

Rec'd 7/15/22

Town of Limington Planning Board

If this is a Subdivision application, it must include a sketch plan

See Article 6 of the Subdivision Ordinance

Please submit nine (9) copies of completed application 2 weeks prior to Planning Board meeting

Date of application	Date Rec:
Application Fee	Map:
(See Fee Schedule attached)	Lot(s)
(office use only)	Fee paid

Business Name/Proposed Use Event Venue - to use the barn and fields
for special events, weddings, reunions, etc.

APPLICANT INFORMATION

Name of Applicant: Erica Lichatz

Address: 61 Allen Hill Rd

Telephone 207-352-9085 Cell: _____ Email: EAL860@gmail.com

Name of Property Owner(s) list all _____

(If different than applicant)

Address: _____

Telephone _____ Cell: _____ Email: _____

Name of Authorized Agent: _____ Email _____

Address: _____ Tel: _____

Name of Land Surveyor/Engineer _____

Address _____

Telephone: _____ Cell: _____ Email _____

Person and Address to which all correspondence regarding this application should be sent:

(Must be filled in)

Erica Lichatz 61 Allen Hill Rd, Limington ME 04049

I have reviewed all submission requirements and completed the remaining pages of this application form. To the best of my knowledge, all information submitted in this application is complete and correct.

Erica Lichatz
Signature of Applicant

Date 7/13/22

Land Information

Location of Property **From Registry of Deeds** **Book** _____ **Page** _____

From Tax Maps Map: R2 Lot 11

Property Address: 601 Allen Hill Rd

Is any property within 250 feet of the high water mark of a pond or river Yes ___ No X

Total Acreage 13.3 Acreage to develop

Indicate the nature of any restrictive covenants to be placed in the deeds _____

Has this land been part of a prior approved subdivision? Yes ____ No ____

Has this land been part of other divisions within the past 5 years Yes _____ No X

Identify existing use(s) of land (farmland, woodlot, etc.) _____

Is this property taxed under the Maine Tree Growth Tax Law? Yes No X

Does parcel include any water bodies? Yes _____ No X

Does the parcel include any wetlands? Yes _____ No X

Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency? Yes _____ No X

List below the names and mailing addresses of abutting owners within 250 feet. This includes owners across the street. Map and lot numbers come from Town of Limington Tax Maps.

[illegible]

Conditional Use Permit Check List

Name of Applicant Erica Lichatz Date: 7/15/22

All materials must be provided to the Code Enforcement Officer two (2) weeks prior to being scheduled on the Planning Board Agenda.

_____ When filing for a Conditional Use Permit, you must submit eight (8) copies of the material to be presented to the Planning Board.

_____ Name and address of the applicant (or authorized agent) plus the Name of the proposed development, if applicable. Please include appropriate contact information, i.e. phone, cell, email and correct address.

✓ A copy of the deed or record of ownership.

_____ The Assessor's Map and Lot number.

_____ Total floor area

_____ Total ground coverage.

_____ Location of each proposed building, structure or addition
(page 4 of application)

_____ Perimeter survey of the parcel made and certified by a registered land surveyor, licensed in Maine, relating to reference points, showing true north point, graphic scale, corners of parcel, date of survey and total acreage.

_____ Appropriate fee

_____ Evidence of right, title or interest in the property.

A request for a waiver may be submitted to the Planning Board in writing.

RETURN TO:

Stewart Title Company - Scarborough
20 Mussey Road, Suite 3
Scarborough, ME 04074

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Peter H. Larrabee whose address is 61 Allen Hill Road, Limington, ME 04049, for consideration paid, grant(s) to Erica M. Lichatz, whose mailing address is 41 Libby Road, Casco, ME 04015, with WARRANTY COVENANTS, the real property situated in Limington in the County of York and State of Maine more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Reference is made to title vested in Peter H. Larrabee by virtue of a Deed of Sale by Personal Representative from Elizabeth Cutcliffe, Personal Representative of the Estate of Miriam J. Hosmer dated May 23, 2000 and recorded in the York County Registry of Deeds in Book 10045, Page 317.

IN WITNESS WHEREOF, I have hereunto set my hand this 31st day of May, 2022.


Peter H. Larrabee

State of Maine
County of Cumberland

On this 31st day of May, 2022, personally appeared, before me, the above named Peter H. Larrabee, known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their free act and deed.


Justice of the Peace/Notary Public/Attorney at Law

Print Name:

My commission expires: 2-2-27

HAL J. TIPPETTS Notary Public, State of Maine My Comm. Exp. February 2, 2027
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6.D.3.B. Description

An event venue used for the hosting of weddings, conferences, anniversaries and other similar events. The barn (32x36) will be used for receptions, dinners, dancing or similar events. The fields and gardens throughout the property will be available for use as well. An area behind the barn will be available for event tents so that people can have the option to use both the barn and tent for covered space.

A crushed gravel parking lot would be put in when you first enter the driveway to the right behind the shed, see property layout.

Portable restrooms would be rented for each event.

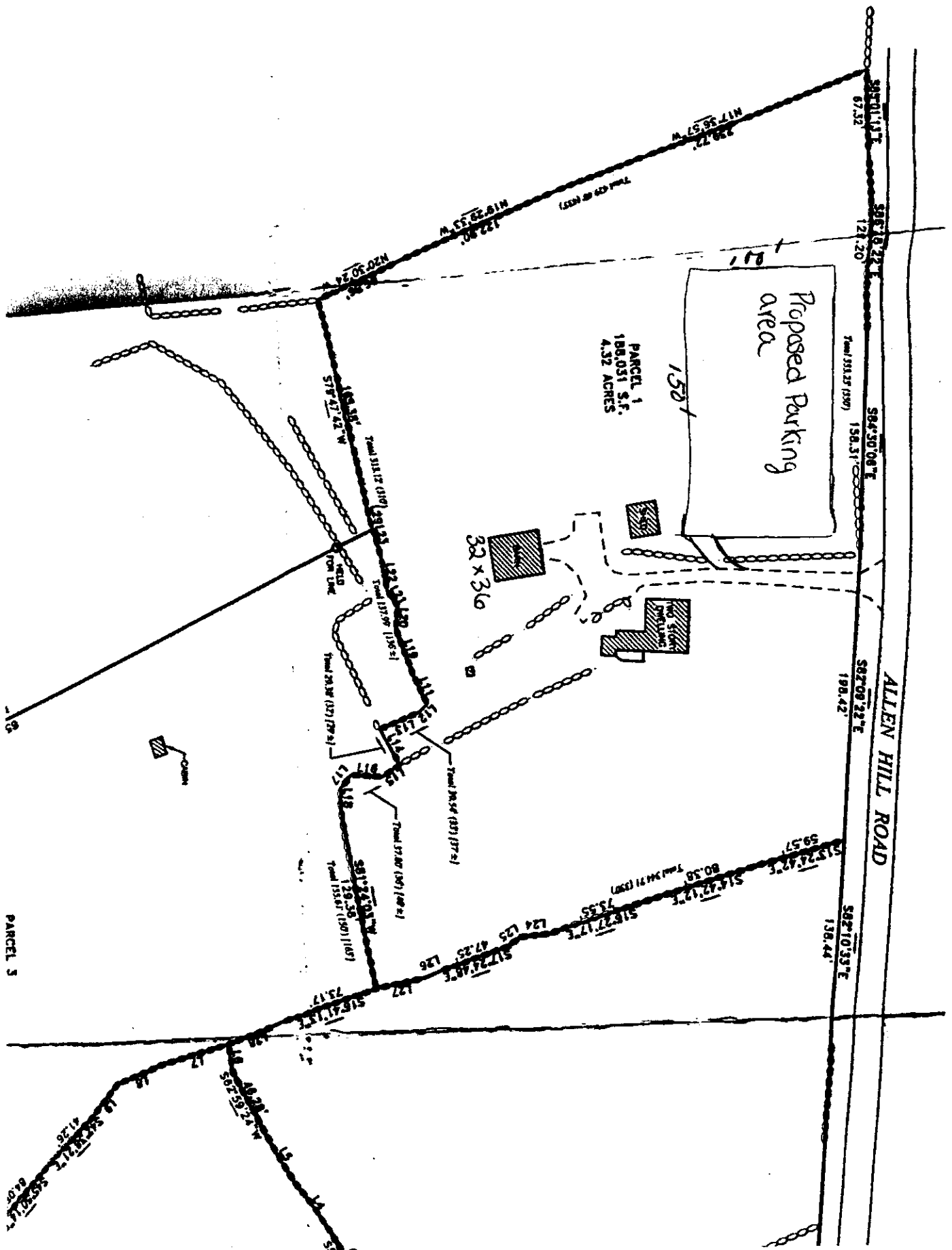
6.D.3.B.1 Total floor area

The barn has approximately 1,800 square feet of floor area available between both floors. The option to rent tents for additional floor area will also be made available. Mainely Events will do a site visit to evaluate the property and the size of tents that can be rented.

6.D.3.B.2. Total ground coverage

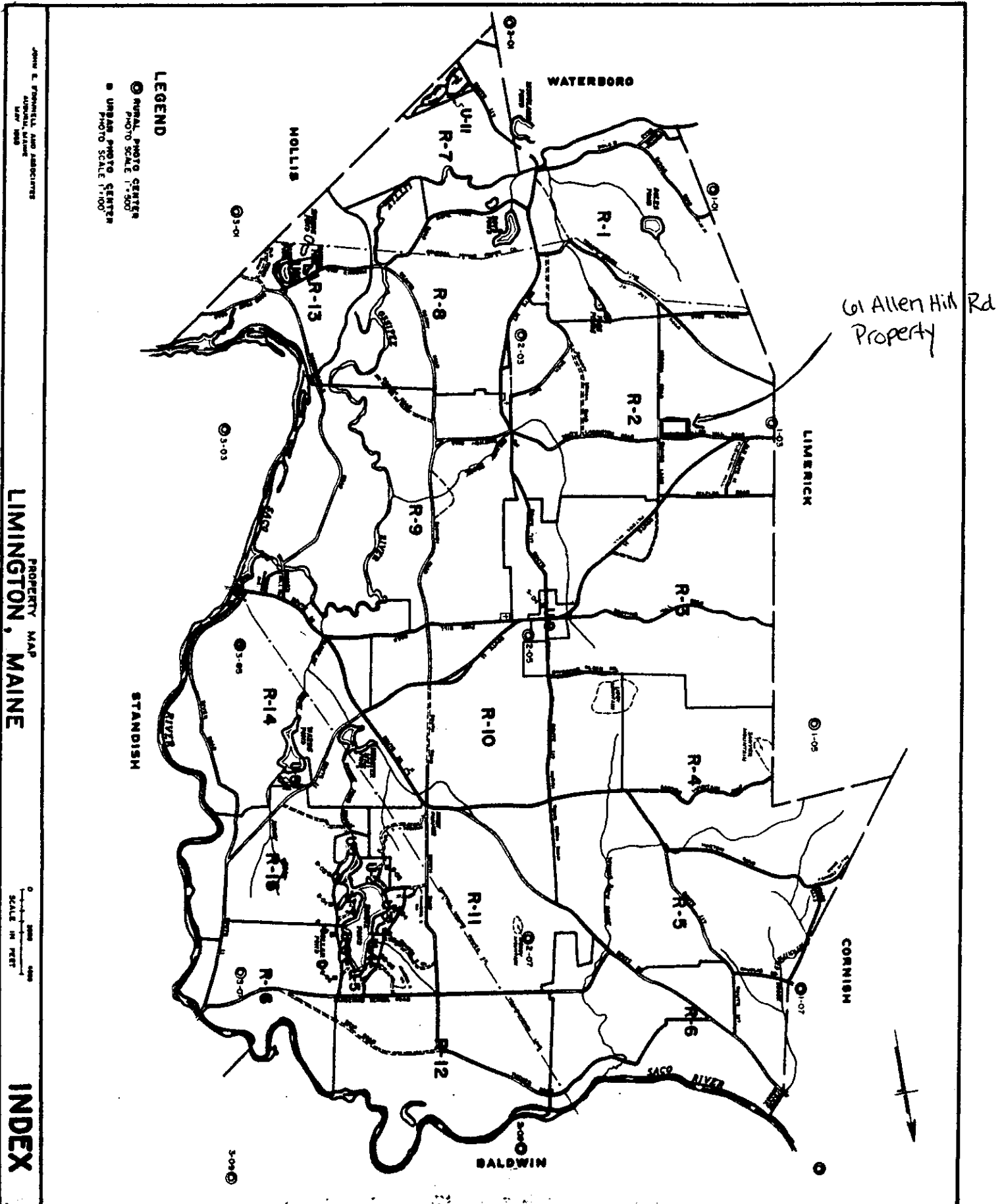
Approximately 8 acres will be used for total ground coverage. This includes the parking area, barn, fields, and gardens.

Scanned with CamScanner

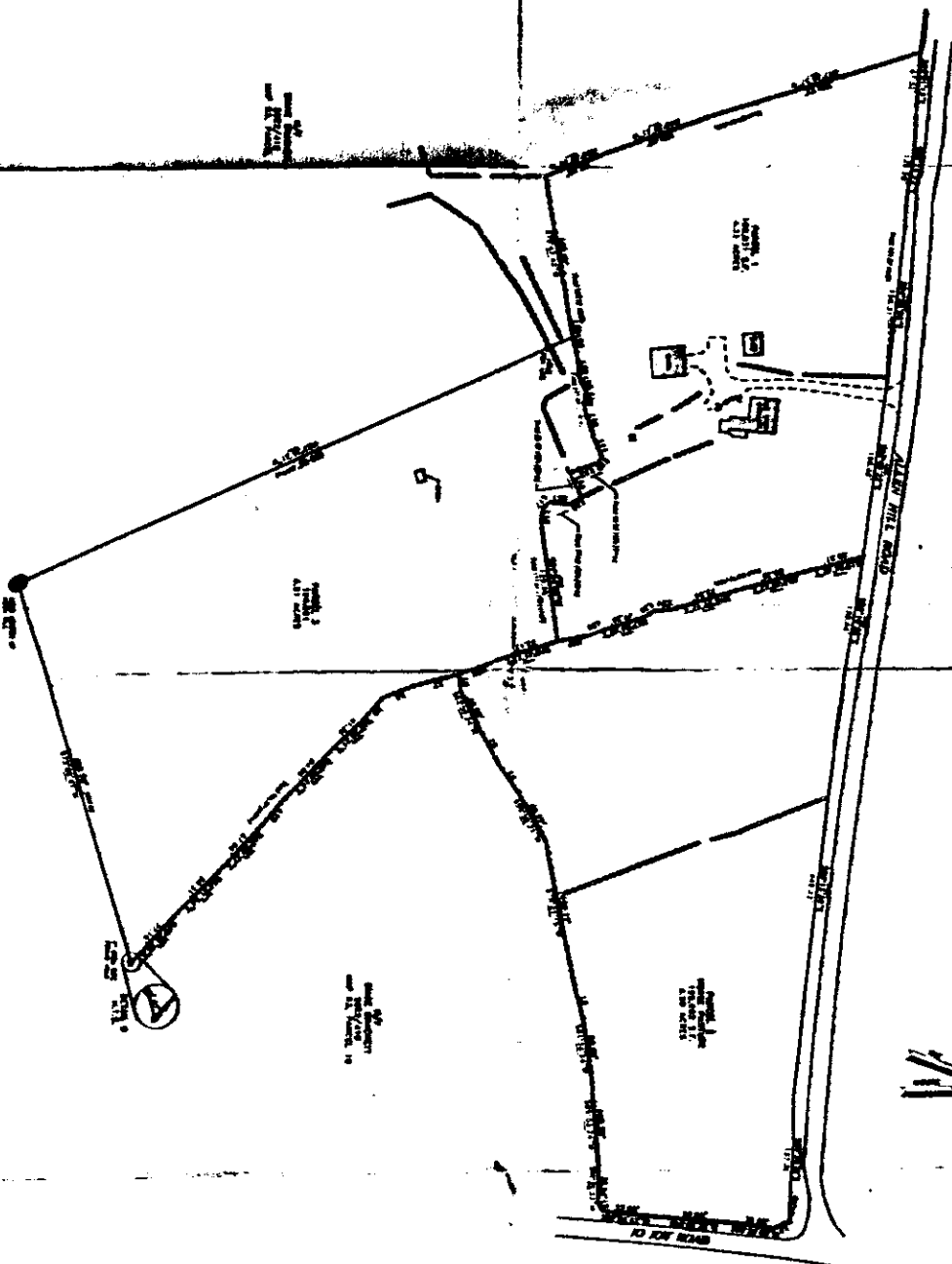
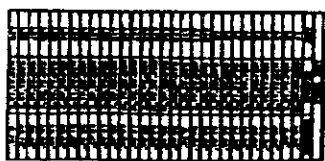
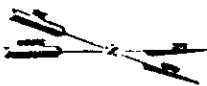


6.D.3.A.6

Location within town



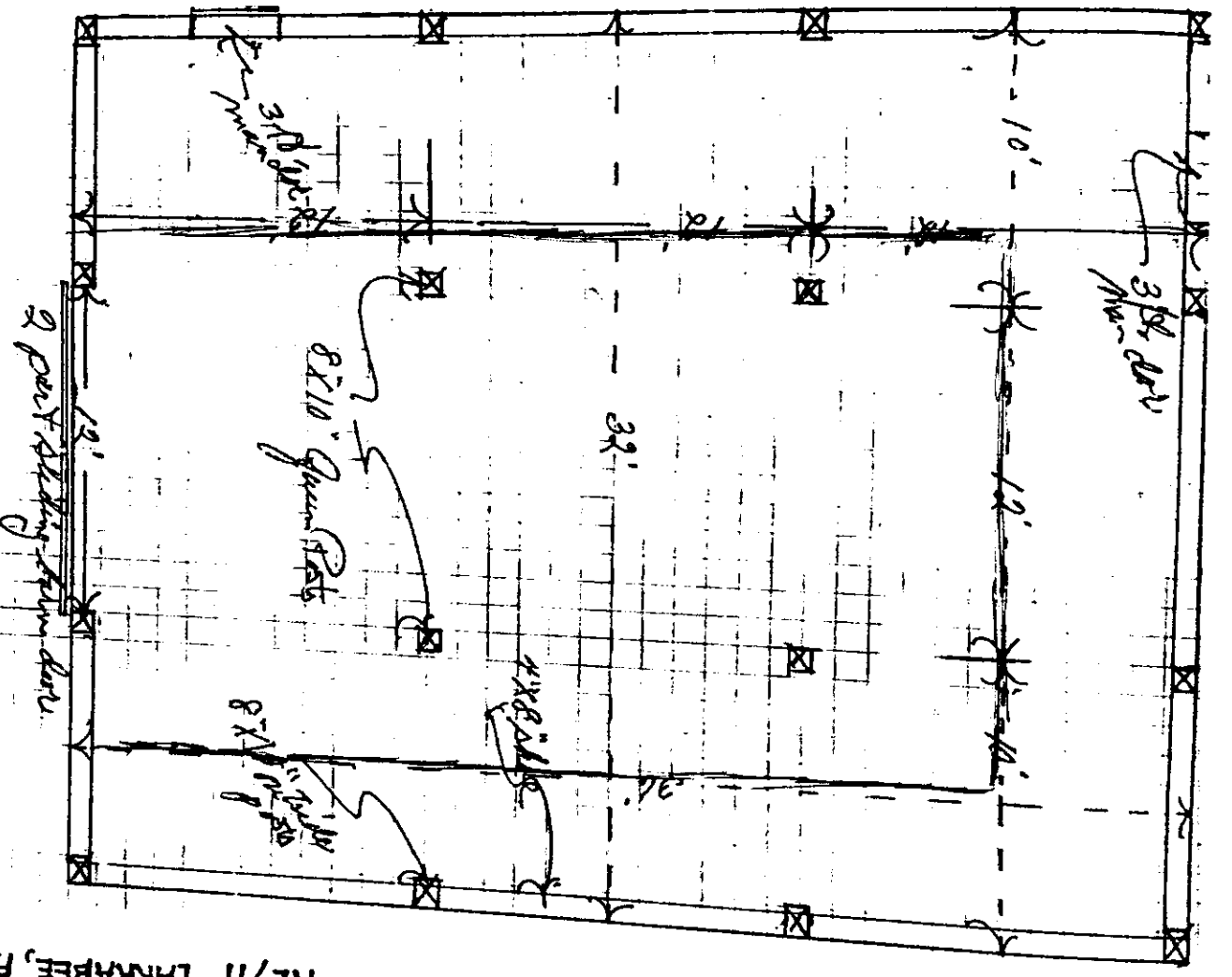
185 Avenue

[illegible][illegible]

Secondary Survey of
Kop 22, Parcel 15
Lambton, Ontario

Prepared for
Dr. Peter Lawrence
at 4000 Hill Road
Lambton, Ontario N6B 6B5

KIMBALL
SURVEY & TESTING INC.



- R2/11 LARRABEE, P.

Internal Sketch of barn

- R2/11 LARRABEE, P.

