

ACCESS IS THROUGH LANDS OF WINIFRED GAGNON
AND HENRY GAGNON FROM ROUTE 121. SEE
PLAN OF "BIRCHWOOD", AN APPROVED SUBDIVISION,
FOR LAY-OUT OF BIRCHWOOD DRIVE FROM ROUTE 121.

A GATE IS TO BE PLACED BETWEEN "OAKLEDGE HILLS"
AND "OAKLEDGE HILLS II" WITH ACCESS FOR
EMERGENCY USE ONLY.

TOTAL AREA: 86.79 ACRES

OWNER OF RECORD: GAGNON-PROTO ASSOCIATES, INC.
6960/150

VARIAN

THE PL
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GRADE
GRADE

PLANNING BOARD CONDITIONS OF APPROVAL:

1. THESE LOTS SHALL NOT BE FURTHER SUBDIVIDED.
2. DRIVEWAYS SHALL BE CONSTRUCTED AS SPECIFIED
BY THE ROAD COMMISSIONER OF THE TOWN OF RAYMOND.

1. IN
2. IN
3. IN
4. IN

3K8560760009

059943

Declaration of Restrictions Affecting
Property of Henry V. Gagnon, Winifred Gagnon
and Gagnon-Porto Associates Entitled
"Birchwood" and Oakledge Hills II
in the Town of Raymond,
County of Cumberland and State of Maine

THIS DECLARATION dated this 27 day of October, 1988, by
HENRY V. GAGNON, WINIFRED GAGNON and GAGNON-PORTO ASSOCIATES,
all of Raymond, in the County of Cumberland and State of Maine,
hereinafter referred to as the Grantor.

W I T N E S S E T H :

WHEREAS, the Grantor has subdivided certain lots or parcels
of land in Raymond, Maine, specifically described as those five
(5) lots, as delineated on Plan of "Birchwood", prepared for
Henry V. Gagnon by Main-Land Development Consultants, Inc.,
recorded in Cumberland County Registry of Deeds in Plan Book
174, Page 60, and those fourteen (14) lots as delineated on
Plan of Oakledge Hills II prepared for Gagnon-Porto Associates,
by Main-Land Development Consultants, Inc., recorded in
Cumberland County Registry of Deeds in Plan Book 174, page 61,
which the Grantor proposes to develop and improve in accordance
with said Plans, and

WHEREAS, the Grantor, being about to sell and convey lots
from said Plan desires to assure to said purchasers and their
several heirs, successors, and assigns owning such lots, and
their tenants, employees and inhabitants within said property,

conveyance of any portion of the premises hereby conveyed shall be made which would result in a violation of this paragraph as applied to the remaining portion thereof, except that if a boundary line of the premises is also an exterior boundary line of the entire development as shown on said Plan, then a building or other structure may be erected or maintained on said premises at a distance of not less than twenty (20) feet from such exterior boundary line. If an owner owns two (2) or more adjoining numbered lots, such owner may treat such adjoining lots as one (1) lot for the purpose of this paragraph.

2. Only single family residential use shall be permitted on each lot. Only one (1) residential building for a single family may be erected or maintained on each lot, which building shall have a minimum of 1,500 square feet of living area if a ranch house, a minimum of 1,500 square feet on the main floor if a split foyer house, and a minimum of 1,000 square feet on the first floor if a two story house, excluding cellars and garages, only one (1) garage for not more than three cars (within the residential building or attached thereto, or attached thereto by a breezeway or by a detached structure) may be erected and maintained on the premises as an integral part of the residential building. No other buildings or structures of any nature or description shall be erected or maintained on said premises; provided, however, that nothing in this paragraph shall be construed to prevent the construction of a swimming pool, an outdoor fireplace, fences or storage sheds as herein provided for, directly connected with the residential use of the premises by one (1) family. All buildings and structures shall be architecturally designed in keeping with the residential building.
3. None of said lots shall have ingress or egress onto Route 121.
4. Each building and structure on the premises shall be supported by a solid masonry foundation or slab.
5. The premises shall be used only for residential purposes and without limitation, no commercial, industrial or business use or enterprise of any nature or description shall be carried on at the premises.
6. No farm animals will be allowed. Normal household pets are permissible.

4/08/22

GOOD EVENING PLANNING BOARD,

THIS IS FRANCIS SHABOSKI, I SPOKE TO SANDY THE OTHER WEEK IN REFERENCE TO SUBMITTING A INFORMATIONAL REQUEST FOR MAY'S PLANNING BOARD AGENDA FOR MY INTEREST TO SUBDIVIDE MY EXISTING LOT.

I'VE BEEN A RESIDENT IN THE BIRCHWOOD SUBDIVISION IN RAYMOND FOR THE LAST 24 YEARS. THERE ARE 16 VERY LARGE LOTS BETWEEN 5-6 ACRES EACH. I LIVE AT 76 DAGGETT DRIVE (LOT 11) WHICH IS 5.82 ACRES AND IS A ELONGATED LOT APPROXIMATELY 300 FEET IN DEPTH WITH OVER 1100 FEET OF ROAD FRONTAGE. MY EXISTING HOUSE IS LOCATED ON ONE END OF MY PROPERTY, MY LOT IS UNIQUELY CONFIGURED WITH OVER 1100 FEET OF ROAD FRONTAGE AND WOULD BE IDEAL FOR A SIMPLE SUBDIVIDE INTO ANOTHER HOUSE LOT WHICH I HAVE SHOWN ON MY ENCLOSED SITE PLAN. THIS PROPOSED DIVIDED LOT WOULD BE APPROXIMATELY 2.78 ACRES WITH OVER 700 FEET OF ROAD FRONTAGE, WELL OVER THE MINIMUM RESIDENTIAL REQUIREMENTS FOR RAYMOND.

I HAVE WORKED AS A RESPIRATORY THERAPIST AT MAINE MEDICAL CENTER IN PORTLAND FOR CLOSE TO 30 YEARS, I PLAN ON RETIRING SOON AND WOULD LIKE TO DOWNSIZE AND BUILD A MODEST HOME ON THIS PROPOSED LOT.

I SINCERELY APPRECIATE THE PLANNING BOARDS TIME AND CONSIDERATION ON MY PROPOSAL. IF YOU HAVE ANY QUESTIONS OR CONCERNS FEEL FREE TO ASK.

SINCERELY YOURS,

Francis Shaboski

PANTHER

POND

43

42

42

BIRCHWOOD
SUBDIVISION

10
80 AC

76

4

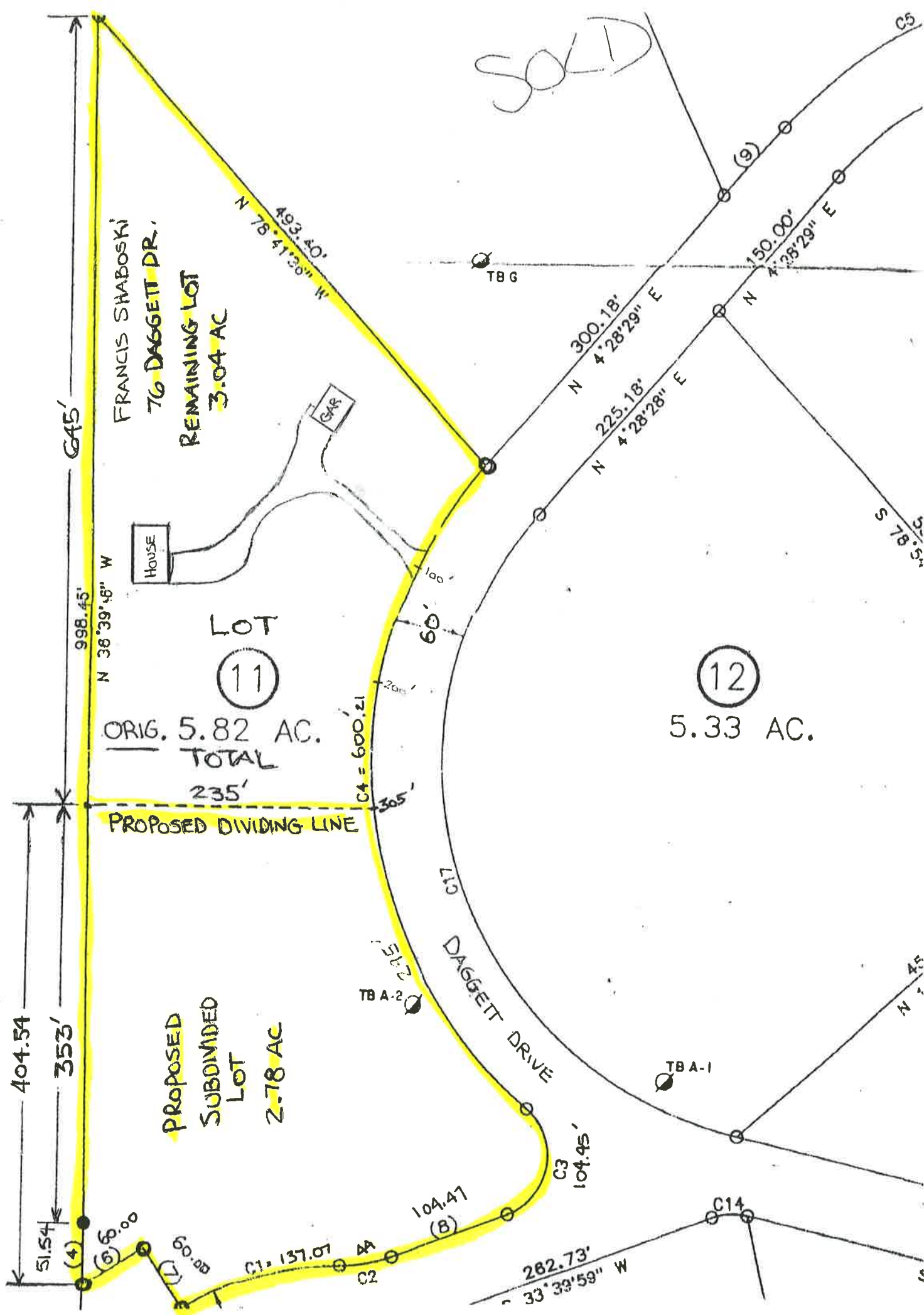
9
104 AC

M. L.

PROPERTY TAX MAP
TOWN OF RAYMOND
NOT TO BE USED FOR
LAND OWNERSHIP OR TRANSFER

PROPERTY MAP
TOWN OF RAYMOND
CLIMBENLAND COUNTY, MAINE
PREPARED BY
JAMES W. SEWALL COMPANY OLD TOWN, MAINE
SCALE 1 INCH = 400 FEET

6



325.00'
S 53°02'06" W

21
S 5

APPROVED BY PLANNING BOARD

TOWN OF RAYMOND

DATE May 10, 1989

Howard J. Woods

Arnette L. Strange

Lincoln H. Hotal

Bud B. Bask

Mark Turner