

NOTICE OF PUBLIC HEARING  
MUNICIPAL OFFICERS OF THE TOWN OF  
OLD ORCHARD BEACH

The Municipal Officers of the Town of Old Orchard Beach, Maine hereby give Public Notice that there will be a Public Hearing held at the Town Hall, Council Chambers, on December 3<sup>rd</sup>, 2024, at 6:30 p.m. to consider the following:

Shall the Town consider a request from Mezoian Development, LLC, to accept title and to accept and establish as town ways those developed portions of Summer Long Drive and Winter Berry Lane together with any storm water runoff systems located within the right of way of said Summer Long Drive and Winter Berry Lane, fire hydrants, street signs, drainage easement areas and sewer pipes located therein or appurtenant thereto, sidewalks, trees, street lights, lighting facilities, lampposts, and all of the rights appurtenant to the foregoing, as shown on a plan entitled "Final Plan, Sumter Landing, Ross Road, Old Orchard Beach, Maine", for Mezoian Development, LLC, dated January 2020 as revised through 9/18/20, by BH2M, Inc. As described in the Warranty Deed from Mezoian Development, LLC to the Town of Old Orchard Beach, Maine, dated,

\_\_\_\_\_.

Per Order of the Municipal Officers this 19<sup>th</sup> day of November, 2024.

A True Copy

Attest:

s/Kim M. McLaughlin  
Kim M. McLaughlin, Town Clerk

For more information visit our website at [www.oobmaine.com](http://www.oobmaine.com) or contact the Town Clerk's Office at 934-4042.

**TOWN OF OLD ORCHARD BEACH**

**Current Planning Services:  
ROADWAY ACCEPTANCE  
APPLICATION**

Page 1 of 3

**Application Fee is \$150.00**

Date Received: 21 Aug 2024

Application Fee PAID: \$ 150 -

**Application and Submittal Requirements**

***This application and all accompanying submissions shall conform to the applicable provisions of the Old Orchard Beach Zoning Ordinance.***

**Street Name:**

*Summer Long Drive and Winter Berry Lane*

**Type of Street:**

Arterial

Collector

Minor

Industrial/Commercial

[See Subdivision Ordinance Section 74-308 for Street Classifications and Section 74-309 for Design Standards.]

The following items have been submitted for review:

Abutter's List (lots adjacent to and bounded by the proposed street)

Plat Map, if applicable, as recorded in York County Registry of Deeds after August 15, 1987

Plan and Profile Sheets

Plan Map, if applicable, as recorded in York County Registry of Deeds after August 15, 1987

It is proposed that the Street be **Accepted** upon dedication as follows:

Owners of a majority of the abutting lots shall convey their interest to the Town without claim for damages.

Owners of Fee Interests shall convey their interests by Warranty Deed to the Town

Owners of less than Fee Interests shall convey their interests by Quitclaim Deed with Covenant.

**OR,** It is proposed that the Street be **Taken** as follows:

Owners of a majority of the abutting lots shall Petition the Town Council in writing to lay out and take the Street and in said Petition shall waive any damages otherwise payable to them as a result of the Taking.

***No application shall be accepted by OOB Town Staff without all information in the above section and without all items marked in the following pages.***

**OOB Planning Department**

One Portland Avenue, Old Orchard Beach, ME. 04064 Phone: 207 934 5714 Fax: 207 934 5911

# TOWN OF OLD ORCHARD BEACH

**Current Planning Services:**

## **ROADWAY ACCEPTANCE APPLICATION**

Page 2 of 3

### Application and Submittal Requirements

Submit plans of the proposed street as it will be constructed after it has been Accepted or Taken.

Submit a Plot Plan that includes or meets the following criteria:

- |  |  |
|--|--|
| <input type="checkbox"/> Drawing scale is 1" = 40' (max)     | <input type="checkbox"/> North Arrow                               |
| <input type="checkbox"/> Plans sheets or 24" x 36"           | <input type="checkbox"/> Lot Areas                                 |
| <input type="checkbox"/> Ownership of adjoining subdivisions | <input type="checkbox"/> Lot Dimensions at ROW line                |
| <input type="checkbox"/> Ownership of Adjoining acreages     | <input type="checkbox"/> Passageways                               |
| <input type="checkbox"/> Buildings                           | <input type="checkbox"/> Street Lights and Lines                   |
| <input type="checkbox"/> Building Stationing                 | <input type="checkbox"/> Topograhpy (USGS Vertical Datum)          |
| <input type="checkbox"/> Water Ways                          | <input type="checkbox"/> Contours (not to exceed 5-foot intervals) |
| <input type="checkbox"/> Natural Drainage Courses            | <input type="checkbox"/> Bearing, Distances & Angles of Street ROW |
| <input type="checkbox"/>                                     | <input type="checkbox"/> Boundary Monuments                        |

Submit a Profile Plan that includes or meets the following criteria:

- |  |  |
|--|--|
| <input type="checkbox"/> Drawing scale is 1" = 50' (max) with corresponding vertical scale of 1" = 10' (max) |  |
| <input type="checkbox"/> Profile shows street centerline   | <input type="checkbox"/> Plan shows abutting buildings |
| <input type="checkbox"/> Street cross sections - Horiz. Scale: 1" = 5' (max); Vert. Scale: 1" = 1' (max)     |  |

Location of all existing and proposed:

- |  |  |
|--|--|
| <input type="checkbox"/> Water Mains           | <input type="checkbox"/> Storm Drains                        |
| <input type="checkbox"/> Sanitary Sewer Mains  | <input type="checkbox"/> Gas Mains                           |
| <input type="checkbox"/> Culverts              | <input type="checkbox"/> Underdrains                         |
| <input type="checkbox"/> Underground Utilities | <input type="checkbox"/> All associated building connections |

### **OOB Planning Department**

One Portland Avenue, Old Orchard Beach, ME. 04064 Phone: 207 934 5714 Fax: 207 934 5911

# TOWN OF OLD ORCHARD BEACH

## Current Planning Services: ROADWAY ACCEPTANCE APPLICATION

Page 3 of 3

### Application and Submittal Requirements

Prior to the Acceptance or Taking by the Town Council, a majority of the abutting Lot Owners shall petition the Town Council to construct or make required improvements to the Street.

Said petition shall include:

- an Agreement to pay their (Owner's/Petitioners) just portion of the cost to construct the Street
- a cost estimate (reviewed and approved by OOB Public Work's Director) of cost to construct the Street

Owner's/Petitioners shall submit the following:

- An Agreement signed by the majority of the abutting property owners that appoints an 'Owner/Petitioner Representative' to act as Agent for this Application.

This Application shall comply with the most recent versions of:

1. The Town of Old Orchard Beach, Maine Subdivision Review Standards, ARTICLE 6 - STREET DESIGN AND CONSTRUCTION STANDARDS
2. Ordinance Governing Acceptance of Proposed Streets and Assessment of Costs
3. Zoning Ordinance of the Town of Old Orchard Beach

Submit 13 copies of the Application and Documents to OOB Planning Department

Verify submittal deadlines with the OOB Planning Department

Attach a check payable to the Town of Old Orchard Beach for Application fees.

**ALL SUBMITTALS MUST BE DELIVERED TO THE PLANNING DEPARTMENT NO LATER THAN 4:00 pm 14 DAYS BEFORE THE NEXT TOWN COUNCIL MEETING.**

The Undersigned hereby makes application to the Town of Old Orchard Beach for Acceptance of the Street and declares the foregoing documents to be true and accurate to the best of his/her knowledge.

  
\_\_\_\_\_  
Owner/Petitioner Representative

8/21/2024  
\_\_\_\_\_  
Date

### OOB Planning Department

One Portland Avenue, Old Orchard Beach, ME. 04064 Phone: 207 934 5714 Fax: 207 934 5911

**ASSESSOR'S  
CERTIFICATION for  
MAP BLOCK and LOT**

The following certification of the correct Map Block and Lot Number(s) of the subject property must be obtained from the Assessing Office and must accompany all applications submitted to the Planning and Code Enforcement Departments.

NO APPLICATION will be deemed complete without this certification.

**PROJECT NAME:** Sumter Landing

**PROJECT APPLICANT:** Mezoian Development, LLC

**Application Type** (Check appropriate boxes)

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Site Plan       | <input type="checkbox"/> Design Review        | <input type="checkbox"/> Subdivision                      |
| <input type="checkbox"/> Variance        | <input type="checkbox"/> Miscellaneous Appeal | <input type="checkbox"/> Amend to Subdivision             |
| <input type="checkbox"/> Sign Permit     | <input type="checkbox"/> Street Acceptance    | <input type="checkbox"/> Sewer Connection                 |
| <input type="checkbox"/> Dumpster Permit | <input type="checkbox"/> Building Permit      | <input checked="" type="checkbox"/> Other STREET ACCEPTAN |

**Property owned by** Mezoian Development, LLC **and located at**  
owner's name

**is identified on the**  
Street Address

**Old Orchard Beach Assessor's Maps and within the Town Assessing Records as having the following Map, Block and Lot number:**

MAP	BLOCK	LOT
-----	-------	-----

Date

Assessing Office Staff

**OOB Planning Department**

Weinstein  
Lovell &  
Ordway, P.A.

August 21, 2024

Town of Old Orchard Beach  
1 Portland Avenue  
Old Orchard Beach, Maine 04064  
Attn: Jeffrey Hinderliter, Town Planner

**Re: Offer of Cession for Summer Long Drive and Winter Berry Lane, Sumter  
Landing Subdivision**

Dear Jeffrey:

On behalf of Mezoian Development, LLC, we are pleased to offer this written offer of cession and a deed for Summer Long Drive and Winter Berry Lane and all associated utility easements and rights of way, as shown on the Sumter Landing plans, prepared by BH2M, dated January 20, 2020 and recorded in the York County Registry of Deeds in Plan Book 410, Page 11. This offer is made without demand for compensation. The roadways have been constructed to service 34 lots in the Sumter Landing Subdivision as approved by the Town of Old Orchard Beach Planning Board.

A copy of the final subdivision plan showing roadways and associated easements is now enclosed. Mezoian Development has constructed these roads to Town standards in accordance with the approved plans and under the supervision of the Town's inspectors.

If you require any additional information regarding our request, please contact me via email at [pweinstein@sacolaw.com](mailto:pweinstein@sacolaw.com) or by phone at 207-283-4546. Thank you for your cooperation in this matter.

Sincerely,



Paul D. Weinstein, Esq.  
Attorney for Mezoian Development, LLC

Enc.

Cc: Mezoian Development, LLC

(11.2024 Version)  
Spgs

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT MEZOIAN DEVELOPMENT, LLC a Maine limited liability company with offices in Saco, in the County of York and State of Maine, for good and valuable consideration, grants to the TOWN OF OLD ORCHARD BEACH, a municipal corporation with a mailing address of 1 Portland Avenue, Old Orchard Beach, Maine 04064, with Warranty Covenants, for highway purposes and without claim for damages, all of its right, title and interest in and to the streets and ways identified as Summer Long Drive and Winter Berry Lane described in Exhibit A annexed hereto and made a part hereof and as depicted on plan titled "Final Plan, Sumter Landing, Ross Road, Old Orchard Beach, Maine", for Mezoian Development, LLC, dated January 2020 as revised through 9/18/20, by BH2M, Inc. and recorded in the York County Registry of Deeds in Plan Book 410, Page 11, to which plan reference may be made for a more particular description of the premises hereby conveyed; together with any storm water runoff systems located within the right of way of said Summer Long Drive and Winter Berry Lane, fire hydrants, street signs, drainage easement areas and sewer pipes located therein or appurtenant thereto, sidewalks, trees, street lights, lighting facilities, lampposts, and all of the rights appurtenant to the foregoing.

SUBJECT to the terms and conditions of a certain State of Maine Department of Environmental Protection Order recorded in said Registry of Deeds in Book 18291, Page 4.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed and sealed by Michael Mezoian, its Member thereunto duly authorized this \_\_\_ day of \_\_\_\_\_, 2024.

Signed, sealed and delivered  
In the presence of

MEZOIAN DEVELOPMENT, LLC

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
By: Michael Mezoian  
Its: Member

STATE OF MAINE  
COUNTY OF YORK

\_\_\_\_\_, 2024

Personally appeared the above-named Michael Mezoian, in his capacity as Member of Mezoian Development, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Mezoian Development, LLC.

Before me,

\_\_\_\_\_  
Notary Public / Attorney at Law

EXHIBIT A

**Parcel I – Summer Long Drive**

A certain strip or parcel of land located on the easterly sideline of Ross Road, so-called, in the Town of Old Orchard Beach, County of York and State of Maine and shown as Summer Long Drive on the plan titled “Final Plan, Sumter Landing, Ross Road, Old Orchard Beach, Maine”, for Mezoian Development, LLC, dated January 2020 as revised through 8/18/20, by BH2M, Inc. and recorded in the York County Registry of Deeds in Plan Book 410, Page 11; said Summer Long Drive being more particularly described as follows:

Beginning at a 1 ¾” iron pipe found on the easterly sideline of said Ross Road at the northeasterly corner of land now or formerly of the Town of Old Orchard Beach as shown on aforesaid plan;

thence N 18°-29’-20” E along the easterly sideline of said Ross Road a distance of 50.00 feet to a granite monument to be set and Open Space as shown on aforesaid plan;

thence in a general southeasterly direction along said Open Space and along a circular curve to the right (non-tangent to the last described line), circumscribed by a radius of 175.00 feet, an arc length of 87.31 feet to a granite monument to be set; said granite monument to be set being S 57°-13’-08” E a tie distance of 86.40 feet from said previous granite monument to be set;

thence S 42°-55’-38” E along said Open Space a distance of 110.58 feet to a granite monument to be set;

thence S 47°-58’-18” E along said Open Space a distance of 206.68 feet to a granite monument to be set and Lot 34 as shown on aforesaid plan;

thence in a general southerly direction along said Lot 34, along Lot 33 and along a circular curve to the right, circumscribed by a radius of 175.00 feet, an arc length of 223.11 feet to a granite monument to be set; said granite monument to be set being S 11°-26’-54” E a tie distance of 208.30 feet from said previous granite monument to be set;

thence S 25°-04’-30” W along said Lot 33, along Lot 32 and along Lot 31 a distance of 326.95 feet to a granite monument to be set;

thence in a general southerly direction along said Lot 31, along Lot 30 and along a circular curve to the left, circumscribed by a radius of 225.00 feet, an arc length of 94.31 feet to a granite monument to be set; said granite monument to be set being S 13°-03’-59” W a tie distance of 93.63 feet from said previous granite monument to be set;



thence S 01°-03'-28" W along said Lot 30, along Lot 29 and along Lot 28 a distance of 318.63 feet to a granite monument to be set;

thence in a general southerly direction along said Lot 28 and along a circular curve to the left, circumscribed by a radius of 225.00 feet, an arc length of 37.20 feet to a granite monument to be set; said granite monument to be set being S 03°-40'-44" E a tie distance of 37.16 feet from said previous granite monument to be set;

thence S 08°-24'-56" E along said Lot 28, along Lot 27 and along Lot 26 a distance of 237.77 feet to a granite monument to be set and Lot 25;

thence in a general circular direction along said Lot 25, along Lot 24, along Lot 23, along Lot 22 and along a circular curve to the right, circumscribed by a radius of 65.00 feet, an arc length of 286.20 feet to a granite monument to be set; said granite monument to be set being N 62°-16'-30" W a tie distance of 104.98 feet from said previous granite monument to be set;

thence in a general northeasterly direction along said Lot 22 and along a circular curve to the left, circumscribed by a radius of 50.00 feet, an arc length of 63.08 feet to a granite monument to be set; said granite monument to be set being N 27°-43'-30" E a tie distance of 58.98 feet from said previous granite monument set;

thence N 08°-24'-56" W along said Lot 22 and along Lot 21 a distance of 128.23 feet to a granite monument to be set;

thence in a general northerly direction along said Lot 21 and along a circular curve to the right, circumscribed by a radius of 275.00 feet, an arc length of 45.47 feet to a granite monument to be set; said granite monument to be set being N 03°-40'-44" W a tie distance of 45.42 feet from said previous granite monument to be set;

thence N 01°-03'-28" E along said Lot 21, along Winter Berry Lane, so-called, along Lot 8 and along Lot 7 a distance of 318.63 feet to a granite monument to be set;

thence in a general northerly direction along said Lot 7, along Lot 6 and along a circular curve to the right, circumscribed by a radius of 275.00 feet, an arc length of 115.28 feet to a granite monument to be set; said granite monument to be set being N 13°-03'-59" E a tie distance of 114.43 feet from said previous granite monument to be set;

thence N 25°-04'-30" E along said Lot 6, along Lot 5, along Lot 4 and along Lot 3 a distance of 326.95 feet to a granite monument to be set;

thence in a general northerly direction along said Lot 3 and along a circular curve to the left, circumscribed by a radius of 125.00 feet, an arc length of 159.36 feet to a granite monument to

be set; said granite monument to be set being N 11°-26'-54" W a tie distance of 148.79 feet from said previous granite monument to be set;

thence N 47°-58'-18" W along said Lot #3, along Lot 2 and along Lot 1 a distance of 208.88 feet to a granite monument to be set;

thence N 42°-55'-36" W along said Lot 1 and along said Open Space a distance of 112.79 feet to a granite monument to be set;

thence in a general northwesterly direction along said Open Space and along a circular curve to the left, circumscribed by a radius of 125.00 feet, an arc length of 62.36 feet to the point of beginning. Said point of beginning being N 57°-13'-08" W a tie distance of 61.72 feet from said previous granite monument set.

The above described Summer Long Drive contains 92,036 s.f. (2.11 acres). All bearings refer to grid north (NAD 83).

#### **Parcel II – Winter Berry Lane**

A certain strip or parcel of land located on the easterly sideline of Ross Road, so-called, in the Town of Old Orchard Beach, County of York and State of Maine and shown as Winter Berry Lane on the plan titled "Final Plan, Sumter Landing, Ross Road, Old Orchard Beach, Maine", for Mezoian Development, LLC, dated January 2020 as revised through 9/18/20, by BH2M, Inc. and recorded in the York County Registry of Deeds in Plan Book 410, Page 11; said Winter Berry Lane being more particularly described as follows:

Beginning at a granite monument to be set on the easterly sideline of said Ross Road at the westerly corner of land now or formerly of Eric R. & Barbara L. Nason as shown on aforesaid plan;

thence S 54°34'-28" E along the land of said Nason, along Open Space and along Lot 14 a distance of 208.75 feet to a granite monument to be set;

thence in a general easterly direction along said Lot 14 and along a circular curve to the left, circumscribed by a radius of 125.00 feet, an arc length of 197.58 feet to a granite monument to be set; said granite monument to be set being N 80°-08'34" E a tie distance of 177.65 feet from said previous granite monument to be set;

thence N 34°-51'-36" E along said Lot 14, along Lot 13, along Lot 12, along Lot 11 and along Lot 10 a distance of 397.99 feet to a granite monument to be set;

thence in a general northeasterly direction along said Lot 10, along Lot 9 and along a circular curve to the right, circumscribed by a radius of 175.00 feet, an arc length of 171.65 feet to a granite monument to be set; said granite monument to be set being N 62°-57'-32" E a tie distance of 164.85 feet from said previous granite monument to be set;

thence S 88°-56'-32" E along said Lot 9 and along Lot 8 a distance of 115.80 feet to a granite monument to be set;

thence in a general northeasterly direction along said Lot 8 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a granite monument to be set and the westerly sideline of Summer Long Drive, so-called; said granite monument to be set being N 46°-03'-28" E a tie distance of 28.28 feet from said previous granite monument to be set;

thence S 01°-03'-28" W along the westerly sideline of said Summer Long Drive a distance of 90.00 feet to a granite monument to be set and Lot 21 as shown on aforesaid plan;

thence in a general northwesterly direction along said Lot 21 and along a circular curve to the left (non-tangent to the last described line), circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a granite monument to be set; said granite monument to be set being N 43°-56'-32" W a tie distance of 28.28 feet from said previous granite monument to be set;

thence N 88°-56'-32" W along said Lot 21 a distance of 115.80 feet to a granite monument to be set;

thence in a general southwesterly direction along said Lot 21 and along a circular curve to the left, circumscribed by a radius of 125.00 feet, an arc length of 122.60 feet to a granite monument to be set and Lot 20; said granite monument to be set being S 62°-57'-32" W a tie distance of 117.75 feet from said previous granite monument set;

thence S 34°-51'-36" W along said Lot 20, along Lot 19, along Lot 18 and along Lot 17 a distance of 397.99 feet to a granite monument to be set;

thence in a general westerly direction along said Lot 17, along Lot 16, along Lot 15 and along a circular curve to the right, circumscribed by a radius of 175.00 feet, an arc length of 276.62 feet to a granite monument to be set; said granite monument to be set being S 80°-08'-34" W a tie distance of 248.71 feet from said previous granite monument to be set;

thence N 54°-34'-28" W along said Lot 15, along said Open Space and along land now or formerly of Town of Old Orchard Beach a distance of 202.72 feet to a granite monument to be set and the easterly sideline of said Ross Road;

thence N 28°-33'-06" E along the easterly sideline of said Ross Road a distance of 50.36 feet to the point of beginning.

The above described Winter Berry Lane contains 56,360 s.f. (1.29 acres). All bearings refer to grid north (NAD 83).





**SUMTER LANDING**  
ROSS ROAD OLD ORCHARD BEACH MAINE

BY  
**MEZOIAN DEVELOPMENT, LLC.**  
**SACO, MAINE**

PLAN INDEX

- 1 FINAL PLAN
- ~~2 STANDARD BOUNDARY SURVEY~~
- ~~3 SURFACE DISPOSAL SYSTEM~~
- 4 SUMMER LONG DRIVE STA. 0+00 TO STA. 6+00
- 5 SUMMER LONG DRIVE STA. 6+00 TO STA. 12+00
- 6 SUMMER LONG DRIVE STA. 12+00 TO STA. 18+55.16
- 7 WINTER BERRY LANE STA. 0+00 TO STA. 6+00
- 8 WINTER BERRY LANE STA. 6+00 TO STA. 11+62.01
- 9 POND DETAILS
- 10 EROSION CONTROL DETAILS
- 11 STANDARD DETAILS



**Berry, Huff, MacDonald, Milliman, Inc.**  
Engineers, Surveyors

28 State Street  
Canaan, Maine 04938  
Tel. (207) 839-3771  
Fax. (207) 839-8620

(As Built's)  
10 pgs

RECORD DRAWING



NO.	DATE	REVISION
1	7/27/20	ISSUE FOR PERMIT



**BH2M**  
 Engineers, Surveyors  
 Berry, Hay, McKenna & Associates, Inc.  
 22 Green Street  
 Portland, Maine 04101  
 Tel: (207) 875-7373

Mescon Development, LLC  
 5000  
 4 Dimefield Lane  
 Scarborough, Maine 04072

**SUMMER LONG DRIVE**  
 STA. 0+00 to 6+00  
 R025 R030  
 OLD ORCHARD BEACH, MAINE

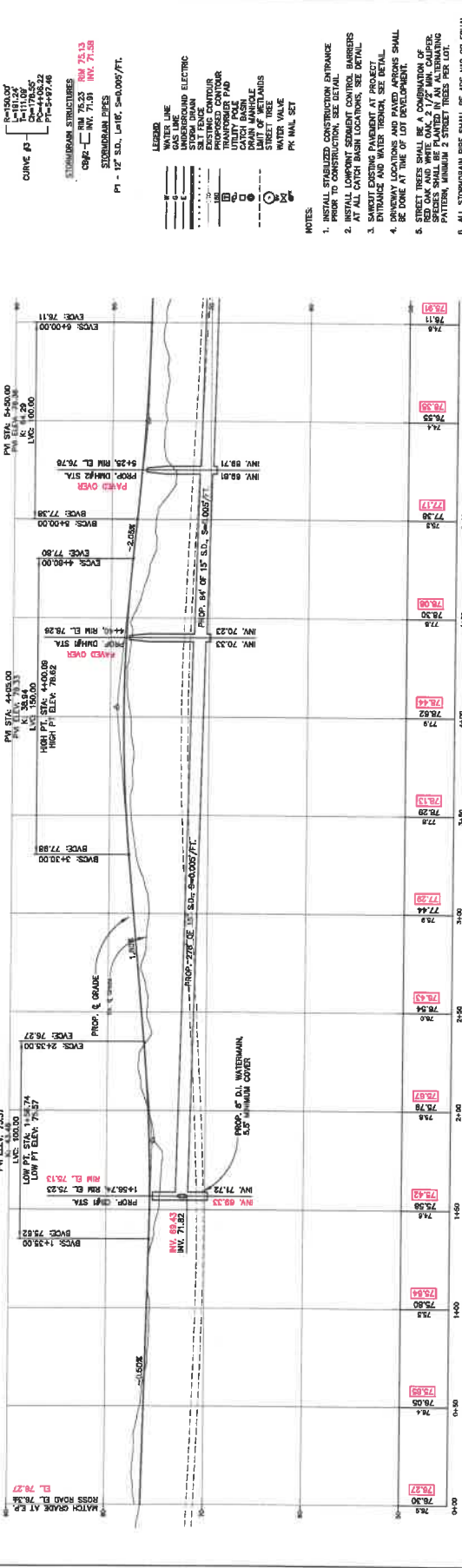
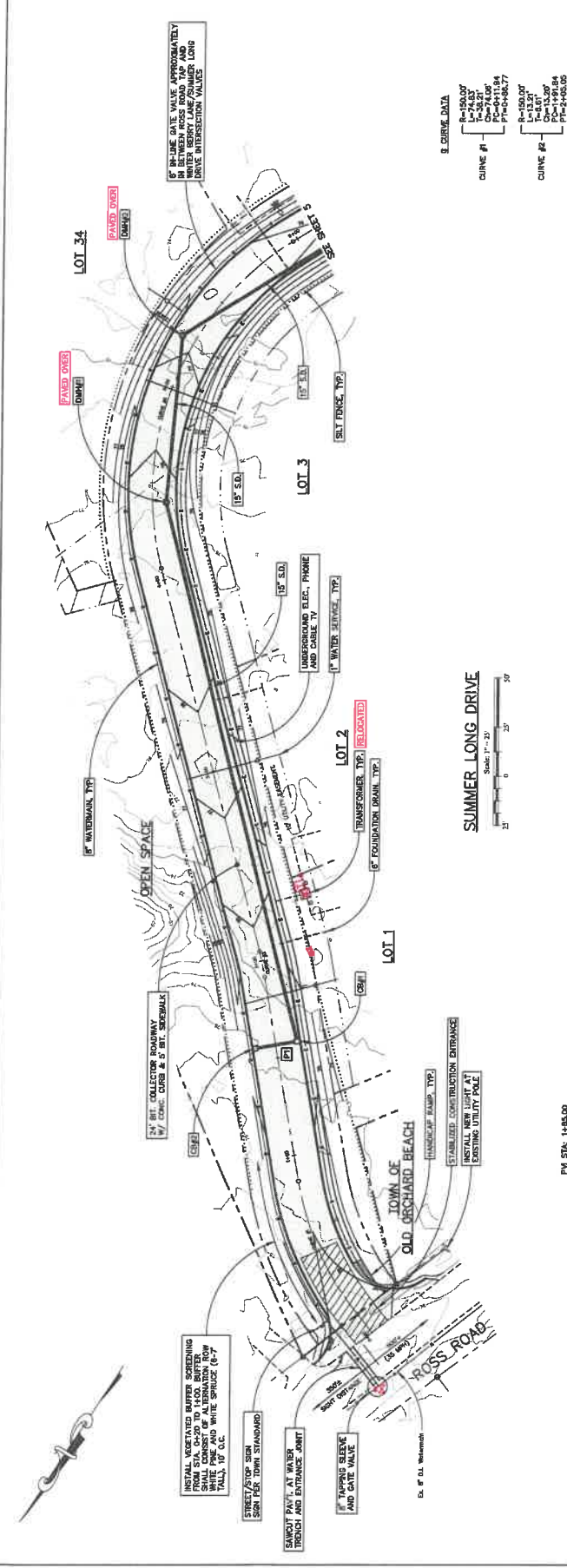
DESIGNED BY	DATE
W. S. BIRDA	7/27/20

DRAWN BY	SCALE
W. S. BIRDA	AS SHOWN

CHECKED BY	APP. NO.	DATE
W. S. BIRDA	19114	7/27/20

SHEET **4**

PROFESSIONAL SEAL AND SIGNATURE OF REGISTERED PROFESSIONAL ENGINEER OR SURVEYOR REQUIRED



**RECORD DRAWING**

- NOTES:**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AT ALL LOCATIONS WHERE THE DRIVE ADJACENTS TO LOT 1.
  2. INSTALL LAMPPOSTS AT ALL LOCATIONS WHERE THE DRIVE ADJACENTS TO LOT 1.
  3. SWAP OUT EXISTING PAVEMENT AT PROJECT ENTRANCE AND WATER TRENCH. SEE DETAIL.
  4. SEE WORK PLAN FOR PROPOSED AND PAVED AREAS SHALL BE PLACED IN THE DRIVE.
  5. STREET TREES SHALL BE A SHADY SPECIES (E.G. RED OAK AND WHITE OAK) 2 1/2" DIA. CALIPER. PATTERNS SHALL BE PLANTED IN AN ALTERNATING PATTERN. SEE STREET TREES PER LOT.
  6. ALL STORMWATER PIPE SHALL BE ADS 112 OR EQUAL.

**LEGEND:**

- WATER LINE
- GAS LINE
- STORM DRAIN
- SEWER
- PROPOSED CANTOUR
- UTILITY POLES
- CATCH BASIN
- MANHOLE
- LIMIT OF WETLANDS
- STREET TREE
- STREET LIGHT
- PK MAIL SET

**CURVE DATA:**

**CURVE #1**  
 R=150.00'  
 L=24.83'  
 PC=+11.94  
 PO=+26.77  
 PVI=+19.36

**CURVE #2**  
 R=132.00'  
 L=13.20'  
 PC=+19.84  
 PO=+34.05  
 PVI=+27.00

**CURVE #3**  
 R=150.00'  
 L=11.00'  
 PC=+40.32  
 PO=+47.46  
 PVI=+48.89

**STORMWATER STRUCTURES:**  
 CB#1 - INV. 75.23 RW 75.13 INV. 71.58  
 CB#2 - INV. 71.39 INV. 71.58

**STORMWATER PIPES:**  
 P1 - 12" S.D., L=118', S=+0.005'/FT.

**PROFILE:**  
 VERTICAL 1" = 5'  
 HORIZONTAL 1" = 25'

NO.	DATE	REVISION
1	7/26/24	ISSUE FOR PERMITTING



**BH2M**  
Engineers, Surveyors  
Barry, Hugh McDermott, Milligan Inc.  
26 State Street  
Portland, Maine 04102  
Tel: (207) 639-2271  
Fax: (207) 639-2370

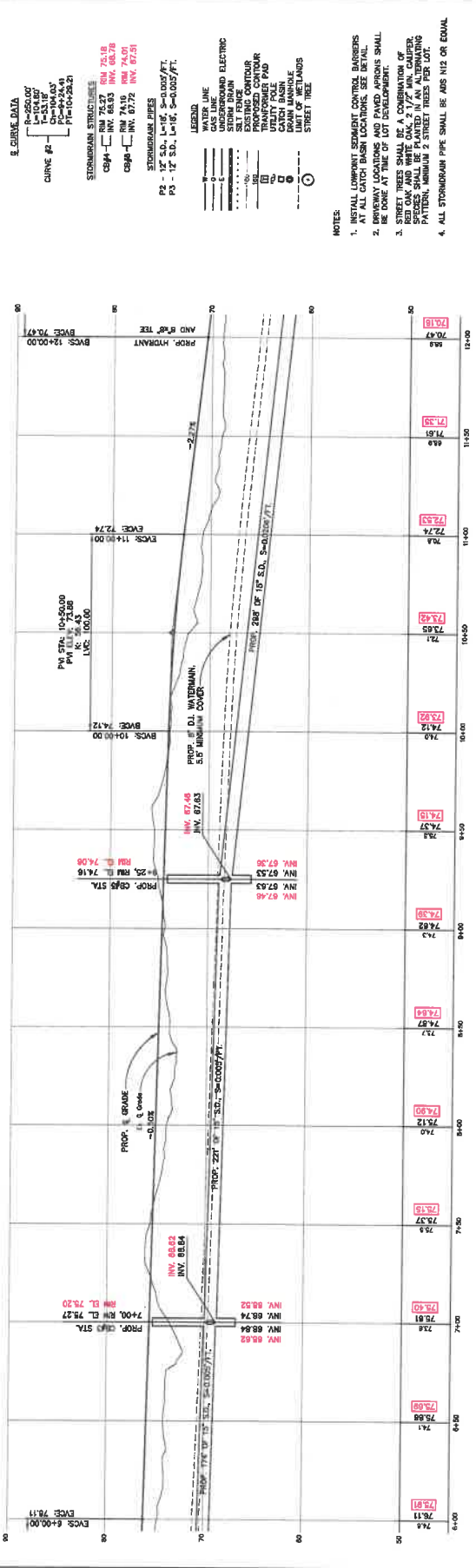
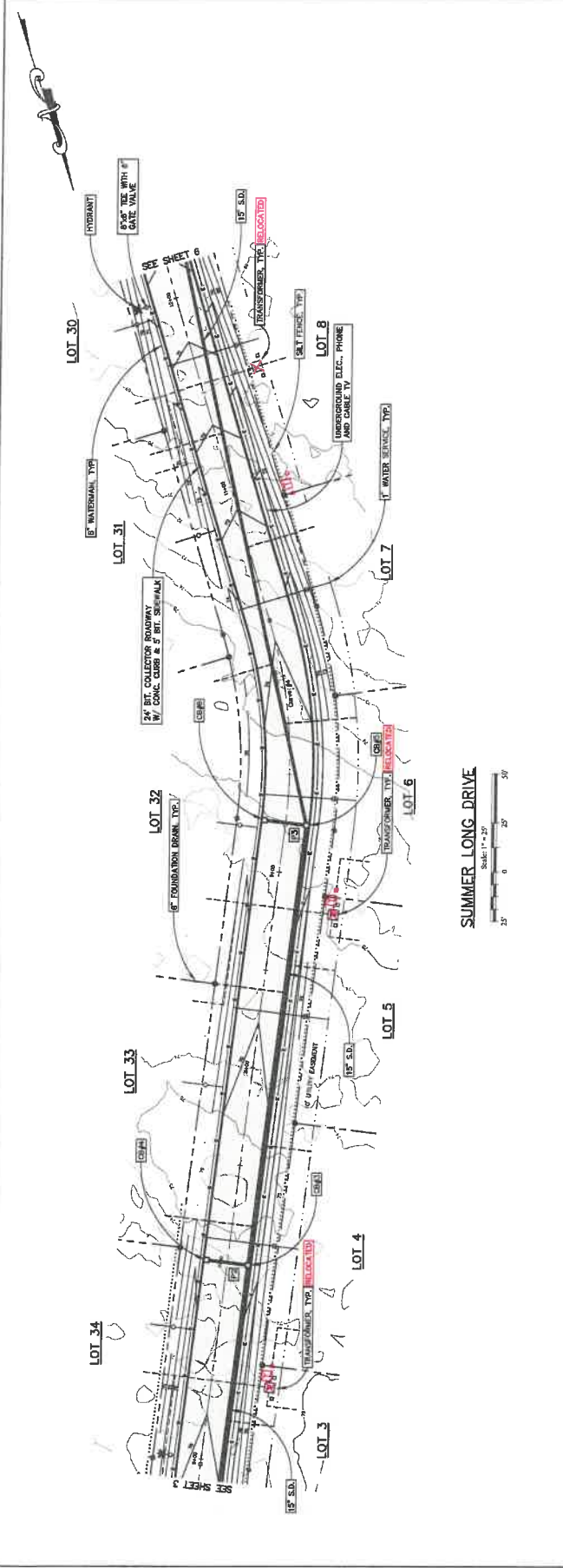
McDonough Development, LLC  
2000 Main Street  
Bangor, Maine 04401

**SUMMITER LANDING**  
787A-6-3016-12-00  
ROSS RD  
OLD ORCHARD BEACH, MAINE

DESIGNED	DATE
DRAWN	SCALE
CHECKED	JOB NO.
	19144

**SHEET**  
5

THIS DRAWING IS THE PROPERTY OF BARRY, HUGH MCDERMOTT, MILLIGAN INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.



**RECORD DRAWING**

**PROFILE**  
VERTICAL 1" = 5'  
HORIZONTAL 1" = 25'

- NOTES:**
1. INSTALL LOWPOINT SEWAGE CONTROL BARRIERS AT ALL SEWER LINES. SEE DETAIL.
  2. EROSION LOCATIONS AND SLOPES SHALL BE DONE AT TIME OF LOT DEVELOPMENT.
  3. STREET TREES SHALL BE A COMBINATION OF RED OAK AND WHITE OAK. 2 1/2" DIA. CANOPY. PATTERN, MINIMUM 2 STREET TREES PER LOT.
  4. ALL STORMDRAIN PIPE SHALL BE ADE N12 OR EQUAL.

**LEGEND**

- WATER LINE
- GAS LINE
- STORM DRAIN
- EXISTING CONTOUR
- PROPOSED CONTOUR
- UTILITY POLE PAD
- TRANSFORMER
- LIMIT OF WETLANDS
- STREET TREE

**STORMDRAIN STRUCTURES**

CP#4 - INV. 65.50 RM 75.19  
CP#5 - INV. 67.72 RM 74.01  
CP#6 - INV. 67.72 RM 74.01

**STORMDRAIN PIPES**

P2 - 12" S.D., L=16', S=4.00%/FT.  
P3 - 12" S.D., L=16', S=4.00%/FT.

**CURVE DATA**

CURVE #2  
P=262.00'  
L=104.20'  
R=100.00'  
ELEVATION OF PVI=67.72'  
ELEVATION OF BVC=65.50'  
ELEVATION OF EVC=67.72'

**SUMMER LONG DRIVE**  
SCALE 1" = 25'

STATION	ELEVATION	DESCRIPTION
74.4	76.11	ENC# 4+00.00
74.1	75.09	
74.2	75.81	INV. 68.82
74.3	75.87	INV. 68.74
74.4	75.82	INV. 68.84
74.5	75.87	INV. 68.82
74.6	74.90	PROP. 227' OF 15" S.D., S=4.00%/FT.
74.7	74.87	
74.8	74.83	
74.9	74.82	
75.0	74.82	
75.1	74.82	
75.2	74.83	
75.3	74.87	
75.4	74.90	
75.5	74.93	
75.6	74.96	
75.7	75.00	
75.8	75.04	
75.9	75.08	
76.0	75.12	
76.1	75.16	
76.2	75.20	
76.3	75.24	
76.4	75.28	
76.5	75.32	
76.6	75.36	
76.7	75.40	
76.8	75.44	
76.9	75.48	
77.0	75.52	
77.1	75.56	
77.2	75.60	
77.3	75.64	
77.4	75.68	
77.5	75.72	
77.6	75.76	
77.7	75.80	
77.8	75.84	
77.9	75.88	
78.0	75.92	
78.1	75.96	
78.2	76.00	
78.3	76.04	
78.4	76.08	
78.5	76.12	
78.6	76.16	
78.7	76.20	
78.8	76.24	
78.9	76.28	
79.0	76.32	
79.1	76.36	
79.2	76.40	
79.3	76.44	
79.4	76.48	
79.5	76.52	
79.6	76.56	
79.7	76.60	
79.8	76.64	
79.9	76.68	
80.0	76.72	



NO.	DATE	REVISION
1	1/27/24	INITIAL DESIGN
2	1/27/24	REVISED DESIGN



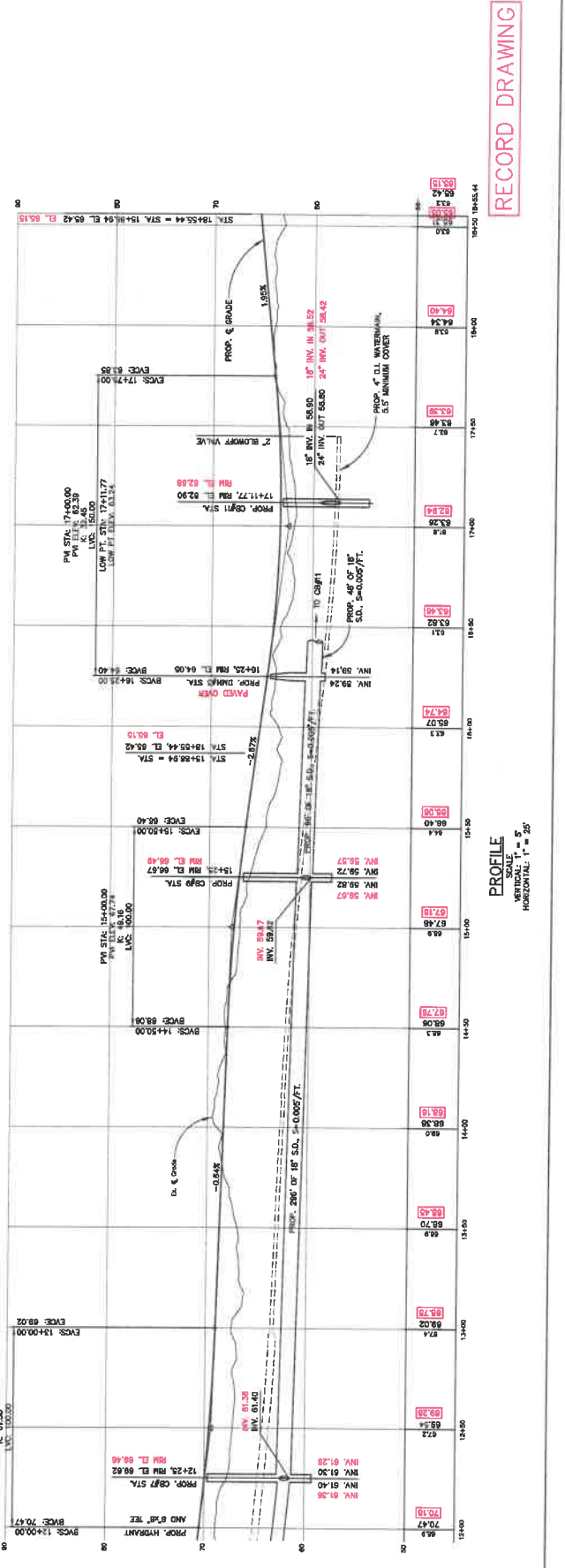
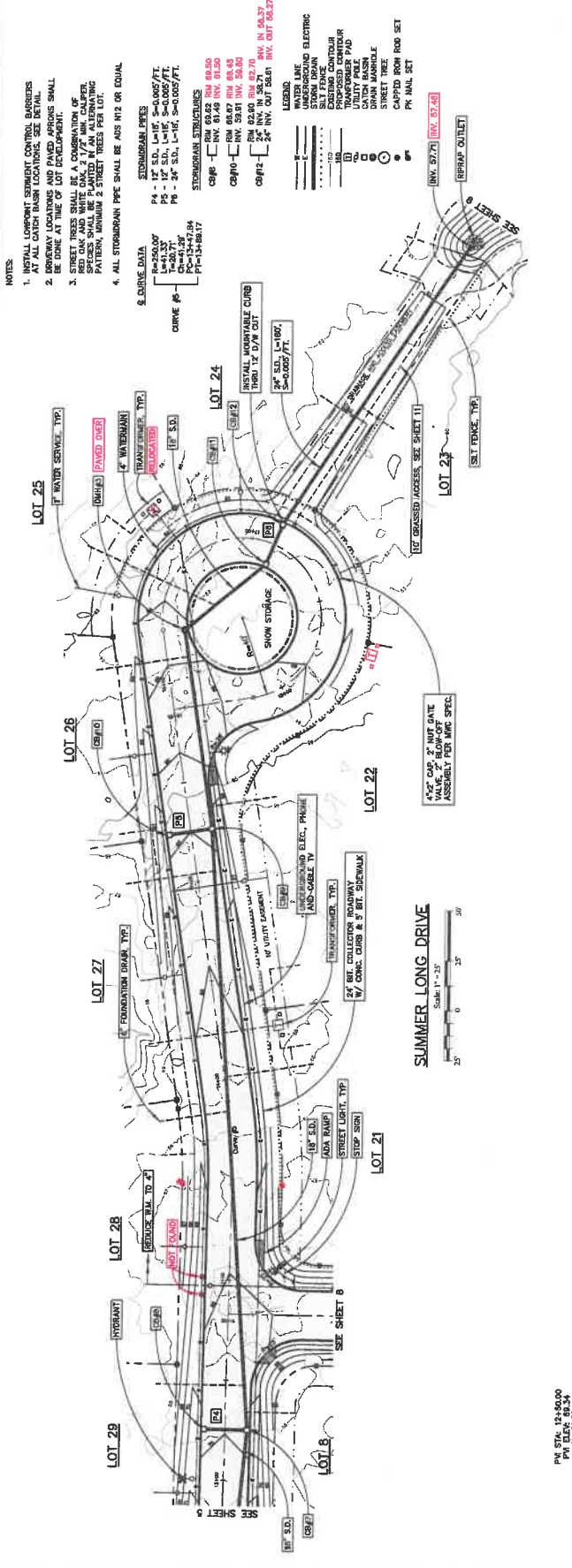
**BH2M**  
 Barry, Huff, McDonald, Milligan Inc.  
 Engineers, Architects, Surveyors  
 25 State Street  
 Portland, Maine 04103  
 Tel: (603) 833-2771  
 Fax: (603) 833-2720

Madison Development LLC  
 706  
 4 Exchange Lane  
 South Portland, ME 04106

**SUMMER LONG DRIVE**  
 STA. 12+00.19 TO 19+55.16  
 ROSS ROAD  
 OLD ORCHARD BRANCH, MAINE

DESIGNED	DATE
DRAWN	SCALE
CHECKED	DATE
DATE	SCALE
DATE	SCALE

**SHEET 6**  
 RECORD DRAWING



NO.	DATE	DESCRIPTION
1	7/29/24	ISSUED FOR PERMIT



**BH2M**  
 Engineers, Surveyors  
 28 State Street  
 Portland, Maine 04102  
 Tel: (207) 633-2277  
 Fax: (207) 633-2550

Moscow Development, LLC  
 4 Orchard Beach  
 Scarborough, Maine 04072  
 908

WINTER BERRY LANE  
 STA. 0+00 to 6+00  
 ROSS ROAD  
 OLD ORCHARD BEACH, MAINE

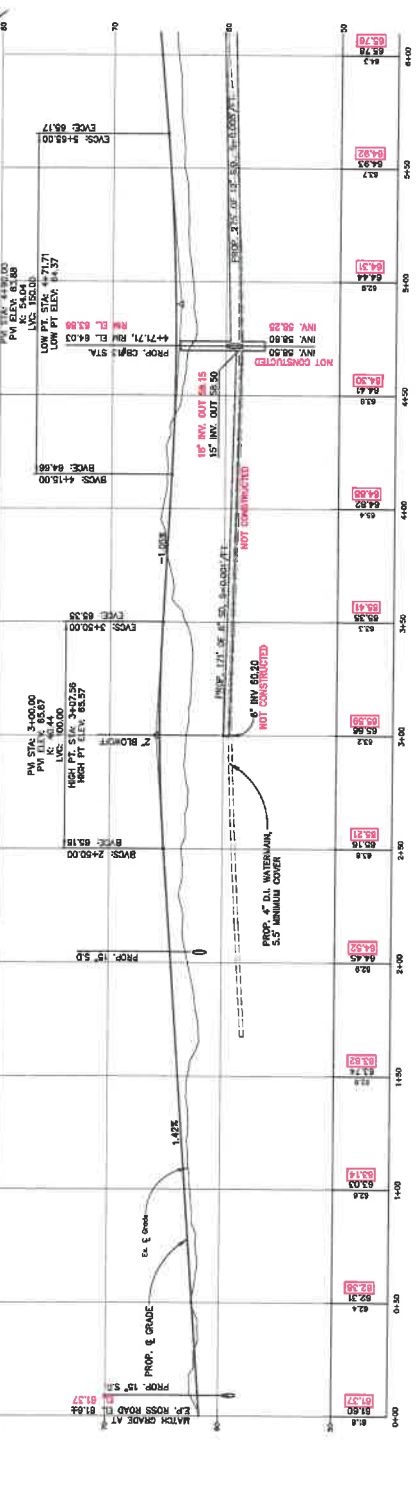
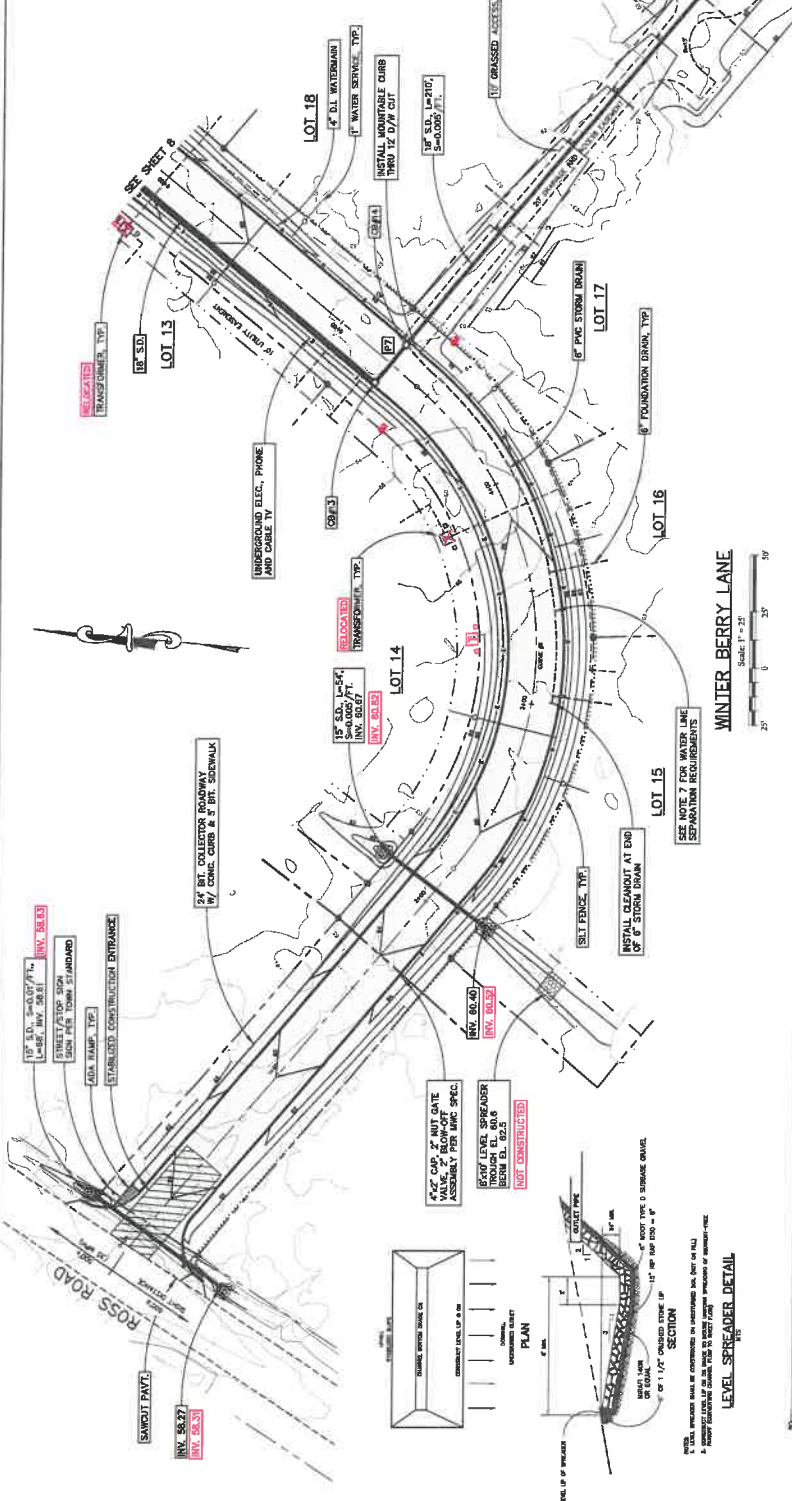
DESIGNED BY	DATE
DRAWN BY	SCALE
CHECKED BY	JOB NO.
	S. DRAWG.

SHEET  
**7**

RECORD DRAWING

- NOTES**
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION. SEE DETAIL.
  - INSTALL STABILIZED CONSTRUCTION ENTRANCES AT ALL CATCH BASIN LOCATIONS. SEE DETAIL.
  - SAWTOOTH EXISTING PAVEMENT AT PROJECT ENTRANCE AND WATER TRENCH, SEE DETAIL.
  - ROWWAY LOCATIONS AND PAVED AREAS SHALL BE DONE AT TIME OF LOT DEVELOPMENT.
  - EXISTING PAVEMENT SHALL BE A SPERMATOPHYTES, RED OAK AND WHITE OAK. ALL OTHER SPECIES SHALL BE PLANTED IN AN ALTERNATING PATTERN, MINIMUM 2 STREET TREES PER LOT.
  - ALL STORMDRAIN PIPE SHALL BE 12" OR EQUAL.
  - PER MAINE WATER STANDARDS THERE SHALL BE 10 FEET OF COVER OVER ALL STORMDRAIN PIPE. USE OF HORIZONTAL SEPARATION AND AT LEAST 3 INCHES OF HORIZONTAL SEPARATION FROM ANY UNDERGROUND PIPE.

- LEGEND**
- WATER LINE
  - UNDERGROUND ELECTRIC
  - STORM DRAIN
  - EXISTING CONTOUR
  - TRANSFORMER
  - UTILITY POLE
  - STORMDRAIN MANHOLE
  - STREET TREE
  - PK MAIL SET
- STORMDRAIN STRUCTURES**
- CP#1 - 18" S.D. L=210' P=15.00
  - CP#2 - 18" S.D. L=210' P=15.00
  - CP#3 - 18" S.D. L=210' P=15.00
  - CP#4 - 18" S.D. L=210' P=15.00
  - CP#5 - 18" S.D. L=210' P=15.00
  - CP#6 - 18" S.D. L=210' P=15.00
  - CP#7 - 18" S.D. L=210' P=15.00
  - CP#8 - 18" S.D. L=210' P=15.00
  - CP#9 - 18" S.D. L=210' P=15.00
  - CP#10 - 18" S.D. L=210' P=15.00
  - CP#11 - 18" S.D. L=210' P=15.00
  - CP#12 - 18" S.D. L=210' P=15.00
  - CP#13 - 18" S.D. L=210' P=15.00
  - CP#14 - 18" S.D. L=210' P=15.00
  - CP#15 - 18" S.D. L=210' P=15.00
  - CP#16 - 18" S.D. L=210' P=15.00
  - CP#17 - 18" S.D. L=210' P=15.00
  - CP#18 - 18" S.D. L=210' P=15.00
  - CP#19 - 18" S.D. L=210' P=15.00
  - CP#20 - 18" S.D. L=210' P=15.00
  - CP#21 - 18" S.D. L=210' P=15.00
  - CP#22 - 18" S.D. L=210' P=15.00
  - CP#23 - 18" S.D. L=210' P=15.00
  - CP#24 - 18" S.D. L=210' P=15.00
  - CP#25 - 18" S.D. L=210' P=15.00
  - CP#26 - 18" S.D. L=210' P=15.00
  - CP#27 - 18" S.D. L=210' P=15.00
  - CP#28 - 18" S.D. L=210' P=15.00
  - CP#29 - 18" S.D. L=210' P=15.00
  - CP#30 - 18" S.D. L=210' P=15.00
  - CP#31 - 18" S.D. L=210' P=15.00
  - CP#32 - 18" S.D. L=210' P=15.00
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  - CP#89 - 18" S.D. L=210' P=15.00
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  - CP#92 - 18" S.D. L=210' P=15.00
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  - CP#96 - 18" S.D. L=210' P=15.00
  - CP#97 - 18" S.D. L=210' P=15.00
  - CP#98 - 18" S.D. L=210' P=15.00
  - CP#99 - 18" S.D. L=210' P=15.00
  - CP#100 - 18" S.D. L=210' P=15.00



**PROFILE**  
 VERTICAL SCALE 1" = 5'  
 HORIZONTAL SCALE 1" = 25'



**LEVEL SPREADER DETAIL**

NO.	DATE	DESCRIPTION
1	1/24/20	ISSUED FOR PERMITTING



**BH2M**  
 Berry, Hill, McDermott, Milliman, Inc.  
 Engineers, Planners, Surveyors  
 25 State Street  
 Portland, Maine 04103  
 Tel: (603) 833-2271  
 Fax: (603) 833-2270

Medeiros Development, LLC  
 3000 Main Street  
 Scarborough, Maine 04072

**WINTER BERRY LANE**  
 STA. 6+00 TO 11+02.01  
 RICKS ROAD  
 OLD ORCHARD BEACH, MAINE

DESIGNED BY	DATE
DRAWN BY	SCALE
CHECKED BY	APP. NO.
S. BIRDA	1/24/20

**8**  
 SHEET

PROVISIONAL AS SHOWN  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION

- NOTES:**
- INSTALL LOWPORT SEDIMENT CONTROL BARRIERS AT ALL CATCH BASIN LOCATIONS. SEE DETAIL.
  - BE DONE AT TIME OF LOT DEVELOPMENT.
  - STREET TREES SHALL BE A COMBINATION OF RED OAK AND WHITE OAK, 2 1/2" MIN. CALIPER. SEE DETAIL FOR TREE SPECIFICATIONS AND PLANTING PATTERN. MINIMUM 2 STREET TREES PER LOT.
  - ALL STORMWATER PPE SHALL BE ADS #12 OR EQUIV.

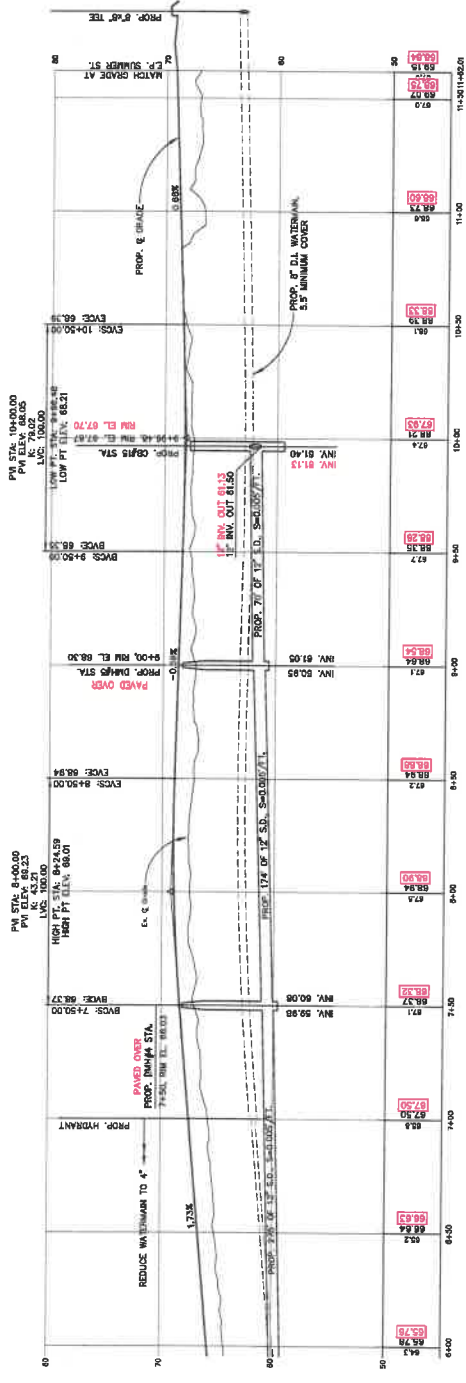
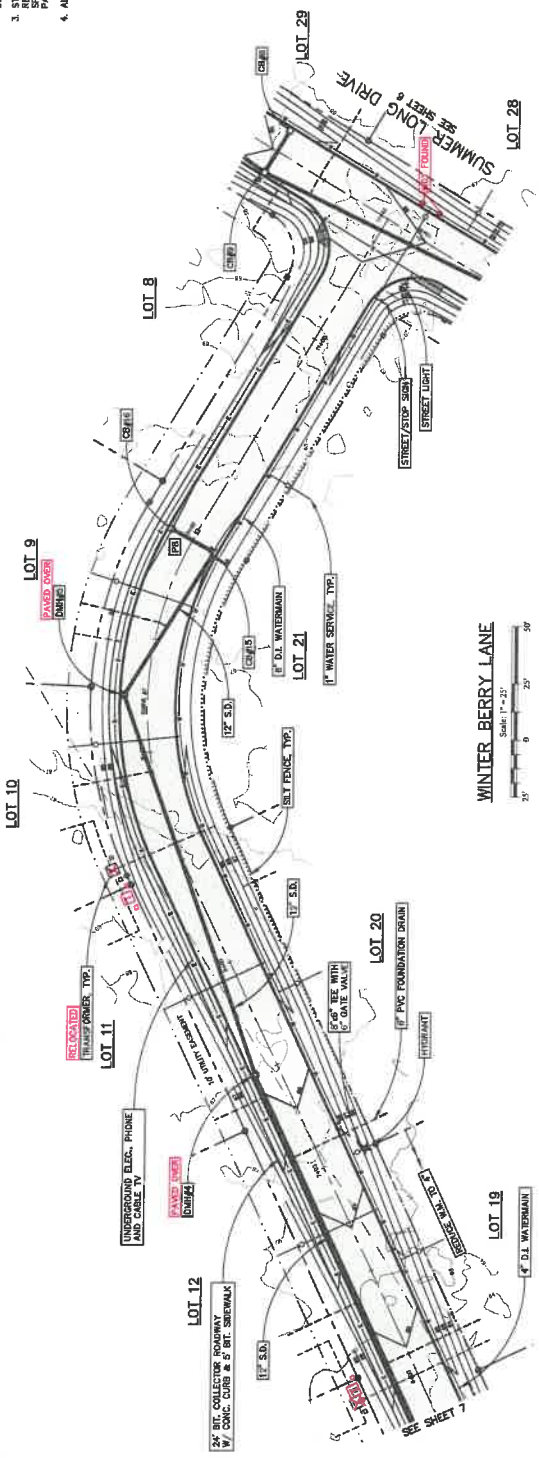
- LEGEND**
- PAVED OVER
  - RELOCATED
  - TRAMP OVER
  - UNDERGROUND ELEC., PHONE AND CABLE TV
  - UNDERGROUND ELECTRIC
  - EXISTING CONTOUR
  - TRANSFORMER PAD
  - CATCH BASIN
  - DRAIN MANHOLE
  - STREET LIGHT
  - STREET REEL
  - STORMWATER PIPES
  - STORMWATER STRUCTURES
  - STORMWATER PIPES
  - STORMWATER PIPES

**S. CURVE DATA**  
 L=180.00'  
 E=124.17'  
 C=114.50'  
 PC=84+4.00'  
 PT=104+01.51'

**CURVE #1**  
 RM 67.87' IN 67.70' OUT 61.30'  
 RM 67.87' IN 67.70' OUT 61.30'

**STORMWATER STRUCTURES**  
 CB#16 - RM 67.87' IN 67.70' OUT 61.30'

**STORMWATER PIPES**  
 PB - 12" S.D., 1'-18" S=+0.005/FT.



**RECORD DRAWING**

NO.	DATE	DESCRIPTION
1	7/24/09	Revised Drawing



**BH2M**  
 Berry, Huff, McConnel, Milligan, Inc.  
 Engineers, Surveyors  
 25 Saint Thomas  
 Portland, Maine 04103  
 Tel: (207) 858-2271  
 Fax: (207) 858-4520

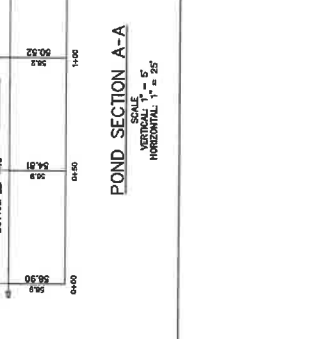
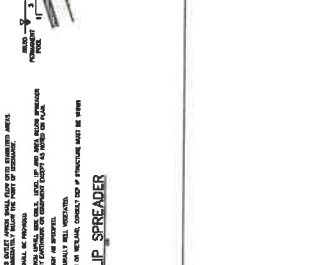
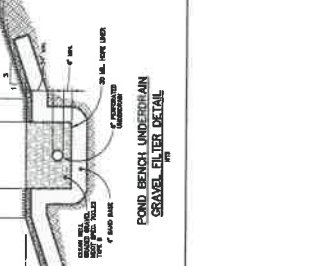
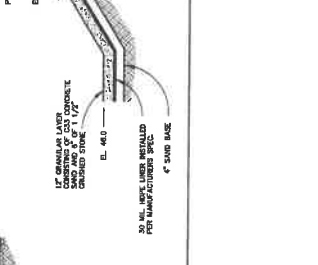
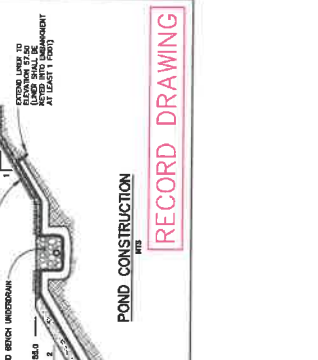
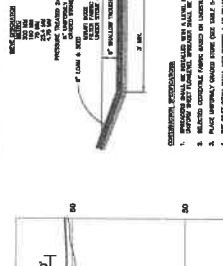
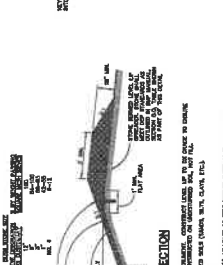
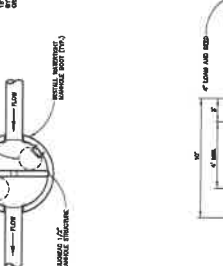
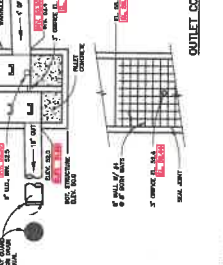
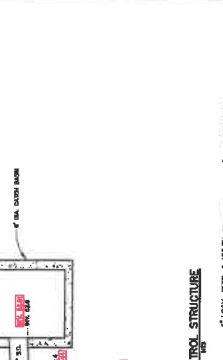
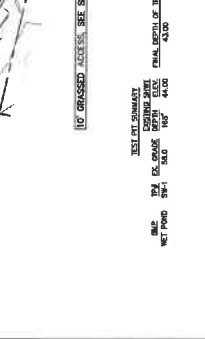
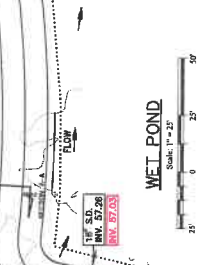
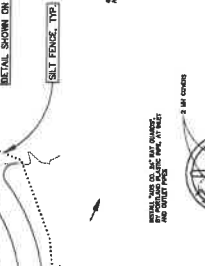
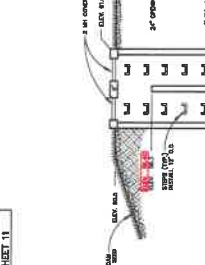
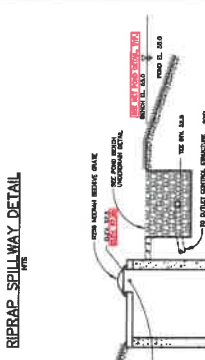
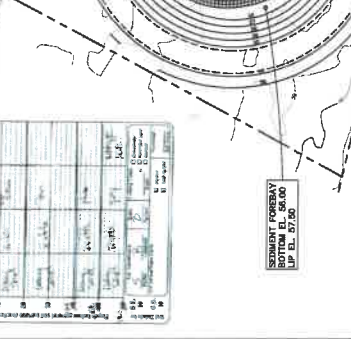
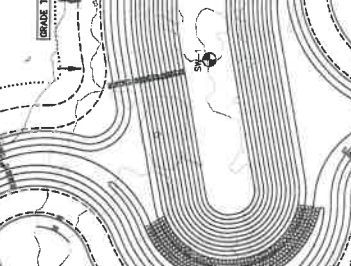
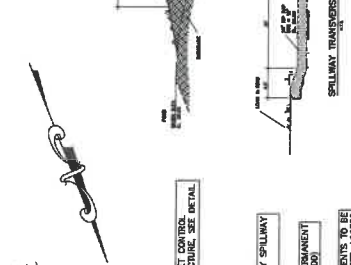
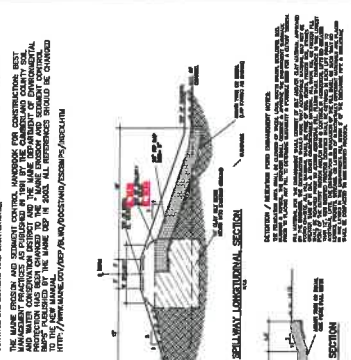
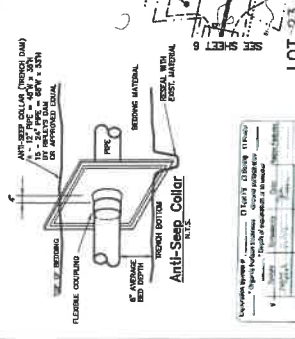
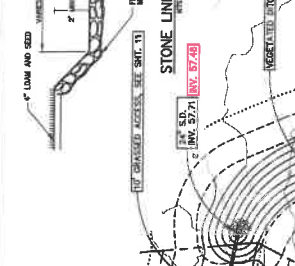
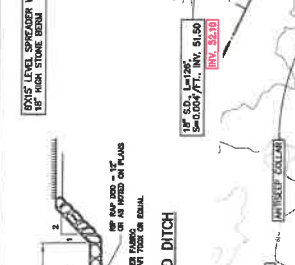
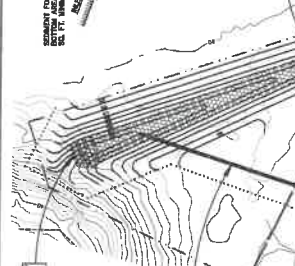
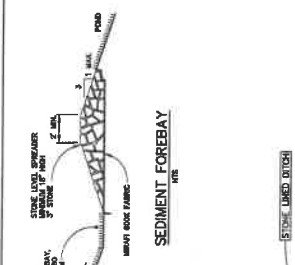
Mechanic Development, LLC  
 25 Saint Thomas  
 Portland, Maine 04103  
 Tel: (207) 858-2271  
 Fax: (207) 858-4520

**POND DETAILS**  
 SWATER LANDING  
 ROSS ROAD  
 OLD ORCHARD BEACH, MAINE

DESIGNED	DATE	SCALE
W. HUBBARD	04.2009	AS SHOWN
DRAWN	DATE	SCALE
D. HUBBARD	04.2009	AS SHOWN
CHECKED	DATE	SCALE
S. HUBBARD	04.2009	AS SHOWN

**9**  
 SHEET  
 TOTAL SHEETS: 9  
 THIS SHEET IS A PART OF THE PROJECT AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

**NOTES:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



**RECORD DRAWING**

**STORMWATER ELEVATIONS:**  
 2 YEAR STORM PEAK ELEVATION = 55.00  
 10 YEAR STORM PEAK ELEVATION = 56.75  
 25 YEAR STORM PEAK ELEVATION = 57.45  
 WATER QUANTITY VOLUME ELEVATION = 58.00

**POND SECTION A-A**  
 VERTICAL SCALE = 5'  
 HORIZONTAL SCALE = 25'

NO.	DATE	DESCRIPTION
1	7/24/88	Initial Design
2	8/10/88	Final Design



**BH2M**  
 Engineers, Surveyors  
 22 Main Street  
 Portland, Maine 04103  
 Tel. (603) 833-2773  
 Fax. (603) 833-8230

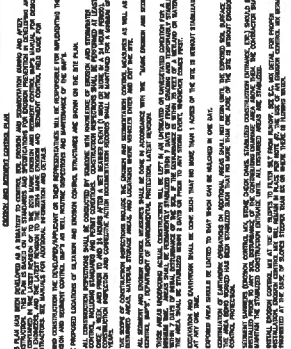
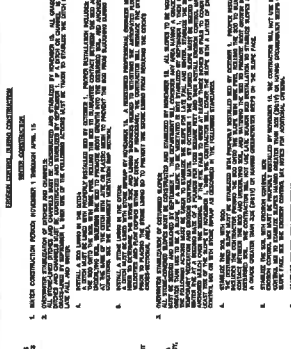
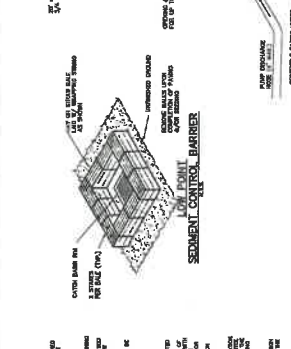
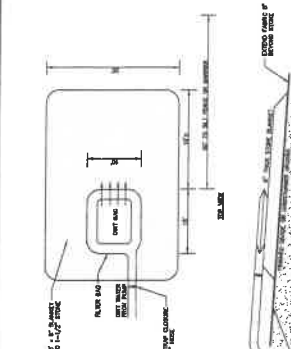
FOR  
 MECHANICAL DEVELOPMENT, L.L.C.  
 2200, MAINE CENTER  
 CHANDLER, MAINE 04427

**EROSION CONTROL  
 DETAILS**  
 SUMMIT LANDING  
 ROSS ROAD  
 OLD ORCHARD BEACH, ME

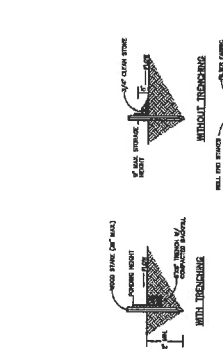
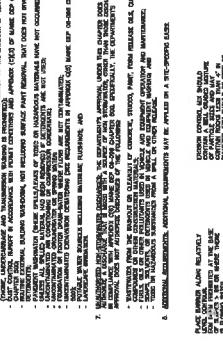
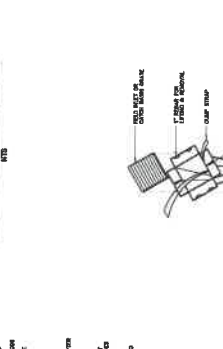
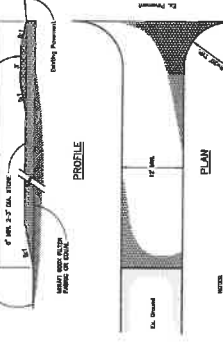
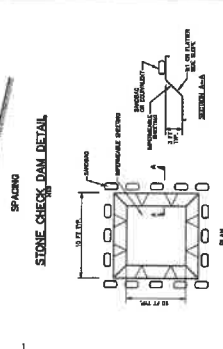
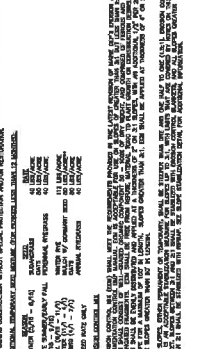
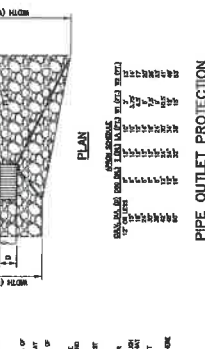
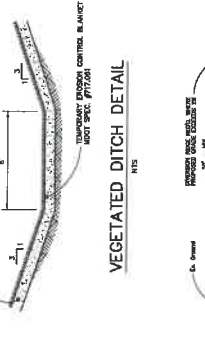
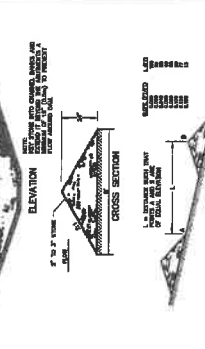
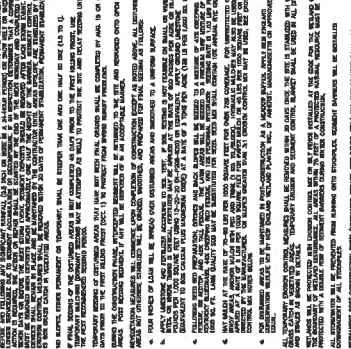
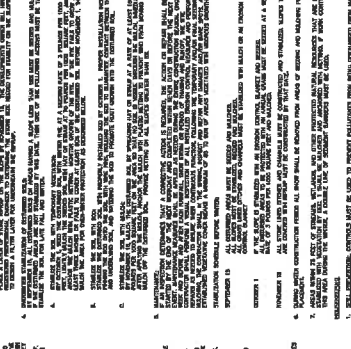
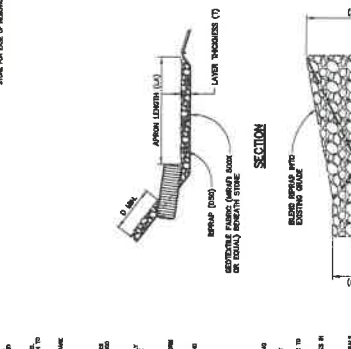
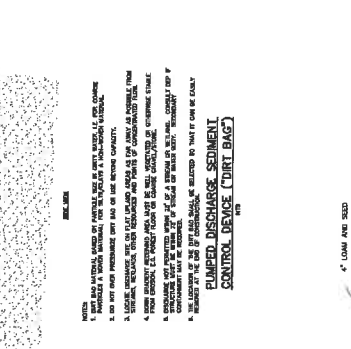
DESIGNED W. PHIBBS	DATE JUL 2000	SCALE AS SHOWN
DRAWN D. BULL	CHECKED S. BULL	JOB NO. 1114-04

SHEET  
**10**  
 PROJECT NO. 1114-04  
 SHEET NO. 10 OF 10  
 DATE: 10/1/87

**GENERAL NOTES:**  
 1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE EROSION CONTROL MANUAL, 4TH EDITION, 1987, PUBLISHED BY THE NATIONAL SEDIMENTATION SOCIETY.  
 2. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND TO STABILIZE SOILS.  
 3. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND TO STABILIZE SOILS.  
 4. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND TO STABILIZE SOILS.  
 5. ALL EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND TO STABILIZE SOILS.



**CONCRETE WASHOUT STRUCTURE**  
 1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% STEEL REINFORCEMENT.  
 2. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.  
 3. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH, EVEN SURFACE.  
 4. ALL CONCRETE SHALL BE PAINTED WITH AN EROSION RESISTANT PAINT.  
 5. ALL CONCRETE SHALL BE MAINTAINED IN GOOD REPAIR AT ALL TIMES.



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**STABILIZED CONSTRUCTION ENTRANCE**  
 1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% STEEL REINFORCEMENT.  
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 4. ALL CONCRETE SHALL BE PAINTED WITH AN EROSION RESISTANT PAINT.  
 5. ALL CONCRETE SHALL BE MAINTAINED IN GOOD REPAIR AT ALL TIMES.

**SILT FENCE DETAIL**  
 1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% STEEL REINFORCEMENT.  
 2. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.  
 3. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH, EVEN SURFACE.  
 4. ALL CONCRETE SHALL BE PAINTED WITH AN EROSION RESISTANT PAINT.  
 5. ALL CONCRETE SHALL BE MAINTAINED IN GOOD REPAIR AT ALL TIMES.

**EROSION CONTROL MIX BENCH**  
 1. ALL CONCRETE SHALL BE 3000 PSI STRENGTH WITH 4% STEEL REINFORCEMENT.  
 2. ALL CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS.  
 3. ALL CONCRETE SHALL BE FINISHED TO A SMOOTH, EVEN SURFACE.  
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 4. ALL CONCRETE SHALL BE PAINTED WITH AN EROSION RESISTANT PAINT.  
 5. ALL CONCRETE SHALL BE MAINTAINED IN GOOD REPAIR AT ALL TIMES.

**RECORD DRAWING**

**RECORD DRAWING**

NO.	DATE	DESCRIPTION
1	7/20/14	REVISION



**BH2M**  
Berry Hill, MacDonald, Milligan Inc.  
Engineers, Surveyors  
25 South Street  
Portland, Maine 04103  
Tel: (207) 739-2271  
Fax: (207) 739-2270

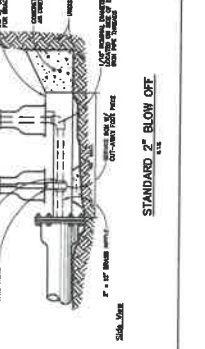
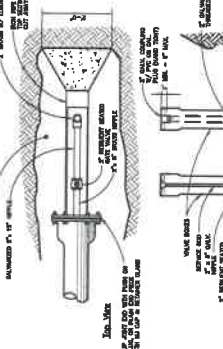
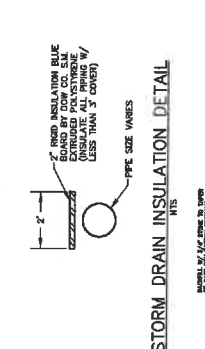
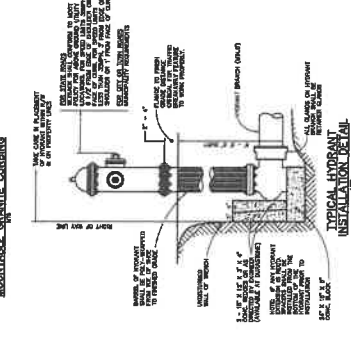
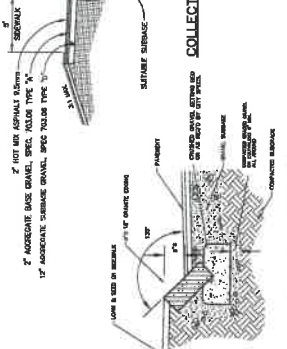
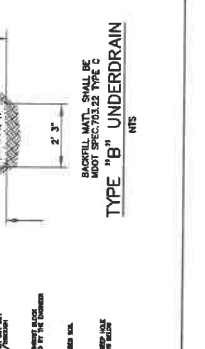
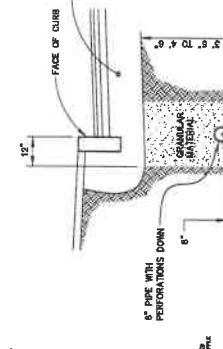
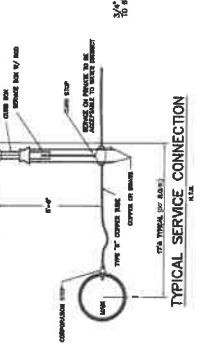
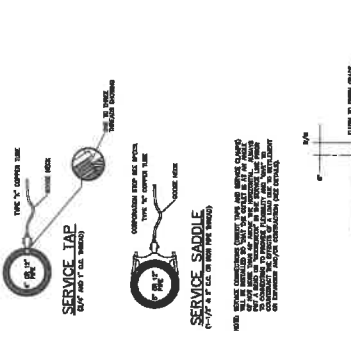
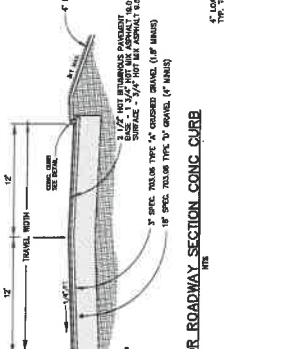
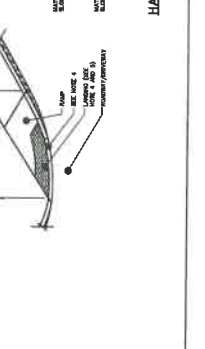
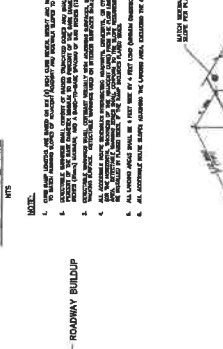
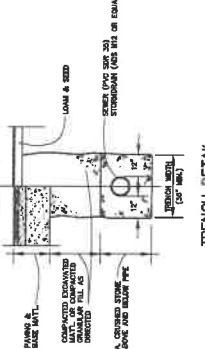
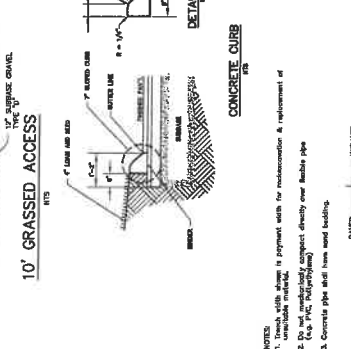
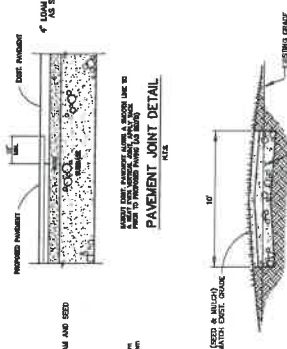
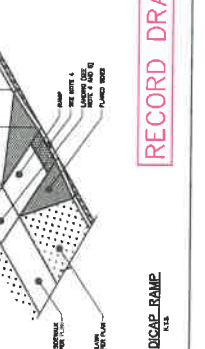
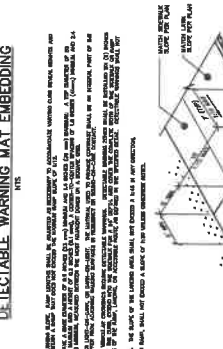
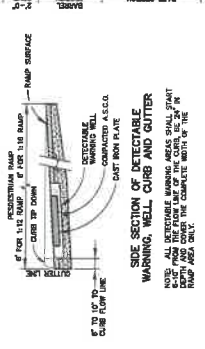
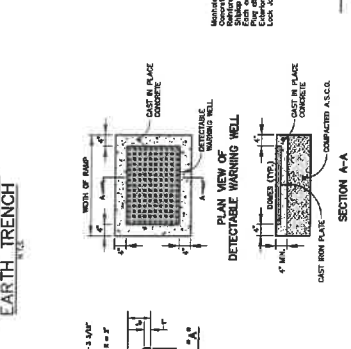
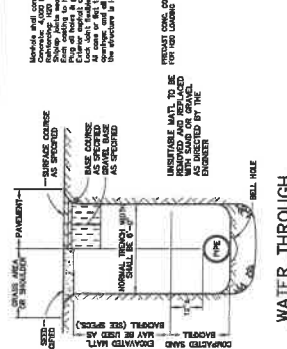
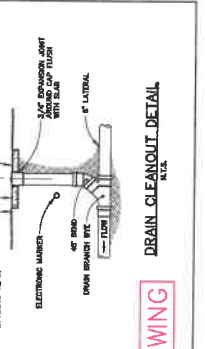
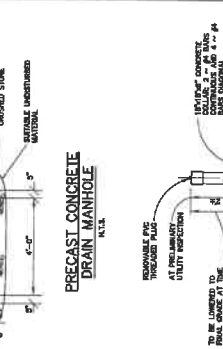
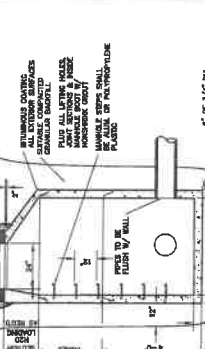
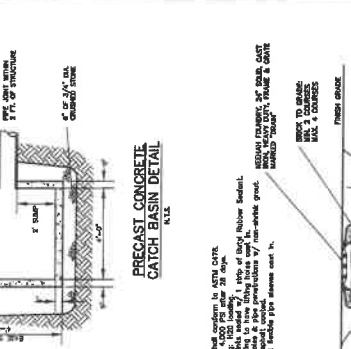
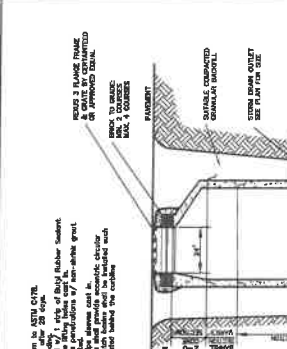
Meredith Development, LLC  
200, Madison Street  
Portland, ME 04103

STANDARD DETAILS  
SUMMITER LANDING  
OLD ORCHARD BEACH, ME  
ROSS ROAD

DESIGNED	DATE
DRAWN	SCALE
CHECKED	NO. REV.
S. BIRDA	12/14

11  
SHEET

REVISIONS  
NO. DATE DESCRIPTION



RECORD DRAWING

HANDICAP RAMP

TYPE "B" UNDERDRAIN

STANDARD 2' BLOW OFF

(ME WATER)  
3 PGS

**CERTIFICATE OF PROJECT ACCEPTANCE**

**SUMTER LANDING MAIN EXTENSION**

**KNOW ALL MEN BY THESE PRESENTS**, that The Maine Water Company, having inspected the installation of the water mains and services as specified for the project, and having received certification verifying satisfactory results with regards to testing of the said installation, finds that it substantially complies with the terms of the Agreement between the Company and the Contractor/Developer dated as of the 12th day of July, in the year 2020.

This date shall mark the commencement of all warranties and guarantees required by the Agreement and General Conditions Specifications, and such warranties and guarantees shall be fully effective, notwithstanding the fact that the Company has inspected such property.

IN WITNESS WHEREOF, the parties hereto have caused the Certificate of Project Acceptance to be executed by their duly authorized officials.

Mezoian Development

Mike [Signature] (Nov 9, 2021 06:34 EST)

Developer

Foglio Inc.

Justin Foglio

Contractor

Witness

Travis w Dyer (Nov 12, 2021 12:05 EST)

Marcus Knipp

Maine Water

Marcus Knipp EIT  
Project Engineer











# Certificate of Project Acceptance - Sumter Landing Main Extension

Final Audit Report

2021-11-12

Created:	2021-11-08
By:	Marcus Knipp (mknipp@mainewater.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-vAeOR4LWdO5wKURwlfhisOb3MgW6rG

## "Certificate of Project Acceptance - Sumter Landing Main Extension" History

-  Document created by Marcus Knipp (mknipp@mainewater.com)  
2021-11-08 - 6:09:01 PM GMT- IP address: 134.238.180.84
-  Document emailed to Justin Foglio (justin.foglio@gmail.com) for signature  
2021-11-08 - 6:09:52 PM GMT
-  Email viewed by Justin Foglio (justin.foglio@gmail.com)  
2021-11-09 - 11:23:36 AM GMT- IP address: 66.67.57.19
-  Document e-signed by Justin Foglio (justin.foglio@gmail.com)  
Signature Date: 2021-11-09 - 11:24:13 AM GMT - Time Source: server- IP address: 66.67.57.19
-  Document emailed to Mike Mezoian (mezoiandevelopment@gmail.com) for signature  
2021-11-09 - 11:24:15 AM GMT
-  Email viewed by Mike Mezoian (mezoiandevelopment@gmail.com)  
2021-11-09 - 11:32:50 AM GMT- IP address: 108.183.172.62
-  Document e-signed by Mike Mezoian (mezoiandevelopment@gmail.com)  
Signature Date: 2021-11-09 - 11:34:05 AM GMT - Time Source: server- IP address: 108.183.172.62
-  Document emailed to Travis w Dyer (travis.dyer@mainewater.com) for signature  
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Document e-signed by Travis w Dyer (travis.dyer@mainewater.com)

Signature Date: 2021-11-12 - 5:05:30 PM GMT - Time Source: server- IP address: 174.242.73.200



Agreement completed.

2021-11-12 - 5:05:30 PM GMT



**Adobe Sign**

(Stormwater Maintenance Agreement)  
3 pgs

**Sumter Landing**

**Maintenance Agreement Stormwater Infrastructure Facilities**

This Maintenance Agreement is made this \_\_\_\_ day of \_\_\_\_\_, 2024, by and between Sumter Landing Homeowners' Association (the "Association") and the Town of Old Orchard Beach, Maine (the "Town").

WHEREAS, the subdivision project name is Sumter Landing situated in the Town of Old Orchard Beach, County of York, and State of Maine, as shown on plan titled "Final Plan, Sumter Landing, Ross Road, Old Orchard Beach, Maine", for Mezoian Development, LLC, dated January 2020 as revised through 9/18/20, by BH2M, Inc. and recorded in the York County Registry of Deeds in Plan Book 410, Page 11 (the "Project");

WHEREAS, the Project includes stormwater facilities infrastructure ("SWFI") owned by the Association that requires periodic maintenance; and

WHEREAS, the Town requires that annual inspections be carried out on the SWFI in accordance with the Town of Old Orchard Beach code of ordinances, the conditions of approval, and the terms, conditions, and restrictions set forth in State of Maine Department of Environmental Protection Department ("DEP") Order No. L-28570-NJ-A-N dated June 8, 2020, and recorded in said Registry in Book 18291, Page 4 (the "Order");

NOWHEREFORE, the Parties hereby agree as follows:

1. The Association, for itself, and its successors and assigns, agrees to carry out the requirements of the Order and the Town of Old Orchard Beach Code of Ordinances, including, but not limited to, the following:
  - a. To prevent the buildup and storage of sediment and debris in the system, employ a qualified inspector at least once annually to inspect, clean, maintain, and repair the SWFI, which includes, to the extent they exist, detention and/or filtration basins or ponds, drainage swales, pipes and related structures;
  - b. Repair any deficiencies in SWFI noted during the annual inspection;
  - c. Allow access by Town personnel or the Town's designee for inspecting the SWFI for conformance with these requirements; and
  - d. Annually provide the Town a signed certificate of compliance.
2. The Association shall record this Agreement in the York County Registry of Deeds and the Agreement shall constitute a covenant running with the land.

[Signature Pages to Follow]

**IN WITNESS WHEREOF**, said Sumter Landing Homeowners' Association caused this instrument to be signed by \_\_\_\_\_, its President, thereunto duly authorized, this \_\_\_ day of \_\_\_\_\_, 2024.

Signed, sealed and delivered  
in the presence of

Sumter Landing Homeowners' Association

\_\_\_\_\_

By:  
Its: President

State of Maine

County of York, ss

\_\_\_\_\_, 2024

Personally appeared \_\_\_\_\_, in his/her capacity as the President of Sumter Landing Homeowners' Association, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity, and the free act and deed of Sumter Landing Homeowners' Association.

Before me,

\_\_\_\_\_  
Notary Public/Attorney at Law

Print Name: \_\_\_\_\_

**IN WITNESS WHEREOF**, said Town of Old Orchard Beach caused this instrument to be signed by \_\_\_\_\_, its \_\_\_\_\_, thereunto duly authorized, this \_\_\_ day of \_\_\_\_\_, 2024.

Signed, sealed and delivered  
in the presence of

TOWN OF OLD ORCHARD BEACH

\_\_\_\_\_

\_\_\_\_\_

By:  
Its:

State of Maine

County of York, ss

\_\_\_\_\_, 2024

Personally appeared \_\_\_\_\_, in his/her capacity as the \_\_\_\_\_ of Town of Old Orchard Beach, and acknowledged the foregoing instrument to be his/her free act and deed in said capacity, and the free act and deed of the Town of Old Orchard Beach.

Before me,

\_\_\_\_\_

Notary Public/Attorney at Law

Print Name: \_\_\_\_\_

(CCTV REPORT)  
8 PGS

Date	Location	Work	Issue 1	Video ID (s)	Duration (Min.)	Length	Material	Size	Condition	Clean	Notes
10/21/2024	Winter Berry In. (inlet) CI-790 (DS) to (outlet) CO-848 (drainage)	Pre Acceptance	Needs Flush	8417	45	68	ADS	15	Good	FALSE	Setup #118, (mainline cross culvert GIS ID 8417) pre acceptance assessment. Other than needing a flush, the line is good.
10/21/2024	Winter Berry In. (inlet) CI-791 (DS) to (outlet) CO-849 (drainage)	Pre Acceptance	Needs Flush	8418	30	55	ADS	18	Good	FALSE	Setup #119, (mainline cross culvert GIS ID 8418) pre acceptance assessment. Other than needing a flush, the line is good.
10/21/2024	Winter Berry In. CB- 1437 (DS) to (outlet) OF-121 (drainage)	Pre Acceptance	None	8421	60	212	ADS	18	Good	TRUE	Setup #120, (mainline GIS ID 8421) pre-acceptance assessment. Cross country run. No issues were found.
10/21/2024	Winter Berry In. CB- 1437 (US) to CB-1438 (drainage)	Pre Acceptance	None	8422	30	19	ADS	18	Good	TRUE	Setup #121, (mainline GIS ID 8422) Pre-acceptance assessment was good and no issues or laterals were found.
10/21/2024	Winter Berry In. DMH- 170 (DS) to CB-1438 (drainage)	Pre Acceptance	None	8424	90	278	ADS	12	Good	TRUE	Setup #122, (mainline GIS ID 8424) Pre-acceptance assessment was good and no issues were found.
10/21/2024	Winter Berry In. DMH- 170 (US) to DMH-171 (drainage)	Pre Acceptance	None	8425	60	175	ADS	12	Good	TRUE	Setup #123, (mainline GIS ID 8425) Pre-acceptance assessment was good and no issues were found.
10/22/2024	Winter Berry In. CB- 1439 (DS) to DMH- 171 (drainage)	Pre Acceptance	None	8426	60	70	ADS	12	Good	TRUE	Setup #124, (mainline GIS ID 8426) Pre-acceptance assessment was good and no issues were found.
10/22/2024	Winter Berry In. CB- 1439 (US) to CB-1440 (drainage)	Pre Acceptance	None	8427	30	18	ADS	12	Good	TRUE	Setup #125, (mainline GIS ID 8427) Pre-acceptance assessment was good and no issues or laterals were found.
10/22/2024	Summer Long dr. CB- 1441 (DS) to (Outfall) OF-120 (drainage)	Pre Acceptance	None	8428	45	167	ADS	24	Good	TRUE	Setup #126, (mainline GIS ID 8428) Pre-acceptance assessment was good, and no issues were found.
10/22/2024	Summer Long dr. CB- 1441 (US) to CB-1442 (drainage)	Pre Acceptance	None	8428	30	17	ADS	24	Good	TRUE	Setup #127, (mainline GIS ID 8429) Pre-acceptance assessment was good and no issues or laterals were found.
10/22/2024	Summer Long dr. DMH-172 (US) to CB- 1442 (drainage)	Pre Acceptance	None	8430	45	49	ADS	24	Good	TRUE	Setup #128, (mainline GIS ID 8430) pre-acceptance assessment was good and no issues were found.
10/22/2024	Summer Long dr. DMH-172 (US) to CB- 1444 (drainage)	Pre Acceptance	None	8431	45	98	ADS	18	Good	TRUE	Setup #129, (mainline GIS ID 8431) pre-acceptance assessment was good, and no issues were found.
10/22/2024	Summer Long dr. CB- 1444 (US) to CB-1446 (drainage)	Pre Acceptance	None	8433	60	300	ADS	18	Good	TRUE	Setup #130, (mainline GIS ID 8433) pre-acceptance assessment was good, and no issues were found.
10/22/2024	Summer Long dr. CB- 1444 (US) to CB-1443 (drainage)	Pre Acceptance	None	8432	30	19	ADS	12	Good	TRUE	Setup #131, (mainline GIS ID 8432) Pre-acceptance assessment was good, and no issues or laterals were found.

Date	Location	Work	Issue 1	Video ID (s)	Duration (Min.)	Length	Material	Size	Condition	Clean	Notes
10/22/2024	Summer Long dr. CB-1446 (US) to CB-1445 (drainage)	Pre Acceptance	None	8434	30	18	ADS	12	Good	TRUE	Setup #132, (mainline GIS ID 8434) Pre-acceptance assessment was good, and no issues or laterals were found.
10/23/2024	Summer Long dr. CB-1448 (DS) to CB-1446 (drainage)	Pre Acceptance	None	8435	60	302	ADS	15	Good	TRUE	Setup #133, (mainline GIS ID 8435) pre-acceptance assessment was good, and no issues were found.
10/23/2024	Summer Long dr. CB-1448 (US) to CB-1447 (drainage)	Pre Acceptance	None	8436	30	19	ADS	12	Good	TRUE	Setup #134, (mainline GIS ID 8436) Pre-acceptance assessment was good, and no issues or laterals were found.
10/23/2024	Summer Long dr. CB-1448 (US) to CB-1450 (drainage)	Pre Acceptance	None	8437	45	225	ADS	15	Good	TRUE	Setup #135, (mainline GIS ID 8437) pre-acceptance assessment was good, and no issues were found.
10/23/2024	Summer Long dr. CB-1449 (DS) to CB-1450 (drainage)	Pre Acceptance	None	8438	30	18	ADS	12	Good	TRUE	Setup #136, (mainline GIS ID 8438) Pre-acceptance assessment was good, and no issues or laterals were found.
10/23/2024	Summer Long dr. DMH-173 (DS) to CB-1450 (drainage)	Pre Acceptance	None	8439	45	174	ADS	15	Good	TRUE	Setup #137, (mainline GIS ID 8439) pre-acceptance assessment was good, and no issues were found.
10/23/2024	Summer Long dr. DMH-173 (US) to DMH-174 (drainage)	Pre Acceptance	None	8440	30	82	ADS	15	Good	TRUE	Setup #138, (mainline GIS ID 8440) Pre-acceptance assessment was good, and no issues or laterals were found.
10/23/2024	Summer Long dr. CB-1452 (DS) to DMH-174 (drainage)	Pre Acceptance	Sag(s)	8441	60	282	ADS	15	Good	TRUE	Setup #139, (mainline GIS ID 8441) pre-acceptance assessment was good, and other than one light sag, no issues were found.
10/23/2024	Summer Long dr. CB-1452 (US) to CB-1451 (drainage)	Pre Acceptance	None	8442	30	17	ADS	12	Good	TRUE	Setup #140, (mainline GIS ID 8442) Pre-acceptance assessment was good, and no issues or laterals were found.



One very light sag that isn't causing an issue.

Good

Good

Good

Good

Good

CB-1451

CB-1452

DMH-174

DMH-175

CB-1449

CB-1450

CB-1447

CB-1448

ROSES RD

CB-1415

1

3

5

7

8

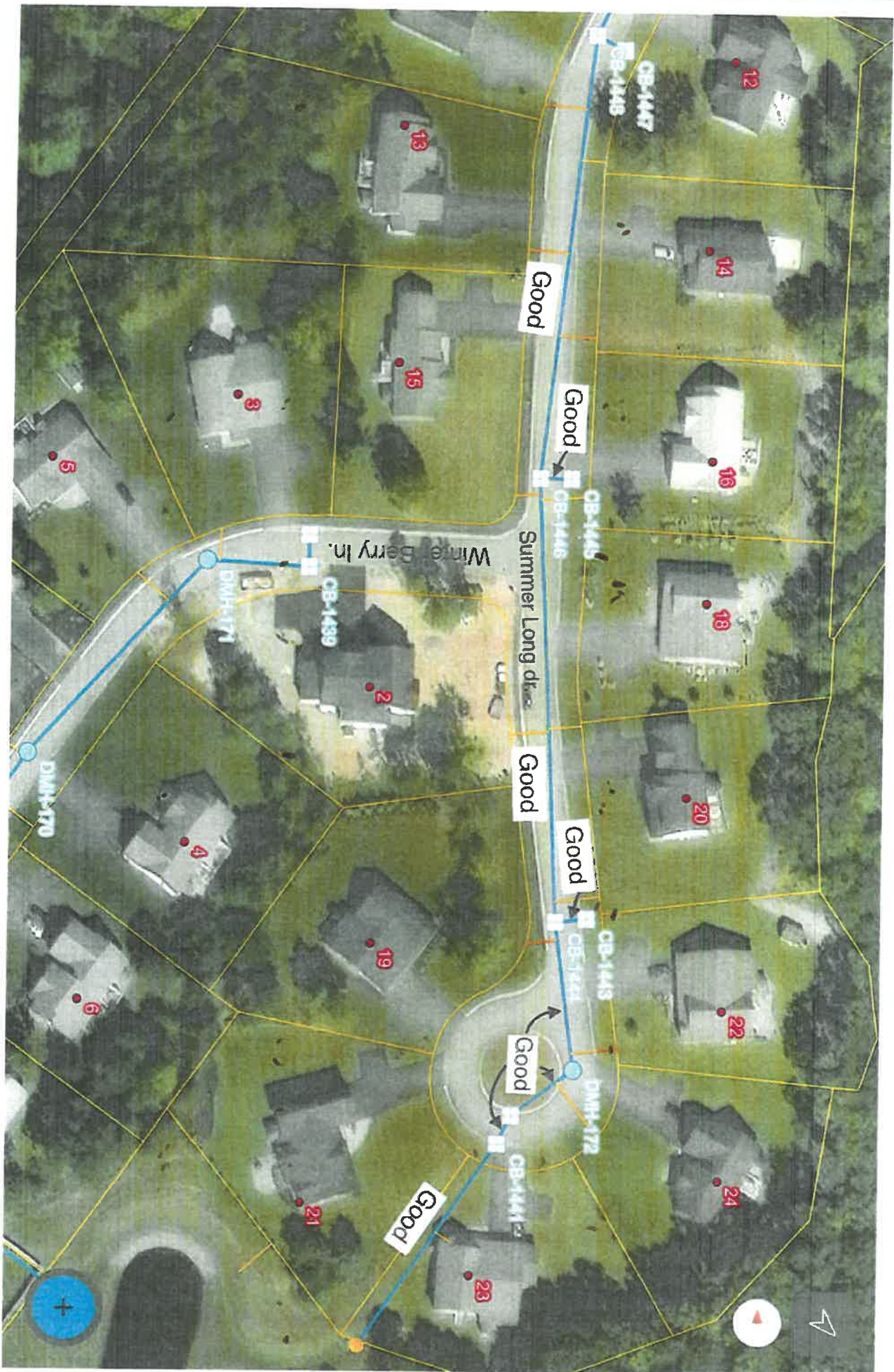
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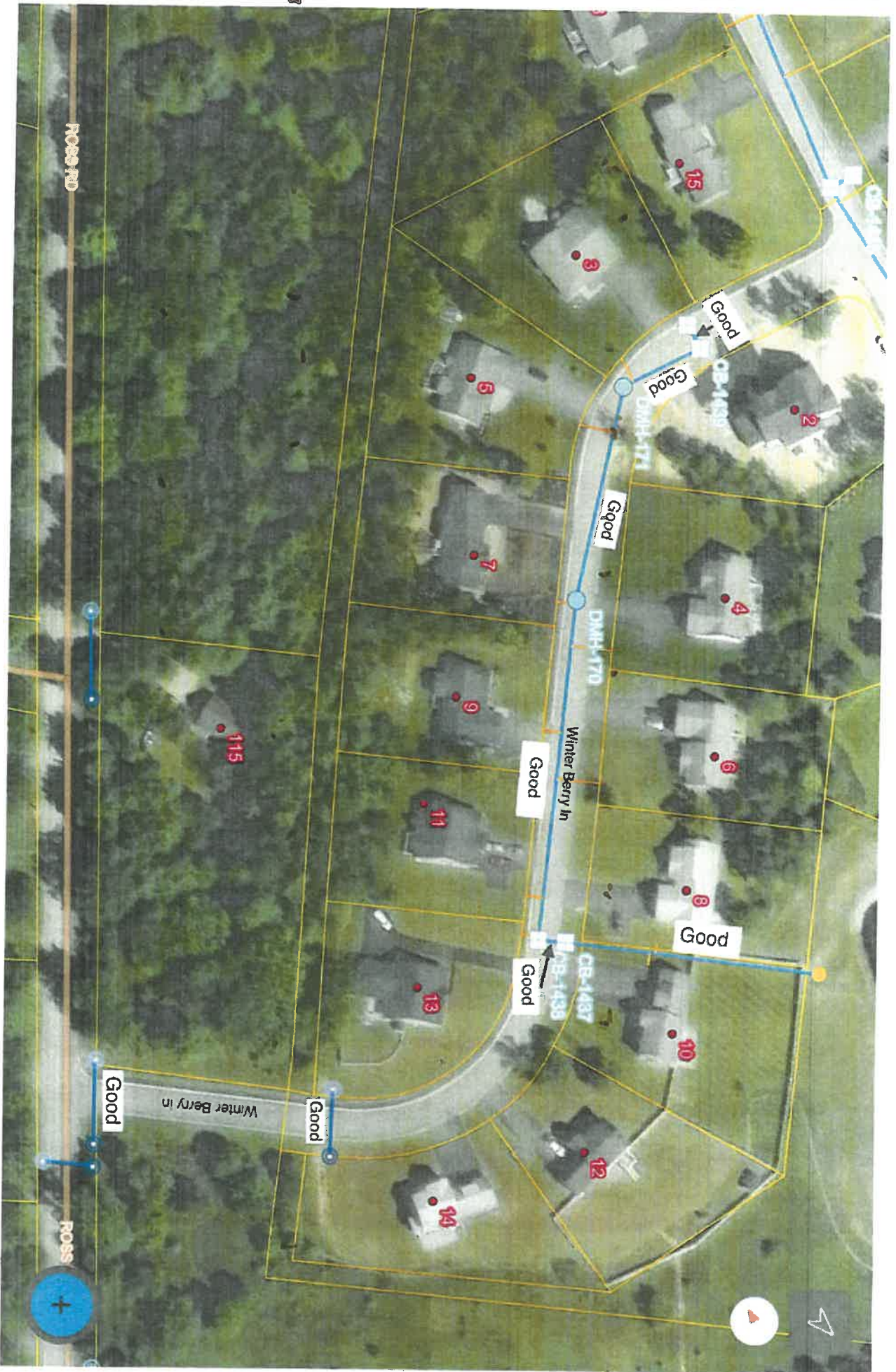
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## Main Inspections Small Photos

Asset ID: <b>8441</b>	City: <b>OOB</b>	Address: <b>Summer Long dr.</b>	Project name: <b>Summer Long dr.</b>
Start Date/Time: <b>10/23/2024 11:23 AM</b>	Asset length: <b>281.8 ft.</b>	Weather: <b>Dry</b>	Operator: <b>Rob</b>
Upstream node: <b>CB-1452</b>	Depth US: <b></b>	Downstream node: <b>DMH-174</b>	Depth DS: <b></b>
Pipe type: <b>Circular</b>	Pipe material: <b>Polyethylene</b>	Pipe height: <b>15.0 in.</b>	Pipe width: <b></b>

Setup #139, Summer Long dr. storm water collector. Pre-acceptance assessment.

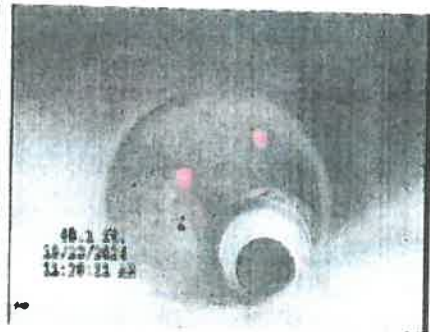
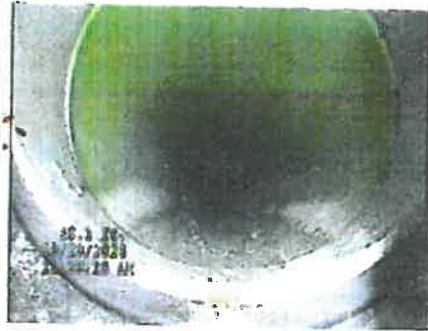
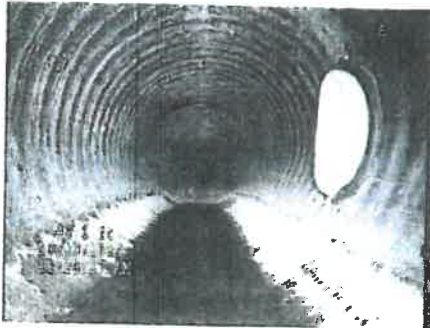
### Observations

Distance	Dir.	Length	From/To Code	Modifier/Severity	Rating	Comments
19.3 ft.	D	9.7 ft.	/ Sag	Light	30	Light sag



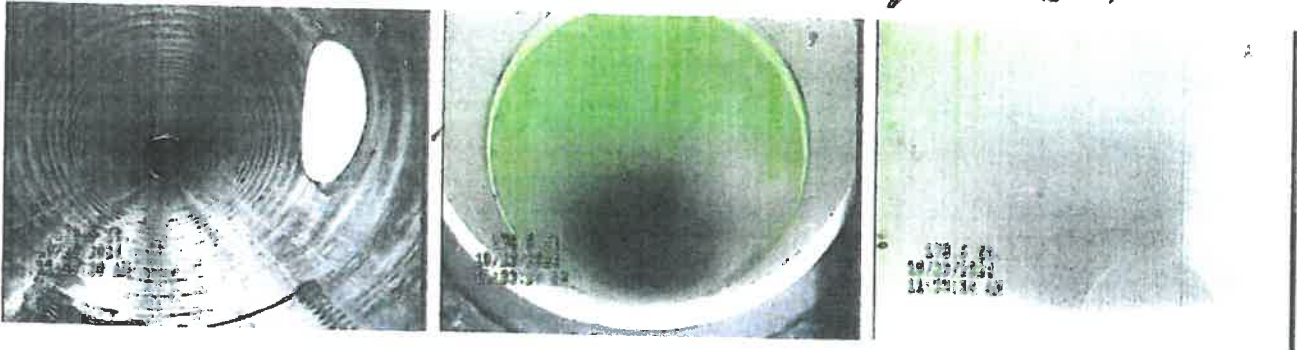
48.1 ft. D 3 / Lateral Inserta-t

6" Lateral PVC inserta-t that visibly reduces to 4" PVC further (US) (good)

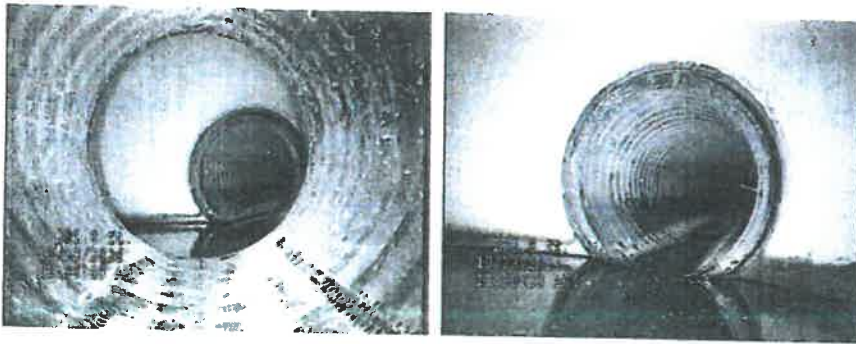


## Observations

Distance	Dir.	Length	From/To Code	Modifier/Severity	Rating	Comments
178.5 ft.	D		3 / Lateral Inserta-t	Live Connection		6" Lateral PVC inserta-t that is too high for full internal view (good)



281.8 ft.	D		/ End of Pipe			End of the line at DMH-174 (other than one light sag, the line is good)
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### Inspection's photos



CUES, Inc.  
 3600 Rio Vista Avenue  
 Orlando, FL 32805  
 Phone: 407-849-0190  
 Fax: 407-425-1569

## Main Inspections and Scoring

<b>8441</b>	<b>OOB</b>	Address:	Project name:
<b>CB-1452</b>	Downstream node:	<b>Summer Long dr.</b>	<b>Summer Long dr.</b>
<b>Circular</b>	<b>DMH-174</b>	Start date/time:	End date/time:
<b>281.8 ft.</b>	Pipe material:	<b>10/23/2024 11:23 AM</b>	<b>10/23/2024 11:38 AM</b>
<b>Rob</b>	<b>Polyethylene</b>	Pipe height:	Pipe width:
	Surveyed distance:	<b>15.0 in.</b>	
	Weather:	Reason:	Work order no.:
	<b>Dry</b>	<b>Pre-Acceptance</b>	<b>8441</b>
		Status:	
		<b>Completed</b>	

Setup #139, Summer Long dr. storm water collector. Pre-acceptance assessment.

### Scores

Calculated at: 10/23/2024 11:38:43 AM

Maximum Score	Mean Score	Sum of Defects	Sum-of-the Score	CUES Total Pipe Score
30	30.00	1	30	30.75

### Observations

Distance	Dir.	Length	From/To	Code	Modifier/Severity	Rating
19.3 ft.	D	9.7 ft.	/	Sag	Light	30
48.1 ft.	D		3 /	Lateral Inserta-t		
178.5 ft.	D		3 /	Lateral Inserta-t	Live Connection	
281.8 ft.	D		/	End of Pipe		

(Wright Pierce Acceptance MEMO)  
6 pgs

Date: **9/18/2024**

Project No.: **14281/G/CVME**

To: **Jeffrey Hinderliter, Town of Old Orchard Beach Planner**

From: **Jaime Wallace, PE**

Subject: **Sumter Landing – Roadway Acceptance Memo of Findings**

---

Wright-Pierce has reviewed the warranty deed for Summer Long Drive and Winter Berry Lane, prepared by Weinstein Lovell & Ordway, P.A. on behalf of Mezoian Development, LLC., associated with the Sumter Landing subdivision located off Ross Road in Old Orchard Beach. Our review is based on site inspections conducted by Wright-Pierce and BH2M (the engineer of record), as well as documentation submitted by the Developer during construction. It is our understanding the following areas are being requested for acceptance by the Town:

- All land within Summer Long Drive Right-of-Way
- All land within Winter Berry Lane Right-of-Way
- Infrastructure within Summer Long Drive and Winter Berry Lane including all utilities within the right-of-way.
- All utility easements as shown on the approved design plan prepared by BH2M and dated January 2020 and included as page 7 of the Warranty Deed prepared by Weinstein Lovell & Ordway, P.A. dated August 21, 2024.

It is our understanding that the wet pond located behind lots 17, 18, 19, 23, and 24 will be owned and maintained by the Homeowner's Association and will not be included in this request for acceptance. However, a 20' wide drainage and access easement between lot 17 and 18 and between lot 23 and 24 is being offered to the Town for use if necessary.

### Inspections Incomplete

The following inspections were reviewed and remain outstanding:

- CCTV of storm drain. Please see attached field report for discussion on acceptance.

### Road Acceptance Walkthrough

Wright-Pierce conducted a walkthrough of the entire subdivision on September 13, 2024, to review all items within the right-of-way requested for acceptance by the Town. A copy of the field report is attached as reference. The following items were identified as being incomplete:

- Handicap detectable devices were not installed at the following intersections as shown on the approved design plans:
  - The intersection of Ross Road and Summer Long Drive (approximately Sta. 0+25)
  - The intersection of Summer Long Drive and Winter Berry Lane (approximately Sta. 12+55 and Sta. 13+05)
  - The end of Summer Long Drive prior to the cul-de-sac (approximately Sta. 15+50)
  - The intersection of Winter Berry Lane and Ross Road (approximately Sta. 0+25)

### Attachments:

- Sumter Landing Daily Field Report (dated September 13, 2024)
- Warranty Deed prepared by Weinstein, Lovell, & Ordway, P.A. (dated August 21, 2024)
- Sumter Landing As-Builts prepared by BH2M (dated July 24, 2024)

**Sumter Landing Daily Field Report  
(dated September 13, 2024)**



**3<sup>rd</sup> PARTY INSPECTION FIELD REPORT**

Project	Sumter Landing		
Contract No.	WP 14281G	Date:	9/13/2024
Job Location	Off Ross Road		
Owner	Mezoian Development (Contact: Mike Mezoian 207-229-4341)		
Design Engineer	BH2M (Contact: Steven Blake 207-839-2771)		
Contractor:	Foglio, Inc. (Contact: Doug Foglio 207-205-3758)		
Weather:	Mostly Sunny	Temperature	80 °F
Time On-Site	9:00 AM	Time Leaving Site	10:30 AM
Requested Inspection	Road Acceptance Walkthrough		
Area of Work	No active construction		
ESC Inspection Completed:	No		

**Inspection Visitors/Personnel On-site:**

- Jaime Wallace – Wright-Pierce
- Jeffrey Hinderliter – Town of Old Orchard Planning
- Mike Foster – Town of Old Orchard Planning
- Chris White – Town of Old Orchard Public Works
- Mike Hersey – Town of Old Orchard Public Works
- Karen Fortier – Town of Old Orchard Assessing
- Mike Mezoian – Mezoian Development, LLC.
- Doug Foglio – Foglio, Inc.

**Summary of Construction Activities/Comments/Observations:**

- Wright-Pierce was contacted to conduct a roadway acceptance walkthrough to review work completed based on roadway acceptance documentation submitted by the Developer.
- Upon arrival to the site, no active construction was on-going, and all house lot construction appeared to be complete.
- The following items were observed during the site walk which we recommend coordinating further with the developer prior to road acceptance:
  - Handicap detectable devices were not installed at any of the tip down locations within the development. Detectable devices should be installed as shown on the approved design plans.
  - The owner of Lot 17 has built a fence over the 20' wide drainage and access easement to the wet pond at the rear of the lot. The developer will coordinate with the Lot owner to let them know that if access is required to the wet pond, the owner will be required to remove the fence at their expense to allow access to the wet pond.
- The following inspections were reviewed and remain outstanding:
  - CCTV of storm drain. Since Wright-Pierce was onsite during installation of the storm drainage infrastructure, the Town will conduct the CCTV once the camera truck is available again. However, if the Owner wishes to hire their own CCTV company to CCTV all storm drainage infrastructure, they may do so and submit the results to the Town at their own expense.

**Documents Submitted/Reviewed On-Site/Discussed:**

- Sumter Landing Final Construction Plan Set, prepared by BH2M consisting of 14 sheets, dated January 2020.
- Warranty Deed prepared by Weinstein, Lovell, & Ordway, P.A. dated August 21, 2024.

**Actions Required:**

- Install handicap detectable devices as shown on the approved design plans.

**Action Follow-Up (Actions Noted during Previous Inspections):**

Action/Deficiency Summary (Observed during previous inspection)	Date Observed	Resolved (Yes/No)	Re-inspection Date(s)	Comments/Corrective Actions taken and/or Additional Observations
Remove sediment within roadway	5/11/2021	No	5/17/2021	

**Document Tracking:**

Date Documents Submitted	Reference Documents	Notes/Revisions
<b>Pre-Construction Documents</b>		
9/22/2020	Primary Contact for Project Communication	9/22/2020: COMPLETE
9/22/2020	Contact Information for Construction Team	9/22/2020: COMPLETE
10/7/2020	Construction Schedule	10/7/2020: COMPLETE
10/26/2020	PDF of Site/Subdivision Plans and Details – <i>Issued for Construction</i>	10/26/2020: COMPLETE
9/18/2020	Performance Guarantee and Escrow	9/18/2020: COMPLETE
9/23/2020	Copy of Erosion and Sedimentation Control Plan <i>(A copy should be on-site at all times along with contractor logs)</i>	9/23/2020: COMPLETE
9/23/2020	Copy of Approved Permits and Order of Conditions	9/23/2020: COMPLETE
9/23/2020	Copy of the Post-Construction Management Plan, Signed Maintenance Agreement and List of Post-Construction BMPs in accordance with Ch 71 Requirements	9/23/2020: Awaiting signed maintenance agreement.
10/21/2020	Clearing and Grubbing	No Exceptions Taken.
10/21/2020	Erosion and Sedimentation Control	No Exceptions Taken.
Not Applicable	Wastewater Collection System (Sewer) Installation	Not Applicable. Individual septic systems.
Not Applicable	Wastewater Collection System (Sewer) Testing	Not Applicable. Individual septic systems.
Not Applicable	CCTV Inspection of Sewer Infrastructure	Not Applicable. Individual septic systems.
10/21/2020	Storm Drain Installation (Infrastructure)	No Exceptions Taken.
10/21/2020	Storm Drain Installation (graded)	No Exceptions Taken.
	CCTV Inspection of Storm Drain Infrastructure	
	Stormwater BMPs (inspection by EOR Anticipated)	
11/11/2020, 12/2/2020, 1/13/2021 1/21/2021	Site Subgrade	No Exceptions Taken.
11/11/2020, 12/2/2020, 5/11/2021	Aggregate Base Material	No Exceptions Taken.
11/30/2020, 12/2/2020 1/21/2021	Aggregate Subbase Material	No Exceptions Taken.
11/30/2020, 12/4/2020,	Pavement: Binder	No Exceptions Taken.



5/17/2021		
6/17/2024	Pavement: Surface	No Exceptions Taken.
9/13/2024	Loam and Seed/Landscaping	9/13/2024: Road acceptance walkthrough complete
9/13/2024	Substantial Completion	9/13/2024: Road acceptance walkthrough complete
9/13/2024	Final Completion	9/13/2024: Road acceptance walkthrough complete
<b>Construction Documents</b>		
9/13/2024	Erosion and Sedimentation Control Logs	9/13/2024: Project complete
8/22/2024	ESC, Site Inspections and Field Reports by Engineer-of-Record or Developers Inspection Engineer	8/22/2024: COMPLETE
8/22/2024	Stormwater BMP Certification by Engineer-of-Record	8/22/2024: COMPLETE
10/5/2020	Roadway: Aggregate Gradation Results	10/5/2020: Submitted. See submittal review form 1.
11/30/2020 12/5/2020 5/11/2021	Roadway: Compaction Testing Results	11/30/2020: Submitted. See submittal review form 4. 12/5/2020: Submitted. See submittal review form 6. 5/11/2021: Submitted. See submittal review form 7.
5/11/2021 5/21/2024	Roadway: Pavement Mix Design	5/11/2021: Submitted. See submittal review form 3. 5/21/2024: Surface pavement mix design re-submitted. See submittal review form 8.
7/11/2024	Roadway: Weight-slips	7/11/2024: Surface paving weight slips submitted.
12/5/2020 9/18/2024	Water Main Acceptance Letter from MaineWater	12/5/2024: Partial acceptance letter for Summer Long Drive received on 12/5/2020. 9/18/2024: Final acceptance letter received from Maine Water
Not Applicable	Sewer testing results	Not Applicable. Individual septic systems.

Signed By: Jaime Wallace

Name Jaime Wallace, PE Title Project Manager

**Copy To:**

- Jeffrey Hinderliter, Town Planner, [jhinderliter@oobmaine.com](mailto:jhinderliter@oobmaine.com)
- Michael Foster, Associate Planner, [mfoster@oobmaine.com](mailto:mfoster@oobmaine.com)
- Chris White, Director of Public Works, [cwhite@oobmaine.com](mailto:cwhite@oobmaine.com)
- Rick Haskell, Code Enforcement, [rhaskell@oobmaine.com](mailto:rhaskell@oobmaine.com)
- Jaime Wallace, Wright-Pierce, [Jaime.wallace@wright-pierce.com](mailto:Jaime.wallace@wright-pierce.com)
- Brooke Springer, Wright-Pierce, [brooke.springer@wright-pierce.com](mailto:brooke.springer@wright-pierce.com)
- Christine Rinehart, Wright-Pierce, [Christine.rinehart@wright-pierce.com](mailto:Christine.rinehart@wright-pierce.com)
- Mike Mezoian, Mezoian Development, [mezoiandevelopment@gmail.com](mailto:mezoiandevelopment@gmail.com)
- Doug Foglio, Foglio, Inc., [dougjr@foglioinc.com](mailto:dougjr@foglioinc.com)
- Justin Foglio, Foglio, Inc., [justin.foglio@gmail.com](mailto:justin.foglio@gmail.com)

**Photos:**



**Photo 1: Handicap Detectable Device Needed at Intersection of Summer Long Drive and Ross Road (Photo taken by Jaime Wallace, PE dated 9/13/2024).**



**Photo 2: Handicap Detectable Device Needed at End of Summer Long Drive Near Cul-de-Sac (Photo taken by Jaime Wallace, PE dated 9/13/2024).**

(Trail EASEMENT)

3 pgs

### EASEMENT AGREEMENT

THIS AGREEMENT is entered into by and between **MEZOIAN DEVELOPMENT, LLC**, a Maine Limited Liability Company with a place of business in the City of Saco, County of York and State of Maine, (hereinafter, "Mezoian") and the **THE TOWN OF OLD ORCHARD BEACH**, a body corporate, located at Old Orchard Beach in the County of York and State of Maine, (hereinafter "OOB").

### WITNESSETH

WHEREAS, Mezoian is the owner of that certain parcel of land situated in the Town of Old Orchard Beach, York County, Maine, and depicted as "Open Space, 153,966 S.F." (hereinafter, Mezoian Parcel") upon Subdivision Plan entitled, "Final Plan, Sumter Landing" dated January, 2020, as revised through September 18, 2020, approved by the Town of Old Orchard Beach on September 10, 2020, and recorded in said Registry in Plan Book 410, Page 11 (hereinafter, the "Plan"); and

WHEREAS, OOB is the owner of that certain parcel of land situated in said Town of Old Orchard Beach, described in deed from James J. Ford, Jr., Sole Trustee of the Ford Family Trust, to OOB of near date herewith, and recorded in said Registry in Book 18489, Page 305 (hereinafter, "OOB Parcel"); and

WHEREAS, the parties are desirous of entering into an agreement for the purpose of providing access for the general public to and from OOB Parcel across Mezoian Parcel.

NOW, THEREFORE, in consideration of the mutual covenants contained herein the parties hereto agree as follows:

1. Mezoian hereby grants to OOB a 10 foot wide easement for the benefit of OOB Parcel for purposes of ingress to and egress from OOB Parcel, as follows:
  - a. Across that portion of Mezoian Parcel depicted on the Plan as "10' Easement for Public Access" (hereinafter, "Easement Area A"); and
  - b. Across that portion of Summer Long Drive located between Ross Road and said "10' Easement for Public Access", along the northerly boundary of Summer Long Drive (hereinafter "Easement Area B").
2. The use of the Easement Areas by the general public shall be by foot or by non-motorized vehicle (i.e, bicycle), except that a) power-driven mobility devices for use by persons

who have mobility impairments; and b) emergency vehicles in the case of emergency within the Easement Areas shall be permitted.

3. Permitted uses of the Easement Areas by the general public shall include walking, jogging and bicycling. Picnicking, sunbathing, and other stationary activities are prohibited within the Easement Areas.

4. Mezoian, its successors in interest and assigns, shall not be responsible for maintenance of the Easement Areas.

5. OOB and/or its agents shall have the right to enter the Easement Areas at any time for the purpose of maintaining said Easement Areas. Notwithstanding Paragraph 3 above, maintenance activities conducted by OOB and/or its agent may include motorized vehicular use, to the extent reasonably necessary.

6. Mezoian, its successors in interest and assigns, shall have the right to exclude persons from the Easement Areas who are a) in locations other than the Easement Areas; or b) not engaged in permitted uses.

7. Use of any portion of the Easement Areas by members of the general public shall be at their own risk. Neither Mezoian nor OOB, by entering into this agreement, assume duty to or for the benefit of the general public for defects in the Easement Areas, for unsafe conditions within the Easement Areas, for the failure to inspect for or warn against possibly unsafe conditions, or to close the Easement Areas to public access when unsafe conditions may be present.

8. OOB does hereby agree to defend, hold harmless, and indemnify Mezoian, its successors in interest and assigns, from any claim of liability or any other claim involving the general public's right to use the Easement Areas, unless caused by the negligent or willful conduct by Mezoian, its successors in interest and assigns. Nothing in this Agreement does, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the Town or their respective officers, agents and employees, under the Maine Tort Claims Act or any other privileges and/or immunities provided by law.

9. In addition to all other remedies allowed by law, the parties, their successors and assigns, shall have the right to seek injunctive relief for the enforcement of the terms and conditions of this agreement.

10. The terms, conditions, and provision of this Agreement shall extend to, be binding upon, and inure to the benefit of the successors and assigns of the parties, except that the easement across Easement Area B shall automatically be extinguished upon the formal acceptance of Summer Long Drive as a public way.

11. If a provision of this agreement is determined to be invalid, illegal, or unenforceable, the remaining provisions of this agreement remain valid, binding, and enforceable.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on this 15<sup>th</sup> day of December, 2020.

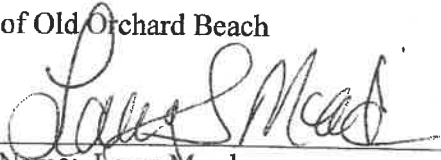
Mezoian Development, LLC

By:

  
Michael H. Mezoian  
Its Manager

The Town  
of Old Orchard Beach


By:

  
Name: Larry Mead  
Its: Town Manager, Duly Authorized

STATE OF MAINE  
COUNTY OF YORK, ss

DECEMBER 26, 2020

Then personally appeared before me the above-named Michael H. Mezoian, in his capacity as President of Mezoian Development, LLC, duly authorized, and acknowledged the foregoing to be his free act and deed and the free act and deed of said Mezoian Development, LLC.

  
Notary Public/ Attorney at Law  
BARBARA J. DRESSEL

STATE OF MAINE  
COUNTY OF YORK, ss

12/15, 2020

Then personally appeared before me the above-named Larry Mead, in his capacity as Town Manager of the Town of Old Orchard Beach, duly authorized, and acknowledged the foregoing to be his act and deed and the free act and deed of said Town of Old Orchard Beach.

  
Notary Public/ Attorney at Law

**JEFFREY THOMPSON, JR.**  
**NOTARY PUBLIC**  
**STATE OF MAINE**  
**MY COMMISSION EXPIRES**  
**OCTOBER 17, 2021**

(ACCESS EASEMENT TO ROSS RD)  
2 pgs

### EASEMENT DEED

**THE TOWN OF OLD ORCHARD BEACH**, a body corporate, located at Old Orchard Beach in the County of York and State of Maine, hereby grants to **MEZOIAN DEVELOPMENT, LLC**, a Maine Limited Liability Company with a principal place of business in the City of Saco, County of York and State of Maine, whose mailing address is 4 Driftwood Lane, Saco, ME 04072, a perpetual right of way for ingress and egress and an easement for all utility services, over, under, and through that certain parcel of land located on the southeasterly sideline of Ross Road, so-called, in the Town of Old Orchard Beach, County of York and State of Maine, described as follows:

Beginning at a granite monument to be set on the southeasterly sideline of said Ross Road at the southwesterly corner of land now or formerly of Eric R. Nason and Barbara L. Nason as described in deed recorded in the York County Registry of Deeds in Book 17434, Page 797; thence S 54° 34' 28" E along said land of Nason a distance of 158.91 feet to a ¾" iron pipe found and land of Grantee, as described in deed from James J. Ford, Jr., Sole Trustee of the Ford Family Trust dated September 25, 2020, and recorded in said Registry in Book 18390, Page 220; thence S 36° 08' 55" W along said land of Grantee a distance of 50.00 feet to a point; thence N 54° 34' 28" W across the land of Grantor a distance of 152.25 feet to a granite monument to be set and the southeasterly sideline of said Ross Road; thence N 28° 33' 06" E along the southeasterly sideline of said Ross Road a distance of 50.36 feet to the point of beginning.

The above described 50 foot wide right of way and easement encompasses 7,779 square feet. All bearings refer to Grid North.

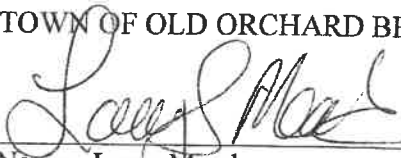
The Grantee, its successors in interest and assigns, shall have the right to enter upon said right of way and easement area with persons, machinery, and equipment, for purposes which include but shall not be limited to constructing, paving, using, maintaining, inspecting, repairing, and improving a road, and for purposes of ingress to and egress from land of Grantee described in said deed from James J. Ford, Jr., Sole Trustee of the Ford Family Trust to Mezoian Development, LLC, recorded in said Registry in Book 18390, Page 220, as well as for the introduction, maintenance, repair and replacement of all utility services. Grantee, its successors and assigns, agree to indemnify and hold harmless Grantor, its successor and assigns, from and against any and all damages, liabilities, losses, expenses, claims and suits (including the cost of defending the same or suffered in consequence of either bodily injury to any person (including death) or damage to any property arising out of, or in connection with, the Easement granted to Grantee, its successors and assigns, or the exercise by Grantee of the rights granted by this Easement or the breach of violate of the terms hereof by Grantee. Nothing in this Easement does, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the Town or their respective officers, agents and employees, under the Maine Tort Claims Act or any other privileges and/or immunities provided by law.

The above-described right of way and easement area is depicted upon Subdivision Plan of Sumter Landing dated January 20, 2020, as revised through September 18, 2020, and recorded in the York County Registry of Deeds in Plan Book 410, Page 11 as "50' Access Easement from the Town of Old Orchard Beach" and shall benefit said land of Grantee described in deed from James J. Ford, Jr., Sole Trustee of the Ford Family Trust recorded in Book 18390, Page 220. Said easement and right of way shall burden land of the Grantor depicted on said Plan as "N/F Town of Old Orchard Beach, Map 107, Block 2, Lot 18".

IN WITNESS WHEREOF, the said Town of Old Orchard Beach have caused this instrument to be signed in its corporate name by Larry Mead, its Town Manager, duly authorized, this 15<sup>th</sup> day of December, 2020.

THE  
TOWN OF OLD ORCHARD BEACH

By:



Name: Larry Mead

Its: Town Manager

STATE OF MAINE  
COUNTY OF YORK, ss

December 15, 2020

Personally appeared the above-named Larry Mead, in his capacity as Town Manager of the Town of Old Orchard Beach, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said Town of Old Orchard Beach.

Before me,



Notary Public

Name:

Commission Expires:  
**JEFFREY THOMPSON, JR.**  
**NOTARY PUBLIC**  
**STATE OF MAINE**  
**MY COMMISSION EXPIRES**  
**OCTOBER 17, 2021**



# Search Results Report

Old Orchard Beach, ME  
August 21, 2024

(Abutter List)  
4 pgs

Parcel Number: 105-2-700 CAMA Number: 105-2-700 Property Address: SUMMER LONG DR	Mailing Address: SUMTER LANDING HOMEOWNERS' ASSOCIATION  SACO, ME 04072
Parcel Number: 105-2-701 CAMA Number: 105-2-701 Property Address: 1 SUMMER LONG DR	Mailing Address: MATTEAU JAMES J & CRYSTAL A 1 SUMMER LONG DRIVE OLD ORCHARD BEACH, ME 04064
Parcel Number: 105-2-702 CAMA Number: 105-2-702 Property Address: 3 SUMMER LONG DR	Mailing Address: HIERS CATHERINE MERCHANT & THOMAS STANLEY 3 SUMMER LONG DRIVE OLD ORCHARD BEACH, ME 04064
Parcel Number: 105-2-703 CAMA Number: 105-2-703 Property Address: 5 SUMMER LONG DR	Mailing Address: HALBIG DONNA & MICHAEL 39 JAMECO MILL RD SCARBOROUGH, ME 04074
Parcel Number: 105-2-704 CAMA Number: 105-2-704 Property Address: 7 SUMMER LONG DR	Mailing Address: GAGNE ALLI T 7 SUMMER LONG DRIVE OLD ORCHARD BEACH, ME 04064
Parcel Number: 105-2-705 CAMA Number: 105-2-705 Property Address: 9 SUMMER LONG DR	Mailing Address: LONGO ANDREA 9 SUMMER LONG DRIVE OLD ORCHARD BEACH, ME 04064
Parcel Number: 105-2-706 CAMA Number: 105-2-706 Property Address: 11 SUMMER LONG DR	Mailing Address: BASILE JON P & VICKIE M 11 SUMMER LONG DRIVE OLD ORCHARD BEACH, ME 04064
Parcel Number: 105-2-707 CAMA Number: 105-2-707 Property Address: 13 SUMMER LONG DR	Mailing Address: HOWES DYLAN 13 SUMMER LONG DRIVE OLD ORCHARD BEACH, ME 04064
Parcel Number: 105-2-708 CAMA Number: 105-2-708 Property Address: 15 SUMMER LONG DR	Mailing Address: SEDONA REALTY GROUP LLC 32 QUIMBY AVENUE WOBURN, MA 01801
Parcel Number: 105-2-722 CAMA Number: 105-2-722 Property Address: 19 SUMMER LONG DR	Mailing Address: FLAHERTY PETER & HEIDI 19 SUMMER LONG DRIVE OLD ORCHARD BEACH, ME 04064
Parcel Number: 105-2-723 CAMA Number: 105-2-723 Property Address: 21 SUMMER LONG DR	Mailing Address: BUCKLAND THOMAS W & SHEILA E 21 SUMMER LONG DRIVE OLD ORCHARD BEACH, ME 04064



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# Search Results Report

Old Orchard Beach, ME  
August 21, 2024

Parcel Number: 105-2-724  
CAMA Number: 105-2-724  
Property Address: 23 SUMMER LONG DR

Mailing Address: STEEVES ROBERT A & CATHERINE E TRUSTEES  
4747 HARBORTOWN LANE  
FORT MYERS, FL 33919

Parcel Number: 105-2-725  
CAMA Number: 105-2-725  
Property Address: 24 SUMMER LONG DR

Mailing Address: PIERSON ROLLAND L & CHRISTINE M  
24 SUMMER LONG DRIVE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-726  
CAMA Number: 105-2-726  
Property Address: 22 SUMMER LONG DR

Mailing Address: OUELLETTE DANIEL G  
73 HUSTON ROAD  
GORHAM, ME 04038

Parcel Number: 105-2-727  
CAMA Number: 105-2-727  
Property Address: 20 SUMMER LONG DR

Mailing Address: MEZOIAN TAYLOR  
20 SUMMERLONG DR  
OLD ORCHARD BEACH, M 04064

Parcel Number: 105-2-728  
CAMA Number: 105-2-728  
Property Address: 18 SUMMER LONG DR

Mailing Address: EASTMAN STEPHEN J & DEBORAH E  
18 SUMMER LONG DRIVE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-729  
CAMA Number: 105-2-729  
Property Address: 16 SUMMER LONG DR

Mailing Address: ELDRIDGE G WILLIAM  
16 SUMMER LONG DRIVE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-730  
CAMA Number: 105-2-730  
Property Address: 14 SUMMER LONG DR

Mailing Address: FLAHERTY BROOKE  
14 SUMMER LONG DRIVE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-731  
CAMA Number: 105-2-731  
Property Address: 12 SUMMER LONG DR

Mailing Address: HALL HARRY JAMES & JANICE M  
12 SUMMER LONG DRIVE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-732  
CAMA Number: 105-2-732  
Property Address: 10 SUMMER LONG DR

Mailing Address: WELLS RICHARD H JR & PAMELA J TRUSTEES  
10 SUMMER LONG DRIVE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-733  
CAMA Number: 105-2-733  
Property Address: 8 SUMMER LONG DR

Mailing Address: DYER MARGARET A  
8 SUMMER LONG DRIVE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-734  
CAMA Number: 105-2-734  
Property Address: 6 SUMMER LONG DR

Mailing Address: CLOUTIER GREGORY C & CAROL M  
6 SUMMER LONG DRIVE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-736  
CAMA Number: 105-2-736  
Property Address: SUMMER LONG DR

Mailing Address: OLD ORCHARD BEACH TOWN OF  
1 PORTLAND AVE  
OLD ORCHARD BEACH, ME 04064



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# Search Results Report

Old Orchard Beach, ME  
August 21, 2024

Parcel Number: 105-2-709  
CAMA Number: 105-2-709  
Property Address: 3 WINTER BERRY LN

Mailing Address: CAIAZZI PHILLIP J TRUSTEE & CAIAZZI  
THERESA J TRUS  
PO BOX 588  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-710  
CAMA Number: 105-2-710  
Property Address: 5 WINTER BERRY LN

Mailing Address: RUEL MICHAEL L & STEPHANIE D  
5 WINTER BERRY LANE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-711  
CAMA Number: 105-2-711  
Property Address: 7 WINTER BERRY LN

Mailing Address: MATHISEN LAURA A  
7 WINTERBERRY LN  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-712  
CAMA Number: 105-2-712  
Property Address: 9 WINTER BERRY LN

Mailing Address: SHEA KEVIN & ALICIA  
9 WINTER BERRY LANE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-713  
CAMA Number: 105-2-713  
Property Address: 11 WINTER BERRY LN

Mailing Address: REGAN ELAINE E & JOHN M  
11 WINTER BERRY LANE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-714  
CAMA Number: 105-2-714  
Property Address: 13 WINTER BERRY LN

Mailing Address: RIDDLE MATTHEW AND DESIREE  
13 WINTERBERRY LN  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-715  
CAMA Number: 105-2-715  
Property Address: 14 WINTER BERRY LN

Mailing Address: DELONG EMILIE LETARTE  
9011 39TH STREET CIRCLE E  
PARRISH, ME 34219

Parcel Number: 105-2-716  
CAMA Number: 105-2-716  
Property Address: 12 WINTER BERRY LN

Mailing Address: SMITH TYLER F & KATELYN L  
12 WINTER BERRY LANE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-717  
CAMA Number: 105-2-717  
Property Address: 10 WINTER BERRY LN

Mailing Address: BORROEL IGNACIO V JR & KARI J  
40 BATES AVENUE  
WINTHROP, MA 04072

Parcel Number: 105-2-718  
CAMA Number: 105-2-718  
Property Address: 8 WINTER BERRY LN

Mailing Address: RINDFLEISCH PAMELA D & KIRK  
43191 BELGREEN DRIVE  
ASHBURN, VA 20147

Parcel Number: 105-2-719  
CAMA Number: 105-2-719  
Property Address: 6 WINTER BERRY LN

Mailing Address: WIGHT DONALD R & JANET C  
6 WINTER BERRY LANE  
OLD ORCHARD BEACH, ME 04064



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# Search Results Report

Old Orchard Beach, ME

August 21, 2024

Parcel Number: 105-2-720  
CAMA Number: 105-2-720  
Property Address: 4 WINTER BERRY LN

Mailing Address: LEONARD AMY S & DONALD H  
4 WINTER BERRY LANE #20  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-721  
CAMA Number: 105-2-721  
Property Address: 2 WINTER BERRY LN

Mailing Address: MEZOIAN MICHAEL H & CAROLINE &  
JORDAN  
2 WINTER BERRY LANE  
OLD ORCHARD BEACH, ME 04064

Parcel Number: 105-2-735  
CAMA Number: 105-2-735  
Property Address: WINTER BERRY LN

Mailing Address: SUMTER LANDING HOMEOWNERS'  
ASSOCIATION  
SACO, ME 04072



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