Isaac Parsons House

146 Cobbs Bridge Road | New Gloucester, ME



For more information, please contact:

JOHN SCRIBNER
Principal | Broker
jscribner@landvest.com
M: 207.749.5148 O: 207.774.8518
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LandVest

CHRISTIE'S INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. BA913577

DLN: 1002240182258

WARRANTY DEED

KNOW ALL BY THESE PRESENTS THAT, WE, John Keenan Burns, Jr. and Elizabeth A. Burns, of New Gloucester in the County of Cumberland and State of Maine, do hereby grant and convey to Elizabeth A. Burns, whose mailing address is 146 Cobbs Bridge Road, New Gloucester, Maine 04260, with Warranty Covenants, a certain lot or parcel of land, together with the buildings and improvements thereon, located in the Town of New Gloucester, in the County of Cumberland and State of Maine, as more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

IN WITNESS WHEREOF, WE, John Keenan Burns, Jr. and Elizabeth A. Burns, have hereunto set our hands and seals this 25 day of January, 2022

SIGNED, SEALED AND DELIVERED
in the presence of:

Witness

John Keenan Burns, Jr. L.S.)

Witness

Elizabeth A. Burns L.S.)

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On this 25 day of January, 2022, then personally appeared before me the above-named John Keenan Burns, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Notary Public

KIMBERLY A. GETCHELL
Notary Public, Maine
My Commission Expires August 7, 2021

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On this 25 day of January, 2022, then personally appeared before me the above-named Elizabeth A. Burns and acknowledged the foregoing instrument to be her free act and deed.

SEAL

Notary Public

KIMBERLY A. GETCHELL
Notary Public, Maine
My Commission Expires August 7, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

146 Cobbs Bridge Road
New Gloucester

A certain lot or parcel of land, with the buildings thereon, situated in the Town of New Gloucester, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the northwesterly line of the Cobbs Bridge Road in the southeasterly line of land conveyed to Thomas and Mary Mosher by Caroline E. Haskell by deed dated July 25, 1967, recorded in the Cumberland County Registry of Deeds in Book 3008, Page 604; thence the line runs in a northwesterly direction along said southeasterly line a distance of eight hundred eighty-five (885) feet, more or less, to the intersection of two stone walls which intersection constitutes the point of beginning and the most southerly corner of a parcel of land conveyed to Thomas and Mary Mosher by John W. Chandler by deed dated August 23, 1967, recorded in said Registry of Deeds in Book 3039, Page 180; thence the line continues to run in a northwesterly direction along the land now or formerly of George True to a stone post at the most northerly corner of said True lot; thence the line runs North 52° East by the northwesterly line of said land conveyed by Chandler to Thomas and Mary Mosher a distance of approximately one thousand four hundred ten (1,410) feet to a stone post; thence the line runs in a southeasterly direction along the John Chandler lot formerly owned by Albert True a distance of one thousand one hundred fifty (1,150) feet, more or less, to the intersection of two stone walls; thence the line runs in a southwesterly direction along one of the courses described in said deed from Chandler to Thomas and Mary Mosher a distance of eight hundred (800) feet, more or less, to the most northerly corner of said premises conveyed to Thomas and Mary Mosher by Haskell; thence the line runs in a southeasterly direction along said land conveyed by Haskell a distance of approximately three hundred forty (340) feet, more or less, to an angle in said line; thence the line runs in a southerly direction along said land conveyed by Haskell a distance of approximately four hundred (400) feet to a point in said line of the Cobbs Bridge Road; thence the line runs in a southwesterly direction along the northwesterly line of the Cobbs Bridge Road a distance of approximately three hundred seventy-five (375) feet to the point of beginning.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

BEING the same premises conveyed by Quitclaim Deed of Janet N. Smaldon to John Keenan Burns, Jr. and Elizabeth A. Burns, as joint tenants, dated January 7, 2019 and recorded in Book 35391, Page 285 of said Registry of Deeds.

Received
Recorded Register of Deeds
Feb 07,2022 11:47:15A
Cumberland County
Jessica M. Spaulding

PROPERTY LOCATED AT: **146 Cobbs Bridge Road, New Gloucester, ME 04260**

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☒ No ☐ Unknown
Quantity: ..... ☐ Yes ☒ No ☐ Unknown
Quality: ..... ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☒ Yes ☐ No
If Yes, Date of most recent test: **2024** Are test results available? .. ☐ Yes ☒ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... ☒ Yes ☐ No
If Yes, are test results available? ..... ☐ Yes ☒ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **West side of house near apple trees**
Installed by: **see seller records**
Date of Installation: **see seller records**

USE: Number of persons currently using system: **2**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **Added a new pump in 2017 as well as a new Reverse Osmosis Filtration System**

Source of Section I information: **Seller**

LandVest, Inc., 36 Danforth St Portland ME 04101 Phone: (207)203-6106 Fax: Beth and Keenan
Lorie Dana Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ..... ☐ Yes ☐ No

If Yes, what results: _____

Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☐ No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☐ Other: **1500 gallon tank**

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **Back of house off the kitchen** OR ☐ Unknown

Date installed: **2018** Date last pumped: **2025** Name of pumping company: **Maine Septic**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **N/A** Name of company servicing tank: **N/A**

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Back right side of house (east)**

Date of installation of leach field: **2017** Installed by: **Unknown**

Date of last servicing of leach field: **N/A** Company servicing leach field: **Maine Septic**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **N/A**

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ..... ☒ Yes ☐ No

Is System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of Section II information: **Seller**

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PROPERTY LOCATED AT: **146 Cobbs Bridge Road, New Gloucester, ME 04260**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**HWB**	**Radiant Heat**	**Runtal Panelzs (2)**	**Wood Fireplace**
Age of system(s) or source(s)	**2023**	**2023**	**2017 Garden Room**	**1781**
TYPE(S) of Fuel	**Propane**	**Propane**	**Electric**	**Wood**
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**1,800 gallons per year**	**(same)**		**1-2 cords**
Name of company that services system(s) or source(s)	**Down East Energy**	**Down East Energy**		**Richard Irons**
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years	**N/A**	**N/A**	**N/A**	**N/A**
Other pertinent information	**No**	**No**	**No**	**3 working fireplaces**

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [ ] Yes [ ] No [X] Unknown

Chimney(s): ..... [X] Yes [ ] No

If Yes, are they lined: ..... [X] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown

Has chimney(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown

If Yes, date: **2024**

Date chimney(s) last cleaned: **2024**

Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown

Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown

If Yes, date: **N/A**

Comments: **9 fireplaces in total and 3 working fireplaces. Fuel line runs to house from propane tank off screened porch and are partially buried.**

Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [X] Yes [ ] No [ ] Unknown

If Yes, are tanks in current use? ..... [X] Yes [ ] No [ ] Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? [ ] Yes [ ] No [ ] Unknown

Are tanks registered with DEP? ..... [ ] Yes [ ] No [X] Unknown

Age of tank(s): **2019** Size of tank(s): **Unknown**

Location: **Back side of house near screened porch**

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What materials are, or were, stored in the tank(s)? **Propane**

Have you experienced any problems such as leakage: ..... ☐ Yes ☒ No ☐ Unknown

Comments: **Seller had propane tanks moved underground for aesthetic reasons**

Source of information: **Seller**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work?	☐ Yes	☐ No	☒ Unknown
In the ceilings?	☐ Yes	☐ No	☒ Unknown
In the siding?	☐ Yes	☐ No	☒ Unknown
In the roofing shingles?	☐ Yes	☒ No	☐ Unknown
In flooring tiles?	☐ Yes	☐ No	☒ Unknown
Other: **N/A**	☐ Yes	☐ No	☒ Unknown

Comments: **Seller is not aware of any asbestos within the property**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **August 28, 2026** By: **WIN Home Inspection**

Results: **7.3 pCi/L**

If applicable, what remedial steps were taken? **Air Quality System Installed**

Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ Unknown

Are test results available? ..... ☒ Yes ☐ No

Results/Comments: **n/a**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ..... ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **August 28, 2026** By: **WIN Home Inspection**

Results: **6610 pci/l**

If applicable, what remedial steps were taken? **n/a**

Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ Unknown

Are test results available? ..... ☒ Yes ☐ No

Results/Comments: **n/a**

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Seller**

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F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... ☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ No

Comments: **None**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☐ No	☒ Unknown
LAND FILL:	☐ Yes	☐ No	☒ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☐ No	☒ Unknown

Other: **N/A**

Source of information: **Seller**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: **Quitclaim Deed**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☒ Yes ☐ No ☐ Unknown

If No, who is responsible for maintenance? _____

Road Association Name (if known): **N/A**

Source of information: **Seller**

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ……. ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ……... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ……. ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ……... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? …… ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ……... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

_____

Relevant Panel Number: **23005C0282F** Year: **2024** (Attach a copy)

Comments: **None**

Source of Section VI information: **Seller**

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SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Tree Growth, Homestead Exemption**

Is a Forest Management and Harvest Plan available?..... [ ] Yes [X] No [ ] Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **Propane Tank**

Year Principal Structure Built: **1781** What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **1999**

Water, moisture or leakage: **None**

Comments: **New cedar shake shingles on barn and new addition in 2004**

Foundation/Basement:

Is there a Sump Pump? ..... [X] Yes [ ] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [ ] Yes [X] No [ ] Unknown

Prior water, moisture or leakage? ..... [ ] Yes [ ] No [X] Unknown

Comments: **None**

Mold: Has the property ever been tested for mold? ..... [X] Yes [ ] No [ ] Unknown

If Yes, are test results available? ..... [X] Yes [ ] No

Comments: **None**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: **2 panels** [ ] Unknown

Comments: **None**

Has all or a portion of the property been surveyed? ..... [X] Yes [ ] No [ ] Unknown

If Yes, is the survey available? ..... [X] Yes [ ] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: **None**

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PROPERTY LOCATED AT: **146 Cobbs Bridge Road, New Gloucester, ME 04260**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **See attached list of improvements made since 2019.**

Comments: **None**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

See attachment for list of recent improvements.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] Yes [ ] No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER **Elizabeth Burns**	DATE	SELLER	DATE
SELLER	DATE	SELLER	DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
BUYER	DATE	BUYER	DATE

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept.Health & Human Services
Div of Environmental Health . 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: NEW GLOUCESTER

Street or Road: 146 COBBS BRIDGE ROAD

Subdivision, Lot #:

NEW GLOUCESTER PERMIT # 03716 STATE COPY

Date Permit Issued: 11 5 18 $ 250 FEE ☐ If Double Fee Charged

Debra Parks Lawrence L.P.I. # 0928

Local Plumbing Inspector Signature

OWNER/APPLICANT INFORMATION

Name (last, first, MI): SMALDON, JANET ☒Owner ☐Applicant

Mailing Address of Owner/Applicant: 146 COBBS BRIDGE ROAD
NEW GLOUCESTER ME 04260

Daytime Tel. #: 415-2885

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 11 Lot # 1

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Janet Smaldon 11/5/2018
Signature of Owner or Applicant Date

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) date approved

Local Plumbing Inspector Signature (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION

1. First Time System
2. Replacement System
   Type replaced: UNKNOWN
   Year installed: UNKNOWN
3. Expanded System
   a. <25% Expansion
   b. >25% Expansion
4. Experimental System
5. Seasonal Conversion

THIS APPLICATION REQUIRES

1. No Rule Variance
2. First Time System Variance
   a. Local Plumbing Inspector Approval
   b. State & Local Plumbing Inspector Approval
3. Replacement System Variance
   a. Local Plumbing Inspector Approval
   b. State & Local Plumbing Inspector Approval
4. Minimum Lot Size Variance
5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

1. Complete Non-engineered System
2. Primitive System (graywater & alt. toilet)
3. Alternative Toilet, specify:
4. Non-engineered Treatment Tank (only)
5. Holding Tank, _____ gallons
6. Non-engineered Disposal Field (only)
7. Separated Laundry System
8. Complete Engineered System (2000 gpd or more)
9. Engineered Treatment Tank (only)
10. Engineered Disposal Field (only)
11. Pre-treatment, specify:
12. Miscellaneous Components

SIZE OF PROPERTY

55 SQ FT ☒ ACRES

SHORELAND ZONING

Yes ☒ No

DISPOSAL SYSTEM TO SERVE

1. Single Family Dwelling Unit, No. of Bedrooms: 5
2. Multiple Family Dwelling, No. of Units:
3. Other: (specify)

Current Use: Seasonal ☒ Year Round Undeveloped

TYPE OF WATER SUPPLY

1. Drilled Well 2. Dug Well 3. Private
4. Public 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. Concrete
   a. Regular
   b. Low Profile
2. Plastic
3. Other:

CAPACITY: 1500 GAL

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed 2. Stone Trench
3. Proprietary Device
   a. cluster array c. Linear
   b. regular load d. H-20 load
4. Other:

SIZE: 1536 sq. ft. in. ft.

GARBAGE DISPOSAL UNIT

1. No 2. Yes 3. Maybe

If Yes or Maybe, specify one below:

a. multi-compartment tank
b. ___ tanks in series
c. increase in tank capacity
d. Filter on Tank Outlet

DESIGN FLOW

450 gallons per day

BASED ON:

1. Table 4A (dwelling unit(s))
2. Table 4C(other facilities)

SHOW CALCULATIONS for other facilites

3. Section 4G (meter readings)
   ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION: 3 / C

at Observation Hole # TH-1

Depth 18"

of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

1. Medium---2.6 sq. ft. / gpd
2. Medium---Large 3.3 sq. f.t / gpd
3. Large---4.1 sq. ft. / gpd
4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

1. Not Required
2. May Be Required
3. Required

Specify only for engineered systems:

DOSE: _____ gallons

LATITUDE AND LONGITUDE

at center of disposal area

Lat. 43 d 58 m 19.89 s
Lon. 70 d 16 m 26.34 s
if g.p.s, state margin of error:

SITE EVALUATOR STATEMENT

I certify that on 4-20-04 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Mark Grenier 262 10-31-18
Site Evaluator Signature SE # Date

MARK GRENIER 329-3524
Site Evaluator Name Printed Telephone Number E-mail Address

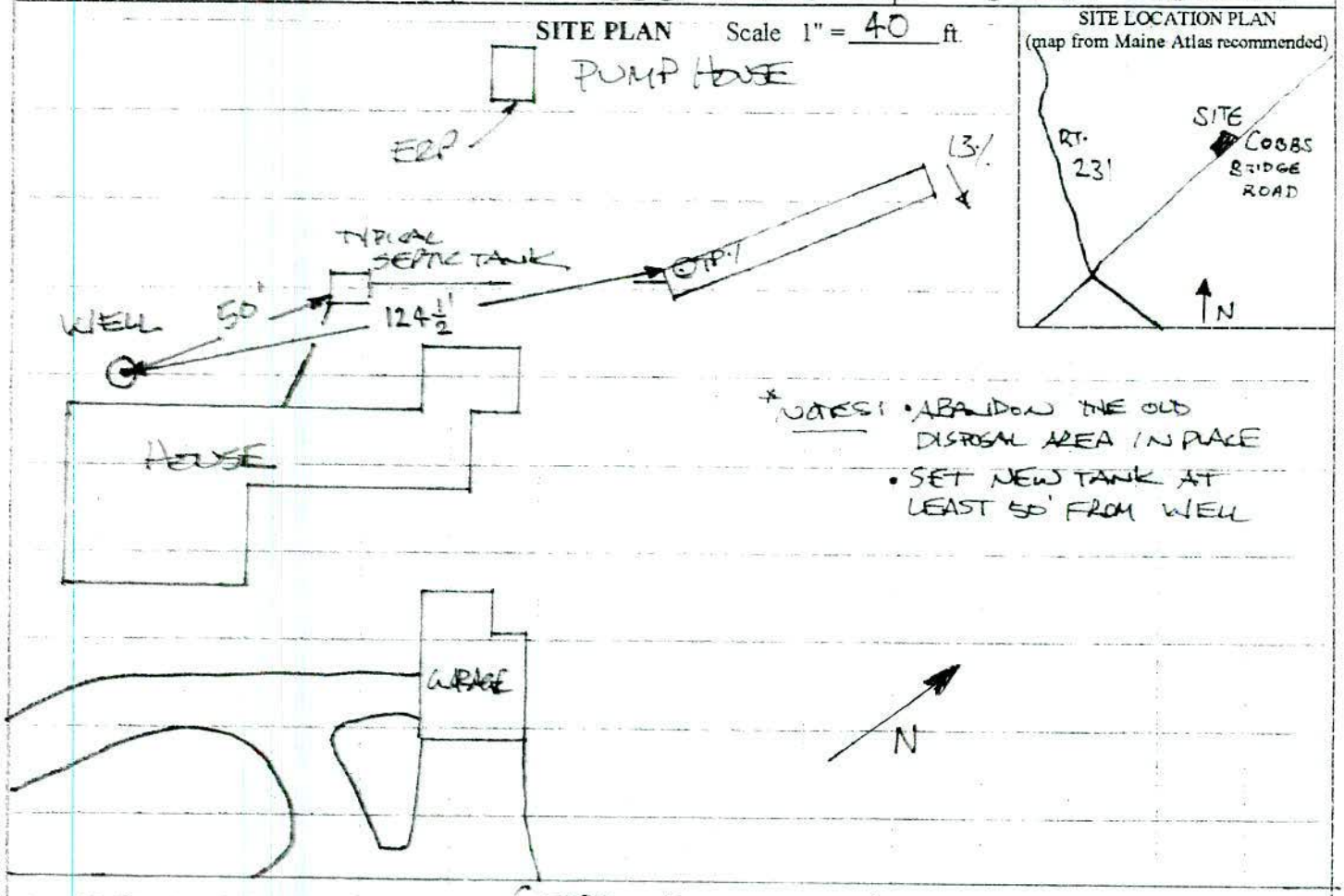
Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
NEW GLOUCESTER	146 COBBS BRIDGE RD	JANET SMALDON

SITE PLAN Scale 1" = 40 ft.



NOTES: • ABANDON THE OLD DISPOSAL AREA IN PLACE
• SET NEW TANK AT LEAST 50' FROM WELL

SITE LOCATION PLAN
(map from Maine Atlas recommended)

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

Observation Hole # TP-1 ☐ Test Pit ☒ Boring

" Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	
6	FINE SANDY LOAM	FRIABLE	YELLOW BROWN	
12				
18		FIRM	GRAY BROWN	
24				
30				
36				
42				
48				

Soil Classification		Slope	Limiting Factor	
3	C.	13	18	☐ Groundwater ☒ Restrictive Layer ☐ Bedrock ☐ Pit Depth
Profile	Condition	Percent	Depth	

Observation Hole # _____ ☐ Test Pit ☐ Boring

" Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				

Soil Classification		Slope	Limiting Factor	
				☐ Groundwater ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth
Profile	Condition	Percent	Depth	

Site Evaluator Signature — 262 SE # — 10-31-18 Date

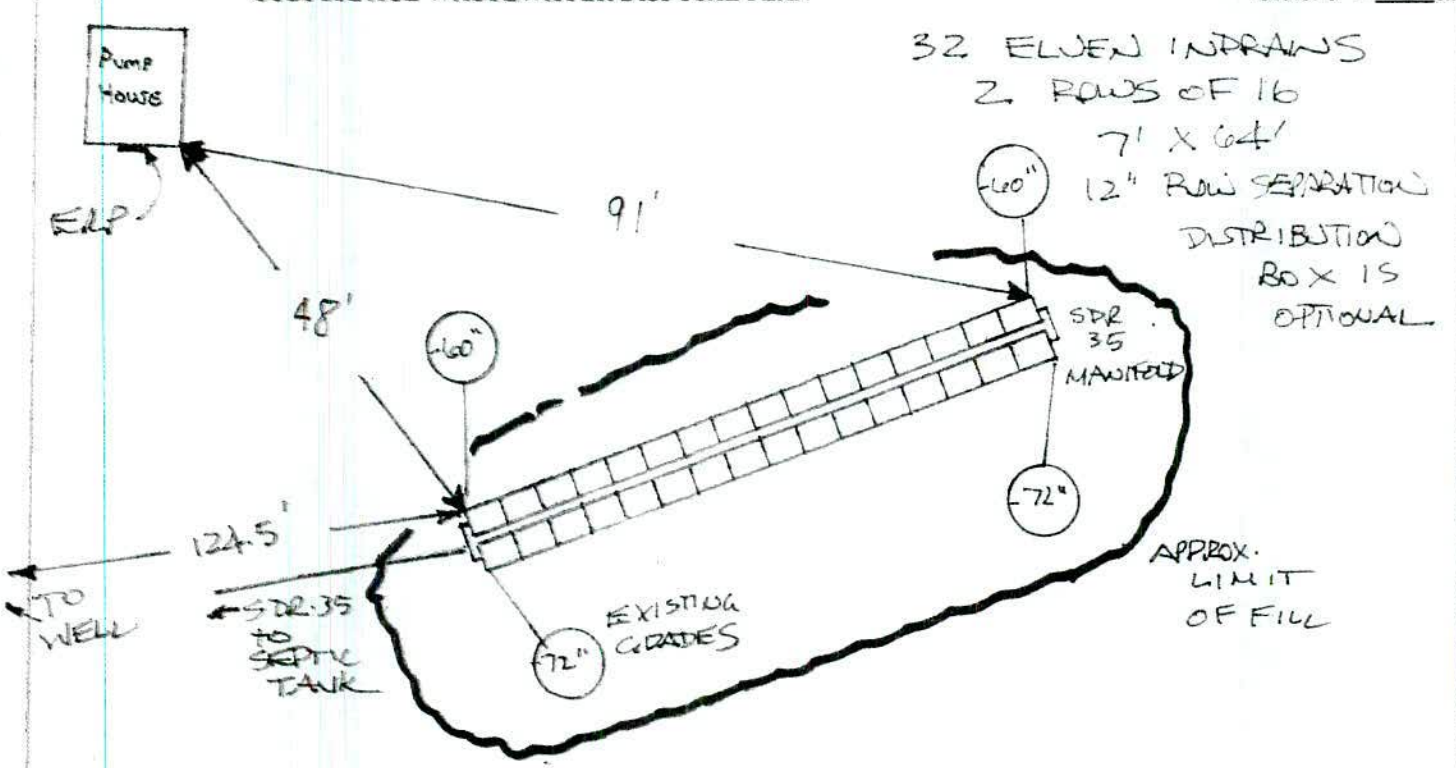
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
NEW GLOUCESTER	146 COBBS BRIDGE ROAD	JANET SMALDON

SUBSURFACE WASTEWATER DISPOSAL PLAN

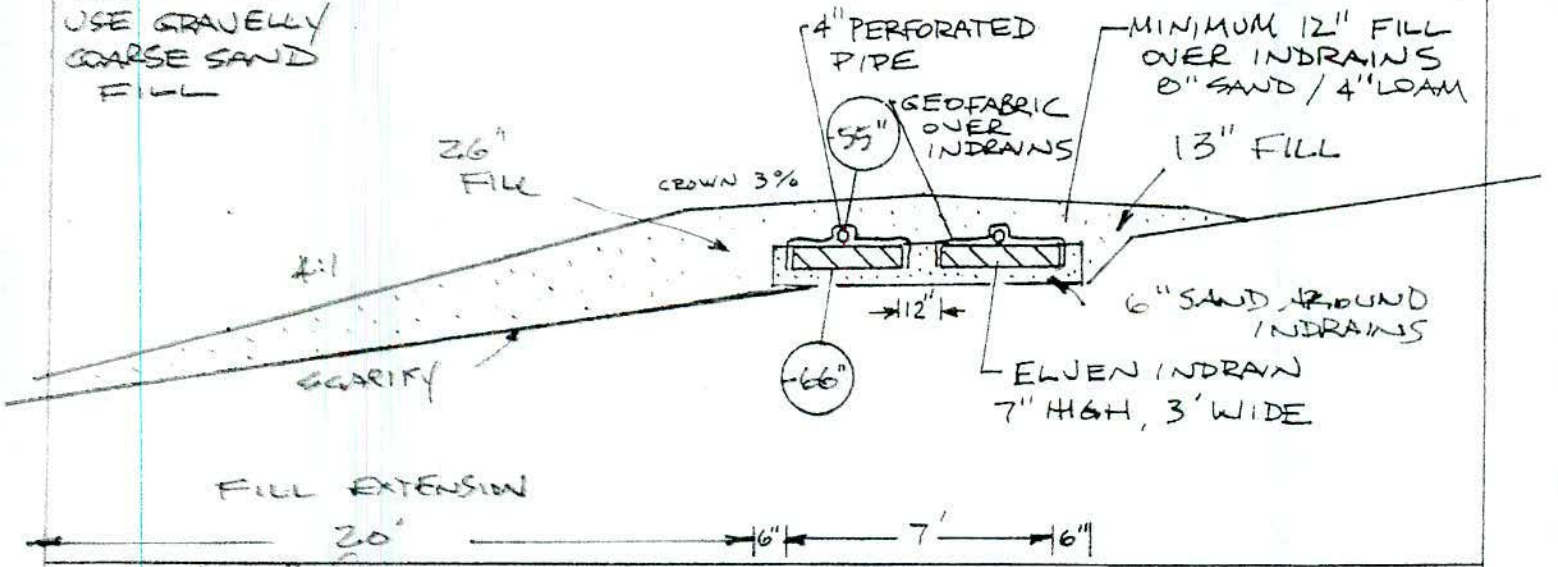
Scale: 1" = 20 ft.



BACKFILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Backfill (upslope)	13"	Finished Grade Elevation	-47"	Location & Description: Bottom EDGE OF DOOR ON PUMP HOUSE
Depth of Backfill (downslope)	26"	Top of PIPES	-55"	
DEPTHS AT CROSS-SECTION (shown below)		Bottom of INDRAINS	-66"	Reference Elevation is: 0.0"

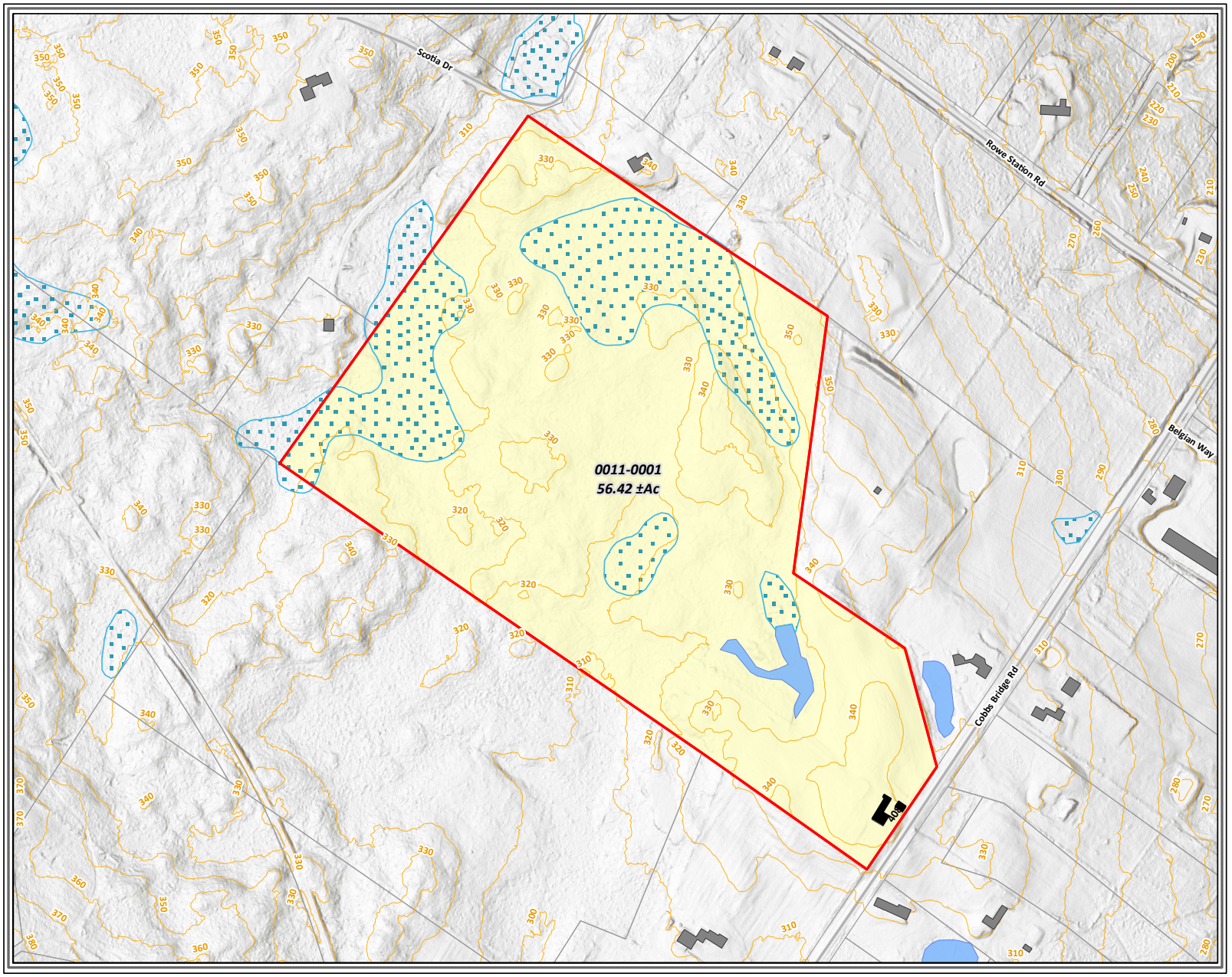
DISPOSAL FIELD CROSS SECTION

Scales:
Vertical: 1" = 5 ft.
Horizontal: 1" = 5 ft.



Mark Cain | 262 | 10.31-18

Site Evaluator Signature | SE # | Date



Isaac Parsons House

New Gloucester, ME

Base Plan

Legend

- Subject Property - 56.42 ±Ac
- Adjacent Properties
- Building Footprints
- Open Water
- Wetlands
- Contours (10 ft)



Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: ME2966
Date: 06/01/26

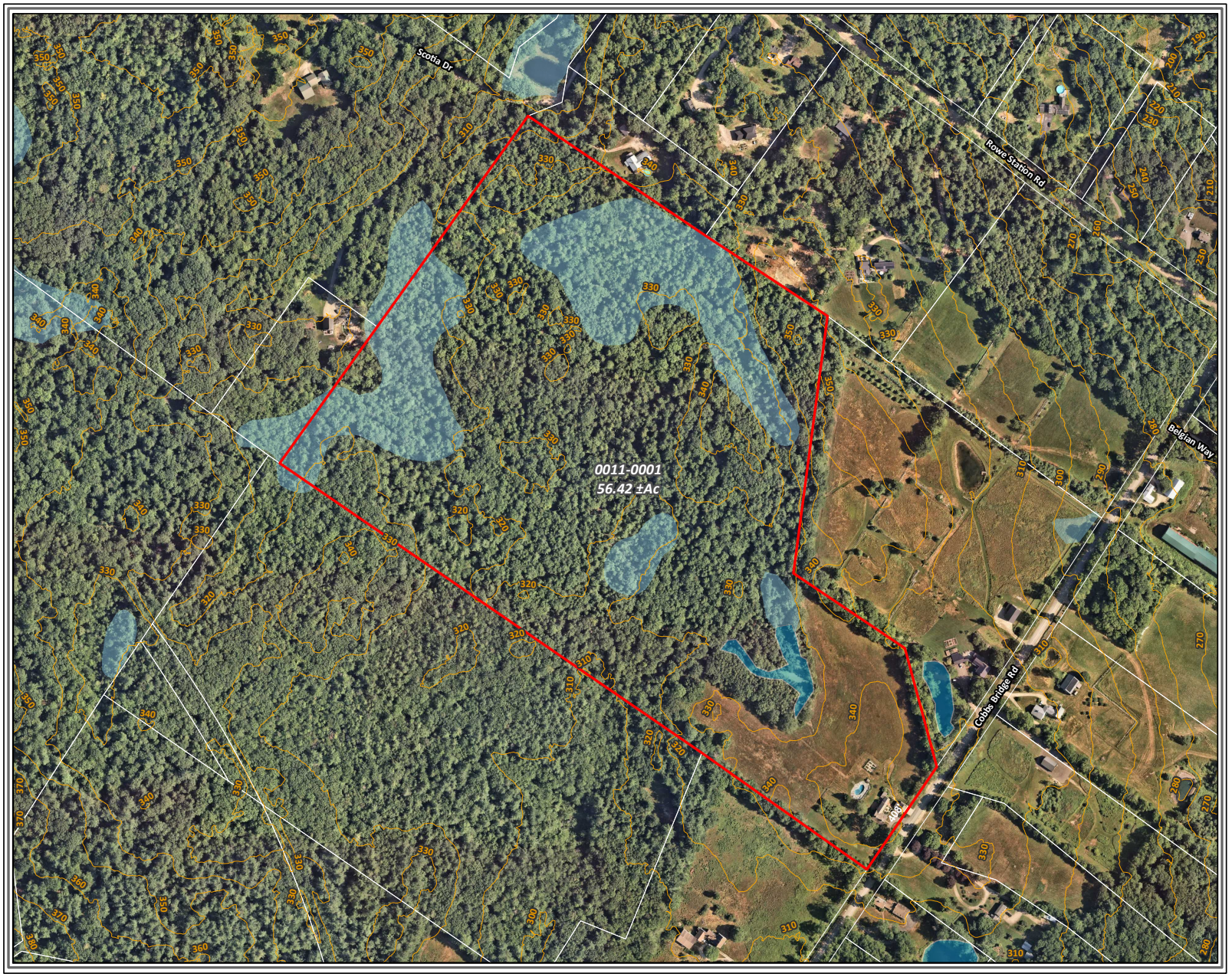
0 150 300 600 Feet

Scale: 1" = 300 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Path: \\Vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\ME2966 Isaac Parsons House, New Gloucester, ME\ME2966 base.aprx



Isaac Parsons House

New Gloucester, ME

Base Plan Orthophotograph

Legend

- Subject Property - 56.42 ±Ac
- Adjacent Properties
- Open Water
- Wetlands
- Contours (10 ft)



Credits: 2025 Imagery from Nearmap Imagery map service.

Project Number: ME2966
Date: 06/01/26

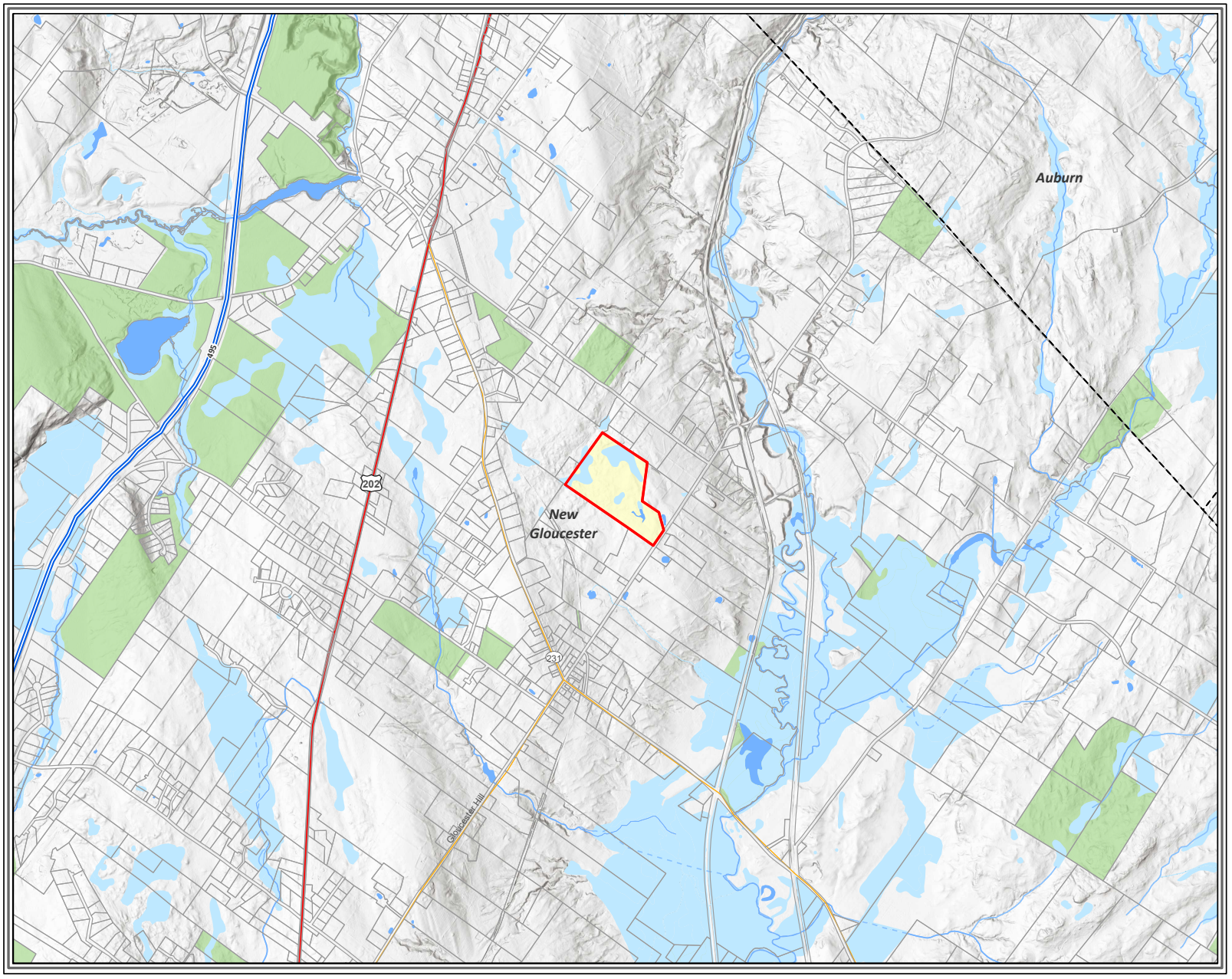
0 150 300 600 Feet

Scale: 1" = 300 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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Isaac Parsons House

New Gloucester, ME

Conservation Context

Legend

- Subject Property - 56.42 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Credits: Background from ESRI 'Terrain Base' map service

Project Number: ME2966
Date: 06/01/26

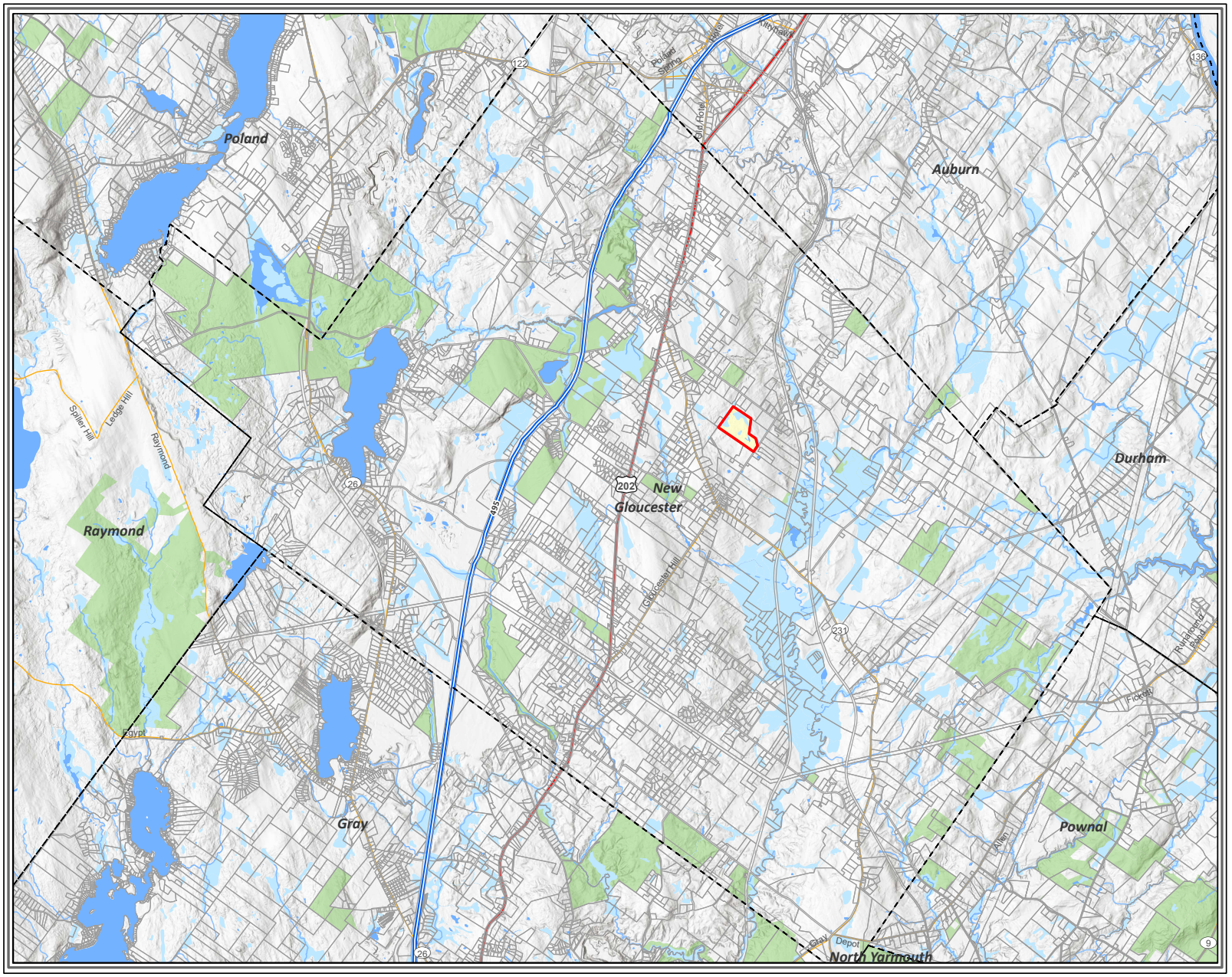
0 1,000 2,000 4,000 Feet

Scale: 1" = 2,000 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

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Isaac Parsons House

New Gloucester, ME

Town Locus

Legend

- Subject Property - 56.42 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams

Notes

Credits: Background from ESRI 'Terrain Base' map service

Project Number: ME2966
Date: 06/01/26

0 2,500 5,000 10,000 Feet

Scale: 1" = 5,000 "

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Path: \\Vazgis-bos\RECG-GIS\aaGISOrg\Projects\Assigned\ME2966 Isaac Parsons House, New Gloucester, ME\ME2966 town locus.aprx