

APPLICATION FOR BUILDING PERMIT

Town of Machias, Maine

Building Permit request for:
 New Construction
 Expansion / Alteration
 Moving of Building
 Conversion to another or different use
 Reconstruction / Replacement

Date application received at Town Office: 5/10/2022 Fee Paid \$ 40.00
 Recipients Initials: SCF

Name of Applicant: GRAHAM + SUZANNE BOLTON
 (or Agent)
 Address of Applicant: 67 TEA HILL ROAD, STONINGTON ME 04681
 Telephone: 207 348 1006

Address of Building(s): 126 HOLWAY POINT ROAD, MACHIAS ME 04654
 Map 2 Lot 2A-5

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)
ADDITION OF GARAGE + SINGLE STORY ADDITION OF EXISTING HOUSE
REPLACEMENT OF PERMIT APPROVED AUGUST 2020

Indicate what other structures are located on the same lot and the uses:
EXISTING 2 BEDROOM SINGLE FAMILY RESIDENCE BUILT IN 2006 + SPOD

(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 EXISTING WELL
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.) NIA
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. MAX HEIGHT 24'
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. N/A - NO CHANGE - 15+

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

19. Estimated cost of proposed building or structure(s): \$ 50,000-00

20. Name, address and telephone number of contractor or builder: T.B.A.

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: GT Bolton

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: _____

Graham & Suzanne Bolton

67 Tea Hill Road

Stonington

ME 04681

May 10, 2022


Property Address: 126 Holway Point Road, Machias ME 04654 (Map 2, Lot 2A-5)

Please find attached the following documents (2 copies) in respect to an application to add a garage and a single story small addition to the existing house. **Please note that this is replacing a Permit approved by the Town in August 2020 which was never built due to COVID, availability and cost of materials, and availability of Contractors. A copy of this approval is also attached. We now plan on building a smaller, more modest addition to our property.**

- **Application for Building Permit**
- **Check for Application Fee of \$40**
- **Copy of Town Map 2 as per item 2 of the application**
- **Site Plan showing details required under section 4A(C) of the Machias Building Permit Ordinance as per item 6 of the application**
- **Copy of executed deed evidencing ownership as per item 7 of the application**
- **Site Diagram showing all set backs as required under Ordinance Reqts as follows:**
 - **4.A.(3)(b)**
 - **4.A.(3)(a)**
 - **4.A.(3)(c)**
 - existing house 32' x 26 1/2' – 1284sqft
 - Proposed Garage 24' x 24' – 576 sqft
 - Proposed single story addition 26 ½' x 9' – 238.5 sq ft
 - **Total Addition 814.50 sqft**
 - **4.A.(3)(d) – existing well and septic – no change**
- **Front and top elevation sketches of proposed addition/garage**
- **Please note the following:**
 - **No change to Water Supply/Well**
 - **No change to Septic System**
 - **No change of availability of parking on premises**

Should you have any questions prior to the Jun Planning Meeting, we can be contacted on 917-822-6349. We plan on attending the Planning Board Meeting, however we are visiting the UK for the burial of my father and closing down of affairs, so we may possibly be delayed and not be in attendance. If any questions require answers prior to the meeting please use the above number or email grahamjbolton@gmail.com.

Many thanks and regards



Graham J Bolton

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:

2/17/2006 Fee Paid \$ 40.00

Recipients Initials:

SMC

Name of Applicant:
(or Agent)

GRAHAM + SUZANNE BOSTON

Address of Applicant:

67 TEA HILL ROAD

STONINGTON ME 04681

Telephone:

207 348 1006

Address of Building(s):

126 HOLWAY POINT RD MACHIAS ME 04654

Map

2

Lot

2A-5

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

ADDITION OF GARAGE WITH OVERHEAD ROOM WITH DRIVEWAY
ATTACHING TO EXISTING 2 BEDROOM HOUSE

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

EXISTING 2 BEDROOM SINGLE FAMILY RESIDENCE
BUILT IN 2006

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

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5. Yes No
A soil test has been conducted for installation of a septic system for sewage disposal. N/A
(Attach a copy of test document and diagram of the recommended septic location.)
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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

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17. There will be 6 off street parking spaces as shown in site plan. N/A - NO CHANGE - IS +

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

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Shoreland Zoning	<u>✓</u>	Surface Drainage	<u>---</u>	Sewer Connection Permit	<u>---</u>
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Other	<u>---</u>				

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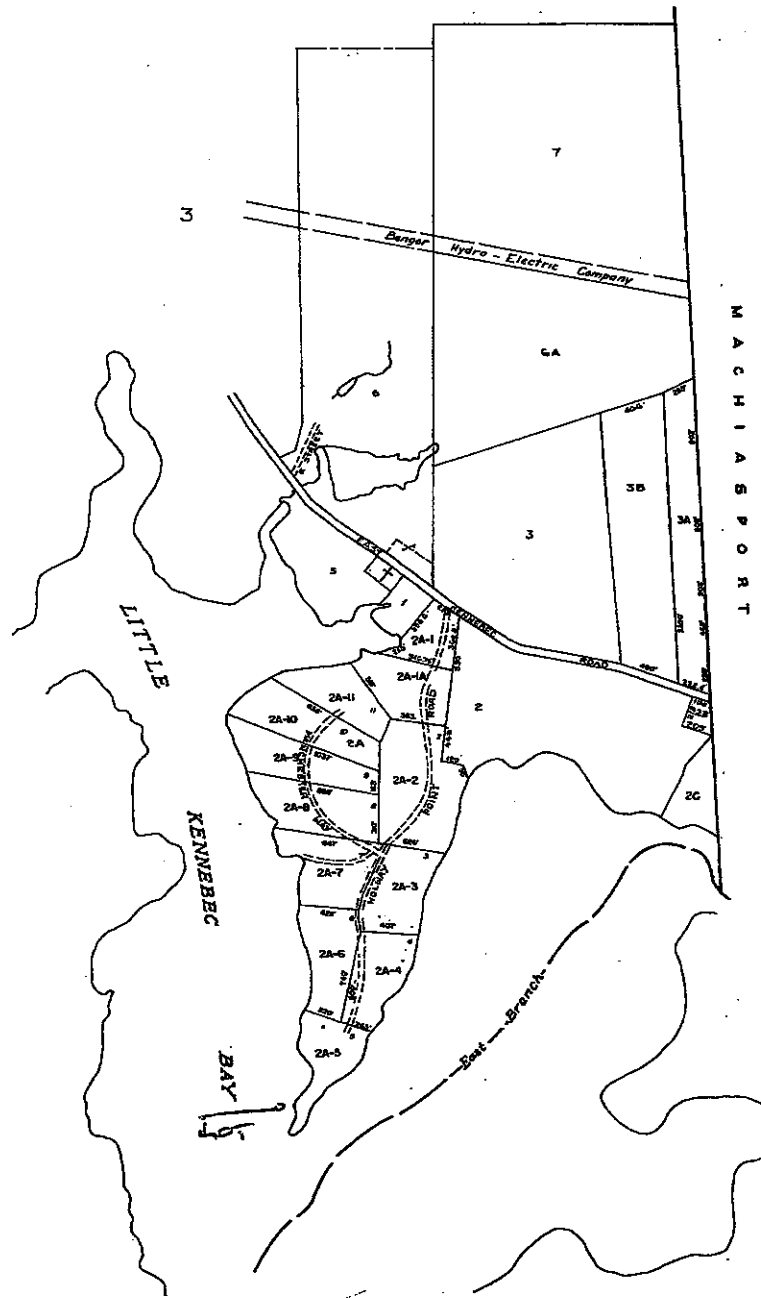
Signature of Applicant: G.T. Bilton

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): Apr 09 2020

Authorized Planning Board Signature: [Signature]

ITEM 2 - TOWN TAX MAP #2



LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE

For Assessment Purposes
 Not to be used for Conveyances

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

14em 7.

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that RICHARD STEINBERG and AKIKO SUGIMOTO, of Naples, County of Collier, State of Florida,

for consideration paid,

grant to GRAHAM JOHN BOLTON and SUZANNE CLAIRE BOLTON, of Stonington, County of Hancock, State of Maine, whose mailing address is 67 Tea Hill Road, Stonington, ME 04681,

with WARRANTY COVENANTS, as Joint Tenants,

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in Machias, County of Washington, State of Maine, being bounded and described as follows:

Lot 5 according to a survey entitled "Holway Point Subdivision" prepared for Patten Auction and Land Corporation by Donald C. Crandlemire, dated July 6, 1988, and recorded in the Washington County Registry of Deeds in Hanger 2, Slide 110.

The property is conveyed subject to and with the benefit of rights of way for all purposes, including but not limited to the installation and maintenance of utility lines, poles, and cables, upon the roadways as shown on said survey of "Holway Point Subdivision", to be used in common with others lawfully entitled to use the same. The foregoing easement shall not be construed to prevent the installation, maintenance, and repair of sanitary sewer lines benefitting the property conveyed herein along and across the roadways shown on said survey, provided, however, that such installation, maintenance, and repair of said sanitary sewer lines shall be done within the narrowest practical confines, in a manner causing the least inconvenience or disruption to other owners of lots shown on said survey and in exercising said easement, the grantees shall restore the disturbed ground surface as soon as is practical.

The above described property is conveyed subject to a pole line easement given to Bangor Hydro-Electric Company, dated May 18, 1988, and recorded in said Registry in Book 1523, Page 81.

There is also hereby conveyed all of the grantors' right, title and interest, if any, in and to the property between the high and low water marks and within the sidelines of the lot conveyed herein as extended to the low water mark.

The above described lot is conveyed with the benefit of an easement to enter upon the following described parcel of land with necessary men and equipment to install, maintain, repair, and replace sanitary sewer lines, septic tanks, and leach fields, together with appurtenances thereto. This easement shall include the right to cut and remove trees and underbrush necessary to exercise the easement within the narrowest practical confines. This easement shall be exercised over, across and under the following

parcel of land: A strip of land twenty (20) feet in width, the center line of which is described as follows: Beginning at a point on the northerly line of Lot 5 and the southerly line of Lot 4, which point is located S 58 degrees E a distance of twenty (20) feet from the center line of the Holway Point Road as shown on said survey, thence N 16 degrees E a distance of 145.5 feet to a point; thence N 11 degrees E 61.5 feet to a point; thence N 36 degrees E a distance of 71.5 feet to a point.

The above described lot is conveyed with the benefit of an easement to enter upon the following described parcel of land with necessary men and equipment to install, maintain, repair, and replace sanitary sewer lines, septic tanks, and leach fields, together with appurtenances thereto. The easement shall include the right to cut and remove trees and underbrush necessary to exercise the easement within the narrowest practical confines. This easement shall be exercised over, across and under the following parcel of land: A parcel of land beginning at the terminus of the above described centerline; thence S 43 degrees E a distance of 62 feet to a point; thence N 47 degrees E a distance of 69.5 feet to a point; thence N 43 degrees W a distance of seventy-two (72) feet to a point; thence S 47 degrees W a distance of 69.5 feet to a point; thence S 43 degrees E a distance of ten (10) feet to the point of beginning.

By accepting this conveyance, the grantees covenant and agree (1) that the sewer system will be installed and maintained in accordance with all local and State regulations governing the installation of sewer systems, (2) that the grantees shall be responsible for obtaining all licenses and permits required for the installation of the sewer system (3) that the sewer system shall be installed in the above described easement area, and (4) that in exercising the within easement, the grantees shall restore the disturbed ground surface as soon as is practical.

The above described property is further conveyed subject to the Protective Covenants dated October 12, 1988, and recorded in the Washington County Registry of Deeds in Book 1540, Page 150.

Granting also to the Grantees herein, their heirs and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by Title 33 M.R.S. § 773.

For source of title, reference may be had to a deed from David Leif Gerjuoy and Jody Grimes to Richard Steinberg and Akiko Sugimoto-dated August 21, 2001 and recorded in the Washington County Registry of Deeds in Book 2542, Page 249.

Witness our hands and seals this 3 day of August, 2020.

M. Litter
Witness

Gary Nostas
Witness

Richard Steinberg
Richard Steinberg

Akiko Sugimoto
Akiko Sugimoto

STATE OF Florida

County of Collier

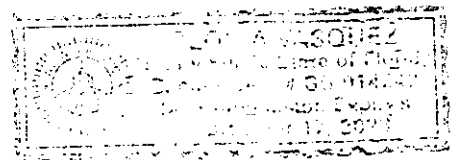
Then personally appeared this 3rd day of August, 2020, 2020 the above-named Richard Steinberg and Akiko Sugimoto and acknowledged the foregoing instrument to be their free act and deed.

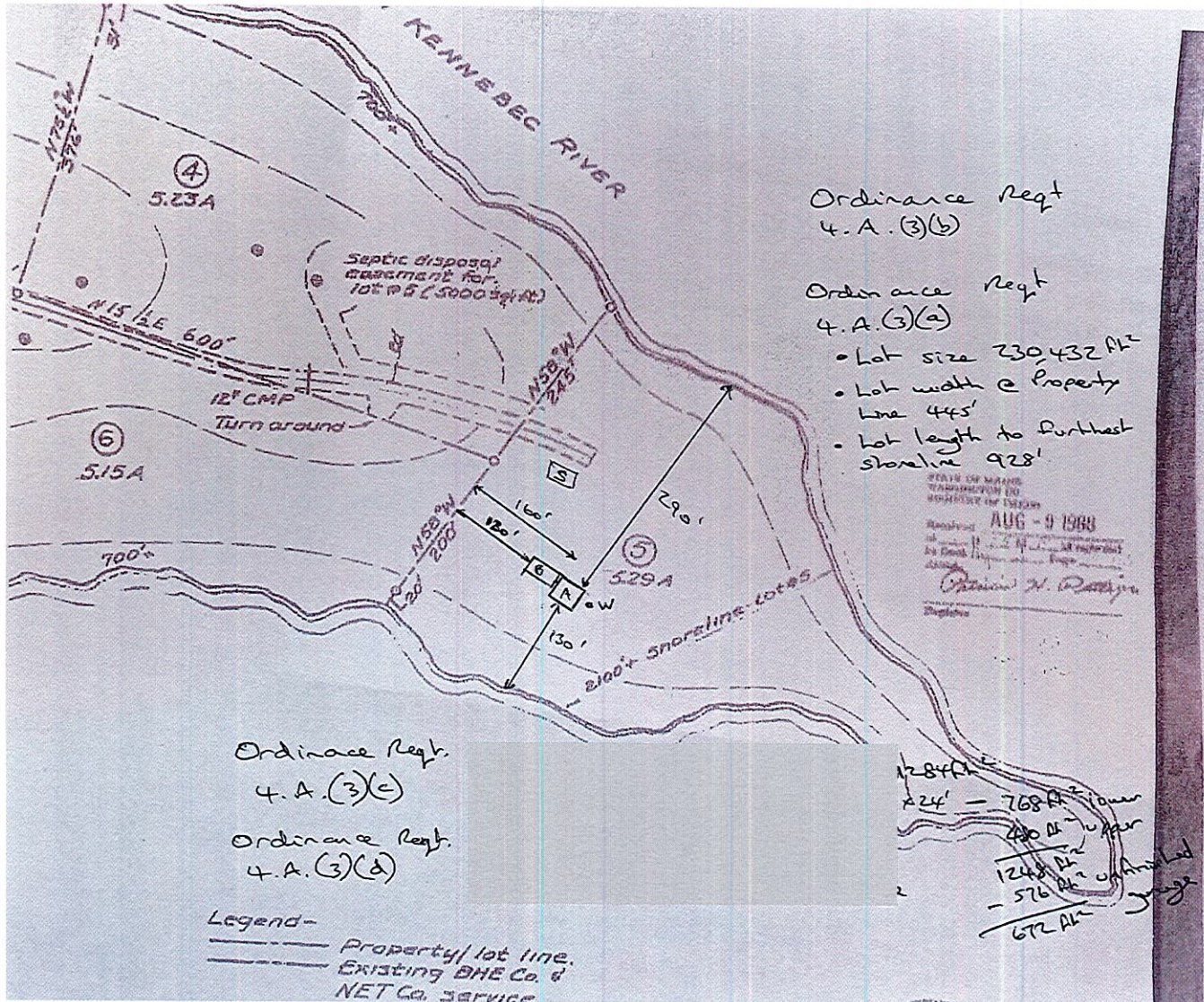
Before me,

[Signature]
Notary Public

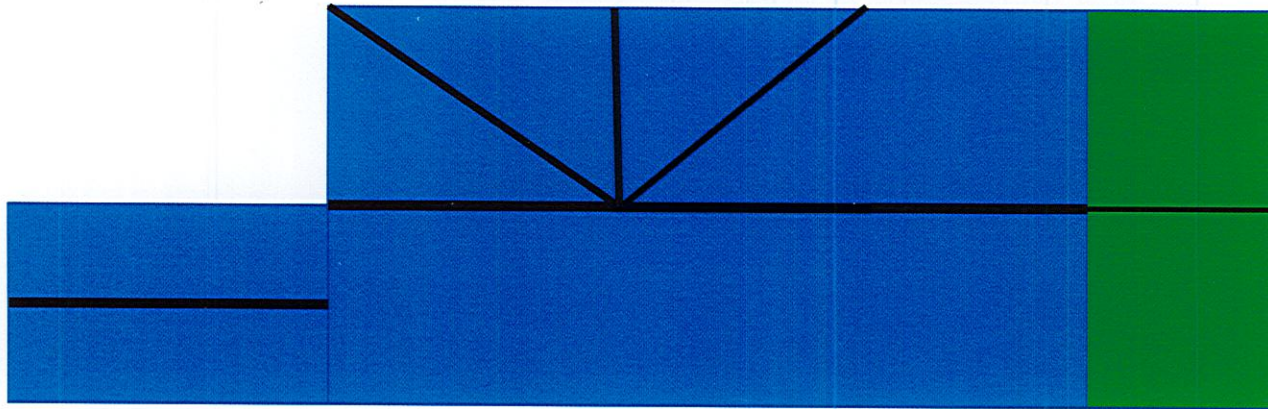
Gloria Vasquez
Typed/printed name of Notary Public

My Commission expires: Sept. 17th 2023

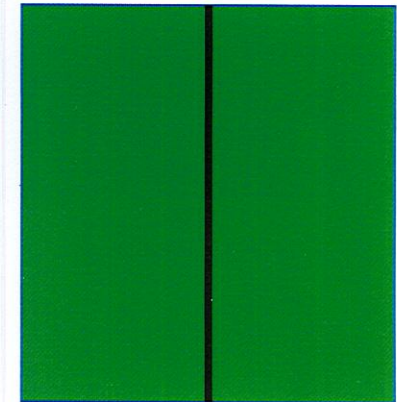




Top Elevation Sketch



26 ½' x 9' single story addition to groundfloor bedroom and bathroom



24' x 24' single story garage

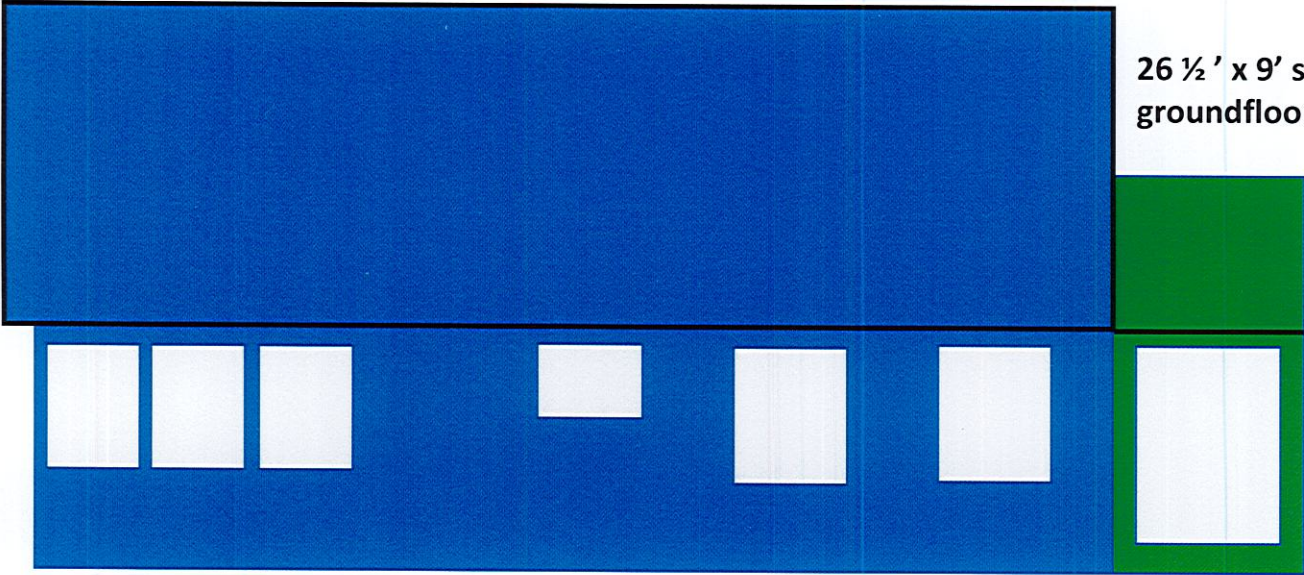


Existing House

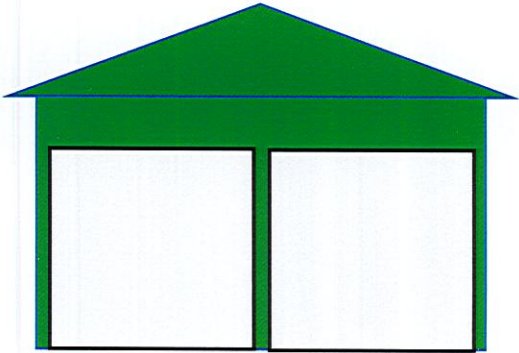


Proposed Addition & Garage

Front Elevation Sketch



26 ½' x 9' single story addition to groundfloor bedroom and bathroom



24' x 24' single story garage



Existing House



Proposed Addition & Garage