

APPLICATION FOR BUILDING PERMIT

Town of Machias, Maine

Building Permit request for:

- New Construction Expansion / Alteration
 Moving of Building Reconstruction / Replacement
 Conversion to another or different use

Date application received at Town Office: 3/11/16

Fee Paid \$ 60.00

Recipients Initials: JCP

Receipt # 051

Name of Applicant: Maine Fiber Company - Attn: Tereny Turner or Ron Maynard

(or Agent)

Address of Applicant: 482 Main Street - Suite 100 Portland, Me. 04101

Telephone: 207-358-7461

Address of Building(s): 291 Main Street

Map 17 Lot 3 + 20

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)

place prefabricated equipment shelter net to existing equipment shelter. (see attached plans)

Indicate what other structures are located on the same lot and the uses:

Maine Fiber Company equipment shelter

(Refer to Town of Machias Building Permit Ordinance 01/26/1989 in answering all applicable sections below.)

1. Yes No A waiver or variance is requested. (Attach separate sheet stating the request and reasons why you believe they should be allowed.)
2. Yes No A copy of the applicable town tax map showing lot location is attached.
3. Yes No The property is connected to the Machias Water Co. supply or can be connected. If the property is not, or cannot be connected to the Machias Water Co. supply, water will be provided by:
 Well Spring Other no water will be used
4. Yes No The property is connected to Town of Machias sewer system or can be connected. Attach a copy of the Sewer Entrance Permit and include the location of the connection on the site plan if the project is to be connected to the Town of Machias sewer system.
5. Yes No A soil test has been conducted for installation of a septic system for sewage disposal.
(Attach a copy of test document and diagram of the recommended septic location.)
6. Yes No A site plan showing all items listed in section 4A(3) of Machias Building Permit Ordinance is attached. The site plan should reflect the dimensions of the lot on which construction is to be undertaken specifically to include the road frontage measurement. The plan should also include setback distances for the proposed construction from each boundary and from the public road or private access road.
7. Yes No A copy of the deed, lease, purchase and sales agreement, or other evidence of ownership or control of the real estate is attached.
8. Yes No Will surface water drainage adversely affect any neighboring properties?
9. Yes No Will lighting reflect beyond lot lines or cause annoyance to neighboring properties?
10. Yes No Lot has a minimum of at least 100 feet of frontage on a town road or deeded private way.
11. Yes No The building lot is at least 15,000 square feet in size or larger.
12. Yes No The building setback will be at least 35 feet from the front of the lot.
13. Yes No Side and rear distances from the lot lines are at least 15 feet to proposed building.
14. Yes No The proposed structure will be no more than 50 feet above ground level, including chimneys, stacks or other protrusions that are part of the structure.
15. Yes No There will be safe vehicular entrance and exit to public or private roads that border the lot. (Indicate vehicle driveway on site plan.)
16. Yes No Will the proposed activity involve the installation or change of use of a driveway providing access to a state highway? If so, an entrance permit from the Department of Transportation must be obtained prior to any issuance of permits and attached to this application.
17. There will be 0 off street parking spaces as shown in site plan.

18. Commercial, industrial, and residential structures are required to comply with certain federal and/or state minimum standards and regulations

By initialing the items set forth below, the applicant is acknowledging awareness of, and compliance with, any applicable federal and state regulations and has attached copies of all approved permits that may be required. Indicate below which items apply to this building permit application and certify compliance by initialing the appropriate below:

Water Supply	<u>[initials]</u>	Water Pollution	<u>[initials]</u>	Flood Hazard Development Permit	<u>[initials]</u>
Air Pollution	<u>[initials]</u>	Soil Erosion	<u>[initials]</u>	Maine DOT Entrance Permit	<u>[initials]</u>
Shoreland Zoning	<u>[initials]</u>	Surface Drainage	<u>[initials]</u>	Sewer Connection Permit	<u>[initials]</u>
Sewage Pollution	<u>[initials]</u>	Noise Level	<u>[initials]</u>	Natural Resources Protection Act Permit	<u>[initials]</u>
Other	<u> </u>				

19. Estimated cost of proposed building or structure(s): \$ 86,681.00

20. Name, address and telephone number of contractor or builder: Wireless Construction - Inc. 207-642-5751
40 Blake Road, Standish, Me. 04084

21. I have read and understand the Town of Machias Building Permit Ordinance and hereby make application for a permit based on the information contained above and request the Planning Board to act on this application at its next scheduled monthly meeting.

Signature of Applicant: [Signature] Agent for Maine Fiber Co.

NOTE: Although not required, it is recommended that the applicant, or a duly appointed representative attend the meeting at which the application for a Building Permit is to be considered.

For Planning Board use:

Building Permit: Approved

Denied

By the Planning Board on (Date): _____

Authorized Planning Board Signature: _____



TO: BETSEY FITZGERALD
FROM: TERRY TURNER
RE: MAINE FIBER CO. – BUILDING PERMIT APPLICATION
DATE: MARCH 9, 2016

Below is an overview of information regarding Maine Fiber Co.'s (MFC) building permit application for a second equipment shelter at 527 Main Street in Machias. The proposal meets all the setback requirements. Attached please find

- MFC check in the amount of \$60.00 for the building permit fee
- Executed Building Permit Application
- Additional Information for Building Permit Application Questions
 - 3 – the equipment shelter will not use any water
 - 4 - the equipment shelter will not generate any sewerage
 - 5 – since there will be no sewerage generated no soils test is required
 - 17- there will be no employees onsite needing parking, only occasional visits to maintain the equipment

Please address all questions to Terry Turner, agent for MFC.

SITE LOCATION: 527 MAIN STREET

APPLICANT: Maine Fiber Co.
Terry Turner, agent for MFC
207-358-7461 (office)
207-956-3440 (cell)
tturner@tilsontech.com

PROPERTY OWNER: Donald Hanscom

TOWN CONTACT: Betsey Fitzgerald 207-255-3127

TAX MAP: Map 17 - Lots 3 & 20

DEED: 2952-73 @ Washington County

PROJECT ENG.: Hudson Design Group - Ron Pennimpede
978-766-6305 ron.pennimpede@hudsondesigngroupllc.com

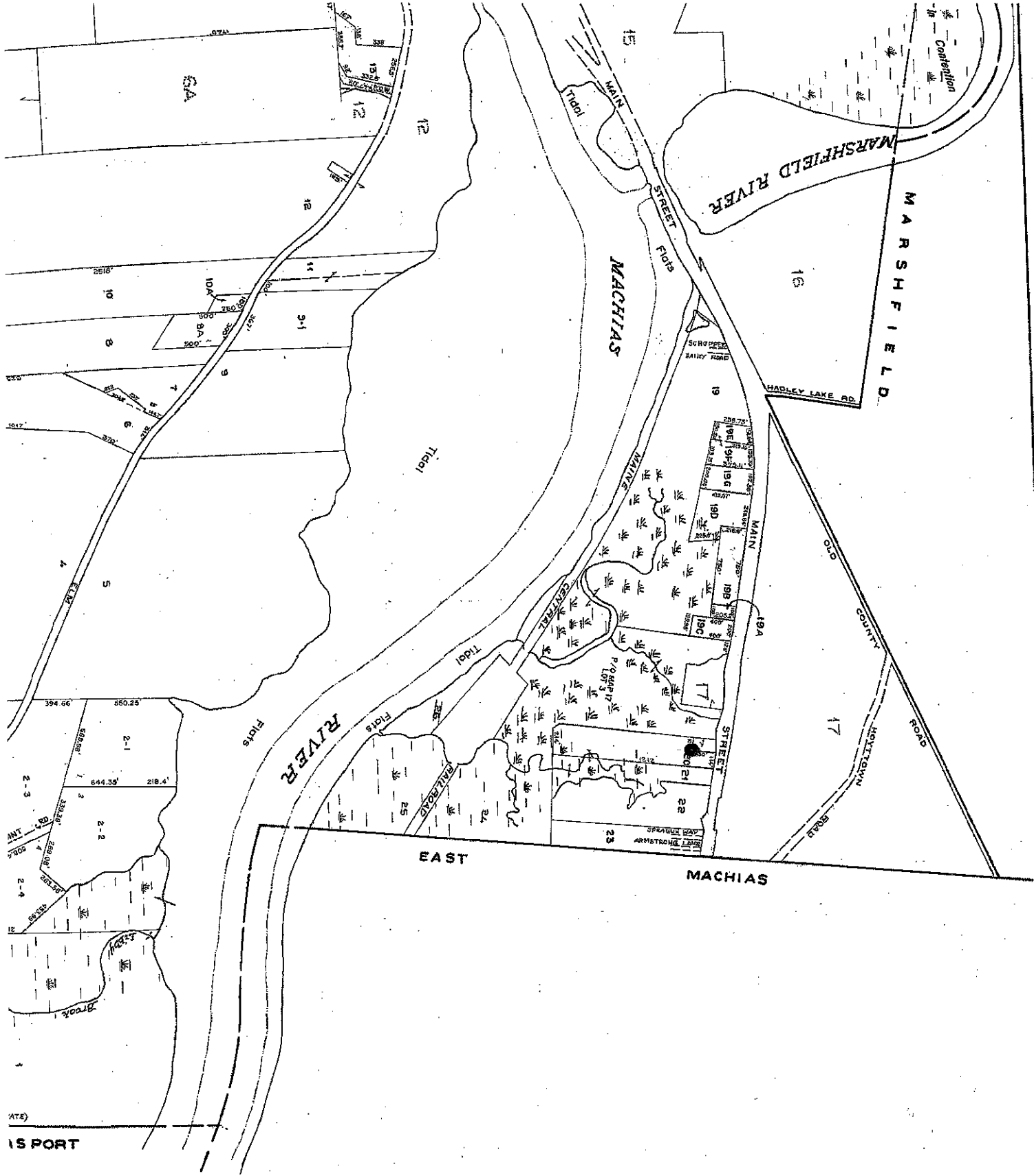
SITE CONTR: Wireless Construction
40 Blake Road
Standish, ME 04084
207-642-5751



TILSON

Terry Turner • Manager, Site Acquisition
(w) 207-358-7461 (m) 207-956-3440
tturner@tilsontech.com
www.tilsontech.com
245 Commercial St. • Suite 203
Portland, ME • 04101

TilsonTech



IS PORT

EAST

MACHIAS

MARSHFIELD RIVER

MARSHFIELD

MACHIAS

RIVER

HADLEY LAKE RD.

OLD COUNTY ROAD

NEWTOWN ROAD

STREET

FIGS

MAIN

STREET

RAIL ROAD

POULTRY

LOTS

ARMSTRONG

SPRINKLER

ARMSTRONG

ARMSTRONG

ARMSTRONG

ARMSTRONG

ARMSTRONG

ARMSTRONG

ARMSTRONG

ARMSTRONG

ARMSTRONG

ARMSTRONG

Contention

GA

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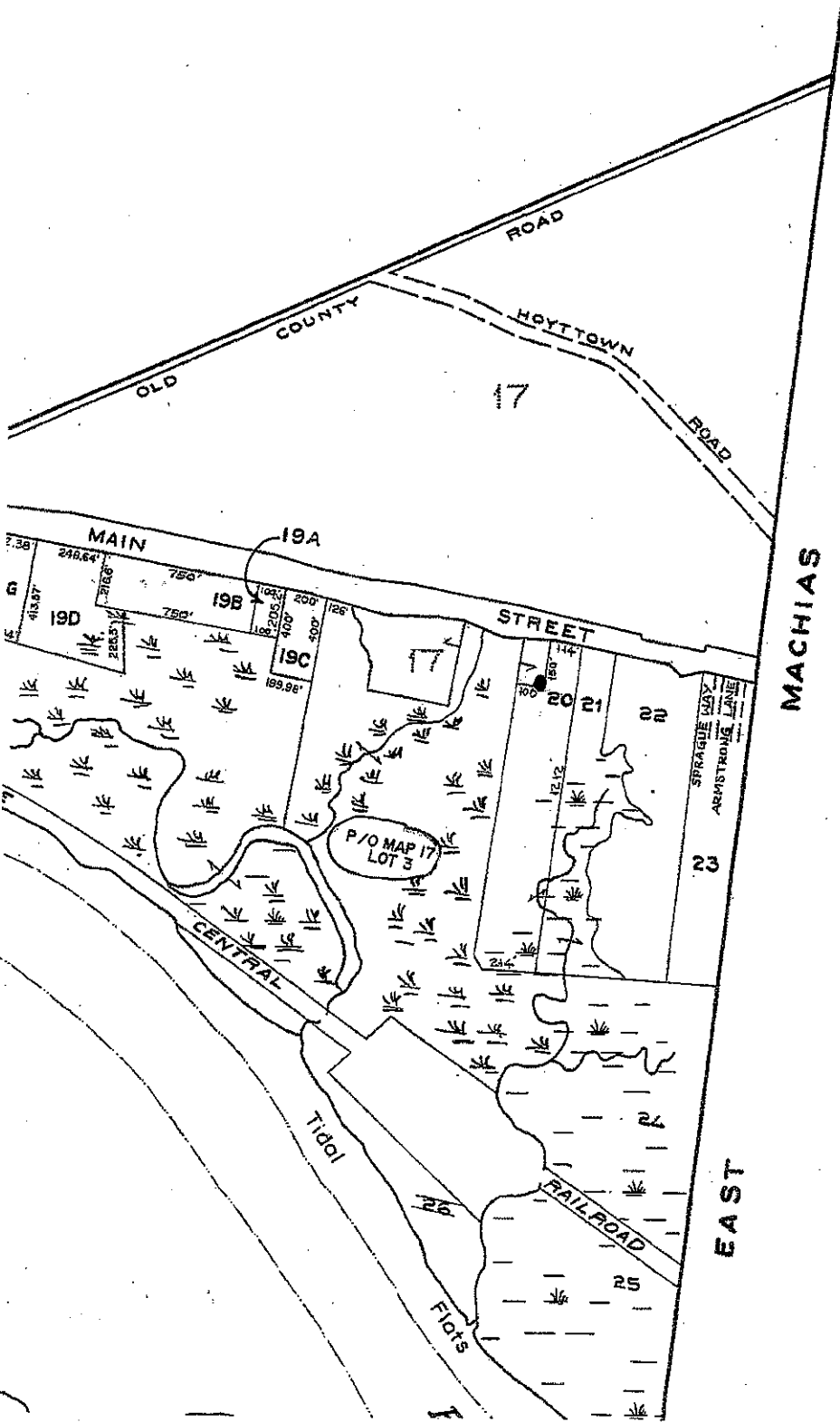
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9

10

11

(ATE)



RECEIVED JUN 24 2015

**FIRST AMENDMENT TO
SHELTER LEASE AGREEMENT**

THIS FIRST AMENDMENT TO SHELTER LEASE AGREEMENT ("**First Amendment**"), dated as of ~~June~~ ^{July} 17, 2015, is entered into by Donald L. Hanscom having a mailing address of 58 Indian Hill Road, Marshfield, ME 04654 (hereinafter referred to as "**Landlord**") and Maine Fiber Company, LLC., a Maine Limited Liability Company, (FKA Maine Fiber Company, Inc.) having a mailing address of 482 Congress Street, Portland, Maine 04101 (hereinafter referred to as "**Tenant**").

WHEREAS, on or about August 23, 2012, Landlord and Tenant entered into a certain Shelter Lease Agreement (the "**Agreement**") pursuant to which the Tenant was granted an option to lease from Landlord certain Property located at 277 Main Street, Town of Machias, State of Maine; and

WHEREAS, the Tenant exercised that option and currently leases the Premises described in the Agreement from the Landlord in accordance with the terms and conditions of the said Agreement; and

WHEREAS, the Tenant desires to lease from Landlord additional space adjacent to the Premises (as depicted as the highlighted area in the attached Exhibit B) and the Landlord desires to lease such additional space, in accordance with the terms and conditions of the Agreement, as amended hereby, with such additional space to become a portion of the Premises under the terms of the agreement.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Landlord and Tenant each agree that:

1. This First Amendment shall become effective upon Tenant's receipt of a Building Permit from the Town of Machias, ME ("**Town**") to build an additional shelter upon the Premise ("**First Amendment Effective Date**"). Tenant shall have 365 days from the date hereof to obtain a Building Permit from the Town and if Tenant has not obtained a Building Permit within 365 days, this First Amendment shall be null and void, provided, however, Tenant may waive the Building Permit condition in writing to Landlord prior to the end of the 365 day period and in such a case, this First Amendment shall be in full force and effect.
2. Tenant shall pay Landlord [REDACTED] on the date hereof.
3. Commencing on the first day of the month following 365 days from the First Amendment Effective Date, Tenant's Rent shall increase by [REDACTED] for each month of the Term.
4. Section 2 of the Agreement is hereby replaced with the following:

"2. LEASE OF PREMISES. Landlord leases to Tenant a certain portion of the Property containing approximately 2,500 square feet and as described on the attached amended **Exhibit B**, (collectively, the "**Premises**") and grants such easements as are necessary for installation and operation of all equipment located in such portion of the Property, together with unrestricted access for Tenant's uses from the nearest public right-of-way along the Property to the Premises."

This First Amendment represents a modification of the original Agreement. Except as expressly modified hereby, the Agreement remains in full force and effect in accordance with its terms. Landlord and Tenant hereby agree that the Agreement, as amended hereby, is and shall be one integrated instrument

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and such instrument constitutes the legal, valid and binding obligation of Landlord and Tenant in accordance with its terms. Landlord and Tenant acknowledge that the Agreement, as amended by this First Amendment, remains in full force and effect and is ratified and reaffirmed in all respects. Capitalized terms used herein without definition shall have the definition given to them in the Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

WITNESSES:

"LANDLORD"

[Signature]
Print Name: Kenneth Robinson

By: [Signature]
Print Name: Donald L. Hanscom
Date: 6-19-15

Print Name: _____

"TENANT"

[Signature]
Print Name: Matthew Allison

MAINE FIBER COMPANY, LLC.

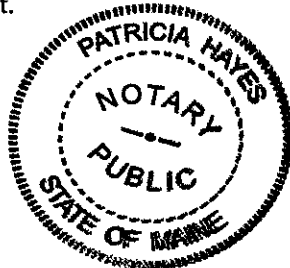
By: [Signature]
Print Name: Dwight C. Allison Jr
Its: Vice President
Date: July 14 2015

Print Name: _____

TENANT ACKNOWLEDGMENT

STATE OF Maine)
COUNTY OF Cumberland) ss:

On the 14th day of July, 2015, before me personally appeared Dwight Allison, and acknowledged under oath that he is the Vice President of Maine Fiber Company LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

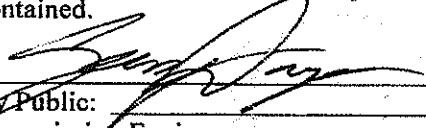


[Signature]
Notary Public: Patricia Hayes
My Commission Expires: April 7, 2018

LANDLORD ACKNOWLEDGMENT

STATE OF Maine)
COUNTY OF Washington) ss:

BE IT REMEMBERED, that on this 19th day of June, 2015 before me, the subscriber, a person authorized to take oaths in the State of Maine, personally appeared Donald E. Hanscom who, being duly sworn on his/her/their oath, deposed and made proof to my satisfaction that he/she/they is/are the person(s) named in the within instrument; and I, having first made known to him/her/they the contents thereof, he/she/they did acknowledge that he/she/they signed, sealed and delivered the same as his/her/their voluntary act and deed for the purposes therein contained.



Notary Public:
My Commission Expires: _____

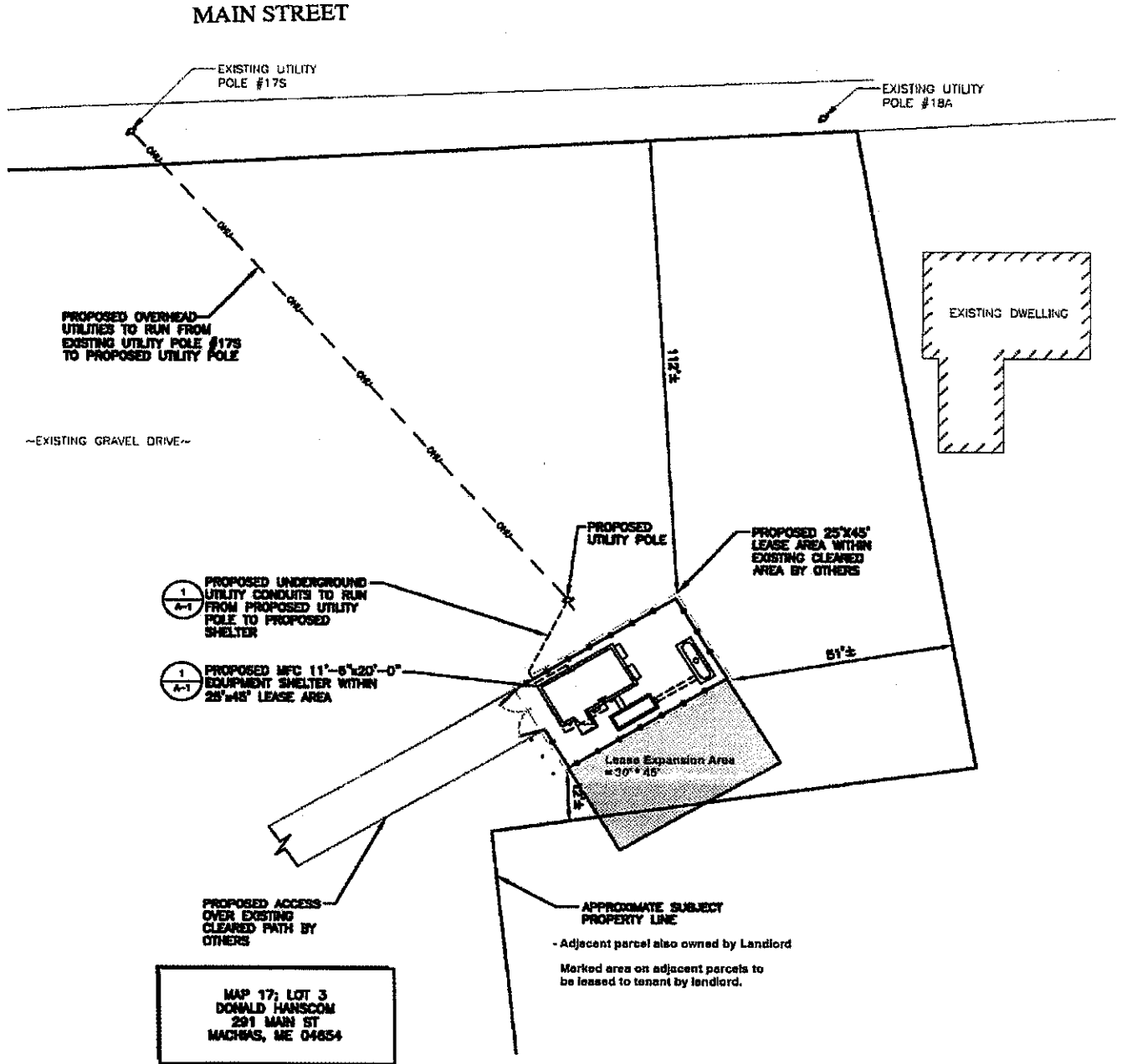
Sean R. Daye
Notary Public, State of Maine
My Commission Expires: April 11, 2021

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AMENDED EXHIBIT B

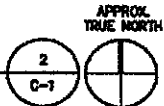
DESCRIPTION OF PREMISES

The lease area (shown in red outline and highlighted in yellow):
(To be updated with final survey/engineered drawings and description)



MAP 17; LOT 3
DONALD HANSCOM
291 MAIN ST
MACHIAS, ME 04854

PARTIAL SITE PLAN
SCALE 1" = 20'

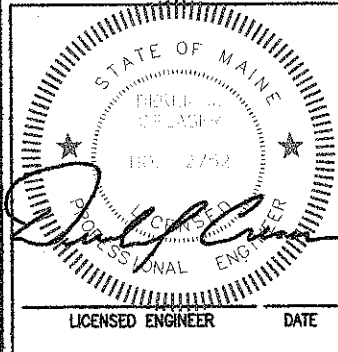


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MFC
Maine Fiber
Company
482 CONGRESS ST.
SUITE 100
PORTLAND, ME 04101

TILSON
FIBER TECHNOLOGY
245 COMMERCIAL STREET, SUITE 203
PORTLAND, ME 04101

Hudson
Design Group Inc
1600 OSBORN STREET
BOX 20 N. SUITE 3050
N. ANDOVER, MA 01845
TEL: (978)-557-5553
FAX: (978)-336-5588



PROJECT DESCRIPTION

1. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
2. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
3. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
4. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT OWNER'S REPRESENTATIVE IN WRITING OF DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

UNDERGROUND SERVICE ALERT

72 HOURS



CALL
BEFORE YOU DIG



CALL TOLL FREE 1-888-DIG-SAFE

OR CALL 811

UNDERGROUND SERVICE ALERT

REVISIONS

REV. #	DATE	DESCRIPTION
1	02/16/16	ISSUED FOR PERMIT
0	01/14/16	ISSUED FOR REVIEW

PROJECT NO.	DESIGNED BY: RP	SCALE:
	DRAWN BY: VP	AS SHOWN
	CHECKED BY: SPH	

SITE NAME:
MFC
MACHIAS

SITE ADDRESS:
291 MAIN STREET
MACHIAS, ME 04654

SHEET TITLE:
TITLE SHEET

SHEET NO.:
T-1



JS-1A N / ITH. (TOLL ROAD)
OR ME-15 SOUTH
1A EAST TOWARD
/ WILSON ST.
US-1 N / ME-3
THE CORNER
-1 / MAIN ST.