

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: 07/23/19 Fee Paid \$ 30.00
 Recipients Initials: JCP

Name of Applicant: BORDER ELECTRIC INC
 (or Agent)
 Address of Applicant: 337 NORTH ST Calais ME 04619

Telephone: 207-454-8619

Address of Building(s): 184 Dublin St Machias ME 04654
 Map 8 Lot 3

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)
WAREHOUSE/STORAGE. Reconstruction includes demolishing existing shed at rear of building and replacing with new attached garage of same square footage but 3 feet taller.

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

(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 N/A 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 9 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:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Water Supply _____ | <input type="checkbox"/> Water Pollution _____ | <input type="checkbox"/> Flood Hazard Development Permit _____ |
| <input type="checkbox"/> Air Pollution _____ | <input type="checkbox"/> Soil Erosion _____ | <input checked="" type="checkbox"/> Maine DOT Entrance Permit _____ |
| <input type="checkbox"/> Shoreland Zoning _____ | <input type="checkbox"/> Surface Drainage _____ | <input checked="" type="checkbox"/> Sewer Connection Permit _____ |
| <input type="checkbox"/> Sewage Pollution _____ | <input type="checkbox"/> Noise Level _____ | <input type="checkbox"/> Natural Resources Protection Act Permit _____ |
| <input type="checkbox"/> Other _____ | | |

19. Estimated cost of proposed building or structure(s): \$ 25,000 or less

20. Name, address and telephone number of contractor or builder: King Construction, P.O. 15 Jonesport ME 04649
207-497-2312

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]

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: _____

MITCHELL & MITCHELL

ATTORNEYS AT LAW
603 Main Street, P.O. Box 367
Calais, Maine 04619

John A. Mitchell, LL.B.
David J. Mitchell, J.D.

Telephone 207-454-7587
Fax 207-454-2341

TITLE OPINION

Re: Name of Owner: Rier Realty, LLC
Name of Buyer: Border Electric, Inc.

This opinion relates to the property described in a Deed from David C. Rier and Robin S. Rier to Rier Realty, LLC, recorded in Book 3161, Page 134 of the Washington County Registry of Deeds hereinafter referred to as "the property", a copy of the description therein attached as "Exhibit A".

This Title Opinion is based upon:

(1) An examination to July 3, 2019, at 9:00 a.m., of record of the Washington County Registry of Deeds, and where applicable, the records of the Washington County Probate Court, United States District Court, State Courts, and the Coastal Island Registry, conducted in accordance with the Maine State Bar Association Standards of Title, commencing with the date(s) of the following deed or deeds:

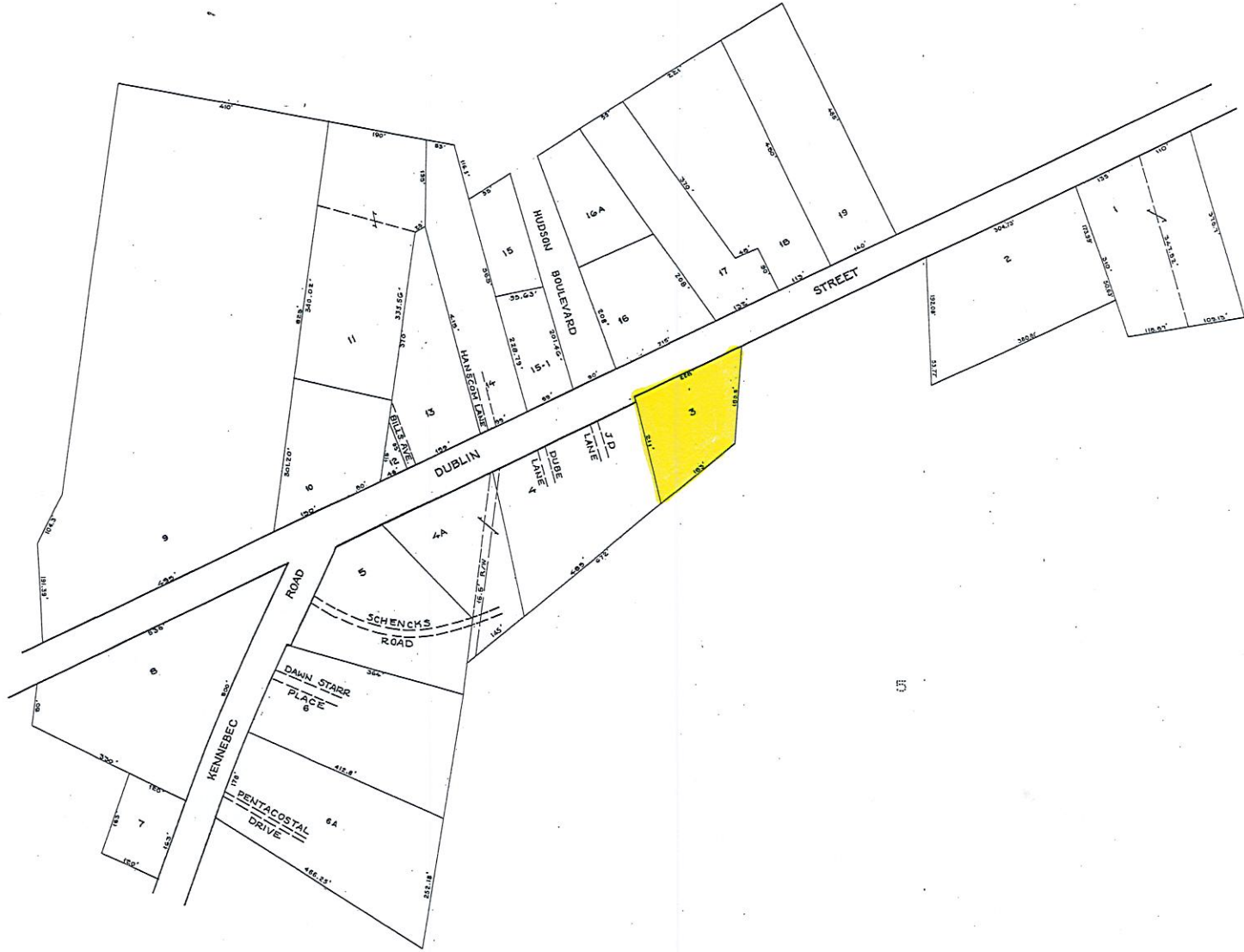
Book 1375, Page 93 of the Washington County Registry of Deeds.

Based upon the foregoing, it is the opinion of the undersigned that on July 3, 2019 at 9:00 a.m., subject to those matters hereinafter set forth, good and marketable title of record to the property.

was vested in Owner(s).

was not vested in Owner(s) for the reason(s) noted in "Exhibit C" attached.

The items set forth in the section below headed "Encumbrances" are matters which constitute either a burden or restriction on the property. The section headed "General Comments" includes matters deemed relevant to title or its devolution, but not of a material nature that would be deemed to be a title defect. The last section headed "Exclusions" includes those matters which are not covered in this opinion. If any matter excluded in this opinion is of concern, you should make a further investigation before closing.

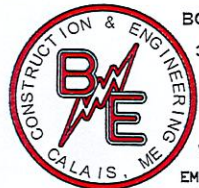
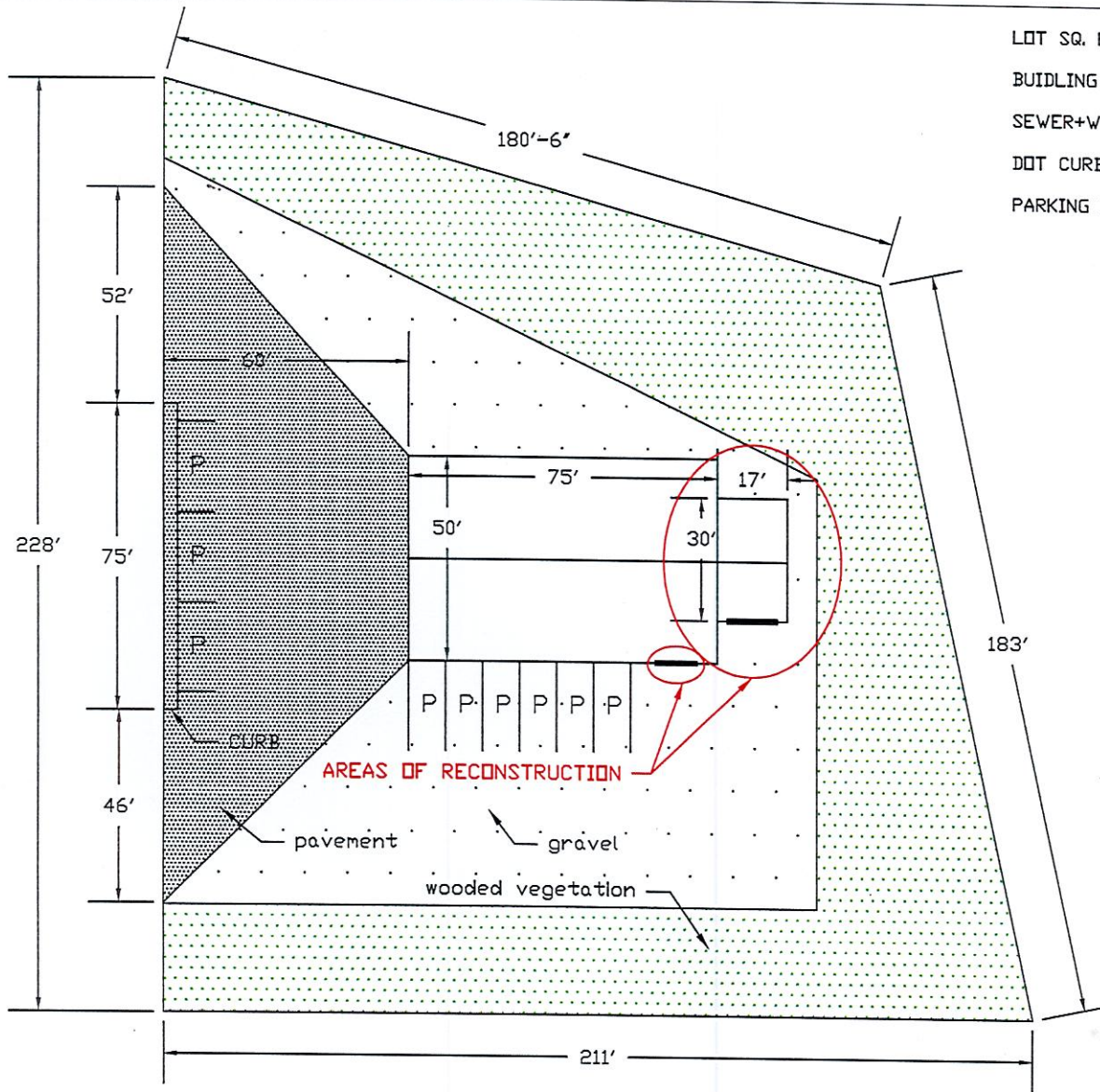


LEGEND
PARCEL NUMBERS 1
ADJACENT MAPS 2
MATCH LINE 3

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 = 100 FEET

LOT SQ. FOOTAGE: ABOUT 42,500' (1 ACRE)
 BUILDING SQ. FOOTAGE: 3750'
 SEWER+WATER EXISTING
 DOT CURB TO REMAIN
 PARKING IS ESTIMATED

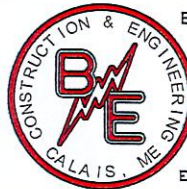
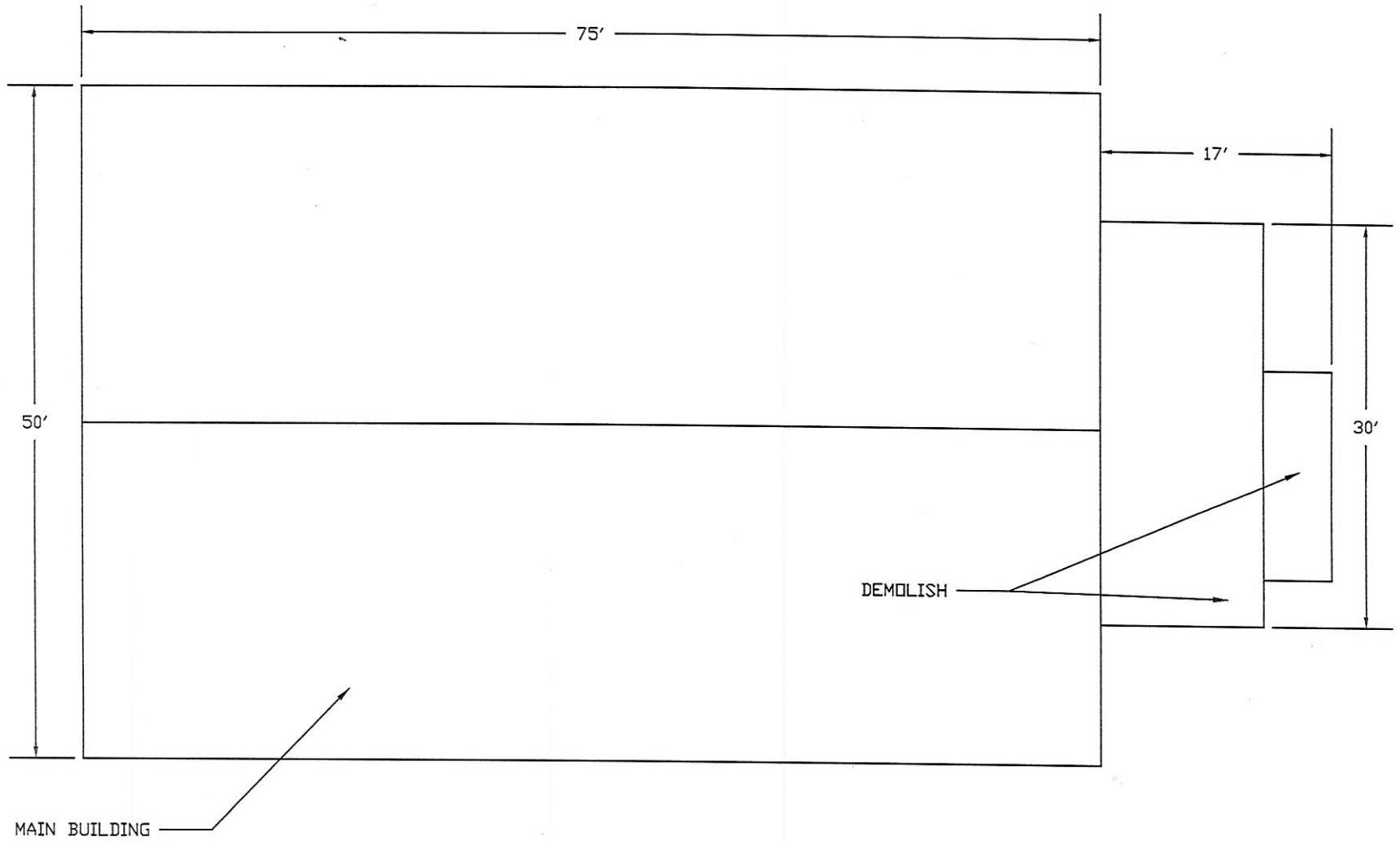


BORDER ELECTRIC INC.
 337 NORTH STREET
 CALAIS, MAINE
 PHONE: 207-454-8619
 www.borderelectricinc.com
 EMAIL: belnc@gwl.net

CONST. PLAN

3/32" = 1'

OLD NAPA BUILDING
 SITE PLAN

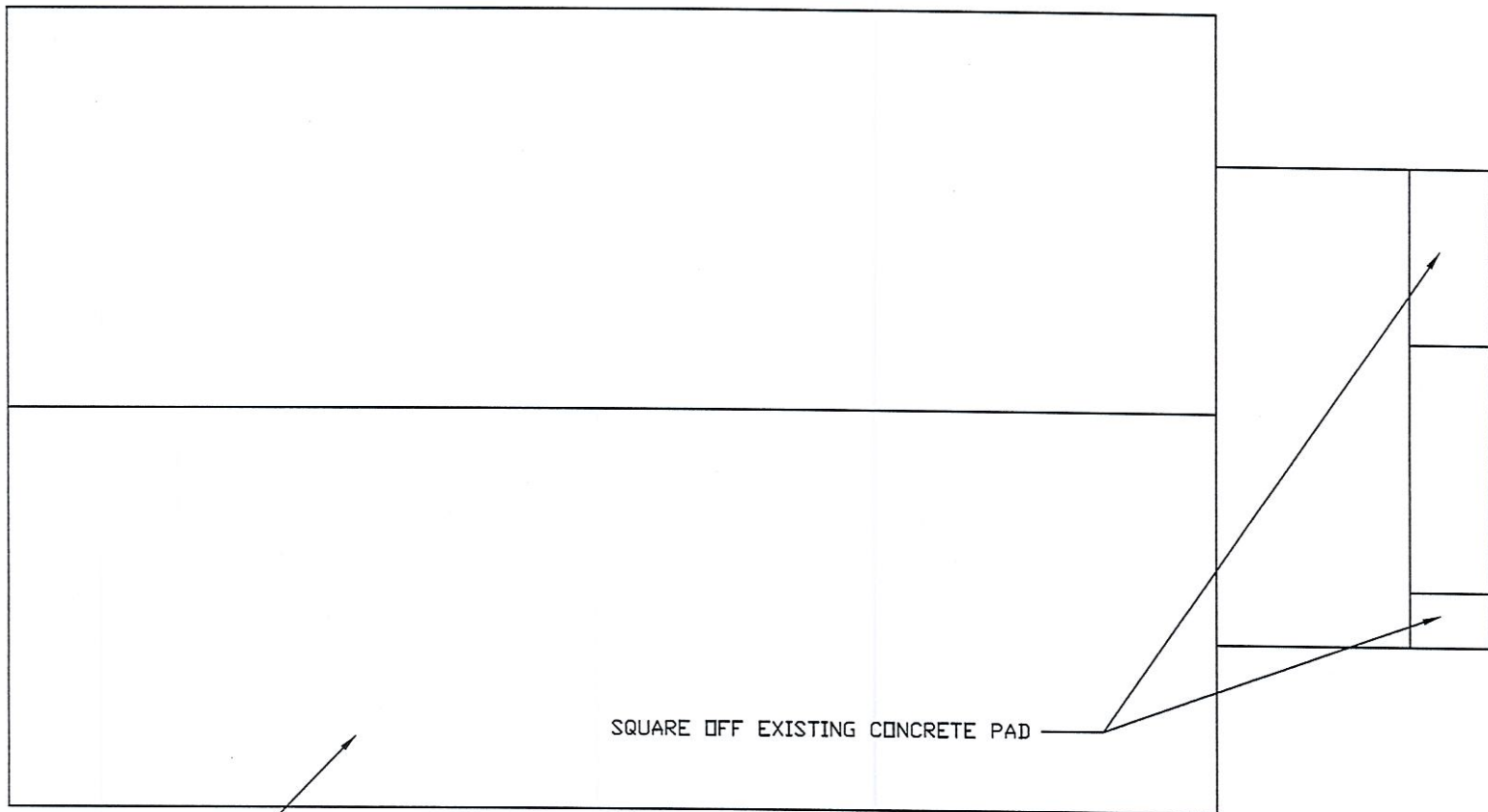


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DEMO PLAN

$\frac{3}{32}'' = 1'$

OLD NAPA BUILDING
 DEMOLITION PLAN



SQUARE OFF EXISTING CONCRETE PAD

MAIN BUILDING

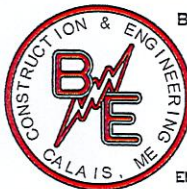
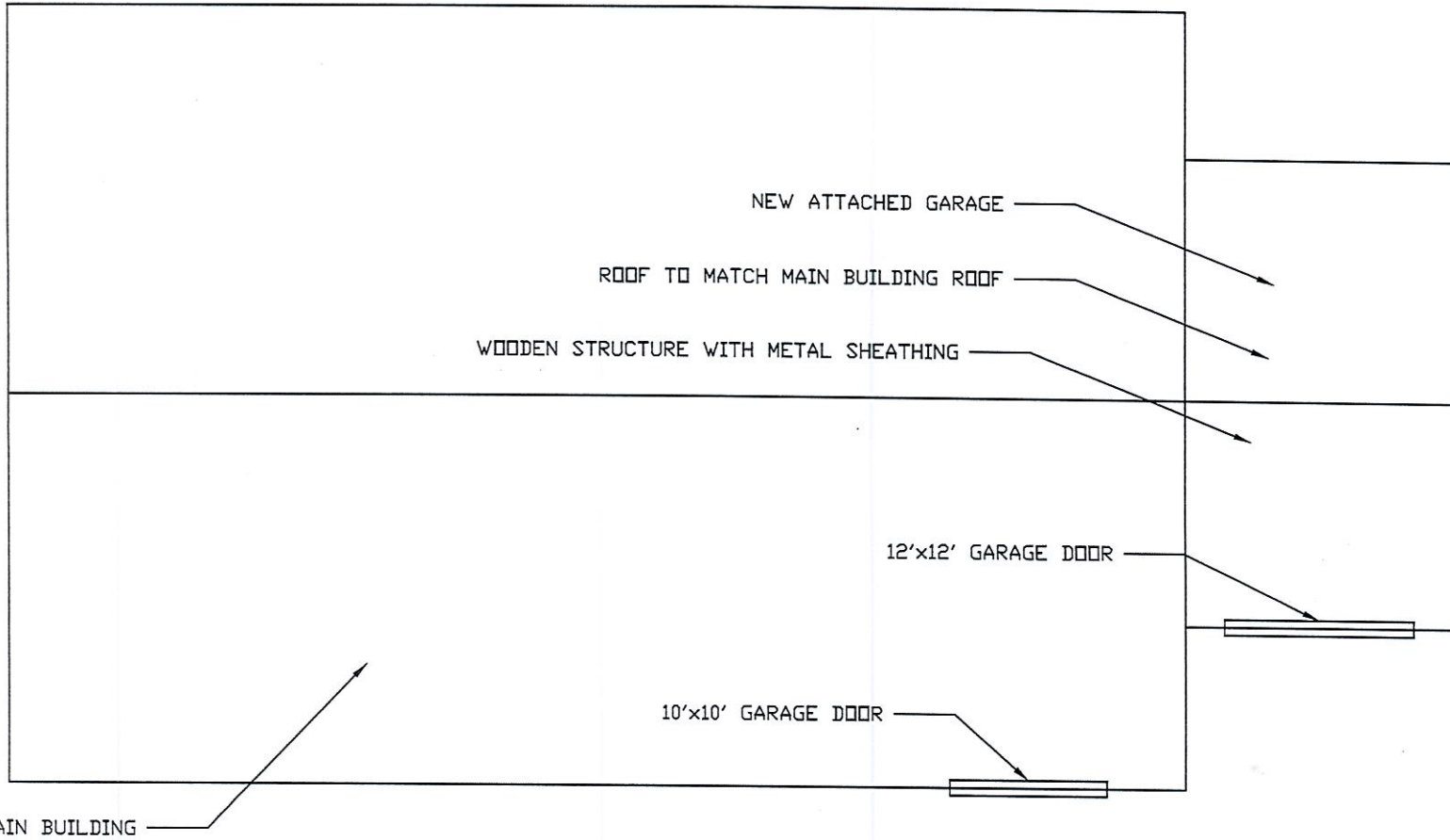


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OLD NAPA BUILDING
CONSTRUCTION-1

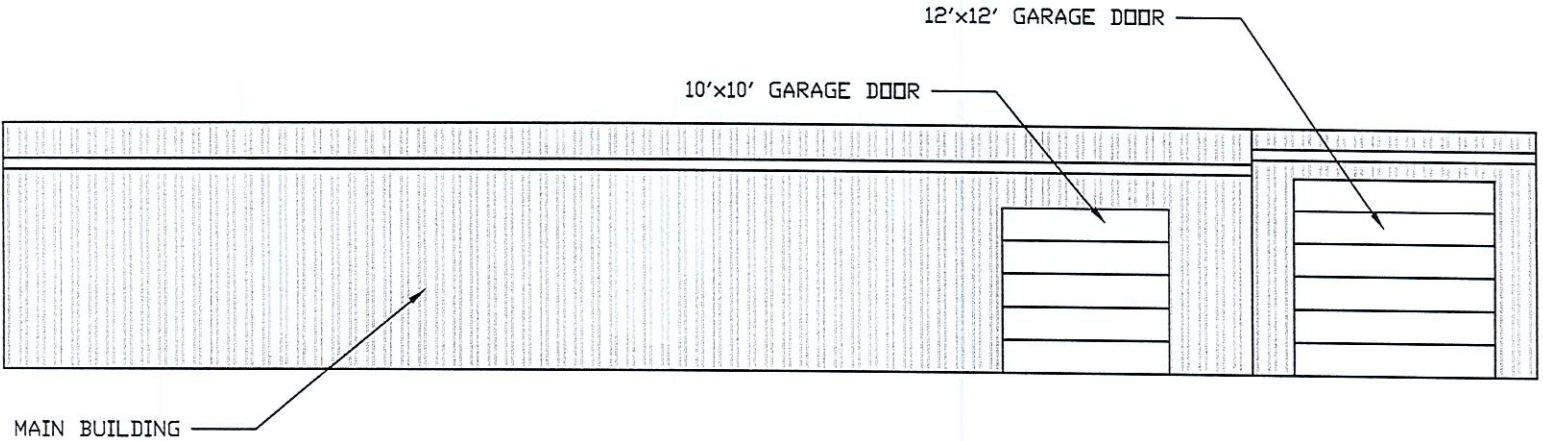


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OLD NAPA BUILDING
 CONSTRUCTION-2



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CONST. PLAN

$\frac{3}{32}'' = 1'$

OLD NAPA BUILDING
 NEW SOUTH ELEVATION

