



**TOWN OF GRAY**  
**STAFF REVIEW COMMITTEE**  
**AGENDA • JUNE 1, 2023**

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**Staff Review  
Committee**

**Henry Pennell Municipal Complex**  
**24 Main St., Gray, Maine**

**5:00 PM**

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**I. Meeting Commences**

**II. New Business**

a. Michael Copp of Copp Excavating

A request by Michael Copp of Copp Excavating, seeking Staff Review Committee minor site plan review of a proposal to construct a garage and office building as an accessory use on his 43.7-acre gravel pit property near 117 Yarmouth Road, Map 44, Lot 033-161-000 in the Rural Residential Agricultural zoning district. This proposal is subject to minor site plan review.

**III. Adjournment**

*\* The Town of Gray is an equal opportunity employer and complies with all applicable equal access to public accommodations law. If you are planning to attend a Town Council or Town committee or board meeting and need assistance with a physical disability, please contact the Town Manager's office at least 48 hours in advance of the meeting to have the Town assist you. 657-3339. TTY 657-3931.*



**PLANNING BOARD/STAFF REVIEW COMMITTEE APPLICATION  
TOWN OF GRAY MAINE**

**PROPERTY TO BE DEVELOPED**

Property Location/Address	DURGIN PIT 117 YARMOUTH RD	Property Map/Lot	44 - 33 - 161 - 000
Zoning District	RURAL RES/AGRI	Lot Acreage	43.70
Owner Name	COPP EXCAVATING	Tax Sheet	ACCT 1959
Owner Address	190 PINKHAM BROOK RD DURHAM	Owner Phone	353-7174 576-0652

**APPLICANT**

Name (IF different than owner)		Contact Phone Number	
Mailing Address	190 PINKHAM BROOK RD	Alternate Phone Number	
Mailing City/State/Zip	DURHAM, ME 04222	Fax Number	
Email Address	coppms@aol.com		

**AGENT/CONSULTANT**

Name	TERRADYN CONSULTANTS	Contact Phone Number	926-5111
Mailing Address	41 CAMPUS DR. S. 301	Alternate Phone Number	
Mailing City/State/Zip	NEW GLDCESTER, ME 04260	Fax Number	
Email Address	info@terradyconsultants.com		

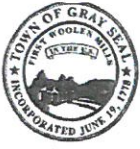
**PROJECT**

The undersigned requests that the Town of Gray Planning Board consider the following application for:

<input type="checkbox"/> Subdivision <ul style="list-style-type: none"> <li><input type="checkbox"/> Sketch Plan Review</li> <li><input type="checkbox"/> Preliminary Plan Review (Major)</li> <li><input type="checkbox"/> Final Plan Review (Major)</li> <li><input type="checkbox"/> Minor</li> </ul> <input type="checkbox"/> Site Plan Review <ul style="list-style-type: none"> <li><input type="checkbox"/> Pre-Application Conference</li> <li><input checked="" type="checkbox"/> Minor</li> <li><input type="checkbox"/> Major</li> </ul> <input type="checkbox"/> Shoreland Zoning Permit	<input type="checkbox"/> Other (specify) <ul style="list-style-type: none"> <li><input type="checkbox"/> Conditional Use</li> <li><input type="checkbox"/> Amendment</li> <li><input type="checkbox"/> Extension</li> <li><input type="checkbox"/> Workshop</li> <li><input type="checkbox"/> Contract Zone Request</li> <li><input type="checkbox"/> Appeal</li> </ul>
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Project Description / Comments: 34' x 62' GARAGE/COLD STORAGE, WITH OFFICE  
34 x 34 ON GARAGE, 28 x 30 OFFICE

Applicant Signature	[Redacted Signature]	Date	
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# SITE PLAN REVIEW CHECKLIST TOWN OF GRAY MAINE

For Office Use Only

Date Received: \_\_\_\_\_

Received by: \_\_\_\_\_

## APPLICANT/PROJECT

Name COPP EXCAVATING Date 4/4/23

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide in assembling the information necessary for a complete application. The checklist, however, does not substitute for the requirements of Article 10 of the Zoning Ordinance. The Planning Board will also use the checklist to ensure your application is complete. Indicate if the information has been submitted or if a waiver is requested. If you feel that information is not applicable to your project, please indicate in the second column. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. Detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans, however, may best be presented on a separate sheet or sheets. **This checklist does not address the standards that the site plan must meet.**

## SITE PLAN REVIEW SUBMISSION REQUIREMENTS

	Submitted by Applicant	Not Applicable	Applicant Request to be Waived	Reviewed by Planner/Engineer	Waived by Planning Board
<b>402.10.10.A SITE INVENTORY PLAN</b>					
A.1 Owner name(s), address(es), phone number(s)	✓				
A.2 Consultant name(s) & address(es)	✓				
A.3 Evidence of right, title, or interest in property					
A.4 Fourteen (14) copies of accurate scale inventory plan showing:					
a. The name of the development, north arrow, date and scale.	✓				
b. The boundaries of the parcel and existing zoning.	✓				
c. The relationship of the site to the surrounding area .	✓				
d. The topography of the site at an appropriate contour interval depending on the nature of the use and character of the site.	✓				
e. The major natural features of the site and within five hundred (500) feet of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries or other important natural features (if none, so state).	✓				
f. Existing buildings, structures, or other improvements on the site (if none, so state).	✓				
g. Existing restrictions or easements on the site (if none, so state).	NONE				
h. The location and size of existing utilities or improvements servicing the site (if none, so state).	✓				
i. Mapping of all wetlands and/or potential vernal pools on site regardless of size.	✓				
j. A Class B high intensity soil survey if any portion of the site is located in a resource protection district or has wetlands covering more than ten (10%) percent of the site.			✓		
k. A Class D medium intensity soil survey if vernal pools and/or significant wetlands are not present.					

**402.10.10.B SITE ANALYSIS PLAN**

**B.1** Fourteen (14) copies of a site analysis plan identifying:

- a. Portions of the site that are unsuitable for development or use; ✓
- b. Portions of the site that are unsuitable for on- site sewage disposal; ✓
- c. Areas of the site that have environmental limitations that must be addressed in the development plan; ✓
- d. Areas that may be subject to off-site conflicts or concerns; and which areas are well suited to the proposed use. ✓

**B.2** Fourteen (14) copies of site description narrative ✓

**B.3** Submission requirement waiver requests, if any ✓

**402.10.10.C APPLICATION SUBMISSION REQUIREMENTS**

**C.1** Signed/Executed Application ✓

**C.2** Evidence of payment of the application fee and technical review escrow. ✓

**C.3** Fourteen (14) copies of written materials and maps/drawings ✓

**C.4** Report/Maps/Drawings: General Information

- a. Owner contact information ✓
- b. Setback, yard, and buffer locations ✓
- c. Abutter contact information ✓
- d. Map: general site location ✓
- e. Contiguous property boundaries ✓
- f. Map/Lot Number ✓
- g. Deed/proof of ownership/interest in property ✓
- h. Plan preparer name, registration #, seal ✓
- i. Evidence of technical & financial means ✓

**C.5** Reports/Maps/Drawings: Existing Conditions

- a. Zoning Classification ✓
- b. Property lines bearings & length ✓
- c. Location of utilities (water, sewer, electric, etc.) ✓
- d. Street name(s), location(s), width(s) ✓
- e. Building location(s), dimensions, and photo(s) ✓
- f. Driveway location(s), dimensions ✓
- g. Location of intersecting roads/driveways ✓
- h. Location of important or unique natural site features ✓
- i. Direction of surface water drainage ✓
- j. Sign location(s), front view(s), dimensions ✓
- k. Easement location, dimensions, documents ✓

i.	Fire hydrant or fire protection water supply location		✓	
<b>C.6 Reports/Maps/Drawings: Proposed Development</b>				
a.	Water/Sewage estimated demands/provisions	✓		
b.	Direction of proposed surface water drainage	✓		
c.	Solid waste disposal provisions	✓		
d.	Driveway/parking plans/provisions	✓		
e.	Proposed landscaping & buffering		✓	
f.	Proposed building/building expansion plans	✓		
g.	Proposed sign plans		✓	
h.	Proposed exterior lighting		✓	
i.	Location of utilities & fire protection systems	✓	✗	
j.	General description of proposed use/activity			
k.	Traffic estimates		✓	
l.	Stormwater, erosion & sedimentation control, and water quality management provisions	✓		

**C.7 Reports/Maps/Drawings: Site Plan**

**402.10.10.D ADDITIONAL REQUIREMENTS FOR MAJOR DEVELOPMENTS**

- D.1 Proposed development narrative
- D.2 Grading plan
- D.3 Stormwater drainage & erosion control program
- D.4 Groundwater impact analysis
- D.5 Plan preparer name/registration number/seal
- D.6 Utility plan
- D.7 Planting schedule
- D.8 Traffic impact analysis
- D.9 Gray Water District statement of supply adequacy
- D.10 Estimated cost of development/proof of financial capacity

**402.10.10.E WAIVER OF SUBMISSION REQUIREMENTS [WRITE IN WAIVER REQUESTS]**

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

<b>PROPERTY LOCATION</b>		<b>&gt;&gt; CAUTION: LPI APPROVAL REQUIRED &lt;&lt;</b>	
City, Town, or Plantation	Gray	Town/City _____	Permit # _____
Street or Road	117 Yarmouth Road	Date Permit Issued: ___/___/___	Fee: \$ _____ Double Fee Charged <input type="checkbox"/>
Subdivision, Lot #		L.P.I. # _____	
<b>OWNER/APPLICANT INFORMATION</b>		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	Copp, Mike	Fee: \$ _____ state min fee \$ _____	Locally adopted fee _____
Mailing Address of Owner/Applicant	190 Pinkham Brook Rd Durham, Maine 04222	Copy: <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Daytime Tel. #	207-576-0652	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.	
<b>OWNER OR APPLICANT STATEMENT</b>		<b>CAUTION: INSPECTION REQUIRED</b>	
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.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____	
		Local Plumbing Inspector Signature _____ (2nd) date approved _____	

PERMIT INFORMATION			
<b>TYPE OF APPLICATION</b> <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System a. <25% Expansion b. ≥25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<b>DISPOSAL SYSTEM COMPONENTS</b> <input checked="" type="radio"/> 1. Complete Non-engineered System <input type="radio"/> 2. Primitive System (graywater & alt. toilet) <input type="radio"/> 3. Alternative Toilet, specify: _____ <input type="radio"/> 4. Non-engineered Treatment Tank (only) <input type="radio"/> 5. Holding Tank, _____ gallons <input type="radio"/> 6. Non-engineered Disposal Field (only) <input type="radio"/> 7. Separated Laundry System <input type="radio"/> 8. Complete Engineered System (2000 gpd or more) <input type="radio"/> 9. Engineered Treatment Tank (only) <input type="radio"/> 10. Engineered Disposal Field (only) <input type="radio"/> 11. Pre-treatment, specify: _____ <input type="radio"/> 12. Miscellaneous Components	<b>DISPOSAL SYSTEM TO SERVE</b> <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped
<b>SIZE OF PROPERTY</b> 56+/- <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<b>TYPE OF WATER SUPPLY</b> <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other		
<b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete a. Regular b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: 1000 GAL.	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device a. cluster array <input type="checkbox"/> c. Linear b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: 200 sq. ft. <input checked="" type="checkbox"/> lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> 75 gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> 2. Table 4C (other facilities) 15 GPD / worker office with 5 workers No Shower <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA
<b>SOIL DATA &amp; DESIGN CLASS</b> PROFILE CONDITION 4 / C at Observation Hole # A Depth 32" of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> <input checked="" type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd <input type="checkbox"/> 2. Medium---Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large---4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large---5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> <input type="checkbox"/> 1. Not Required <input checked="" type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: 75-100 gallons	<b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. N 43 d 53 m 10.1 s Lon. W 070 d 15 m 08.9 s if g.p.s, state margin of error: 20'

SITE EVALUATOR STATEMENT		
I certify that on 3/13/2023 (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).		
_____ Site Evaluator Signature Daniel P. Colby Site Evaluator Name Printed	286 SE # 207-631-1549 Telephone Number	3/21/2023 Date kemposoilssurvey@yahoo.com E-mail Address

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Gray

117 Yarmouth Road

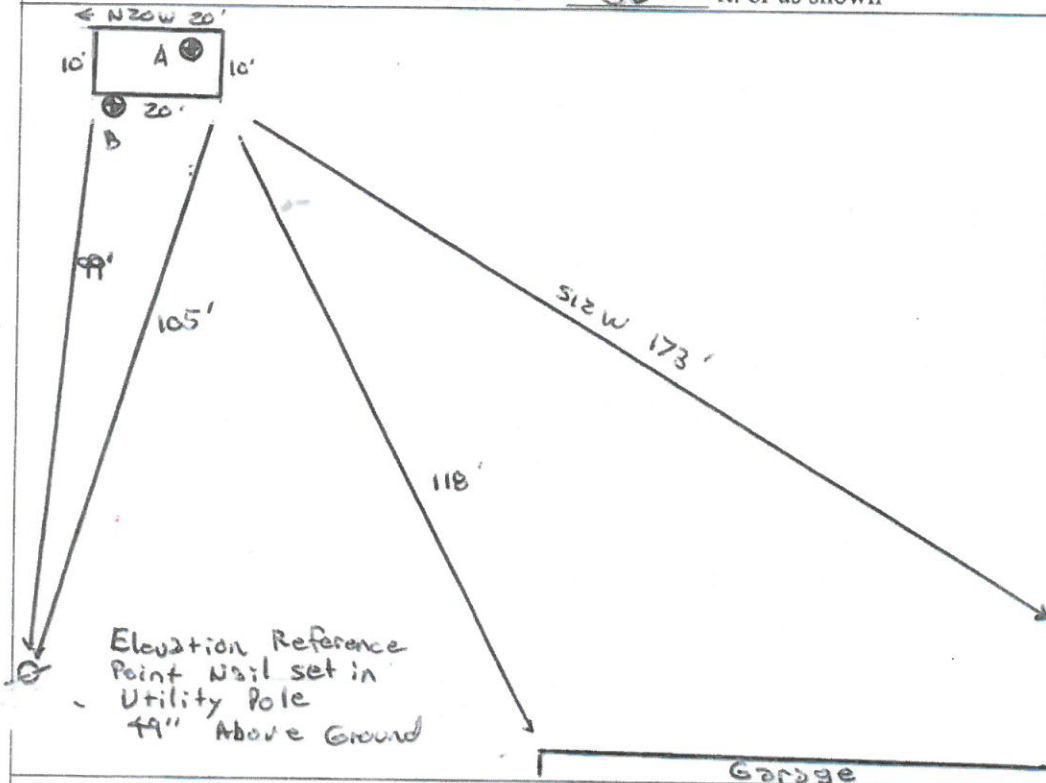
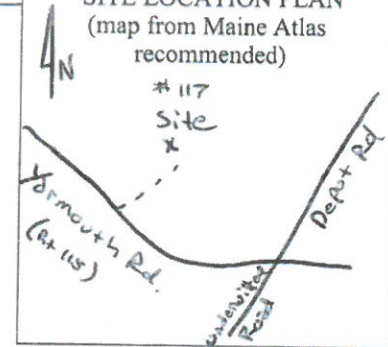
Mike Copp

## SITE PLAN

Scale 1" = 30 ft. or as shown

## SITE LOCATION PLAN

(map from Maine Atlas recommended)



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

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

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10	Coarse sand	Loose	Tan	
10-20	medium		Yellow	
20-30	Sand		Brown	
30-40				Evident
40-50				

Soil Classification 5 C Profile Condition	Slope 1 %	Limiting Factor 32"	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole B  Test Pit  Boring  
 0" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10	Coarse sand	Loose	Tan	
10-20	medium		Yellow	
20-30	Fine Sand	Friable	Brown	
30-40	medium		Tan	
40-50	Sand			

Soil Classification 5 B Profile Condition	Slope 1 %	Limiting Factor 52"	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Site Evaluator Signature

286

SE #

3/17/2023

Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

Gray

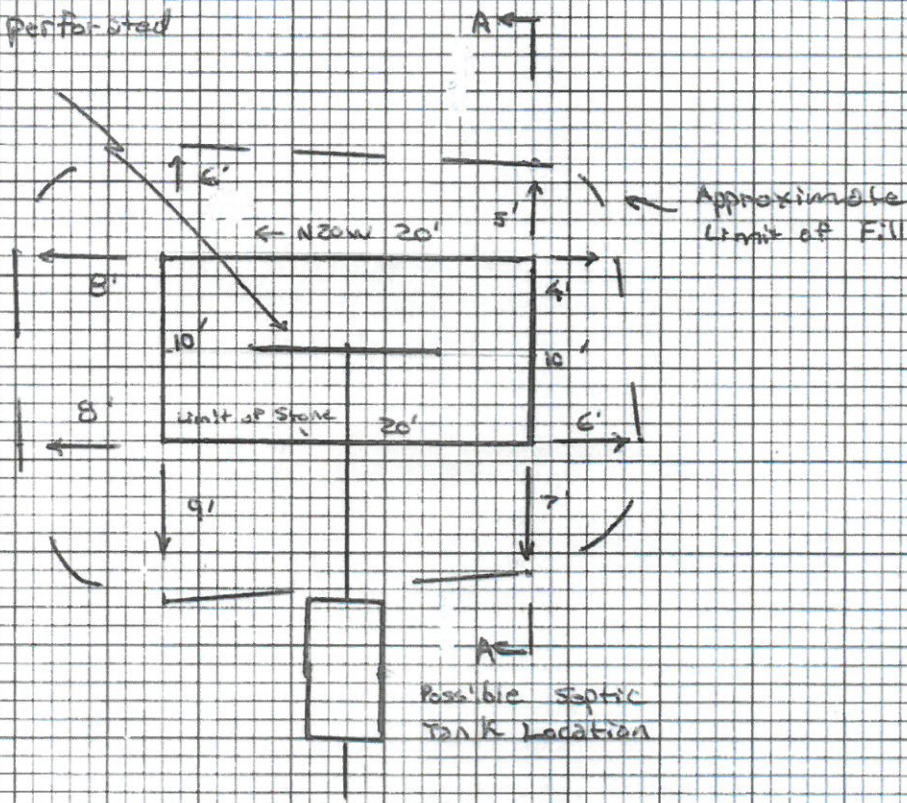
117 Yarmouth Road

Mike Copp

SCALE 1" = 10 FT.

1- 10' length of  
4" Diameter perforated  
pipe.

## SUBSURFACE WASTEWATER DISPOSAL PLAN



### FILL REQUIREMENTS

Depth of Fill (Upslope) 3" - 7"  
Depth of Fill (Downslope) 12" - 13"

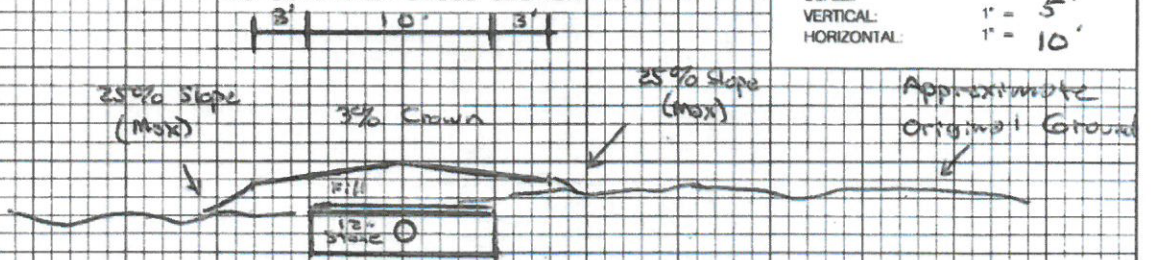
### CONSTRUCTION ELEVATIONS

Finished Grade Elevation -40"  
Top of Distribution Pipe or Proprietary Device -53"  
Bottom of Disposal Area -64"

### ELEVATION REFERENCE POINT

Location & Description Well Set in utility Pole 4' Above Ground.  
Reference Elevation 0'0"

### DISPOSAL AREA CROSS SECTION



SCALE:  
VERTICAL: 1" = 5'  
HORIZONTAL: 1" = 10'

Section A - A

[Redacted Signature]

286  
SE

3/18/2023  
Date

# Wolf Ridge Land Management

Daniel P. Colby PLS 2101 LSE 286

P.O. Box 125 Wiscasset, Maine 04578

Phone 207-631-1549

## General Notes

1)Property information supplied by the owner, applicant, or representative. Therefore such information shall be verified as correct by the owner or applicant prior to signing the application. Property lines not shown herein are considered to be ore than 50' from the disposal area.

2)Fill shall be free of foreign debris and coarse sand to gravelly coarse sand texture with 4-8% passing a #200 sieve and shall contain less than 5% by volume of rocks greater than 3" in size. The top 4" in cover material to be suitable for the establishment of good vegetative cover and seeded or covered with a layer of 3" to 6" wood chips. If wood chips are to be used they shall be maintained to prevent erosion.

3) Work to be done in accordance with the rules.

4)No wells were apparent within 100' of the disposal area. Owner to verify before signing the application.

5)All work on the disposal area to be performed under dry conditions.

6) Minimum separation distances required (unless reduced by variance)

Any well to disposal area	100'
Any well to septic tank	100'
Septic tank to foundation	8'
Septic Field to full foundation	20'
Septic field to slab or frost wall	15'

Other separation distances as per rules.

7)Fill shall be placed in 8" compacted lifts.

8) Remove vegetation and scarify original soil under the entire disposal field and fill extensions before placing the fill. Bottom 4" of fill shall be mixed with original ground to improve infiltration.

9)This Site Evaluation has been done in compliance with the Maine State Plumbing Code. The approval and or design may be subject to more restrictive local ordinances. The Local Plumbing Inspector should be contacted for final review and approval.

10)Any questions should be directed to Daniel P. Colby at the above address.

**QUITCLAIM DEED WITH COVENANT**

KNOW ALL BY THESE PRESENTS, that **Carlene E. Durgin**, of Gray, County of Cumberland, State of Maine, with a mailing address of 67 North Raymond Road, Gray, ME 04039 ("Grantor") in consideration of one dollar (\$1.00) paid and other good and valuable consideration, grant to **Copp, LLC**, a Maine limited liability company with a mailing address of 190 Pinkham Brook Road, Durham, ME 04222 ("Grantee"), receipt whereof Grantor does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Grantee, its heirs, successors and assigns forever, the property located in Gray, Cumberland County, State of Maine as more particularly described on EXHIBIT A, attached hereto and made a part hereof.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its heirs, successors, and assigns, to its use and behoof forever.

AND Grantor does covenant with the said Grantee, its heirs, successors and assigns, that she is lawfully seized in fee of the premises, that they are free of all encumbrances, that she has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that she and her heirs and assigns shall and will warrant and defend the same to the said Grantee, its heirs, successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Carlene E. Durgin, the said Grantor, have caused this Quitclaim Deed with Covenant to be executed and delivered this 22<sup>nd</sup> day of October, 2021.

SIGNED, SEALED AND DELIVERED  
in the presence of:

[Redacted]

Witness

*[Handwritten signature]*

[Redacted]

Carlene E. Durgin

*[Handwritten signature]*

Dianna Ridlon

*[Handwritten initials]*

MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
Cumberland, ss.

On October 22, 2021, personally appeared the above-named Carlene E. Durgin and acknowledged the foregoing instrument to be her free act and deed.

Before me,



~~Notary~~ Public/Attorney-at-Law

Printed Name: Jennie Clegg

My commission expires:

**EXHIBIT A**

Property located in Gray, Cumberland County, Maine as described in the following deeds each recorded in the Cumberland County Registry of Deeds:

**Parcel 1 (19.39 Acres)**

A certain lot or parcel of land situated off the Northeasterly side of Route 115 in the Town of Gray, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" capped rebar found set in the ground on the Southwesterly side line of land now or formerly of Portland Sand and Gravel and at the Northerly corner of land now or formerly of Durgin;

Thence N 38°01'53" W along land of the said Portland Sand and Gravel 553.66 feet to land now or formerly of Gordon Kimball (9016/207);

Thence S 52°40'03" W along land of the said Kimball 1500.11 feet to a 5/8" capped rebar to be set in the ground;

Thence S 38°01'54" E across land of the Grantor 572.49 feet to a 5/8" capped rebar found set in the ground at the Westerly corner of said land now or formerly of Durgin;

Thence N 51°56'54" E along said land 1500.00 feet to the point of beginning. Containing 19.39 acres.

All bearings are Magnetic of the year 2000.

Being the same premises as described in deed from the Estate of Dennis M. Durgin to Carlene Durgin dated May 6, 2021 and recorded in the Cumberland County Register of Deeds at Book 38165, Page 13.

**Parcel 2 (17.20 Acres)**

A certain lot or parcel of land situated on the northwesterly side of Depot Road, off Route 115 in the Town of Gray, County of Cumberland and State of Maine, being shown as "Proposed Parcel Conveyance of Matthew Morrill Trust to Dennis Durgin" on plan of land entitled, "Standard Boundary Survey of Durgin Pit" for Matthew Morrill Trust, by Sebago Technics, Inc., dated March 7, 2000, said lot being more particularly bounded and described as follows:

Commencing at a 5/8 inch solid iron rod on the northwesterly sideline of Depot Road and the southerly corner of the Blue Rock Industries Pit now or formerly The Wildland Co. as described in a deed recorded at the Cumberland County Registry of Deeds in Book 2963, Page 364;

Thence N 39°-54'-46" W, by and along the westerly sideline of land now or formerly of said Wildland Co., a distance of 1017.57 feet to a field stone monument marking the most westerly comer of said Blue Rock Industries and the POINT OF BEGINNING;

Thence S 51°-44'-16" W, a distance of 226.45 feet, by and along the northwesterly sideline of land now or formerly of Evelyn Durgin as described in a deed recorded at the Cumberland County Registry of Deeds in Book 8174, Page 241, to a set iron pin;

Thence N 38°-01'-54" W, a distance of 500.00 feet, by and along retaining land of Matthew G. Morrill Trust as described in an Abstract of Will recorded at Cumberland County Registry of Deeds in Book 3304, Page 260, the southwesterly sideline of the herein described parcel of land to a set iron pin;

Thence N 51°-56'-54" E, by and along said retained land of Matthew G. Morrill Trust, a distance of 1,500.00 feet to a set iron pin in the southwesterly sideline of a 4 Rod Rangeway between Lots 39 and 5 as shown on the Proprietors Map for the Town of Gray recorded at Cumberland County Registry of Deeds;

Thence S 38°-01'-53" E, by and along an undetermined 4 Rod Rangeway, a distance of 500.00 feet to a concrete monument located at the most easterly corner of the lot herein described;

Thence S 51°-59'-09" W, a distance of 1273.55 feet, by and along land now or formerly of The Wildland Co. as described in the Cumberland County Registry of Deeds in Book 2963, Page 364, to the POINT OF BEGINNING.

Meaning and intending to describe a certain lot or parcel of land containing 17.20 acres, more or less, and being a portion of the land described in the Abstract of Will of Matthew G. Morrill recorded in said Registry of Deeds in Book 3304, Page 260.

Also included herewith is a right-of-way for the purpose of ingress and egress from the southwesterly sideline of the herein described lot to Route 115, in the Town of Gray.

Said right-of-way to be forty (40) feet in width and to run generally in alignment with the existing gravel access drive as now constructed. The specific location of said way to be determined by Matthew G. Morrill Trust as shown in a deed recorded in Book 15528, Page 328.

Also included herewith any right which may exist in and over the Rangeway along the northeasterly sideline of the herein described lot.

Bearings herein are based on a magnetic observation taken in February 2000.

Being the same premises as described in deed from the Estate of Dennis M. Durgin to Carlene Durgin dated May 6, 2021 and recorded in the Cumberland County Register of Deeds at Book 38165, Page 296.

**Parcel 3 (7.17 Acres)**

A certain lot or parcel of land situated off the Northwesterly side of the Depot Road in the Town of Gray, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a stone monument found set in the ground at the Westerly corner of land now or formerly of Pike Industries, Inc. (23,578/296). Said point being also the Southerly corner of land now or formerly of Evelyn Durgin (15,528/329) and the Southeasterly corner of other land now or formerly of Evelyn Durgin;

Thence S 51°44'16" W along land now or formerly of Evelyn Durgin a distance of 226.45 feet to a 5/8" capped rebar found set in the ground at land now or formerly of The Mathew G. Morrill Trust (3304/260);

Thence continuing S 51°44'16" W along land of the said Trust 398.55 feet to the Northerly corner of other land of the said Trust;

Thence S 39°54'46" E along the Northeasterly side line of said other land of the said Trust 500.00 feet to a point;

Thence N 51°44'16" E across land of the Grantor 625.00 feet to the Southwesterly side line of land of the said Pike Industries, Inc.;

Thence N 39°54'45" W along land of the said Pike Industries, Inc. 500.00 feet to the point of beginning. Containing 7.17 acre.

All bearings are Magnetic of the year 2000.

Being the same premises as described in deed from Evelyn A. Durgin to Dennis M. Durgin and Carlene Durgin, dated June 5, 2007 and recorded in the Cumberland County Register of Deeds at Book 25195, Page 24.

**Parcel 4 (26 Acres)**

A certain lot or parcel of land, with any buildings thereon, located northerly of the Yarmouth Road in Gray, Cumberland County, Maine, more particularly described as follows:

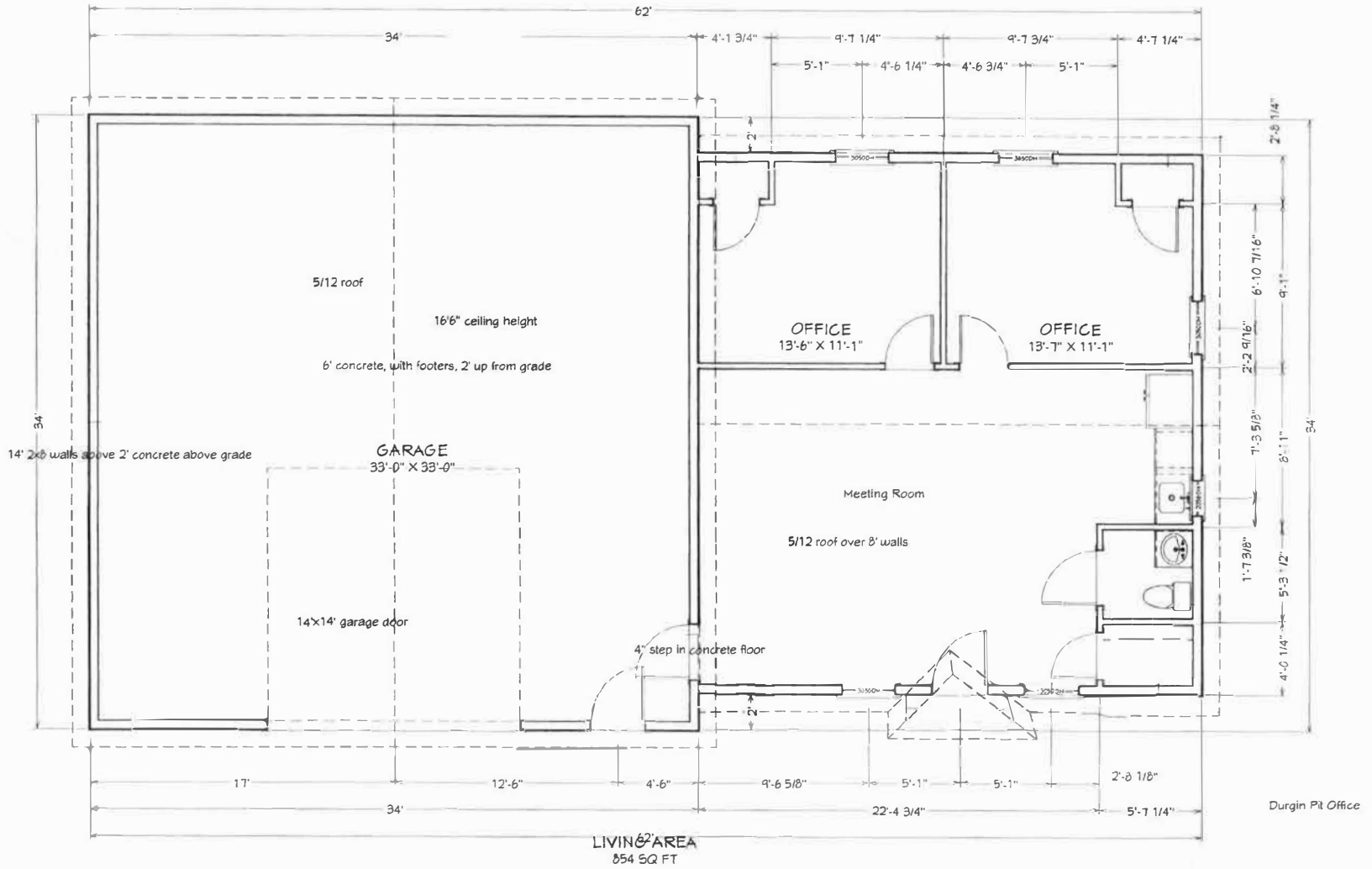
The lot of land described in the deed from Ozias M. Goff, et al. to Matthew G. Morrill dated April 6, 1926 recorded in the Cumberland County Registry of Deeds in Book 1232, Page 422.

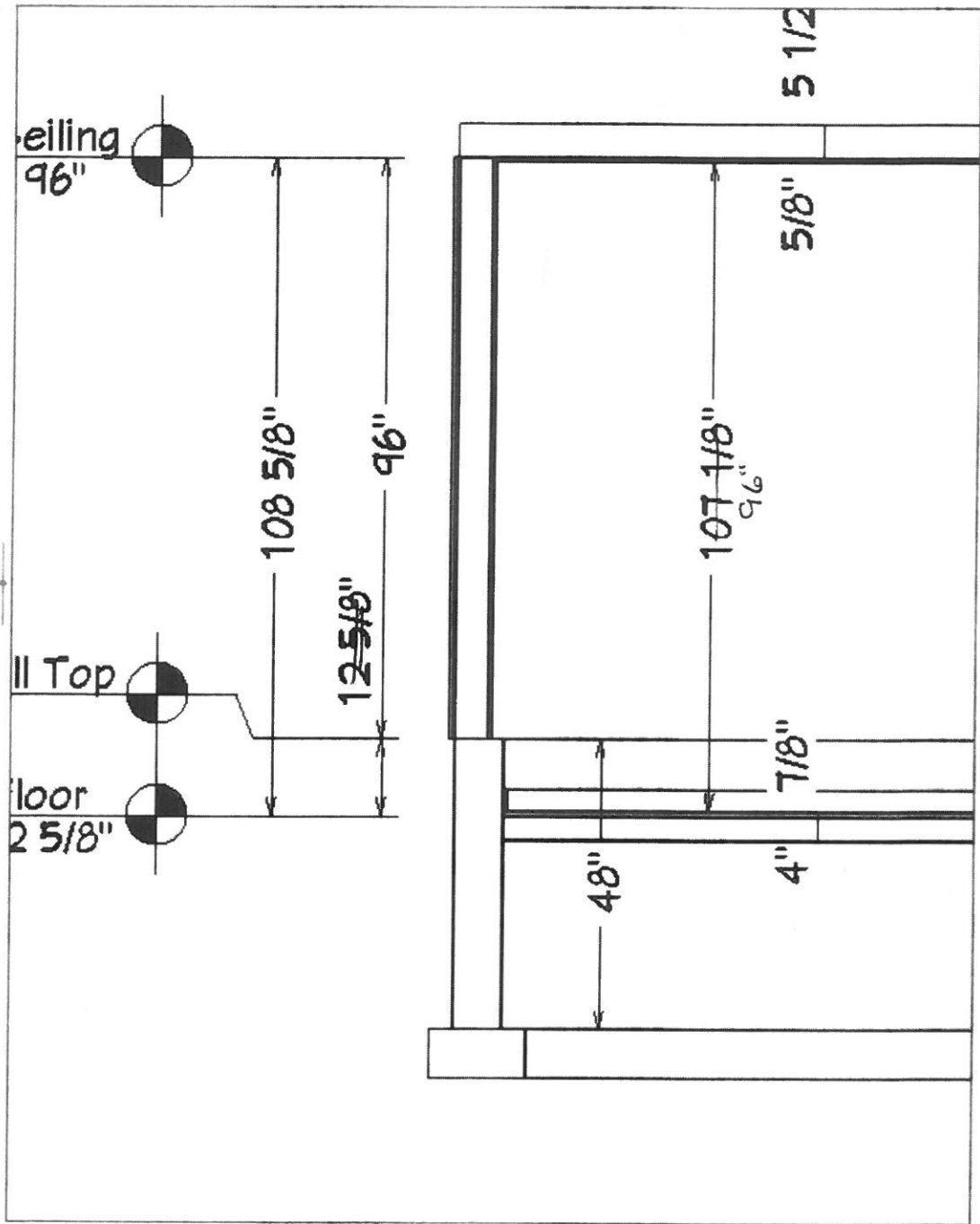
Excepting from the above parcel the two out-conveyances to Dennis Durgin and Carlene Durgin recorded at the Cumberland County Registry of Deeds in Book 17260, Page 340 and Book 15528, Page 329.

Being the same premises as described in deed from the Estate of Dennis M. Durgin to Carlene Durgin dated April 14, 2021 and recorded in the Cumberland County Register of Deeds at Book 38161, Page 41.

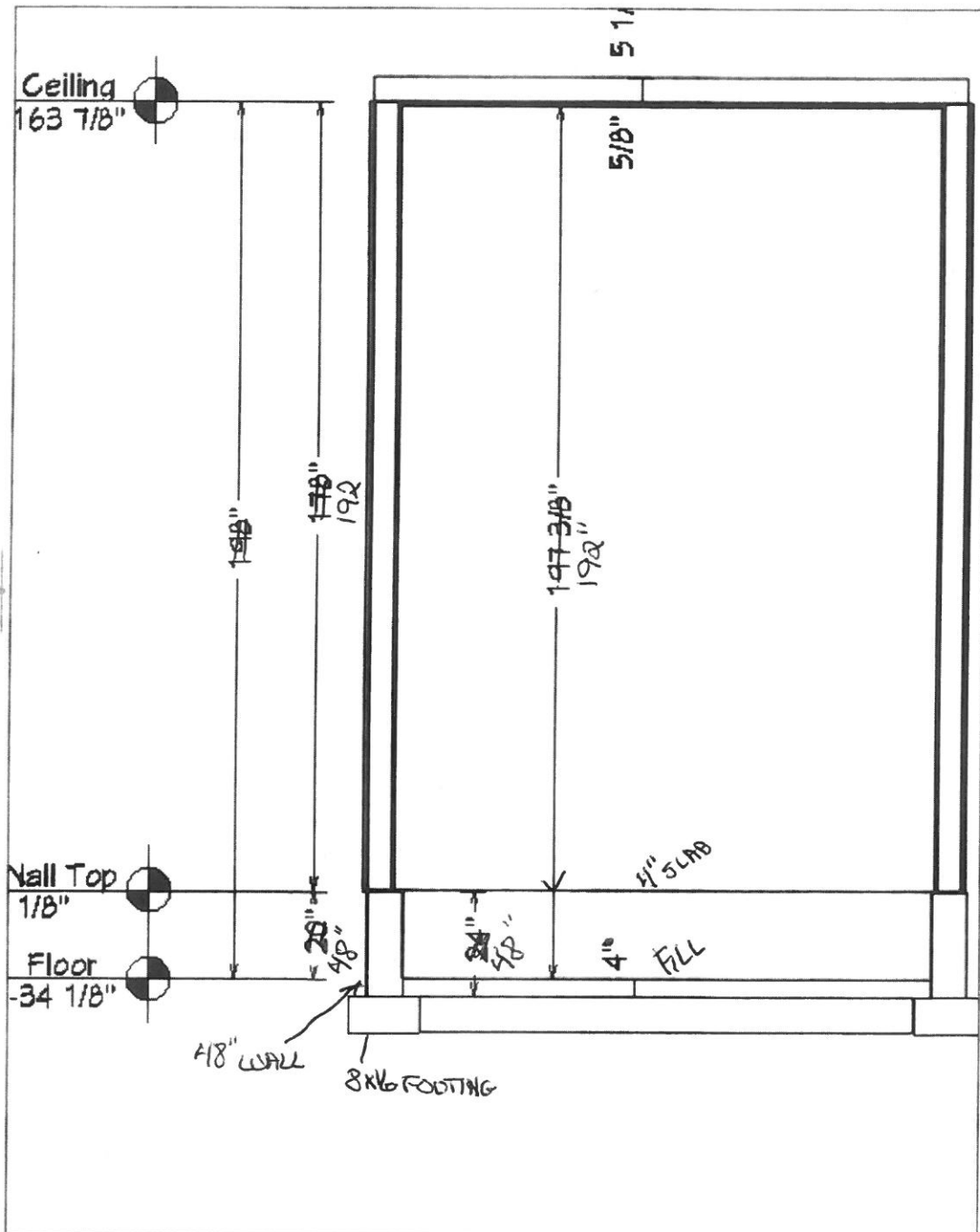
Received  
Recorded Register of Deeds  
Oct 25, 2021 01:10:36P  
Cumberland County  
Jessica M. Spaulding

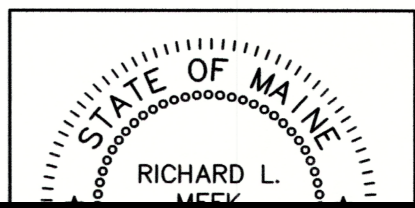
2x8 walls on garage, 2x6 on office  
 PT base plates  
 T-111 sheathing  
 5/12 truss w/ 5/8" sheathing  
 Ice and water shield  
 Top coat on remaining  
 Architectural shingles





OFFICE





RICHARD L. MEYER

DATE: 5/11/2023

NO.	DATE	REVISIONS
C	5/11/2023	ADD EXISTING TOPOGRAPHY PER TOWN OF GRAY REVIEW
B	4/26/2023	RESUBMIT SITE PLAN TO TOWN OF GRAY
A	3/21/2023	SUBMIT SITE PLAN TO TOWN OF GRAY

NO.	DATE	REVISIONS
C	5/11/2023	ADD EXISTING TOPOGRAPHY PER TOWN OF GRAY REVIEW
B	4/26/2023	RESUBMIT SITE PLAN TO TOWN OF GRAY
A	3/21/2023	SUBMIT SITE PLAN TO TOWN OF GRAY

ADDRESS: 41 CAMPUS DRIVE SUITE 301  
NEW GLOUCESTER, ME 04260

PHONE: (207) 926-5111

WEB SITE: www.terradynconsultants.com

**TERRADYN CONSULTANTS, LLC**

Civil Engineering | Land Surveying | Geomatics  
Stormwater Design | Land Planning | Environmental Permitting

PERMIT DRAWING  
NOT FOR CONSTRUCTION

PROJECT: DURGIN PIT  
ROUTE 115, GRAY, MAINE

SHEET TITLE: SITE PLAN

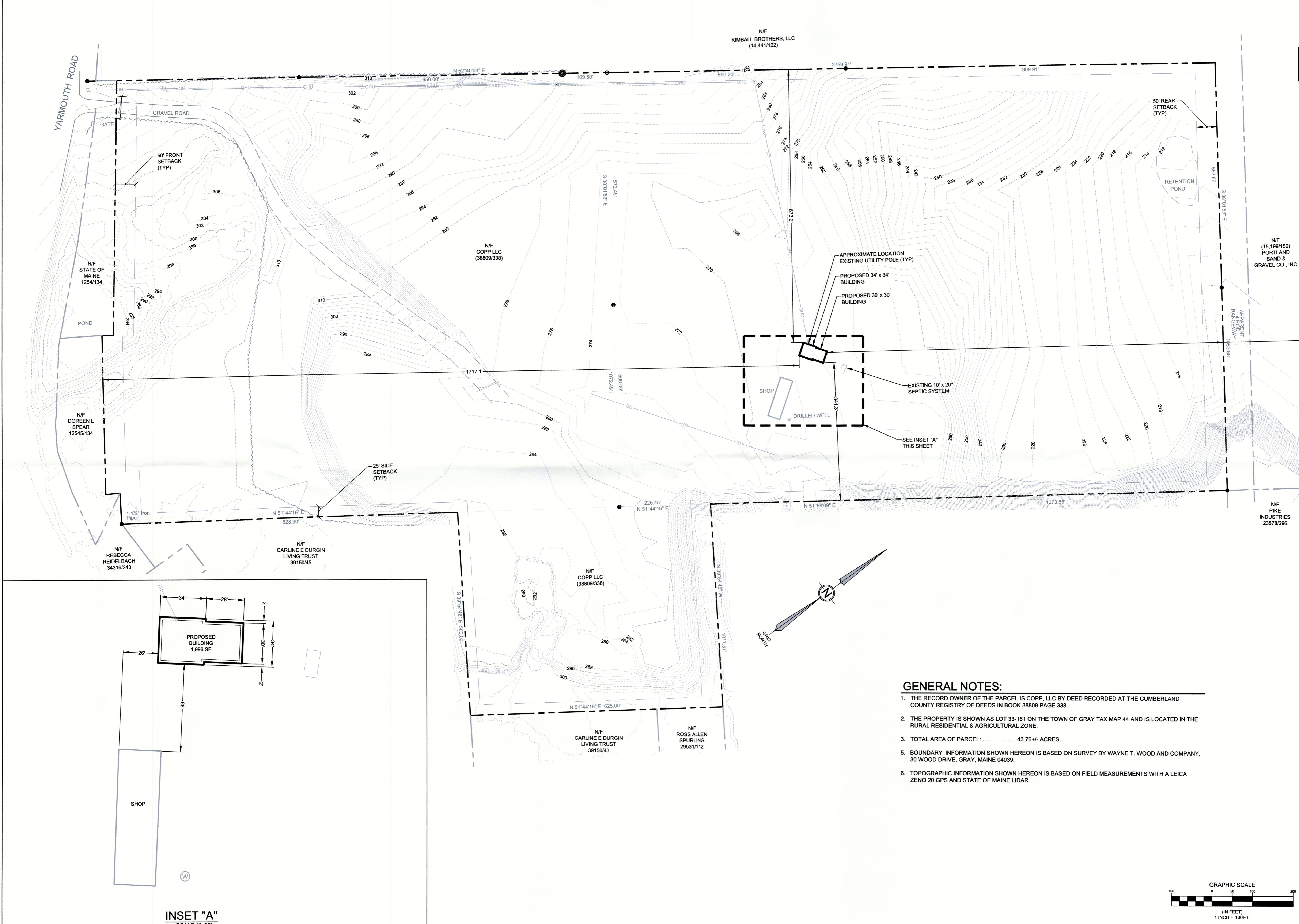
CLIENT: MICHAEL COPP  
190 PINKHAM BROOK RD.  
DURHAM, MAINE 04222

DATE: 5/11/2023

SCALE: 1"=100'

JOB NO: 23-034

SHEET: C-1.0



**GENERAL NOTES:**

1. THE RECORD OWNER OF THE PARCEL IS COPP, LLC BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 38809 PAGE 338.
2. THE PROPERTY IS SHOWN AS LOT 33-161 ON THE TOWN OF GRAY TAX MAP 44 AND IS LOCATED IN THE RURAL RESIDENTIAL & AGRICULTURAL ZONE.
3. TOTAL AREA OF PARCEL: . . . . . 43.76+/- ACRES.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON SURVEY BY WAYNE T. WOOD AND COMPANY, 30 WOOD DRIVE, GRAY, MAINE 04039.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON FIELD MEASUREMENTS WITH A LEICA ZENO 20 GPS AND STATE OF MAINE LIDAR.

**INSET "A"**  
SCALE 1"=30'

