

# 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: 8/17/2000 Fee Paid \$ 40.00  
 Recipients Initials: JWC

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 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.)

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. N/A  
 (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. 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 - IS +

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.S.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: G.T. 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

August 17, 2020

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

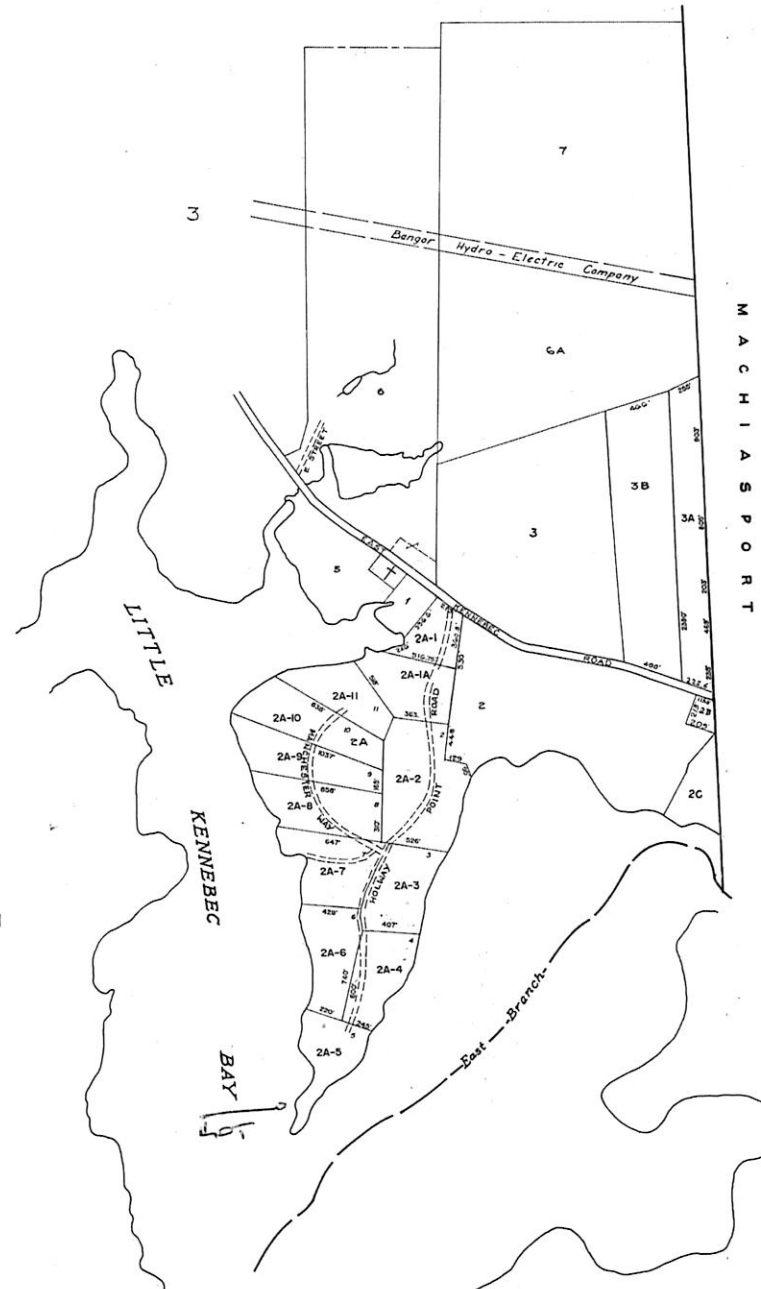
Please find attached the following documents (2 copies) in respect to an application to add a garage with overhead room and breezeway attachment to the existing house:

- Application for Building Permit
- Check for Application Fee of \$40.00
- 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 the recently executed deed evidencing ownership as per item 7 of the application
- Front elevation sketch of existing house with proposed addition
- Top elevation sketch of existing house with proposed addition
- Please note the following:
  - No change or impact to Water Supply/Well
  - No change or impact to Septic System
  - No change to availability of parking on the property

Should you have any questions prior to the Planning meeting on September 2, 2020 we can be contacted on 917-822-6349. Assuming it is allowed under current COVID restrictions, one of us will attend the Planning Meeting to answer any questions required. I will check with the Town Office to find out the current policy/restrictions related to the meetings.

Regards and thanks

ITEM 2 - TOWN TAX MAP #2

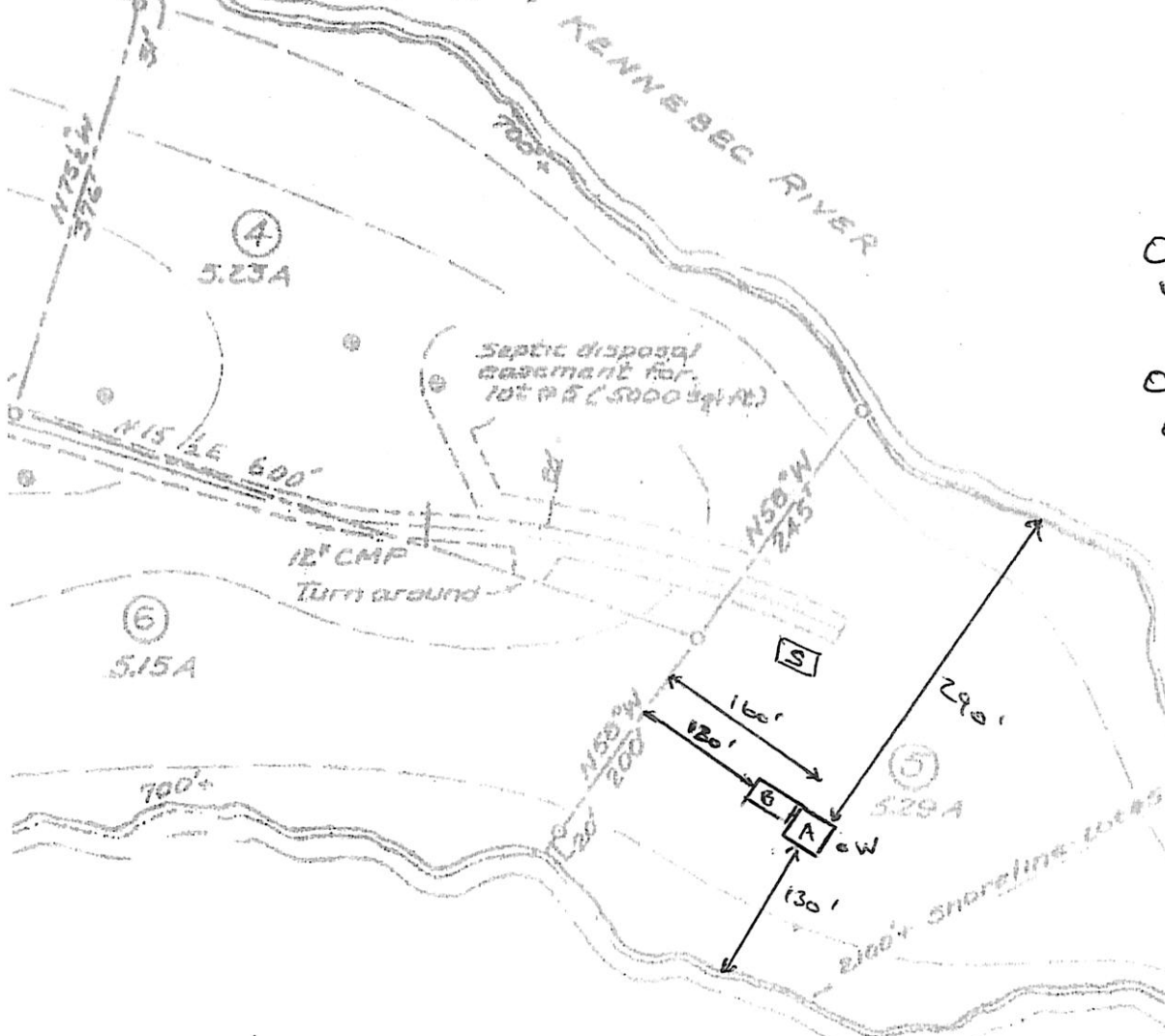


LEGEND  
 PARCEL NUMBERS ..... 1  
 ADJACENT MAPS ..... 2  
 MATCH LINE .....

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

ITEM 6 - SITE PLAN



Ordinance Req<sup>t</sup>  
4.A.(3)(b)

Ordinance Req<sup>t</sup>  
4.A.(3)(a)

- Lot size 230,432 A<sup>2</sup>
- Lot width @ Property line 445'
- Lot length to furthest shoreline 928'

MADE BY  
DATE  
AUG - 9 1980  
BY  
C. J. [unclear]  
[unclear]

Ordinance Req<sup>t</sup>  
4.A.(3)(c)

- A - Existing House 32' x 26 1/2' - 1284 A<sup>2</sup>
- B - Proposed Garage - Breezeway 32' x 24' - 768 A<sup>2</sup>

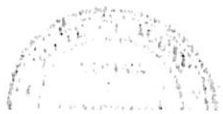
Ordinance Req<sup>t</sup>  
4.A.(3)(d)

- w = existing well, no change
- S = existing septic, no change

1248 A<sup>2</sup> - lower  
430 A<sup>2</sup> - upper  
- 576 A<sup>2</sup> - unshaded  
672 A<sup>2</sup> - [unclear]

Legend-

- Property/lot line.
- Existing DHE Co. & NET Co. service.
- Iron pipe property line marker.



Item 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**

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

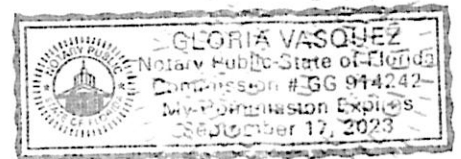
Then personally appeared this 3<sup>rd</sup> day of August 2020, 2020 the above-named Richard Steinberg and Akiko Sugimoto and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]  
Notary Public

Gloria Vasquez  
Typed/printed name of Notary Public

My Commission expires: Sept. 17<sup>th</sup> 2023





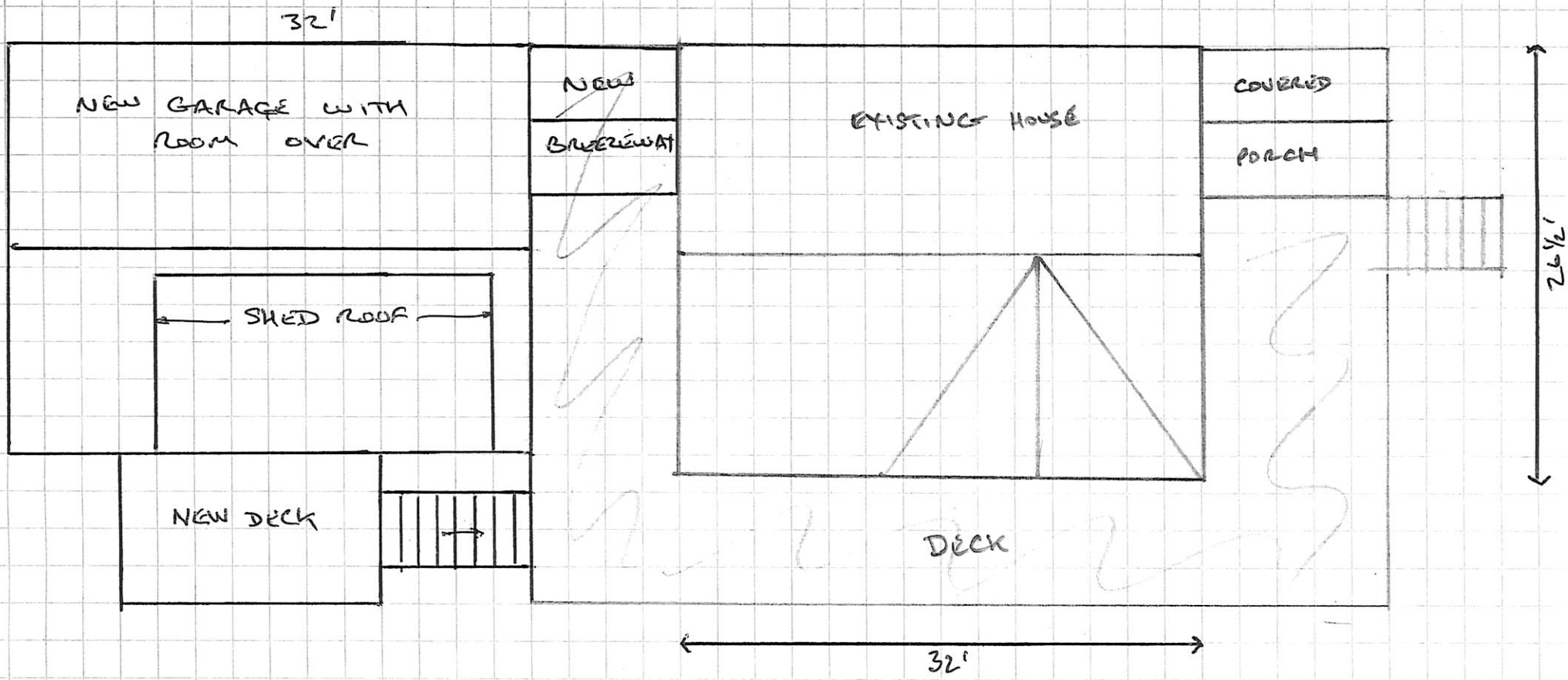


EXISTING HOUSE

NEW  
BREEZEWAY

PROPOSED ADDITION

PROPOSED ADDITION 128 HOLWAY POINT ROAD, MACHIAS OREGON  
- FRONT ELEVATION -



Proposed addition 768<sup>sq</sup> ft lower  
 480<sup>sq</sup> ft upper

Existing House 1284<sup>sq</sup> ft

1248<sup>sq</sup> ft  
 - 576<sup>sq</sup> ft unfinished garage  
 672<sup>sq</sup> ft new finished

PROPOSED ADDITION 128 HOLWAY POINT ROAD, MACHIAS CT 06654