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PROPERTY LOCATED AT: **121 Avenue A Map 146 Lots 26 & 28, Acton, ME 04001**

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal **n/a** ☐ Unknown
☐ Drilled ☒ Dug ☐ Other **n/a**

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any): ..... ☐ N/A ☐ Yes ☒ No ☐ Unknown
Quantity: ..... ☐ Yes ☒ No ☐ Unknown
Quality: ..... ☐ Yes ☒ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ..... ☐ Yes ☒ No

If Yes, Date of most recent test: **n/a** Are test results available? .. ☐ Yes ☒ No

To your knowledge, have any test results ever:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☒ No
b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ..... ☐ Yes ☒ No

What steps were taken to remedy the problem? **None**

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Left side of house toward the lake**

Installed by: **Unknown**

Date of Installation: **Unknown**

USE: Number of persons currently using system: **2**

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of Section I information: **Sellers/previous disclosures**

Buyer Initials _____ _____ _____ _____

Seller Initials DS: DW Initial: JW _____

Lakes Region Realty, 55 Emery Mills Road Shapleigh ME 04076 Phone: 2076513716 Fax: Weldon
Nancy Wakefield
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PROPERTY LOCATED AT: **121 Avenue A Map 146 Lots 26 & 28, Acton, ME 04001**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public **n/a** ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

~~Have you had the sewer line inspected?~~ ☐ ~~Yes~~ ☐ ~~No~~

~~If Yes, what results:~~

~~Have you experienced any problems such as line or other malfunctions?~~ ☐ ~~Yes~~ ☐ ~~No~~

~~What steps were taken to remedy the problem?~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: **n/a**

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: **n/a**

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: **n/a**

Location: **Right of home** OR ☐ Unknown

Date installed: **2012** Date last pumped: **12/2022** Name of pumping company: **Stoney Road Septic**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: **n/a**

Date of last servicing of tank: **None** Name of company servicing tank: **n/a**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Right of house**

Date of installation of leach field: **2012** Installed by: **Unknown**

Date of last servicing of leach field: **none** Company servicing leach field: **none**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **n/a**

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ☒ Yes ☐ No

Is System located in a Shoreland Zone? ☒ Yes ☐ No ☐ Unknown

Comments: **Chamber system leachfield installed 2012**

Source of Section II information: **Sellers/previous disclosures/septic design**

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PROPERTY LOCATED AT: **121 Avenue A Map 146 Lots 26 & 28, Acton, ME 04001**

SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**Forced Hot Water**	**Mitsubishi Heat Pump**	**Mitsubishi Heat Pump**	**Mitsubishi Heat Pump**
Age of system(s) or source(s)	**Approximately 14 years**	**June 2022**	**June 2022**	**June 2022**
TYPE(S) of Fuel	**Propane**	**Electric**	**Electric**	**Electric**
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**Unknown used seasonally**	**Unknown used seasonally**	**Unknown used seasonally**	**Unknown used seasonally**
Name of company that services system(s) or source(s)	**Mousam Valley Tech**	**None**	**None**	**None**
Date of most recent service call	**Fall 2026**	**None**	**None**	**None**
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**	**None**	**None**
Other pertinent information	**Sellers have cleaned yearly**	**Used seasonally**	**Used seasonally**	**Used seasonally**

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown

Are any buried? ..... [X] Yes [ ] No [ ] Unknown

Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown

Chimney(s): ..... [ ] Yes [X] No

~~If Yes, are they lined:~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~Is more than one heat source vented through one flue?~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~Had a chimney fire:~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~Has chimney(s) been inspected?~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~If Yes, date:~~ _____

~~Date chimney(s) last cleaned:~~ _____

Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown

~~Has vent(s) been inspected?~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

~~If Yes, date:~~ _____

Comments: **Gas Fireplace located in the living room**

Source of Section III information: **Sellers/previous disclosures**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ..... [X] Yes [ ] No [ ] Unknown

If Yes, are tanks in current use? ..... [X] Yes [ ] No [ ] Unknown

If no longer in use, how long have they been out of service? **n/a**

~~If tanks are no longer in use, have tanks been abandoned according to DEP?~~ [ ] Yes [ ] No [ ] Unknown

~~Are tanks registered with DEP?~~ ..... ~~[ ] Yes [ ] No [ ] Unknown~~

Age of tank(s): **2012** Size of tank(s): **500 gallon**

Location: **Between house and road**

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PROPERTY LOCATED AT: **121 Avenue A Map 146 Lots 26 & 28, Acton, ME 04001**

What materials are, or were, stored in the tank(s)? **Propane**

Have you experienced any problems such as leakage: ..... ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Sellers and previous disclosures**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ..... ☐ Yes ☒ No ☐ Unknown

In the ceilings? ..... ☐ Yes ☒ No ☐ Unknown

In the siding? ..... ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ..... ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ..... ☐ Yes ☒ No ☐ Unknown

Other: **n/a** ☐ Yes ☒ No ☐ Unknown

Comments: **None known**

Source of information: **Sellers and previous disclosures**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: _____

Source of information: **Sellers and previous disclosures**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: **n/a** By: **n/a**

Results: **n/a**

If applicable, what remedial steps were taken? **n/a**

Has the property been tested since remedial steps? ..... ☐ Yes ☒ No ☐ Unknown

Are test results available? ..... ☒ Yes ☐ No

Results/Comments: _____

Source of information: **Sellers and previous disclosures**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **None**

Source of information: **Sellers and previous disclosures**

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PROPERTY LOCATED AT: **121 Avenue A Map 146 Lots 26 & 28, Acton, ME 04001**

F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? .... Yes ☐ No ☒ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: **n/a**

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: **n/a**

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ No

Comments:**Sellers is unaware of any lead paint.**

Source of information: **Sellers and previous disclosures**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	☐ Yes	☒ No	☐ Unknown
LAND FILL:	☐ Yes	☒ No	☐ Unknown
RADIOACTIVE MATERIAL:	☐ Yes	☒ No	☐ Unknown

Other: **n/a**

Source of information: **Sellers and previous disclosures**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain:**Road Association**

Source of information: **Sellers & Deed**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? **13th Street Road Association**

Road Association Name (if known): **13th Road Association**

Source of information: **https://www.13thstreetroadassociation.org/**

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PROPERTY LOCATED AT: **121 Avenue A Map 146 Lots 26 & 28, Acton, ME 04001**

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **n/a**

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **n/a**

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **n/a**

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: **n/a**

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: **n/a**

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

n/a

Relevant Panel Number: **23031C0240G** Year: **7/17/2024** (Attach a copy)

Comments: **None**

Source of Section VI information: **Sellers & FIRMette**

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PROPERTY LOCATED AT: **121 Avenue A Map 146 Lots 26 & 28, Acton, ME 04001**

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **n/a**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: **Sellers own propane tank**

From Whom: **Beaupre Fuels**

Year Principal Structure Built: **1964** What year did Seller acquire property? **12/23/2022**

Roof: Year Shingles/Other Installed: **2012**

Water, moisture or leakage: **None**

Comments: **None**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ..... ☐ Yes ☐ No ☒ Unknown

Comments: **None**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ..... ☐ Yes ☒ No

Comments: **None**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: **None** ☐ Unknown

Comments: **None**

Has all or a portion of the property been surveyed? ..... ☐ Yes ☐ No ☒ Unknown

If Yes, is the survey available? ..... ☐ Yes ☐ No ☒ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☒ No ☐ Unknown

Comments: **None**

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PROPERTY LOCATED AT: **121 Avenue A Map 146 Lots 26 & 28, Acton, ME 04001**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **None Known.**

Comments: **None**

Source of Section VII information: **Sellers and previous property disclosures.**

SECTION VIII - ADDITIONAL INFORMATION

Property was completely renovated in 2012. Standby Generator included with the property.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

DocuSigned by:
Daniel Weldon 11/4/2026
SELLER DATE
Daniel Weldon, Trustee

SELLER DATE
of The Weldon Revocable Trust

DocuSigned by:
Joanne Weldon 11/4/2026
SELLER DATE
Joanne Weldon, Trustee

SELLER DATE
of The Weldon Revocable Trust

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

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EQUAL HOUSING OPPORTUNITY

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Weldon

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LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **Daniel Weldon, Trustee, of The Weldon Revocable Trust, Joanne Weldon, Trustee, of The Weldon Revocable Trust** (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT **121 Avenue A Map 146 Lots 26 & 28, Acton, ME 04001**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards **(check one below):**

___ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

_____

_____

__X__ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller **(check one below)**:

___ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

_____

_____

__X__ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has **(check one below)**:

___ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

___ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	DocuSigned by: Daniel Weldon 11/4/2026	
		Seller **Daniel Weldon, Trustee**	Date
Buyer	Date	Signed by: Joanne W Weldon 11/4/2026	
		Seller **of The Weldon Revocable Trust**	Date
Buyer	Date		
		Seller **Joanne Weldon, Trustee**	Date
Buyer	Date		
		Seller **of The Weldon Revocable Trust**	Date
Agent	Date	Tammy L Baker Nancy Wakefield 11/4/26	
		Agent **Tammy L Baker & Nancy Wakefield**	Date

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NANCY E HAMMOND, REGISTER OF DEEDS
E-RECORDED **Bk 19177 PG 442**
Instr # 2022053242
12/29/2022 11:31:36 AM
Pages 3 YORK CO

Return to:
Daniel Weldon
Joanne Weldon
82A Hovey Road
Londonderry, NH 03053

DLN 1002240222795

Maine R.E. Transfer Tax Paid

WARRANTY DEED

Bryan E. Daley and Samantha M. Daley, husband and wife, of 43 Richards Way, Saco, ME 04072, for consideration paid, grant to Daniel Weldon and Joanne Weldon, a married couple, as Trustees of the Weldon Revocable Trust, of 82A Hovey Road, Londonderry, NH 03053, with warranty covenants;

A certain lot or parcel of land, together with the buildings thereon, situated in the Town of Acton, County of York, and State of Maine, on the westerly shore of Mousam Lake, and being more particularly bounded and described as follows:

Beginning at a point on the shore of said Lake at the northwesterly corner of land herein conveyed;

1. Running Southwesterly by land now or formerly of F. Everett Nutter, and on a line parallel to and 75 feet distant from land now or formerly of Donald F. Dubois and Theresa O. Dubois as conveyed to them by F. Everett Nutter, by his deed dated May 24, 1962, to the easterly sideline of a 30 foot right of way;

2. Running Southeasterly by the easterly sideline of said 30 foot right of way to the aforementioned land of Donald F. Dubois and Theresa O. Dubois;

3. Running Northeasterly by said Dubois land to the shore of said Mousam Lake;

4. Running Northwesterly by the shore of said Mousam Lake to the point of beginning.

Meaning and intending to convey a strip of land 75 feet in width in all places and adjacent to said Dubois land, the easterly limits of said right of way above referred to being defined as 25 feet from and parallel to an existing pole line of the Central Maine Power Company as indicated by the poles as erected.

Together with a right to pass and repass for all purposes over the aforementioned right of way adjacent to the above-described land, which right of way leads to the Acton Road, commonly known as Route 109, and to the southeast to land now or formerly of Campbell

LS

and Navison.

Also, another certain triangular lot or parcel of land, together with any buildings thereon, situated in said Town of Acton, in the County of York, and State of Maine, near the westerly shore of Black Ash Cove, so-called, at Mousam Lake, and being more particularly bounded and described as follows: (not adjacent to said Lake)

Beginning at an iron pipe driven in the ground at the southwesterly sideline of a right of way or camp road;

1. Running South 59° 10' West by land conveyed by Marion C. Nutter to one Richardson a distance of 48.50 feet to an iron pipe to be driven in the ground for a corner at land now or formerly of Acton Fair Association;

2. Turning and running North 27° 29' West by said Acton Fair Association land a distance of 75.13 feet to an iron pipe set in the ground for a corner in the southwesterly sideline of said right of way;

3. Turning and running South 61° 18' East by said right of way a distance of 87.02 feet to said first-mentioned iron pipe and the point of beginning.

Together with a right of way over said right of way or camp road to the main cottage or camp road and over the main cottage or camp road to the main highway, Route 109.

Subject to the following restrictions and conditions, to wit: 1. There shall be only one private dwelling and garage constructed or maintained on said premises. 2. Sewerage disposal shall be by septic tank unless and until other methods are provided for by a public sewer system.

Subject to Access Easement recorded at Book 17730, Page 231 in the York County Registry of Deeds.

For Title Reference, see conveyance to Bryan E. Daley and Samantha M. Daley by Warranty Deed from Judith A. Richard, dated May 14, 2021 and recorded in Book 18668, Page 729 of the York County Registry of Deeds.

The property is not the residence of the grantors and is not subject to homestead rights.

121 Avenue A, Acton, ME 04001

Executed this 23rd day of December, 2022.

Bryan E. Daley

Samantha M. Daley

STATE OF NEW HAMPSHIRE

Rockingham, SS

Then personally appeared before me on this 23rd day of December, 2022, the said Bryan E. Daley and Samantha M. Daley and acknowledged the foregoing to be their voluntary act and deed.

PAULA O. WARNER
MY COMMISSION EXPIRES MAY 6, 2025
NOTARY PUBLIC NEW HAMPSHIRE

Notary Public/~~Justice of the Peace~~
My commission expires: May 6, 2025

Return to:
Daniel Weldon
Joanne Weldon
82A Hovey Road
Londonderry, NH 03053

LS



Data shown on this map 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 map.

National Flood Hazard Layer FIRMette

FEMA



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/30/2026 at 3:23 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Docusign Envelope ID: E484941B-3EBA-8A10-836D-F395427912B8

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family.
Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

Docusign Envelope ID: E484941B-3EBA-8A10-836D-F395427912B8

Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

First: Does your house have arsenic treated (CCA) wood?

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

Second: If so, reduce contact with the arsenic.

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

Third: If you have any questions, call us toll-free in Maine: 866-292-3474

Common Questions

What is CCA wood?

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

What is Arsenic?

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

5

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

PROJECT # : 12-045

Maine Dept Health & Human Services
Div of Environmental Health , 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation: Acton

Street or Road: ~~Ap~~ 121 AVE A

Subdivision, Lot #:

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City: Acton Permit #: 2780

Date Permit Issued: 3/27/12 Fee: $ 318.00 Double Fee Charged [ ]

Local Plumbing Inspector Signature: [signature] L.P.I. #: 606

☐ Owner ☐ Town X State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules

Municipal Tax Map # 146 Lot # 26

OWNER/APPLICANT INFORMATION

Name (last, first, MI): Ash Cove Construction ☐ Owner ■ Applicant

Mailing Address of Owner/Applicant: Richards, Judy
Acton, Maine

Daytime Tel. #: 432-2404

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

[signature] 3-27-12
Signature of Owner or Applicant — Date

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Local Plumbing Inspector Signature — (1st) date approved — (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION

☐ 1. First Time System
■ 2. Replacement System
Type replaced: _____
Year installed: _____
☐ 3. Expanded System
☐ a. <25% Expansion
☐ b. >25% Expansion
☐ 4. Experimental System
☐ 5. Seasonal Conversion

THIS APPLICATION REQUIRES

1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
■ 3. Replacement System Variance
■ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

■ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify: _____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☐ 11. Pre-treatment, specify: _____
☐ 12. Miscellaneous Components

SIZE OF PROPERTY

20,000 ± ■ SQ. FT. ☐ ACRES

SHORELAND ZONING

■ Yes ☐ No

DISPOSAL SYSTEM TO SERVE

■ 1. Single Family Dwelling Unit, No. of Bedrooms: 3
☐ 2. Multiple Family Dwelling, No. of Units: ____
☐ 3. Other: _____ (specify)
Current Use ☐ Seasonal ☐ Year Round ■ Undeveloped

TYPE OF WATER SUPPLY

☐ 1. Drilled Well ■ 2. Dug Well ☐ 3. Private
■ 4. Public ☐ 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

■ 1. Concrete
■ a. Regular MONOLITHIC
☐ b. Low Profile
☐ 2. Plastic
☐ 3. Other: H-20 Loaded
CAPACITY: 1000 GAL.

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed ☐ 2. Stone Trench
■ 3. Proprietary Device
■ a. cluster array ☐ c. Linear
☐ b. regular load ■ d. H-20 load
☐ 4. Other: _____
SIZE: 702 ■ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

■ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. multi-compartment tank
☐ b ___ tanks in series
☐ c. increase in tank capacity
■ d. Filter on Tank Outlet

DESIGN FLOW

270 gallons per day
BASED ON:
■ 1. Table 4A (dwelling unit(s))
☐ 2. Table 4C(other facilities)
SHOW CALCULATIONS for other facilites
3 BEDROOMS @ 90 GPD = 270 GPD TOTAL
☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION
5 / B
at Observation Hole # TP#1
Depth 48 "
of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

■ 1. Medium---2.6 sq. ft. / gpd
☐ 2. Medium---Large 3.3 sq. ft / gpd
☐ 3. Large---4.1 sq. ft. / gpd
☐ 4. Extra Large---5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

☐ 1. Not Required
■ 2. May Be Required
☐ 3. Required
Specify only for engineered systems
DOSE _____ gallons

LATITUDE AND LONGITUDE

at center of disposal area
Lat. 43 d 39 m 06 s
Lon. 70 d 43 m 31 s
if g.p.s, state margin of error: Google Earth

SITE EVALUATOR STATEMENT

I certify that on March 15-2012 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

John M. Toothaker — #347 — March 22-2012
Site Evaluator Signature — SE # — Date

John M. Toothaker — (207) 839-5746 — tooth@maine.rr.com
Site Evaluator Name Printed — Telephone Number — E-mail Address

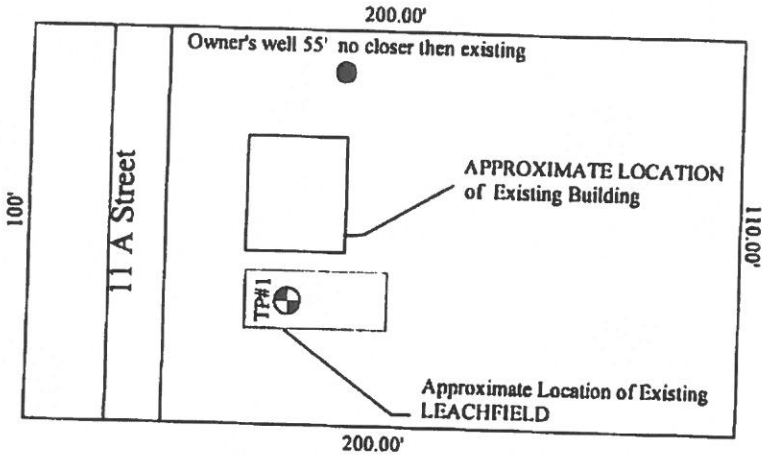
Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

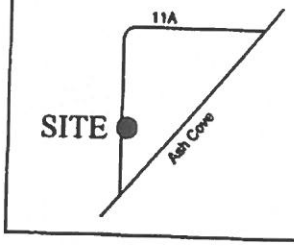
Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
Acton	11A Street	Ash Cove Construction

SITE PLAN Scale 1" = 50 ft. or as shown



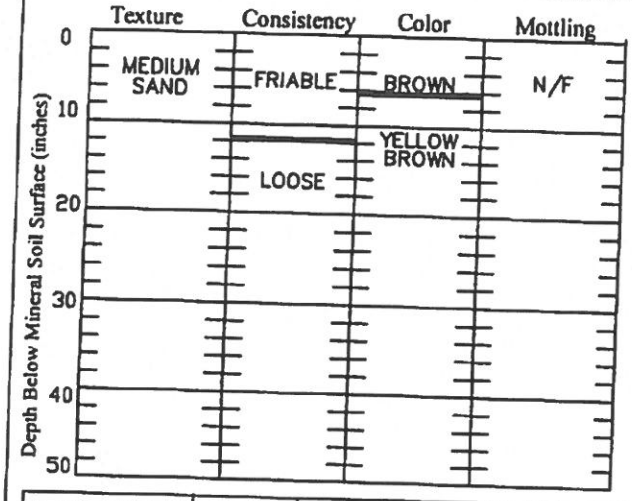
SITE LOCATION PLAN
(map from Maine Atlas recommended)



● Neighbor's Well 75' No closer then existing

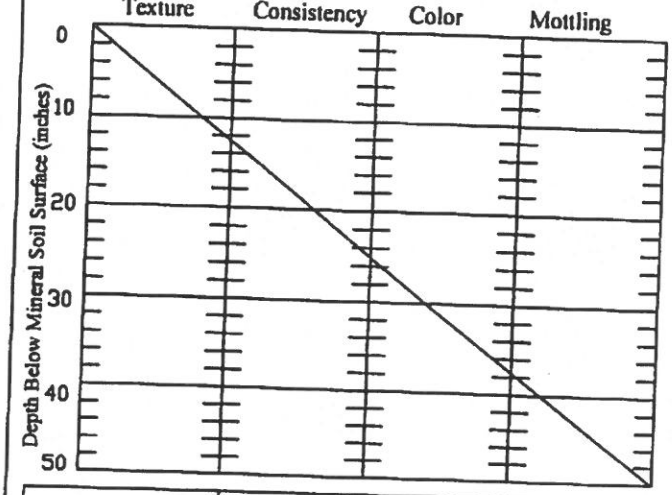
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP#1 ■ Test Pit ☐ Boring
0 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	
5 Profile / B Condition	0 %	48"	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock ■ Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring
_____ " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	"	[ ] Ground Water [ ] Restrictive Layer [ ] Bedrock [ ] Pit Depth

John M. Foothalls — Site Evaluator Signature
#347 — SE #
March 22, 2012 — Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

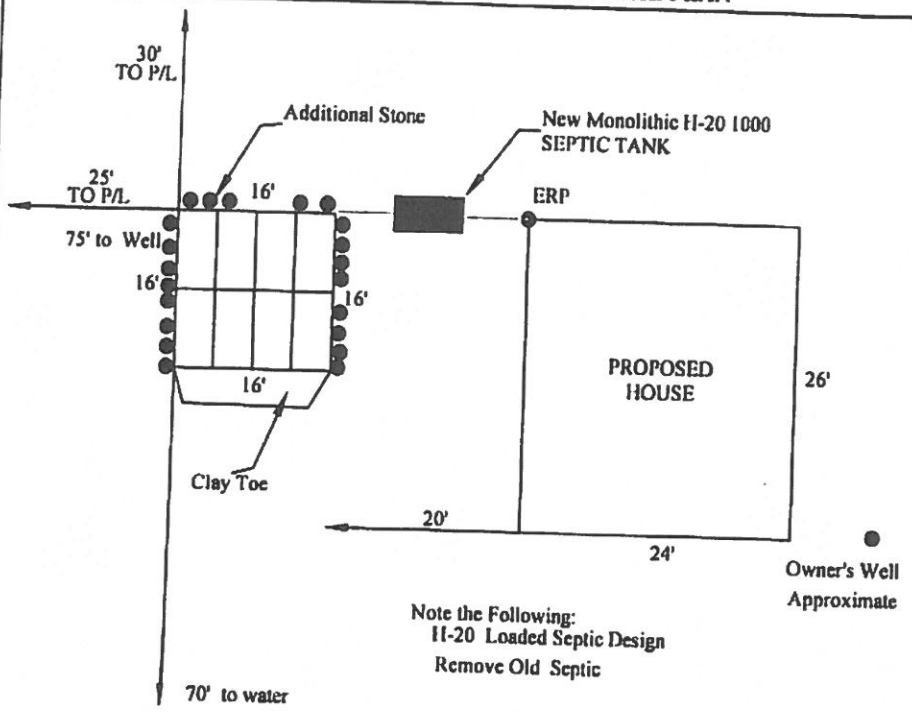
Town, City, Plantation: Acton

Street, Road, Subdivision: 11A Street

Owner's Name: Ash Cove Construction

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = _____ FT.



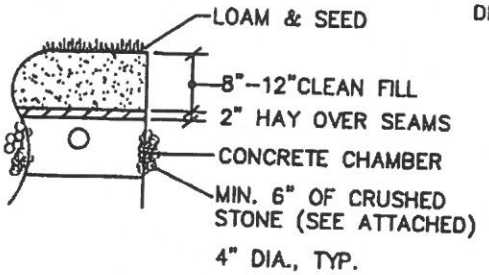
NOTES:

1. IF A GARBAGE DISPOSAL IS USED, THEN CHANGES TO THIS DESIGN ARE NECESSARY.
2. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MAINE SUBSURFACE WASTEWATER DISPOSAL RULES DATED 10/02, AS AMENDED, AND SUPPLEMENTED BY THE ATTACHED GENERAL NOTES WHICH BECOME A PART OF THIS DESIGN.
3. ALLOW FOR POSITIVE DRAINAGE AROUND THE LEACH FIELD.
4. SUBJECT TO REVISION AND CHANGES.
5. GOAL IS TO ACHIEVE GRAVITY FLOW. CONTRACTOR SHALL VERIFY GRADES PRIOR TO INSTALLATION AND CALL SITE EVALUATOR AS SOON AS POSSIBLE IF NOT ACHIEVABLE.

FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Fill (Upslope)	0"–24"	Finished Grade Elevation	-46"	Location & Description: Top of Foundation 2" Above Grade
Depth of Fill (Downslope)	0"–24"	Top of Distribution Pipe or Proprietary Device	-58"	Reference Elevation: 0"
		Bottom of Disposal Area	-70"	

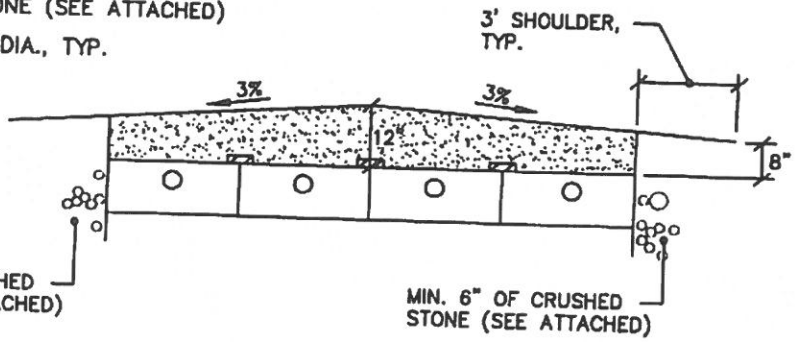
DISPOSAL FIELD CROSS SECTION

SCALE:
VERTICAL: 1" = 3'
HORIZONTAL: 1" = 5'



CONCRETE CHAMBER CROSS SECTION

24" SEPARATION USED IN DESIGN



John M. Southaker — Site Evaluator Signature
#347 — SE #
March 15-2012 — Date

General Notes

(attachment to form HHE-200)
< 1,000 gpd Septic System

1. It is your right to get a second opinion if you don't agree with the professional opinion of Tooth & Associates, LLC.
2. Property information is from the owner or applicant and shall be correct and verified prior to signing this HHE-200 application.
3. All work shall be done per the Maine Subsurface Wastewater Disposal Rules dated 6/02 as amended.
4. All work shall be done only in dry conditions for disposal area.
5. No vehicular or equipment traffic to be allowed on disposal area. Construct disposal area outside the corner flags located in the field. Protect down slope area as well.
6. Backfill, if required, is to be gravelly coarse sand to coarse sand texture and to be free of foreign debris. If backfill is coarser than original soil, then mix top 4" of backfill and original soil with rototiller.
7. No neighboring wells are apparent (unless so indicated) within 100' of disposal area. Owner or applicant shall verify this prior to signing the HHE-200 application.
8. The disposal field stone shall be clean, uniform in size and free of fines, dusts, ashes, or clay. It shall be no smaller than ¾ inch and no larger than 2½ inches in size (per Section 805.2.3 of the Maine Subsurface Wastewater Rules).
9. Use minimum separation distances required (unless reduced by variance or special circumstance).
   a. Wells with water usage of 2,000 or more gpd or public water supply wells:
      Disposal fields: 300'
      Septic Tanks and Holding Tanks: 100'
   b. any well to disposal area: 100'
   c. any well to septic tank 100'
   d. septic tank or disposal area to lake, river, stream or brook: 100' for major watercourse
      50' for minor watercourse
   e. house to treatment tank: 8'
   f. house to disposal area: 20'
   g. all other separation distances, for less than 1,000 gpd per Maine Subsurface Wastewater Disposal Rules use Table 700.2.
10. Location of septic near a wetland may require a separate permit. As such, the owner or applicant prior to construction of the septic system shall hire a professional wetland scientist to evaluate adjacent wetlands and prepare needed permits.
11. Garbage disposals are not recommended and, if installed, are done so at the owner's risk. Follow Maine State Plumbing Code if installed.
12. Pump Stations shall be water tight to prevent infiltration of ground and surface water.
13. Pressure lines and force mains shall be flushed of any foreign material and pumps shall be checked for proper on/off cycle before being put into service.
14. Force mains, pump stations, and /or gravity piping subject to freezing shall be adequately insulated or installed below the frost line.

Tooth & Associates, LLC 347 Main Street, Unit 1B, Gorham, Maine 04038 (207)839-5746

Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services

Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-5672
Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION Town of Acton

Property Owner's Name: Judy Richards Tel. No.: 432-2404

System's Location: 121 Ave A Acton 04001

Property Owner's Address: Portland ME Zip Code

e-mail address:

The subsurface wastewater disposal system design for the subject property requires a ☐ replacement system variance ☐ first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires ☐ local approval ☐ local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)

	SECTION OF RULE
1. 10' from foundation	Table 8A
2. 55' owner's well (No closer than existing)	Table 8A
3. 75' neighbors well (No closer than existing) (owner)	Table 8A
70' from water (No closer than existing)	Table 8A

SITE EVALUATOR

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

I, John M. Toothaker, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

John M. Toothaker — SIGNATURE OF SITE EVALUATOR

March 15, 2012 — DATE

PROPERTY OWNER

I, Scott Mudd, am the ☐ owner ☒ agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

SIGNATURE OF OWNER
AGENT FOR THE OWNER

3-27-12 — DATE

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.
I, Kenneth Paul, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (☐ does ☒ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (☒ do ☐ do not) approve the requested variance. I (☒ will ☐ will not) issue a permit for the system's installation as proposed by the application.

Paul — 3/27/12

LPI Signature — Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.
I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (☐ does ☐ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (☐ do ☐ do not) recommend the issuance of a permit for the system's installation as proposed by the application.

LPI Signature — Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (☐ does ☐ does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT — DATE

Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
	TOTAL POINT ASSESSMENT:	

Minimum Points (Check One): ☐ Outside Shoreland Zone-50 ☐ Inside Shoreland Zone-65 ☐ Subdivision-65

TOWN OF ACTON, MAINE
35 H RD
ACTON, ME 04001-6017

For the fiscal year July 1, 2026 to June 30, 2027
Telephone: (207) 636-3131 - Fax: (207) 636-4526

OFFICE HOURS
Tuesday, Wednesday & Friday 8:30 AM - 4:30 PM
Thursday 12:00 Noon - 7:00 PM

THIS IS THE ONLY BILL YOU WILL RECEIVE

2026-2027 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION	
LAND VALUE	$519,700.00
BUILDING VALUE	$185,622.00
TOTAL: LAND & BLDG	$705,322.00
TOTAL PER. PROPERTY	$0.00
HOMESTEAD EXEMPTION	$0.00
OTHER EXEMPTION	$0.00
NET ASSESSMENT	$705,322.00
TOTAL TAX	$5,543.83
LESS PAID TO DATE	$0.00
TOTAL DUE ⇨	**$5,543.83**

S506734 P0 - 1of1 - M2

3011 WELDON, JOANNE REVOCABLE TRUST
WELDON, JOANNE & DANIEL TRUSTEES
82A HOVEY RD
LONDONDERRY, NH 03053-2935

ACCOUNT: 000613 RE
MIL RATE: $7.86
LOCATION: 121 AVENUE A
BOOK/PAGE: B19177P442 12/29/2022 B18668P729 05/18/2021 B16162P806 09/12/2011

ACREAGE: 0.24
MAP/LOT: 146-026

FIRST HALF DUE:	10/15/2026	$2,771.92
SECOND HALF DUE:	04/15/2027	$2,771.91

TAXPAYER'S NOTICE

INTEREST AT 7% PER ANNUM CHARGED AFTER 10/15/2026 AND 04/15/2027.
Notice is hereby given that your county, school and municipal tax is due by 10/15/2026 . You have the option to pay the entire amount by 10/15/2026 or you may pay in two installments. The first payment by 10/15/2026 and the second payment by 04/15/2027. Interest will be charged on the first installment at an annual rate of 7% from 10/16/2026. Interest will be charged on the second installment at an annual rate of 7% from 04/16/2027. As per state statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st of each year. For this tax bill, that date is April 1, 2026.
IF YOU HAVE SOLD YOUR REAL ESTATE SINCE APRIL 1, 2026, IT IS YOUR OBLIGATION TO FORWARD THIS BILL TO THE CURRENT OWNER.

INFORMATION
Without State Revenue Sharing, State Aid To Education and Homestead Exemption Reimbursement, your taxes would be 9.4% higher. This bill is for the current fiscal year only, past due amounts are not included. If you have any questions, regarding this bill, please contact the Tax Collector at (207) 636-3131, ext 401 or jroux@actonmaine.org.

IF YOUR BANK PAYS YOUR TAXES, PLEASE REVIEW THIS BILL AND FORWARD IT TO THEM.

As of September 1, 2026 the Town of Acton has outstanding bonded indebtedness in the amount of $0.
PLEASE NOTE: WE DO NOT ACCEPT CREDIT OR DEBIT CARDS OVER THE PHONE AND HAVE NO ONLINE BILL PAY OPTIONS.

CURRENT BILLING DISTRIBUTION		
COUNTY	$347.60	6.27%
SCHOOL	$3,778.67	68.16%
MUNICIPAL	$1,417.56	25.57%
TOTAL	$5,543.83	100.00%

REMITTANCE INSTRUCTIONS

To avoid standing in line, it is recommended that taxes be paid by mail.
Please make check or money order payable to
TOWN OF ACTON, MAINE and mail to:

TOWN OF ACTON, MAINE
35 H RD
ACTON, ME 04001-6017

If a receipt is desired, please include a SASE with your payment.

2026-2027 REAL ESTATE TAX BILL
ACCOUNT: 000613 RE
NAME: WELDON, JOANNE REVOCABLE TRUST
MAP/LOT: 146-026
LOCATION: 121 AVENUE A
ACREAGE: 0.24

TOWN OF ACTON, MAINE, 35 H RD, ACTON, ME 04001-6017

000613RE

INTEREST BEGINS ON 04/16/2027

DUE DATE	AMOUNT DUE	AMOUNT PAID
04/15/2027	$2,771.91	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2026-2027 REAL ESTATE TAX BILL
ACCOUNT: 000613 RE
NAME: WELDON, JOANNE REVOCABLE TRUST
MAP/LOT: 146-026
LOCATION: 121 AVENUE A
ACREAGE: 0.24

TOWN OF ACTON, MAINE, 35 H RD, ACTON, ME 04001-6017

000613RE

INTEREST BEGINS ON 10/16/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
10/15/2026	$2,771.92	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

TOWN OF ACTON, MAINE
35 H RD
ACTON, ME 04001-6017

For the fiscal year July 1, 2026 to June 30, 2027
Telephone: (207) 636-3131 - Fax: (207) 636-4526

OFFICE HOURS
Tuesday, Wednesday & Friday 8:30 AM - 4:30 PM
Thursday 12:00 Noon - 7:00 PM

THIS IS THE ONLY BILL YOU WILL RECEIVE

2026-2027 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION	
LAND VALUE	$1,750.00
BUILDING VALUE	$0.00
TOTAL: LAND & BLDG	$1,750.00
TOTAL PER. PROPERTY	$0.00
HOMESTEAD EXEMPTION	$0.00
OTHER EXEMPTION	$0.00
NET ASSESSMENT	$1,750.00
TOTAL TAX	$13.76
LESS PAID TO DATE	$0.00
TOTAL DUE ⇨	**$13.76**

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3010 WELDON, JOANNE REVOCABLE TRUST
WELDON, JOANNE & DANIEL TRUSTEES
82A HOVEY RD
LONDONDERRY, NH 03053-2935

ACCOUNT: 002894 RE
MIL RATE: $7.86
LOCATION: AVENUE A
BOOK/PAGE: B19177P442 12/29/2022 B18668P729 05/18/2021 B16162P806 09/13/2011

ACREAGE: 0.07
MAP/LOT: 146-028

FIRST HALF DUE: 10/15/2026 $6.88
SECOND HALF DUE: 04/15/2027 $6.88

TAXPAYER'S NOTICE

INTEREST AT 7% PER ANNUM CHARGED AFTER 10/15/2026 AND 04/15/2027.

Notice is hereby given that your county, school and municipal tax is due by 10/15/2026 . You have the option to pay the entire amount by 10/15/2026 or you may pay in two installments. The first payment by 10/15/2026 and the second payment by 04/15/2027. Interest will be charged on the first installment at an annual rate of 7% from 10/16/2026. Interest will be charged on the second installment at an annual rate of 7% from 04/16/2027. As per state statute, the ownership and taxable valuation of all real and personal property subject to taxation shall be fixed as of April 1st of each year. For this tax bill, that date is April 1, 2026.

IF YOU HAVE SOLD YOUR REAL ESTATE SINCE APRIL 1, 2026, IT IS YOUR OBLIGATION TO FORWARD THIS BILL TO THE CURRENT OWNER.

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CURRENT BILLING DISTRIBUTION		
COUNTY	$0.86	6.27%
SCHOOL	$9.38	68.16%
MUNICIPAL	$3.52	25.57%
TOTAL	$13.76	100.00%

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TOWN OF ACTON, MAINE, 35 H RD, ACTON, ME 04001-6017

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MAP/LOT: 146-028
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