Public Detail Report

MLS #: 1683598 **County:** Cumberland **Seasonal:** No **List Price:** $624,900
Status: Coming Soon / No Show **Property Type:** Residential **Original List Price:** $624,900
Directions: From I-95, take Exit 63, turn left onto Lawrence Rd, #55 is on the right



55 Lawrence Road
Gray, ME 04039-9576

List Price: $624,900
MLS#: 1683598



General Information

Sub-Type: Single Family Residence **Year Built:** 1991 **Rooms:** 8 **Sqft Fin Abv Grd+/-:** 1,232
Style: Raised Ranch **Fireplaces Total:** 0 **Beds:** 3 **Sqft Fin Blw Grd+/-:** 600
Levels: Two **Baths:** 2/0 **Sqft Fin Total+/-:** 1,832
Source of Sqft: Public Records
Sqft Other Source: Below grade square footage is estimated

Land Information

Leased Land: No **Waterfront:** No **Zoning:** RR & ALR
Lot Size Acres +/-: 2.52 **Water Views:** No **Zoning Overlay:** Unknown
Source of Acreage: Public Records
Surveyed: Yes

Interior Information

Full Baths Bsmnt: 0 **Half Baths Bsmnt:** 0 **VA Certification:**
Full Baths Lvl 1: 2 **Half Baths Lvl 1:** 0
Full Baths Lvl 2: 0 **Half Baths Lvl 2:** 0
Full Baths Lvl 3: 0 **Half Baths Lvl 3:** 0
Full Baths Upper: 0 **Half Baths Upper:** 0
Appliances: Dishwasher; Dryer; Electric Range; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Kitchen			First	Eat-in Kitchen
Dining Room			First	
Living Room			First	
Primary Bedroom			First	
Bedroom 2			First	
Bedroom 3			First	
Bonus Room			Basement	
Family Room			Basement	

Property Features

Utilities On: Yes
Site: Open; Rolling/Sloping; Well Landscaped
Driveway: Gravel
Parking: 11 - 20 Spaces; On Site
Location: Rural
Roads: Paved; Public
Transportation: Major Road Access
Electric: Circuit Breakers; On Site
Gas: Bottled
Sewer: Private Sewer; Septic Design Available; Septic Tank
Water: Private; Well
Equipment: Cable; Internet Access Available
Basement Entry: Exterior Only; Interior

Construction: Wood Frame
Basement Info: Daylight; Finished; Full; Unfinished; Walk-Out Access
Foundation Materials: Block; Poured Concrete
Exterior: Vinyl Siding
Roof: Shingle
Heat System: Baseboard; Hot Water; Other
Heat Fuel: Gas Bottled; Oil
Water Heater: Off Heating System
Cooling: None
Floors: Hardwood; Laminate; Tile
Other Structures: Outbuilding
Veh. Storage: 4+ Car; Detached; Heated; Storage Above
Garage: Yes
Garage Spaces: 2
Amenities: 1st Floor Bedroom; Bathtub; Laundry - Hookup; Pool-Above Ground; Primary Bedroom w/Bath; Shower; Storage; Walk-in Closets
Patio and Porch Features: Deck; Porch
View: Scenic
Energy Efficiency: Ceiling Fans

Tax/Deed Information

Book/Page/Deed: 31665/38-41/All **Full Tax Amt/Yr:** $4,629/ 2027 **Map/Block/Lot:** 62//27-8-01
Deed/Conveyance Type Offered: Warranty **Tax ID:** 55LawrenceRoadGray04039

Remarks

Remarks: COMING SOON: Set deep back off Lawrence Road on over 2.5 peaceful acres, this thoughtfully updated home offers a lifestyle where privacy, freedom, and versatility take center stage. Surrounded by mature woods, the property combines country tranquility with heavy-duty infrastructure.

A private drive introduces the crown jewel: a custom 30x40 workshop barn built in 2020 with a 10x12 bump-out loft (1,320 square feet). Fully insulated and sheet-rocked, this shop features 14-ft ceilings, 12-ft and 10-ft doors, and 200-amp power with welder outlets: providing an unrivaled space for trade pros, collectors, or makers. An additional oversized 2-car detached garage (~950 sq ft) with high ceilings and brand-new garage doors adds effortless storage to the left of the home. Inside, sunlight fills an open-concept floor plan warmed by rich acacia hardwood floors. The gracious main level offers three bedrooms, including a primary suite with a private bath. The finished daylight walk-out lower level brings exceptional flexibility for a family room, media space, or guest retreat with a 4th flex bedroom and walk-in closet. Outside, composite decking and an expansive rear deck overlook a private backyard oasis complete with an above-ground pool: a picturesque setting for summer barbecues, morning coffee, or quiet reflection under the stars. Although wonderfully secluded with zero HOA restrictions, residents enjoy exclusive town perks including resident-only privileges at Crystal Lake with its boat launch, plus easy transfer station access. Sebago Lake and North Windham amenities are minutes away, while downtown Portland is a remarkably easy 30-minute straight shot. An uncommon offering of enduring character, exceptional utility, and relaxed Southern Maine living. Schedule your private showing today!

Authentisign ID: A6B83444-A5C2-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **55 Lawrence Road, Gray, ME 04039**

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 _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

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: **11/7/22** 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? _____~~

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Front Yard**
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: **No Comments**

Source of Section I information: **Seller**

Authentisign ID: A6B83444-A5C2-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **55 Lawrence Road, Gray, ME 04039**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ 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: _____

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

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **Backyard** OR ☐ Unknown

Date installed: **1991** Date last pumped: **11/2/26** Name of pumping company: **Jim Rogers Septic Services**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

~~If Yes, give the date and describe the problem:~~ _____

Date of last servicing of tank: **N/A** Name of company servicing tank: _____

Leach Field: ..... ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Back of House**

Date of installation of leach field: **1991** Installed by: **Unknown**

Date of last servicing of leach field: **Unknown** Company servicing leach field: **Unknown**

Have you experienced any malfunctions? ..... ☐ Yes ☒ No

~~If Yes, give the date and describe the problem and what steps were taken to remedy:~~ _____

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: **Septic Design shows 1989 signatures, but home built in 1991. Assuming 1991 for year installed**

Source of Section II information: **Seller, Septic Design, Town Hall File**

Authentisign ID: A6B83444-A5C2-F111-BF5B-000D3A4FF82A

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**	**Ventless Gas Stove**		
Age of system(s) or source(s)	**2006 (previous disclosures)**	**Unknown**		
TYPE(S) of Fuel	**Oil**	**Propane**		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**2025- 500G**	**Unknown**		
Name of company that services system(s) or source(s)	**ABG Heating**	**Unknown**		
Date of most recent service call	**10/2024**	**9/2023**		
Malfunctions per system(s) or source(s) within past 2 years	**None**	**None**		
Other pertinent information		**Cannot find receipt for the name**		

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

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

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

If Yes, date: **10/24**

Comments: **Propane Fireplace on lower level rarely used. Pilot lit in winter. Remote controlled Thermostat**

Source of Section III information: **Seller**

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? ..... [ ] Yes [ ] No [X] Unknown

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

~~If no longer in use, how long have they been out of service? _____~~

~~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): _____ Size of tank(s): _____~~

~~Location: _____~~

Authentisign ID: A6B83444-A5C2-F111-BF5B-000D3A4FF82A

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

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

Comments: **Seller has no knowledge of any underground storage tanks on the property previously or currently**

Source of information: **Seller, 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:	☐ Yes	☐ No	☒ Unknown

Comments: **Seller has no knowledge of any asbestos on the property previously or currently**

Source of information: **Seller, Previous Disclosures**

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: **6/13/2014** By: **Northeast Laboratory Services**

Results: **Dector A 5.7, Dector B 6.7**

If applicable, what remedial steps were taken? **None**

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

Are test results available? ☒ Yes ☐ No

Results/Comments:

Source of information: **Seller, Northeast Labratory Services**

D. RADON/WATER - 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: **Seller has no knowledge of any radon in the water on the property previously or currently**

Source of information: **Seller, Previous Disclosures**

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

Comments: **Seller has no knowledge of any methamphetamine on the property previously or currently**

Source of information: **Seller**

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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:~~

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

~~If Yes, describe:~~

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

Comments: **No Comments**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **No Others**

Source of information: **Seller, 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:~~

Source of information: **Seller, Deed (60 foot right of way extinguished)**

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?~~

~~Road Association Name (if known):~~

Source of information: **Seller**

Authentisign ID: A6B83444-A5C2-F111-BF5B-000D3A4FF82A

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:~~ _____

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

~~If Yes, explain:~~ _____

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

~~If Yes, explain:~~ _____

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:~~ _____

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:~~ _____

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?

_____

~~Relevant Panel Number:~~ _____ ~~Year:~~ _____ ~~(Attach a copy)~~

~~Comments:~~ _____

Source of Section VI information: **FEMA Flood Map**

Authentisign ID: A6B83444-A5C2-F111-BF5B-000D3A4FF82A

PROPERTY LOCATED AT: **55 Lawrence Road, Gray, ME 04039**

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?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **Homestead Exemption**

Is a Forest Management and Harvest Plan available?..... [ ] Yes [ ] No [X] 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 [X] Unknown

~~If Yes, explain:~~

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: **Propane Tank**

From Whom: **Frederick Brothers Oil & Propane**

Year Principal Structure Built: **1991** What year did Seller acquire property? **2014**

Roof: Year Shingles/Other Installed: **2012 (previous disclosures)**

Water, moisture or leakage: **None**

Comments: **No Coments**

Foundation/Basement:

Is there a Sump Pump? ..... [ ] Yes [X] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [ ] Yes [X] No [ ] Unknown

Prior water, moisture or leakage? ..... [ ] Yes [X] No [ ] Unknown

Comments: **No Comments**

Mold: Has the property ever been tested for mold? ..... [ ] Yes [ ] No [X] Unknown

~~If Yes, are test results available? ..... [ ] Yes [ ] No~~

Comments: **No Comments**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: _____ [ ] Unknown

Comments: **100 Amp in 2 bay garage, 100 amp in the house, 200 amp in the barn**

Has all or a portion of the property been surveyed? ..... [X] Yes [ ] No [ ] Unknown

If Yes, is the survey available? ..... [X] Yes [ ] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [ ] No [X] Unknown

Comments: **Seller has no knowledge of any defects or hazardous material on the property previously or currently**

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PROPERTY LOCATED AT: **55 Lawrence Road, Gray, ME 04039**

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

Comments: **None**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

Since purchasing the property in 2014, the sellers have lovingly brought this home back to life! New acacia hardwood floors, tiling flooring, upgraded interior and exterior doors, updated the kitchen, bathrooms, windows, painting, decking, and wired whole house generator hookup. Lastly, just this year, the sellers installed new garage doors on the house garage.
Someone is going to love this place!

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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.

Authentisign Theresa L. Grover	10/08/2026	Authentisign Jon T. Grover Jr.	10/08/2026
SELLER	DATE	SELLER	DATE
Theresa L. Grover		**Jon T. Grover Jr.**	
SELLER	DATE	SELLER	DATE

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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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS

Town Or Plantation: GRAY 27-8/A4

Street Subdivision Lot #: 55 LAWRENCE

PROPERTY OWNERS NAME

Last: MILLER First: TAMMY

Applicant Name: Tammy A Miller

Mailing Address of Owner/Applicant (If Different):

Caution: Permit Required

This Subsurface Wastewater Disposal System shall not be installed until a Permit, attached hereto by the Local Plumbing Inspector, authorizing such installation, has been issued in accordance with the Subsurface Wastewater Disposal Rules. Be sure the Permit is posted on the premises during construction.

GRAY 1454 TOWN COPY

Date Permit Issued: 9 28 90 $ 40 FEE ☐ If Double Fee Charged

Richard Gray
Local Plumbing Inspector Signature

L.P.I. # 05OF

Owner/Applicant Statement

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

Tammy A Miller
Signature of Owner/Applicant

9-9-90
Date

Caution: Inspection Required

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

Richard Gray
Local Plumbing Inspector Signature

9/28/90
Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. ☑ NEW SYSTEM
2. ☐ REPLACEMENT SYSTEM
3. ☐ EXPANDED SYSTEM
4. ☐ EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI
5. ☐ SYSTEM COMPLIES WITH RULES
6. ☐ CONNECTED TO SANITARY SEWER
7. ☐ SYSTEM INSTALLED – P# _____
8. ☐ SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED _____
THE FAILING SYSTEM IS:
1. ☐ BED 3. ☐ TRENCH
2. ☐ CHAMBER 4. ☐ OTHER: _____

SIZE OF PROPERTY: APPROX. 2AC.

ZONING:

THIS APPLICATION REQUIRES:
1. ☑ NO RULE VARIANCE
2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form
3. ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
   a. ☐ Requiring Local Plumbing Inspector Approval
   b. ☐ Requires State and Local Plumbing Inspector Approval
4. ☐ MINIMUM LOT SIZE VARIANCE

DISPOSAL SYSTEM TO SERVE:
1. ☑ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☐ OTHER _____ SPECIFY

INSTALLATION IS:
COMPLETE SYSTEM
1. ☑ NON-ENGINEERED SYSTEM
2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. ☐ ENGINEERED (+2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:
4. ☐ TREATMENT TANK (ONLY)
5. ☐ HOLDING TANK _____ GAL
6. ☐ ALTERNATIVE TOILET (ONLY)
7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY)
8. ☐ ENGINEERED DISPOSAL AREA (ONLY)
9. ☐ SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY: LOCATE WELL AT LEAST 100' FROM SYSTEM.

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. ☑ SEPTIC: ☑ Regular ☐ Low Profile
2. ☐ AEROBIC

SIZE: 1000 GALS.

WATER CONSERVATION
1. ☑ NONE
2. ☐ LOW VOLUME TOILET
3. ☐ SEPARATED LAUNDRY SYSTEM
4. ☐ ALTERNATIVE TOILET

SPECIFY: _____

PUMPING
1. ☐ NOT REQUIRED
2. ☑ MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. ☐ REQUIRED

DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
3 BEDROOMS

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
8	C

DEPTH TO LIMITING FACTOR: 16.

SIZE RATINGS USED FOR DESIGN PURPOSES
1. ☐ SMALL
2. ☐ MEDIUM
3. ☐ MEDIUM-LARGE
4. ☑ LARGE
5. ☐ EXTRA LARGE

DISPOSAL AREA TYPE/SIZE
1. ☐ BED _____ Sq. Ft.
2. ☑ CHAMBER SA1 Sq. Ft. ☑ REGULAR ☐ H-20
3. ☐ TRENCH _____ Linear Ft.
4. ☐ OTHER: _____

DESIGN FLOW: 272 (GALLONS/DAY)

SITE EVALUATOR STATEMENT

On 6-27-89 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Norman A Scott
Site Evaluator Signature

207
SE#

7-10-89
Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

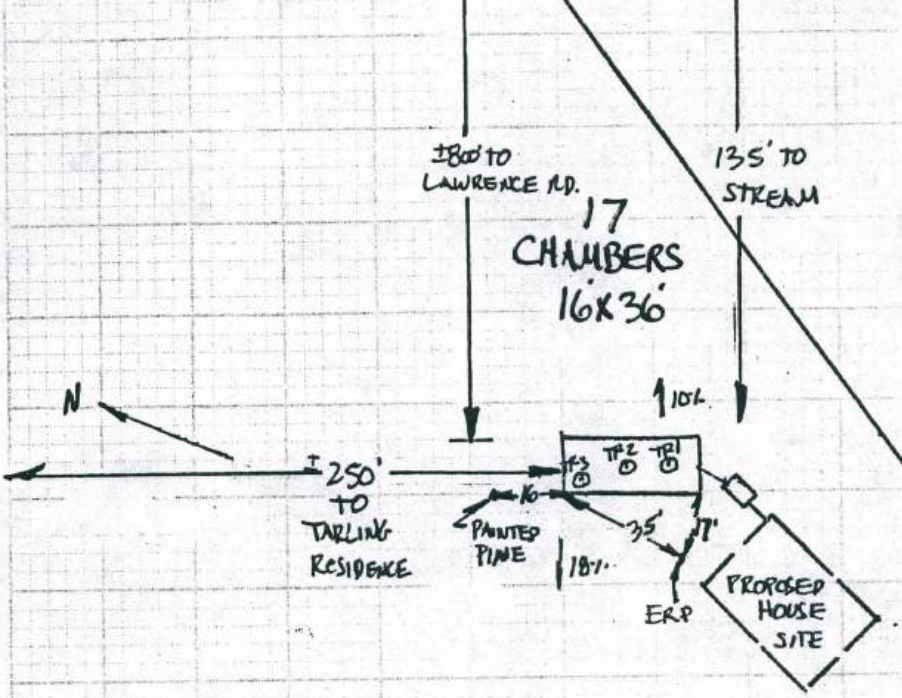
Town, City, Plantation: GRAY

Street, Road, Subdivision: LAWRENCE ROAD

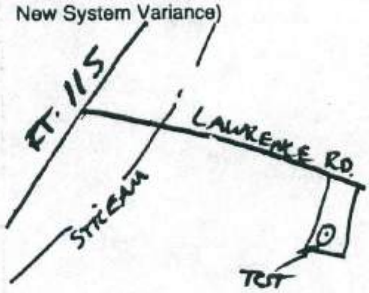
Owners Name: JEFFERY MILLER

SITE PLAN

Scale 1" = 50 Ft.



SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



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

Observation Hole TP-1 ☑ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

	Texture	Consistency	Color	Mottling
0–6	FINE SANDY LOAM	FRIABLE	DK. BRN.	
6–10			LT. YELL BR.	
10–15			OLIVE BRN.	
15–20	SILT LOAM TO FINE SANDY LOAM	FIRM	OLIVE GRAY	FAINT
20–30				
30–40				
40–50				

Soil	Classification	Slope	Limiting Factor	
B (Profile)	C (Condition)	9 %	18"	☑ Ground Water ☑ Restrictive Layer ☐ Bedrock

Observation Hole TP-2 ☑ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

	Texture	Consistency	Color	Mottling
0–6			DK. BRN.	
6–10	FINE SANDY LOAM	FRIABLE	LT. YELL BRN.	
10–15			OLIVE BRN.	
15–20	SILT LOAM TO FINE SANDY LOAM	FIRM	OLIVE GRAY	FAINT
20–30				
30–40				
40–50				

Soil	Classification	Slope	Limiting Factor	
B (Profile)	C (Condition)	9 %	16"	☑ Ground Water ☑ Restrictive Layer ☐ Bedrock

Norman L. Scott
Site Evaluator Signature

207
SE#

7-10-89
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation: GRAY

Street, Road, Subdivision: LAWRENCE ROAD

Owners Name: JEFFERY MILLER

SITE PLAN

Scale 1" = _____ Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)

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

Observation Hole TP3 ☑ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	FINE SANDY LOAM	FRIABLE	DK. BRN.	
6			OLIVE YELL. BRN.	
10				
15	SILT LOAM TO FINE SANDY LOAM	FIRM	OLIVE GRAY	FAINT
20				
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	
3 (Profile)	C (Condition)	9 %	16	☑ Ground Water ☑ Restrictive Layer ☐ Bedrock

Observation Hole _____ ☐ Test Pit ☐ Boring

_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
30				
40				
50				

Soil	Classification	Slope	Limiting Factor	
_____ (Profile)	_____ (Condition)	_____ %	_____	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Norman D. Scott
Site Evaluator Signature

207
SE#

7-10-89
Date

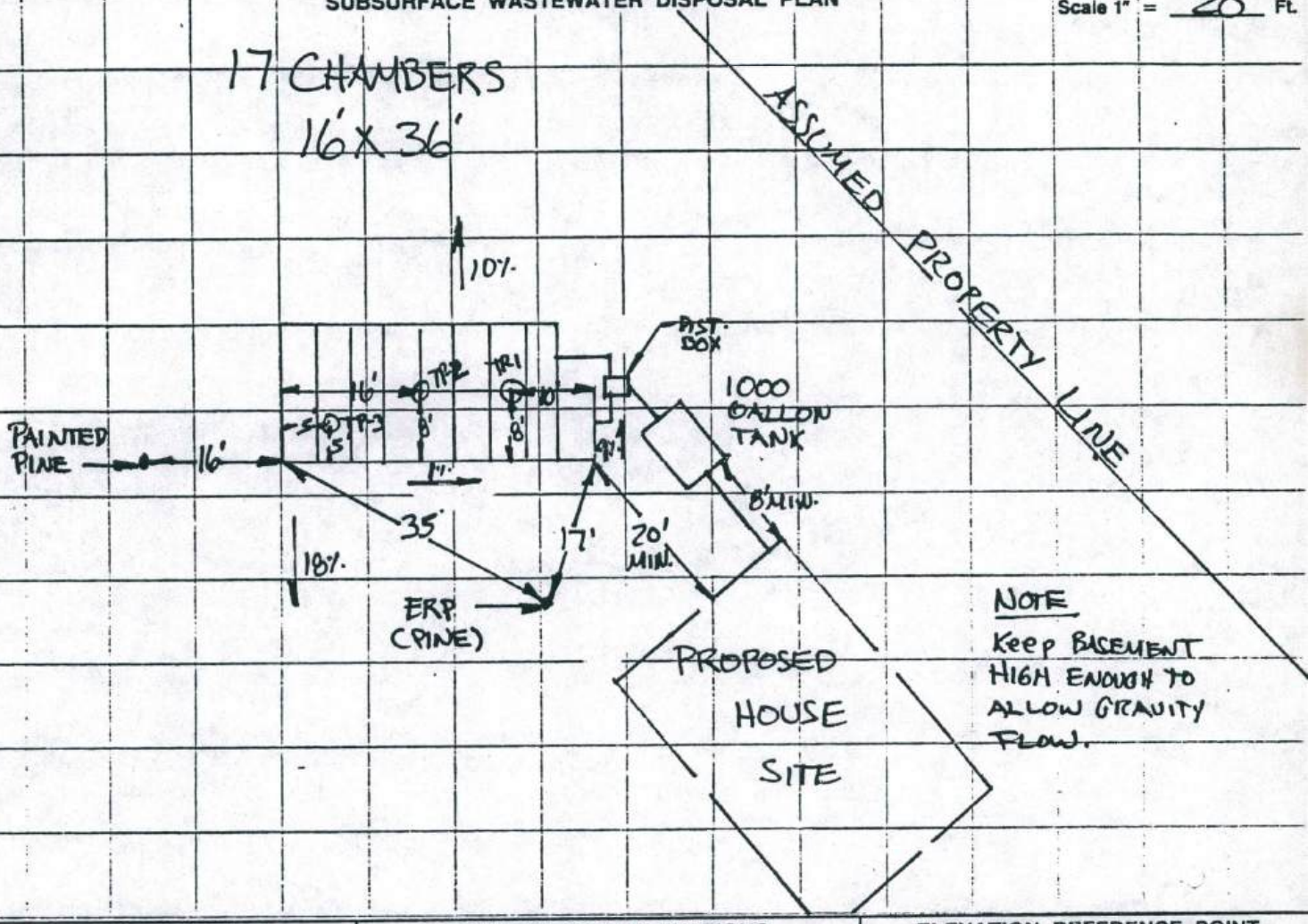
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation	Street, Road, Subdivision	Owners Name
GRAY	LAWRENCE ROAD	JEFFERY MILLER

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft.

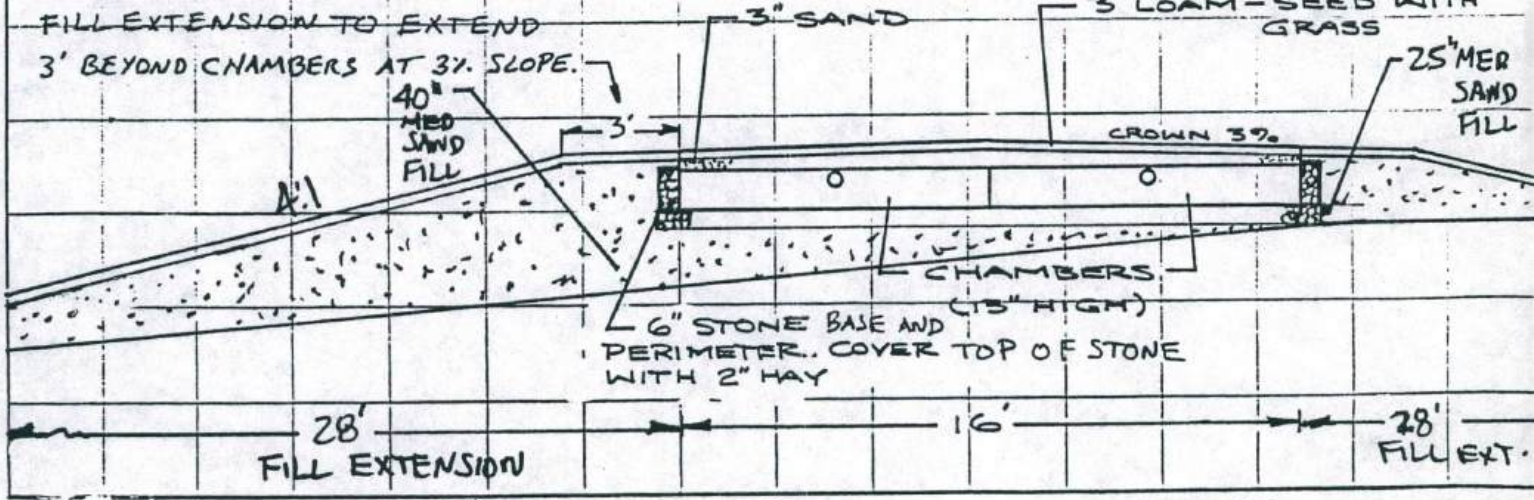


FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	21"	Reference Elevation is	0	CENTER OF ORANGE CROSS ON PINE.
Depth of Fill (Downslope)	40"	Bottom of Disposal Area	-58"	
		Top of Distribution Lines or Chambers	-39"	

DISPOSAL AREA CROSS SECTION (DOWN-SLOPE VIEW)

Scale:
Vertical: 1 inch = 5 Ft.
Horizontal: 1 inch = 5 Ft.

NOTE: SCARIFY GROUND SURFACE BELOW FILL.
CHAMBER SYSTEM THICKNESS FROM BASE OF CHAMBERS TO TOP OF LOAM: 25"
FILL EXTENSION TO EXTEND 3' BEYOND CHAMBERS AT 3% SLOPE.



Norman A Scott
Site Evaluator or Professional Engineer's Signature

207
SE # / PE #

7-10-89
Date

A & L LABORATORY
A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.
155 Center Street, Building C, Auburn, Maine 04210
Phone (207) 784-5354 website www.allaboratory.com

Laboratory Report

Water Treatment Equipment Inc
915 US Route One
Yarmouth, ME 04096-6931

Date Printed:	**11/07/2022**
Work Order #:	**2211-00628**
Client Job #:	
Date Received:	**11/03/2022**
Sample collected in:	**Maine**

Attached please find results for the analysis of the samples received on the date referenced above.

Unless otherwise noted in the attached report, the analyses performed met the requirements of the analyzing laboratory's Quality Assurance Plan, Standard Operating Procedures and State Accreditation. This certificate shall not be reproduced, except in full, without the written approval of the analyzing laboratory. The results presented in this report relate to the samples listed on the following pages in the condition in which they were received. Accreditation for each analyte is identified by the * symbol following the analyte name. Location of our analyzing laboratory is identified by the code in the Analyst Column.

A & L Laboratory:
Identified by ME in Analyst Column
155 Center Street, Auburn, Maine 04210
www.allaboratory.com

Granite State Analytical Services LLC:
Identified by NH in Analyst Column
22 Manchester Road, Derry, NH 03038
www.granitestateanalytical.com

Nashoba Analytical:
Identified by MA in the Analyst Column
31A Willow Road, Ayer, MA 01432
www.nashobaanalytical.com

ANALYSIS RELATED NOTES:

- RL: "Reporting limit" means the lowest level of an analyte that can be accurately recovered from the matrix of interest.
- DF: "Dilution factor" means the ratio of the volume of the sample to the volume of the final (dilute) solution.
- MDL: "Minimum Detection Limit" means the minimum result which can be reliably discriminated from a blank with a predetermined confidence level.
- A & L Laboratory / Granite State Analytical Services LLC / Nashoba Analytical. accreditation lists can be found on our websites listed above.
- Subcontracted samples will be identified by the Accreditation number of the subcontract laboratory in the analyst field for each analyte and the appropriate laboratory will be listed here. None
- Data Qualifiers (DQ) Flags provide additional information in regards to the receipt, analysis or quality control of a sample. These are indicated under the DQ Flags Column on your report and listed here if necessary: Data Qualifier (DQ) Flags: None

SAMPLE STATE SPECIFIC NOTES:

- The thermal preservation requirement of 4ºC for nitrate & nitrite has been waived by the Maine CDC for all samples submitted to the Drinking Water Program.

Additional Narrative or Comments: None

We appreciate the opportunity to provide you with laboratory services. If you have any questions regarding the enclosed report, please contact the laboratory and we will be happy to assist you.

Rebecca L. Labranche
Laboratory Director

A & L LABORATORY

A DIVISION OF GRANITE STATE ANALYTICAL SERVICES, LLC.

155 Center Street, Building C, Auburn, Maine 04210

Phone (207) 784-5354 website www.allaboratory.com

CERTIFICATE OF ANALYSIS FOR DRINKING WATER

DATE PRINTED: 11/07/2022
CLIENT NAME: Water Treatment Equipment Inc
CLIENT ADDRESS: 915 US Route One
Yarmouth, ME 04096-6931

SAMPLE ID #: 2211-00628-001
SAMPLED BY: Butch
SAMPLE ADDRESS: Grover
55 Lawrence Road
Gray ME 04039
MORE LOC INFO: POU Adedge

Legend	
Passes	✓
Fails EPA Primary	⊗
Fails EPA Secondary	▼
Fails State Guideline	✕
Attention	⚠

DATE AND TIME COLLECTED: 11/02/2022 12:30PM
DATE AND TIME RECEIVED: 11/03/2022 07:30AM
ANALYSIS PACKAGE: A & L Arsenic-ME
RECEIPT TEMPERATURE: 20° CELSIUS
CLIENT JOB #:

Test Description	Result	Test Units	Pass /Fail	DQ Flag	RL	Limit	Method	Analyst	Date - Time Analyzed
Arsenic*	<0.001	mg/L	✓		0.001	0.010 mg/L	EPA 200.8	DG-NH	11/04/2022 01:03PM

Rebecca L. Labranche
Laboratory Director

Authentisign ID: 256B279F-61C2-F111-BF5B-000D3A4FF82A

Doc#: 33838 Bk:31665 Pg: 38

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Tammy J. Tarling, formerly known as Tammy Miller and Tammy Ghazzali** of **55 Lawrence Road Gray, ME** for consideration paid grants to **Theresa L. Grover and Jon T. Grover, Jr.** of **25 Wander R Way, North Yarmouth, ME** with WARRANTY COVENANTS, as joint tenants, the premises in the **Town** of **Gray,** County of **Cumberland** and State of **Maine**, being more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **Tammy J. Tarling** has caused this instrument to be signed this 24 **day of July, 2014**

MAINE REAL ESTATE TAX PAID

Tammy Tarling
Tammy J. Tarling

Authentisign TJG Authentisign JTG

Witness

State of **Maine**
County of **Cumberland**

Then personally appeared before me this 24 day of **July** , **2014** the said **Tammy J. Tarling**
and acknowledged the foregoing to be her voluntary act and deed.

~~Notary Public~~/Maine Attorney at Law
~~Commission Expiration:~~

Charles H. McLaughlin
attorney-at-law

Authentisign ID: 25[illegible]279F-61C2-F111-BF5B-000D3A4FF82A

File Number: **14-0689**

EXHIBIT "A"

LEGAL DESCRIPTION

A certain parcel of land situated off the southwesterly assumed sideline of the Lawrence Road, so-called, in the Town of Gray, County of Cumberland and State of Maine, viz:

Beginning at a point at the most northwesterly corner of the land now or formerly of Cape Builders as described in deed recorded at the Cumberland County Registry of Deeds in Book 7265, Page 317, said point being located three hundred (300) feet southwesterly by the land of Cape Builders from the southwesterly assumed sideline of Lawrence Road;

Thence along remaining land of Walter E. Tarling, et ux., .for the following described courses and distances: South ZERO (0) DEGREES FIFTY (50) MINUTES TWENTY FIVE (25) SECONDS East, a distance of ONE HUNDRED TWENTY ONE AND SIXTY ONE HUNDREDTHS (121.61) FEET to an iron set;

Thence, South TWENTY NINE (29) DEGREES THIRTY FIVE (35) MINUTES FORTY THREE (43) SECONDS West, a distance of ONE HUNDRED FORTY EIGHT AND SIXTY SIX HUNDREDTHS (148.66) FEET to an iron set;

Thence South FORTY NINE (49) DEGREES FOURTEEN (14) MINUTES FIFTY SEVEN (57) SECONDS West, a distance of TWO HUNDRED FIFTY FIVE AND ZERO HUNDREDTHS (255.00) FEET to an iron set;

Thence South FORTY (40) DEGREES FORTY FIVE (45) MINUTES FIVE (5) SECONDS East, a distance of ONE HUNDRED FIFTY AND ZERO HUNDREDTHS (150.00) FEET to an iron set on the northerly sideline of a sixty (60) foot wide right of way;

Thence North FORTY NINE (49) DEGREES FOURTEEN (14) MINUTES FIFTY SEVEN (57) SECONDS East, along said right of way, a distance of THREE HUNDRED NINETY FIVE AND ZERO HUNDREDTHS (395.00) FEET to an iron set;

Thence North FORTY (40) DEGREES FORTY FIVE (45) MINUTES FIVE (5) SECONDS West, and continuing along said right of way, a distance of TWENTY AND EIGHTY SIX HUNDREDTHS (20.86) FEET to an iron set;

Thence North FORTY SEVEN (47) DEGREES FIFTY EIGHT (58) MINUTES FIFTY FIVE (55) SECONDS East, continuing along said right of way, a distance of EIGHTY FOUR AND FORTY ONE HUNDREDTHS (84.41) FEET to a point and remaining land of Walter E. Tarling, et ux.;

Thence North FORTY TWO (42) DEGREES FIVE (5) MINUTES FIFTY SIX (56) SECONDS West, along remaining land of said Tarlings and the land now or formerly of Cape Builders, a distance of TWO HUNDRED SEVENTY AND SIXTY THREE HUNDREDTHS (270.63) FEET to the point of beginning.

Also another certain parcel of land on the southwesterly assumed sideline of the Lawrence Road in the

Authentisign JTG Authentisign TLG

AuthentiSign ID: 2956279F-61C2-F111-BF5B-000D3A4FF82A

Town of Gray, County of Cumberland and State of Maine, viz: (formerly being described as a 60 foot wide strip of land being a right of way)

Beginning at an iron rod set on the northwesterly corner of the right of way herein described and on the southwesterly assumed sideline of Lawrence Road, so-called, and being the most southeasterly corner of land now or formerly of Walter E. Tarling, et ux., as described in deed recorded at the Cumberland County Registry of Deeds in Book 8798, Page 127;

Thence South FORTY SEVEN (47) DEGREES FIFTY EIGHT (58) MINUTES FIFTY FIVE (55) SECONDS West, a distance of THREE HUNDRED EIGHTY TWO AND TEN HUNDREDTHS (382.10) FEET to an iron rod set;

Thence South FORTY (40) DEGREES FORTY FIVE (45) MINUTES FIVE (5) SECONDS East, a distance of TWENTY AND EIGHTY SIX HUNDREDTHS (20.86) FEET to an iron rod set;

Thence South FORTY NINE (49) DEGREES FOURTEEN (14) MINUTES FIFTY SEVEN (57) SECONDS West along the above-described parcel, a distance of THREE HUNDRED NINETY FIVE AND ZERO HUNDREDTHS (395.00) FEET to an iron rod set;

Thence at a right angle South FORTY (40) DEGREES FORTY FIVE (45) MINUTES FIVE (5) SECONDS East, a distance of SIXTY (60) FEET to the most southerly boundary of said right of way and land now or formerly of Cormier as described in deed recorded at Cumberland County Registry of Deeds in Book 4857, Page 157;

Thence North FORTY NINE (49) DEGREES FOURTEEN (14) MINUTES FIFTY SEVEN (57) SECONDS East, along land of said Cormier, a distance of FOUR HUNDRED FIFTY THREE AND TEN HUNDREDTHS (453.10) FEET, more or less, to the boundary of land now or formerly of Brautigam, as described in deed recorded at said Registry in Book 3426, Page 56;

Thence North FORTY (40) DEGREES FORTY FIVE (45) MINUTES FIVE (5) SECONDS West, along land of said Brautigam, a distance of TWENTY AND EIGHTY SIX HUNDREDTHS (20.86) FEET, more or less, to a point;

Thence North FORTY SEVEN (47) DEGREES FIFTY EIGHT (58) MINUTES FIFTY FIVE (55) SECONDS East, along land of said Brautigam, a distance of THREE HUNDRED TWENTY FOUR AND ZERO HUNDREDTHS (324.00) FEET to an angle iron found on the assumed sideline of Lawrence Road;

Thence North FORTY (40) DEGREES FORTY THREE (43) MINUTES EIGHTEEN (18) SECONDS West, along assumed sideline of Lawrence Road, a distance of SIXTY AND ZERO HUNDREDTHS (60.00) FEET to the point of beginning.

Also another certain parcel of land situated on the southwesterly assumed sideline of the Lawrence Road in the Town of Gray, County of Cumberland and State of Maine, viz:

Beginning at a point marked by an iron found on the southwesterly assumed sideline of the Lawrence Road at the southeasterly corner of land now or formerly of Cape Builders as described in deed recorded at the Cumberland County Registry of Deeds in Book 7265, Page 317;

Thence South FORTY SEVEN (47) DEGREES FIFTY FOUR (54) MINUTES FOUR (4) SECONDS West, by the land of Cape Builders, a.distance of THREE HUNDRED AND ZERO HUNDREDTHS

Authentisign TLG Authentisign JTG

Authentisign ID: 2B6279F-61C2-F111-BF5B-000D3A4FF82A

(300.00) FEET to a point;

Thence South FORTY TWO (42) DEGREES FIVE (5) MINUTES FIFTY SIX (56) SECONDS East, by other land conveyed by deed of Walter E. Tarling and Rose M. Tarling to Tammy J. Miller dated August 31, 1990, a distance of NINETY FIVE AND SIXTY THREE HUNDREDTHS (95.63) FEET to a point on the northerly sideline of a sixty (60) foot wide right of way;

Thence North FORTY SEVEN (47) DEGREES FIFTY EIGHT (58) MINUTES FIFTY FIVE (55) SECONDS East, along said right of way, a distance of TWO HUNDRED NINETY SEVEN AND SIXTY NINE HUNDREDTHS (297.69) FEET to an iron set on the southwesterly assumed sideline of the Lawrence Road;

Thence North FORTY (40) DEGREES FORTY THREE (43) MINUTES EIGHTEEN (18) SECONDS West, along the southwesterly assumed sideline of the Lawrence Road, a distance of NINETY SIX AND EIGHT HUNDREDTHS (96.08) FEET to an iron found at the point of beginning.

Also another certain parcel of land situated off the southwesterly side of the Lawrence Road in the Town of Gray, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at a point marked by and iron rod set at the most southwesterly corner of land conveyed by Walter E. and Rose M. Tarling to Tammy J. Miller by Warranty Deed recorded in Cumberland County Registry of Deeds in Book 8863, Page 99;

Thence south 49° 14' 57" west, by the remaining land of said Tarling, a distance of 15.0 feet to an iron rod set at a corner;

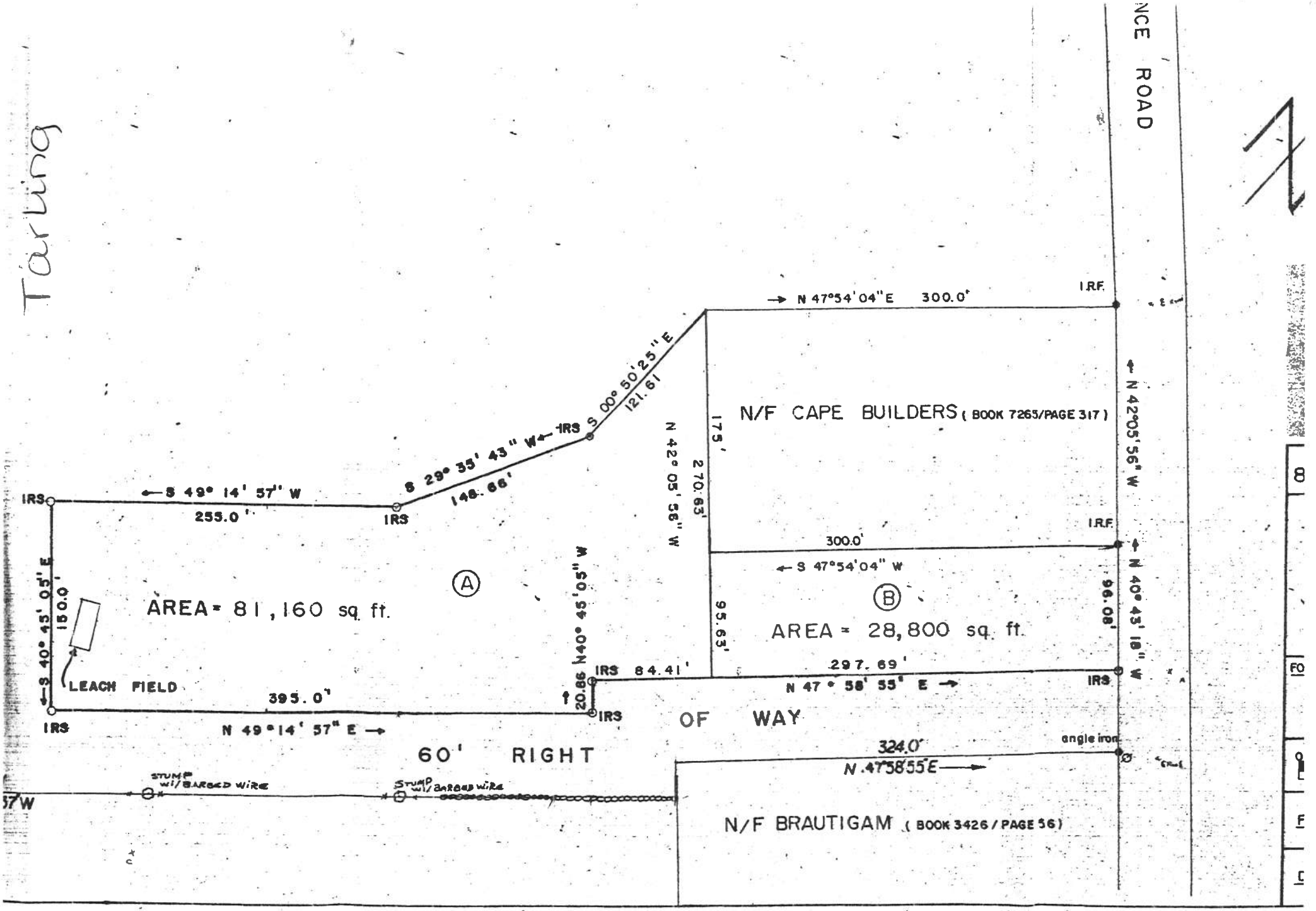
Thence south 40° 45' 03" east, continuing by the land of said Tarling, 150.0 feet to an iron rod set for a corner;

Thence north 49° 14' 57" east, continuing by the land of said Tarling, 15.0 feet to an iron rod set at the aforementioned land of Miller;

Thence north 40° 45' 03" west, by the land of said Miller, 150.0 feet to the iron rod found at the point of BEGINNING.

Authentisign JTG Authentisign TLG

Received
Recorded Register of Deeds
Jul 28,2014 01:04:00P
Cumberland County
Pamela E. Lovley


Tarling
NCE ROAD
N 47°54'04"E 300.0'
I.R.F.
N/F CAPE BUILDERS (BOOK 7265/PAGE 317)
S 00° 50' 25" E
121.61'
S 29° 35' 43" W
IRS
148.66'
S 49° 14' 57" W
255.0'
IRS
IRS
N 42° 05' 56" W
270.63'
175'
N 42°05'56" W
I.R.F.
300.0'
S 47°54'04" W
N 40° 43' 18" W
96.08'
95.63'
AREA = 81,160 sq. ft.
A
B
AREA = 28,800 sq. ft.
S 40° 45' 05" E
150.0'
LEACH FIELD
N 40° 45' 05" W
20.86'
IRS
84.41'
297.69'
N 47° 58' 55" E
IRS
395.0'
N 49° 14' 57" E
IRS
OF WAY
60' RIGHT
angle iron
324.0'
N 47°58'55"E
STUMP w/ BARBED WIRE
STUMP w/ BARBED WIRE
N/F BRAUTIGAM (BOOK 3426/PAGE 56)