GREENVILLE PLANNING BOARD
Town Hall Meeting Room
Municipal Building
Minden Street, Greenville, Maine 04441

AGENDA

June 22, 2020

PLANNING BOARD MEETING 4:00 PM

Members Present: Roxanne Lizotte___ Lurline Arco ___ Noel Wohlforth ___
John Contreni ____ Jonathan Boynton_____
Code Enforcement Officer Jack Hart ____ Consultant Gwen Hilton_____

Guests:

Meeting called to order at:

Minutes: June 8, 2020
Motion made by:
Seconded by:
Motion passed/failed:

1. **Adjustments:**

2. **Conflict of Interest with any agenda item by board members:**

3. **Conditional Use Permit Application Review – Currier Flying Service - Construct Museum at 447 Pritham Avenue, Map 24 Lot 44, Village District. See attached.**

4. **Conditional Use Permit Application Review – 3 Lakeview StreetLLC/Moosehead Lake Region Economic Development Corporation – Construct Public Park, 3 Lakeview Street – Map 12 – Lot 58, Downtown District 1. See attached.**

5. **Preliminary Subdiviaion Application Review – John Hall- East Road, Maps 5&8 – Lot 13, Rural District. See attachment.**

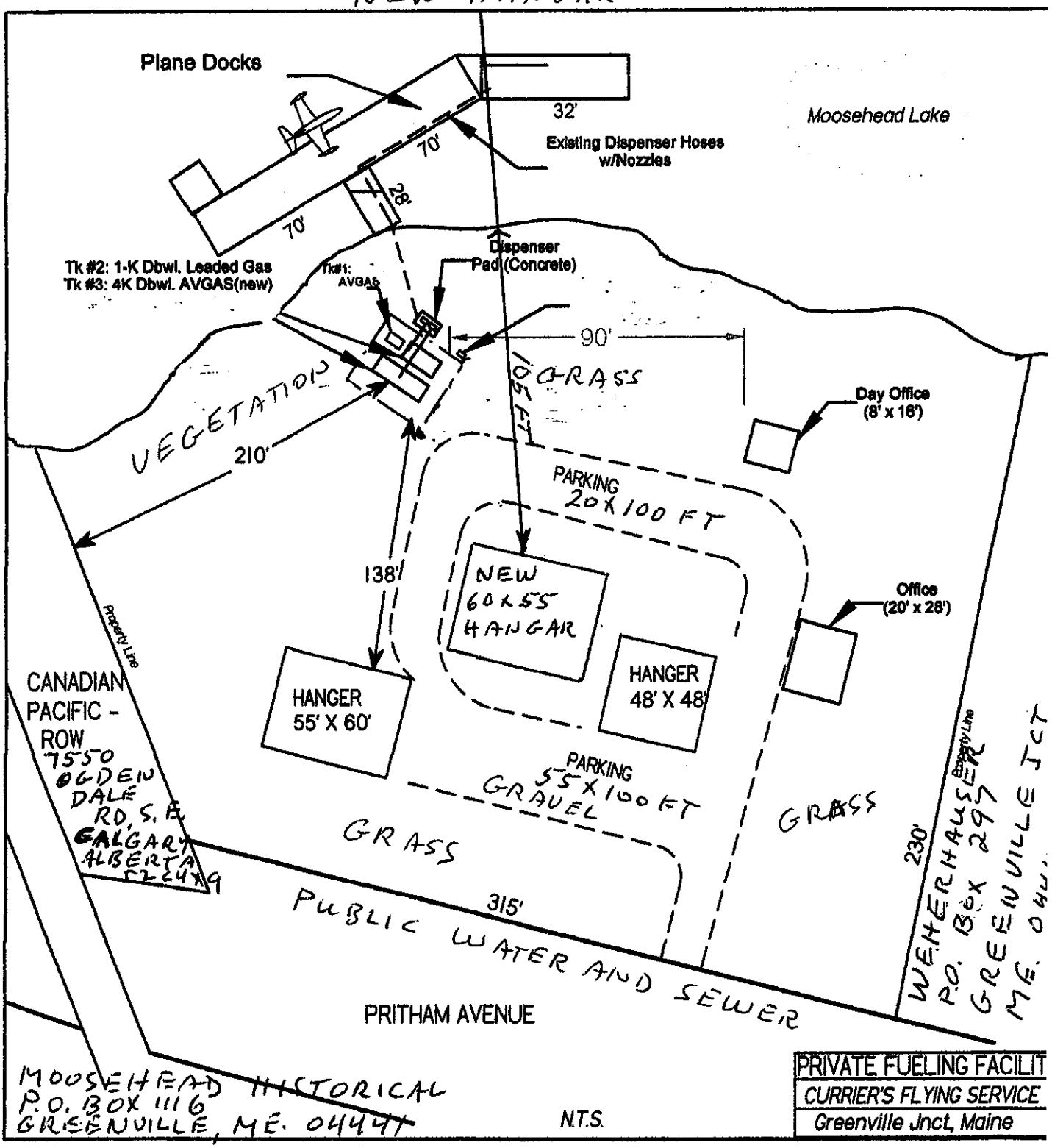
6. **Old Business:**

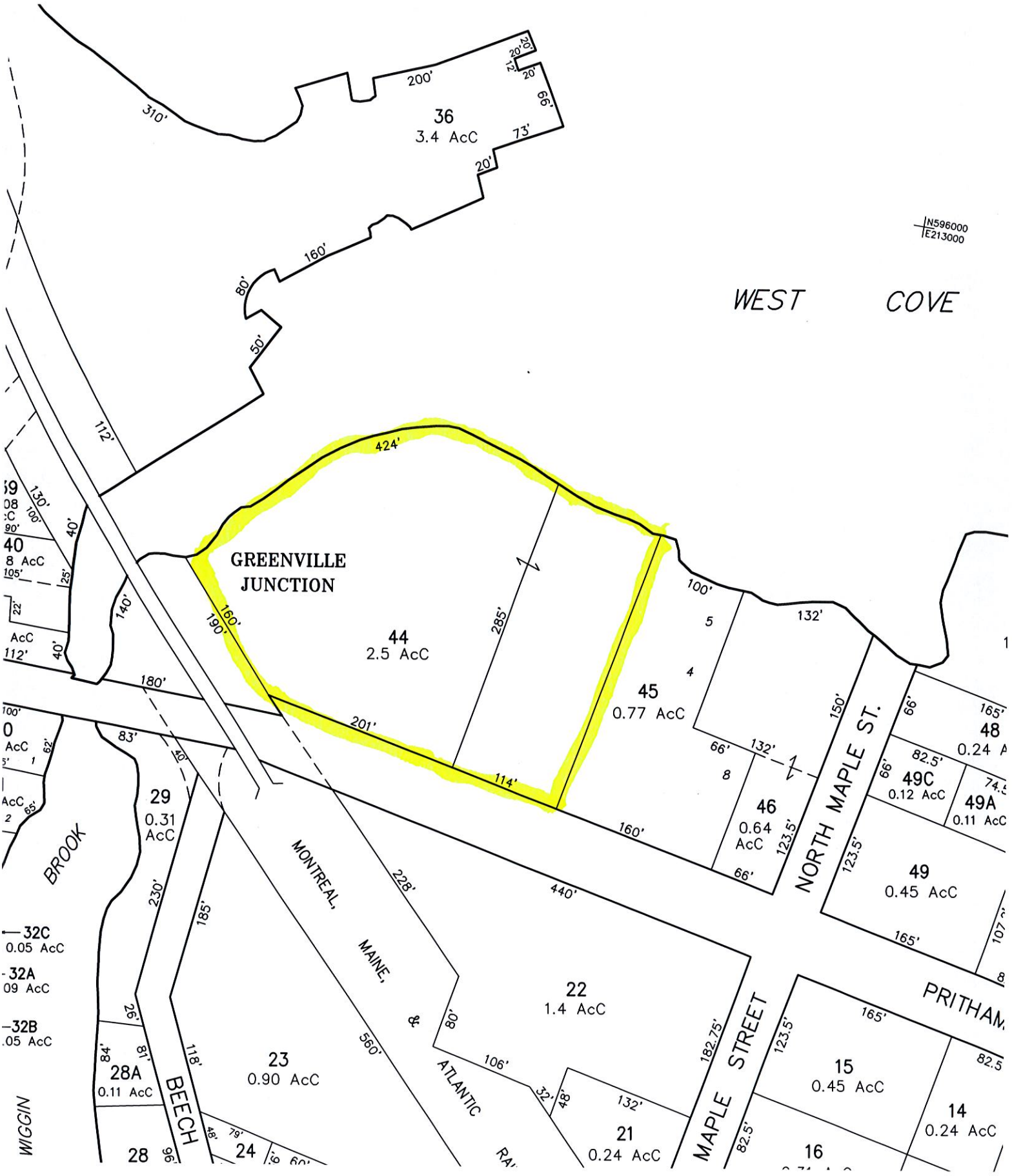
7. **New Business:**

8. **Next Meeting**

CURRIER'S FLYING SERVICE
+
MUSEUM
447 PRITHAM AVE., GREENVILLE JCT., MAINE
MAP 24 LOT 44 BOOK 2223 PAGE 236

NEW HANGAR





COURIERS AIR SERVICE

NOTES CORRESPONDING TO SCHEDULE "B" SECTION II EXCEPTIONS

NOTE_1 AS USED HEREIN RECORDED SHALL MEAN RECORDED WITH THE PISCATAQUIS COUNTY REGISTRY OF DEEDS

NOTE_2 AS USED HEREIN SUBJECT PREMISES SHALL MEAN SURVEYED PARCELS SHOWN ON THIS PLAN

1. NOT SURVEY RELATED
2. NOT SURVEY RELATED
3. ANY EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS; ENCROACHMENT, ENCUMBRANCE, VIOLATION VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY AND PERSONAL INSPECTION OF THE LAND.
   AS SHOWN ON PLAN. SEE NEAR NORTH LINE OF 3 LAKEVIEW STREET.
4. NOT SURVEY RELATED
5. NOT SURVEY RELATED
6. NOT SURVEY RELATED
7. NOT SURVEY RELATED
8. NOT SURVEY RELATED
9. NOT SURVEY RELATED
10. NOT SURVEY RELATED
11. NOT SURVEY RELATED
12. LAND, RIGHTS AND EASEMENTS ACQUIRED BY THE STATE OF MAINE BY VIRTUE OF A NOTICE OF LAYOUT AND TAKING, DATED FEBRUARY 2, 1982, RECORDED IN BOOK 522, PAGE 12. (AFFECTS BOTH 3 LAKEVIEW STREET AND 35 PRITHAM AVENUE)
   AS SHOWN ON PLAN

PLAN REFERENCES

PLAN_1 PRITHAM AVENUE AND DRAINAGE EASEMENT – REFERENCE STATE OF MAINE MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP D.O.T. FILE NO. 11-84 SHEET 1 OF 4.

GENERAL NOTES

GN_1 LAKEVIEW STREET – PRESUMED TO BE THREE RODS (49.5 FEET) WIDE BASED ON IT'S DEPICTION ON THE ABOVE REFERENCED STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP D.O.T. FILE NO. 11-84 SHEET 1 OF 4. NO RECORD OF THE LAKEVIEW STREET RIGHT OF WAY HAS BEEN FOUND AT THIS TIME.

GN_2 ORIGINAL BOUNDARY LINE – THE ORIGINAL BOUNDARY LINE DIVIDING 3 LAKEVIEW STREET AND 35 PRITHAM AVENUE (REFERENCE BOOK 1994 PAGE 74 AND BOOK 1994 PAGE 80). THIS LINE IS ADJUSTED BY THIS SURVEY TO BE THE LINE SHOWN AS "BOUNDARY LINE CREATED BY THIS SURVEY".

LEGEND

● ......3/4" rebar topped with red plastic cap inscribed K.A. Sargent PLS2450

– – ...overhead utility

...utility pole

......index contour

......intermediate contour

VICINITY MAP

SITE

Carlson Projects\2019614-DF\

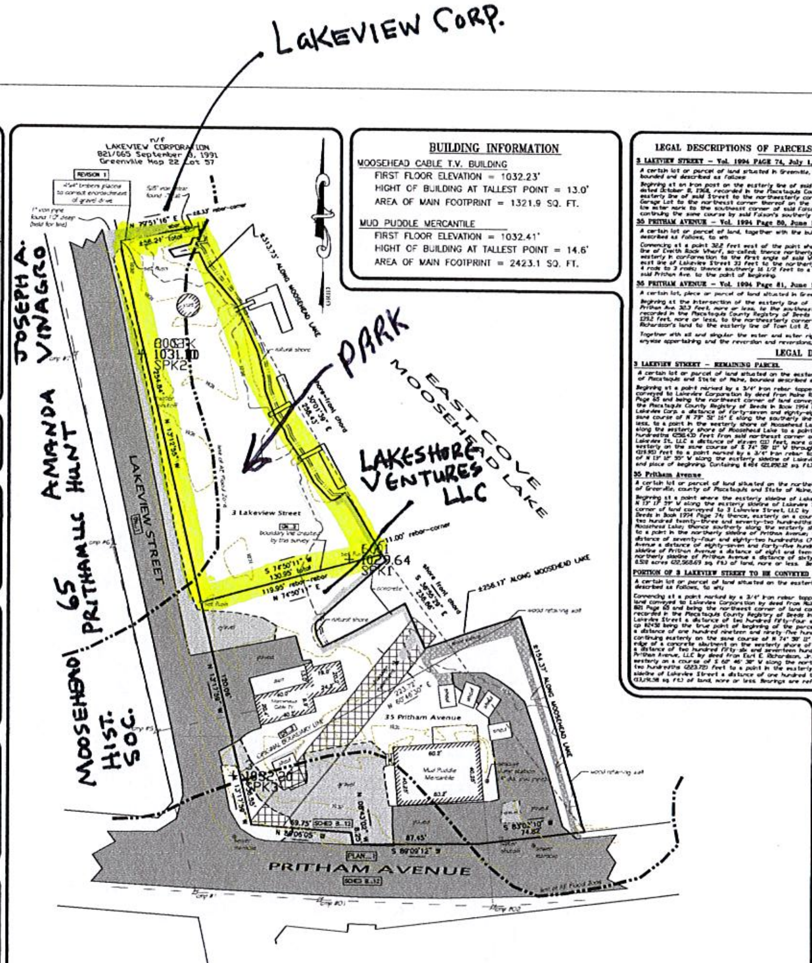
LAND AREA

3 LAKEVIEW STREET – ±21,092.12 SQUARE FEET ±(0.484 acres)

35 PRITHAM AVENUE – ±35,755.17 SQUARE FEET ±(0.821 acres)

BASIS OF BEARINGS

GRID NORTH
(GPS OBSERVATION)



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

OWNER OF RECORD
3 LAKEVIEW STREET
3 LAKEVIEW ST., LLC
P.O. BOX 526
GREENVILLE, MAINE 04441

OWNER OF RECORD
35 PRITHAM AVENUE
35 PRITHAM AVE., LLC
P.O. BOX 526
GREENVILLE, MAINE 04441

BUILDING INFORMATION

MOOSEHEAD CABLE T.V. BUILDING
- FIRST FLOOR ELEVATION = 1032.23'
- HIGHT OF BUILDING AT TALLEST POINT = 13.0'
- AREA OF MAIN FOOTPRINT = 1321.9 SQ. FT.

MUD PUDDLE MERCANTILE
- FIRST FLOOR ELEVATION = 1032.41'
- HIGHT OF BUILDING AT TALLEST POINT = 14.6'
- AREA OF MAIN FOOTPRINT = 2423.1 SQ. FT.

LEGAL DESCRIPTIONS OF PARCELS (AS RECORDED IN THE PISCATAQUIS COUNTY REGISTRY OF DEEDS)

3 LAKEVIEW STREET – Vol. 1994 PAGE 74, July 1, 2009

A certain lot or parcel of land situated in Greenville, in the County of Piscataquis and State of Maine, on the easterly side of Lakeview Street, more bounded and described as follows:

Beginning at an iron post on the easterly line of said Street at the southwest corner of land conveyed by this grantor to Frank Jerdine, et ux. by deed dated October 8, 1968, recorded in the Piscataquis County Registry of Deeds, Vol. 336, Page 453, now belonging to Max Folsom; thence southerly by the easterly line of said Street to the northwesterly corner of the McFadden Garage Lot, so called; thence easterly by the northerly line of said McFadden Garage Lot to the northeast corner thereof on the shore of Moosehead Lake at low water mark; thence northerly, westerly and northerly by said shore at low water mark to the southeast corner of said Folsom Parcel; thence N 87° W by said Folsom's southerly line to an iron post at high water mark; thence continuing the same course by said Folsom's southerly line, Fifty-one (51) feet, more or less, to the point of beginning.

35 PRITHAM AVENUE – Vol. 1994 Page 80, June 1, 2009

A certain lot or parcel of land, together with the buildings thereon, situated in said Greenville, and being a part of Town Lot Two, Range Five, bounded and described as follows, to wit:

Commencing at a point 32.2 feet west of the point where the east line of Town Lot Two, Range Five, intersects the northerly line of Pritham Ave. at the east line of Evelith Rock Wharf, so-called; thence northerly along the easterly edge of said Rock Wharf 139.2 feet to the first angle in said Wharf; thence westerly in conformation to the first angle of said Wharf, 195.8 feet to an iron bolt at the intersection of Lakeview Street; thence southerly along said east line of Lakeview Street 33 feet to the northerly line of Pritham Ave.; thence easterly 16 1/2 feet to a point where the width of Pritham Ave. changes 4 rods to 3 rods; thence southerly 16 1/2 feet to a point where Pritham Ave. becomes 3 rods wide; thence easterly 264.2 feet along the northerly line of said Pritham Ave. to the point of beginning.

35 PRITHAM AVENUE – Vol. 1994 Page 81, June 1, 2009

A certain lot, piece or parcel of land situated in Greenville, Piscataquis County, Maine, more particularly bounded and described as follows:

Beginning at the intersection of the easterly line of Town Lot 2, Range 5 and the northerly line of Pritham Ave.; thence westerly by the northerly line of Pritham Ave. 32.3 feet, more or less, to the southeast corner of land conveyed to Earl E. Richardson by J. Henry Gilbert by deed dated March 11, 1957, recorded in the Piscataquis County Registry of Deeds in Book 1171, Page 25; thence northerly on the east line of land now or formerly of Earl Richardson, 139.2 feet, more or less, to the northeasterly corner of land of said Richardson; thence easterly in the same course as the northerly line of said Richardson's land to the easterly line of Town Lot 2, Range 5 to the point of beginning.

Together with all and singular the water and water rights, ditches and ditch rights, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainder rents, issues and profits thereof.

LEGAL DESCRIPTIONS OF PARCELS (AS SURVEYED)

3 LAKEVIEW STREET – REMAINING PARCEL

A certain lot or parcel of land situated on the easterly side of Lakeview Street and the northerly side of Pritham Avenue in the town of Greenville, county of Piscataquis and State of Maine, bounded described as follows, to wit:

Beginning at a point marked by a 3/4" iron rebar topped with survey cap #2450 in the easterly sideline of Lakeview Street being the southwest corner of land conveyed to Lakeview Corporation by deed from Maine Realty Corp. dated September 3, 1991 recorded in the Piscataquis County Registry of Deeds in Book 821 Page 65 and being the northwest corner of land conveyed to 3 Lakeview St., LLC by deed from the Estate of Ada A. Richardson dated June 1, 2009 recorded in the Piscataquis County Registry of Deeds in Book 1994 Page 74; thence easterly on a course of N 79° 51' 16" E along the southerly line of land of said Lakeview Corp. a distance of forty-seven and eighty-eight hundredths (47.88) feet to a point marked by a 5/8" iron rebar; thence continuing easterly on the same course of N 79° 51' 16" E along the southerly line of land of said Lakeview Corp. a distance of eight and thirty-three hundredths (8.33) feet, more or less, to a point in the westerly shore of Moosehead Lake being the northeast corner of the parcel described herein; thence in a generally southerly direction along the westerly shore of Moosehead Lake to a point (said point lies on a course of S 38° 61' 39" E a distance of two hundred fifty-eight and forty-three hundredths (258.43) feet from said northeast corner of the parcel described herein); thence, westerly on a course of S 74° 50' 11" W through land of said 3 Lakeview St., LLC a distance of eleven (11) feet, more or less, to a point marked by a 3/4" iron rebar topped with survey cap #2450; thence, continuing westerly on the same course of S 74° 50' 11" W through land of said 3 Lakeview St., LLC a distance of one hundred nineteen and ninety-five hundredths (119.95) feet to a point marked by a 3/4" iron rebar topped with survey cap #2450 in the easterly sideline of Lakeview Street; thence, northerly on a course of N 13° 12' 55" W along the easterly sideline of Lakeview Street a distance of two hundred fifty-four and eighty-four hundredths (254.84) feet to the point and place of beginning. Containing 0.484 (21,092.12 sq. ft.) of land, more or less. Bearings are referenced to Grid North.

35 Pritham Avenue

A certain lot or parcel of land situated on the northerly side of Pritham Avenue and on the easterly side of Lakeview Street in the town of Greenville, county of Piscataquis and State of Maine, bounded and described as follows, to wit:

Beginning at a point where the easterly sideline of Lakeview Street intersects the Northerly sideline of Pritham Avenue; thence, northerly on a course of N 13° 17' 39" W along the easterly sideline of Lakeview Street a distance of thirty-six and fifty-five hundredths (36.55) feet to a point being the southwest corner of land conveyed to 3 Lakeview Street, LLC by deed from Earl E. Richardson, Jr. dated June 1, 2009 recorded in the Piscataquis County Registry of Deeds in Book 1994 Page 74; thence, easterly on a course of N 68° 46' 38" E along the southerly line of land of said 3 Lakeview Street, LLC a distance of two hundred twenty-three and seventy-two hundredths (223.72) feet to a point on the easterly edge of a wood retaining wall on the westerly shore of Moosehead Lake; thence southerly along the westerly shore of Moosehead Lake a distance of one hundred fifty-four and forty-seven hundredths (154.47) feet to a point in the northerly sideline of Pritham Avenue; thence westerly on a course of S 83° 02' 10" W along the northerly sideline of Pritham Avenue a distance of seventy-four and eighty-two hundredths (74.82) feet to a point; thence, westerly on a course of N89° 09' 12"W along the northerly line of Pritham Avenue a distance of eighty-seven and forty-five hundredths (87.45) feet to a point; thence northerly on a course of N 08° 43' 02" W along the easterly sideline of Pritham Avenue a distance of eight and twenty-five hundredths (8.25) feet to a point; thence, westerly on a course of N 86° 06' 05" W along the northerly sideline of Pritham Avenue a distance of sixty-nine and seventy-five hundredths (69.75) feet to the point and place of beginning. Containing 0.518 acres (22,568.69 sq. ft.) of land, more or less. Bearings are referenced to Grid North.

PORTION OF 3 LAKEVIEW STREET TO BE CONVEYED

A certain lot or parcel of land situated on the easterly side of Lakeview Street in the town Greenville, county of Piscataquis and State of Maine, bounded and described as follows, to wit:

Commencing at a point marked by a 3/4" iron rebar topped with survey cap #2450 in the easterly sideline of Lakeview Street being the southwest corner of land conveyed to Lakeview Corporation by deed from Maine Realty Corp. dated September 3, 1991 recorded in the Piscataquis County Registry of Deeds in Book 821 Page 65 and being the northwest corner of land conveyed to 3 Lakeview St., LLC by deed from the Estate of Ada A. Richardson dated June 1, 2009 recorded in the Piscataquis County Registry of Deeds in Book 1994 Page 74; thence, southerly on a course of S 13° 12' 55" E along the easterly sideline of Lakeview Street a distance of two hundred fifty-four and eighty-four hundredths (254.84) feet to a point marked by a 3/4" iron rebar topped with survey cap #2450 being the true point of beginning of the parcel described herein; easterly on a course of N 74° 50' 11" E through land of said 3 Lakeview Street, LLC a distance of one hundred nineteen and ninety-five hundredths (119.95) feet to a point marked by a 3/4" iron rebar topped with survey cap #2450; thence, continuing easterly on the same course of N 74° 50' 11" E through land of said 3 Lakeview Street, LLC a distance of eleven (11) feet to a point in the easterly edge of a concrete abutment on the westerly shore of Moosehead Lake; thence, southerly, westerly and easterly along the westerly shore of Moosehead Lake a distance of two hundred fifty-six and seventeen hundredths (256.17) feet, more or less, to a point being the northeasterly corner of land conveyed to 35 Pritham Avenue, LLC by deed from Earl E. Richardson, Jr. dated June 1, 2009 recorded in the Piscataquis County Registry of Deeds in Book 1994 Page 80; thence, westerly on a course of S 68° 46' 38" W along the northerly line of land of said 35 Pritham Avenue, LLC a distance of two hundred twenty-three and seventy-two hundredths (223.72) feet to a point in the easterly sideline of Lakeview Street. Thence, northerly on a course of N 13° 17' 39" W along the easterly sideline of Lakeview Street a distance of one hundred twenty and six hundredths (120.06) feet to the point and place of beginning. Containing 0.303 acres (13,191.38 sq. ft.) of land, more or less. Bearings are referenced to Grid North.

SHEET TITLE
ALTA/NSPS LAND TITLE SURVEY

PROJECT
2019614 GREENVILLE
3 LAKVIEW STREET/35 PRTHAM AVENUE
GREENVILLE, MAINE 04441

SURVEYED BY:

SACKETT & BRAKE SURVEY, INC
P.O. BOX 397
SKOWHEGAN, MAINE 04976

PROJECT NUMBER
2019614

DRAWN BY: K.SARGENT
CHECKED BY: K.SARGENT

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

TO: MOOSEHEAD LAKE REGION ECONOMIC DEVELOPMENT CORP., LAKESHORE VENTURES, LLC. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS, and includes all items of Table A.

The field work was completed on July 2, 2019.
The plat was completed on May 5, 2020.

KEVIN A. SARGENT
MAINE PLS #2450

NO.	DATE	REVISION
1.	5/11/2020	ADDED LOCATION OF TIMBERS CORRECTING ENCROACHMENT
2.		
3.		
4.		
5.		

COPYRIGHT 2019, © Sackett & Brake Survey, Inc. ALL RIGHT RESERVED.

NOTE 1.
Due to the presence of contaminated soils in the northern section of the park, a geotextile fabric will be placed above the existing native soils and a minimum of 12 inches of topsoil will be added over this. Additional protective measures will be incorporated where individual shrubs and trees are proposed within the contaminated soils. These protective measures are detailed out in the Environmental Media Management Plan for 3 Lakeview Street (EMMP) prepared by Ransom Consulting, LLC dated March 4, 2020.

REV	BY	DATE	STATUS
A	SGD	04-17-20	ISSUED FOR CLIENT USE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS INC.

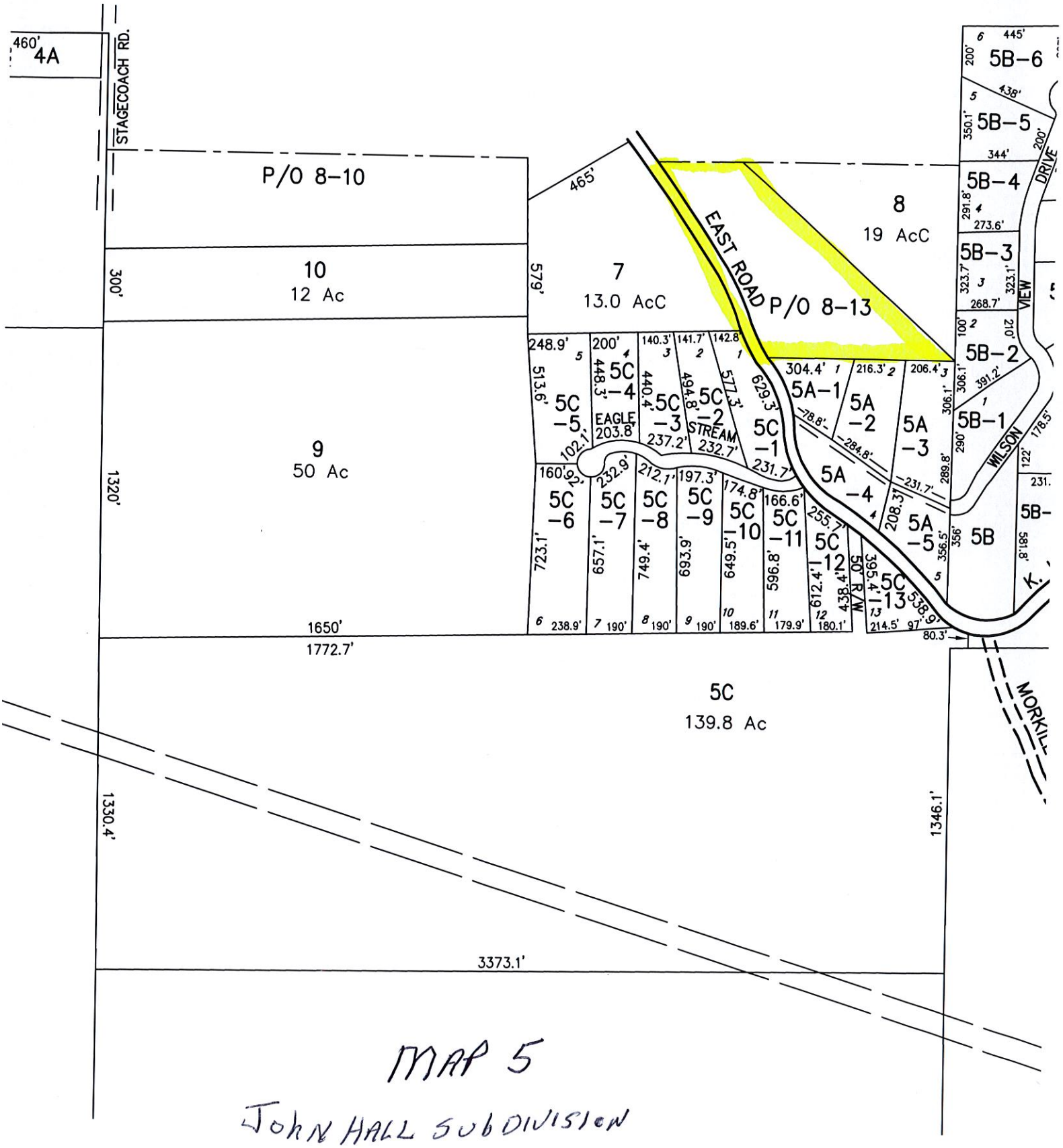
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel: 207-200-2100

SKETCH PLAN
OF
CRAFTS LANDING PARK
3 LAKEVIEW STREET
GREENVILLE, MAINE
FOR
MOOSEHEAD LAKE REGION ECONOMIC DEVELOPMENT CORP.
P.O. BOX 223
GREENVILLE, MAINE 04441

DESIGNED	SGD
DRAWN	MAL/SGD
CHECKED	SGD
DATE	04-10-20
SCALE	1" = 10'
PROJECT	19534

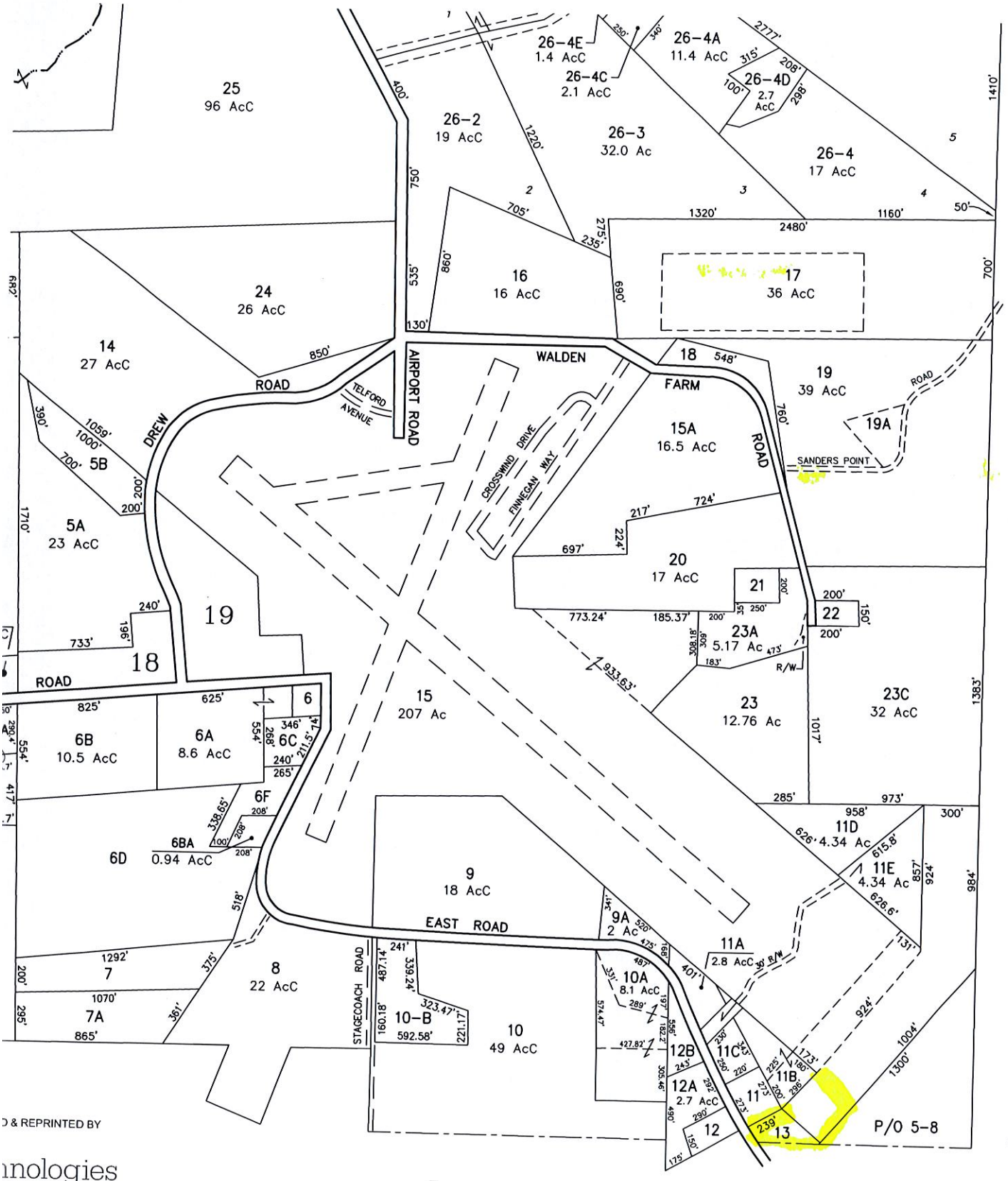
19534B.dwg 7AB 24x36

SHEET 1 OF 1



MAP 5

JOHN HALL SUBDIVISION



D & REPRINTED BY

nologies

pping Geospatial Solutions

TLETON, NH 03561

CAI-TECH.COM

5

MAP 8

N593000
E232000

PR(

TOWN O

PISCATAQ

PF

JAMES W. SEWALL

SCALE :

JOHN HALL SUB DIVISION