

NOTICE OF PUBLIC HEARING
MUNICIPAL OFFICERS OF THE TOWN OF
OLD ORCHARD BEACH

The Municipal Officers of the Town of Old Orchard Beach, Maine hereby give Public Notice that there will be a Public Hearing held at the Town Hall, Council Chambers, on February 17th, 2026, at 6:30 p.m. to consider the following:

Public Hearing to consider a request from the Village at Pond View Woods Homeowners Association to accept title and to accept and establish as town ways those developed portions of Bouchard Court, Paige Avenue and Casey Lane as depicted on the subdivision plan entitled "Final Plan, Orchard Ridge Estates, Portland Avenue, Old Orchard Beach, Maine," by BH2M, dated November 2014, recorded in the York County Registry of Deeds in Plan Book 375, Page 44, together with all of the rights appurtenant thereto and all guardrails, hydrants, curbing, catch basins and associated drainage piping situated in or under said roadway right of way, but specifically excluding any sidewalks, stormwater runoff systems, electrical, sewer, gas and other utility infrastructure, bollards, lampposts, lights and lighting facilities for all of which the Grantor reserves and retains an easement for the installation, use and maintenance thereof. Notwithstanding the grant of catch basins and associated drainage piping, the Grantor herein shall be responsible for the maintenance of any vegetated soil filters and stormwater facilities located outside the said right of way. As described in the Warranty Deed from The Village at Pond View Woods Homeowners Association to the Town of Old Orchard Beach, Maine, dated, _____.

SEE ATTACHED

Per Order of the Municipal Officers this 3rd day of February, 2026.

A True Copy Attest:

s/Kim M. McLaughlin
Kim M. McLaughlin, Town Clerk

**THE VILLAGE AT POND VIEW WOODS HOMEOWNERS
ASSOCIATION**

Road Acceptance Application

Table of Contents

	PAGE
Road Acceptance Application	2
Letter of intent	7
Warranty deed	10
Proposed Stormwater Maintenance Agreement	19
As-built plans, Testing and Inspection Reports Permits and Approvals	23
HOA Documentation	85
Petitions from majority of abutting lot owners	134

TOWN OF OLD ORCHARD BEACH

Current Planning Services: ROADWAY ACCEPTANCE APPLICATION

Page 1 of 3

Application Fee is \$150.00

Date Received:

Application Fee PAID: \$

Application and Submittal Requirements

This application and all accompanying submissions shall conform to the applicable provisions of the Old Orchard Beach Zoning Ordinance.

Street Name:

Casey Lane, Paige Ave, Bouchard Ct

Type of Street:

Arterial

[\[See Subdivision Ordinance Section 74-308](#)

Collector

for Street Classifications and Section 74-309

Minor

for Design Standards.]

Industrial/Commercial

The following items have been submitted for review:

Abutter's List (lots adjacent to and bounded by the proposed street)

Plat Map, if applicable, as recorded in York County Registry of Deeds after August 15, 1987

Plan and Profile Sheets

Plan Map, if applicable, as recorded in York County Registry of Deeds after August 15, 1987

It is proposed that the Street be **Accepted** upon dedication as follows:

Owners of a majority of the abutting lots shall convey their interest to the Town without claim for damages.

Owners of Fee Interests shall convey their interests by Warranty Deed to the Town

Owners of less than Fee Interests shall convey their interests by Quitclaim Deed with Covenant.

OR, It is proposed that the Street be **Taken** as follows:

Owners of a majority of the abutting lots shall Petition the Town Council in writing to lay out and take the Street and in said Petition shall waive any damages otherwise payable to them as a result of the Taking.

No application shall be accepted by OOB Town Staff without all information in the above section and without all items marked in the following pages.

OOB Planning Department

One Portland Avenue, Old Orchard Beach, ME. 04064 Phone: 207 934 5714 Fax: 207 934 5911

TOWN OF OLD ORCHARD BEACH

Current Planning Services:

Page 2 of 3

ROADWAY ACCEPTANCE APPLICATION

Application and Submittal Requirements

Submit plans of the proposed street as it will be constructed after it has been Accepted or Taken.

Submit a Plot Plan that includes or meets the following criteria:

- | | |
|--------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Drawing scale is 1" = 40' (max) | <input type="checkbox"/> North Arrow |
| <input type="checkbox"/> Plans sheets or 24" x 36" | <input type="checkbox"/> Lot Areas |
| <input type="checkbox"/> Ownership of adjoining subdivisions | <input type="checkbox"/> Lot Dimensions at ROW line |
| <input type="checkbox"/> Ownership of Adjoining acreages | <input type="checkbox"/> Passageways |
| <input type="checkbox"/> Buildings | <input type="checkbox"/> Street Lights and Lines |
| <input type="checkbox"/> Building Stationing | <input type="checkbox"/> Topography (USGS Vertical Datum) |
| <input type="checkbox"/> Water Ways | <input type="checkbox"/> Contours (not to exceed 5-foot intervals) |
| <input type="checkbox"/> Natural Drainage Courses | <input type="checkbox"/> Bearing, Distances & Angles of Street ROW |
| <input type="checkbox"/> | <input type="checkbox"/> Boundary Monuments |

Submit a Profile Plan that includes or meets the following criteria:

- | | |
|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Drawing scale is 1" = 50' (max) with corresponding vertical scale of 1" = 10' (max) | |
| <input type="checkbox"/> Profile shows street centerline | <input type="checkbox"/> Plan shows abutting buildings |
| <input type="checkbox"/> Street cross sections - Horiz. Scale: 1" = 5' (max); Vert. Scale: 1" = 1' (max) | |

Location of all existing and proposed:

- | | |
|------------------------------------------------|--------------------------------------------------------------|
| <input type="checkbox"/> Water Mains | <input type="checkbox"/> Storm Drains |
| <input type="checkbox"/> Sanitary Sewer Mains | <input type="checkbox"/> Gas Mains |
| <input type="checkbox"/> Culverts | <input type="checkbox"/> Underdrains |
| <input type="checkbox"/> Underground Utilities | <input type="checkbox"/> All associated building connections |

OOB Planning Department

One Portland Avenue, Old Orchard Beach, ME. 04064 Phone: 207 934 5714 Fax: 207 934 5911

TOWN OF OLD ORCHARD BEACH

**Current Planning Services:
ROADWAY ACCEPTANCE
APPLICATION**

Page 3 of 3

Application and Submittal Requirements

Prior to the Acceptance or Taking by the Town Council, a majority of the abutting Lot Owners shall petition the Town Council to construct or make required improvements to the Street. Said petition shall include:

- an Agreement to pay their (Owner's/Petitioners) just portion of the cost to construct the Street
- a cost estimate (reviewed and approved by OOB Public Work's Director) of cost to construct the Street

Owner's/Petitioners shall submit the following:

- An Agreement signed by the majority of the abutting property owners that appoints an 'Owner/Petitioner Representative' to act as Agent for this Application.

This Application shall comply with the most recent versions of:

1. The Town of Old Orchard Beach, Maine Subdivision Review Standards, ARTICLE 6 - STREET DESIGN AND CONSTRUCTION STANDARDS
2. Ordinance Governing Acceptance of Proposed Streets and Assessment of Costs
3. Zoning Ordinance of the Town of Old Orchard Beach

Submit 13 copies of the Application and Documents to OOB Planning Department

Verify submittal deadlines with the OOB Planning Department

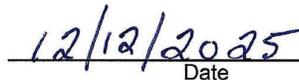
Attach a check payable to the Town of Old Orchard Beach for Application fees.

ALL SUBMITTALS MUST BE DELIVERED TO THE PLANNING DEPARTMENT NO LATER THAN 4:00 pm 14 DAYS BEFORE THE NEXT TOWN COUNCIL MEETING.

The Undersigned hereby makes application to the Town of Old Orchard Beach for Acceptance of the Street and declares the foregoing documents to be true and accurate to the best of his/her knowledge.



Owner/Petitioner Representative



Date

OOB Planning Department

One Portland Avenue, Old Orchard Beach, ME. 04064 Phone: 207 934 5714 Fax: 207 934 5911

CURRENT PLANNING SERVICES:

**ASSESSOR'S
CERTIFICATION for
MAP BLOCK and LOT**

Page 1 of 1

The following certification of the correct Map Block and Lot Number(s) of the subject property must be obtained from the Assessing Office and must accompany all applications submitted to the Planning and Code Enforcement Departments.

NO APPLICATION will be deemed complete without this certification.

PROJECT NAME: the Village at Pond View Woods Homeowners Association

PROJECT APPLICANT: Thomas Kalinowski

Application Type (Check appropriate boxes)

- | | | |
|------------------------------------------|-------------------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Design Review | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Miscellaneous Appeal | <input type="checkbox"/> Amend to Subdivision |
| <input type="checkbox"/> Sign Permit | <input checked="" type="checkbox"/> Street Acceptance | <input type="checkbox"/> Sewer Connection |
| <input type="checkbox"/> Dumpster Permit | <input type="checkbox"/> Building Permit | <input type="checkbox"/> Other |

Property owned by The Village at Pond View Woods and located at Homeowners Association

Portland Avenue, Old Orchard Beach Maine is identified on the Street Address

Old Orchard Beach Assessor's Maps and within the Town Assessing Records as having the following Map, Block and Lot number:

MAP 103 BLOCK 1 LOT 400

12/5/2025
Date

Christie Carter
Assessing Office Staff

OOB Planning Department

One Portland Avenue, Old Orchard Beach, ME. 04064 Phone: 207 934 5714 Fax: 207 934 5911

LETTER OF INTENT

Date: 12/12/2025

Town of Old Orchard Beach
Town Manager's Office
1 Portland Avenue
Old Orchard Beach, ME 04064

RE: Letter of Intent - Village at Pond View Woods Road Acceptance Application

Dear Town Manager and Members of the Town Council:

On behalf of the Village at Pond View Woods Homeowners Association, I am writing to formally notify the Town of Old Orchard Beach of our intent to initiate a proposal for the acceptance of Casey Lane, Paige Avenue, and Bouchard Court into the town's road maintenance system.

Background

The Village at Pond View Woods represents 31 property owners located on Casey Lane, Paige Ave, and Bouchard Ct. Our community's roads, totaling approximately .5 miles, have been privately maintained by the association since 2016. The road(s) serve as the primary access route for all residents within our development.

Purpose of Application

We are initiating this road acceptance application to request that the Town of Old Orchard Beach assume responsibility for the maintenance, repair, and winter plowing of the following road(s):

- Casey Lane
- Paige Ave
- Bouchard Court

Next Steps

We understand that the road acceptance process requires compliance with the Town's road acceptance standards and ordinances. Our association is committed to working cooperatively with the Town throughout this process, including:

- Providing all required documentation and surveys
- Addressing any deficiencies identified during the town's assessment
- Completing any necessary improvements to bring the road(s) to town standards
- Meeting all requirements outlined in the Town's road acceptance policy

Contact Information

Please direct all correspondence regarding this matter to:

Thomas Kalinowski & Dayna Kazilionis
President & Treasurer, Village at Pond View Woods HOA Board of Directors
P.O. Box 751, Old Orchard Beach, ME 04064
207-653-2046
thomaskalinowski086@gmail.com; dayna.kazilionis@gmail.com

We appreciate your consideration of this request and look forward to working with the Town of Old Orchard Beach throughout this process.

Sincerely,

A handwritten signature in blue ink, appearing to read 'TK Kalinowski'.

Thomas Kalinowski
President, HOA Board of Directors
Village at Pond View Woods Homeowners Association

On Behalf of the Board:

Dayna Kazilionis, Treasurer
Taylor Thum, Secretary
Paul DeShaies, Board Member
Stephen Avery, Board Member

WARRANTY DEED

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, THAT The Village at Pond View Woods Homeowners Association, a Maine non-profit corporation with offices in Old Orchard Beach, in the County of York and State of Maine, for good and valuable consideration, grant to the **Town of Old Orchard Beach**, a municipal corporation with a mailing address of 1 Portland Ave., Old Orchard Beach, ME 04064, with warranty covenants, for highway purposes and without claim for damages, all of its right, title and interest in and to the streets and ways identified as Bouchard Court, Paige Avenue and Casey Lane described in **Exhibit A** annexed hereto and made a part hereof and as depicted on the subdivision plan entitled “Final Plan, Orchard Ridge Estates, Portland Avenue, Old Orchard Beach, Maine,” by BH2M, dated November 2014, recorded in the York County Registry of Deeds in Plan Book 375, Page 44, to which plan reference may be made for a more particular description of the premises hereby conveyed; together with all of the rights appurtenant thereto and all guardrails, hydrants, curbing, catch basins and associated drainage piping situated in or under said roadway right of way, but specifically excluding any sidewalks, stormwater runoff systems, electrical, sewer, gas and other utility infrastructure, bollards, lampposts, lights and lighting facilities for all of which the Grantor reserves and retains an easement for the installation, use and maintenance thereof.

Notwithstanding the grant of catch basins and associated drainage piping, the Grantor herein shall be responsible for the maintenance of any vegetated soil filters and stormwater facilities located outside the said right of way.

IN WITNESS WHEREOF I, the Grantor has caused this instrument to be signed and sealed by _____, its President thereunto duly authorized, this _____ day of _____, 2025.

The Village at Pond View Woods
Homeowners Association

Witness

By:
Its: President

STATE OF MAINE
CUMBERLAND, ss:

Date:

Then personally appeared the above-named _____, in their capacity as President of The Village at Pond View Woods Homeowners Association and acknowledged the foregoing instrument to be their free act and deed. Before me,

Notary Public/Attorney at Law

Name Typed or Printed

My Commission Expires: _____

EXHIBIT A**BOUCHARD COURT**

A certain strip or parcel of land located on the northerly sideline of Casey Lane, so-called, in the Town of Old Orchard Beach, County of York and State of Maine and shown as Bouchard Court on the plan titled "Final Plan, Orchard Estates, Portland Avenue, Old Orchard Beach, Maine", for Orchard Estates Holding, LLC, dated November 2014 as revised through 3/30/15, by BH2M, Inc. and recorded in the York County Registry of Deeds in Plan Book 375, Page 44; said Bouchard Court being more particularly described as follows:

Beginning at a capped iron rod found on the northerly sideline of said Casey Lane at the southeasterly corner of Lot 21 as shown on aforesaid plan;

thence S 23°-49'-53" W along the northerly sideline of said Casey Lane a distance of 25.83 feet to a point;

thence in a general southerly direction along the northerly sideline of said Casey Lane and along a circular curve to the left, circumscribed by a radius of 275.00 feet, an arc length of 60.04 feet to a capped iron rod found and the northeasterly corner of Lot 10; said capped iron rod found being S 17°-34'-35" W a tie distance of 59.92 feet from said previous point;

thence in a northwesterly direction along said Lot 10 and along a circular curve to the left (non-tangent to the last described curve), circumscribed by a radius of 20.00 feet, an arc length of 28.35 feet to a capped iron rod found; said capped iron rod found being N 29°-17'-29" W a tie distance of 26.04 feet from said previous capped iron rod found;

thence N 69°-54'-15" W along said Lot 10 and along Lot 11 a distance of 197.09 feet to a capped iron rod found and Lot 12;

thence in a general northwesterly direction along said Lot 12 and along a circular curve to the right, circumscribed by a radius of 275.00 feet, an arc length of 70.60 feet to a capped iron rod found; said capped iron rod found being N 62°-32'-58" W a tie distance of 70.41 feet from said previous capped iron rod found;

thence N 55°-11'-41" W along said Lot 12, along Lot 13 and along Lot 14 a distance of 212.22 feet to a capped iron rod found;

thence in a general northwesterly direction along said Lot 14, along Common Open Space and along a circular curve to the right, circumscribed by a radius of 175.00 feet, an arc length of 70.55 feet to a capped iron rod found; said capped iron rod found being N 43°-38'-45" W a tie distance of 70.07 feet from said previous capped iron rod found;

thence N 32°-05'-49" W along said Common Open Space a distance of 352.89 feet to a capped iron rod found;

thence N 57°-54'-11" E along said Common Open Space a distance of 50.00 feet to a capped iron rod found and Lot 15 as shown on aforesaid plan;

thence S 32°-05'-49" E along said Lot 15 a distance of 80.00 feet to a capped iron rod found;

thence in a general easterly direction along said Lot 15 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a capped iron rod found; said capped iron rod found being S 77°-05'-49" E a tie distance of 28.28 feet from said previous capped iron rod found;

thence N 57°-54'-11" E along said Lot 15 a distance of 30.00 feet to a capped iron rod found and Lot 16 as shown on aforesaid plan;

thence S 32°-05'-49" E along said Lot 16 a distance of 50.00 feet to a capped iron rod found;

thence S 57°-54'-11" W along said Lot 16 a distance of 30.00 feet to a capped iron rod found;

thence in a general southerly direction along said Lot 16 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a capped iron rod found; said capped iron rod found being S 12°-54'-11" W a tie distance of 28.28 feet from said previous capped iron rod found;

thence S 32°-05'-49" E along said Lot 16, along Lot 17 and along Lot 18 a distance of 182.89 feet to a capped iron rod found;

thence in a general southeasterly direction along said Lot 18 and along a circular curve to the left, circumscribed by a radius of 125.00 feet, an arc length of 50.40 feet to a capped iron rod found; said capped iron rod found being S 43°-38'-45" E a tie distance of 50.05 feet from said previous capped iron rod found;

thence S 55°-11'-41" E along said Lot 19 and along Lot 20 a distance of 212.22 feet to a capped iron rod found;

thence in a general southeasterly direction along said Lot 20 and along a circular curve to the left, circumscribed by a radius of 225.00 feet, an arc length of 57.76 feet to a capped iron rod found and Lot 21; said capped iron rod found being S 62°-32'-58" E a tie distance of 57.61 feet from said previous capped iron rod found;

thence S 69°-54'-15" E along said Lot 21 a distance of 195.94 feet to a capped iron rod found;

thence in a general northeasterly direction along said Lot 21 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 30.11 feet to the point of beginning. Said point of beginning being N 66°-57'-49" E a tie distance of 27.35 feet from said previous capped iron rod found.

The above described Bouchard Court contains 47,996 s.f.. All bearings refer to magnetic north as observed in 1992.

CASEY LANE

A certain strip or parcel of land located on the southwesterly sideline of Portland Avenue, so-called, in the Town of Old Orchard Beach, County of York and State of Maine and shown as Casey Lane on the plan titled "Final Plan, Orchard Estates, Portland Avenue, Old Orchard Beach, Maine", for Orchard Estates Holdings, LLC, dated November 2014 as revised through 3/30/15, by BH2M, Inc. and recorded in the York County Registry of Deeds in Plan Book 375, Page 44; said Casey Lane being more particularly described as follows:

Beginning at a capped iron rod found on the southwesterly sideline of said Portland Avenue at the northeasterly corner of Lot 1 as shown on aforesaid plan;

thence in a general westerly direction along said Lot 1 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a capped iron rod found; said capped iron rod found being N 87°-37'-54" W a tie distance of 28.28 feet from said previous capped iron rod found;

thence S 47°-22'-06" W along said Lot 1, along Lot 2 and along Lot 3 a distance of 471.68 feet to a capped iron rod found and Lot 4 as shown on aforesaid plan;

thence in a general southwesterly direction along said Lot 4, along Lot 5 and along a circular curve to the left, circumscribed by a radius of 500.00 feet, an arc length of 205.40 feet to a capped iron rod found; said capped iron rod found being S 35°-36'-00" W a tie distance of 203.96 feet from said previous capped iron rod;

thence S 23°-49'-53" W along said Lot 5, along Lot 6 and along Lot 7 a distance of 150.76 feet to a capped iron rod found;

thence in a general southerly direction along said Lot 7 and along a circular curve to the left, circumscribed by a radius of 225.00 feet, an arc length of 73.85 feet to a capped iron rod found; said capped iron rod found being S 14°-25'-44" W a tie distance of 73.51 feet from said previous capped iron rod;

thence S 05°-01'-35" W along said Lot 7 and along Lot 8 a distance of 254.26 feet to a capped iron rod found and Open Space as shown on aforesaid plan;

thence N 84°-58'-25" W along said Open Space a distance of 50.00 feet to a capped iron rod found and Lot 9;

thence N 05°-01'-35" E along said Lot 9 a distance of 30.0 feet to a capped iron rod found;

thence in a general northwesterly direction along said Lot 9 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a capped iron rod found; said capped iron rod found being N 39°-58'-25" W a tie distance of 28.28 feet from said previous capped iron rod found;

thence N 84°-58'-25" W along said Lot 9 a distance of 30.00 feet to a capped iron rod found;

thence N 05°-01'-35" E along said Lot 9 a distance of 50.00 feet to a capped iron rod found;

thence S 84°-58'-25" E along said Lot 9 a distance of 30.00 feet to a capped iron rod found;

thence in a general northeasterly direction along said Lot 9 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a capped iron rod found; said capped iron rod found being N 50°-01'-35" E a tie distance of 28.28 feet from said previous capped iron rod found;

thence N 05°-01'-35" E along said Lot 9 and along Lot 10 a distance of 134.26 feet to a capped iron rod found;

thence in a general northerly direction along said Lot 10, along Bouchard Court, so-called, and along a circular curve to the right, circumscribed by a radius of 275.00 feet, an arc length of 90.26 feet to a point; said point being N 14°-25'-44" E a tie distance of 89.85 feet from said previous capped iron rod found;

thence N 23°-49'-53" E along said Bouchard Court, along Lot 21 and along Lot 22 a distance of 150.75 feet to a capped iron rod found;

thence in a general northeasterly direction along said Lot 22, along Lot 23, along Lot 24 and along a circular curve to the right, circumscribed by a radius of 550.00 feet, an arc length of 225.94 feet to a capped iron rod found; said capped iron rod found being N 35°-36'-00" E a tie distance of 224.35 feet from said previous capped iron rod found;

thence N 47°-22'-06" E along said Lot 24, along Paige Avenue, so-called, along Lot 31 and along Open Space a distance of 467.56 feet to a capped iron rod found;

thence in a general northerly direction along said Open Space and along a circular curve to the left, circumscribe by a radius of 25.00 feet, an arc length of 39.27 feet to a capped iron rod found on the southwesterly sideline of said Portland Avenue; said capped iron rod found being N 02°-22'-09" E a tie distance of 35.36 feet from said previous capped iron rod found;

thence S 42°-37'-54" E along the southwesterly sideline of said Portland Avenue a distance of 95.00 feet to the point of beginning.

The above described Casey Lane contains 62,657 s.f. (1.44 acres). All bearings refer to magnetic north as observed in 1992.

PAIGE AVENUE

A certain strip or parcel of land located on the northwesterly sideline of Casey Lane, so-called, in the Town of Old Orchard Beach, County of York and State of Maine and shown as Paige Avenue on the plan titled "Final Plan, Orchard Estates, Portland Avenue, Old Orchard Beach, Maine", for Orchard Estates Holdings, LLC, dated November 2014 as revised through 3/30/15, by BH2M,

Inc. and recorded in the York County Registry of Deeds in Plan Book 375, Page 44; said Paige Avenue being more particularly described as follows:

Beginning at a capped iron rod found on the northwesterly sideline of said Casey Lane at the southeasterly corner of Lot 24 as shown on aforesaid plan;

thence in a general northerly direction along said Lot 24 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a capped iron rod found; said capped iron rod found being N 02°22'-07" E a tie distance of 28.28 feet from said previous capped iron rod found;

thence N 42°-37'-54" W along said Lot 24 a distance of 132.80 feet to a capped iron rod found and the southeasterly corner of Lot 25;

thence in a general northwesterly direction along said Lot 25 and along a circular curve to the right, circumscribed by a radius of 400.00 feet, an arc length of 175.68 feet to a capped iron rod found and the southeasterly corner of Lot 26; said capped iron rod found being N 30°-02'-58" W a tie distance of 174.27 feet from said previous capped iron rod found;

thence N 17°-28'-03" W along said Lot 26 a distance of 63.02 feet to a capped iron rod found;

thence in a general northwesterly direction along said Lot 26 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a capped iron rod found; said capped iron rod found being N 62°-28'-03" W a tie distance of 28.28 feet from said previous capped iron rod found;

thence S 72°-31'-57" W along said Lot 26 a distance of 30.00 feet to a capped iron rod found;

thence N 17°-28'-03" W along said Lot 26 and along Lot 27 a distance of 50.00 feet to a capped iron rod found;

thence N 72°-31'-57" E along said Lot 27 a distance of 30.00 feet to a capped iron rod found;

thence in a general northeasterly direction along said Lot 27 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a capped iron rod found; said capped iron rod found being N 27°-31'-57" E a tie distance of 28.28 feet from said previous capped iron rod found;

thence N 17°-28'-03" W along said Lot 27 a distance of 80.00 feet to a capped iron rod found and Common Open Space a shown on aforesaid plan;

thence N 72°-31'-57" E along the Common Open Space a distance of 50.00 feet to a capped iron rod found and the northwesterly corner of Lot 28 as shown on aforesaid plan;

thence S 17°-28'-03" E along said Lot 28 and along Lot 29 a distance of 233.02 feet to a capped iron rod found and the northwesterly corner of Lot 30;

thence in a general southeasterly direction along said Lot 30 and along a circular curve to the left, circumscribed by a radius of 350.00 feet, an arc length of 153.72 feet to a capped iron rod found and the northwesterly corner of Lot 31; said capped iron rod found being S 30°-02'-58" E a tie distance of 152.49 feet from said previous capped iron rod found;

thence S 42°-37'-54" E along said Lot 31 a distance of 132.80 feet to a capped iron rod found;

thence in a general easterly direction along said Lot 31 and along a circular curve to the left, circumscribed by a radius of 20.00 feet, an arc length of 31.42 feet to a capped iron rod found and the northwesterly sideline of said Casey Lane; said capped iron rod found being S 87°-37'-54" E a tie distance of 28.28 feet from said previous capped iron rod found;

thence S 47°-22'-06" W along the northwesterly sideline of said Casey Lane a distance of 90.00 feet to the point of beginning.

The above described Paige Avenue contains 30,369 s.f.. All bearings refer to magnetic north as observed in 1992.

Proposed Stormwater Maintenance Agreement

Maintenance Agreement for Post-Construction BMPs

This Maintenance Agreement is made this ___ day of _____, 2025 by and between The Village at Pond View Woods Homeowners Association, a State of Maine Non-profit Corporation (“Applicant”), and the Town of Old Orchard Beach, Maine (“Town”).

WHEREAS, the Applicant is applying for acceptance of certain roads by the Town, specifically the roads known as Casey Lane, Paige Ave, and Bouchard Court (the “Roads”), located in Old Orchard Beach, Maine and more particularly shown on a plan entitled “Final Plan, Orchard Estates, Portland Avenue, Old Orchard Beach, Maine” dated November, 2014, approved by the Planning Board on April, 22, 2015, and recorded in the York County Registry of Deeds in Plan Book 375 Page 44 (the “Plan”).

WHEREAS, the Roads include Post-Construction BMP(s) which require periodic maintenance; and

WHEREAS, the Town of Old Orchard Beach requires that annual inspections and periodic maintenance be performed on the Post-Construction BMPs;

WHEREAS, Post-Construction BMPs are not typically accepted by the Town;

NOW, THEREFORE, in consideration of the mutual benefits accruing from the Town’s acceptance of the Roads and the agreement of the Applicant to maintain the Post-Construction BMPs, the parties hereby agree as follows:

1. Applicant, for itself, and its successors and assigns, agrees to the following:
 - a. To inspect, clean, maintain, and repair the Post Construction BMPs, which includes all stormwater systems outside the Roads’ rights of way;
 - b. To repair any deficiencies in the Post-Construction BMPs noted during the annual inspection;
 - c. To provide an annual certification on the inspection, maintenance, and repair activities performed annually on the Post-Construction BMPs to the Municipal Enforcement Authority;
 - d. To allow access by Town personnel or the Town’s designee for inspecting the Post-Construction BMPs for conformance with these requirements;
2. This Agreement shall be official when executed and filed with the Town and recorded in the York County Registry of Deeds. Until this Maintenance Agreement is recorded, all post-construction maintenance will remain the responsibility of the Applicant.

- 3. This Agreement shall constitute a covenant running with the land, and Applicant shall amend its Declaration of Covenants to include this Agreement by reference.

**THE VILLAGE AT POND VIEW
WOODS HOMEOWNERS
ASSOCIATION**

Witness

By:
Its:

TOWN OF OLD ORCHARD BEACH

Witness

By:
Its:

STATE OF MAINE

_____, ss.

_____, 2025

Personally appeared the above-named _____, the _____ of Village at Pond View Woods Homeowners Association and acknowledged the foregoing Agreement to be said person's free act and deed in said capacity.

Before me,

Notary Public / Attorney at Law

STATE OF MAINE

_____, ss.

Print Name: _____, 2025

Personally appeared the above-named _____, the
_____ of the Town of Old Orchard Beach, and acknowledged the foregoing
Agreement to be said person's free act and deed in said capacity.

Before me,

Notary Public / Attorney at Law

Print Name: _____
_____, 2025