

paid ch#
2810

Town of Chebeague Island
Planning Board Application

Map: T02
Lot: 045A

1. APPLICANT

Name: A.E. RUNGE JR
Address: 124 JOHN SMALL ROAD
CHEBEAGUE ISLAND

Telephone:
Cell: 831-8567
Fax: _____
Email: _____

2. OWNER

Name: "
Address: _____

Telephone:
Cell: 831-8567
Fax: _____
Email: _____

3. APPLICANT'S ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER OR SURVEYOR

Name: N.A.
Address: _____

Telephone: _____
Cell: _____
Fax: _____
Email: _____

4. PROJECT

Name of Project: RUNGE FAMILY BURIAL GROUND
Address of Site: 124 JOHN SMALL ROAD

Project Data: Book: 335
Page: 354
Zoning District: IR
Overlay District: _____
Size of Site: 200 sq. Ft.
Minor Subdivision: ✓
Major Subdivision: _____
Other: _____

Map: T02
Lot: 045A
No of Dwellings: 0
No. of Buildings: 0
No. of Lots: _____
Minor Site Plan: ✓
Major Site Plan: _____

5. OTHER INFORMATION:

- a. Is Board of Appeals approval required? No
- b. Are any ordinance waivers requested? Yes _____ No X
(If "yes" attach a list of waivers and reasons for their request.)
- c. Application fee under Town Ordinance: _____

d. This application form and all accompanying materials must be submitted to the Town Administrator at least 21 days prior to the meeting at which it is to be considered by the Planning Board.

The undersigned, being the applicant, owner or legally authorized representatives, states that all the information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statutes and regulations of the Town, State and Federal governments.

A.E. Runge Jr
Signature of applicant, owner or representative

10/22/2025
Date

*Town of Chebeague Island
Site Plan Checklist*

The Town Administrator will first determine if the project will be classified as a major or a minor site plan (Zoning Ordinance Section 206.4). Classification will determine submission requirements. You must review the proposed plan with the Town Administrator before submitting the application in order to receive the appropriate classification.

Major Site Plan: _____ Minor Site Plan: _____

The following list is intended to provide a summary of the submission requirements for site plan review for the Town of Chebeague Island. **Eleven (11) copies of all application materials must be provided.** For precise requirements, please refer to the Town of Chebeague Island Zoning Ordinance, Section 206.7.

- A. Site Inventory and Analysis, Section 206.7.A (Required for Major Site Plans only)**
- 1. Names, address and phone of record owner and applicant _____
 - 2. Names and addresses of all consultants _____
 - 3. Evidence of right, title and interest (deed, option, etc.) _____
 - 4. Evidence of payment of the site inventory and analysis fee _____
 - 5. A plan showing
 - a. name of development, north arrow, date and scale _____
 - b. boundaries of the parcel _____
 - c. relationship of site to surrounding areas _____
 - d. topography _____
 - e. major natural features within 200 feet _____
 - f. existing buildings, structures or other improvements _____
 - g. existing restrictions or easements _____
 - h. location and size of existing utilities or improvements _____
 - i. class D medium intensity soil survey _____
 - j. if private sewage disposal system, a suitable location _____
 - k. tax map and lot number(s) _____
 - 6. A narrative describing the existing conditions and proposed use, etc.
 - a. traffic study _____
 - b. utility study _____
 - c. market studies _____
 - d. other _____
 - 7. A map showing the location of the development _____
 - 8. Request for waivers _____

(list the section number and reason for the request on a separate sheet.)
Note: Section 206.7.B.6 states that the Planning Board may waive any of the submission requirements based upon a written request by the applicant. A waiver

may be granted only if the Board finds that the information is not required to determine compliance with the standards and criteria.

B. Additional General Submission Requirements for both Major and Minor Site Plans (Section 206.7.B)

1. Completed and signed site plan application form
2. Location map showing location of the project.
3. Evidence of right, title or interest (e.g. deed or option)
4. A plan showing
 - a. location of all setbacks, yards and buffers
 - b. boundaries of all contiguous property under control of owner.
 - c. tax map and lot number of the parcel(s)
5. Names and addresses of all property owners within 500 feet
6. Evidence of payment of the application and technical review fees
7. Name, registration number and seal of person who prepared the plan.
8. Evidence of technical and financial capability to carry out the project..

✓
SEE EXHIBIT 206.7.B.2
SEE EXHIBIT 206.7.B.3
SEE EXHIBIT 206.7.B.4(a+b)
" " " "
SEE EXHIBIT 206.7.B.4 C
SEE EXHIBIT 206.7.B.5
X
RANDY R. LOUBIER, P.L.S.
QUEEN HAZELL
NA

C. Documentation of Existing Conditions (Section 206.7.B.3) (Required for both Major and Minor Site Plans)

1. Zoning
2. Boundary survey
3. On the plan (above):
 - a. utilities, including culverts, well and on-site sewage.
 - b. location, names, widths of existing public or private streets/ROW(s)
 - c. location, dimension of ground floor elevation of all existing buildings.
 - d. location, dimension of existing driveways, parking, loading, walkways
 - e. location of intersecting roads and driveways within 200 feet of the site
 - f. location of drainage courses, wetlands, stone walls, graveyards, fences, stands of trees, important or unique features, etc.
 - g. direction of existing surface water drainage across the site and off site
 - h. location, front view, dimensions and lighting of existing signs
 - i. location and dimensions of existing easements and copies of documents

ISLAND RESIDENTIAL
SEE EXHIBIT 206.7.B.4(a+b)
NA.
SEE EXHIBIT 206.7.B.4(a+b)
N.A.
SEE EXHIBIT 206.7.B.4(a+b)
"
"
"
N.A.
SEE EXHIBIT 206.7.B.4(a+b)

4. Location of nearest water supply for fire protection N.A.

D. Proposed Development Activity (Section 206.7.B.4) (Required for Both Major and Minor Site Plans)

1. A narrative describing the proposed project SEE ATTACHED 206.7.D.1
2. Estimated demand for water supply and sewage disposal N.A.
3. Direction of proposed surface water drainage across the site after development, including impacts on downstream properties N.A.
4. Provisions for handling solid wastes N.A.
5. The location, dimensions and materials for driveways, parking and loading areas and walkways N.A.
6. Proposed landscaping and buffering NONE
7. The location, dimensions and ground floor elevation of proposed buildings or expansions N.A.
8. Location of proposed signs. N.A.
9. Location and type of exterior lighting N.A.
10. Location of all utilities including fire protection systems N.A.
11. An estimate of the peak hour and daily traffic generated. N.A.
12. Stormwater calculations and erosion and sedimentation control measures N.A.

E. Additional Submission Requirements for Major Site Plans Only (Section 206.7.B.5)

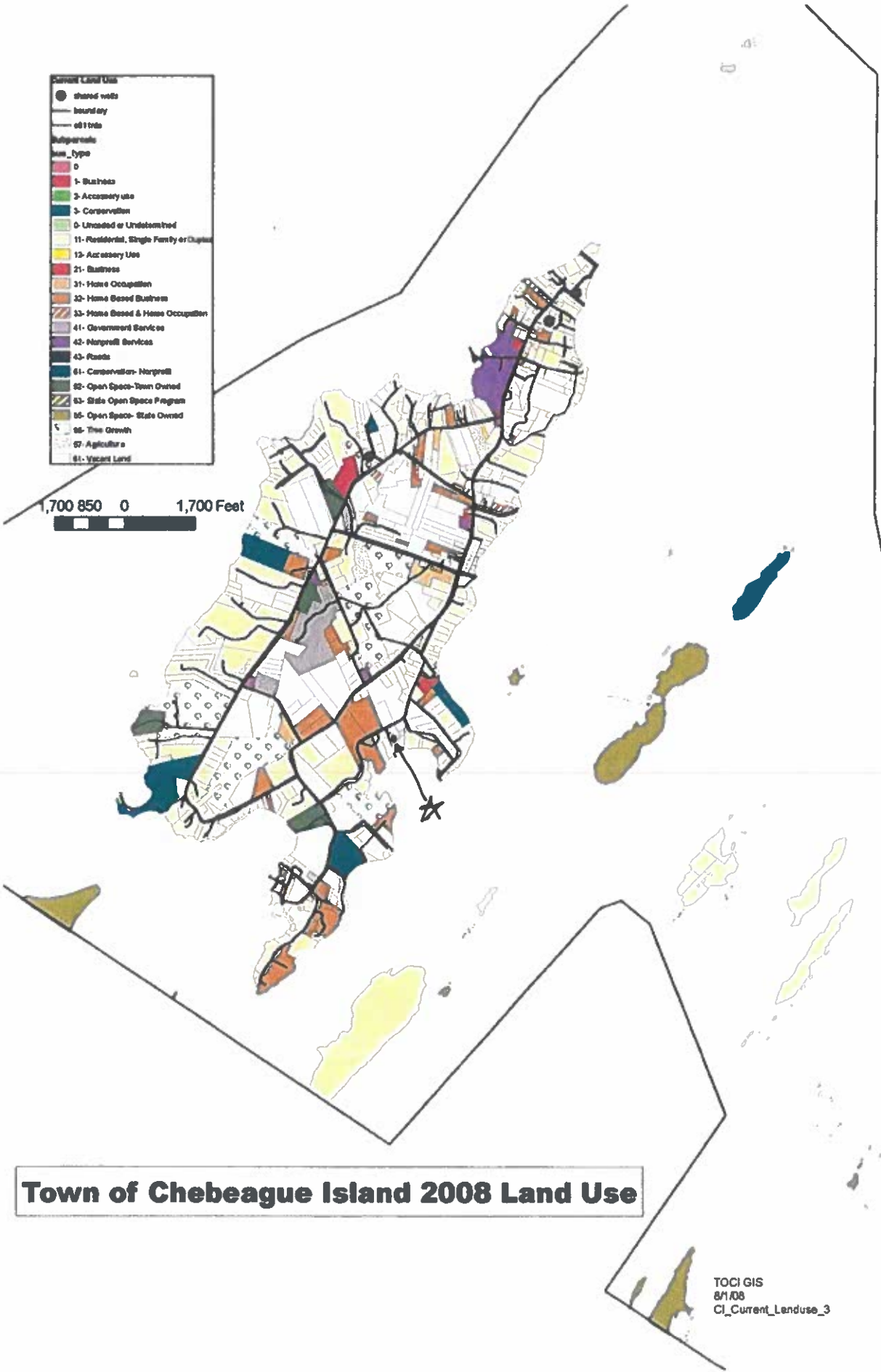
1. A narrative and plan describing how the proposed development plan relates to the site inventory and analysis _____
2. A grading plan showing existing and proposed topography at 2 foot intervals _____
3. A stormwater drainage and erosion control program showing:
- a. the existing and proposed method of handling stormwater runoff _____
 - b. the direction of flow of the runoff, using arrows. _____
 - c. location, elevation and size of all catch basins dry wells, drainage ditches, swales, retention basins and storm sewers _____
 - d. engineering calculations for 25-year storm _____
 - e. methods of controlling erosion during and after construction _____
4. A groundwater impact analysis _____
5. The name, registration number and seal of the architect, engineer, landscape architect or similar professional who prepared the plan _____
6. A utility plan – water, sewage, electrical, telephone etc. _____

- 7. A planting schedule for the landscape plan _____
- 8. A traffic impact analysis _____
- 9. The cost of the proposed development and evidence
of the applicant's financial capacity to complete it. _____

Current Land Use

- shared voids
- boundary
- utility
- Subparcels
- Use_Type
- 0
- 1- Business
- 2- Accessory use
- 3- Corporation
- 0- Unloaded or Unlotteried
- 11- Residential, Single Family or Duplex
- 12- Accessory Use
- 21- Business
- 31- Home Occupation
- 32- Home Based Business
- 33- Home Based & Home Occupation
- 41- Government Service
- 42- Nonprofit Service
- 43- Roads
- 61- Conservation- Nonprofit
- 62- Open Space- Town Owned
- 63- State Open Space Program
- 66- Open Space- State Owned
- 96- Tree Growth
- 97- Agriculture
- 98- Vacant Land

1,700 850 0 1,700 Feet



Town of Chebeague Island 2008 Land Use

**QUITCLAIM DEED
With Covenant**

SUPPLEMENTED WITH EXHIBIT B FOR RE-RECORDING

KNOW ALL PERSONS BY THESE PRESENTS, THAT I, ANNETTE B. KINCAID, of Chebeague Island, Cumberland County, Maine, in consideration of One Dollar (\$1.00) and other valuable considerations, paid by ALFRED E. RUNGE, JR. and MARY KAY MATTIACE, whose mailing address is PO Box 43, Chebeague Island, Maine 04017, the receipt whereof I do hereby acknowledge, do hereby **remise, release, bargain, sell and convey and forever **quitclaim** unto the said ALFRED E. RUNGE, JR. and MARY KAY MATTIACE, as joint tenants and not as tenants in common, their heirs and assigns forever,**

See Attached Legal Description in Exhibit A

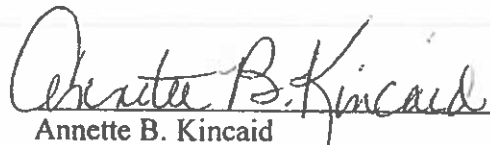
To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said ALFRED E. RUNGE, JR. and MARY KAY MATTIACE, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

AND I do covenant with the said Grantees, their heirs and assigns, that I shall and will **warrant and defend** the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under me.

IN WITNESS WHEREOF, I, the said ANNETTE B. KINCAID, have hereunto set my hand and seal this 11th day of the month of December, 2015.

Signed, Sealed and Delivered
in presence of


Witness


Annette B. Kincaid

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Dec. 12, 2015

Then personally appeared the abovenamed ANNETTE B. KINCAID, and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Maine Attorney At Law

Lewis Holman
Printed Name

EXHIBIT A

An easement across a certain lot or parcel of land located on the southerly side of John Small Road in the Town of Chebeague Island, County of Cumberland and State of Maine and being more particularly bounded and described as follows:

Being the mowing easement described in a deed to the Grantor herein and Donald H. Kincaid from Sarah R. Graves dated June 23, 2014 and recorded in the Cumberland County Registry of Deeds at Book 31608, Page 125. (Donald H. Kincaid died December 1, 2014 leaving the Grantor herein as surviving joint tenant.) The Grantor herein hereby terminates said mowing easement but specifically excepts and reserves for herself, her heirs and assigns forever, all view easement rights over the area encumbered by said mowing easement except for the portion of the view easement area described in the paragraph below.

Also Another easement across said parcel of land being a portion of the view easement described in a deed to the Grantor herein and Donald Kincaid from Sarah Graves dated October 6, 2010 and recorded in said Registry of Deeds at Book 28150, Page 186. Said portion of the view easement is depicted on Exhibit B attached hereto and is marked with an "X" and bounded on 8 numbered sides. The Grantor herein hereby terminates said portion of said view easement. The Grantor herein further understands and agrees for herself and her heirs and assigns that the words "Edge Lawn" as shown on Exhibit B attached hereto just below the "Septic Field Easement" in the area designated "Vacant Lot" on Exhibit B (and as shown on the survey plan from which Exhibit B is reproduced, being the plan entitled "Boundary Survey on John Small Road, Chebeague Island, Maine, Made for Owner of Record Sarah R. Graves" by Owen Haskell, Inc., dated August 31, 2010 and recorded in said Registry of Deeds in Plan Book 210, Page 364, are erroneously shown on the easterly side of the dashed line designating the lawn whereas the lawn is located on the westerly side of said dashed line both for purposes of the easement granted to the Grantor herein and Donald H. Kincaid by Sarah R. Graves in said deed dated October 6, 2010 and recorded in said Registry of Deeds in Book 28150, Page 186, and for purposes of the portion of said view easement retained herein.

Also Another easement across a certain lot or parcel of land located on the southerly side of John Small Road in the Town of Chebeague Island, County of Cumberland and State of Maine and being more particularly bounded and described as follows:

Being a view easement for the benefit of land conveyed by Sarah R. Graves to Alfred E. Runge, Jr. and Mary Kay Mattiace by deed dated June 23, 2014 and recorded in Cumberland County Registry of Deeds in Book 31608, Page 127, said view easement premises being bounded and described as follows:

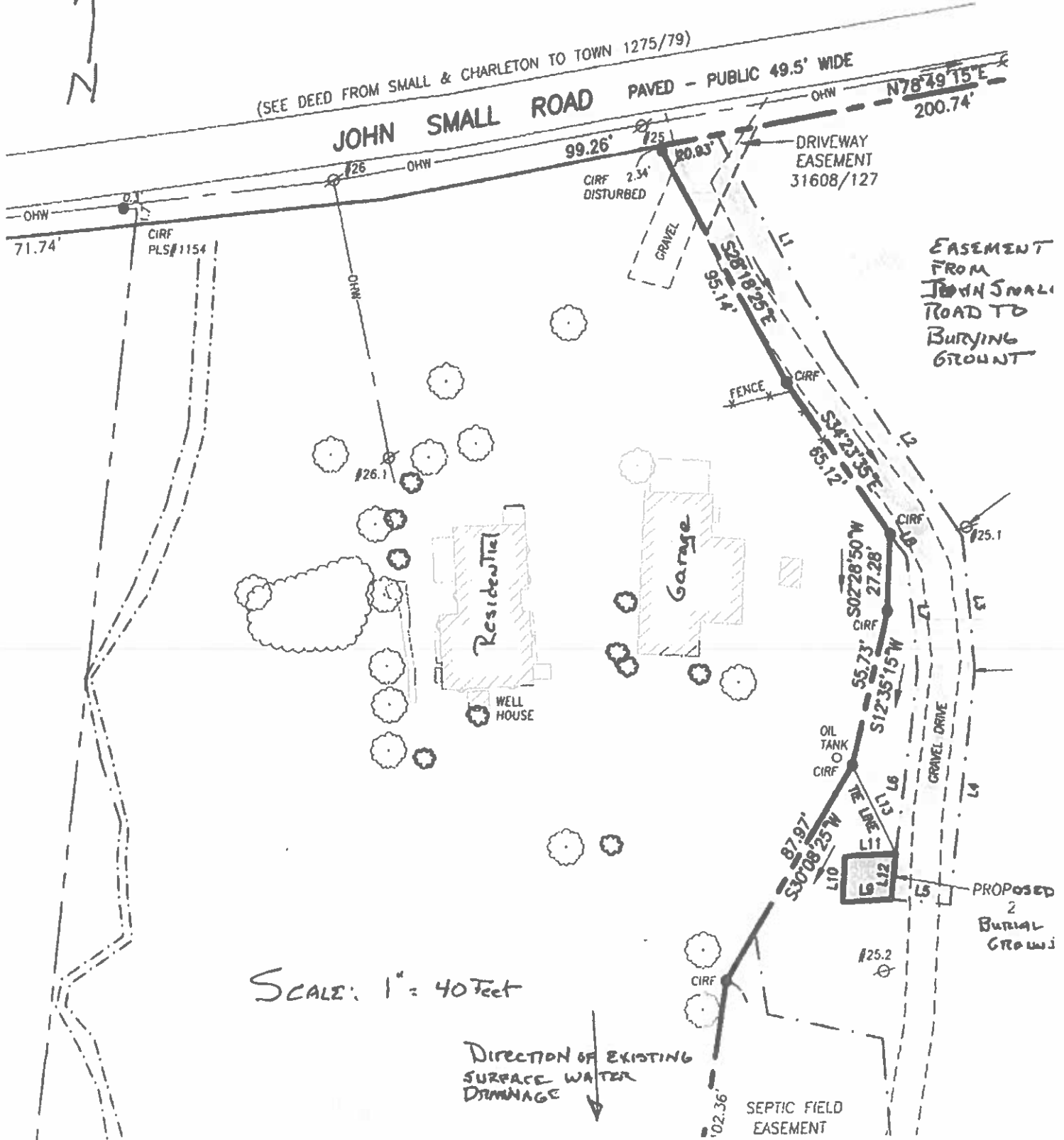
Beginning at a concrete monument set at the southwest corner of said land conveyed by Sarah R. Graves to the Annette B. Kincaid and Donald H. Kincaid by deed dated October 6, 2010 and recorded in said Registry of Deeds in Book 28150, Page 186, at the border of land now or formerly of Beverly R. and Patrick R. Murray as described in a deed dated November 30, 2006 and recorded in said Registry of Deeds in Book 24634, Page 306; thence N 18° 20' 00" W, 75 feet along said Murray boundary line to a point; thence N 54° 33' 05" E across said Kincaid land to a point on the dashed line labelled "Edge Lawn" in the area designated "House Lot" on the plan entitled "Boundary Survey on John Small Road, Chebeague Island, Maine, Made for Owner of Record Sarah R. Graves" by Owen Haskell, Inc., dated August 31, 2010 and recorded in said

Registry of Deeds in Plan Book 210, Page 364, thence following said dashed line generally southeasterly and northeasterly to the boundary line between said "House Lot" and the area designated "Vacant Lot" on said plan; thence S 08° 20' 35" W along said boundary line to a capped iron rod set at the northeasterly end of a Tie Line shown on said plan; thence S 54° 33' 05" W along said Tie Line 200.13' to the point of beginning.

The purpose of the view easement conveyed herein shall be to preserve the existing, unobstructed view of Casco Bay. The owner of the land burdened by the view easement shall not plant, maintain or cultivate any tree, shrubbery, plantings or vegetation, or place or construct any detached structure, including but not limited to, fencing, sheds, gazebos and ornamental figures on or over the view easement premises which exceeds three (3) feet in height. Provided, however, this restriction shall not apply to existing trees or other vegetation which currently exceed three (3) feet in height.

~~Received
Recorded Register of Deeds
Dec 22, 2015 12:04:06P
Cumberland County
Nancy A. Lane~~

206.7.B.4 (a+b)



SCALE: 1" = 40 Feet

DIRECTION OF EXISTING SURFACE WATER DRAINAGE

October 2, 2025

Proposed Legal Description
Cemetery and Access Easement
John Small Road, Chebeague Island, Maine

A certain access easement located on the southerly side of John Small Road in the Town of Chebeague Island, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the southerly side of John Small Road an the northeasterly corner of land now or formerly of Robert L. Levey and Ellen H. Goodman as described in a deed recorded in the Cumberland County Registry of Deeds in Book 9202, Page 172. Thence:

- 1) N 78 49'15" E by said John Small Road a distance of Twenty and 93/100 (20.93) feet to a point;
- 2) S 28 18'21" E a distance of Eighty-Seven and 91/100 (87.91) feet to a point;
- 3) S 34 23'35" E a distance of Seventy-Eight and 78/100 (78.74) feet to a point;
- 4) S 05 07'07" E a distance of Forty-Seven and 46/100 (47.46) feet to a point;
- 5) S 05 50'31" W a distance of Eighty-Three and 08/100 (83.08) feet to a point;
- 6) N 84 09'29" W a distance of Twenty and 00/100 (20.00) feet to a cemetery lot;
- 7) N 05 50'31" E by said cemetery lot a distance of Sixteen and 10/100 (16.10) feet to the northeasterly corner of said cemetery;
- 8) N 05 50'31" E a distance of Sixty-Five and 06/100 (65.06) feet to a point;
- 9) N 05 07'07" W a distance of Forty and 32/100 (40.32) feet to a point;
- 10) N 34 23'35" W a distance of Nine and 46/100 (9.46) feet to a capped iron rod at said land of Levey and Goodman;
- 11) N 34 23'35" W by said land of Levey and Goodman a distance of Sixty-Five and 12/100 (65.12) feet to a capped iron rod;

12) N 28° 18'25" W by said land of Levey and Goodman a distance of Ninety-Five and 14/100 (95.14) feet to the point of beginning.

Bearings are based on magnetic north 1986.

Reference is herein made to a plan entitled "Boundary Survey" made for Alfred Runge by Owen Haskell, Inc. dated October 2, 2025 as recorded in said Registry in Plan Book____, Page____.

↳ The above-described access easement contains 5,884 square feet lying over land now or formerly of Alfred ~~R~~ Runge, Jr. and Mary Kay Mattiace as described in a deed recorded in said Registry in Book 31608, Page 127.

A certain cemetery lot located southerly of, but not adjacent to, John Small Road in the Town of Chebeague Island, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point at the southwesterly corner of the above-described access easement. Thence:

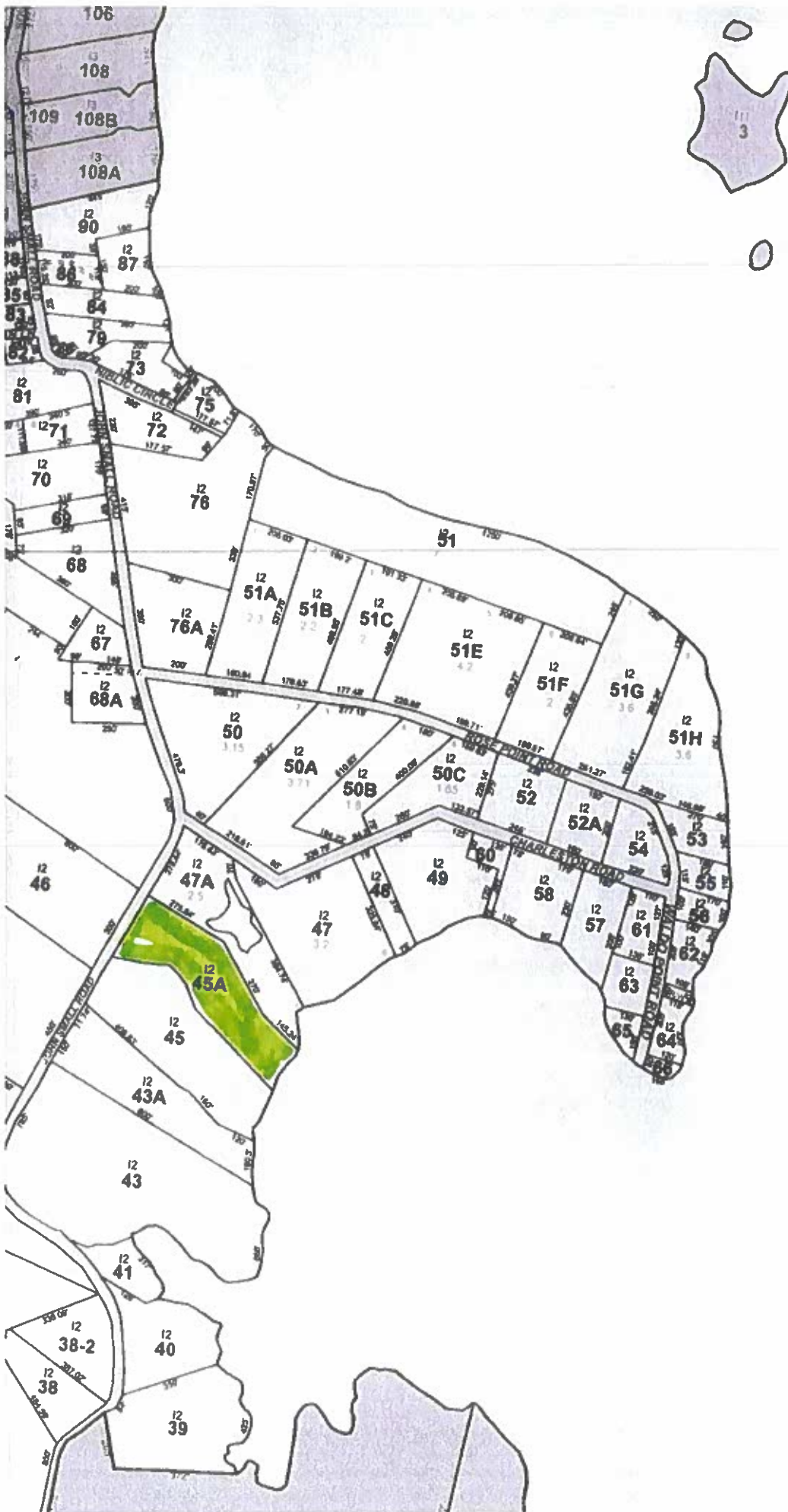
- 1) S 86° 04'31" W a distance of Seventeen and 36/100 (17.36) feet to a point;
- 2) N 02° 39'20" E a distance of Fifteen and 99/100 (15.99) feet to a point;
- 3) N 86° 08'22" E a distance of Eighteen and 26/100 (18.26) feet to a point at the above described access easement, said point being located S 26° 44'46" E a distance of Thirty-Four and 77/100 (34.77) feet from a capped iron rod at land now or formerly of Robert I. Levey and Ellen H. Goodman as described in a deed recorded in the Cumberland County Registry of Deeds in Book 9202, Page 172;
- 4) S 05° 50'31" W by said access easement a distance of Sixteen and 10/100 (16.10) feet to the point of beginning.

Bearings are based on magnetic north 1986.

Reference is herein made to a plan entitled "Boundary Survey" made for Alfred Runge by Owen Haskell, Inc. dated October 2, 2025 as recorded in said Registry in Plan Book____, Page____.

E.
The above-described cemetery lot contains 283 square feet lying over land now or formerly of Alfred R. Runge, Jr. and Mary Kay Mattiace as described in a deed recorded in said Registry in Book 31608, Page 127.

206.7.B.4.c



Section 206.7.B5

Names and addresses of all property owners within 500 feet.

Trish and Mark Landgren, 61B Surrey Lane, Boxford, MA 01921

Ellen Goodman, 20 Chapel St., Apt BPH11, Brookline, MA 02446

Bev and Pat Murray, 191 Gray Road, Falmouth, ME 04105

George Hayden, 71 Cottage Road, Island

Gary J. Ross and Nancy Olney, 139 John Small Road, Island

Section 206.7.D.1

Subject: Site Plan Application for Family Burial Ground at 124 John Small Road

To Whom it May Concern

I am requesting the approval of an approximately 16 x 18 (288 sq. Ft.) Family Burial Ground (FBG) on my property at 124 John Small Road (Lot I02-045B).

The proposed site of the FBG is located on the enclosed plot plan (Sec. 206.7.B.4(b))

The enclosed photo is a visual of the proposed site (enclosed).

I wish to have a tradition green (natural) burial.

Green burials, despite their popularity and location at many off island cemeteries, are not currently accepted at the Chebeague Cemetery.

Green burials and the ashes of cremations are proposed for burial in the proposed FBG. Soil conditions in this area (Stony Sandy Loam - Albert Frick Associates 7/26/2019) are ideal and approved as part of the State registration of this FBG.

Under Section 204.1.B. Item 9 of the TOCIZO, Cemeteries are listed as a use allowed as a special exception and subject to Site Plan Review. Under 206.2. Applicability of Site Plan Review 206.2.D. "New Use" Cemeteries are listed.

The State of Maine defines a FBG under Title 13, Section 1142. This section is a special section that defines Family Burial Ground.

This section separates FBGs from other cemeteries.

The following are the conditions listed under Section 1142 for a FBG:

1. "Recorded in the registry of deeds of the same county"
Owen Haskell has surveyed it and will be registering the FBG and the easement to it from John Small Road.
2. "...and substantially marks the grounds of the burying ground or encloses it with a fence". I have purchased four 6" x 6" x 6' granite

posts to mark the corners of the FBG. Nathan Doughty will be installing them following PB approval.

3. "There be an easement from a public way to provide access ... at reasonable hours." Owen Haskell has surveyed this. See response to 206.7.B.4(b) for plot plan and description.

I further researched FBGs with an Environmental Health Specialist III at the Department of Health and Human Services (Their cemetery expert).

He added that I should also apply the following three conditions:

1. No more than 1/4 acre in size - the proposed plot is 288 square feet.

2. Setback requirements:

A. No less than 100 feet from a residential facility.

The proposed FBG is greater than 100 feet from the nearest residential facility (please refer to site plan).

B. No less than 200 feet from the nearest well.

The proposed FBG is 140 feet from the nearest well.

I have enclosed a letter from the Maine Dept. of H & H allowing a variance of the 200 foot set back requirement and approving the registration of my FBG. As requested by the DHH notarized copy of the approval has been submitted to the TOCI.

A copy of the abutter's consent to developing the FBG , requested by H & H, is also enclosed.

C. No other set back requirements were indicated by the State I can find no applicable set back requirements in the TOCIZO. In response to a question at the 10/14 PB meeting, the proposed FBG is outside the SZ.

The FBG is setback 20+feet from the boundary line.

I look forward to hearing from you and any questions you might have during the Site Plan Review process.

Tad Runge



Janet T. Mills
Governor

Jeanne M. Lambrew, Ph.D.
Commissioner



Maine Department of Health and Human Services
Maine Center for Disease Control and Prevention
11 State House Station
286 Water Street
Augusta, Maine 04333-0011
Tel: (207) 287-8016; Fax (207) 287-9058
TTY: Dial 711 (Maine Relay)

August 5, 2025

Alfred E. Runge, Jr.
124 John Small Road
Chebeague Island, Maine 04017

Subject: Approval, Runge Family Burial Ground, Chebeague Island

Dear Mr. Alfred Runge Jr.:

Thank you for providing supporting documents we received on July 31, 2025 regarding the proposed burial ground. It is our understanding that you wish to establish and register the Runge Family Burial Ground on your property on John Small Road, Chebeague Island pursuant to Maine statutes 30-A M.R.S.A. § 1301 et. seq. and 13 M.R.S.A., Chapter 83.

Based upon the information you submitted, and the plan which you enclosed, it appears that the proposed burial ground conforms to all requirements of Maine statutes aside from the distance proximity nearest to a drinking water well owned by neighbors Patricia J. Landgren of 126 John Small Road. After receiving consent from well owners, the Division is allowing a variance to the rules for construction of the burial ground. Therefore, the Division of Environmental & Community Health approves the registration of the Runge Family Burial Ground, located on John Small Road, Chebeague Island, Cumberland County, as proposed. Notice of this approval shall be recorded in the Cumberland County Registry of Deeds and or with the Clerk of the Town where the burial ground is located.

This letter and the signature form on the following page should be used to record the burial ground with the Cumberland County Registry of Deeds and the Town Office as needed.

If you have any questions, please feel free to contact me at (207) 215-5273.

Sincerely,

Barrett Cosgrove

Barrett Cosgrove

Environmental Health Specialist III
Maine CDC Drinking Water Program
286 Water St, 3rd Floor
11 State-House Station
Augusta, ME 04333-0011
barrett.cosgrove@maine.gov

Letter of ... 2025.d

Open with Google Docs

Patricia J. Landgren
Island Birches, LLC
126 John Small Road
Chebeague Island, ME 04017

July 17, 2025

Mr. Barrett Cosgrove
Environmental Health Specialist III
Maine CDC Drinking Water Program
286 Water Street, 3rd Floor
11. State-House Station
Augusta, ME 04333-0011

Re: Letter of Consent for Tad Runge/Chebeague Island cemetery variance

Dear Mr. Cosgrove:

We have spoken to Mr. Tad Runge who is our neighbor on an adjoining property on John Small Road, Chebeague Island, Maine. It is my understanding that you need consent for Mr. Runge to develop a single plot burial ground on his property, in close proximity to our water well. Mr. Runge personally shared with us his interest in developing his single plot family burial ground, showed us the designated area and discussed his intentions with regard to the type of monument that will be used, and so forth.

I am an authorized member of Island Birches, LLC, sole owner of 126 John Small Road. I hereby consent to Mr. Runge moving forward with his development of the burial ground on his property.

If you have any questions, please do not hesitate to contact me at (978) 479-2529.

Best regards,


Patricia J. Land

This page is to be recorded with Page 1 of 2.

I hereby state that I am the [] owner [] agent for the owner of the property which is the subject of the burying ground registration approved above.

Printed Name: ALFRED E. RUNGE, JR

Signature: *A. E. Runge, Jr* Date: 8/7/25

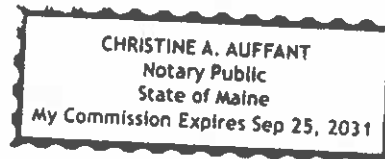
State of Maine
County of Cumberland, Town of Chebeague Island

Then personally appeared the above named Alfred E. Runge, Jr in his her said capacity and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity.

Before me,

Christ A. Auffant
Notary Public


Christine A. Auffant
Printed Name



Section 206.7.B5

Names and addresses of all property owners within 500 feet.

Trish and Mark Landgren, 61B Surrey Lane, Boxford, MA 01921
Ellen Goodman, 20 Chapel St., Apt BPH11, Brookline, MA 02446
Bev and Pat Murray, 191 Gray Road, Falmouth, ME 04105
George Hayden, 71 Cottage Road, Island
Gary J. Ross and Nancy Olney, 139 John Small Road, Island

- 
- I02 - 47 Ellen Goodman ✓
 - I02 - 50A Ellen Goodman ✓
 - I02 - 47A Ellen Goodman ✓
 - I02 - 23 Raymond Gilmartin ✓
 - I02 - 46 George Hayden ✓
 - I02 - 45 Island Birches LLC - Trish and Mark Landgren ✓
 - I02 - 44 Gary Ross + Nancy Olney ✓
 - I02 - 43A Beverly Murray ✓