

**Site Plan Review Application - Please Print Clearly**

Site Plan Review App Fees Paid: \$25.00 Application Fee and \$150.00 Escrow Fee

Date CEO Reviewed & Accepted: \_\_\_\_\_

Date Received and Paid for at Clerk's Office: 6/1/26 DDT

Date Received by Planning Board Administrative Assistant: \_\_\_\_\_

Planning Board Administrative Assistant Signature: \_\_\_\_\_

**Submission of Application:** For the purpose of classification and initial discussion, project applicants, prior to submitting applicable Preliminary or Final Plan applications, shall submit Site Plan information to the CEO. An application for Site Plan Review will consist of eleven (11) sets of site plan maps (two full-size set and nine 11" x 17" sets) which include scale, north arrow, legend, abutters, and title block, and shall show existing and proposed lots or property lines, existing and proposed structures, roads, driveways, easements and/or rights of way and all other information as detailed in the Town of Parsonsfield Land Use and Development Ordinance, Article III: Site Plan Review. Applicant must also submit a list of all the abutters, including those across a public or private right of way or across a town line. Approval of a Site Plan shall not constitute approval of a project and is merely authorization for the applicant to file a preliminary or final plan application.

**Applicant(s):** Name & Mailing Address  
(If different from Owner)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Property Owner(s):** Name & Mailing Address

CARA SUTZER MARK DICICCO  
71 MGDECREST Rd  
PARSONSFIELD, ME 04047

Telephone: \_\_\_\_\_

Telephone: 978-967-7252

Applicant Email address: mdicicco89@gmail.com

Applicant's Signature: *MDi*

**Property Owner's Authorization** (fill out only if applicant is not owner). The undersigned property owner hereby certifies that the information submitted in this application regarding the property is true, accurate, and complete and that the Applicant has full authority to request approval for this proposal.

Property Owner Email address: \_\_\_\_\_

Property Owner's Signature: \_\_\_\_\_

Site Location/Address \_\_\_\_\_

Tax Map# R13 Lot# 15A

Zoning District: Village Acreage of subject parcel: 10.42

Current Use of Property Residence

Proposed Use of Property Ownership

Previous Approvals: List all previous uses, variances or special conditions associated with this property. N/A

Date of Action: Planning Board Meeting/Hearing: N/A

Approval: \_\_\_\_\_ Denial: \_\_\_\_\_

If application is approved, the applicant is hereby authorized to submit a preliminary or final plan.

If Application Denied, Reason: \_\_\_\_\_

- 1) **Applicability:** This application applies to any proposed use listed in the Table of Permissible Uses which requires Site Plan Review.
- 2) **Submissions:** Applications must be submitted 15 days in advance of the scheduled meeting.
- 3) **Permits:** Attach any other applicable permits.
- 4) **Abutters:** Attach a list of names and addresses of abutting property owners. (Please complete the separate "Abutters List Form" with this application)
- 5) **Supplemental Information:** The Planning Board may require additional information.
- 6) **Approval Criteria:** In approving site plans, the Planning Board shall consider criteria as listed in the Land Use and Development Ordinance Site Plan Review article. Before granting approval, the Board shall make findings of fact that the provisions of this Ordinance have been met and that the proposed development will meet the guidelines of Title 30-A, MRSA, Section 4404, as amended.

NOTE: A Site Plan application must be approved unless in the judgement of the Planning Board the applicant is not able to meet one or more of the performance standards. Decisions of the Planning Board may be appealed in accordance with the provisions of the Ordinance.

- 7) **Site Plan Content:** Application must include the following exhibits and information. Please attach information on a separate sheet of paper or note that the item is not applicable and give a reason. (A=Attached or NA=Not Applicable)

## **Submissions for Site Plan Review and Conditional Use Permit**

### **General Submission Information:**

- a) name and address of all property owners within 500 feet of edge of property line (Abutters List Form)
- b) sketch map showing general location of site within the Town.
- c) boundaries of all contiguous property under control of owner/applicant regardless of whether all or part is being developed at this time.
- d) copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest.
- e) name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan.

### **Existing Conditions:**

- f) bearings and distances of all property lines of property to be developed and source of information.
- g) location and size of any existing sewer and water mains, culverts and drains that will serve the development whether on or off the property, along with the direction of existing surface water drainage across the site.
- h) location, names and present widths of existing streets and rights-of-way within or adjacent to the proposed development
- i) location, dimensions and ground floor elevations Above Ground Level (AGL) of all existing and proposed buildings on the site
- j) location and dimensions of existing driveways, streets, parking and loading areas and walkways on the site.
- k) location of intersecting roads or driveways within 200 feet of site
- l) location of open drainage courses, wetlands, stands of trees, and other important natural features, with description of features to be retained and of any new landscaping.
- m) location, front view, and dimensions of existing and proposed signs
- n) location and dimensions of any existing easements and ten (10) copies of existing covenants or deed restrictions

### **Proposed Development Activity:**

- o) location of all building setbacks, yards and buffers, required by this or other Town Ordinances
- p) location, dimensions and ground floor elevations Above Ground Level (AGL) of all proposed buildings
- q) location and dimensions of proposed driveways, parking and loading areas, and walkways.
- r) location and dimensions of all provisions for water supply and wastewater disposal
- s) direction and route of proposed surface water drainage
- t) location, front view, and dimensions of proposed signs
- u) location and type of exterior lighting
- v) proposed landscaping and buffering
- w) demonstration of any applicable State applications, or permits which have been or may be issued.
- x) schedule of construction, including anticipated beginning and completion dates
- y) Space shall be provided on the plan for the signatures of the Planning Board and date, together with the following words, "Approved: Town of Parsonsfield Planning Board."

**ABUTTERS LIST FORM**

(Make additional copies of this form as needed to submit a complete list.)

ABUTTER NAME(S): Basile-Jones, Christian M

MAILING ADDRESS: 1585 North Rd

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 1585 North Rd

MAP # R13 LOT # 12-A

ABUTTER NAME(S): Noujaim, Gabriel A

MAILING ADDRESS: 1599 North Rd

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: 1599 North Rd

MAP # R13 LOT # 13

ABUTTER NAME(S): Seyel, Joel

MAILING ADDRESS: North Rd

CITY/STATE/ZIP: Parsonsfield, ME 04047

PROPERTY ADDRESS: North Rd

MAP # R13 LOT # 14

ABUTTER NAME(S): Moulton, Timothy A SR

MAILING ADDRESS: 1607 North Rd

CITY/STATE/ZIP: Parsonsfield, ME, 04047

PROPERTY ADDRESS: 1607 North Rd

MAP # R13 LOT # 14-A

Appendix A  
Title 30-A, Chapter II, Subchapter IV  
SUBDIVISIONS

As Effective September 9, 2017

**4401 Definitions**

As is used in this subchapter, unless the context otherwise indicates, the following terms have the following meanings.

1. **Densely developed area.** Densely developed area means any commercial, industrial, or compact residential area of 10 or more acres with an existing density of at least one principal structure per 2 acres.
2. **Dwelling unit.** Dwelling unit means any part of a structure which, through sale or lease, is intended for human habitation, including single-family and multifamily housing, condominiums, apartments and time-share units.
- 2-A. **Freshwater wetland.** Freshwater wetland means freshwater swamps, marshes, bogs and similar areas which are:
  - A. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils; and
  - B. Not considered part of a great pond, coastal wetland, river, stream or brook.

These areas may contain small stream channels or inclusions of land that do not conform to the criteria of this subsection.

3. **Principal structure.** Principal structure means any building or structure in which the main use of the premises takes place.
4. **Subdivision.** Subdivision means the division of a tract or parcel of land into 3 or more lots within any 5-year period that begins on or after September 23, 1971. This definition applies whether the division is accomplished by sale, lease, development, buildings or otherwise. The term subdivision also includes the division of a new structure or structures on a tract or parcel of land into 3 or more dwelling units within a 5-year period, the construction or placement of 3 or more dwelling units on a single tract or parcel of land and the division of an existing structure or structures previously used for commercial or industrial use into 3 or more dwelling units within a 5-year period.
  - A. In determining whether a tract or parcel of land is divided into 3 or more lots, the first dividing of the tract or parcel is considered to create the first 2 lots and the next dividing of either of these first 2 lots, by whomever accomplished, is considered to create a 3rd lot, unless:
    - (1) Both dividings are accomplished by a subdivider who has retained one of the lots for the subdivider's own use as a single-family residence or for open space land as defined in Title 36, section 1102, for a period of at least 5 years before the 2nd dividing occurs; or
    - (2) The division of the tract or parcel is otherwise exempt under this subchapter.
  - B. The dividing of a tract or parcel of land and the lot or lots so made, which dividing or lots when made are not subject to this subchapter, do not become subject to this subchapter by the subsequent

dividing of that tract or parcel of land or any portion of that tract or parcel. The municipal reviewing authority shall consider the existence of the previously created lot or lots in reviewing a proposed subdivision created by a subsequent dividing.

C. A lot of 40 or more acres shall not be counted as a lot, except:

(1) When the lot or parcel from which it was divided is located entirely or partially within any shoreland area as defined in Title 38, section 435, or a municipality's shoreland zoning ordinance; or

(2) When a municipality has, by ordinance, or the municipal reviewing authority has, by regulation, elected to count lots of 40 or more acres as lots for the purposes of this subchapter when the parcel of land being divided is located entirely outside any shoreland area as defined in Title 38, section 435, or a municipality's shoreland zoning ordinance.

D. A division accomplished by devise, condemnation, order of court, gift to a person related to the donor by blood, marriage or adoption or a gift to a municipality or by the transfer of any interest in land to the owner of land abutting that land does not create a lot or lots for the purposes of this definition, unless the intent of the transferor in any transfer or gift within this paragraph is to avoid the objectives of this subchapter. If the real estate exempt under this paragraph by a gift to a person related to the donor by blood, marriage or adoption is transferred within 5 years to another person not related to the donor of the exempt real estate by blood, marriage or adoption, then the previously exempt division creates a lot or lots for the purposes of this subsection.

E. The division of a tract or parcel of land into 3 or more lots and upon each of which lots permanent dwelling structures legally existed before September 23, 1971 is not a subdivision.

F. In determining the number of dwelling units in a structure, the provisions of this subsection regarding the determination of the number of lots apply, including exemptions from the definition of a subdivision of land.

G. Notwithstanding the provisions of this subsection, leased dwelling units are not subject to subdivision review if the municipal reviewing authority has determined that the units are otherwise subject to municipal review at least as stringent as that required under this subchapter.

H. Nothing in this subchapter may be construed to prevent a municipality from enacting an ordinance under its home rule authority which expands the definition of subdivision to include the division of a structure for commercial or industrial use or which otherwise regulates land use activities.

I. The grant of a bona fide security interest in an entire lot that has been exempted from the definition of subdivision under paragraph D, or subsequent transfer of that entire lot by the original holder of the security interest or that person's successor in interest, does not create a lot for the purposes of this definition, unless the intent of the transferor is to avoid the objectives of this subchapter.

**5. New structure or structures.** New structure or structures includes any structure for which construction begins on or after September 23, 1988. The area included in the expansion of an existing structure is deemed to be a new structure for the purposes of this subchapter.

**6. Tract or parcel of land.** Tract or parcel of land means all contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road are considered each a separate tract or parcel of land unless the road was established by the owner of land on both sides of the road.

**7. Outstanding river segments.** In accordance with Title 12, section 402, outstanding river segments means:

Personally appeared, before me, the above-mentioned \_\_\_\_\_ and  
acknowledged the foregoing instrument to be \_\_\_\_\_ free act and deed.

\_\_\_\_\_  
Notary Public

### Appendix D

## PARSONSFIELD PLANNING BOARD

## SUBDIVISION APPROVAL APPLICATION FORM

### APPLICANT INFORMATION

Name of Property Owner: Mark Dionio, Circa Singer

Address: 71 Maplecrest Road  
Parsonsfeld, ME 04047

Telephone: (978) 967 - 7252

Name of Applicant: Mark Dionio, Circa Singer

Address: 71 Maplecrest Road  
Parsonsfeld, ME 04047

Telephone: (978) 967 - 7252

Name of applicant's authorized agent: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: ( ) \_\_\_\_\_

Name of Land Surveyor, Engineer, Architect or others preparing plan:

Main-Land Development Consultants, Inc

Address: 69 Main St. Livermore Falls, Maine

Telephone: (207) 897 - 6752 Registration # 2282

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

Mark Domic  
71 Madecrest Rd  
Danversfield, ME 04047

What legal interest does the applicant have in the property to be developed?

ownership  option  purchase and sales contract  other \_\_\_\_\_

What interest does the applicant have in any abutting property? Ownership of abutting property  
65 Madecrest Rd

**LAND INFORMATION**

Location of Property (Street Location) 71 Madecrest Road  
(from County Registry of Deeds): Book 19483 Page 92  
(from Tax Maps): Map P13 Lot(s) 15A

Current zoning of property: Village

Is any portion of the property within 250 feet of a great pond or river? Yes  No

Is any portion of the property within the direct watershed of great pond? Yes  No

If yes, which great pond? \_\_\_\_\_

Total Acreage of Parcel: \_\_\_\_\_

Acreage to be developed: \_\_\_\_\_

Indicate the nature of any restrictive covenants to be placed in the deeds:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Has this land been part of a prior approved subdivision?  
Or other divisions within the past 5 years? Yes  No   
Yes  No

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

Does the parcel include any waterbodies? Yes  No  
Does the parcel include any wetlands? Yes  No  
Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency? Yes  No

List below the names and mailing addresses of abutting property owners and owners across the road:

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
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_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**GENERAL INFORMATION**

Proposed name of development: NIA  
Number of lots or units: NIA  
Anticipated date for construction: NIA  
Anticipated date of completion: NIA

Does this development propose the extension of public infrastructure? Yes  No

roads  storm drainage  sidewalks  fire protection equipment  other

Estimated cost for infrastructure improvements \$ NIA

Identify method of water supply to the proposed development: NIA

individual wells  
 central well with distribution lines  
 other, please state alternative \_\_\_\_\_

Identify method of sewage disposal to the proposed development: NIA

- individual septic tanks
- central on site disposal with distribution lines
- other, please state alternative \_\_\_\_\_

Identify method of fire protection for the proposed development: NIA

- dry hydrants located on an existing pond or water body
- existing fire pond
- other, please state alternative.

Does the applicant propose to dedicate to the public any streets, recreation or common lands?

street(s)	Yes	<input checked="" type="radio"/> No	Estimated Length	_____
recreation area(s)	Yes	<input checked="" type="radio"/> No	Estimated Acreage	_____
common land(s)	Yes	<input checked="" type="radio"/> No	Estimated Acreage	_____

Does the applicant intend to request waivers of any of the subdivision submission requirements?

Yes  No

If yes, list them and state reasons for the request.

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To the best of my knowledge, all the above stated information submitted in this application is correct.

M. Deiv [Signature]

4/22/26

# Appendix R

## SUBDIVISION PLAN REVIEW CHECKLIST FOR MINOR AND MAJOR SUBDIVISIONS

### ARTICLE 12 - DESIGN STANDARDS

SUBDIVISION NAME \_\_\_\_\_

DATE \_\_\_\_\_

This checklist has been prepared to assist applicants in developing their subdivision plans. It should be used as a guide. The checklist does not substitute for the statutory criteria or the requirements of Article 12 of the Subdivision Regulations (or Ordinance). The Planning Board also will be using the checklist to make sure that your application conforms to the design guidelines or other wise meets the performance standards. Indicate if information has been submitted to provide evidence the guideline will be met or if you feel your design will otherwise meet the appropriate performance standard of Article 12. If you feel that a guideline is not applicable to your project, please indicate in the second column.

Shaded boxes indicate that the action is not recommended to be taken by the Applicant.

DESIGN GUIDELINES		Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
12.1	SUFFICIENT WATER					
A.	Well construction					
A.1.	Dug wells prohibited on lots one acre and smaller		X			
A.2.	Wells at least 100 from a street or 50 feet if uphill		X			
B.	Fire protection					
B.1.	Buildings no more than 500 feet from hydrants		X			
B.2.	Storage of 10,000 gallons if not on public water		X			
B.3.	Hydrants to fire department specifications		X			
B.4.	Easements for access to hydrants		X			
12.2.	TRAFFIC CONDITIONS					
A.	Access control		X			
A.1.	Vehicular access from residential lot to arterial street		X			
A.2.	Double frontage lots	X				
A.3.	Subdivision street entering onto an arterial street					
A.3.	Access design onto arterial streets			X		
3.b.	Sight distances	X				
3.c.	Vertical alignment	X				
3.d.	Low volume accesses	X				
3.e.	Medium volume accesses					
3.f.	High volume accesses			X		
3.g.	Special case accesses	X				
B.	STREET DESIGN AND CONSTRUCTION					
B.2.	Street Design Standards			X		
2.b.	Reserve strips prohibited					
2.c.	Right-of-way width for commercial zoning districts			X		
2.d.	Land reserved for required widening of existing street			X		
				X		

DESIGN GUIDELINES		Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
2.e.	Two accesses to when 200 or more trips per day		X			
<b>DESIGN GUIDELINES</b>						
2.f.	Street design standards table		X			
2.g.	Layout of centerline of roads		X			
2.h.	Dead-end streets; cul-de-sacs		X			
2.i.	Grades, intersections and sight distances		X			
2.j.	Sidewalks		X			
2.k.	Curbs		X			
B.3.	Street Construction Standards		X			
3.a.	Street materials		X			
3.b.	Bases and pavement		X			
12.3.	<b>IMPACTS ON NATURAL BEAUTY, ETC.</b>		X			
A.	Preservation of natural beauty and aesthetics		X			
B.	Retention of open spaces, natural or historic features		X			
C.	Protection of significant wildlife habitat	X				
C.1.	Endangered or threatened species habitat		X			
C.2.	Waterfowl, shorebird, and wading bird habitat, atlantic salmon spawning areas, coastal wildlife concentrations		X			
C.3.	Protection of deer wintering areas		X			
C.4.	Protection of important shoreland areas		X			
C.5.	Other important wildlife habitat identified by IF&W or the Comprehensive Plan		X			
12.4.	<b>STORMWATER MANAGEMENT DESIGN GUIDELINES</b>		X			
A.	Design of best management practices		X			
B.	Drainage easements		X			
C.	Design of drainage pipes and trenches		X			
D.	Location of catch basins		X			
E.	Storm drainage construction standards		X			
E.1.	Storm drainage materials		X			
E.2.	Pipe gauges		X			
E.3.	Drain inlet alignment		X			
E.4.	Location of manholes		X			
12.5.	<b>IMPACTS ON WATER QUALITY OR SHORELINE</b>		X			
12.6.	Shoreland buffer strips		X			
12.7.	<b>BLOCKS</b>		X			
A.	<b>LOTS</b>		X			
B.	Lot lines perpendicular		X			
C.	Provision or preclusion of future subdivision		X			
D.	Lots divided by streams	X				
E.	Flag and other unusually shaped lots		X			
12.8.	<b>UTILITIES</b>		X			
12.9.	<b>MONUMENTS</b>		X			
12.10.	<b>CLUSTER DEVELOPMENTS</b>	X				
B.	Number of lots or dwelling units		X			
C.3.	Net residential acreage		X			
C.4.	Building sites outside of sensitive areas	X				
		X				
	Submitted		X			
	Applicant					
	Received by					
	Waived by					

DESIGN GUIDELINES		by Applicant	Not Applicable	Requests to be Waived	Planning Board	Planning Board
C.6.	Size of open space		X			
C.7.	Lots within 1,000 of open space		X			
C.8.	Buildings separated by at least 20 feet		X			
C.9.	No individual lot access onto existing streets		X			
C.10.	Maintain required minimum shore frontage		X			
C.11.	Open space includes shore frontage		X			
12.11.	PHOSPHORUS EXPORT					
A.	Buffer strips when qualifying for simple review		X			
B.	Control measures meet DEP's Technical Guide		X			

**DLN: 3313582**

NANCY E HAMMOND, REGISTER OF DEEDS  
E-RECORDED **Bk 19772 PG 300**  
Instr # 2025039035  
10/28/2025 08:47:11 AM  
Pages 2 YORK CO

## WARRANTY DEED

**Maine R.E. Transfer Tax Paid**

I, **Charles Thomas DiOrio**, of Peabody, Massachusetts, **Mark Thomas DiOrio**, and **Cara A. Singer**, of Parsonsfield, Maine, for consideration paid, Grants to **Mark Thomas DiOrio**, and **Cara A. Singer**, as joint tenants with the rights of survivorship of 71 Maplecrest Road, Parsonsfield, York County, Maine, the premises located in Parsonsfield, York County, Maine, bounded and described as follows:

### *With Warranty Covenants*







The land with the buildings thereon situated in Parsonsfield, County of York, State of Maine being shown as Lot B, on a plan of land entitled "Plan Showing a Standard Boundary - Lot Split- 71 Maplecrest, Town of Parsonsfield, County of York, State of Maine" made for Mark Diorio, prepared by Boundary Points, a Division of Main-Land Development Consultants, Inc., David Bouffard PLS #2282 and recorded with the York County Registry of Deeds on February 9, 2024 in Plan Book 437, Plan 37.

Lot B contains 16.13 acres + or - according to said plan.

Being all and the same premises described in a deed recorded with York County Registry of Deeds in Book 19483, Page 92.

**Property Address: 71 Maplecrest Drive, Parsonsfield, York County, ME 04047**

IN WITNESS WHEREOF, the said Charles Thomas DiOrio, Mark Thomas DiOrio and Cara A. Singer, have executed this instrument on this 20th day of October, 2025.

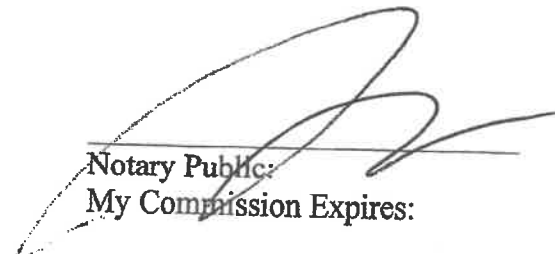
 Witness	 Charles Thomas DiOrio
 Witness	 Mark Thomas DiOrio
 Witness	 Cara A. Singer

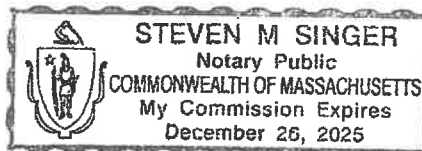
COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

October 20, 2025

On this 20<sup>th</sup> day of October, 2025, before me, the undersigned notary public, personally appeared **Charles Thomas DiOrio, Mark Thomas DiOrio, Cara A. Singer**, proved to me through satisfactory evidence of identification, which was, VA. 10 Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

  
Notary Public:  
My Commission Expires:





**MAIN-LAND DEVELOPMENT CONSULTANTS, INC.**  
 49 MAIN ST., SUITE 200, NEW YORK, NY 10038  
 TEL: (212) 850-0000 FAX: (212) 850-0000

**LAND OF SINGER & DIORIO**  
 WILDEYEST ROAD, TOWN OF PARSONSFIELD, COUNTY OF YORK, STATE OF NEW YORK

**MARK THOMAS DIORIO, CHARLES THOMAS DIORIO, CHARLES THOMAS DIORIO, JR.**  
 OWNERS OF RECORD

**MARK DIORIO**  
 77 WILDEYEST ROAD, PARSONSFIELD, NY 14558  
 MAKE FOR



**REVISION NOTES**

**DATE**  
 03/17/24  
**BY**  
 M. DIORIO  
**DATE**  
 02/20/24  
**BY**  
 M. DIORIO

**APPROVED BY THE TOWN OF PARSONSFIELD**  
 MARK PLANNING BOARD

**WORK COUNTY'S REGISTRY OF DEEDS**  
 RECEIVED AT \_\_\_\_\_ M \_\_\_\_\_ PAGE \_\_\_\_\_ REGISTER  
 DATE: \_\_\_\_\_

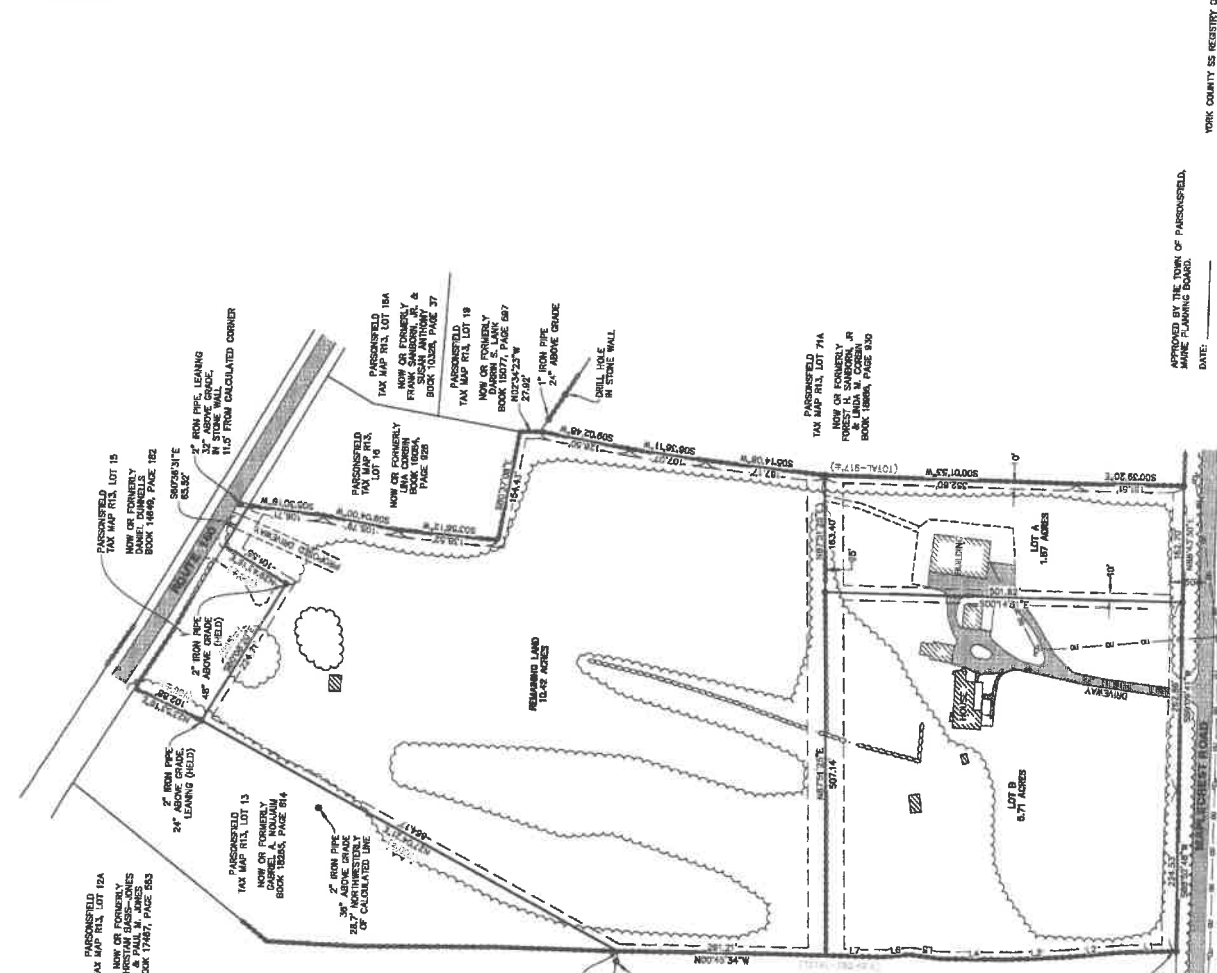
**RECORDED IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_**

**APPROVED BY THE TOWN OF PARSONSFIELD**  
 MARK PLANNING BOARD

**DATE: \_\_\_\_\_**

**CHAIRMAN: \_\_\_\_\_**

**REGISTER**



**PARSONSFIELD TAX MAP R13, LOT 15**  
 NOW OR FORMERLY DANIEL DANNIELS  
 BOOK 1494A, PAGE 182

**PARSONSFIELD TAX MAP R13, LOT 14**  
 NOW OR FORMERLY CHRISTIAN SAGGS-JONES & TONY J. JONES  
 BOOK 1746, PAGE 583

**PARSONSFIELD TAX MAP R13, LOT 13**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 12**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 11**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 10**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 9**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 8**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 7**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 6**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 5**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 4**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 3**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 2**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 1**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
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 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
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 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
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 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
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 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
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 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
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 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
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 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
 NOW OR FORMERLY DANIEL A. WOLLAUM  
 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

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 BOOK 1855B, PAGE 814

**PARSONSFIELD TAX MAP R13, LOT 0**  
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 BOOK 1855B, PAGE 814

**LOCATION MAP** 1" = 1/2 MILE



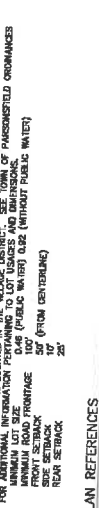
**NOTES**

- ALL BEARINGS ARE REFERENCED TO RANGE STATE GRID, WEST ZONE, MOORS AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
- TOWN OF PARSONSFIELD, TAX MAP R13, LOTS 14A & 15A.
- OWNER OF RECORD AT TIME OF SURVEY:
  - MARK THOMAS DIORIO, CHARLES THOMAS DIORIO, & CHARLES THOMAS DIORIO, JR. BY WARRANTY DEED, DATED JULY 17, 2024, AND RECORDED IN BOOK 1847B, PAGE 38A.
  - MARK THOMAS DIORIO & CHARLES THOMAS DIORIO, JR. BY WARRANTY DEED DATED OCTOBER 26, 2023, AND RECORDED IN BOOK 1847B, PAGE 38A.
  - MARK THOMAS DIORIO, BY WARRANTY DEED DATED JULY 17, 2024, AND RECORDED IN BOOK 1847B, PAGE 38A.
- AREA SUMMARY:
 

LOT A	1.87 ACRES, MORE OR LESS
LOT B	5.71 ACRES, MORE OR LESS
LOT C	18.00 ACRES, MORE OR LESS
TOTAL	25.58 ACRES, MORE OR LESS
- ALL BOOK AND PAGES REFER TO THE YORK COUNTY REGISTRY OF DEEDS.
- NO APPARENT ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.
- THE SURVEYED PARCEL IS LOCATED IN THE TOWN OF PARSONSFIELD, COUNTY OF YORK, STATE OF NEW YORK. FOR ADDITIONAL INFORMATION PERTAINING TO LOT A, SEE TOWN OF PARSONSFIELD ORDINANCES AND ZONING REGULATIONS. SEE PUBLIC WATER 0.32 (WITHOUT PUBLIC WATER).
- FRONT SETBACK: 50' (FROM CENTERLINE)
- REAR SETBACK: 10'
- ROAD SETBACK: 25'

**PLAN REFERENCES**

- TOWN OF PARSONSFIELD, TAX MAP R13, LOT 15A, DATED SEPTEMBER 23, 2023, MAKE AND RECORDED IN PLAN BOOK 437, PAGE 27 ON FEBRUARY 8, 2024.



**LEGEND**

- EXISTING IRON PIPE, IN, OR REBAR, AS NOTED
- WELL, AS NOTED
- UTILITY POLE
- BOUNDARY LINE (SURVEYED)
- ARBITRATING BOUNDARY LINES (APPROX.)
- EDGE OF GRAVEL
- STONEWALL
- TREELINE (APPROX.)
- BUILDING SETBACK
- PAVEMENT



**STANDARD BOUNDARY SURVEY**

**LOT SPLIT**  
71 MAPSHEET, TOWN OF PARSONSFIELD, COUNTY OF YORK, STATE OF CONNECTICUT

**OWNER OF RECORD**  
THOMAS W. LEMBERSKIEN  
JOAN W. LEMBERSKIEN  
CHARLES DORIO  
MARK THOMAS DORIO

**MARK DORIO**

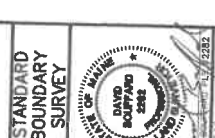
71 MAPSHEET, PARSONSFIELD, CT  
NAME 0007

**GRAPHIC SCALE:**  
1 INCH = 60 FT

**SECTION NOTES:**

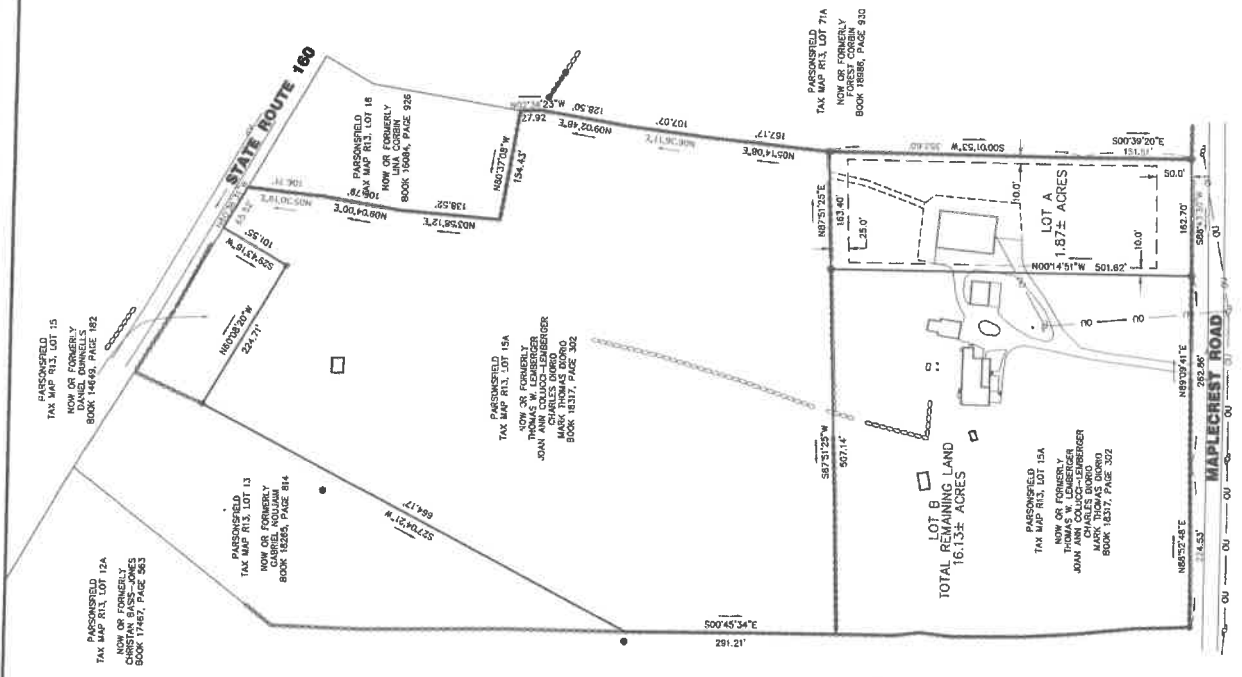
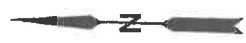
DEED NO. 100  
BOOK 1886, PAGE 930  
N/A  
DATE: 2023-08-26  
LIMITED JOB: FINAL

**STANDARD BOUNDARY SURVEY**



**S1.1**

- NOTES**
- ALL BEARINGS ARE REFERENCED TO MAINS STATE GRID. WEST ZONE. WADES AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
  - TOWN OF PARSONSFIELD: TAX MAP R13, LOT 15A.
  - OWNER OF RECORD AT TIME OF SURVEY: THOMAS W. LEMBERSKIEN, CHARLES DORIO, MARK THOMAS DORIO; BOOK 1837, PAGE 302.
  - TOTAL AREA: 16.0 ACRES, MORE OR LESS.
  - SOME ITEMS SHOWN ARE APPROXIMATE AND WERE DIGITIZED FROM GOOGLE EARTH AERIAL PHOTOGRAPHY.
  - NO APPARENT ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.
  - THE CLIENT WAS NOTIFIED TO OBTAIN APPROVAL FOR POSSIBLE SUBDIVISION.



SYMBOL	DESCRIPTION
●	EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
○	5/8" REBAR CAPPED, "ALS 2282", TO BE SET
○	WELL
○	ENCROACHMENT IDENTIFIER
○	MONUMENT
○	DECIDUOUS TREE, AS NOTED
○	CONIFEROUS TREE, AS NOTED
○	DRELL HOLE
○	GAS METER
○	SEWER
○	SEWER PILE
○	OVERHEAD UTILITY
○	BOUNDARY LINE (SHRINKED)
○	ABUTTING BOUNDARY LINES (APPROX)
○	DEED DISTANCES (APPROX)
○	ADJACENT LINE (APPROX)
○	EDGE OF GRAVEL
○	STONEWALL
○	TREELINE (APPROX)
○	CHAIN LINK FENCE
○	WIRE FENCE
○	WOODEN FENCE
○	STREAM (CENTRINE)
○	BUILDING SETBACK
○	PAVEMENT
○	TAX MAP & LOT NUMBER

- LEGEND**
- EXISTING IRON PIPE, ROD, OR REBAR, AS NOTED
  - 5/8" REBAR CAPPED, "ALS 2282", TO BE SET
  - WELL
  - ENCROACHMENT IDENTIFIER
  - MONUMENT
  - DECIDUOUS TREE, AS NOTED
  - CONIFEROUS TREE, AS NOTED
  - DRELL HOLE
  - GAS METER
  - SEWER
  - SEWER PILE
  - OVERHEAD UTILITY
  - BOUNDARY LINE (SHRINKED)
  - ABUTTING BOUNDARY LINES (APPROX)
  - DEED DISTANCES (APPROX)
  - ADJACENT LINE (APPROX)
  - EDGE OF GRAVEL
  - STONEWALL
  - TREELINE (APPROX)
  - CHAIN LINK FENCE
  - WIRE FENCE
  - WOODEN FENCE
  - STREAM (CENTRINE)
  - BUILDING SETBACK
  - PAVEMENT
  - TAX MAP & LOT NUMBER

YORK COUNTY SS. REGISTRY OF DEEDS  
RECEIVED: 10/1/2024  
AT 11:11 A.M.  
RECORDED IN PLAN BOOK 513, PAGE 31  
ATTEST: [Signature] REGISTER