

**APPLICATION FOR SITE PLAN REVIEW
KENNEBUNKPORT PLANNING BOARD**

Applicant/Authorized Agent:

Name: JW GROUP, LLC Joshua Waterhouse

Address: P.O. Box 734
(street)

SACO ME 04072
(city) (state) (Zip)

Phone: 2072298007 Email: joshuawaterhouse@yahoo.com

**** Please be sure to include a Letter of Authority if you are the Agent****

If applicant is a corporation, check if licensed in Maine: Yes No and attach a copy of State's "Certificate of Good Standing".

Owner of Record:

Name: JW GROUP, LLC

Address: P.O. Box 734
(street)

SACO ME 04072
(city) (state) (Zip)

Phone: 2072298007 Email: joshuawaterhouse@yahoo.com

Subject Property Location: ROBERTS LANE

Zone: FE Tax Assessor's Map: 22 Block: 9 Lot: 1D

Shoreland: Resource Protection:

Lot Size: 165,756 SF.

Existing Use of Property: Residential Lot

Proposed Use of Property: Residential Lot

Type of Sewage Disposal:

None: Private Septic: Public Sewer:

Water Supplied by: _____

None: Private Well: Public KKWD:

Describe new structures, additions to existing structures and alterations proposed:

FUTURE BUILDABLE LOT

Percentage of lot occupied by buildings:

Existing: 0 Proposed: 0

Percentage of lot occupied by other impervious (parking, walkways, etc):

Existing: 0 Proposed: 0

Exterior footprint of existing or proposed structure:

Existing: 0 Proposed: 0

Interior Square Footage:

Existing: 0 Proposed: 0

If volume expansion, interior volume:

Existing: 0 Proposed: 0

Details on easements or other restrictions on the property. *Attach deeds and/ or agreements.*

ROBERTS LANE - EXISTING PRIVATE DRIVE

Required Attachments:

1. List full names and current mailing addresses of owners of properties within 200 feet of the subject property (list on a separate sheet). Also include a copy of the tax map, highlighting your property.
See our GIS Website: www.axisgis.com/kennebunkportme/
2. A site plan containing all the data required under Chapter 240.10 of the Code of the Town of Kennebunkport (see attached).
3. Attach a copy of official decisions (or note pending applications) of other Federal, State or local agencies regarding the use of this property (Army Corps., D.E.P., etc.).
4. Attach any supplemental information, or other information necessary.
5. Please include an 11" x 17" copy of the plans in addition to full size to scale plans.

Note: All applications must conform to the Code of the Town of Kennebunkport and all applicable local, State and Federal ordinances. Planning Board approval is required before any building permit can be issued by the Code Enforcement Officer.

All fees must accompany this application

To the best of my knowledge, all information submitted on this application is true and correct. All proposed uses will be in conformance with the application and the Code of the Town of Kennebunkport.

I understand that if my application is approved by the Planning Board, I MUST take out a permit within 180 days of the date of Planning Board Approval, per Chapter 240.11.7.B of the Code of the Town of Kennebunkport.

Signature  _____

Date: 2/1/23

For Office Use Only

Date Received: _____

Application Fee Paid: _____
Paid by (payment type/name): _____
Postage Fee Paid: _____
Legal Notice Posting Fee Paid: _____



MAINE

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

Corporate Name Search

Information Summary

Subscriber activity report

This record contains information from the CEC database and is accurate as of: Mon Jan 30 2023 16:04:53. Please print or save for your records.

Legal Name	Charter Number	Filing Type	Status
JW GROUP, LLC	20060762DC	LIMITED LIABILITY COMPANY (DOMESTIC)	GOOD STANDING

Filing Date	Expiration Date	Jurisdiction
09/19/2005	N/A	MAINE

Other Names (A=Assumed ; F=Former)

NONE

Clerk/Registered Agent

JAMES C WATERHOUSE III
202 FERRY ROAD
SACO, ME 04072

[Back to previous screen](#)

[New Search](#)

Click on a link to obtain additional information.

List of Filings

[View list of filings](#)

Obtain additional information:

Certificate of Existence ([more info](#))

[Short Form without amendments](#)
(\$30.00)

[Long Form with amendments](#)
(\$30.00)

You will need Adobe Acrobat version 3.0 or higher in order to view PDF files. If you encounter problems, visit the [troubleshooting page](#).



If you encounter technical difficulties while using these services, please contact the [Webmaster](#). If you are unable to find the information you need through the resources provided on this web site, please contact the Bureau's Reporting and Information Section at 207-624-7752 or [e-mail](#) or visit



200 foot Abutters List Report

Kennebunkport, ME
January 31, 2023

Subject Property:

Parcel Number: 22-9-1D
CAMA Number: 22-9-1D
Property Address: 0 ROBERTS LANE

Mailing Address: JW GROUP LLC
PO BOX 734
SACO, ME 04072

Abutters:

Parcel Number: 12-4-7
CAMA Number: 12-4-7
Property Address: OLD CAPE ROAD #REAR

Mailing Address: JENKINS, DAVID W & DIANE
PO BOX J
KENNEBUNKPORT, ME 04046

Parcel Number: 13-3-9
CAMA Number: 13-3-9
Property Address: BEACHWOOD AVENUE

Mailing Address: WILDES, CHARLES L SR ET AL
9 CLEMENT HUFF ROAD
KENNEBUNKPORT, ME 04046

Parcel Number: 22-9-1
CAMA Number: 22-9-1
Property Address: 28 ROBERTS LANE

Mailing Address: HEALY-FRIED, MARTHA
28 ROBERTS LANE
KENNEBUNKPORT, ME 04046

Parcel Number: 22-9-1A
CAMA Number: 22-9-1A
Property Address: 14 ROBERTS LANE

Mailing Address: RYAN, TRACY M & JOSEPH
14 ROBERTS LANE
KENNEBUNKPORT, ME 04046

Parcel Number: 22-9-1B
CAMA Number: 22-9-1B
Property Address: OLD CAPE ROAD #REAR

Mailing Address: WILDES, CHARLES L SR ET AL
PO BOX 7122
CAPE PORPOISE, ME 04014

Parcel Number: 22-9-1C
CAMA Number: 22-9-1C
Property Address: ROBERTS LANE

Mailing Address: DOAN, LIANNA M
35 WALDEN STREET, APT 1C
CAMBRIDGE, MA 02140

Parcel Number: 22-9-73A
CAMA Number: 22-9-73A
Property Address: 10 ROBIN LANE

Mailing Address: 10 ROBIN LANE LIVING TRUST
10 ROBIN LANE
KENNEBUNKPORT, ME 04046

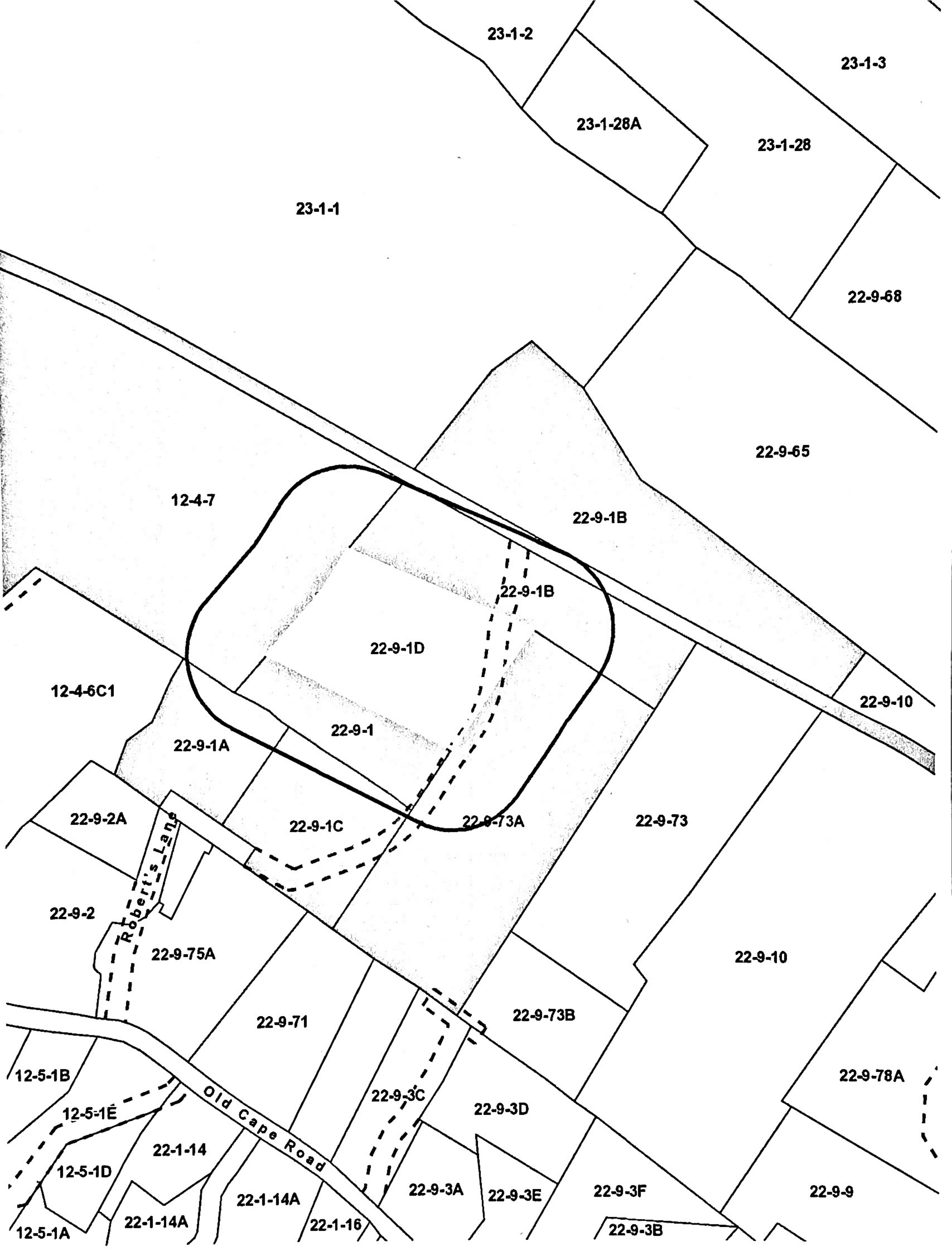


www.cai-tech.com

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

1/31/2023

Page 1 of 1



23-1-2

23-1-3

23-1-28A

23-1-28

23-1-1

22-9-68

22-9-65

12-4-7

22-9-1B

22-9-1B

22-9-1D

12-4-6C1

22-9-10

22-9-1A

22-9-1

22-9-2A

22-9-73A

22-9-73

22-9-1C

22-9-2

22-9-75A

22-9-10

Robert's Lane

22-9-71

22-9-73B

12-5-1B

22-9-78A

12-5-1E

Old Cape Road

22-9-3C

22-9-3D

12-5-1D

22-1-14

12-5-1A

22-1-14A

22-1-14A

22-9-3A

22-9-3E

22-9-3F

22-9-9

22-1-16

22-9-3B



EDGE OF WETLANDS
SEE REPORT BY
MARK HAMPTON DATED
JUNE 21, 2016

PROPERTY LINES PER
SURVEY PLAN PREPARED
FOR JOHN R. DAGGETT BY
POST ROAD SURVEYING

LOT
165,756 SF
LESS ROW AND LAND
EAST OF ROW 12,540 SF
LESS WETLANDS 13,790 SF
NET AREA 139,426 SF

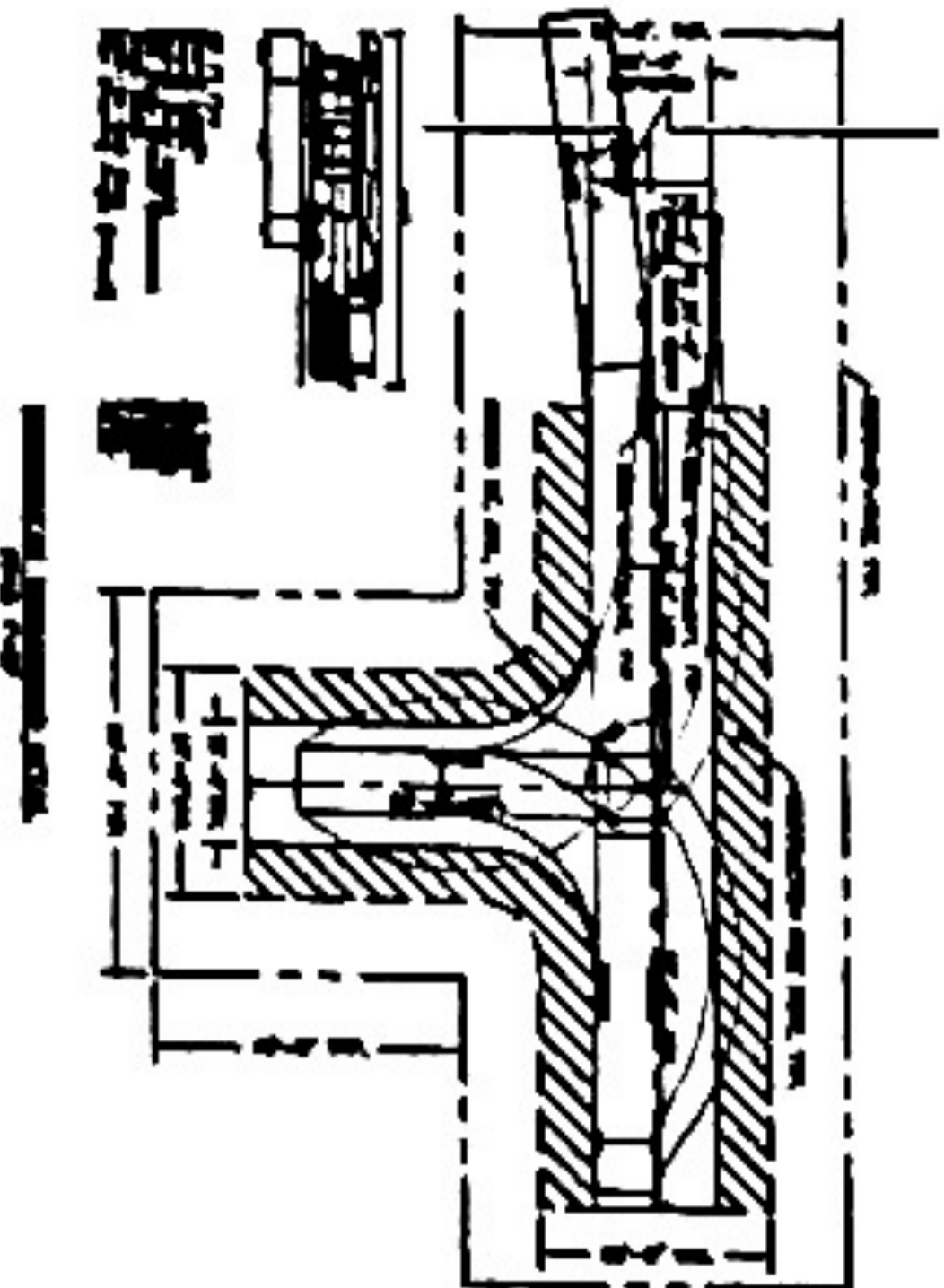
RIGHT OF WAY
PER PLAN REF.

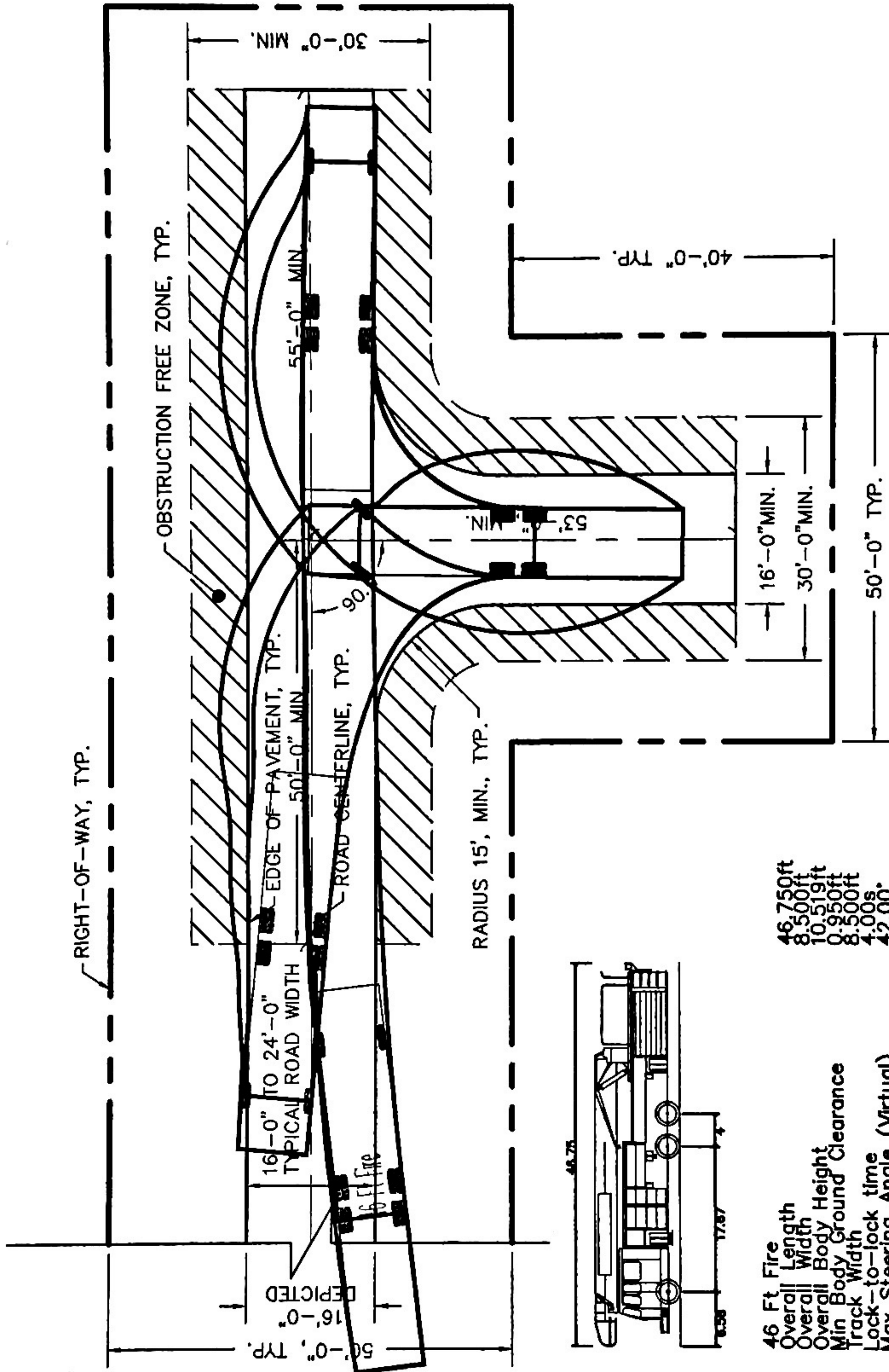
Fretruck / Safety Turnaround
See Detail.

Final Turnaround location
determined on site.

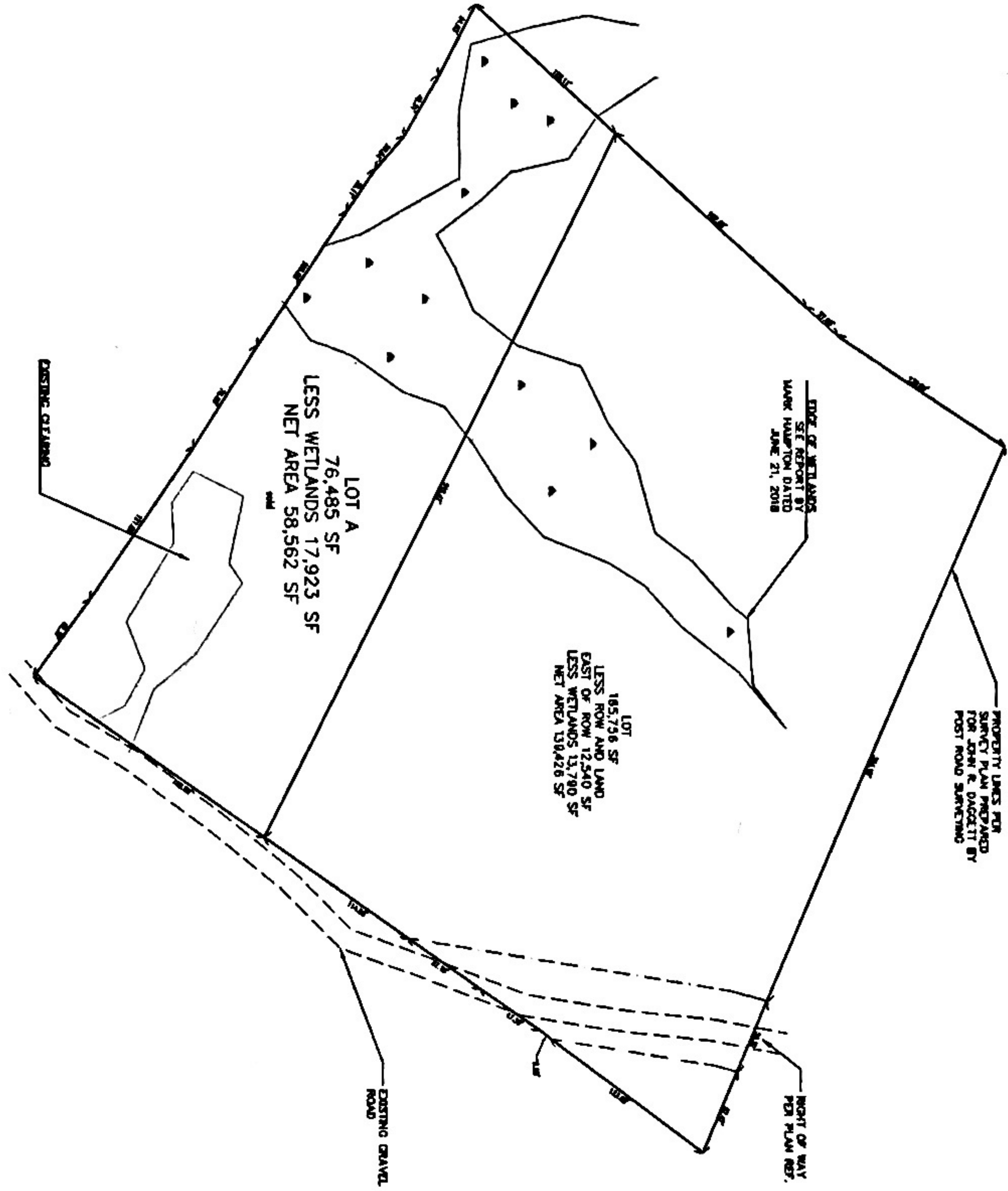


EXISTING GRAVEL
ROAD





HAMMERHEAD TURNAROUND DETAIL
SCALE: 1"=20'



PROPERTY LINES FOR SURVEY PLAN PREPARED FOR JOHN R. DAGGETT BY PAUL P. GADBOIS

DATE OF WETLANDS SURVEY REPORT BY MARK HAMPTON DATED JUNE 21, 2018

LOT B
185,736 SF
EAST OF ROW 12,540 SF
LESS WETLANDS 13,780 SF
NET AREA 138,426 SF

LOT A
76,485 SF
LESS WETLANDS 17,923 SF
NET AREA 58,562 SF

- NOTES:**
1. RECORD OWNER: JW GROUP LLC, 506 FERRY ROAD, SACO, MAINE 04072
 2. NAME OF APPLICANT: JW GROUP LLC, 506 FERRY ROAD, SACO, MAINE 04072
 3. TOTAL AREA OF PROPERTY IS 3.581 ACRES.
 4. PROPERTY TO BE SERVICED BY ON LOT SEPTIC AND WELLS.
 5. THE NORTH ARROW POINT ON THIS PLAN IS REFERENCED TO MAINE STATE PLANE COORDINATE SYSTEM - NAD 83.
 6. THE WETLANDS SHOWN ON THIS PLAN WERE LOCATED BY PAUL P. GADBOIS, ENGINEER AND SURVEYOR COMPANY UNDER A LICENSE 000497.

FIELD REFERENCES:
 1. PROPERTY LINES FROM JOHN R. DAGGETT BY JW GROUP, LLC DATED MAY 12, 2018 AND RECORDED IN THE YORK COUNTY REGISTER OF DEEDS IN BOOK 1774 PAGE 261.
PLAN REFERENCES:
 1. PROPERTY LINE RELOCATION SURVEY PREPARED FOR JOHN R. DAGGETT DATED MAY 12, 2017 BY PAUL P. GADBOIS.

I HEREBY CERTIFY THAT THE INFORMATION SHOWN ON THIS PLAN IS CORRECT TO THE BEST OF MY KNOWLEDGE.
Paul P. Gadbois
 PAUL P. GADBOIS, P.L.S. 5104
 DATE: 02-25-2018



PAUL P. GADBOIS
 ENGINEERING SURVEYING
 LAND PLANNING
 P.O. BOX 377, SACO, MAINE 04072
 (207) 283-3888

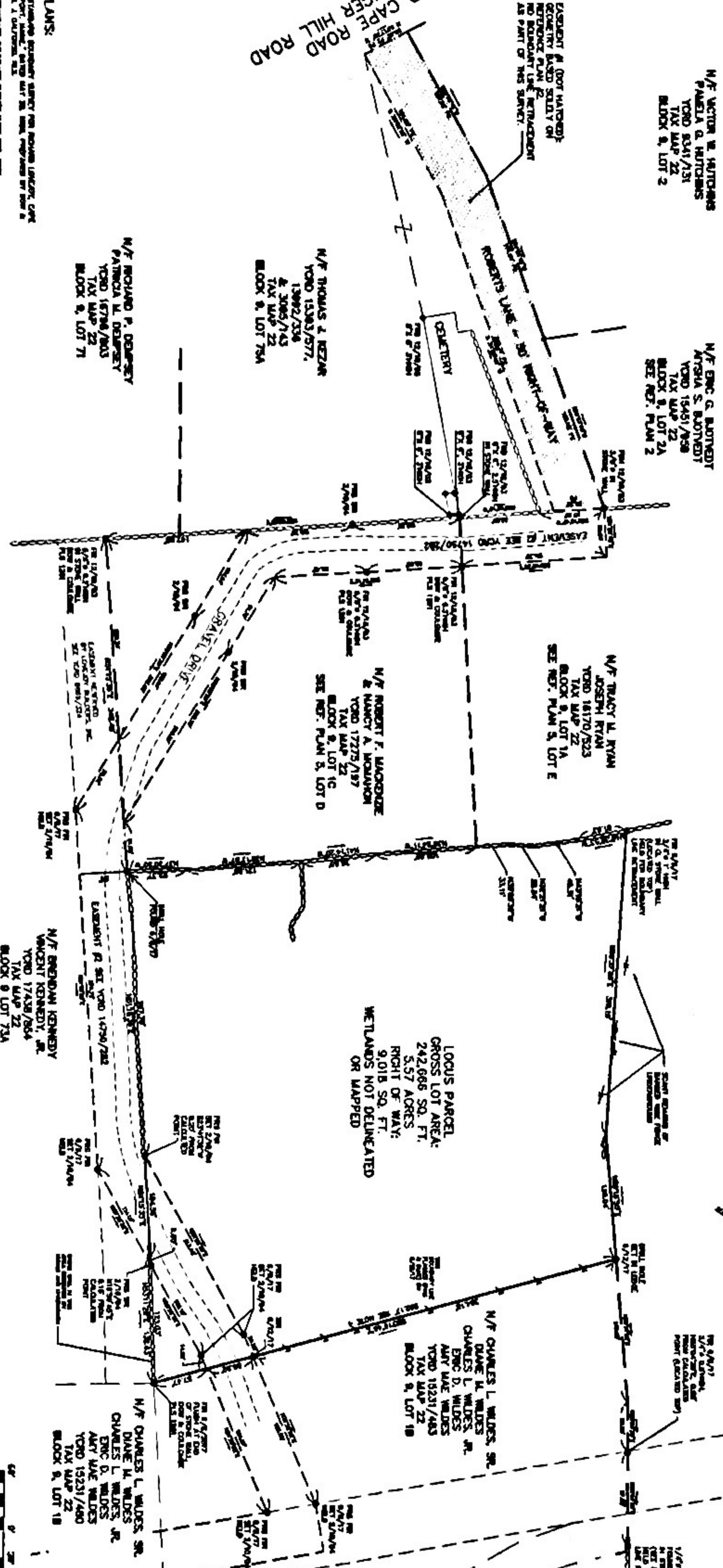
JW GROUP LLC
 ROBERTS LANE
 KENNEBUNKPORT, MAINE

JW GROUP LLC
 506 FERRY ROAD
 SACO, MAINE

DRAWN: P.P.G.	REVISIONS:
CHECKED: P.P.G.	
SCALE: 1" = 40'	
FIELD BOOK:	
DATE: 02-25-2018	
JOB NO. 1890	
SHEET 1 OF 1	

- NOTES:**
- 1) All distances shown are in feet and are rounded to the nearest tenth of a foot.
 - 2) The location of the property is shown by the shaded area on the map.
 - 3) All bearings are true bearings and are measured clockwise from North.
 - 4) The lot area is shown in square feet.
 - 5) The lot area is also shown in acres and tenths of an acre.

A.K.A. OLD CAPE ROAD
SPRINGER HILL ROAD



LEGEND:

- STAKE WALL
- N/F LAND, HOME OR REMAINS, OR
- YARD NEW COUNTY RECORDS OF DEEDS
- BOOK/PAGE OF RECORDS DOCUMENT
- BEARING & DISTANCE SHOWN ON REFERENCE PLANS
- FOUND FROM ROD
- FOUND CHAIN MEAS.
- FOUND QUARTER CORNER
- S/W CORNER SET, S/SURVEY BY CAP SIGNED PMS INC. MS. 1320
- ANGLE POINT, NO DOCUMENT FOUND ON SET

REFERENCE PLANS:

- 1) Plan showing a subdivision survey for ROBERTS LANE, CAP SIGNED PMS INC. MS. 1320.
- 2) Plan showing a subdivision survey for ROBERTS LANE, CAP SIGNED PMS INC. MS. 1320.
- 3) Plan showing a subdivision survey for ROBERTS LANE, CAP SIGNED PMS INC. MS. 1320.
- 4) Plan showing a subdivision survey for ROBERTS LANE, CAP SIGNED PMS INC. MS. 1320.
- 5) Plan showing a subdivision survey for ROBERTS LANE, CAP SIGNED PMS INC. MS. 1320.

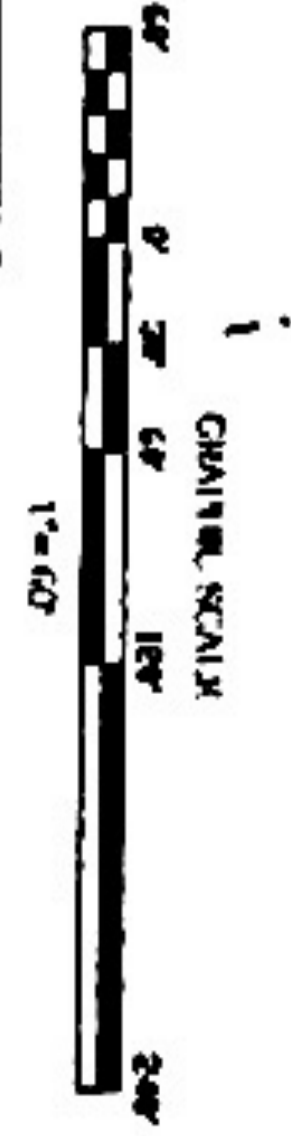
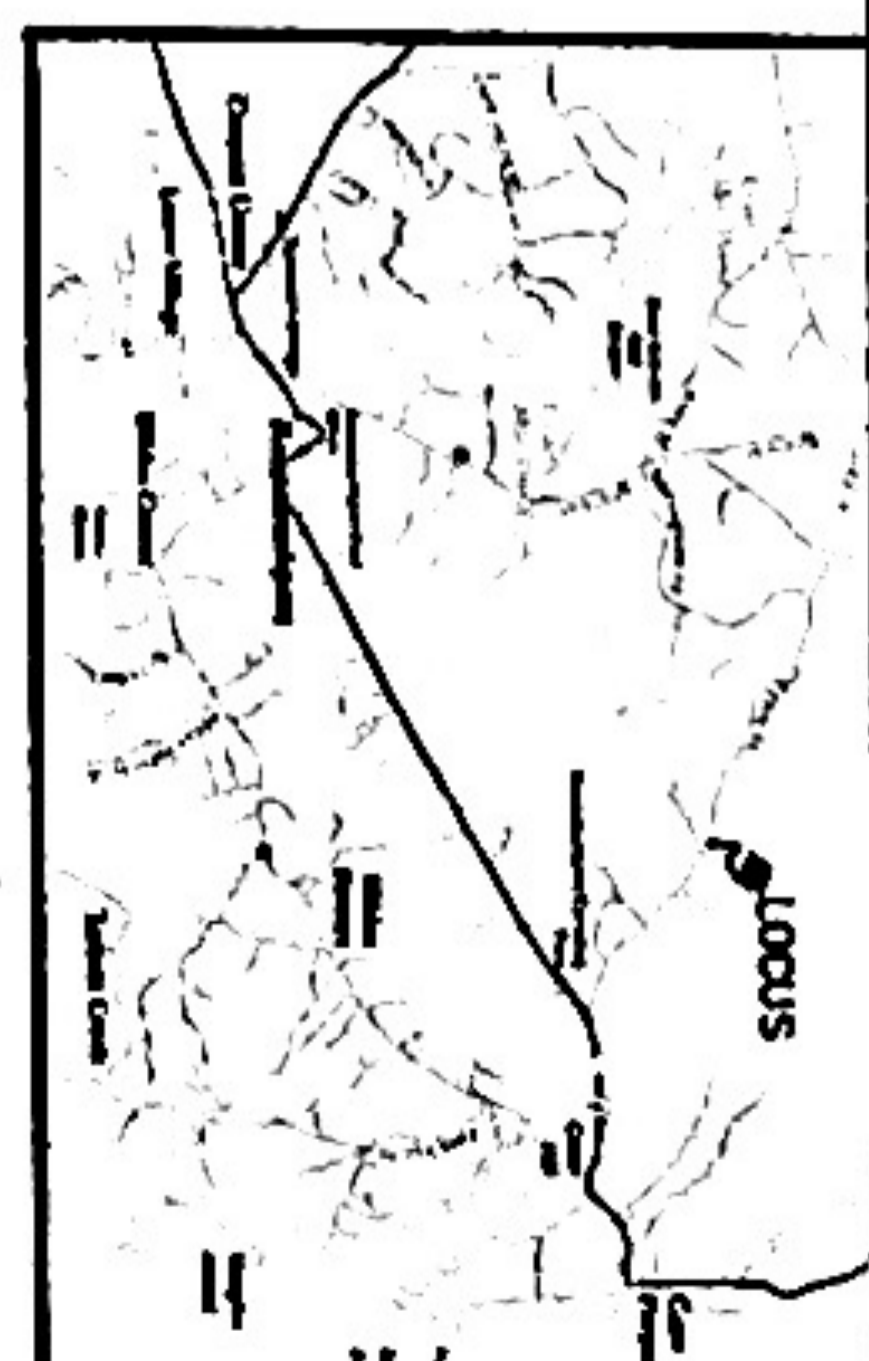
STATE OF MAINE
NEW COUNTY RECORDS OF DEEDS
RECORDED IN
BOOK PAGE



DATE	DESCRIPTION	BY
10/1/07	RETRACEMENT SURVEY	J.R.D.
10/1/07	RETRACEMENT SURVEY	J.R.D.
10/1/07	RETRACEMENT SURVEY	J.R.D.

BOUNDARY LINE RETRACEMENT SURVEY
PREPARED FOR
JOHN R. DAGGETT
PROPERTY LOCATED ON
ROBERTS LANE
KENNEBUNKPORT, MAINE

MAILED ADDRESS: John Daggett, PO Box 794, Cape Elizabeth, ME 04914



RELEASE OF RESTRICTIVE COVENANT

JOHN R. DAGGETT of Kennebunkport, Maine, the holder of all enforcement rights in a certain restrictive covenant set forth in deed (the "Deed") of John R. Daggett to JW Group, LLC dated July 12, 2018, and recorded in York Registry of Deeds in Book 17753, page 593, namely:

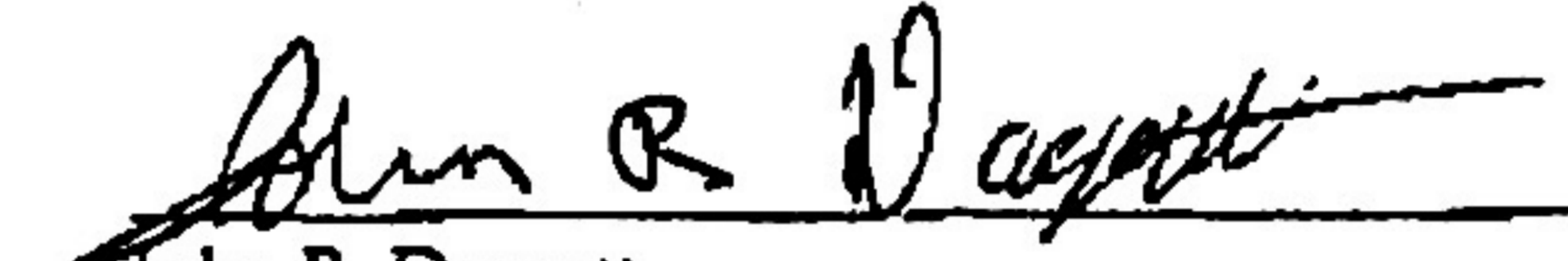
"The within premises are conveyed subject to the restriction that the premises may not be subdivided without the consent of Grantor, which consent shall be evidenced by a deed from Grantor releasing this restriction against subdividing concurrently with the payment to Grantor of the sum of \$40,000.00, Grantee acknowledges that approval of the Kennebunkport Planning Board is also required for division of the lot."

does hereby acknowledge the receipt of the aforesaid sum and does hereby release to JW Group, LLC, its successors and assigns all rights in the premises described in the Deed from the terms of said restriction so that the premises are free and clear of the terms thereof except insofar as approval for any further division thereof may be subject to approval by the Kennebunkport Planning Board.

The undersigned intends that this instrument shall be the "deed" contemplated by the instrument of release set forth above.

WITNESS my hand and seal this 2nd day of January, 2019.



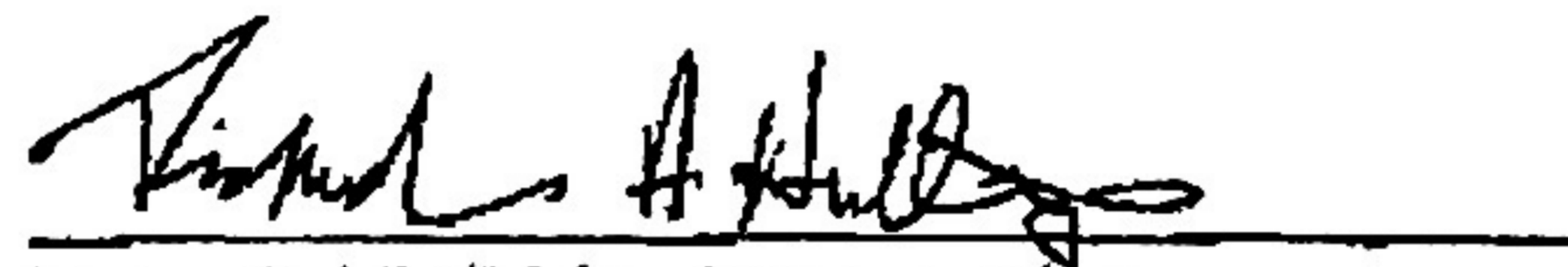

John R. Daggett

STATE OF MAINE

January 2, 2019

Personally appeared the above named John R. Daggett and acknowledged the foregoing instrument to be his free act and deed.

BEFORE ME,



Notary Public/Maine Attorney at law

Print name: RICHARD A. HULL

CERTIFICATE OF COMPLIANCE AND RELEASE OF RESTRICTIVE COVENANTS

Lovejoy Builders, Inc., a Maine Corporation with a place of business in Kennebunk, Maine (hereinafter "Lovejoy"), the holder of certain rights set forth in a Reciprocal Grant of Easement and Declaration of Rights, Covenants and Restrictions (hereinafter "Agreement") by and between Lovejoy and John R. Daggett dated January 30, 2006 and recorded in the York County Registry of Deeds in Book 14750, Page 282, which Agreement burdened property owned by John R. Daggett (the "Daggett Property"). Lovejoy hereby states as follows:

1. The parcel at issue was part of the Daggett Property, and conveyed by John R. Daggett to JW Group, LLC (hereinafter, "JW Group") by Warranty Deed dated July 12, 2018 recorded in said Registry in Book 17753, Page 593 (the "JW Group Parcel").
2. The JW Parcel is subject to the Agreement.
3. Section 3 of the Agreement states, in part, that in the event Daggett shall subdivide the premises served by the easement granted by Lovejoy, at the time of each lot so subdivided, Daggett shall pay to Lovejoy the sum of \$12,000.00 as reimbursement to Lovejoy for the cost of construction of improvements to the right-of-way necessary to provide access to the lots so subdivided.
4. Daggett's successor in interest, JW Group, divided the parcel by virtue of its conveyance of a portion of the parcel to Martha Fried, et al. by deed dated December 18, 2019, and recorded in said Registry in Book 18133, Page 598.
5. Such division is ratified and approved by Lovejoy, and Lovejoy acknowledges receipt of the required \$12,000.00 payment from JW Group. As such, Lovejoy releases the JW Group Parcel from the Section 3 condition, and release the JW Group (and all successors in title to any portion of the JW Group Parcel) from any and all claims and liabilities associated with the restriction noted in Section 3 above.
6. Section 7 of Exhibit C of the Agreement included a requirement and restriction that until January 1, 2025, building and grading plans associated with the parcel at issue shall be approved by Lovejoy.
7. Lovejoy acknowledges that the required plans for both the Fried parcel conveyed in 2019 referenced in Section 4 above and a single family home proposed for construction on the

remaining portion of the JW Group Parcel owned JW Group is approved and, as it burdens the JW Group Parcel, such Section 7 of Exhibit C is released by Lovejoy.

WITNESS my hand and sale this 15th day of August, 2022.

Lovejoy Builders, Inc.

Richard Lovejoy President
By: Richard Lovejoy
Its: President

STATE OF MAINE
YORK, ss

Then personally appeared before me the above-named Richard J. Lovejoy, President of Lovejoy Builders, Inc., and acknowledge the foregoing instrument to be his free act and deed in his said capacity.

[Signature]
Notary Public / Attorney-at-Law

Typed or Printed Name:

My Commission Expires

STEPHEN Y. HODSDON
Maine Notary Public
Commission Expires
JANUARY 29, 2027

After recording return to:
K
6P → JW Group LLC
202 Ferry Road
Saco, ME 04072

Space Above This Line For Recording Data _____

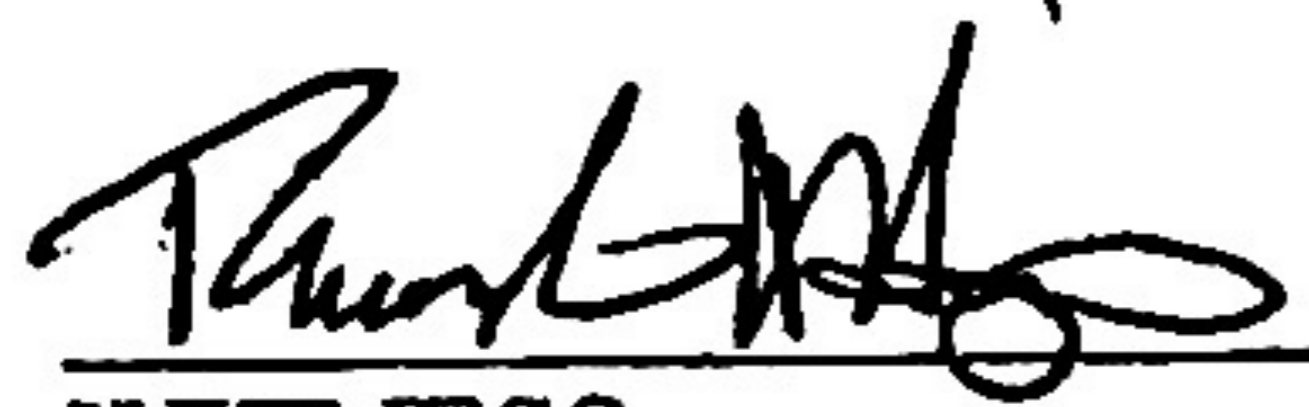
WARRANTY DEED
(Maine short form)

JOHN R. DAGGETT, of Kennebunkport, York County, Maine, for consideration paid, GRANTS to JW GROUP, LLC, a Maine Limited Liability Company, whose mailing address is 202 Ferry Road, Saco, Maine 04072, with WARRANTY COVENANTS, the premises located in Kennebunkport, York County, Maine, bounded and described as follows:

Maine R.E. Transfer Tax Paid

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN

IN WITNESS WHEREOF, the said JOHN R. DAGGETT has executed this instrument this 12th day of ~~June~~ ^{July}, 2018.


WITNESS

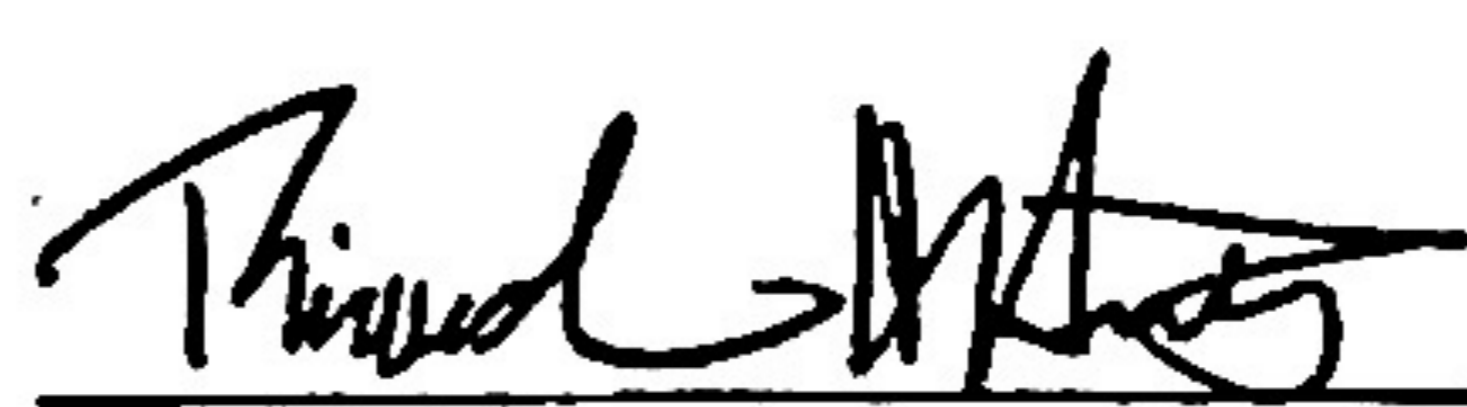

JOHN R. DAGGETT

STATE OF MAINE
COUNTY OF YORK

~~June~~ ^{July} 12, 2018

Then personally appeared the above-named JOHN R. DAGGETT and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney-at-Law

Print Name: RICHARDO A. KORTY