

APPLICATION FOR BUILDING PERMIT

Town of Machias, Maine

Building Permit request for:

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

Date application received at Town Office: 4/13/17

Fee Paid \$ 35.00

Recipients Initials: MM

Name of Applicant: MARY A MULVEY

(or Agent)
Address of Applicant: 265 MAIN ST MILBRIDGE ME 04658

Telephone: 207 598 0505

Address of Building(s): 457 Kennebec RD MACHIAS ME
Map 3 Lot 13

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)
1 Bed Room Single Family Home

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

(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
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 4 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 | _____ | Water Pollution | _____ | Flood Hazard Development Permit | _____ |
| Air Pollution | _____ | Soil Erosion | _____ | Maine DOT Entrance Permit | _____ |
| Shoreland Zoning | _____ | Surface Drainage | _____ | Sewer Connection Permit | _____ |
| Sewage Pollution | _____ | Noise Level | _____ | Natural Resources Protection Act Permit | _____ |
| Other | _____ | | | | |

19. Estimated cost of proposed building or structure(s): \$ 40,000

20. Name, address and telephone number of contractor or builder: MARK BLAISDELL 207 598 0745
MARK MULVEY 265 MAIN ST MILBRIDGE ME 207 598 0505

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: Mary Mulvey 4/12/17

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: _____

POLE AND POWER 100 amp service

Kennebec RD.

BRIERWAY 457 KENNEBEC

TILE WELL

HOUSE
20' X 22'

14' GARAGE
24' X 32'

1,000 gal TANK

DIST. TANK

HOSE

↑ APPROX. PROP. LINE ↑

768 sq/ft

GARDED

96'

217' Plus

78'

90'

103'

25'

336' Plus

25'

Rest of 11 ACs total
AS Shown on P244 BK2396
sq/ft
Total House Lot 72,912

SELLER'S 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 the Seller and any Buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.
PROPERTY LOCATED AT: Machias, ME
457 Kennebec Rd, Machias, ME 04654

SECTION I. WATER SUPPLY

TYPE OF SYSTEM: Public Private Seasonal Unknown
 Drilled Dug

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?
 Pump: Yes No N/A Unknown
 Quality: Yes No Unknown
 If YES to any question, please explain in the comment section below or with attachment.
 Have you had the water tested? Yes No Unknown
 IF YES: Date of most recent test: _____ Are test results available? Yes No
 To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? Yes No
 IF YES, are test results available? Yes No
 What steps were taken to remedy the problem? _____

• IF PRIVATE:
INSTALLATION: Location: _____ DATE of Installation: _____
 Installed BY: _____
USE: Number of Persons currently using system? _____
 Does system supply water for more than one household? Yes No Unknown

COMMENTS:
 Source of SECTION I information: _____

SECTION II. WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public Unknown

• IF PUBLIC OR QUASI-PUBLIC:
 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:
TANK: Septic Tank Holding Tank Cesspool Other: _____
 Tank Size: 500 Gal. 1000 Gal. Unknown Other: _____
 Tank Type: Concrete Metal Unknown Other: _____
 Location: _____ OR _____
 Date Last Pumped: _____ Name of Company Pumping Tank: _____
 Have you experienced any malfunctions? Yes No
 If yes, give the date and describe the problem: _____

LEACH FIELD: _____ Name of Company Servicing Tank: _____
 IF YES: Location: _____ Installed by: _____
 Date of installation of leach field: _____ Name of Company Servicing leach field: _____
 Have you experienced any malfunctions? Yes No
 If yes, give the date and describe the problem & what steps were taken to remedy: _____

Does Seller have records of the septic system design indicating the number of bedrooms the system was designed for? Yes No
 IF YES, is it available? _____
 Is System located in a Shoreland Zone? Yes No Unknown
 Is System located in a Coastal Shoreland Zone? Yes No Unknown

COMMENTS:
 Source of SECTION II information: _____

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

| Heating System(s)/Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|--|----------|--|--|----------|
| TYPE(S) | BBHW | Propane Heater | | |
| Age of system(s)/source(s) | | 2016 | | |
| Name of company that services system(s)/source(s) | RHF | RHF | | |
| Date of most recent service call | | | | |
| Annual consumption per system/ source (i.e., gallons, kilowatt hours, cord(s)) | Unknown | | | |
| Malfunction per system(s)/ source(s) within past 2 years | | | | |
| Other pertinent information | | | | |
| Is there an oil supply line? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown | | Is it buried? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown | Is it sleeved? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown | |
| Chimney(s): <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, lined: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown | | Last Cleaned: <input type="checkbox"/> Unknown | | |
| Is more than one heat source vented through one flue? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown | | Had a chimney fire: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown | | |
| Has chimney been inspected? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown; If Yes, when: | | Direct/Power Vent: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown | | |
| COMMENTS: | | | | |
| Source of SECTION III information: | | | | |

SECTION IV. HAZARDOUS MATERIAL

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

A. UNDERGROUND STORAGE TANKS - Current or previously existing:

Are there now, or have there ever been, any underground storage tanks on your property?

IF YES: Are tanks in current use? Yes No Unknown

IF NO above: How long have tank(s) been out of service?

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

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

Location: _____

Have you experienced any problems such as leakage?

Are tanks registered with the Dept. of Environmental Protection?

If tanks are no longer in use, have tanks been abandoned according to D.E.P.?

COMMENTS:

Source of information:

B. ASBESTOS - Current or previously existing:

• as insulation on the heating system pipes or duct work?

• in the siding? Yes No Unknown

• in flooring tiles? Yes No Unknown

Source of information:

C. RADON/AIR - Current or previously existing:

Has the property been tested?

IF YES: Date: _____ By: _____

Results: _____ If applicable, What remedial steps were taken?

Has the property been tested since remedial steps?

Are test results available? Yes No Results & Comments: _____

Source of information:

D. RADON/WATER - Current or previously existing:

Has the property been tested?

IF YES: Date: _____ By: _____

Results: _____ If applicable, What remedial steps were taken?

Has the property been tested since remedial steps?

Are test results available? Yes No Results & Comments: _____

Source of information:

E. LEAD-BASED PAINT/PAINT HAZARDS - Current or previously existing: (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?

IF YES, describe location and the basis for the determination: _____

Do you know of any records or reports pertaining to such lead-based paint or lead-based paint hazards:

IF YES, describe: _____

Are you aware of any cracking, peeling or flaking paint? _____

COMMENTS:

Source of information:

PROPERTY LOCATED AT 457 Kennebec Rd, Machias, ME 04654, Machias, ME

- OTHER HAZARDOUS MATERIALS - Current or previously existing:
 - TOXIC MATERIAL: Yes No Unknown OTHER:
 - LAND FILL: Yes No Unknown
 - RADIOACTIVE MATERIAL: Yes No Unknown

Source of information:

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

SECTION V. GENERAL INFORMATION

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

IF YES: Explain:

What is your source of information:

Are there any tax exemption or reduction for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?

IF YES: Explain:

• Is this house currently covered by a flood insurance policy? Yes No Unknown

• Equipment leased or not owned (e.g., propane tank, hot water heater, satellite dish): Type: Propane

• Year Principal Structure Built: 1950 What year did Seller acquire property? _____

• Roof: Year Shingles/Other Installed: _____

Water, moisture or leakage: Some in front room from Ice Dam

Comments: _____

• Foundation/Basement/ Sump Pump: Yes No Unknown Comments: _____

Water, moisture or leakage since you owned the property: Yes No Unknown Comments: front rooms

Prior water, moisture or leakage? Yes No Unknown Comments: _____

• Mold: Has the property ever been tested for mold? Yes No Unknown If YES, are test results available? Yes No

• Electrical: Fuses Circuit Breaker Other Unknown

• Has all or a portion of the property been surveyed? Yes No Unknown If YES, is the survey available? Yes No

• Manufactured Housing: Mobile Home - Yes No Unknown Modular - Yes No Unknown

• KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

Source of SECTION V information: _____

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

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

SECTION VI. ADDITIONAL INFORMATION

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.

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.

SELLER
Lorna D Brown

DATE

SELLER
Kelly J. Grocholl

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



LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN Lorna D Brown, Kelly J. Grocholl (hereinafter "Seller")
AND _____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT 457 Kennebec Rd, Machias, ME 04654 / Machias, ME

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 (check one)

- (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).

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).

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.

Lorna D Brown Date 3/4/17
Seller Buyer

Kelly Grocholl Date 3/4/17
Seller Buyer

Lila Holmes Date _____
Agent



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Lorna D. Brown

14560

QUITCLAIM DEED WITH COVENANT

HAROLD B. SMITH, DOB September 26, 1934, of Machias, Washington County, Maine,
widower,

for consideration paid,

grants to LORNA D. BROWN of Bath, Sagadahoc County, Maine, and
KELLY J. GROCHOLL of Brunswick, Cumberland County, Maine,

with quitclaim covenant,

the real property in Machias, Washington County, Maine.

Bounded northerly by the homestead lot formerly of Samuel Bryant, now of
Faunce Bryant;

Bounded easterly by the Highway;

Bounded southerly by the road leading to Roque Bluffs; and

Bounded westerly by the Simon Hall lot, so-called.

**EXCEPTING, HOWEVER, from the above described premises the following
lots;**

(1) That lot sold to Norman Davis by deed dated June 5, 1946 and recorded in
the Washington County Registry of Deeds in Book 476, Page 253.

(2) The church lot, so-called.

(3) A strip of land 13 rods wide adjoining the Faunce Bryant property and
running back from the Highway westerly to the Simon Hall lot a distance of 25
rods more or less, retained by Winifred L. Smith.

Meaning and intending to convey and hereby conveying the same premises
conveyed to me by Winifred L. Smith by deed dated June 3, 1964 and recorded
in the Washington County Registry of Deeds in Book 595 at Page 196.

This property is shown on the tax maps of the Town of Machias as Map 3, Lot
13.

It is the expressed intention of the Grantor herein to convey to the Grantees
aforesaid all rights, easements, privileges and appurtenances belonging to the

BK2396Pg244

TRANSFER TAX PAID

14560

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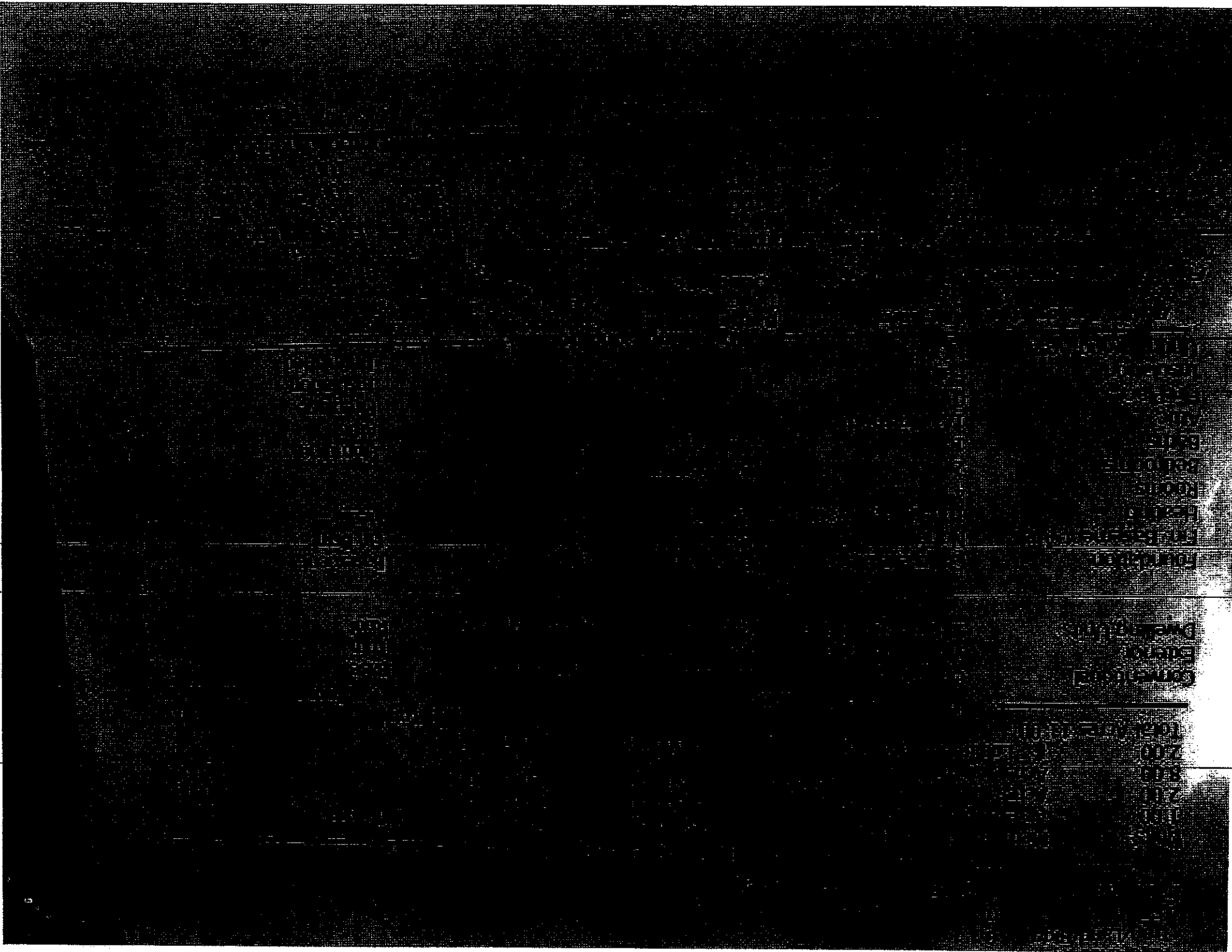
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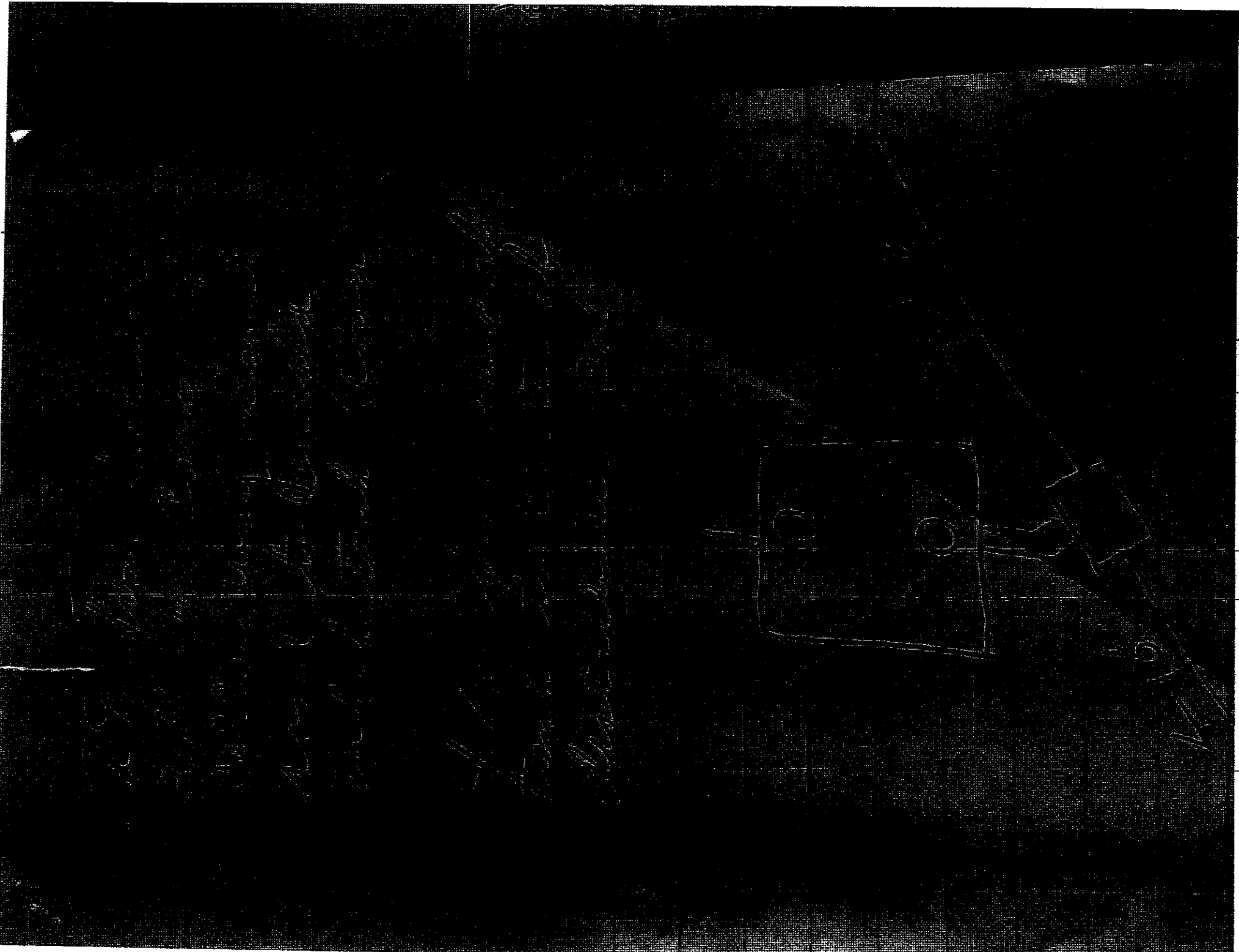
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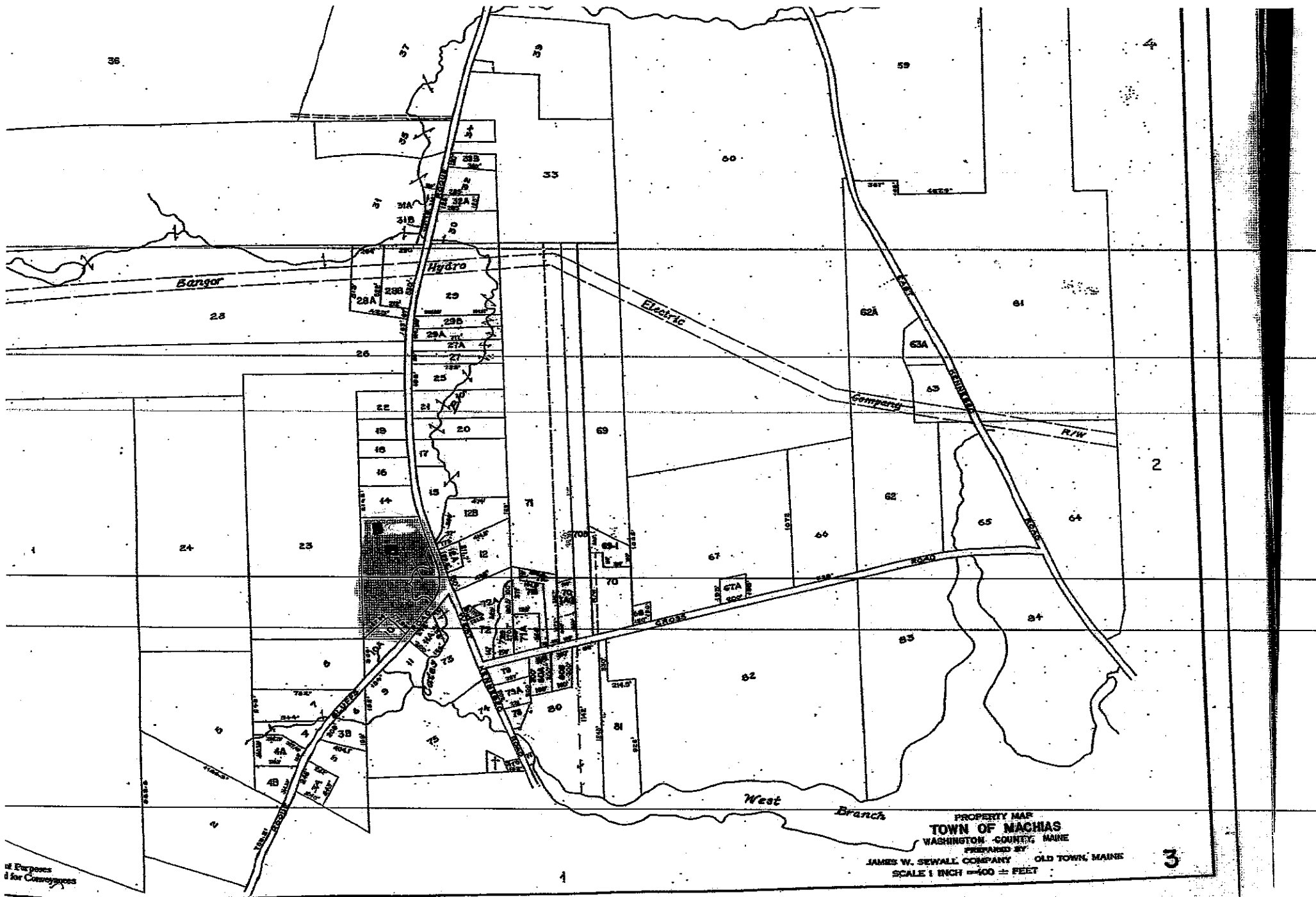
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BK 2396 Pg 244

TRANSFER TAX PAID







of Purposes
for Conveyances

PROPERTY MAP
TOWN OF MACHIAS
 WASHINGTON COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 400 ± FEET

3

T.O.W.
18" Above grade

T.O.W.
18" Above grade

Replacement of
Block Foundation to
Solid concrete. Top
Slab "

HOUSE
FOUNDATION

4.5 Depth.

Footing 18" W
10" Depth

Concrete Slab
10" Down From T.O.W.
For Gas + oil CURB.

CAR AGE
SAME AS HOUSE
Foundation

20'-0"
KENNEBEC RD

OLD 22'-0"

NEW 20'-0"