

TOWN OF ELIOT  
INCORPORATED 1810  
1333 STATE ROAD  
ELIOT, MAINE 03903  
439-1813

## **AGENDA ELIOT BOARD OF APPEALS**

**TYPE OF MEETING: REGULAR MEETING**

**DATE: July 20, 2023**

**TIME 7:00 P.M.**

**LOCATION: ELIOT TOWN HALL & REMOTE (OPTION)**

**1. 7:00 PM: ROLL CALL**

**2. PUBLIC COMMENT PERIOD**

**3. PUBLIC HEARINGS:**

a) Administrative Appeal of a Code Enforcement Officer action by LEB, LLC, Michael Cuomo, Manager, for property located on Punkintown Road, Tax Map 111, Lot 19, 3.29 acres in the Rural Zone

**4. NOMINATION AND ELECTION OF OFFICERS**

**5. REVIEW AND APPROVE PREVIOUS MINUTES**

**6. OTHER BUSINESS**

**7. ADJOURN**

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**Bill Hamilton, Chairman  
Board of Appeals**

**cc: CEO,  
S/M  
BOA MEMBERS**

Zoom Link: <https://us06web.zoom.us/j/87520215520?pwd=NjhZZGZ3ZUJqMXQ5b3BkMmJUaHk2dz09>



Town of Eliot  
MAINE

Official Website of the Town of Eliot

# Building Permit Application

Date: 03/30/2023

## Applicant / Contractor

Applicant Name: LEB, LLC, Michael Cuomo,  
Manager  
Address: 6 York Pond Road  
City, State, Zip: York, Maine 03909  
Phone: 2073634532  
Email: mcuomo@maine.rr.com

Contractor Name: tbd  
Address: 6 York Pond Road  
City, State, Zip: York, ME 03909  
Phone: 2073634532  
Email: mcuomo@maine.rr.com

## Owner / Property

Owner Name: LEB, LLC, Michael Cuomo,  
Manager  
Address:  
City, State, Zip:  
Phone:  
Email:

Property Address: 6 York Pond Road, York, ME  
03909  
Map:  
Lot:  
Subdivision:  
Block:

## Property Details

Lot Size: 3.29 acres  
New Lot: no  
District: Rural  
Overlay Zone: no  
Flood Zone: no  
Existing Bathrooms: none  
Proposed Bathrooms: 2.5  
Existing Bedrooms: none  
Proposed Bedrooms: 1  
Existing Units:  
Proposed Units:  
Wastewater: Private

Existing Coverage: undeveloped  
Post Coverage: less than 18%  
Existing Heat System: none  
Proposed System: tbd  
Existing Heat Fuel: none  
Proposed Fuel: tbd  
Existing Insulation: none  
Proposed Insulation: tbd  
Existing Flooring: none  
Proposed Flooring: tbd  
Existing A/C: none  
Proposed A/C: tbd

## Work Type

Res/Commercial:  
Single Family:   
Accessory Dwelling:   
Duplex Dwelling:   
Renovation:   
Addition:   
Deck:   
Garage:   
Shed:   
Demolition:   
Pool Above Ground:

Pool In Ground:   
Fence:   
Foundation:   
Accessory Structure:   
Waste Container:   
Home Office:   
Other:   
Multi Family:   
New Building:   
Refit:   
Telecommunication:

Project Description: 24x40' 4BR 2 story house, 12x16' breezeway, 24x24' garage

**Details**

Excavation ROW:	no	Front Setback:	+/-275'
Over 1 Acre:	no	Rear Setback:	+/-40'
Finished Area:	2112	Left Setback:	+/-37'
Unfinished Area:	576	Right Setback:	+/-188'
Accessory Area:	none		

---

**Lot Description**

Deed Recorded:		Back Lot:	<input type="checkbox"/>
Book:		Conforming Lot:	<input type="checkbox"/>
Page:		Non-Conforming:	<input type="checkbox"/>
Lot Frontage:		Public Sewer:	<input type="checkbox"/>
Subdivision:	<input type="checkbox"/>	Septic System:	<input type="checkbox"/>
Non-Subdivision:	<input type="checkbox"/>		
Single Family:	<input type="checkbox"/>		
Multi Family:	<input type="checkbox"/>		
Units:			
Front Lot:	<input type="checkbox"/>		

---

**Electrical**

Electrician:		Panel:	<input type="checkbox"/>
Company:		Sub Panel:	<input type="checkbox"/>
Address:		Wiring:	<input type="checkbox"/>
Phone:		Alternative Solar:	<input type="checkbox"/>
Cell:		Alternative Wind:	<input type="checkbox"/>
License #:		Swimming Pool:	<input type="checkbox"/>
Single Family:	<input type="checkbox"/>	Sign:	<input type="checkbox"/>
Dwelling Unit:	<input type="checkbox"/>	Generator:	<input type="checkbox"/>
Temporary Service:	<input type="checkbox"/>	Other:	<input type="checkbox"/>

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I do hereby certify that the information contained herein is true and correct.

Michael Cuomo, manager, for LEB, LLC

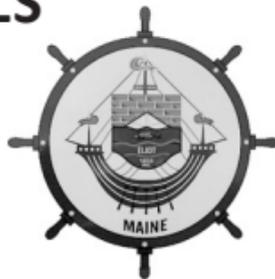
Name

03/30/2023

Date

Town of Eliot  
**ELIOT BOARD OF APPEALS**

**TYPE OF MEETING:** In-Person/Remote Option  
**DATE:** July 20, 2023  
**TIME:** 7:00 P.M.  
**LOCATION:** Town Hall/Remote Option



**PUBLIC HEARING:**

**A) Administrative appeal to decision of the Code Enforcement Officer regarding denial of a building permit application for single family dwelling, located on Punkintown Road, map 111 lot 19.**

Interested persons may be heard and written communication received regarding this application at this hearing. The application is on file and available for review in the Land Use Office at Eliot Town Hall, 1333 State Road, Eliot, ME 03903.

The meeting agenda and information on how join the remote Zoom meeting will be posted on the web page at [eliotmaine.org/board-appeals](http://eliotmaine.org/board-appeals).



# 500 feet Abutters List Report

Eliot, ME  
July 06, 2023

## Subject Property:

Parcel Number: 111-019-000  
CAMA Number: 111-019-000  
Property Address: PUNKINTOWN RD

Mailing Address: DALTON, ALLISSA R  
10 UPPER RD APT 2  
PLAISTOW, NH 03865

## Abutters:

Parcel Number: 105-005-000  
CAMA Number: 105-005-000  
Property Address: PUNKINTOWN RD

Mailing Address: RICHARDSON, DANIEL A  
81 PUNKINTOWN ROAD  
ELIOT, ME 03903

Parcel Number: 105-007-000  
CAMA Number: 105-007-000  
Property Address: 81 PUNKINTOWN RD

Mailing Address: RICHARDSON, DANIEL A RICHARDSON,  
ELLA L  
81 PUNKINTOWN ROAD  
ELIOT, ME 03903

Parcel Number: 105-008-000  
CAMA Number: 105-008-000  
Property Address: 76 PUNKINTOWN RD

Mailing Address: LIZOTTE, RONALD LIZOTTE, ANNA  
76 PUNKINTOWN RD  
ELIOT, ME 03903

Parcel Number: 105-017-000  
CAMA Number: 105-017-000  
Property Address: PUNKINTOWN RD

Mailing Address: RICHARDSON, ELLA L  
81 PUNKINTOWN RD  
ELIOT, ME 03903

Parcel Number: 110-003-000  
CAMA Number: 110-003-000  
Property Address: 118 PUNKINTOWN RD

Mailing Address: BURRIS, BRIAN HOTZ, DANIELLE A  
118 PUNKINTOWN RD  
ELIOT, ME 03903

Parcel Number: 111-001-000  
CAMA Number: 111-001-000  
Property Address: 109 PUNKINTOWN RD

Mailing Address: KREBS, PATRICIA J  
109 PUNKINTOWN RD  
ELIOT, ME 03903

Parcel Number: 111-001-001  
CAMA Number: 111-001-001  
Property Address: 119 PUNKINTOWN RD

Mailing Address: FOLEY, SHAWN M FOLEY, DEBRA A  
119 PUNKINTOWN RD  
ELIOT, ME 03903

Parcel Number: 111-002-000  
CAMA Number: 111-002-000  
Property Address: 116 PUNKINTOWN RD

Mailing Address: IRELAND, JOHN M & JOANN L FAMILY  
LIVING TRUST JOHN M IRELAND &  
JOANN L IRELAND TRUSTEES  
47 LAUREL LN  
NEW CASTLE, NH 03854

Parcel Number: 111-003-000  
CAMA Number: 111-003-000  
Property Address: 37 HOCOKA PATH

Mailing Address: BELLOTTIE, VALERIE S BELLOTTIE,  
RUSSELL G  
PO BOX 48  
ELIOT, ME 03903

Parcel Number: 111-003-002  
CAMA Number: 111-003-002  
Property Address: 100 PUNKINTOWN RD

Mailing Address: JOHN, L FRANCIS  
PO BOX 156  
ELIOT, ME 03903



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.



# 500 feet Abutters List Report

Eliot, ME  
July 06, 2023

Parcel Number: 111-003-003  
CAMA Number: 111-003-003  
Property Address: HOCOKA PATH

Mailing Address: BELLOTTIE, VALERIE S BELLOTTIE,  
RUSSELL G  
PO BOX 48  
ELIOT, ME 03903

Parcel Number: 111-015-000  
CAMA Number: 111-015-000  
Property Address: 40 COLD SPRINGS PATH

Mailing Address: GORDON, IVAN J  
40 COLD SPRINGS PATH  
ELIOT, ME 03903

Parcel Number: 111-018-000  
CAMA Number: 111-018-000  
Property Address: 24 COLD SPRINGS PATH

Mailing Address: LONERGAN, JASON D CHRISTIAN,  
JESSICA A  
1116 STATE RD  
ELIOT, ME 03903



[www.cai-tech.com](http://www.cai-tech.com)

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7/6/2023

Page 2 of 2

TOWN OF ELIOT

BOARD OF APPEALS

Zone: Rural  
Lot Size: 3.29 acres  
Tax Map: 111, Lot: 19  
Date: 18 May 2023

REQUEST FOR ADMINISTRATIVE APPEAL

APPLICANT NAME: LEB, LLC, Michael Cuomo, Manager

MAILING ADDRESS: 6 York Pond Road, York, Maine 03909

TOWN:

TELEPHONE: Home Work 207 363 4532 Cell # 207 475 7093 Fax #

OWNER OF PROPERTY: LEB, LLC

PROPERTY MAP # 111 LOT # 19

The undersigned requests the Board of Appeals consider an ADMINISTRATIVE APPEAL. Relief from the decision, or lack of decision, in regard to an application for a permit, by:

The Code Enforcement Officer (Check One)

The Planning Board

The undersigned believes that: (Check One)

An error was made in the denial of a permit

An error was made in the granting of a permit;

The denial of a permit was based on a misinterpretation of the ordinance;

There has been a failure to approve or deny the permit within a reasonable period of time;

Other (Please explain on a separate sheet of paper).

Please explain in detail the facts surrounding this appeal on a separate sheet(s) of paper. You should be as specific as possible, referring to sections of the applicable ordinances, so the Board of Appeals can give full consideration to your case.

To have a valid Administrative Appeal application, you must provide information confirming that you are an aggrieved party as defined by the Town of Eliot Zoning Ordinance, Section 507.5.2. This section states: "An aggrieved person or party is a person whose land is directly or indirectly affected by the grant or denial of a Permit, Variance or Administrative Appeal under this ordinance or a person whose land abuts land for which a Permit or Variance has been granted".

I certify that the information contained in this application and supplements are true and correct.

DATE: 18 May 2023

SIGNED: Michael Ceramo Manager for LEB, LLC  
Appellant

Date accepted by the <sup>Deputy</sup> Town Clerk or CEO: 5/18/2023 

Board of Appeals  
Town of Eliot  
1333 State Road  
Eliot, Maine 03903

18 May 2023

Dear Sir or Madam;

This letter and the attached documents are a written notice of administrative appeal and request for relief.

*Why this appeal is necessary:*

A building permit application (23-00099) was submitted on 30 March 2023. The Code Enforcement Officer has not approved, denied in writing, or requested additional information within 35 days as required in Zoning 44-44 (a) and (b).

*What relief is requested:*

The CEO shall issue a building permit.

*Evidence attached:*

Appeal Form  
Building permit sketch  
Deed  
Survey plan  
Septic system plan  
Maine DEP Permit By Rule  
Proof of corporate charter registration and representation

Thank you for your time and consideration.



Michael Cuomo, Manager for LEB, LLC  
6 York Pond Road  
York, Maine 03909  
207 363 4532  
mcuomo@maine.rr.com

1514

LEB LLC  
PH. 207-869-4532  
6 YORK POND RD  
YORK, ME 03909-5973

DATE 18 MAY 2023 8234150/2112

PAY TO THE ORDER OF TOWN OF FLEET, MAINE \$ 150.<sup>00</sup>

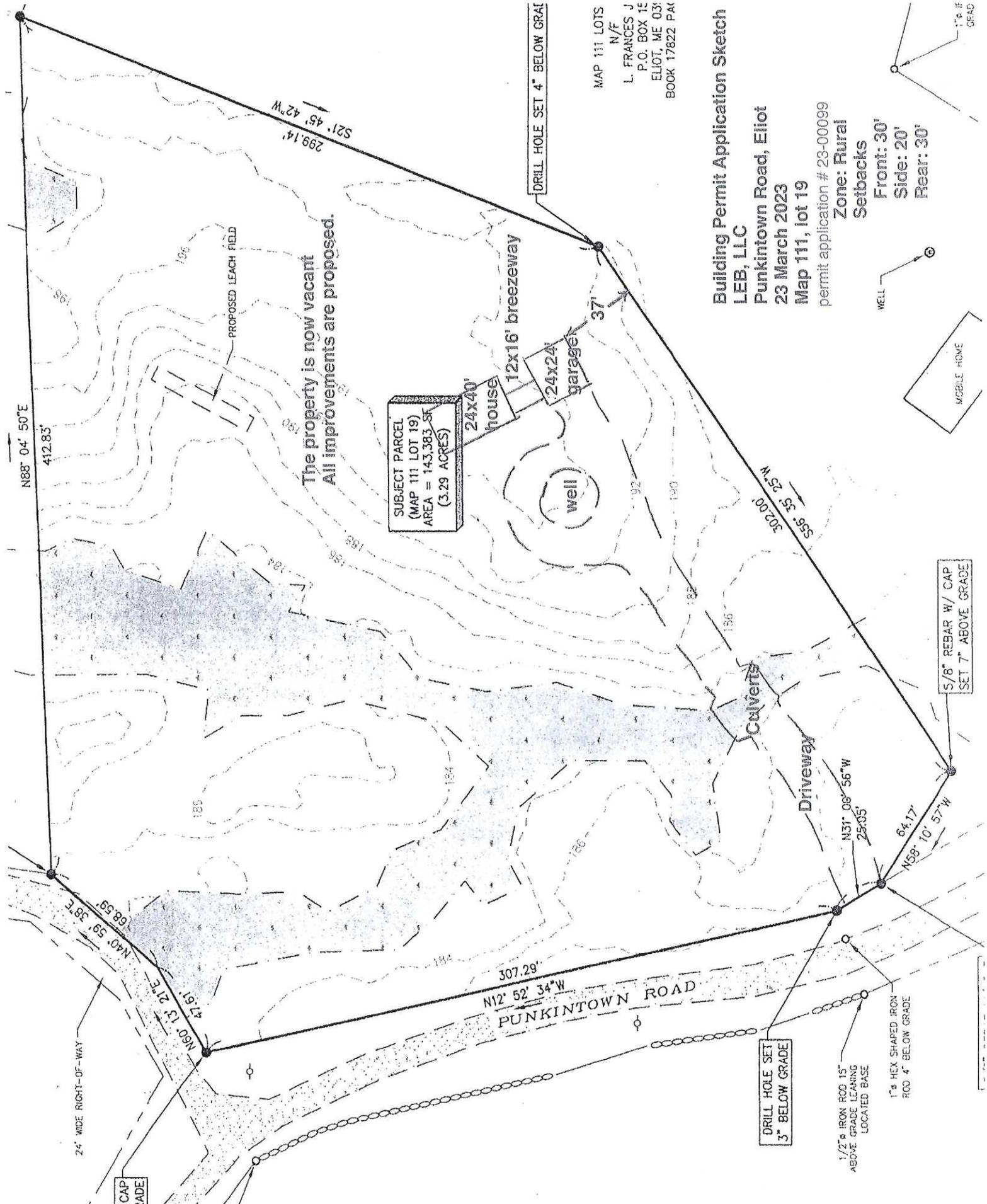
ONE HUNDRED FIFTY DOLLARS DOLLARS



FOR IDA APPRECIATION FEE

W. C. ...





The property is now vacant  
All improvements are proposed.

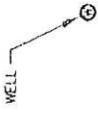
SUBJECT PARCEL  
(MAP 111 LOT 19)  
AREA = 143,383 SF  
(3.29 ACRES)

DRILL HOLE SET 4" BELOW GRADE

MAP 111 LOTS  
N/F  
L. FRANCES J  
P.O. BOX 14  
ELIOT, ME 031  
BOOK 17822 PA1

Building Permit Application Sketch  
LEB, LLC  
Punkintown Road, Eliot  
23 March 2023  
Map 111, lot 19  
permit application # 23-00099

Zone: Rural  
Setbacks  
Front: 30'  
Side: 20'  
Rear: 30'



1" = 10' GRADE

MOBILE HOME

5/8" REBAR W/ CAP  
SET 7" ABOVE GRADE

DRILL HOLE SET  
3" BELOW GRADE

1/2" IRON ROD 15"  
ABOVE GRADE LEAKING  
LOCATED BASE

1" HEX SHAPED IRON  
ROD 4" BELOW GRADE

24' WIDE RIGHT-OF-WAY

CAP  
GRADE

Driveway

Culverts

PUNKINTOWN ROAD

N12° 52' 34" W  
307.29'

N31° 08' 56" W  
25.05'

64.17'

N58° 10' 57" W

S35° 35' 25" W  
302.00'

37'

24x40'  
house

24x24'  
garage

12x16' breezeway

well

PROPOSED LEACH FIELD

N88° 04' 50" E  
412.83'

S21° 45' 42" W  
299.14'

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N12° 52'

**FORECLOSURE DEED**

KNOW ALL BY THESE PRESENTS, that U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R6 Mortgage-Back Notes, Series 2018-R6 with a mailing address of 8950 Cypress Waters Blvd., Coppell, TX 75019 ("Grantor"), for valuable consideration, does hereby give, grant, convey and release unto LEB, LLC, a limited liability company duly organized and existing under the laws of the State of Maine, with a mailing address of 6 York Road, York, ME 03909 ("Grantee"), its successors, and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at Lot 19 Punkin Town Road, Eliot, in York County, Maine, more particularly described in Exhibit A, attached hereto, and fully incorporated herein by reference.

BEING THE SAME PREMISES described in a Mortgage Deed dated October 25, 2006, and recorded in the York County Registry of Deeds at Book 14993, Page 133, which mortgage was foreclosed by civil action in York County Superior Court, Docket No. RE-19-51. A public auction of the property was held on July 19, 2022, in accordance with the aforesaid judgment.

AND GRANTOR does hereby assign to Grantee all rights and interest of Grantor as high bidder at the public foreclosure sale held in the above matter.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be signed and sealed this 18 day of August, 2022.

U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R6 Mortgage-Back Notes, Series 2018-R6 by Nationstar Mortgage, LLC, d/b/a Mr. Cooper, its Attorney-in-Fact

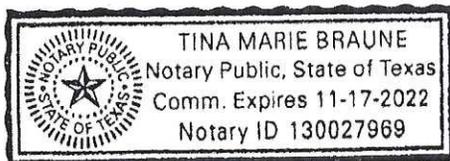
*Rebecca C Wallace* 8-18-22

By: Rebecca C Wallace

Its: Assistant Secretary

State of Texas  
County of Denton

Personally appeared before me this 18 day of August, 2022, Rebecca C Wallace, in his/her aforesaid capacity, and acknowledged the foregoing to be his/her free act and deed, and the free act and deed of said U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R6 Mortgage-Back Notes, Series 2018-R6 by Nationstar Mortgage, LLC, d/b/a Mr. Cooper, its Attorney-in-Fact.



*Tina Marie Braune*  
Notary Public: TINA MARIE BRAUNE  
My Commission Expires: 11/17/2022

Maine R.E. Transfer Tax Paid

## EXHIBIT A

The land and any buildings and improvements thereon, located off of Pumpkintown Road and Woods Road, Town of Eliot, County of York, State of Maine, further described as follows:

Beginning at a point located on the easterly edge of Woods Road in near proximity to where it intersects with Pumpkintown Road and also being the westernmost point of the parcel to be conveyed;

THENCE, South  $74^{\circ} - 51'07''$  West, a distance of 47.61 feet along the easterly edge of Woods Road;

THENCE, Continuing along the easterly edge of Woods Road North  $55^{\circ} - 37'24''$  East, a distance of 68.59 feet;

THENCE, Turning and running South  $59^{\circ} - 49'15''$  East, a distance of 234.38 feet;

THENCE, South  $06^{\circ} - 02'25''$  East, a distance of 338.02 feet;

THENCE, South  $48^{\circ} - 49'04''$  West, a distance of 148.75 feet;

THENCE, Turning and running North  $63^{\circ} - 00'19''$  West, a distance of 155.45 feet;

THENCE, North  $34^{\circ} - 33'11''$  West, a distance of 139.17 feet to a point on the easterly edge of Pumpkintown Road;

THENCE, North  $16^{\circ} - 23'10''$  West, a distance of 25.05 feet;

THENCE, North  $01^{\circ} - 45'10''$  East, a distance of 250.0 feet to the point of beginning.

Containing 3.29 acres, more or less.

Reference is made to a plan entitled "Division of Land for June C. Brackett, Pumpkin Town Road, Eliot, Maine" dated October, 1990 and prepared by Anderson Livingston Engineers / Surveyors, and recorded in the York County Registry of Deeds at Plan Book 111 Page 142; reference is also made to a plan entitled "[SHEET NAME] Natural Resources Plan, Sheet 1 of 1, [PROJECT] Eliot Property, [OWNER/CLIENT] Ailsea Dalton", dated 9-01-08 and prepared by Tooth & Associates, L.L.C., to be recorded herewith.

Subject to easements and rights of way of record.

# Portland Press Herald

## Maine Sunday Telegram

www.pressherald.com

### Public Notice

#### NOTICE OF PUBLIC SALE OF REAL ESTATE

By virtue of and in execution of a Judgment of Foreclosure and Sale entered in the York County Superior Court on March 17, 2022, in Civil Action, Docket No. RE-19-51 brought by U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R6 Mortgage-Back Notes, Series 2018-R6 against Allissa R. Dalton for the foreclosure of a mortgage recorded in the York County Registry of Deeds in Book 14993, Page 133, the statutory ninety (90) day period of redemption having expired without redemption, notice is hereby given that there will be a public sale on July 19, 2022 at 04:00 PM at 200 Rogers Road, Conference Room B, Kittery, ME, 03904 all and singular the premises described in said mortgage and being a certain lot of land with the buildings thereon, situated in the town of Eliot, County of York, and State of Maine, described in said mortgage as being located at Lot 19 Punkin Town Road.

#### TERMS OF SALE

The property will be sold to the highest bidder at the sale, who shall pay a deposit of Ten Thousand and No/100 Dollars (\$10,000.00) in cash, certified check or funds acceptable to mortgagee at the time and place of sale. The successful bidder shall be required to execute a Purchase and Sale Agreement with said U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R6 Mortgage-Back Notes, Series 2018-R6 with the aforesaid Ten Thousand and No/100 Dollars (\$10,000.00), as a non-refundable and non-interest bearing deposit thereon, providing for a closing within thirty (30) days of the date of the public sale, at which time the balance of the bid price will be due and payable in cash or certified funds payable to U.S. Bank National

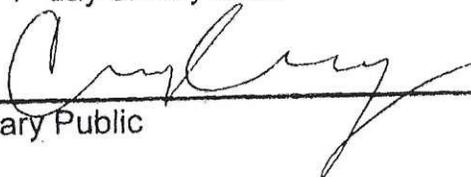
Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R6 Mortgage-Back Notes, Series 2018-R6 as aforesaid, which will then deliver a duly executed quitclaim deed. The sale shall be made subject to: (a) any condition which a title search would reveal, (b) any unpaid taxes or assessments due to the Municipality of Eliot, and (c) any facts which an accurate survey of the premises might show. The property shall be sold "as is" and "where is" without any warranties whatsoever expressed, implied or otherwise. Other terms will be announced at the sale.

Dated:  
U.S. Bank National Association, not in its individual capacity but solely as Trustee for the CIM Trust 2018-R6 Mortgage-Back Notes, Series 2018-R6  
By their Attorneys  
Reneau, J. Longoria, Esq. Bar No. 005746  
Lauren A. Thomas, Esq. Bar No. 004181  
Attorneys for Plaintiff  
Doonan, Graves & Longoria, LLC  
100 Cummings Center,  
Suite 303C  
Beverly, MA 01915  
(978) 921-2670  
RJL@dgandl.com  
LT@dgandl.com

I, Joan M. Jensen, Legal Advertising Representative of the Portland Press Herald and Maine Sunday Telegram newspapers of Portland, Maine, do hereby certify that the attached advertisement appeared in the June 16, June 23 and June 30, 2022 editions of the Portland Press Herald.

  
Legal Advertising Representative

Subscribed and sworn to before me  
this 1<sup>st</sup> day of July 2022

  
Notary Public

My commission expires

CINDY HOANG  
Notary Public - Maine  
My Commission Expires Sep 9, 2028

**GENERAL NOTES:**

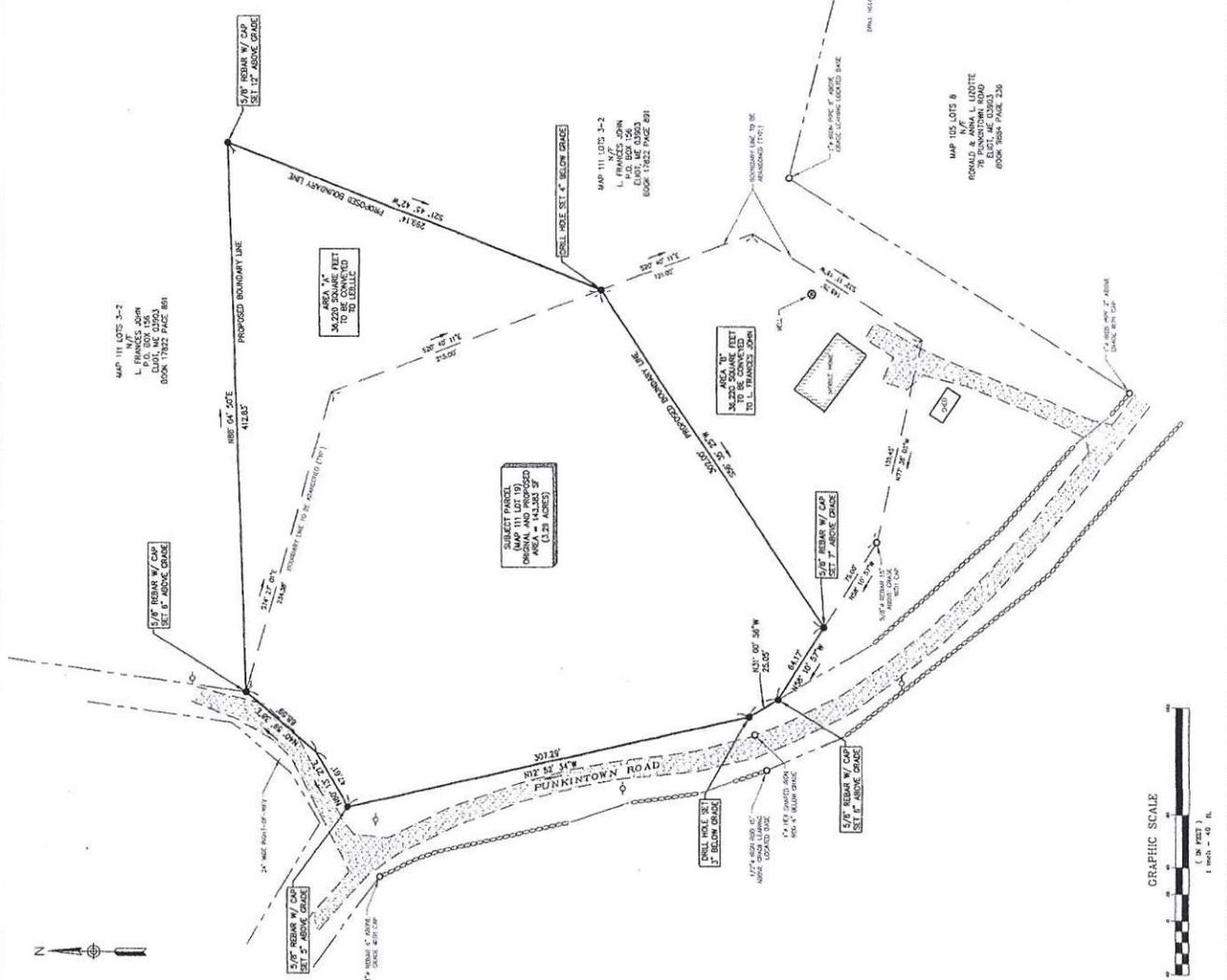
- THE PURPOSE OF THIS PLAN IS TO REVISE A PREVIOUSLY FILED ADJUSTMENT BETWEEN LAND OF LEB, LLC (L.A.M. MAP 111 LOT 3-2) AND LAND OF L. FRANCES JOHN (L.A.M. MAP 111 LOT 3-2) IN THE TOWN OF ELIC FIELD, VA.
- OWNER OF RECORD:  
 LOT 19: LEB, LLC  
 6 YORK FORD ROAD  
 YORK, YORK COUNTY, VA 23093  
 Y.C.R.D. BOOK 17817 PAGE 237  
 LOT 3-2: L. FRANCES JOHN  
 600 E. W. L. ROAD  
 ELIC FIELD, YORK COUNTY, VA 23093  
 Y.C.R.D. BOOK 17822 PAGE 891
- THE PROPERTY IS LOCATED WITHIN THE RURAL ZONING DISTRICT OF ELIC FIELD, YORK COUNTY, VA. THE PROPERTY IS SUBJECT TO THE REVIEW BY THE TOWN OF ELIC FIELD.
- MINIMUM LAND AREA: 3.0 ACRES  
 MINIMUM FRONT YARD SETBACK: 30 FEET  
 MINIMUM SIDE YARD SETBACK: 20 FEET  
 MINIMUM REAR YARD SETBACK: 20 FEET  
 MINIMUM CORNER SETBACK: 10 FEET  
 MAXIMUM CORNER SETBACK: 10 FEET  
 MAXIMUM BUILDING HEIGHT: 35 FEET
- ZONING REGULATIONS ARE SUBJECT TO CHANGE. OWNER SHALL OBTAIN ALL ZONING REGULATIONS WITH THE TOWN OF ELIC FIELD PRIOR TO ANY DEVELOPMENT.
- BASES OF BEARING IS NAD 83 STATE PLANE (NAD83) WEST ZONE 18 UTM.
- THE BOUNDARY SHOWN HEREIN IS DETERMINED FROM WRITTEN SURVEY DATA. THE BOUNDARY SHOWN HEREIN IS SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.
- ADMITTED SURVEY HEREIN SHALL BE CONSIDERED APPROXIMATE, AND ARE FOR REFERENCE PURPOSES ONLY. ADJUSTMENTS SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
- EASEMENTS OR UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREIN.
- UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE, AND MAY NOT BE ENTIRELY ACCURATE OR COMPLETE.
- EXISTING UTILITIES SHALL BE MAINTAINED AS SHOWN UNLESS OTHERWISE NOTED.
- ALL RIGHTS RESERVED BY TIDEWATER ENGINEERING & SURVEYING, INC. THIS SURVEY IS THE PROPERTY OF TIDEWATER ENGINEERING & SURVEYING, INC. NO PART OF THIS SURVEY IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TIDEWATER ENGINEERING & SURVEYING, INC.

**REFERENCE DEEDS:**

- BOOK 17817 PAGE 237, U.S. BANK NATIONAL ASSOCIATION TO LEB, LLC RECORDED SEPTEMBER 21, 2022.
- BOOK 17820 PAGE 891, L. FRANCES JOHN AND ADRIAN JOHN TO ALISSA R. DALYON RECORDED OCTOBER 12, 2006.
- BOOK 549 PAGE 77, JANE C. BRACKETT TO CLIFFORD AND SHERRY LEE REYNOLDS RECORDED OCTOBER 3, 1991.
- BOOK 549 PAGE 75, CLIFFORD AND SHERRY LEE REYNOLDS TO JANE C. BRACKETT RECORDED OCTOBER 3, 1991.
- BOOK 483 PAGE 127, AGREEMENT BETWEEN CLIFFORD & SHERRY LEE REYNOLDS AND JANE C. BRACKETT RECORDED FEBRUARY 22, 1988.

**LEGEND**

- SUBJECT PARCEL BOUNDARY LINE
- BOUNDARY LINE TO BE ADJUSTED
- ADJACENT PROPERTY LINE
- EDGE OF GRADE
- EXISTING STRIKE WALL
- IRON PIPE, END OF DORY FOUND
- DRILL HOLE FOUND
- CHAINS/CONCRETE BOUND
- 3/8" IRON REBAR OR DRILL HOLE SET
- UTILITY POLE



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: ELIOT  
Street or Road: PUNKINTOWN ROAD  
Subdivision, Lot #: \_\_\_\_\_

Town/City: \_\_\_\_\_ Permit # \_\_\_\_\_  
Date Permit Issued: \_\_\_/\_\_\_/\_\_\_ Fee: \$ \_\_\_\_\_ Double Fee Charged [ ]  
L.P.I. # \_\_\_\_\_  
Local Plumbing Inspector Signature \_\_\_\_\_  
Fee \$ \_\_\_\_\_ state min fee/S \_\_\_\_\_ Locally adopted  
Fee Copy [ ] Owner [ ] Town [ ] State \_\_\_\_\_

OWNER/APPLICANT INFORMATION

Name (last, first, MI): LEB, LLC  Owner  Applicant  
Mailing Address of Owner/Applicant: 6 YORK POND ROAD  
YORK, MAINE 03909  
Daytime Tel. #: 207-475-7093 (MIKE CUOMO, MANAGER)

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.  
Municipal Tax Map # 111 Lot # 19

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.

CAUTION: INSPECTION REQUIRED

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 \_\_\_\_\_ (2nd) date approved \_\_\_\_\_

PERMIT INFORMATION

<p><b>TYPE OF APPLICATION</b></p> <p><input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____</p> <p><input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. &lt;25% Expansion <input type="checkbox"/> b. &gt;25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion</p>	<p><b>THIS APPLICATION REQUIRES</b></p> <p><input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State &amp; Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State &amp; Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit</p>	<p><b>DISPOSAL SYSTEM COMPONENTS</b></p> <p><input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater &amp; alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components</p>
<p><b>SIZE OF PROPERTY</b></p> <p>3.29+/- <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES</p>	<p><b>DISPOSAL SYSTEM TO SERVE</b></p> <p><input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>4</u> <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</p>	<p><b>TYPE OF WATER SUPPLY</b></p> <p><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 _____</p>
<p><b>SHORELAND ZONING</b></p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p><b>TREATMENT TANK</b></p> <p><input checked="" type="checkbox"/> 1. Concrete 2-compartment <input type="checkbox"/> a. Regular or <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1000/250</u> GAL. with outlet filter</p>	<p><b>DISPOSAL FIELD TYPE &amp; SIZE</b></p> <p><input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>1248</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.</p>	<p><b>GARBAGE DISPOSAL UNIT</b></p> <p><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</p>	<p><b>DESIGN FLOW</b></p> <p><u>360</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities</p>
<p><b>SOIL DATA &amp; DESIGN CLASS</b></p> <p>PROFILE CONDITION: <u>3 / C/III</u> at Observation Hole # <u>1</u> Depth <u>16</u>" of Most Limiting Soil Factor</p>	<p>(26) GSF B43 Modules (Eljen In-drains)</p> <p><b>DISPOSAL FIELD SIZING</b></p> <p><input type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd <input checked="" 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</p>	<p><b>EFFLUENT/EJECTOR PUMP</b></p> <p><input type="checkbox"/> 1. Not Required raise home to avoid a pump <input checked="" type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons</p>	<p>Do not hook any component of a water softener unit to the wastewater disposal system.</p> <p><input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> ° <u>11</u> ' <u>02</u> " S Lon. <u>70</u> ° <u>45</u> ' <u>59</u> " S if g.p.s. state margin of error: <u>30'</u> +/-</p>

SITE EVALUATOR STATEMENT

I certify that on 11/14/22 (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 (10-14 MR 241).

Joseph W. Noel  
Site Evaluator Signature

221  
SE #

11/28/22  
Date

JOSEPH W. NOEL JWN #22-155

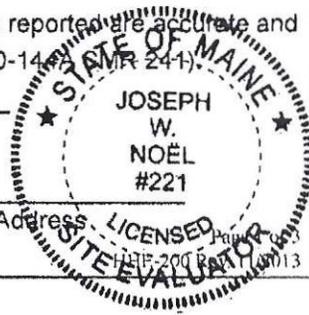
207-384-5587

Site Evaluator Name Printed

Telephone Number

E-mail Address \_\_\_\_\_

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.



NOTES:

- The wetland boundaries on this lot were delineated on November 14, 2022. Sequentially numbered blue flagging was placed along the wetland boundary. These flags will be located by a surveyor as part of the existing conditions plan. The wetland boundary, wastewater disposal system, and property lines shown on this HHE-200 application on page 2 are only approximately shown. The existing conditions plan (when generated) will supersede the site plan shown on this application.
- The wetlands do contain ponded areas that are potential vernal pools. This site evaluator did not include a vernal pool survey. If site development occurs prior to an official vernal pool survey (which would be conducted in the spring) to determine the status of the potential vernal pools, a Maine Department of Environmental Protection permitting would be necessary as part of the site development.

INTENDED TO MEET SECTION 9.0 OF THE OCTOBER 2019 ELJEN CORPORATION'S  
MAINE DESIGN & INSTALLATION MANUAL REQUIREMENTS

1. This system is not designed for the use of a garbage disposal.
2. This system is not designed for backwash from a water softener.
3. On raised systems, the organic and loamy dark brown topsoil layers must be removed beneath the disposal area and slope extension areas prior to fill placement. A bucket with teeth is best used for this construction step as buckets without teeth can compact and smear the underlying soil.
4. Scarify subsoil to a 4 inch depth prior to fill placement.
5. Backfill material shall meet Section 11(E) Table 11A of the Maine Rules. All backfill material shall be clean bank run gravelly coarse sand, free of topsoil or humus and dredging directly beneath the effluent disposal area and fill extensions.
6. The 6 inches underneath and 9 inches surrounding the GSF modules shall be installed using a medium to coarse washed sand with an effective size of 0.25 to 2.0 mm, no greater than 10% passing a #100 sieve and no greater than 5% passing a #200 sieve, and particles larger than .375", or materials meeting the ASTM C33 specifications with less than 10% passing a #100 sieve and less than 5% passing a #200 sieve. Washed concrete sand easily meets the above specifications and is a reliable choice. Suitability of bank run gravelly coarse sand must be verified.
7. Fill (cover material) and Backfill material (fill added below and around the GSF Specified Sand envelope) shall be bank run gravelly coarse sand with less than 4 to 8% passing a #200 sieve and clay less than 2% and no stones larger than 3" in any dimension to a minimum depth of 12" over the GSF modules with the last 4" to 6" of cover being clean loamy topsoil material.
8. Any system that is more than 18" below finish grade as measured from the top of the modules shall be vented.
9. This design complies with and must be installed in accordance with the latest Eljen Design and Installation Manual.
10. The installer of this system shall be familiar with the latest version of the Eljen Corporation's Design & Installation Manual distributed by:

Construction Consultants  
483 Roosevelt Trail  
Windham, Maine 04062  
Tel: 207-894-7141  
Fax: 207-894-7143

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PUNKINTOWN ROAD

DEPARTMENT OF HUMAN SERVICES  
DIVISION OF HEALTH & EMPLOYMENT  
(271) 287-5622 FAX (271) 287-9172

Town, City, Plantation

ELIOT

Street, Road, Subdivision

TAX MAP 111 - LOT 19, PUNKINTOWN ROAD

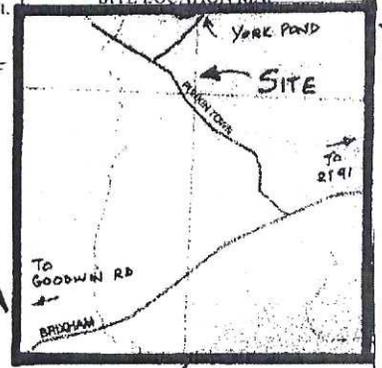
Owner or Applicant Name

LFB, LLC

## SITE PLAN

SCALE 1" = 60' Ft.  
or as shown

## SITE LOCATION MAP



FOR EXAMPLE ONLY:  
4 BEDROOM HOME

PROPOSED 7' X 52' DISPOSAL AREA

ERP IS 10" DIA. RED OAK WITH NAIL SET 11" UP

APPROX. PROPERTY LINE (PER OWNER)

POTENTIAL VERNAL POOL

APPROX. CLOSEST POTENTIAL VERNAL POOL

APPROX. WETLAND BOUNDARY (REFER TO NOTE ON BACK OF PAGE 1)

APPROX. HOCOKA PATH

AN OFFICIAL VERNAL POOL SURVEY HAS NOT BEEN CONDUCTED. THE WETLANDS DO CONTAIN AREAS THAT WOULD BE CONSIDERED POTENTIAL VERNAL POOLS - ANY REQUIRED MDEP OR CORPS PERMITTING FOR ANY OF THE POTENTIAL VERNAL POOLS & ANY WETLAND IMPACTS WILL BE INVESTIGATED AND CONDUCTED BY OTHERS.

INFORMATION PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE CONCERNING PROPERTY LINES, WELLS, EXISTING UNDERGROUND UTILITIES, ZONING INFORMATION, ETC. IS ACCEPTED IN GOOD FAITH AS BEING CORRECT BY THE SITE EVALUATOR. THE SITE EVALUATOR ACCEPTS NO RESPONSIBILITY FOR THE VERACITY OF SUCH INFORMATION UNLESS SPECIFICALLY NOTED ON PAGE 1. THIS HHE-200 IS NOT DESIGNED TO ACCOMMODATE APARTMENTS, BOARDING ROOMS, AIRBNB RENTALS, ETC.

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

Observation Hole 1  Test Pit  Boring

3" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	STONY		DARK BROWN	
5	FINE SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	NONE
10	LOAM		BROWN	
15			LIGHT OLIVE BROWN	COMMON
20	SANDY LOAM	FIRM	OLIVE	DISTINCT
30	BEDROCK FROM 30" TO 36"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3 Profile	-2 %	16"	<input type="checkbox"/> Restrictive Layer
C/AH Condition			<input type="checkbox"/> Bedrock @ 30"
			<input type="checkbox"/> Pit Depth

Observation Hole 2  Test Pit  Boring

3" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	STONY		DARK BROWN	
5	FINE SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	NONE
10	LOAM		BROWN	
15			LIGHT OLIVE BROWN	COMMON
20	SANDY LOAM	FIRM	BROWN	DISTINCT
30			OLIVE	
46	BEDROCK @ 46"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3 Profile	-14 %	16"	<input type="checkbox"/> Restrictive Layer
C/AH Condition			<input type="checkbox"/> Bedrock @ 46"
			<input type="checkbox"/> Pit Depth

*John W. Wood*  
Site Evaluator Signature

221  
SE #

11/28/22  
Date



APPROX. HOME

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

DEPARTMENT OF HUMAN SERVICES  
DIVISION OF HEALTH ENGINEERING  
(207) 287-5072 FAX (207) 295-5165

Town, City, Plantation  
**ELIOT**

Street, Road, Subdivision  
**TAX MAP 111 - LOT 19, PUNKINTOWN ROAD**

Owner's Name  
**LEB, LLC**

RULES SECTION 5(A)(4)

## SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20' Ft.

SEE REVERSE SIDE FOR DETAILS

ORIGINAL GROUND ELEVATIONS & DEPTH OF FILL FROM EXISTING SURFACE AT EACH CORNER (REFERENCED TO THE ERP):

ORIGINAL GROUND	DEPTH OF FILL
A - 57"	40"
B - 42"	25"
C - 69"	52"
D - 43"	26"

4" DIAMETER SCH 40 PVC (TO TANK)

APPROXIMATE LOCATION OF TWO-COMPARTMENT 1000/250 GALLON TANK - SHALL BE SET AT AN ELEVATION WHERE THE MINIMUM PITCH FOR A GRAVITY EFFLUENT LINE OF 1/8" PER FOOT (OR GREATER) CAN BE MAINTAINED, ADD OUTLET FILTER, ADD WATERTIGHT RISERS TO WITHIN 6" OF GRADE ON ALL ACCESS OPENINGS (PER MAINE RULES)

4" SCH 35 PVC

EROSION CONTROL STRUCTURE AT EDGE OF DISTURBANCE

D-BOX LAID LEVEL & BEDDED FIRMLY

GRADE FOR RUN-OFF AROUND DISPOSAL AREA

ELJEN GSF B43 MODULES (1 OF 26)

ERP IS 10" DIA. RED OAK WITH NAIL SET 11" UP

CROSS SECTION (SEE BELOW)

SOLID 4" PVC CROSS OVER PIPE

APPROXIMATE LIMITS OF FILL EXTENSION (25% SLOPE)

3' SHOULDER

2ND TIE 4" BEECH

CONTRACTOR/INSTALLER SHALL PROVIDE AS-BUILT MEASUREMENTS OF TANK CLEAN-OUTS AND D-BOX COVER TO THE HOMEOWNER TO FACILITATE SERVICE AND/OR INSPECTION

INSTALLER TO BE FAMILIAR WITH ELJEN CORPORATION'S MAINE DESIGN AND INSTALLATION MANUAL REVISED OCTOBER 2019 OR FUTURE REVISION OF THE MANUAL - OFFICE 207-894-7141

4" SCH 35 PVC

### BACKFILL REQUIREMENTS

### CONSTRUCTION ELEVATIONS

### ELEVATION REFERENCE POINT

Depth of Backfill (Upslope)	25" TO 40"
Depth of Backfill (Downslope)	26" TO 52"
APPROX. DEPTHS AT CROSS-SECTION (shown below)	

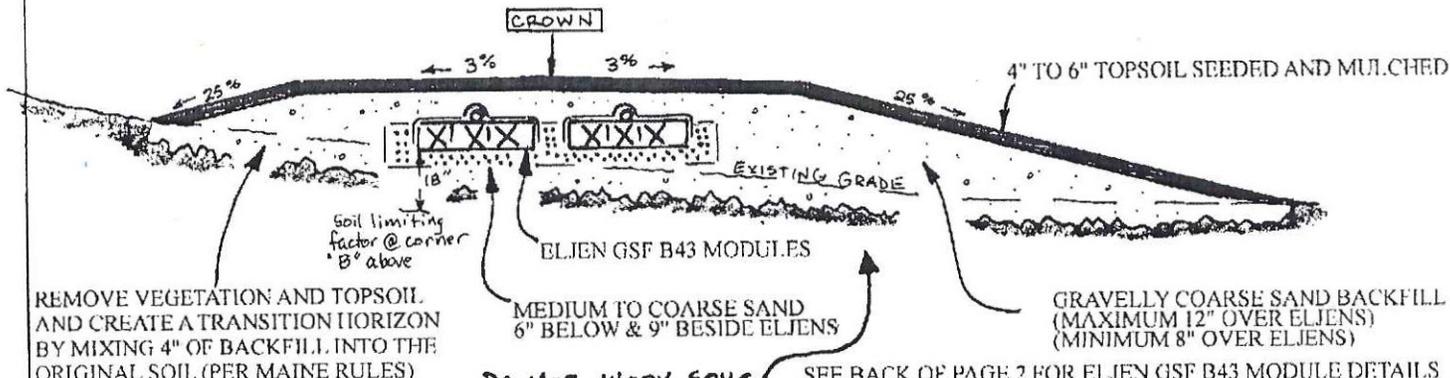
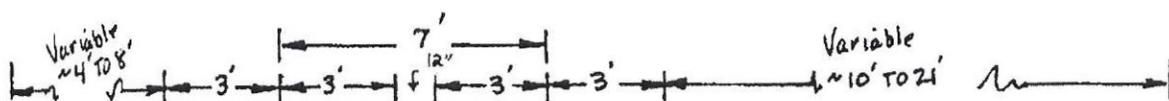
Finished Grade Elevation	- 17"
Top of Distribution Pipe or Proprietary Device	- 29"
Bottom of Disposal Area (IN-DRAINS)	- 40"

Location & Description	SHOWN ABOVE
Reference Elevation:	NAIL = 0.0"

DO NOT DRIVE OVER ELJENS WHEN BACKFILLING

### DISPOSAL AREA CROSS SECTION SECTION A-A'

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



REMOVE VEGETATION AND TOPSOIL AND CREATE A TRANSITION HORIZON BY MIXING 4" OF BACKFILL INTO THE ORIGINAL SOIL. (PER MAINE RULES)

DO NOT WORK SOILS UNDER WET CONDITIONS

SEE BACK OF PAGE 2 FOR ELJEN GSF B43 MODULE DETAILS

*Joseph W. ...*  
Site Evaluator Signature

221  
SE #

11/28/22  
Date

Page 3 of 3  
HHE-200 Rev. 10/02

The most recent revision of the Maine Subsurface Wastewater Disposal Rules ("this code") is hereby made a part of this HHE-200 Form and shall be consulted by the disposal system installer for further construction details, material specifications, cautions, and other related details pertinent to the installation of the disposal system.

As this application pertains only to "this code" referenced above, the owner/applicant must check both local and state ordinances and regulations regarding other building regulations (i.e., zoning, wetlands, building codes, minimum lot size, etc.) before considering this an approved suitable site.

All information shown on this application relating to property lines and subsurface structures (such as but not limited to: water lines, septic tanks, cesspools, cellar drains, utility lines, etc.) are noted, plotted or left off as not affecting the system based on information provided by the owner or his agent. It is the responsibility of the owner or his agent to confirm BEFORE CONSTRUCTION BEGINS, the above and/or any other feature that may affect (or be adversely affected by) the installation of this system.

All construction shall be inspected by the local plumbing inspector (LPI) as required in "this code". Backfill materials shall comply with Section 11 of "this code". Do not work soils when wet. Construction techniques Section 11 of "this code" shall be consulted and include: (A) The vegetation, organic and dark brown topsoil layers in the proposed disposal area and fill extensions shall be removed and the ground surface scarified (rototilled with backfill material) to minimize glazing of the original soil; (B) The bottom of the disposal area and distribution line shall be level with a maximum grade tolerance of 2 inches per 100 feet; (C) Fill shall be clean, gravelly coarse sand, free of foreign material, placed in 8-inch lifts; (D) The finish grade of the backfill over the disposal area shall extend 3 to 5 feet beyond the edge of the disposal area. At that point, the fill shall be sloped at a uniform grade of no greater than 25% (4:1) to the original ground; (E) The land adjacent to the disposal area shall be graded to prevent both the accumulation of surface water on the disposal area and the flow of surface water across the disposal area; and (F) The finished disposal area and fill extensions shall be seeded to prevent erosion: grass, clover, trefoil, vetch, perennial wildflowers, or other herbaceous perennials may be utilized for the disposal area surfaces. Woody shrubs are unacceptable. Woody shrubs in conjunction with hardy perennial ground clover may be used on the fill extensions only.

When a gravity system is proposed BEFORE CONSTRUCTION BEGINS, the disposal system installer and building contractor shall review the relative elevation of all points given on the HHE-200 Form and the elevation of the existing or proposed building drain and septic tank openings for compatibility to the minimum code pitch requirements. Any questions that arise should be directed to the local plumbing inspector or myself. When a pump system is installed, provisions shall be made to keep the tank and lift station outlets above the high water table. An alarm device warning of pump failure is required. Refer to the code for additional pumping requirements.

If the use of a laundry machine becomes excessive, a separate laundry bed should be designed and installed. A distribution box has been shown in the design and is intended to offer an inspection port whereby the owner can check for excessive lint or grease build-up before damage to the system is done. Inspection should be frequent. This system has not been designed or sized to accommodate a garbage disposal. If one is used, you must first notify me so that I can increase the disposal size and septic tank capacity. Pump tank every year if you have a garbage disposal.

The setback distance between a well and disposal area serving a single-family residence (<1,000 gpd) is 100 feet (50 feet for septic tanks). The location of a new well that is within 100 feet of the proposed disposal area may void this design. For additional setback information and variances to these setbacks, refer to Section 7 of "this code".

**THE SEPTIC TANK SHALL BE PUMPED WITHIN TWO YEARS OF INSTALLATION** and subsequently as recommended by the pump service, but in no case shall the septic tank be pumped less often than once every three years (the tank should be pumped when the sludge or scum occupies one-third of the tank's liquid capacity – refer to Section 6 of "this code"). If town regulations are more stringent for pumping frequency, pump tank according to the local requirements. Two-compartment tanks should have both compartments of the tank pumped. Make sure your pumper knows there are 2 compartments and to pump-out both. Outlet filters should be cleaned when the septic tank is pumped (if part of the septic system). Avoid introducing kitchen grease into the septic system. No septic tank degreasers or cleaners, chlorine, water softening system chemicals/backwash, paints, hazardous or controlled substances shall be disposed of in the system. No chemicals other than normal household cleaners shall be disposed of in the disposal field (refer to Section 1 page 2 of "this code"). No hot tubs may discharge into this system (requires separate gray water system).

If the owner and/or installer have any questions, please do not hesitate to call at 207-384-5587.

Revised 4/22

**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
PERMIT BY RULE NOTIFICATION FORM**  
(For use with DEP Regulation, Natural Resources Protection Act - Permit by Rule Standards, Chapter 305)

APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:	LEB, LLC			Name:	Michael Cuomo, Manager		
Mailing Address:	6 York Pond Road			Mailing Address:	LEB, LLC		
Mailing Address:				Mailing Address:	6 York Pond Road		
Town/State/Zip:	York, Maine 03909			Town/State/Zip:	York, Maine 03909		
Daytime Phone #:	207 475 7093	Ext:		Daytime Phone #:	207 475 7093	Ext:	
Email Address:	mcuomo@maine.rr.com			Email Address:	mcuomo@maine.rr.com		
PROJECT INFORMATION							
Part of a larger project? (check 1):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check 1):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves work below mean low water? (check 1):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of waterbody:	n/a
Project Town:	Eliot		Town Email Address:	sbishop@eliotme.org		Map and Lot Number:	map 111, lot 19
Brief Project Description:	Clearing 18% of forest cover in critical terrestrial habitat of presumed significant vernal pools for single family home. Driveway will require 450sf fill in forested wetland, which is not in vernal pool depression. <u>Culvert and erosion/sediment control will be installed at wetland crossing.</u>						
Project Location & Brief Directions to Site:	Punkintown Road is off of Brixham Road, Eliot (NOT Route 236 access, South Berwick). Half mile up on right side, just past house #100.						

**PERMIT BY RULE (PBR) SECTIONS (Check at least one):** I am filing notice of my intent to carry out work that meets the requirements for Permit-by-Rule (PBR) under DEP Rules, Chapter 305. I and my agent(s), if any, have read and will comply with all of the standards in the Sections checked below.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Prot. Natural Res. | <input type="checkbox"/> Sec. (9) Utility Crossing                 | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects       |
| <input type="checkbox"/> Sec. (3) Intake Pipes                    | <input type="checkbox"/> Sec. (10) Stream Crossing                 | <input type="checkbox"/> Sec. (17) Transfer/Permit Extension        |
| <input type="checkbox"/> Sec. (4) Replacement of Structures       | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (18) Maintenance Dredging             |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Veg.       | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas    | <input checked="" type="checkbox"/> Sec. (19) Act. Near SVP Habitat |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                   | <input type="checkbox"/> Sec. (13) F&W Creat./Water Qual. Improv.  | <input type="checkbox"/> Sec. (20) Act. Near Waterfowl/Bird Habitat |
| <input type="checkbox"/> Sec. (8) Shoreline Stabilization         | <input type="checkbox"/> Sec. (15) Public Boat Ramps               |   |

NOTE: Municipal permits also *may* be required. Contact your local code enforcement office for information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for information.

**NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS AND FEE**

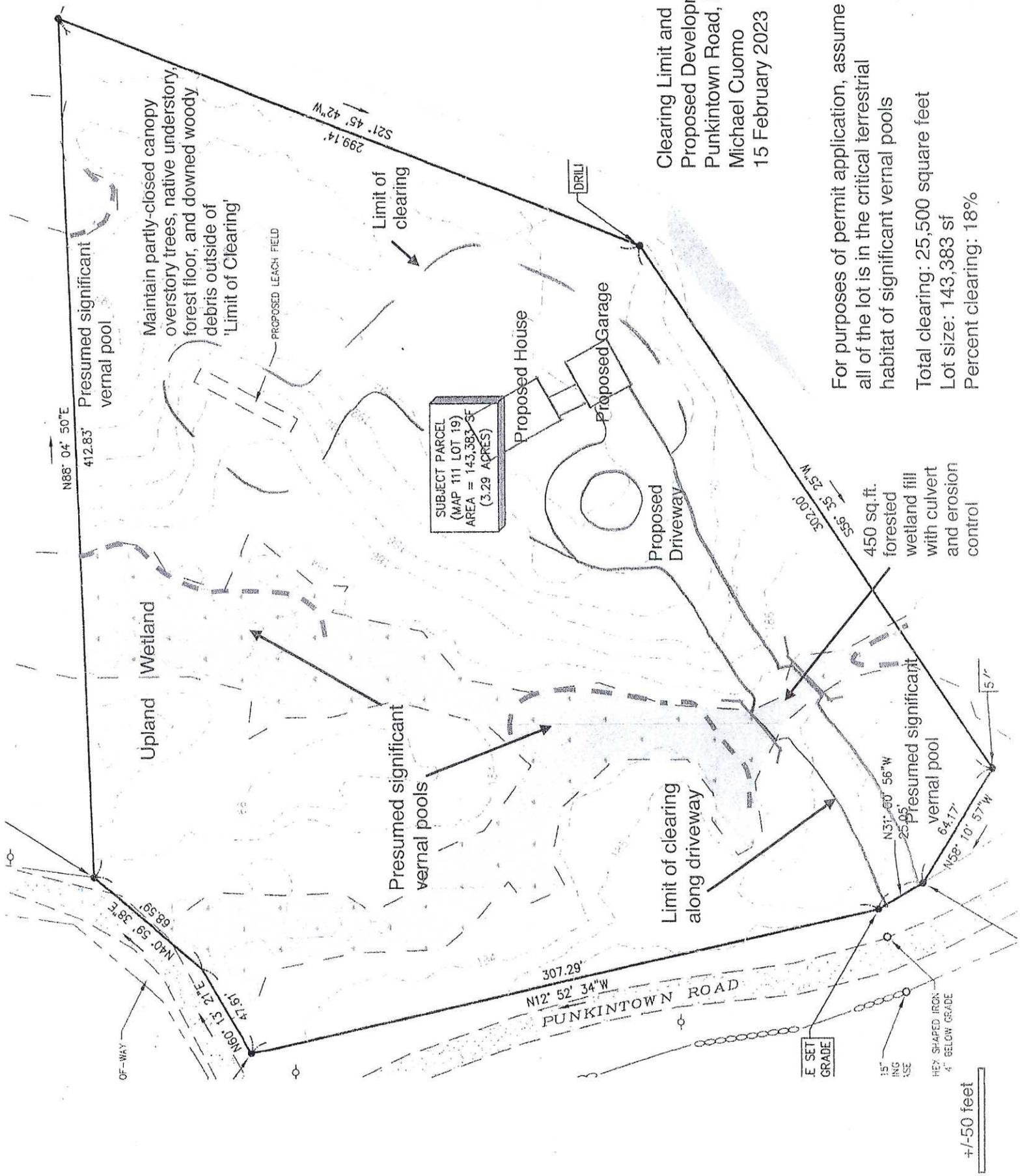
- Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- Attach** Proof of Legal Name if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.

**FEE:** Pay by credit card at the Payment Portal. The Permit-by-Rule fee may be found here <https://www.maine.gov/dep/feeschedule.pdf> and is currently \$288.

- Attach** payment confirmation from the Payment Portal when filing this notification form.

<b>Signature &amp; Certification:</b>			
<ul style="list-style-type: none"> <li>• I authorize staff of the Departments of Environmental Protection, Inland Fisheries &amp; Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.</li> <li>• I understand that this PBR becomes effective 14 calendar days after receipt by the Department of this completed form, the required submissions, and fee, <i>unless the Department approves or denies the PBR prior to that date.</i></li> </ul>			
By signing this Notification Form, I represent that the project meets all applicability requirements and standards in Chapter 305 rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.			
Signature of Agent or Applicant (may be typed):	<u>Michael Cuomo</u> manager, LEB, LLC	Date:	7 March 2023

**Keep a copy as a record of permit.** Email this completed form with attachments to DEP at: [DEP.PBRNotification@maine.gov](mailto:DEP.PBRNotification@maine.gov). DEP will send a copy to the Town Office as evidence of DEP's receipt of notification. No further authorization will be issued by DEP after receipt of notice. A PBR is valid for two years, except Section 4, "Replacement of Structures," are valid for three years. **Work carried out in violation of the Natural Resources Protection Act or any provision in Chapter 305 is subject to enforcement.**



Clearing Limit and  
 Proposed Development  
 Punkintown Road, Eliot  
 Michael Cuomo  
 15 February 2023

For purposes of permit application, assume  
 all of the lot is in the critical terrestrial  
 habitat of significant vernal pools  
 Total clearing: 25,500 square feet  
 Lot size: 143,383 sf  
 Percent clearing: 18%

**From:** noreply@informe.org  
**Subject:** DEP Payment Receipt  
**Date:** March 7, 2023 at 7:37 AM  
**To:**

## Payment Receipt Confirmation

Your payment was successfully processed.

Description	Amount
DEP Payment Portal	\$288.00
Service Fee	\$2.00
Maine.gov Total	\$290.00

**Customer Name** MICHAEL CUOMO  
**Company Name** LEB, LLC  
**Local Reference ID** 0712331635  
**Receipt Date** 3/7/2023  
**Receipt Time** 07:37:12 AM EST

**Payment Type** Credit Card  
**Credit Card Type** MAST  
**Credit Card Number** \*\*\*\*\*6372  
**Order ID** 65770056  
**Billing Name** Michael Cuomo

Part of Dover East USGS Quad  
Michael Cuomo  
7 March 2023

Swasey Hill

York Pond

Site

Tombs Lot Cem



Preble Lot Cem



Stoney Brook

Third Hill

Rogers Rd

BR HILL RD

PUNKINTOWN RD

BRIXHAM RD

GUYS WAY

200

200

200

200

200

200

100

100



# MAINE

Department of the Secretary of State  
Bureau of Corporations, Elections and Commissions

## Corporate Name Search

### Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Thu May 18 2023 06:49:53. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
LEB LLC	20130314DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
07/30/2012	N/A	MAINE

**Other Names** (A=Assumed ; F=Former)

NONE

#### Clerk/Registered Agent

MICHAEL CUOMO  
6 YORK POND ROAD  
YORK, ME 03909

[New Search](#)

Click on a link to obtain additional information.

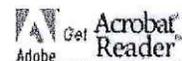
[List of Filings](#)

[View list of filings](#)

#### Obtain additional information:

<a href="#">Certificate of Existence (more info)</a>	<a href="#">Short Form without amendments (\$30.00)</a>	<a href="#">Long Form with amendments (\$30.00)</a>
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If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Division of Corporations, UCC & Commissions Reporting and Information