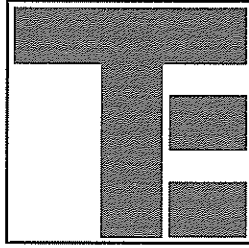


THAYER
ENGINEERING CO.



Land Surveyors
Civil Engineers
Planners

Elliot B. Thayer, PLS, PE
Andrew Dunbar, PLS, LPF, SE

January 11, 2024

Winthrop Planning Board
c/o Dawn Emerson, Planner
17 Highland Avenue
Winthrop, Maine 04364

Dear Planning Board Members:

Re: Richard Jones & Susan Bonde
95 Westwood Lane, Winthrop
Tax Map 25, Lot 5
Expand existing non-conforming dwelling
Earthmoving 25+ yards Shoreland Zone

Richard Jones and Susan Bonde are proposing to expand a legally existing non-conforming one-story dwelling at the above noted location. The Jones/Bonde parcel contains 20,261 square feet and is shown on Tax Map 25, Lot 5. The applicants also own lots 6, 40 and 42 on Tax Map 25 which are not affected by this proposal.

See the attached plan titled "Site Plan, Richard E. Jones & Susan K. Bonde, 95 Woodlawn Lane, Lower Narrows Pond, Winthrop, Maine", dated January 11, 2024 by Thayer Engineering Company.

The addition on the northerly side of the existing cottage will be an entrance approximately 5 feet by 6 feet. Frost walls will be placed under the entrance addition. The second addition on the southerly side of the existing cottage will be expanded living space approximately 12 feet by 22 feet. A full basement will be placed under the cottage, front deck, front enclosed porch and the living space addition. The existing cottage, front deck, front enclosed porch will be renovated/reconstructed to interior living space.

The existing cottage including roof overhangs is as close as 21 feet to high water mark of Lower Narrows Pond. Additions will be further than existing and more than 25 feet from high water mark of Lower Narrows Pond. Existing impervious areas on the lot

total 2,136 square feet which is 10.54% of the lot area, and proposed impervious areas on the lot will total 2,573 square feet which will be 12.70% of the lot area.

The existing building footprint area is 1,038 square feet, and the proposed building area including the additions will total 1,396 square feet, a 29.5% increase.

The dwelling will be served by an existing drilled well and a new septic system. The new septic leach field is more than 150 feet from Lower Narrows Pond across Woodlawn Lane on Lot 42 Tax Map 25 owned by Richard Jones and Susan Bonde, as shown on the approved HHE-200 forms, attached. Effluent from the cottage will be pumped to the new leach field.

Earthmoving will total approximately 450 cubic yards.

Attached please find ten (10) copies of the following:

- Conditional Use Application dated January 11, 2024;
- Agent authorization by owner/applicant Richard Jones;
- Tax Map 25 showing lots 5, 6, 40 & 42;
- Property deed;
- FEMA Firmette showing the limits of the flood zone affecting the property;
- FEMA Letter of Map Amendment dated October 5, 2023, removing the dwelling from the 100-year flood zone;
- Approved HHE-200 forms for the proposed septic system; and
- "Site Plan, Richard E. Jones & Susan K. Bonde, 95 Woodlawn Lane, Lower Narrows Pond, Winthrop, Maine", dated January 11, 2024 by Thayer Engineering Company.

We are looking forward to meeting with the Winthrop Planning Board on February 14, 2024. Please do not hesitate to contact me with any questions.

Very truly yours,
Thayer Engineering Co., Inc.



Elliot B. Thayer, PE PLS



Application # _____

Conditional Use Application

Street Address of Project: 95 Woodlawn Lane Tax Map/Lot: 25/5 Zone: Shoreland .

Applicant: Richard Jones and Susan Bonde

Applicant's Address: 44 Berle Road, South Windsor, Connecticut 06074

Applicant's Email & Phone #: rickjones@sap.com ; 860-338-5629

Agent: Elliot B Thayer, PE, Thayer Engineering Co., Inc.

Agent Address: 17 Hasson Street, Farmingdale, ME 04344

Agent Email & Phone #: ethayer@thayereng.com; 207-582-7762

Property Owner: same as applicant

Property Owner's Address: same as applicant

Property Owner's Email & Phone #: same as applicant

Description of Proposal: Place basement under cottage and proposed southerly addition, place frost walls under northerly addition, renovate/reconstruct cottage, construct southerly and northerly additions, all as shown on "Site Plan, Richard E. Jones and Susan K. Bonde, 95 Woodlawn Lane, Lower Narrows Pond, Winthrop, Maine", dated January 11, 2024, by Thayer Engineering Co., Inc.

Complete applications are placed on the next available Planning Board agenda. Staff will schedule your application once all submission requirements are met and applicable regulatory requirements have been sufficiently addressed. If an agent will represent a property owner please provide a document granting authority to do so.

Signature of Owner/Applicant

A handwritten signature in black ink, appearing to be "R. Jones", written over a horizontal line.

Signature of Agent

Date

January 11, 2024

Date

**Richard Jones and Susan Bonde
95 Woodlawn Lane
Cottage Improvements**

**Prepared by Thayer Engineering Co., Inc.
January 11, 2024**

**Development in Shoreland Areas
Article IV.14 of Winthrop Land Use Ordinance**

A. Minimum Lot Standards:

The ordinance requires 40,000 square feet minimum lot size with a minimum 200 ft of shore frontage. This is an existing grandfathered lot of record containing 20,261 square feet and 215 feet of frontage along the shore.

B. Principal & Accessory Structures:

The setback of the existing cottage from Lower Narrows Pond is 21 feet. The requirement for new principal or accessory structures is 100 feet from normal high water line of Lower Narrows Pond. The proposed southerly addition will be 26 feet from Lower Narrows Pond and further from Lower Narrows Pond than the existing cottage.

The lowest floor elevation or openings of the building and structures including the basement will be more than one foot above elevation 176, the elevation of the 100-year flood zone.

Non-vegetated surfaces are existing and grandfathered. Limited additional tree clearing for this proposal has been approved by CEO Mark Arsenault. Upon completion and stabilization of the land, a tree replanting plan shall be approved by CEO Mark Arsenault.

No retaining walls are proposed. No stairways are being proposed to provide shoreline access.

C. Piers, Docks, etc.: No new piers or docks are proposed. An existing seasonal dock is in place during the warmer months and less than 6 months of the year.

D. Campgrounds: NA

E. Private Campsites: NA

F. Roads & Driveways: No new roads or driveways are proposed. The existing driveway and walkways will be maintained.

G. Stormwater Runoff: Stormwater runoff will be managed with:

1. a new roof dripline infiltration trench with soil filter along the back of the cottage, draining into the foundation drains, and out-letted into rip-rapped plunge pools;
2. an erosion control mix berm will be placed downslope of construction areas prior to the start of construction and removed after all of the site is stabilized.
3. all disturbed earth will be stabilized with seed, hay and mulch.
4. upon stabilization of the land, the tree replanting plan approved by CEO Mark Arsenault will be executed.

H. Septic Waste Disposal: An approved subsurface wastewater disposal system plan is attached.

I. Essential Services: NA

J. Mineral Exploration & Extraction: NA

K. Agriculture: NA

L. Timber Harvesting: NA

M. Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting:

Limited tree clearing for this proposal has been approved by CEO Mark Arsenault. Upon completion and stabilization of the land, a tree replanting plan shall be prepared, approved by CEO Mark Arsenault and executed by the owners.

N. Hazard Trees, Dead Trees, Storm Damaged Trees: Limited tree clearing for this proposal has been approved by CEO Mark Arsenault.

O. Exemptions to Article 14/M: NA

P. Revegetation Requirements: Upon completion and stabilization of the land, a tree replanting plan shall be prepared, approved by CEO Mark Arsenault and executed by the owners.

Q. Erosion & Sedimentation Control: Erosion & Sedimentation Control: see **G. Stormwater Runoff** above.

R. Soils:

Soils at the site are stable and are listed as Paxton in “Soil Survey of Kennebec County Maine”, dated August 1978 by United States Department of Agriculture. Paxton soil is a very fine sandy loam and defined as “deep, well drained, gently sloping to moderately steep soils that formed in glacial till”.

S. Archeological Sites: NA

T. Seasonal Conversions: the proposed cottage will be suitable for year-round occupancy. The new septic system is designed for 4-bedroom year-round use.

U. Common Shoreland Areas: NA

**Richard Jones and Susan Bonde
95 Woodlawn Lane
Cottage Improvements**

**Prepared by Thayer Engineering Co., Inc.
January 11, 2024**

**Winthrop Conditional Use Factors
Article V.E. of Winthrop Land Use Ordinance**

- 1. Will maintain safe and healthful conditions.**
The existing and proposed use is residential and will meet all applicable standards.
- 2. Will be established and maintained in accordance with an approved erosion and sediment control plan.**
 - See attached "Site Plan, Richard E. Jones & Susan K. Bonde, 95 Woodlawn Lane, Lower Narrows Pond, Winthrop, Maine", dated January 11, 2024 by Thayer Engineering Company.
- 3. Will ensure access to the site from existing or proposed roads is safe and adequate.**
The proposed use will not cause or aggravate undue traffic congestion.
Proposed use is single family residential; existing road access will be used.
- 4. Will have adequate water supplies to meet the demands of the proposed use and for fire protection purposes.**
A new drilled well is in place.
- 5. Will include adequate provisions for the disposal of all wastewater and solid waste.**
The proposed use is single family residential; the 4-bedroom septic system design is approved. Construction solid waste will be handled by the contractors. Normal residential solid waste will be handled by the owners.
- 6. Will not cause water pollution and sedimentation.**

- See attached "Site Plan, Richard E. Jones & Susan K. Bonde, 95 Woodlawn Lane, Lower Narrows Pond, Winthrop, Maine", dated January 11, 2024 by Thayer Engineering Company

7. Will provide for adequate management of stormwater runoff without adverse impact on the site, adjacent land or water bodies.

- See attached "Site Plan, Richard E. Jones & Susan K. Bonde, 95 Woodlawn Lane, Lower Narrows Pond, Winthrop, Maine", dated January 11, 2024 by Thayer Engineering Company.

8. Will ensure the site design is in conformance with all flood hazard protection regulations, and any proposed construction of fill will not affect a water body's ability to store floodwater.

All improvements will be above the 100-year flood plain. See attached LOMA.

9. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat.

No buildings will be closer to shore than existing; a tree replanting plan approved by CEO Mark Arsenault will be executed.

10. Will conserve shore cover, visual and physical points of access to lakes, ponds and streams and natural beauty.

Minimal tree removal at the shore is proposed and the removed trees will be replaced in accordance with the tree replanting plan approved by CEO Mark Arsenault.

11. Will not adversely affect the quantity or quality of ground water.

An existing drilled well will serve the residential cottage. Residential activities will not be adverse to the quantity or quality of ground water

12. Will comply with all applicable performance standards in this Ordinance.

No waivers are being requested.

13. Will ensure the proposed site design provides adequate buffers and on site landscaping to protect neighboring property from detrimental factors of the proposed development.

Trees removed will be replaced in accordance with the tree replanting plan approved by CEO Mark Arsenault.

14. Will protect archaeological and historic resources as designated in the Comprehensive plan. None.

Richard E Jones & Susan K Bonde
44 Berle Road, South Windsor, CT 06074

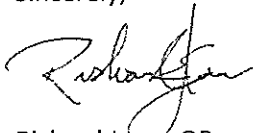
June 8, 2023

Town of Winthrop Maine
17 Highland Avenue
Winthrop Maine 04363

Please be advised that Elliot B Thayer, PE of Thayer Engineering Company, Inc., 17 Hasson Street, Farmingdale, Maine 04344, has been engaged to provide site design and permitting services for a proposed modification of 95 Woodlawn Lane, Winthrop. Elliot Thayer is authorized to act as our agent in the preparation, presentation, and administration of land use applications in the Town of Winthrop.

This authorization is valid for 12 months from date of execution (6/8/2023).

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Jones", written over a faint, illegible background.

Richard Jones OR
Susan Bonde

**MAINE REAL ESTATE
TRANSFER TAX PAID**

DLN 1002240207727

WARRANTY DEED

TERRENCE F. MCCABE ("GRANTOR") of the Town of Farmingdale in Kennebec County, and State of Maine, [with a mailing address of: 47 Maple Street, Farmingdale, ME 04344], for consideration paid, **GRANTS** to **RICHARD E. JONES** and **SUSAN K. BONDE**, of Town of South Windsor in Hartford County, and State of Connecticut, [both with a mailing address of: 44 Berle Road, South Windsor, CT 06074], ("GRANTEES"), with Warranty Covenants, as joint tenants, the land with any buildings thereon in Winthrop, Kennebec County, Maine, more particularly described in Schedule A attached hereto and incorporated herein by reference.

Witness my hand and seal this 29th day of August, 2022.

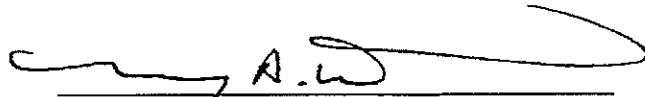
Witnessed by:


TERRENCE F. MCCABE

ACKNOWLEDGMENT

STATE OF MAINE
Kennebec, ss.

Personally appeared **TERRENCE F. MCCABE** and acknowledged this instrument to be his free act and deed, this 29th day of August, 2022, before me,



Notary Public:

**MARY A. DENISON
NOTARY PUBLIC
AS ATTORNEY AT LAW
4 M.R.S.A. § 1056
MY COMMISSION DOES NOT EXPIRE**

**SCHEDULE A
TO
WARRANTY DEED FROM TERRENCE F. MCCABE
TO RICHARD E. JONES AND SUSAN K. BONDE**

Certain lots or parcels of land situated in Winthrop, County of Kennebec, State of Maine, described as follows, to wit:

First, three (3) certain lots or parcels of land with the buildings thereon, situated in Winthrop, in the County of Kennebec and State of Maine bounded and described as follows:

Being lots numbered seventy-four (74), seventy-five (75) and seventy-six (76) on a certain Plan or Plat of Lots on lower Narrows Pond, so-called, drafted by Archie G. Norcross, Civil Engineer, for J.O. Taylor in February, 1933, and known "Ashaluna Lake Shore Plat," recorded in the Kennebec County Registry of Deeds in Plan Book Number 17 at Page 32.

Also one other certain lot or parcel of land situated in said Winthrop, bounded and described as follows:

Being lot numbered seventy-seven (77) on a certain Plan or Plat of Lots on lower Narrows Pond, so-called, drafted by Archie G. Norcross, Civil Engineer, for J.O. Taylor in February, 1933, and known as "Ashaluna Lake Shore Plat," recorded in said Kennebec Registry in Plan Book Number 17 at Page 32.

Also one other certain lot or parcel of land situated in said Winthrop, bounded and described as follows:

Being on lower Narrows Pond, so-called, and being a part of the land on a certain Plan or Plat drafted by Archie G. Norcross, Civil Engineer, for J.O. Taylor in February, 1933, and known as "Ashaluna Lake Shore Plat" recorded in said Kennebec Registry in Plan Book Number 17 at Page 32. This parcel of land is triangular in shape and is on the East shore of said Narrows Pond and lies between Lots number seventy-three (73) and number seventy-four (74) on the above mentioned recorded Plan, and more particularly described as follows: Beginning at the Northeast corner of Lot number seventy-four (74), and which point is ten (10) feet Southerly of the Southerly line of Lot number seventy-three (73); thence running in a Northwesterly direction and parallel to the Southerly line of said Lot number seventy-three (73) and ten (10) feet therefrom, a distance

of fifty-five (55) feet, more or less, to the low water mark of said Narrows Pond; thence in a general Southerly direction along the low water mark of Narrows Pond to the Northwest corner of Lot number seventy-four (74); thence in an Easterly direction along the Northerly line of said Lot number seventy-four (74) to the point of beginning. Meaning and intending to hereby convey all of the land North of Lot number seventy-four (74) and South of Lot number seventy-three (73), except a right of way to the Pond between Lots number seventy-three (73) and number seventy-four (74), ten (10) feet wide and contiguous to Lot number seventy-three (73).

Meaning and intending to also convey herewith a certain strip of land ten (10) feet wide taken from the Northwesterly side of Lake View Avenue on the within described recorded Plan, bounded and described as follows: Beginning at a point which is the Northeast corner of Lot numbered seventy-five (75) on said Plan, which is also the East end of the South line of the right of way between Lots number seventy-three (73) and number seventy-four (74), and running in an Easterly direction to a point in Lake View Avenue which is ten (10) feet Northeast of the Northeasterly boundary of said Lot number seventy-five (75); thence making a forty-five (45) degree angle turn and running Southeasterly and parallel to the Northeasterly boundary of Lots numbered seventy-five (75), seventy-six (76) and seventy-seven (77), and contiguous thereto to a point which is ten (10) feet Northeasterly of the Southeast corner of Lot number seventy-seven (77); thence turning at right angles and running in a Southwesterly direction a distance of ten (10) feet to the said Southeast corner of Lot number seventy-seven (77); thence at right angles and running Northwesterly along the Northeasterly boundary of Lots numbered seventy-five (75), seventy-six (76) and seventy-seven (77) to the point of beginning.

Second: Two certain lots or parcels of land, with the buildings thereon, if any, situated in Winthrop, in the County of Kennebec and State of Maine, bounded and described as follows:

Being Lots numbered seventy-two (72) and seventy-three (73) on a certain Plan or Plat of Lots on Lower Narrows Pond, so-called, drafted by Archie G. Norcross, C. E., for J.O. Taylor in February, 1933, and known as "Ashaluna Lake Shore Plat" recorded in the Kennebec County Registry of Deeds in Plan Book Number 17 at Page 32.

Third: A certain lot or parcel of land, with the buildings thereon, if any, situated in Winthrop, in the County of Kennebec and State of Maine, bounded and described as

follows:

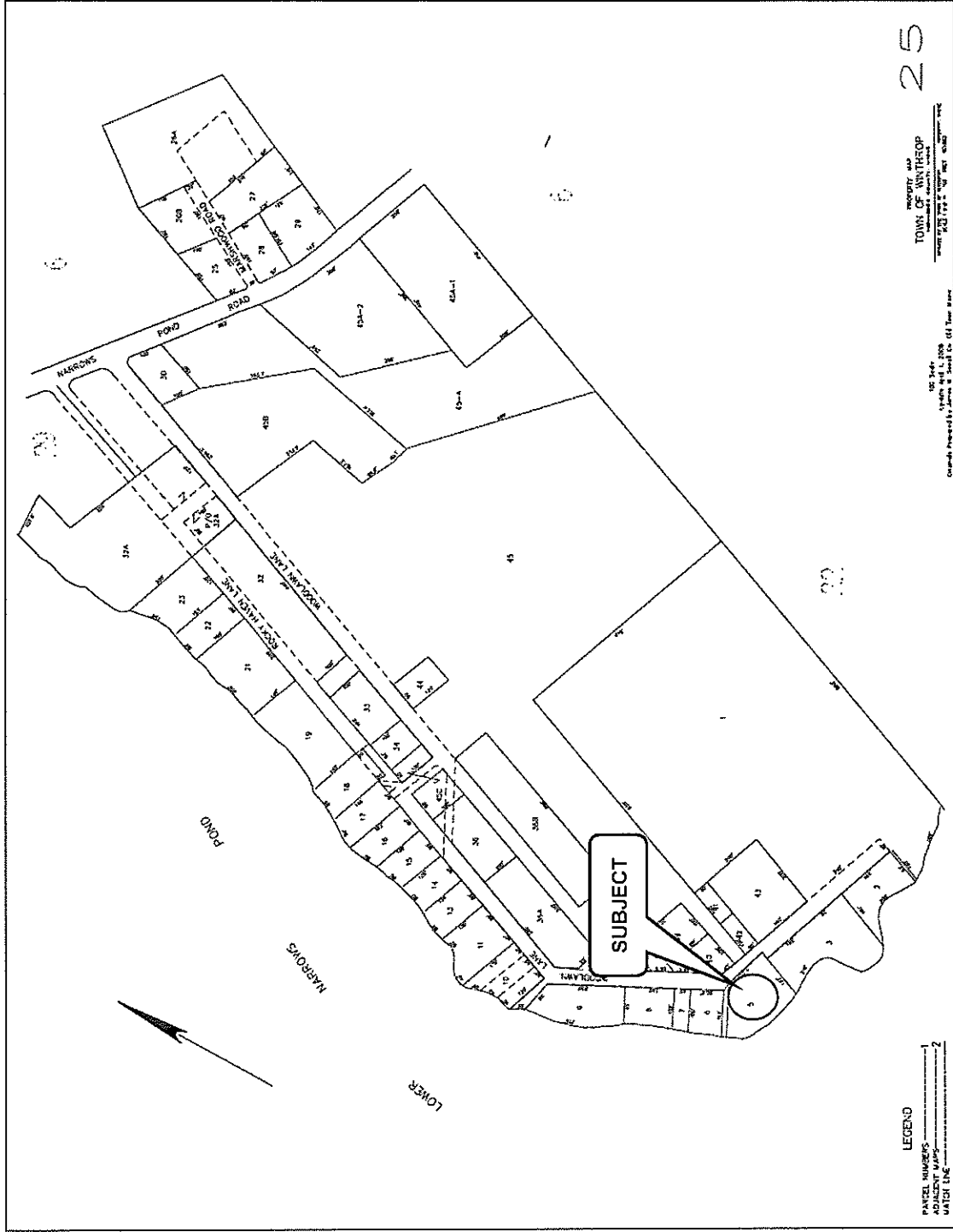
Lot numbered one hundred one (101) on a certain Plan or Plat of lots on Lower Narrows Pond, so-called, drafted by Archie G. Norcross, C.E., for J.O. Taylor in February, 1933, and known as "Ashaluna Lake Shore Plat" recorded in the Kennebec County Registry of Deeds in Plan Book Number 17 at Page 32.

Fourth: Two certain lots or parcels of land with the buildings thereon, if any, situated in Winthrop, in the County of Kennebec and State of Maine, on Lower Narrows Pond, so-called, bounded and described as follows:

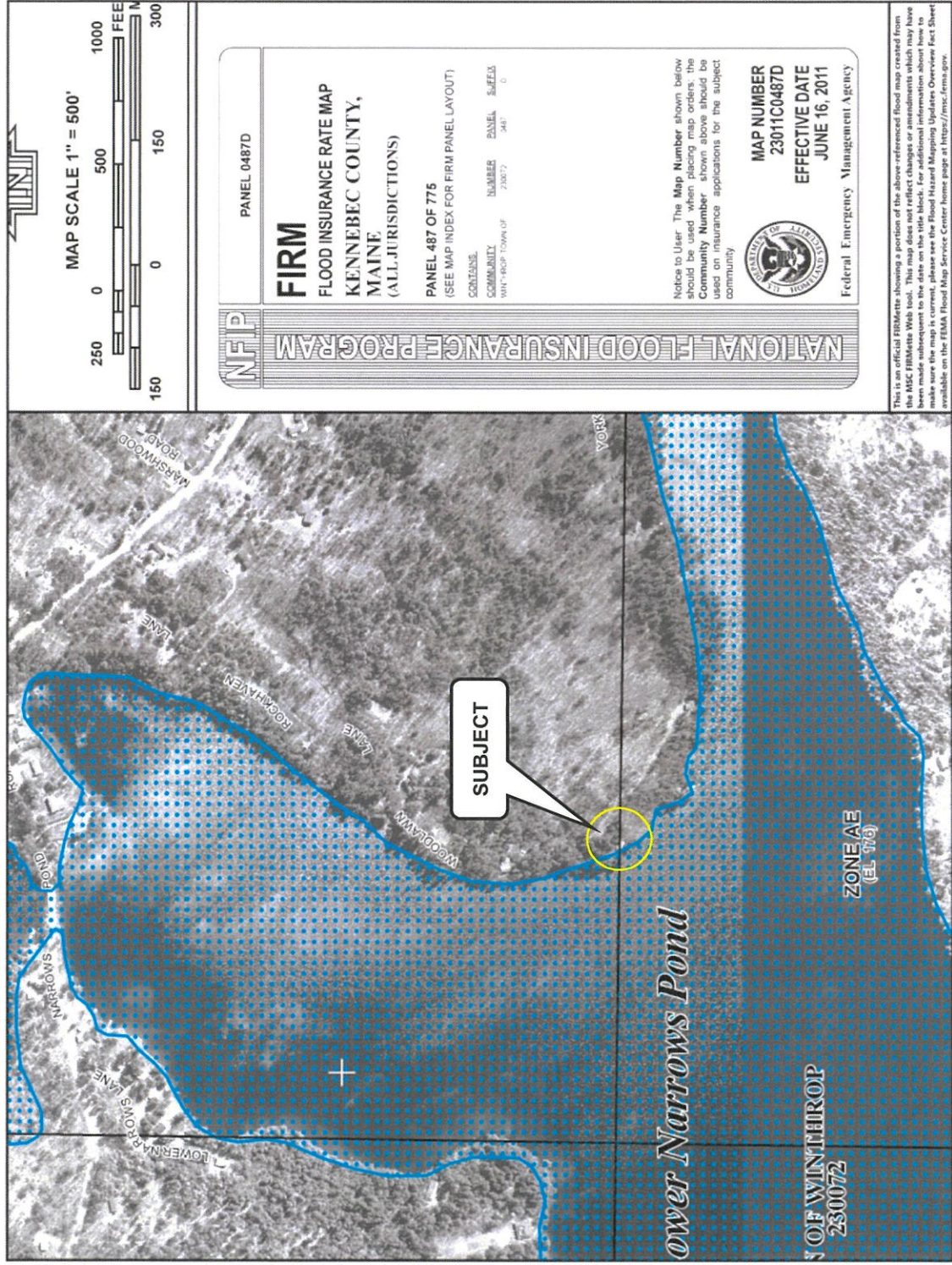
Being Lot numbered one hundred two (102) and Lot numbered one hundred three (103) on a certain Plan or Plat of Lots, drafted by Archie G. Norcross, C.E., for J.O. Taylor in February, 1933, and known as "Ashaluna Lake Shore Plat" recorded in the Kennebec County Registry of Deeds in Plan Book Number 17 at Page 32.

Meaning and intending hereby to convey the same premises conveyed to within Grantor, Terrence F. McCabe by Deed of Distribution of Terrence F. McCabe, Personal Representative of the Estate of Helena M. McCabe and recorded in Kennebec County Registry of Deeds in Book 5511 at Page 313.

Jones Bonde Proposed Additions at 95 Woodlawn Lane, Winthrop, Maine – Prepared by Thayer Engineering Co., Inc.,
January 11, 2024



Jones Bonde Proposed Additions at 95 Woodlawn Lane, Winthrop, Maine – Prepared by Thayer Engineering Co., Inc.,
 January 11, 2024



NATIONAL FLOOD INSURANCE PROGRAM

IFIP

PANEL 0487D

FIRM

FLOOD INSURANCE RATE MAP
 KENNEBEC COUNTY,
 MAINE
 (ALL JURISDICTIONS)

PANEL 487 OF 775
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS: COMMUNITY NUMBER 230072 PANEL SHEETS 487 OF 775

NOTICE TO USER: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

FEDERAL EMERGENCY MANAGEMENT AGENCY

MAP NUMBER 23011C0487D
 EFFECTIVE DATE JUNE 16, 2011

This is an official FEMA letter showing a portion of the above-referenced flood map created from the Flood Hazard Mapping Updates. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

| COMMUNITY AND MAP PANEL INFORMATION | | LEGAL PROPERTY DESCRIPTION |
|-------------------------------------|---|---|
| COMMUNITY | TOWN OF WINTHROP, KENNEBEC COUNTY, MAINE | Lots 74 through 77, Ashaluna Lake Shore Plat, as shown on the Plat recorded in Book 17, Page 32, in the Office of the Register of Deeds, Kennebec County, Maine |
| | COMMUNITY NO: 230072 | |
| AFFECTED MAP PANEL | NUMBER: 23011C0487D DATE: 6/16/2011 | |
| FLOODING SOURCE: LOWER NARROWS POND | | APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.291314, -69.949233 SOURCE OF LAT & LONG: GOOGLE EARTH DATUM: WGS 84 |

DETERMINATION

| LOT | BLOCK/ SECTION | SUBDIVISION | STREET | OUTCOME WHAT IS REMOVED FROM THE SFHA | FLOOD ZONE | 1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88) | LOWEST ADJACENT GRADE ELEVATION (NAVD 88) | LOWEST LOT ELEVATION (NAVD 88) |
|-------|-------------------|-----------------------------|------------------|---|---------------|--|---|---|
| 74-77 | -- | Ashaluna Lake Shore Plat | 95 Woodlawn Lane | Structure (Residence) | X (unshaded) | -- | 179.5 feet | -- |

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

PORTIONS REMAIN IN THE SFHA/FLOODWAY
eLOMA DETERMINATION

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the structure(s) on the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. If there are any errors on this eLOMA Determination Letter that cause FEMA to rescind and/or nullify the determination the property owner should consult the Licensed Professional that submitted this eLOMA. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, 3601 Eisenhower Avenue, Alexandria, VA 22304-4605, Fax: 703-751-7415.

Patrick "Rick" F. Sacbubit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

Structure Removal:

The following considerations may or may not apply to the determination for your Structure:

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA and/or FLOODWAY - Portions of this property, but not the subject of the Determination document, may remain in the Special Flood Hazard Area (SFHA) and/or the regulatory floodway for the flooding source indicated on the Determination Document. The NFIP regulatory floodway is the area that must remain unobstructed in order to prevent unacceptable increases in base flood elevations. Therefore, no construction may take place in an NFIP regulatory floodway that may cause an increase in the base flood elevation. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. The NFIP regulatory floodway is provided to the community as a tool to regulate floodplain development. Modifications to the NFIP regulatory floodway must be accepted by both the Federal Emergency Management Agency (FEMA) and the community involved. Appropriate community actions are defined in Paragraph 60.3(d) of the NFIP regulations. Any proposed revision to the NFIP regulatory floodway must be submitted to FEMA by community officials. The community should contact either the Regional Director (for those communities in Regions I-IV, and VI-X), or the Regional Engineer (for those communities in Region V) for guidance on the data which must be submitted for a revision to the NFIP regulatory floodway. Contact information for each regional office can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <https://www.fema.gov/regional-contact-information>

STUDY UNDERWAY - This determination is based on the flood data presently available. However, the Federal Emergency Management Agency may be currently revising the National Flood Insurance Program (NFIP) map for the community. New flood data could be generated that may affect this property. If a new NFIP map is issued it will supersede this determination. The Federal requirement for the purchase of flood insurance will then be based on the newly revised NFIP map.

EXTRATERRITORIAL JURISDICTION - The subject of the determination is shown on the National Flood Insurance Program map and may be located in an Extraterritorial Jurisdiction area for the community indicated on the Determination Document.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Rick Sacbbit".

Patrick "Rick" F. Sacbbit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL) ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

GREAT LAKES - The Federal Emergency Management Agency (FEMA) has based this determination on elevation data which is published in the current Flood Insurance Study for the community. However, the elevations established in the U.S. Army Corps of Engineers (USACE) reports on the Great Lakes are the best available data known to us. If in the future there are any subsequent map revisions to the National Flood Insurance Program map and the USACE reports remain the best available data known, FEMA will use those elevations for any such revisions. Further, be advised that the elevations on the Flood Insurance Rate Map (FIRM) may only reflect the Stillwater elevation for the lake and may not account for the effects of wind driven waves or wave run-up. On-site conditions such as wind speed, wind direction, fetch distance, water depth and the slope of the beach or bluff may result in significant increases to the base flood elevation. Therefore, it is strongly recommended that the requestor be aware of these circumstances and, if warranted, evaluate the effects of wind driven waves along the shoreline of the property.

STATE AND LOCAL CONSIDERATIONS - Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

COASTAL BARRIER RESOURCE SYSTEM - Based upon information provided to FEMA by the U.S. Fish and Wildlife Service (USFWS), the subject property may be within a System Unit or an Otherwise Protected Area (OPA) of the John H. Chafee Coastal Barrier Resource System (CBRS). Federal flood insurance is generally not available within the CBRS for new construction or substantial improvements occurring after the flood insurance prohibition date (which is generally tied to the date that the area was first established as either a System Unit or OPA, but may differ in some cases). Other federal expenditures and financial assistance (including certain types of disaster assistance) are also restricted within System Units of the CBRS. The USFWS is the authoritative source for information regarding the CBRS. Additional information, including the CBRS Mapper, can be found on the USFWS website at: <https://www.fws.gov/cbra>.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, Attn: North Wind Resource Partners (NWRP) eLOMA Coordinator, NWRP eLOMA Coordinator, 3601 Eisenhower Ave., Alexandria, VA 22304-6439, Fax: 703-751-7415

A handwritten signature in black ink, appearing to read "Rick Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

eLOMA

26480

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 11SHS
(207) 287-2070 Fax: (207) 287-4172

| | | | |
|---|--|---|---|
| PROPERTY LOCATION | | >> CAUTION: LPI APPROVAL REQUIRED << | |
| City, Town, or Plantation | <u>Winthrop</u> | Town/City | Permit # _____ |
| Street or Road | <u>95 Woodlawn Lane</u> | Date Permit issued: <u>1/1</u> | Fee: \$ _____ Double Fee Charged <input type="checkbox"/> |
| Subdivision, Lot # | <u>N/A</u> | <u>Approved + Mark Bessing</u> Local Plumbing Inspector Signature | |
| OWNER/APPLICANT INFORMATION | | Fee: \$ _____ state min fee \$ _____ locally adopted fee | Copy: <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State |
| Name (last, first, MI) | <u>Bonde, Susan</u> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant | 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. | |
| Mailing Address of Owner/Applicant | <u>44 Berle Road</u> <u>South Windsor, CT 06074</u> | Municipal Tax Map # _____ Lot # _____ | |
| Daytime Tel. # | <u>860-874-7337</u> | 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 _____ | |
| 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. | | Signature of Owner or Applicant _____ Date _____ Local Plumbing Inspector Signature _____ (2nd) date approved _____ | |

PERMIT INFORMATION

| | | |
|---|--|---|
| TYPE OF APPLICATION | THIS APPLICATION REQUIRES | DISPOSAL SYSTEM COMPONENTS |
| 1. First Time System <input checked="" type="checkbox"/> Replacement System Type replaced: <u>Trench</u> Year installed: <u>1954 ±</u> 3. Expanded System a. <25% Expansion b. ≥25% Expansion 4. Experimental System 5. Seasonal Conversion | <input checked="" type="checkbox"/> 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 | <input checked="" type="checkbox"/> 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 | DISPOSAL SYSTEM TO SERVE | TYPE OF WATER SUPPLY |
| <u>1 ±</u> SQ. FT. <input checked="" type="checkbox"/> ACRES | <input checked="" type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: <u>4</u> 2. Multiple Family Dwelling, No. of Units: _____ 3. Other: _____ (specify) Current Use <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped | 1. Drilled Well 2. Dug Well 3. Private 4. Public <input checked="" type="checkbox"/> Other <u>Pond + hand carried</u> |
| SHORELAND ZONING | DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3) | |
| <input checked="" type="checkbox"/> Yes No | TREATMENT TANK | DISPOSAL FIELD TYPE & SIZE |
| | <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Regular b. Low Profile 2. Plastic 3. Other: _____ CAPACITY: <u>1,000</u> GAL. | 1. Stone Bed 2. Stone Trench <input checked="" type="checkbox"/> Proprietary Device a. cluster array <input checked="" type="checkbox"/> Linear <input checked="" type="checkbox"/> regular load d. H-20 load 4. Other: <u>27 Elgen units</u> SIZE: <u>1,296</u> <input checked="" type="checkbox"/> 60 ft. lin. ft. |
| SOIL DATA & DESIGN CLASS | DISPOSAL FIELD SIZING | GARBAGE DISPOSAL UNIT |
| PROFILE CONDITION <u>3 / B</u> at Observation Hole # <u>1</u> Depth <u>38"</u> of Most Limiting Soil Factor | 1. Medium—2.6 sq. ft. / gpd <input checked="" type="checkbox"/> Medium—Large 3.3 sq. ft. / gpd 3. Large—4.1 sq. ft. / gpd 4. Extra Large—5.0 sq. ft. / gpd | <input checked="" type="checkbox"/> 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 |
| | | EFFLUENT/EJECTOR PUMP |
| | | 1. Not Required 2. May Be Required <input checked="" type="checkbox"/> Required Specify only for engineered systems: DOSE: _____ gallons |
| | | DESIGN FLOW |
| | | <u>360</u> gallons per day BASED ON: <input checked="" type="checkbox"/> Table 4A (dwelling unit(s)) <input type="checkbox"/> Table 4C (other facilities) SHOW CALCULATIONS for other facilities |
| | | 3. Section 4G (meter readings) ATTACH WATER METER DATA |
| | | LATITUDE AND LONGITUDE |
| | | at center of disposal area Lat. <u>44</u> d <u>17</u> m <u>31</u> s N Lon. <u>69</u> d <u>56</u> m <u>42</u> s W if g.p.s, state margin of error: _____ |

SITE EVALUATOR STATEMENT

I certify that on 7/26/23 (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 SE # 157 Date 7/26/23 Date of design revision & new site.
 Site Evaluator Signature
Kenneth G. Stratton LSE 157
 Site Evaluator Name Printed
207-931-7418 orders@copies-etc.com
 Telephone Number E-mail Address

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Winthrop

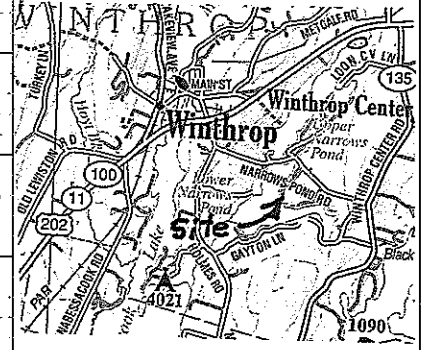
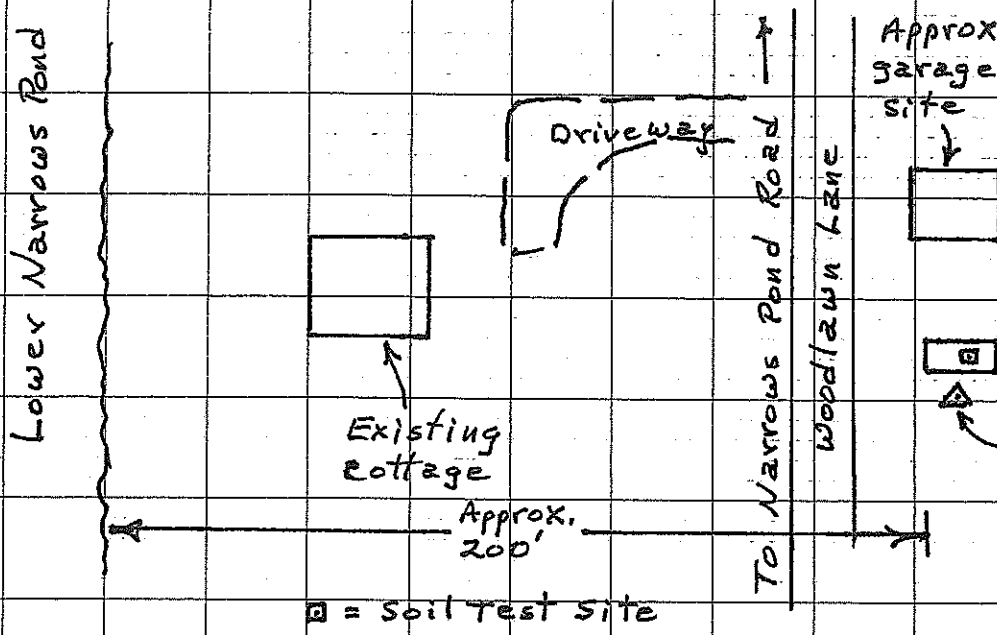
95 Woodlawn Lane

Susan Bonde

SITE PLAN

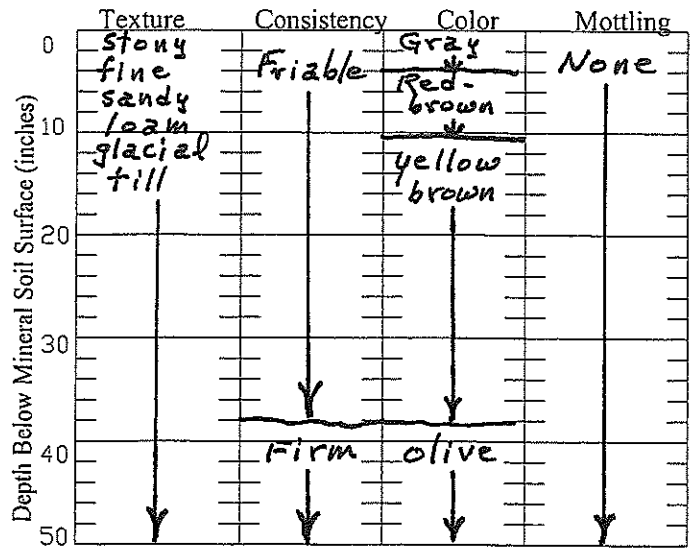
Scale 1" = 100' ft. or as shown

SITE LOCATION PLAN



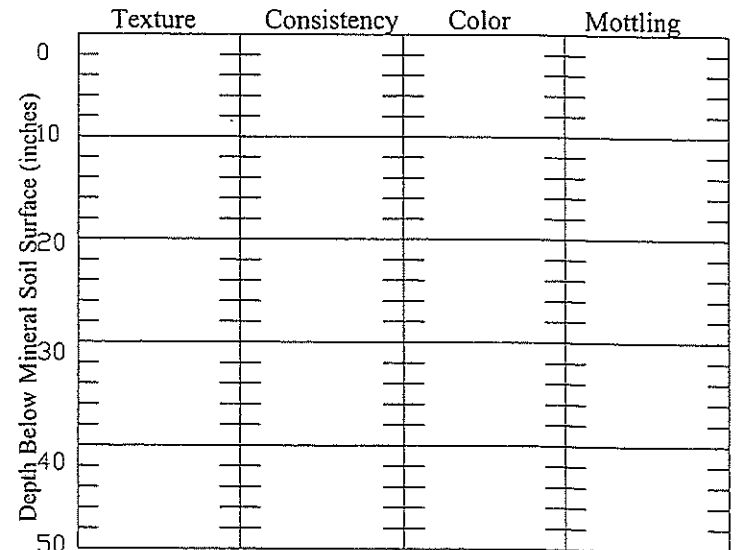
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil



| | | | |
|---------------------|-------|-----------------|---|
| Soil Classification | Slope | Limiting Factor | <input type="checkbox"/> Ground Water |
| 3 B | 0-3% | 38" | <input checked="" type="checkbox"/> Restrictive Layer |
| Profile Condition | | | <input type="checkbox"/> Bedrock |
| | | | <input type="checkbox"/> Pit Depth |

Observation Hole Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil



| | | | |
|---------------------|-------|-----------------|--|
| Soil Classification | Slope | Limiting Factor | <input type="checkbox"/> Ground Water |
| | | | <input type="checkbox"/> Restrictive Layer |
| | | | <input type="checkbox"/> Bedrock |
| | | | <input type="checkbox"/> Pit Depth |

Kenneth G. Stratton
 Site Evaluator Signature

157
 SE #

7/26/23
 Date

Revision of design & disposal site

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Winthrop

95 Woodlawn Lane

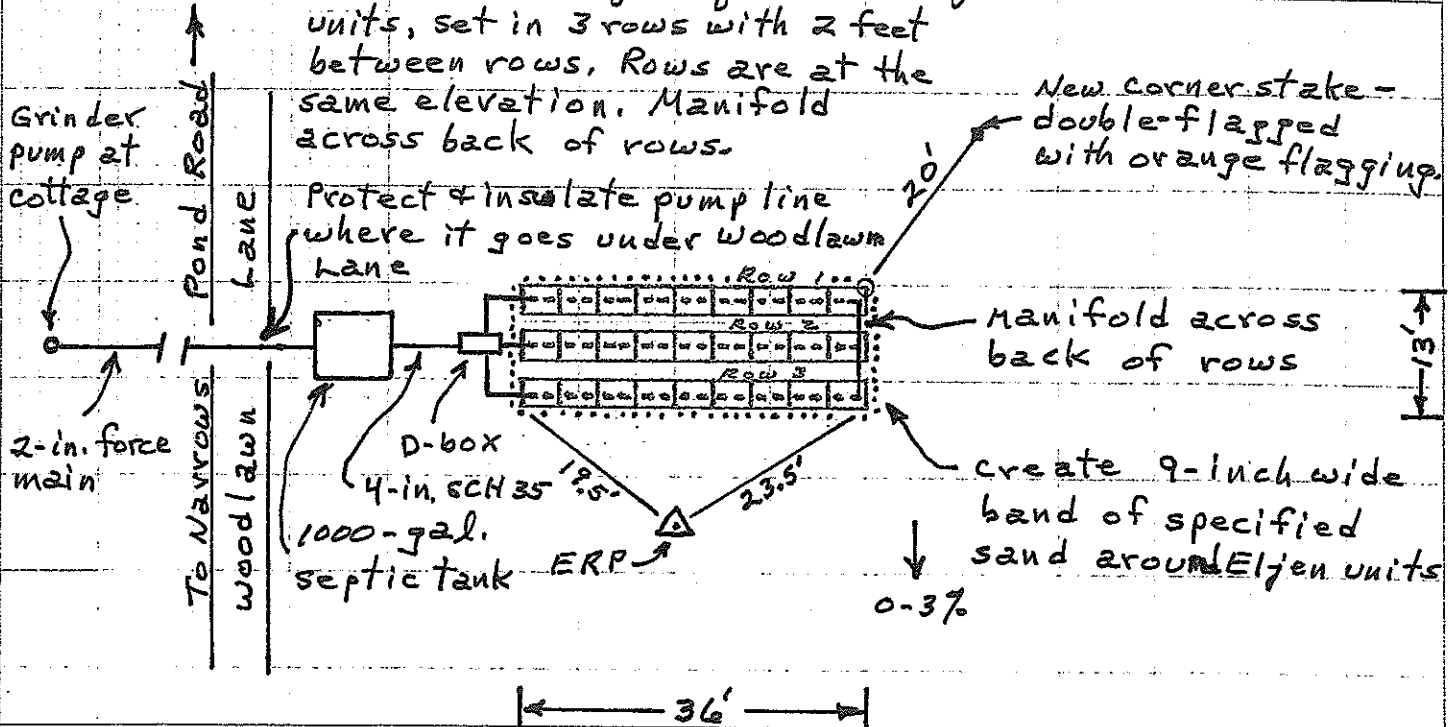
Susan Bonde

SUBSURFACE WASTEWATER DISPOSAL PLAN

0 []

NOTE: This design requires 27 Eljen units, set in 3 rows with 2 feet between rows. Rows are at the same elevation. Manifold across back of rows.

SCALE: 1" = 20 FT.



FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Fill (Upslope) 0"

Finished Grade Elevation - See Attached p. 4

Flagged nail in 19-in. oak tree. Nail is 49" up on tree, ERP = 0"

Depth of Fill (Downslope) 0"

Top of Distribution Pipe or Proprietary Device

Bottom of Disposal Area

DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 5 ft.

Vertical 1" = 5 ft.

See Attached Page 4 -
 Disposal Area Cross Section

Kenneth G. Stratta

157

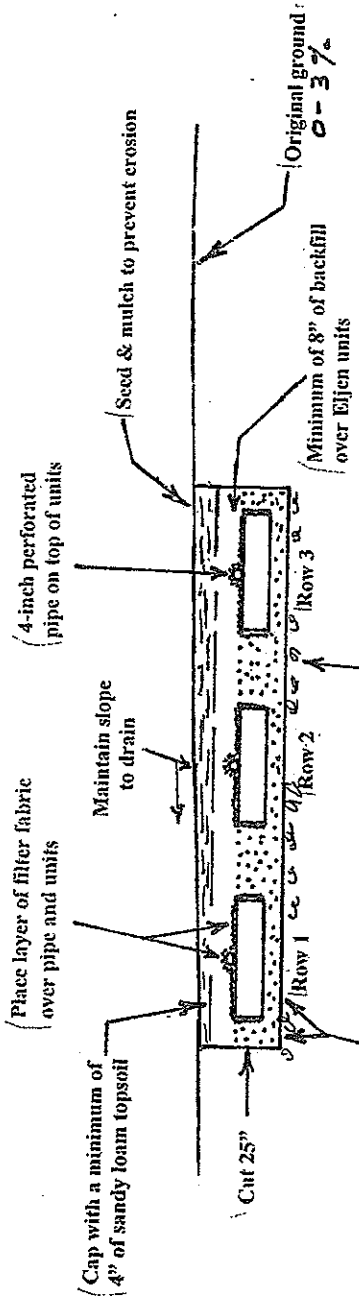
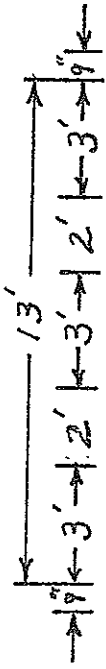
7/26/23

Revised

Site Evaluator Signature

SE #

Date



Place 6" of specified sand under the Eljen units and 9" along the outsides of the units - see notes below

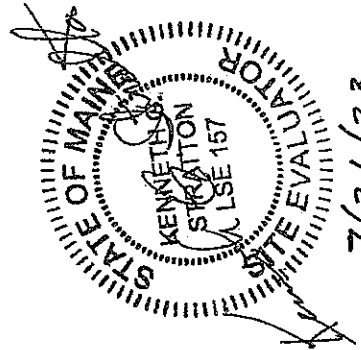
Specified Sand: The system must be installed using a medium to coarse sand with an effective size of 0.25 to 2.0 mm, no greater than 10% passing a #100 sieve and 5% passing a #200 sieve, and no particles larger than 0.375", or materials meeting the ASTM C33 specification with less than 10% passing a #100 sieve and less than 5% passing a #200 sieve. Washed concrete sand easily meets the above specification and is a reliable choice. Suitability of bank run sand must be verified.

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

Note: Backfill means gravelly coarse sand

ELEVATIONS - ERP = 0"

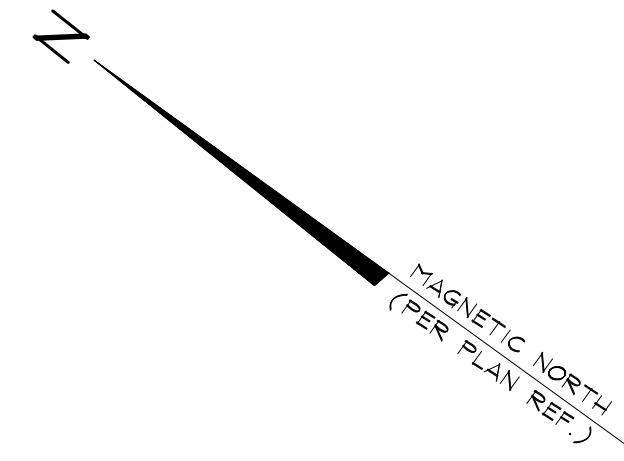
| | Row 1 | Row 2 | Row 3 |
|------------------------|--------|--------|--------|
| Finished Grade | -40" ± | -40" ± | -40" ± |
| Top of Perforated Pipe | -48" | -48" | -48" |
| Bottom of Units | -59" | -59" | -59" |
| Bottom of Sand | -65" | -65" | -65" |



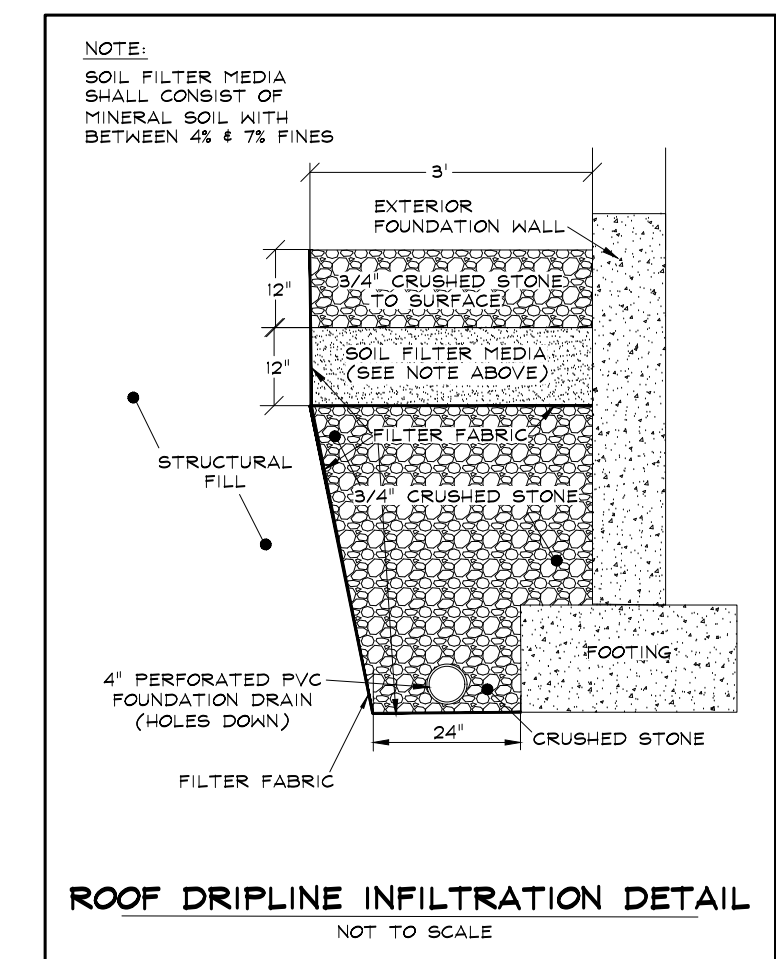
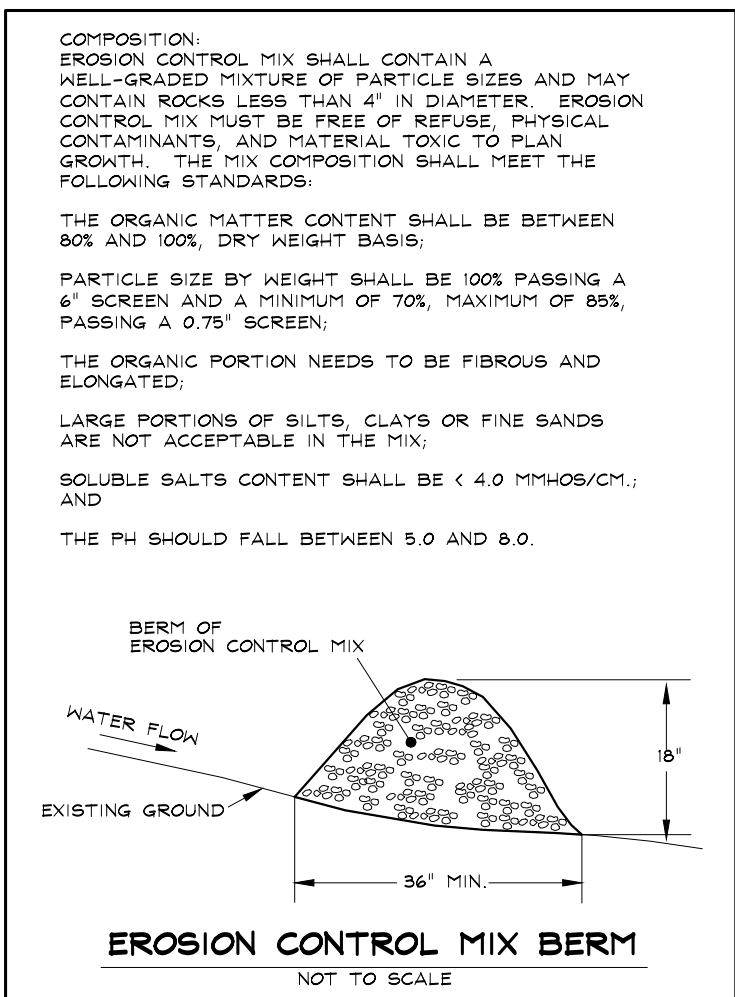
7/26/23
Revised

**Attachment to Form HHE-200
DISPOSAL AREA CROSS SECTION**

Design Completed for: Susan Bonde
Location: 95 Woodlawn Lane, Winthrop
SCALE: 1" = 5' (both horizontal & vertical)



- LEGEND**
- IRF(C) IRON ROD FOUND CAPPED 'PLS 60, CURTIS'
 - IRF IRON ROD FOUND
 - IPF IRON PIPE FOUND
 - R/W RIGHT-OF-WAY
 - N/F NOW OR FORMERLY OF
 - 14558/220 BOOK 14558, PAGE 220, KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
 - ± MORE OR LESS
 - CMP 17 CENTRAL MAINE POWER COMPANY UTILITY POLE NUMBER 17
 - OU OVERHEAD UTILITIES
 - GA GUY ANCHOR
 - HWM HIGH WATER MARK
 - 74 LOT NUMBER 74 (PER PLAN REF. 1)



EXISTING IMPERVIOUS AREAS:

| | |
|---|-----------------------------------|
| BUILDING (INCLUDING OVERHANGS, DECK & PORCH): | 1,078 S.F. ± |
| DRIVENWAY | 525 S.F. ± |
| RETAINING WALLS, STEPS, PATIOS & WALKWAYS: | 533 S.F. ± |
| TOTAL: | 2,136 S.F. ± (10.54% OF LOT AREA) |

PROPOSED IMPERVIOUS AREAS:

| | |
|--|-----------------------------------|
| BUILDING (INCLUDING OVERHANGS): | 1,396 S.F. ± |
| DRIVENWAY | 525 S.F. ± |
| RETAINING WALLS, STEPS, PATIOS & WALKWAYS: | 652 S.F. ± |
| TOTAL: | 2,573 S.F. ± (12.70% OF LOT AREA) |

EXISTING BUILDING FOOTPRINT AREA:
BUILDING (INCLUDING OVERHANGS): 1,078 S.F. ±

PROPOSED BUILDING FOOTPRINT AREA:
BUILDING (INCLUDING OVERHANGS): 1,396 S.F. ± (29.5% INCREASE)

PLAN REFERENCES:

- "ASHLUNA LAKE SHORE PLAT, WINTHROP, MAINE", RECORDED AUGUST 2, 1950 IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 17, PAGE 32.
- "PLAN OF LOTS, LOWER NARROWS POND, WINTHROP, KENNEBEC COUNTY, MAINE", DATED APRIL, 2000, BY J. ROBERT CURTIS.

NOTE:

THIS PLAN IS BASED ON PLAN REFERENCE 1 AND IS NOT BASED ON A COMPLETE CURRENT BOUNDARY SURVEY.

LOWER NARROWS POND BASE FLOOD ELEVATION: 176' NAVD 88



THAYER ENGINEERING COMPANY
Land Surveyors Civil Engineers Planners
17 Hasson Street Farmingdale, Maine 04344-1613
(207)582-7762 fax (207)582-8113 thayereng.com

SITE PLAN

RICHARD E. JONES & SUSAN K. BONDE
95 WOODLAWN LANE
LOWER NARROWS POND, WINTHROP, MAINE

Date: JANUARY 11, 2024 Drawn by: NM Chkd. by: EBT
Scale: 1" = 10' Drawing # 1 Proj. # 220480

PRELIMINARY WITHOUT ORIGINAL SIGNATURE AND SEAL