Gradation

Sieve Size	Percent Passing by Weight
3 inches	100
#4	75-100
#10	50-100
#60	10-50
#100	2-20
#200	2-8
Clay Fraction	0-2

(a) Field determination of backfill: Due to the difficulty of obtaining sieve analyses and the variability of backfill material, the following procedures can be used in the field to determine the suitability of backfill material. The backfill is suitable if the soil texture is loose single grains, the individual sand grains can be readily seen (similar to salt or sugar grains) and felt, and the following conditions are observed: If squeezed in the hand when dry, it will fall apart when the pressure is released but has enough fines to stain the lines in the palm of the hand; or, if squeezed when moist, it will form a cast that will crumble when

touched and bears very careful handling; and it does not form a ribbon between the thumb and forefinger but has enough fines to stain the lines in the palm of the hand.

(b) Coarser material beneath or beside disposal system: Stone meeting the requirements of Section 11(F)(2) may be placed immediately adjacent to the disposal field, provided that the rest of the backfill material meets the requirements of Section 11(E). If used beneath the disposal field, it must be considered part of the disposal field for determining the separation between the limiting factor and the bottom of the disposal system.

(c) Fill material placement above disposal system: Immediately above the filter fabric, hay or proprietary devices, fill is required as specified on the plans. It must be a minimum of 8 inches in thickness (including cover material).

(d) Cover material: Immediately above the backfill or fill material, at least 4 inches of soil or soil and soil amendment mix, suitable for establishment of a good vegetative cover, must be placed over the entire disturbed soil area, including fill extensions.

3. Disposal fields installed completely in the original ground: If the disposal field is completely installed in original ground, the backfill material must completely cover the disposal fields. The disposal field must be adequately crowned on level disposal fields (3 percent minimum grade) to allow for settling so that surface water will be allowed to drain from the site without ponding.

4. Disposal fields installed partially in the original ground: Disposal fields partially installed in the original ground must meet the following requirements:

(a) Extent of backfill material: The fill layer must include any backfill beneath the disposal field, the shoulders, and the backfill material extensions surrounding the disposal field on all sides.

(b) Shoulder width and slope: The minimum required shoulder width is 3 feet. The finished grade of the shoulder must be sloped at 3 percent away from the disposal field or conform to the slope of the finish grade of the disposal field.

(c) Backfill material extension: At the outside edge of the shoulder, the backfill material must be terminated by sloping the top of the backfill layer downward at a slope specified in Tables 11A and 11B, to the original ground if possible, or a man-made retaining wall, provided the retaining wall is no more than 24 inches in height and the horizontal distance from the outer edge of the fill shoulder to the retaining wall is at least 10 feet.

F. DISPOSAL FIELDS

1. Installation requirements: Disposal fields which include in a trench configuration, must be installed in compliance with all the requirements in this Section and Section 6(N) .

(a) Pitch of distribution pipes or proprietary disposal devices: Maximum tolerance of distribution pipes or proprietary disposal devices must be no more than 2 inches in 100 feet.

(b) Spacing between distribution pipes: The space between distribution pipes for low pressure distribution must be from 75 to 80 percent of the hole spacing. Spacing must be equal and uniform.

(c) Holes in low pressure distribution pipes: The holes in low pressure distribution pipes must be equal and uniform. The holes must be aligned, so that holes in adjacent distribution pipes are offset by 50 percent of the hole spacing.

(d) Proprietary devices: Proprietary disposal devices approved by the Department as substitutes for disposal field stone and perforated distribution pipes, must be installed, per the manufacturer's instructions.

2. Disposal field stone: The stone used in disposal fields must meet the following requirements:

(a) General: Where used, the stone must cover the distribution pipes and extend the full width and length of the disposal field.

(b) Thickness: The disposal field stone depth for beds must extend at least 7 inches beneath the bottom of the distribution pipes and must extend at least 1 inch above the top of the distribution pipes. For disposal trenches, disposal field stone depth must extend at least 12 inches beneath the bottom of the distribution pipes and must extend at least 1 inch above the top of the distribution pipes.

(c) The disposal field stone must be clean, uniform in size and free of fines, dust, ashes, or clay. It must conform to one of the nominal stone sizes listed in Table 11B.

(a) Stone specifications: A site evaluator may define a more stringent standard for stone size for any particular system.

(d) The disposal field stone may be loaded onto the disposal field site, using a back-hoe, front-end loader, or dump truck. This operation must be carried out from the sides of the disposal field, rather than by driving onto the prepared area of the disposal field. In the case of large disposal fields, tracked equipment may be operated within the disposal field. This equipment must not exert a ground pressure in excess of eight pounds per square inch. The disposal field stone must be pushed in front of the vehicle, such that a minimum of one foot of stone is maintained beneath the vehicle track and the original soil surface.

TABLE 11B
Maximum Percent passing by weight

Sieve Size	Nominal Stone Size	
	1 ½ inches	¾ inches
2 inches	100	100
1 ½ inches	95 - 100	100
¾ inches	0 - 40	90 - 100
½ inches	0 - 20	0 - 55
3/8 inches	0 - 8	0 - 25
#4	0 - 5	0 - 10
#200	0 - 2	0 - 2

3. Covering the disposal field stone: The disposal field stone must be covered with a layer of filter fabric or 2 inches of hay, as the laying of the distribution pipes progresses.

4. Covering the stone with filter fabric:

(a) Overlapping filter fabric sheets: Edges of adjacent sheets of fabric must be overlapped by a minimum of 6 inches; and

(b) Fabric requirements: The filter fabric specified in the system design must have: adequate tensile strength to prevent ripping during installation and backfilling, adequate air permeability to allow free passage of gases; and adequate particle retention to prevent downward migration of soil particles into the disposal field. The minimum physical properties for the fabric must be 4.0 ounces/square yard (per ASTM D-3776).

5. Covering the stone with hay: In order to prevent the movement of fine particles into the stone, hay must be evenly placed in 2-inch layers over the entire surface above the stone.

6. Waterproof paper prohibited: The use of waterproof paper to cover a disposal field is prohibited.

G. FINAL GRADING

1. General: Final grading for vegetative stabilized disposal areas must be carried out in compliance with the requirements of this Section.

2. Cover material: At least 4 inches of soil or soil/soil amendment mix, suitable for establishment of a good vegetative cover must be placed over the entire filled area including the fill material extensions.

3. Final grading: Final grading must be completed in such a manner that surface water will not collect over the disposal field.

4. Erosion control: Immediately after completion of final grading, the fill material surface must be stabilized by mulching and seeding, or sodding, to establish a good vegetative cover to prevent erosion.

5. Vegetative covers: Grass, clover, trefoil, vetch, perennial wild flowers, or other herbaceous perennials may be utilized for disposal field surfaces.

6. Other covers: Bark chips, woodchips, and other organic materials may be used as cover material when specified by the designer.

7. Woody shrubs and trees: Woody shrubs or trees are unacceptable on disposal field surfaces. Woody shrubs may be used in conjunction with a hardy perennial ground cover on backfill material extensions only.

H. CURTAIN DRAINS

1. Requirements: Curtain drains, when required, must be up-slope of the disposal field, approximately perpendicular to the flow of ground water, intercepting and diverting groundwater away from the disposal field.

2. Setbacks: The minimum distance between the disposal field and a curtain drain must be as follows:

(a) Setback up-slope: A minimum setback distance of 10 feet must be maintained between a curtain drain and the up-slope edge of a disposal field. The curtain drain must be located beyond the toe of the uphill fill extension, if the uphill extension is greater than 10 feet and constructed so that the curtain drain is located to prevent any under drain of the disposal field.

(b) Setback cross-slope: A minimum setback distance of 15 feet must be maintained between a curtain drain and the ends of a disposal field and constructed, so that the curtain drain is located to prevent any under drain of the disposal field.

(c) Free-flowing outlets: Free-flowing outlets must be provided down-slope of the curtain drain extensions. Outlets must meet the following requirements:

i. Discharge point: Outlets may empty into a drainage swale discharging to a surface water body, a groundwater recharge basin, or a gravel bed;

ii. Outlet design: Outlets must be designed, installed, located, and maintained in a manner that does not cause soil erosion, surface flooding, or damage to adjacent properties, does not create a public nuisance, and does not violate any applicable Federal, State, or local laws or regulations~~; and~~

(d) Rodent control: Adequate measures must be taken to protect each outlet from the entry of rodents or other small animals.

(e) Fill requirements: Fill material over the curtain drain discharge pipes must be ~~of earth~~ of a texture that is similar to, or coarser than, that found at the site and free of large stones, stumps, broken masonry, or other waste construction material.

I. INSPECTIONS

1. Required: It is the duty of the LPI to enforce the provisions of these Rules and to make such inspections as may be required by this Section.

2. Required inspections: Any violations of the approved plans and disposal system permit must be noted. The holder of the disposal system permit must be notified of any such discrepancies.

3. LPI's right of entry: In the discharge of duties, the LPI, with the consent of the property owner, occupant, or owner's agent, shall have the authority to enter at any reasonable hour, any structure or premises in the jurisdiction to enforce the provisions of these Rules. See 30-A M.R.S. § 4213. If entry is refused, the LPI can seek a court order for entry.

4. Department official's right of entry: In the discharge of duties, Department officials, with the consent of the property owner, occupant, or owner's agent, shall have the authority to enter at any reasonable hour any structure or premises to enforce the provisions of these Rules. If entry is refused, the Department can seek a court order for entry.

5. Inspection required: The LPI must make 2 inspections as follows:

   (a) After site preparation: An inspection must be made after site preparation to ascertain that the vegetation has been cut and removed in the disposal field area, the area under the disposal field and backfill extensions has been roughened, a transitional horizon has been established, and the erosion and sedimentation control measures are in place.

   (b) Prior to covering the system: An inspection must be made after installation of the system components, including stone, pipes or proprietary devices, tanks, hay, filter fabric, and fill beneath and beside of the disposal area but before backfill is placed above the disposal system components. This inspection must include any curtain drains, diversion ditches, berms or other measures outlined on the design to improve the function of the system.

6. Notification required: The LPI must be notified at least 24 hours before the system is ready to be inspected.

7. Preparation for inspection: When a system is ready for inspection, the installer must make such arrangements as will enable the LPI to inspect all parts of the system. The installer must have present the proper apparatus and equipment for conducting the inspection and shall furnish such assistance as may be necessary in making a proper inspection.

8. Covering of work: No part of a system may be backfilled until it has been inspected and approved. If any part is covered before being inspected and approved, it must be uncovered at the discretion of LPI and at the expense and risk of the owner.

9. Defects in materials and workmanship: If inspection discloses defective material, design, siting, or poor construction that does not conform to the requirements of these Rules, the nonconforming parts must be removed, replaced, and re-inspected.

10. Installer's statement of compliance: The Department will provide a form for the LPI to be given to the homeowner, or the homeowner's agent, at the time of issuing the permit. This form will allow for the Site Evaluator, installer or inspector, or in the case of an engineered system or a multi-user system a Professional Engineer, to provide a written statement to the owner, or agent, that the system was installed in compliance with these Rules and the conditions of the permit, with approval from the LPI.

11. Inspection checklist. The Department will prepare a form that can be used by the LPI and the disposal system installer (contractor) to aid in the proper installation of the disposal system.

J. CERTIFICATE OF APPROVAL

1. Approval: After the required inspection, or, in the case of multiple inspections, when the final inspection indicates the work complies in all respects with these Rules and the permit application, a certificate of approval

will be issued by the LPI. This approval may be accomplished either by the LPI signing and dating the permit, or by issuing a separate document.

2. 30-day temporary use: Upon request of the holder of a disposal system permit, the LPI may issue a 30-day temporary authorization of use before the entire work covered by the disposal system permit has been completed. This authorization may be given only if such portion or portions of the system may be put into service safely, prior to full completion without endangering health or public welfare.

K. WORKMANSHIP

All work must be performed, installed, and completed in a workmanlike and acceptable manner, commensurate with the specific requirements of these Rules, or generally accepted practices, if not specifically addressed by these Rules, and the standards referenced herein.

L. ENFORCEMENT AND VIOLATIONS

1. Unlawful acts: It is unlawful to install, extend, alter, repair, or maintain systems, except in conformity with these Rules.

2. Notice of violation: The LPI must serve a notice of violation and order on the person responsible for the installation of work:

   (a) in violation of the provisions of these Rules;

   (b) in violation of a detailed statement or a plan approved there-under; or

   (c) in violation of a disposal system permit or certificate issued under the provisions of this code these Rules. Such orders must direct the discontinuance of the illegal action or condition and the abatement of the violation.

3. Prosecution: If the notice of violation and order are not complied with promptly, the LPI must the legal counsel of the jurisdiction to institute the appropriate proceedings at law or in equity to:

   (a) restrain, correct, or abate such violation; (b) to require removal or termination of the unlawful use of any system in violation of the provisions of these Rules; or

   (c) of the order or direction made pursuant thereto.

4. Penalties: Any person who violates a provision of these Rules, or who fails to comply with any of the requirements thereof, or who installs work in violation of an approved plan or directive of the LPI, or of a disposal system permit issued under the provisions of these Rules, shall be subject to the penalties in 30-A M.R.S. § 4452(3).

M. WORK ADJACENT TO WETLANDS AND WATER BODIES

1. Erosion and sediment control measures: Erosion and sediment control measures must be in accordance with the March 2003 edition of the Maine DEP Handbook "*Maine Erosion and Sediment Control BMPS*" (DEPLW0588),

2. Erosion control barriers: Prior to the start of a soil disturbance activity, erosion control measures such as staked hay bales, silt fence or erosion control mulch berms must be properly installed and maintained for the duration of the project, to prevent sedimentation of the resource. Silt fence installed within a wetland shall not be trenched but shall have the fabric anchored down by placing stone on it.

3. Runoff Diverted: Upland surface water runoff must be diverted around all soil disturbance activities.

4. Temporary erosion control measures: Mulch or other temporary erosion control measures must be applied within 7 days of exposing the soil or prior to any storm event and must be maintained until site work commences again or until permanent stabilization measures are applied.

5. Time Limit: All soil disturbance activities must be stabilized as soon as practical, upon activity completion.

6. Wetland and Buffer Area Disturbance: Wetland and/or buffer vegetation must not be destroyed or permanently removed, unless authorized by these Rules. If unauthorized wetland vegetation is disturbed

during the project, it must be re-established immediately upon completion of the work and must be maintained. This standard does not apply to fill or disposal areas required for replacement of wastewater disposal systems.

7. Stream and wetland crossings: Stream and wetland crossings necessary for the installation of a subsurface wastewater disposal system must be done in accordance with this subsection.

(a) Sewer lines or effluent lines crossing a stream must be placed within a conduit or sleeve to prevent the need to re-excavate the stream in order to make repairs.

(b) The trench in and adjacent to a wetland must be refilled with the material that was removed during excavation in the order in which it was removed (topsoil and sod or organic duff on top). If the natural organic mat is not sufficient to prevent erosion and sedimentation, erosion control mulch must be applied to the trench surface. Residual excavated material must be removed from the wetland (except where wetland filling is allowed) or waterbody and properly stabilized. Pipe bedding material such as stone or sand may be used, provided that clay dams or synthetic boots are used as appropriate to prevent the wetland draining through the bedding material.

(c) Any trench excavation that occurs within a stream must be performed either during a period when no water is flowing, or utilize a dry crossing method such as diverting water flows by a coffer dam and pumping around the area of excavation. The trench width in any natural resources must be no wider than necessary to install the pipe.

(d) Wheeled or tracked equipment may not operate in the water. Equipment operating on the shore may reach out into the water with a bucket or a similar extension. Equipment must cross streams on rock, gravel or ledge bottoms or a constructed crossing such as a temporary bridge for soft stream bottoms.

(e) Unless adequate natural conditions are present (tree roots, stumps, surface stoniness or dry conditions), provisions shall be made to prevent rutting of wetland soils and destruction of wetland vegetation (except for wetland areas that are lawns or fields) such as by the use of timber mats, blasting mats, logs, pallets or slash.

(f) Any debris or excavated material must be stockpiled either outside of the non-lawn or field wetland or on mats or platforms within the wetland.

(g) Temporary roads constructed of fill are not allowed in the resource (except for lawn or field wetlands) except that fill may be used on top of mats or platforms for equipment access.

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Susan E Crane**

(hereinafter "Seller")

AND

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT **160 West Rd, Chesterville, ME 04938**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Seller Susan E Crane	Date 11/17/2026
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Agent **John Colannino**	Date 11/18/2026

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Rebecca J Colannino 11/18/26