

207-752-0062

Lvtofsh2@yahoo.com

764 US Route 1 Ste 11

York, ME 03909

**YORK BUILDING &  
DESIGN CENTER, INC**  
WALTER WOODS,  
PRESIDENT

**YORK BUILDING & DESIGN  
CENTER, INC**

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**TO: TOWN OF WELLS, ZONING BOARD OF APPEALS**

4/11/22

York Building & Design is looking for the town of Wells zoning board of appeals to approve mislocated building appeal of units 5-8 located in Fairway View Village off Fieldside Ln. We request the board of appeals to approve the reduced setbacks of the rear envelopes of units 5-8 as drawn by Surveyor, Nathan Amsden. York Building & Design is requesting to be heard at the May 2<sup>nd</sup>, 2022 meeting, if possible.

Sincerely,



Walter O Woods, President

York Building & Design Center, Inc

**WELLS ZONING BOARD  
MISLOCATED BUILDING APPEAL PETITION  
\*\*ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED\*\***

NAME OF APPELLANT: YORK BUILDING + DESIGN CTR PHONE: 207 363-6085 / 207-752-0066  
Office Cell

MAILING ADDRESS: 764 US RT 1, SUITE 11, YORK, ME. 03909

CITY/TOWN, STATE, ZIP CODE

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LOCATION OF PROPERTY: FIELD SIDE LN.

TAX MAP # 32 LOT# 13 ZONE R YEAR PURCHASED 2000

NAME OF OWNER YORK BUILDING + DESIGN CENTER INC.

**MISLOCATED BUILDING APPEAL:** To hear and decide upon appeal in specific cases where existing buildings are found to be in violation of the setback requirements and where such location of buildings will not be contrary to the public interest where an appeal should be granted. In order to grant a mislocated building appeal the Board must find that there was no willful or premeditated action (or gross negligence) to build within the setback.

**LISTING OF ABUTTERS**

Applicant's Name: York Building + Design

This form is used to list the names, addresses, and tax map/lot Numbers of all properties which abut a property. The definition of ABUTTER is "A person who owns adjacent land or land across a street right-of-way from the subject lot". Notification of abutters is a requirement. Abutter information shall be obtained from the Town Tax Assessor's records. Use additional sheets if necessary.

**Names, Addresses, and Tax Map & Lot Numbers of Abutters to Proposed Project**

Name	Address	Tax Map	Lot
Grant, GE + RS Trustees	823 N. Berwick Rd. Wells	32	04-A
Rainey, Daren + Tammy	8 Grants Pasture Way Wells	32	11-1
Sicari, Angelo + Faith	22 Grants Pasture Way Wells	32	11-3
NYE, Andrew + Laura	26 Grants Pasture Way Wells	32	11-5
Fraser, Hugh B Jr + Laura	23 Grants Pasture Way "	32	11-7
Soper, Paul + Heidi	19 Grants Pasture Way "	32	11-6
Gay, Matthew + Megan	55 Whichers Mill Rd "	32	11-4
Petry, Christopher + Kristen	7 Grants Pasture Way "	32	11-2
Cahoon, Raymond + Ruth	860 N. Berwick Rd. "	32	12
Cousineau, Geoffrey + Shannon	Po Box 1809 Wells	32	12-B
Hussey, Robert + Missud	Wellsa 68 Fieldside Ln. "	32	12-C

I hereby certify that the abutter information provided with this application is accurate and all abutters have been notified

*Walter O. Woodman*

4/11/22

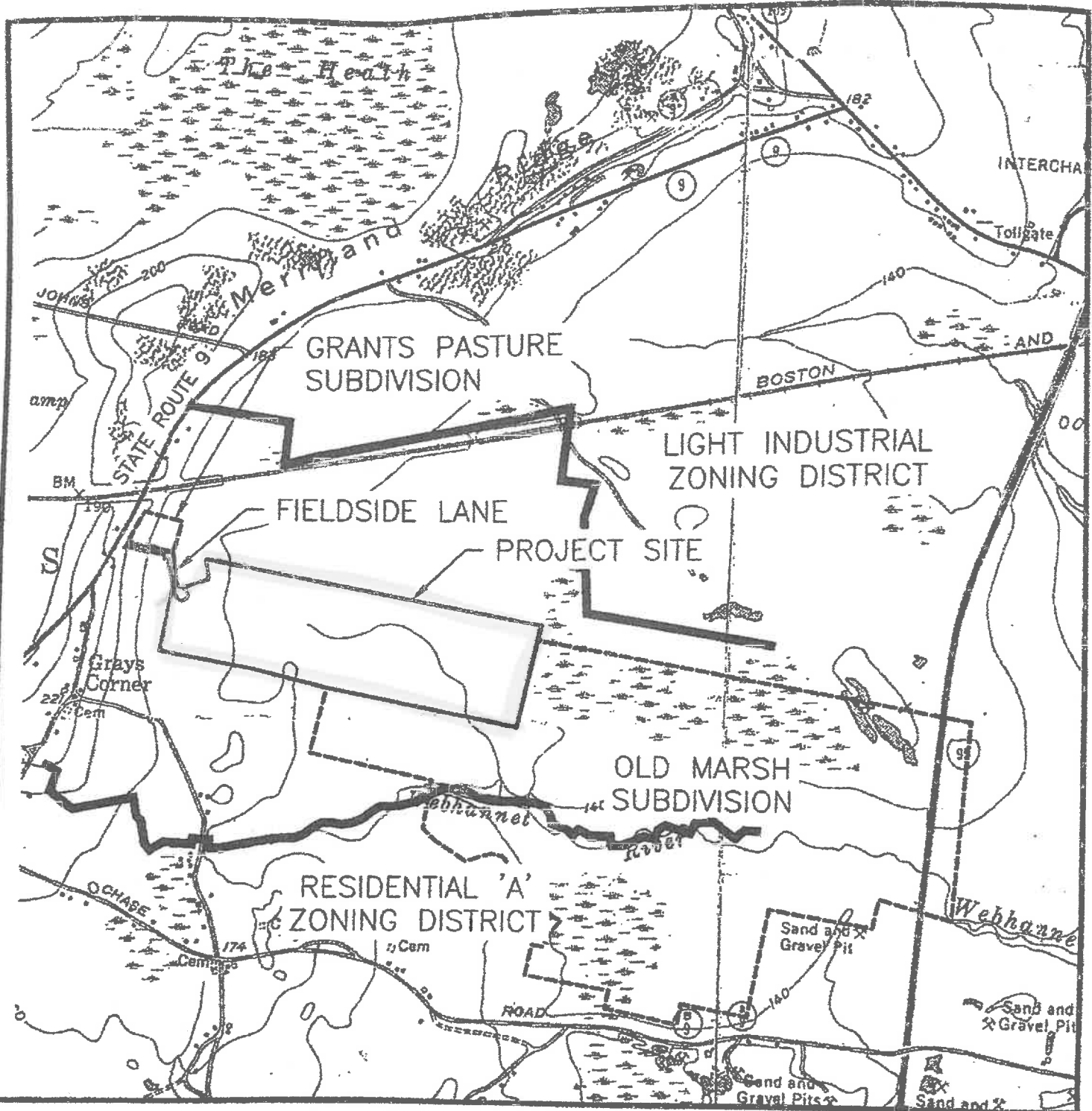
Signature of Applicant

Date

## ABUTTER INFORMATION TABLE

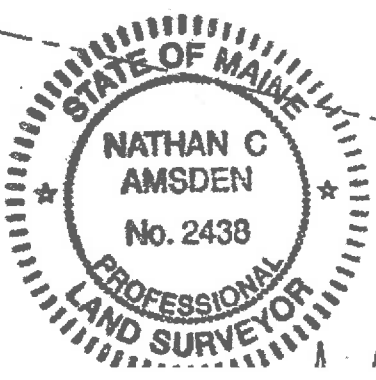
NUMBER	OWNERS	TAX MAP INFO	DEED BOOK/PAGE	PERM. ADDRESS
A1	GRANT, G.E. & R.S. TRUSTEES	T.M. 32, LOT 04-A	D.B. 15479, PG. 347	823 NORTH BERWICK ROAD, WELLS ME 04090
A2	RAINEY, DAREN P. & TAMMY S.	T.M. 32, LOT 11-1	D.B. 1609, PG. 414	8 GRANTS PASTURE WAY, WELLS ME 04090
A3	SICARI, ANGELO & FAITH	T.M. 32, LOT 11-3	D.B. 17343, PG. 831	22 GRANTS PASTURE WAY, WELLS ME 04090
A4	NYE, ANDREW P. & LAURA A.	T.M. 32, LOT 11-5	D.B. 17537, PG. 574	26 GRANTS PASTURE WAY, WELLS ME 04090
A5	FRASER, HUGH B. JR. & LAURA C.	T.M. 32, LOT 11-7	D.B. 17594, PG. 283	23 GRANTS PASTURE WAY, WELLS ME 04090
A6	SOPER, PAUL & HEIDI	T.M. 32, LOT 11-6	D.B. 17539, PG. 96	19 GRANTS PASTURE WAY, WELLS ME 04090
A7	GAY, MATTHEW T. & MEGAN J.	T.M. 32, LOT 11-4	D.B. 17482, PG. 601	55 WHICHERS MILL ROAD, WELLS ME 04090
A8	PETTY, CHRISTOPHER M. & KRISTEN L.	T.M. 32, LOT 11-2	D.B. 17648, PG. 598	7 GRANTS PASTURE WAY, WELLS ME 04090
A9	CAHOON, RAYMOND & RUTH	T.M. 32, LOT 12	D.B. 1431, PG. 458	860 NORTH BERWICK ROAD, WELLS ME 04090
A10	COUSINEAU, GEOFFREY & SHANNON	T.M. 32, LOT 12-B	D.B. 14597, PG. 614	P.O. BOX 1829, WELLS ME 04090
A11	COUSINEAU, GEOFFREY & SHANNON	T.M. 32, LOT 12-B	D.B. 14597, PG. 614	P.O. BOX 1829, WELLS ME 04090
A12	HUSSEY, ROBERT M. & MISSUD, MELISSA A.	T.M. 32, LOT 12-C	D.B. 16801, PG. 541	68 FIELDSIDE LANE, WELLS ME 04090
A13	HUSSEY, ROBERT M. & MISSUD, MELISSA A.	T.M. 32, LOT 12-C	D.B. 16801, PG. 541	68 FIELDSIDE LANE, WELLS ME 04090

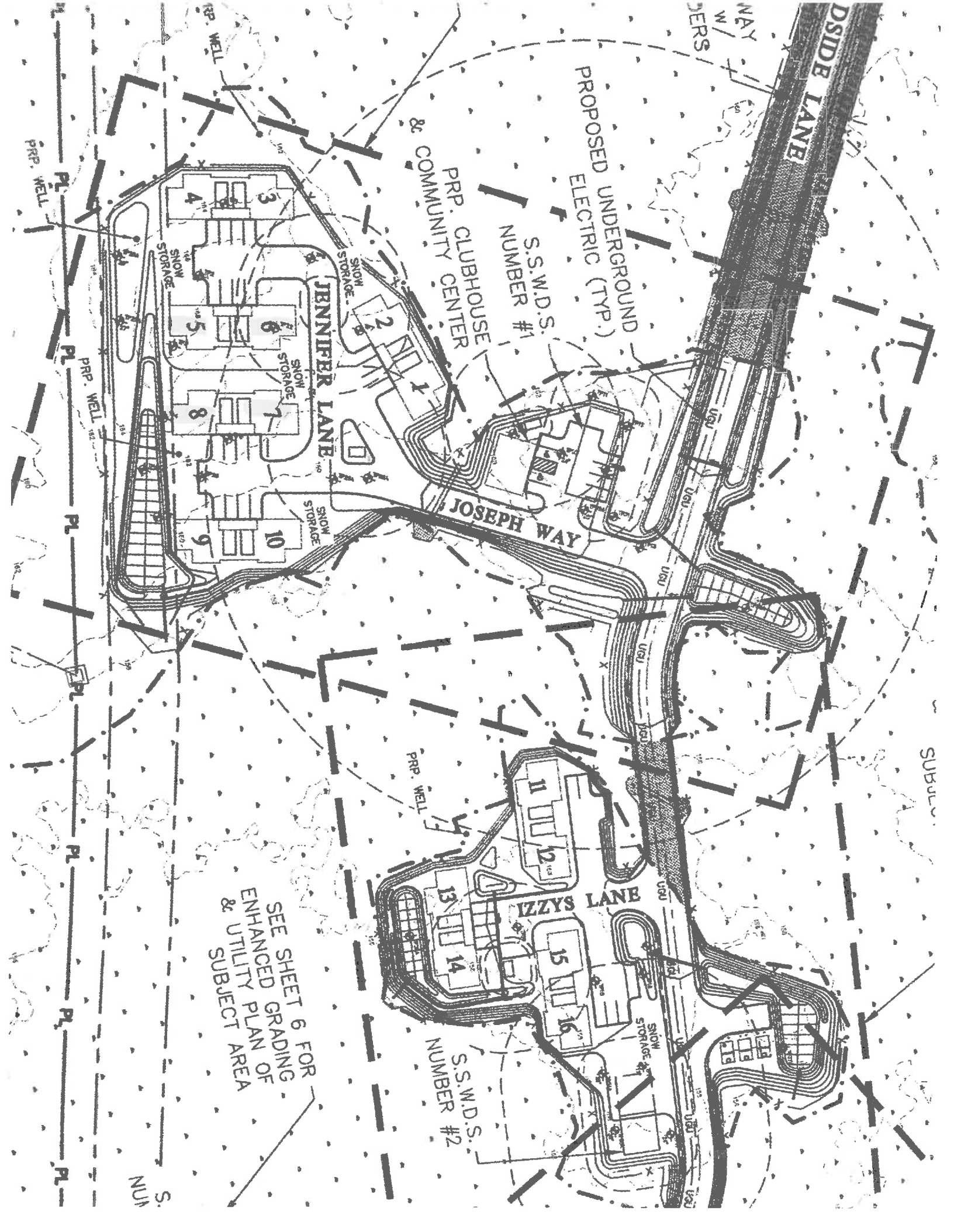




# LOCATION MAP

APPROX. SCALE: 1" = 2,000'





PROPOSED UNDERGROUND  
ELECTRIC (TYP.)

S.S.W.D.S.  
NUMBER #1

PRP. CLUBHOUSE  
& COMMUNITY CENTER

SEE SHEET 6 FOR  
ENHANCED PLAN OF  
& UTILITY PLAN AREA  
SUBJECT AREA

S.S.W.D.S.  
NUMBER #2

S. NUN

SUBS



Looking towards Unit 5 (left framed) & Unit 8 (right foundation)



Looking towards Unit 7 (left foundation) & (Unit 6 Framed)

SHORT FORM QUITCLAIM DEED WITH COVENANT

Randolph H. West, individually and as Trustee of the Randolph H. West Living Trust dated June 26, 1998, Olive L. West, as Trustee of the Randolph H. West Living Trust dated June 26, 1998, both of Kennebunk, Maine, Eleanor W. Tilton, of Portland, Maine, and James A. West, of Columbus, Georgia, FOR CONSIDERATION PAID, grant to York Building & Design Center, Inc., whose mailing address is 775 U.S. Route One, Suite 3, York, ME 03909, with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located at Wells, York County, Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.

WITNESS our hands and seals this 13 day of April, 2004.

WITNESSETH:

MAINE R.E. TRANSFER TAX PAID

David Mc Gorrill  
Name:

Randolph H. West  
Randolph H. West, individually and as  
Trustee of the Randolph H. West Living Trust dated  
June 26, 1998

Ernie C. Mc Gorrill  
Name:

Olive L. West  
Olive L. West, as  
Trustee of the Randolph H. West Living Trust dated  
June 26, 1998

Ann Lynn Laska  
Name:

Eleanor W. Tilton, Hon. by Donna T. McGorrill  
Eleanor W. Tilton, by her attorney in fact,  
Donna T. McGorrill under power of attorney

Charles King  
Julia Banfield  
Name:

James A. West  
James A. West

State of Maine  
County of Cumberland, ss.

April 13, 2004

PERSONALLY APPEARED the above-named Donna T. McGorrill, attorney in fact for Eleanor W. Tilton, as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,  
Eliza Coffey  
Name: ELIZA COFFEY  
Notary Public/Attorney at Law:



State of Georgia  
County of Muscogee, ss.

April 9, 2004

PERSONALLY APPEARED the above-named James A. West and acknowledged the foregoing instrument to be his free act and deed.

SEAL

Before me,

Julia Barzield  
Name:

Notary Public:

My commission expires

**My Commission Expires - Nov. 6, 2006**

State of Maine  
County of York, ss.

April 14, 2004

PERSONALLY APPEARED the above-named Randolph H. West and acknowledged the foregoing instrument to be his free act and deed individually and in his said capacity as trustee.

Before me,

Norma Jean E. Gergely  
Name:

Notary Public/Attorney at Law:

My commission expires

**NORMA JEAN E. GERGELY**  
Notary Public, Maine  
My Commission Expires May 23, 2006

SEAL

State of Maine  
County of York, ss.

April 14, 2004

PERSONALLY APPEARED the above-named Olive L. West and acknowledged the foregoing instrument to be her free act and deed in her said capacity as trustee.

Before me,

Norma Jean E. Gergely  
Name:

Notary Public/Attorney at Law:

My commission expires

**NORMA JEAN E. GERGELY**  
Notary Public, Maine  
My Commission Expires May 23, 2006

SEAL

EXHIBIT A

A certain lot or parcel of land situated in Wells, York County, Maine, situated on the southeasterly side of the Merriland Ridge Road, so-called, but not immediately adjacent thereto, being more particularly bounded and described as follows:

Commencing at an iron pipe located approximately 816 feet southeasterly of Merriland Ridge Road, which iron pipe demarks the northwesterly corner of the premises herein conveyed, as well as the northeasterly corner of land now or formerly of Max A. Voit, said iron pipe also shown on Plan Showing Proposed Division - Land of Richard B. Dusseault prepared by Vess E. Irvine - Surveyor dated June 15, 1977 and recorded in the York County Registry of Deeds in Plan Book 90, Page 33 (the "Plan") demarking the northeasterly corner of a certain 12 foot right of way granted to Raymond Calhoun by deed recorded in said Registry of Deeds in Book 1431, Page 458 and the southwesterly corner of land now or formerly of Lloyd E. Grant, now owned by Gerald E. Grant and Raylene S. Grant Living Trust described in Book 13377, Page 290 (the "Point of Beginning");

Thence from the Point of Beginning running in a generally southeasterly direction by land now or formerly of said Grant to an iron pipe at land once referred to as the "head of the Town Lots," now or formerly of Matthew Murach (Book 3188, Page 17);

Thence turning and running southwesterly by land of said Murach and by land now or formerly of Roland A. Cole (Book 9551, Page 216) (both being formerly of the "head of the Town Lots") 1,238 feet, more or less, to an iron pipe set;

Thence turning and running northwesterly by land now or formerly of said Roland A. Cole (Book 9551, Page 216), land now or formerly of Lester C. Stevens Living Trust (Book 9650, Page 1), and land now or formerly of Lester Craig Stevens (Book 8972, Page 240) to an iron pipe which is shown on the Plan demarking the southeasterly corner of the 10.2 acre parcel of land formerly of Richard Dusseault (Book 9323, Page 267) and the northeasterly corner of land now or formerly of Jesse Tufts;

Thence North 27° 18' 55" East by land of said Dusseault a distance of 529.72 feet to an iron pipe marking the northeasterly corner of said Dusseault and the southeasterly corner of land now or formerly of Norma J. Savolevski (Book 3417, Page 317);

Thence continuing North 27° 18' 55" East by land of said Savolevski a distance of 270.53 feet to another iron pipe marking the northeasterly corner of land of said Savolevski and the southeasterly corner of land now or formerly of Raymond Calhoun (Book 1431, Page 458);

Thence North 39° 23' East by land now or formerly of said Calhoun and the 12 foot right of way (formerly owned by Max Voit described in deeds recorded in Book 977, Page 153, Book 992, Page 193 and Book 1278, Page 62) to an iron pipe marking the Point of Beginning.

Together with a right of way to the premises reserved in a deed to Max A. Voit, et al.

from Althea S. Jacobs, Guardian of James A. West, dated June 18, 1942 and recorded in the York County Registry of Deeds in Book 977, Page 153, in a deed to Max A. Voit, et al. from Eleanor W. Tilton, Althea W. Jacobs and Randolph H. West dated June 18, 1942 and recorded in said Registry in Book 992, Page 193, and in a deed to Max A. Voit, et al. from Eleanor W. Tilton, et al. recorded in said Registry in Book 1278, Page 62.

Being a portion of the premises conveyed from Noah Littlefield to Orin H. Littlefield and Albra W. Littlefield by deed dated May 7, 1869, recorded in the York County Registry of Deeds in Book 340, Page 225 (the "1869 Deed").

Meaning and intending and hereby conveying all of the Grantors' interest in the land described in the 1869 Deed which is located on the east side of Merriland Ridge Road, except the premises previously conveyed in the deeds to Voit, et al. recorded in Book 977, Page 153 and Book 992, Page 193.

Orin Littlefield conveyed his one half interest in the property to Albra Littlefield by deed dated March 31, 1874, recorded in Book 340, Page 224. Albra W. Littlefield died December 25, 1908 (York County Probate Docket Number 53832) intestate leaving his estate to his widow, S. Abbie Littlefield, and his only heir, Argie Littlefield, later known as Argie L. West. S. Abbie Littlefield died intestate in April 1925, an unremarried widow, leaving as her sole heir at law, said Argie Littlefield.

Argie L. West died December 10, 1937 (York County Docket Number 67446) intestate, with no widower, and four children as her sole heirs at law: Randolph, Eleanor, Althea, and James. Althea released her interest in the property to Randolph by deed dated July 15, 1942, recorded in Book 990, Page 20 (as confirmed by supplemental Quitclaim Release Deed (Confirmatory) dated June 12, 2002 recorded January 2003 in the York County Registry of Deeds in Book 12409, Page 293. Althea is presently an unremarried widow. The Grantors herein swear to the truth of this family history by their execution of this document.

See also deed from Randolph H. West to Randolph H. West and Olive L. West, Trustees of the Randolph H. West Living Trust dated June 26, 1998 dated October 7, 1998 recorded in said Registry of Deeds in Book 9048, Page 122.

The warranty covenants in this deed do not apply to any discrepancy between the premises described herein and the premises described in those deeds from which the Grantors derive their title.

Received York SS  
04/15/2004 2:50PM  
REGISTER OF DEEDS

*Debra L. Anderson*

4 pp -> York Building & Design Center, Inc., 775 U.S. Route One, Suite 3, York, ME 03909

**QUITCLAIM DEED**

Know all by these presents that **VISION REALTY ENTERPRISES, LLC**, a Maine limited liability company, 764 US Route 1, Suite 11, York, Maine 03909, grants to **YORK BUILDING & DESIGN CENTER, INC.**, a Maine corporation with a mailing address of 764 US Route 1, Suite 11, York, Maine 03909, the real property situated in the Town of Wells, County of York and State of Maine, described as follows:

A certain strip of land, known as Fieldside Lane, situated in the Town of Wells, County of York and State of Maine, shown as *Area E* on a plan entitled *Plan of Land for Conveyances for Vision Realty Enterprises LLC, Route 9, Wells, Maine* prepared by Anderson-Livingston Engineers, Inc. dated March 15, 2005 and revised May 10, 2013, and recorded at the York County Registry of Deeds in Plan Book 361, Page 24 (the "Plan").

Also hereby conveying to grantee a right-of-way 12 feet in width between the above described parcel of land and land now or formerly of Silas Grant.

Subject to right of way and utility services easements of record in common with others, including the Easement Deed from Vision Realty Enterprises, LLC to Jennifer E. Woods dated July 23, 2013 and recorded at York County Registry of Deeds Book 16656, Page 83 providing right of way and utility services to Parcel C shown on the Plan.

IN WITNESS WHEREOF, the said VISION REALTY ENTERPRISES, LLC, has caused this instrument to be signed in its company name, by **WALTER O. WOODS**, its **MANAGER**, duly authorized, this 18 day of FEBRUARY 2021.

**No Transfer Tax**

Signed, sealed and delivered in the presence of:

[Signature]  
WITNESS

**VISION REALTY ENTERPRISES, LLC**

By: [Signature]  
**WALTER O. WOODS, MANAGER**

**STATE OF MAINE**

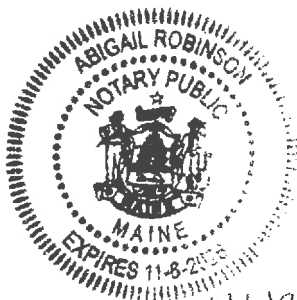
County of York

February 18, 2021

Then personally appeared the above named Walter O. Woods and acknowledged the foregoing instrument to be his free act and deed, in his said capacity and the free act and deed of said limited liability company.

Before me,

[Signature]  
Notary Public/ ~~Attorney at Law~~



11/6/2026