

FALMOUTH PLANNING BOARD REQUEST FOR HEARING

IN ADDITION TO THE SPECIFIED REVIEW FEES, APPLICATIONS SHALL BE ACCOMPANIED BY A \$125.00 FEE TO COVER THE COST OF NOTIFICATIONS AND PUBLISHING.

Name of Applicant: Claudia King Phone# 207-653-0318
Fax: --- E-Mail: claudiaking2@icloud.com Alt. Phone # ---
Full Address: 160 Woodville Rd., Falmouth ME 04105
Address of Property to be Developed: (if different) ---
Map: R3 Lot: 34-4 Zone: F+F
Property Owner (if other): Same as above
Full Address: --- Phone: ---

The undersigned requests that the Falmouth Planning Board consider the following application for:

- | | |
|---|--|
| <input type="checkbox"/> Pre-application Sketch Plan Review | <input type="checkbox"/> Major Subdivision |
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Site Plan Review |
| <input type="checkbox"/> Private Way | <input type="checkbox"/> Shoreland Zone Permit |
| <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Contract Zoning |
| <input type="checkbox"/> Fill Permit | |
| <input checked="" type="checkbox"/> Other (specify) <u>Amendment subdivision plan + lot division in a minor subdivision</u> | |

Notes to the Applicant:

1. A short description of the project must be attached to this form. This application must be filed at the Town Hall no later than twenty-eight (28) days prior to the regular meeting of the Board (1st Tuesday monthly). Applications shall be accompanied by all application fees and materials required by the applicable ordinance(s), checklists and fee schedule.
2. All applications shall include all materials and copies as specified on the submittal requirements form.
3. All materials in color shall be copied in color.

Application Authorization

I hereby make application to the Town of Falmouth for the above-referenced property(ies) and the development as described. To the best of my knowledge, the information provided herein is accurate and is in accordance with the Zoning and Subdivision Ordinances of the Town, except where waivers are requested. The Town of Falmouth Planning Board and/or town employees are authorized to enter the property(ies) for purposes of reviewing this proposal and for inspecting improvements as a result of an approval of this proposal. I understand that I am responsible for appearing, or having someone appear on my behalf, at all meetings before the Planning Board.

Unless the applicant has submitted notice to the Community Development Department as part of the initial and any subsequent submittals, no alteration of site conditions, including the existing landscape, structures and buildings, shall occur between the date of application submittal and the date the application has received final sign off from staff after Planning Board approval.

Signed: Claudia A. King Date: 5.13.26
Printed name: Claudia A. King

Please identify yourself (check one): Agent* Property Owner

*(If you are an agent, written authorization from the property owner must be attached to this form.)

Woodland Preserve

Claudia King
160 Woodville Road
Falmouth

In January, 2026, I purchased lot 2 of the Minor Subdivision created by Don and Cheryl Olen in 2004. The lot has two features, a buildable portion and a ROW (running along one side of the buildable parcel). The ROW provides shared, deeded access to my property and two other properties. My primary purpose in purchasing lot 2 was to keep the buildable portion undeveloped as it is undisturbed property, being wooded with a stream running through it and contiguous to my property on one side.

The buildable portion of the lot is bordered by the ROW, my property, Don and Cheryl Olen's property, and Elizabeth and Rob Tod's property. Through conversation with the Tod's, I discovered that we shared a common interest in protecting the wooded parcel between our properties and in owning the ROW. The Tod's have agreed to share in rights to the ROW and to purchase half the wooded parcel after the Planning Board amends the Minor Subdivision Plan.

So, I come before you to request that the ROW be separated from Lot 2 to become its own lot. The Tod's and I will share fee interest in the ROW. I also request that the unbuildable portion of the lot be split into two small, unbuildable lots, in the manner described on the site plan, such that a portion is contiguous to the Tod's property and the other contiguous to mine. Our hope is that these little lots, too small to be built on, will be preserved as-is for buffering and passive recreational enjoyment.

Thank you.



Town of Falmouth
Planning Department
Subdivision Fee Calculation Sheet
Effective 05-11-2022

Name of Applicant Claudia King
Applicant Address 160 Woodville Rd. Falmouth.
Project Name _____
Address of Project Woodville Rd. ✓
of Units or Lots None
Map-Lot # R3 34-4

<u>Publishing & Notice</u>	\$125.00 flat fee	<u>125.00</u>
<u>Review Fees:</u>		
<u>Pre-application Sketch Plan</u>	\$500.00 flat fee	_____
<u>Subdivision</u>		
First three lots/dwelling units	\$1500.00 flat fee	_____
Each additional lot/dwelling unit	█ x \$400.00	_____
Final Approval	\$500.00	_____
<u>Peer Review Escrow</u>		
Each Lot/Dwelling Unit	█ x \$100.00	_____
<u>Amendment</u>		
Revision (no new lots/units created)	\$500.00 flat fee	<u>500.00</u>
<u>Re-approval</u>	\$250.00 (with no changes)	_____
<u>TOTAL FEES REQUIRED</u>		<u>625.00</u>

Note: If an application is subject to site plan review and subdivision review, the applicant shall pay the larger of the subdivision review fee or the site plan review fee. Both Fee Calculation Sheets must be completed.

Review fees are not typically refundable. If extenuating circumstances occur, the Department may consider a partial or full refund.

Staff Use Only:
Approved by _____ Date _____

MINOR SUBDIVISION CHECKLIST

Name: Claudia King Date: 5-15-26

Note: Please refer to separate "Submittal Requirements" form to determine the number of copies necessary for each submission.

(√)

1. All applicable fees (see fee schedule)
2. Fee Calculation sheet
- NA 3. Review escrow account - \$100.00 per lot (returned to applicant at end of review process, unless outside consulting services are required to conduct review).
4. Appropriate number of plans at 1"=40' (max. 24" x 36" sheet), appropriate number of 11 x 17 copies (all plans in color shall be copied in color), and one electronic set of plans in pdf format. Each plan copy to include:
 - a. Proposed name of subdivision and Town name.
 - b. Date of submission, north point, graphic map scale, name and address of owner and subdivider, and names of adjoining property owners.
 - c. Locations, widths, and names of existing streets, filed or proposed easements, and building lines.
 - d. Boundaries and designations of zoning districts, parks and other public spaces.
 - e. Certified field survey by licensed surveyor.
 - f. Dimensions and areas of proposed lots.
 - NA g. Surface drainage patterns and watersheds.
 - NA h. Five (5) foot contours based on USGS datum, referenced to mean sea level. Soil Conservation Service soil classification on plot plan.
 - NA i. On-site sewerage and water supply facilities.
 - NA j. Surface drainage plan.
 - NA k. Electrical facilities.
 - l. Statement prohibiting further lot divisions without Planning Board approval.
 - NA m. Three (3) different proposed names for private way (if applicable).
- NA 5. Proposed covenants or deed restrictions.
- NA 6. Where easements or open space are to be deeded to the Town:
 - NA a. Written offers of cession to the municipality.
 - NA b. Written evidence that documents are acceptable.
- NA 7. Post-Construction Stormwater Management Plan per Section 19-72A Zoning and Site Plan Review Ordinance.
- NA 8. DEP Maine Construction General Permit (MCGP) (Required if total soil disturbance exceeds 1-acre).

Please include this completed checklist with your application materials.

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED WITH COVENANT DLN: 3557793

DONALD E. OLEN, JR. and CHERYL L. OLEN, with an address of 142 Woodville Road, Falmouth, Maine 04105, for consideration paid, grants to CLAUDIA A. KING, with a mailing address of 160 Woodville Road, Falmouth, Maine 04105, with QUITCLAIM COVENANT, the following described real property in Falmouth, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

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

IN WITNESS our hands and seals this 28th day of January, 2026.

[Signature]
Witness

[Signature]
Donald E. Olen, Jr.

[Signature]
Witness

[Signature]
Cheryl L. Olen

State of FLORIDA
County of LEE

January 28th, 2026

Personally appeared before me Donald E. Olen, Jr. and Cheryl L. Olen and acknowledged the foregoing instrument to be their free act and deed

Before me,



MARIA MIRANDA
Notary Public
State of Florida
Comm# HH301705
Expires 8/17/2026

[Signature]
Notary Public

Printed Name: MARIA MIRANDA
Commission Expires: 08/17/2026

EXHIBIT A

A certain lot or parcel of land, with any improvements located thereon, situated on the northwest side of Woodville Road in the Town of Falmouth, County of Cumberland, and State of Maine, and being more particularly bounded and described as follows:

Beginning at a 5/8" iron pipe with cap #1327 on the north side of said Woodville Road at the east corner of a land now or formerly of George Tod as described in a deed recorded in the Cumberland County Registry of Deeds ("CCRD") in Book 14360, Page 122;

Thence N 58° 55' 22" E along the northwest side of Woodville Road, a distance of fifty and thirty-three hundredths (50.33') feet to a 5/8" iron pipe with cap # 1327;

Thence N 24° 29' 23" W along the westerly side of land now or formerly of Horace Stephens as described in a deed recorded in the CCRD in Book 12509, Page 169, a distance of one-hundred ninety-eight and seventy-three hundredths (198.73') feet to a 5/8" iron pipe with cap # 1327;

Thence N 30° 32' 03" W along the westerly side of said land of Stephens, a distance of five-hundred nineteen and twenty-nine hundredths (519.29') feet to a 5/8" iron pipe with cap# 1327;

Thence N 30° 36' 57" W along the westerly side of said land of Stephens, a distance of fifty and twenty-two hundredths (50.22') feet to a 5/8" iron pipe with cap #1327 located at the easterly sideline of land now or formerly of Claudia King as described in a deed recorded in the CCRD in Book 14852, Page 182;

Thence S 24° 46' 58" W along the easterly side of said land of King, a distance of sixty and seventy-six hundredths feet (60.76') feet to a 5/8" iron pipe with cap #1327;

Thence S 24° 47' 46" W along the easterly side of said land of King, a distance of one-hundred thirty and eighty-six hundredths (130.86') feet to an iron pipe;

Thence N 72° 32' 42" W along the southerly side of said land of King, a distance of three-hundred eleven and ninety-two hundredths (311.92') feet to the of the north east corner of Lot 3 as depicted on the "Minor Subdivision Plan" made for Donald and Cheryl Olen by F.S. Coffin dated March 10, 2004, and recorded in the CCRD in Plan Book 204, Page 357 (the "Plan");

Thence S 22° 19' 50" W along the easterly side of said Lot 3, a distance of one-hundred ninety-seven and sixty-two hundredths (197.62') feet to the northeast terminus of the 50' wide private right of way as shown on the Plan;

Thence S 30° 17' 49" E along the easterly side of said 50' wide private right-of-way, a distance of fifty and zero hundredths (50.00') feet to a point;

Thence southerly along the easterly side of said 50' wide right of way along a curve to the right having a radius of 225.00', a tangent of 101.45 and a delta of 48° 32' 29", an arc distance of one hundred ninety and sixty-two hundredths (190.62) feet to a point;

Thence S 18° 14' 40" W along the easterly side of said 50' wide right-of-way, a distance of twenty-one and ninety-three hundredths (21.93') feet to a point;

Thence S 71° 38' 14" E along the northeasterly side of Lot 1 as depicted on the Plan, a distance of fifty and five-hundredths (50.05') feet to a 5/8" iron rebar at the westerly corner of land now or formerly of Christine Tenney as described in a deed recorded in the CCRD in Book 18396, Page 307;

Thence N 34° 21' 13" E along the northwesterly side said land of Christine Tenney, a distance of ninety-six and fifty-eight hundredths (96.58') feet to a point;

Thence N 64° 35' 07" E along northerly side of said land of Tenney, a distance of one-hundred ninety-seven and eighty-six hundredths (197.86') feet to point;

Thence N 64° 30' 10" E along northerly side of said land of George Tod, a distance of one-hundred sixty-one and fourteen hundredths (161.14') feet to a point;

Thence S 84° 08' 24" E along northerly side of said land of Tod, a distance of one hundred eleven and five hundredths (111.05') to a 5/8" rebar;

Thence S 30° 32' 50" E along the easterly side of said land of Tod, a distance of five hundred thirty-two and fifteen hundredths (532.15') feet to a point;

Thence S 24° 29' 28" E along the easterly side of said land of Tod, a distance of two-hundred one and ninety-eight (201.98') to the point of beginning.

Being Lot 2 and the "Fee Ownership of Right of Way to be Retained by Olen" as depicted on the Plan.

Together with all rights and appurtenances and subject to all notes as depicted in the Plan.

The above premises is conveyed subject to the restriction that Grantee and her successors and assigns, are prohibited from construction of any structures or cutting of trees or brush on the portion of the above-described property that lies westerly of the stream thereon, other than necessary removal of dead or structurally unsound trees that present a hazard of fire or other harm.

Subject to the rights of others in and to the right of way described in a deed from Scott G. McMullin, et al to Ronald T. Campo, et al, dated August 29, 1985 and recorded in the CCRD in Book 6886, Page 41.

Reference is made to a Plan of Private Way "Loving Way" made for Cynthia McMullin by Reed Surveying, Inc., dated May 8, 1996 and recorded in the CCRD in Plan Book 196, Page 345.

The Property is a portion of (1) the land conveyed to the Sellers by Corrective Quitclaim Deed of David R. Willey, Personal Representative of the Estate of Robert M. Willey, dated April 25, 2002 and recorded in the CCRD in Book 17611, Page 284 and (2) all of the land conveyed to the Sellers by Warranty Deed of Cynthia S. McMullin and Scott G. McMullin dated July 17, 1997 and recorded in the CCRD, Book 13208, Page 2.