

# 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: 11/8/18

Fee Paid \$ 2,165.00

Recipients Initials: JCF

Name of Applicant: MSB Leasing, Inc.

(or Agent)

Address of Applicant: 4 Center Street

Machias, ME 04654

Telephone: 255-3347

Address of Building(s): 31 Main Street, Machias

Map 12

Lot 23

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

Office building to support banking operations

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

NONE

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

- Yes  No      A waiver or variance is requested. (Attach separate sheet stating the request and reasons why you believe they should be allowed.)
- Yes  No      A copy of the applicable town tax map showing lot location is attached.
- 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 \_\_\_\_\_
- 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.
- 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.)
- 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.
- 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.
- Yes  No      Will surface water drainage adversely affect any neighboring properties?
- Yes  No      Will lighting reflect beyond lot lines or cause annoyance to neighboring properties?
- Yes  No      Lot has a minimum of at least 100 feet of frontage on a town road or deeded private way.
- Yes  No      The building lot is at least 15,000 square feet in size or larger.
- Yes  No      The building setback will be at least 35 feet from the front of the lot.
- Yes  No      Side and rear distances from the lot lines are at least 15 feet to proposed building.
- 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.
- 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.)
- 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.
- There will be 5 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

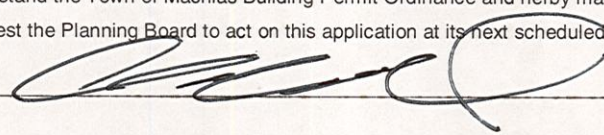
By initialing the items set forth below, the applicant is acknowledging awareness of, and compliance with, any applicable federal and state regulations and has attached copies of all approved permits that may be required. Indicate below which items apply to this building permit application and certify 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): \$ 4.3 m

20. Name, address and telephone number of contractor or builder: TBD

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: 

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:

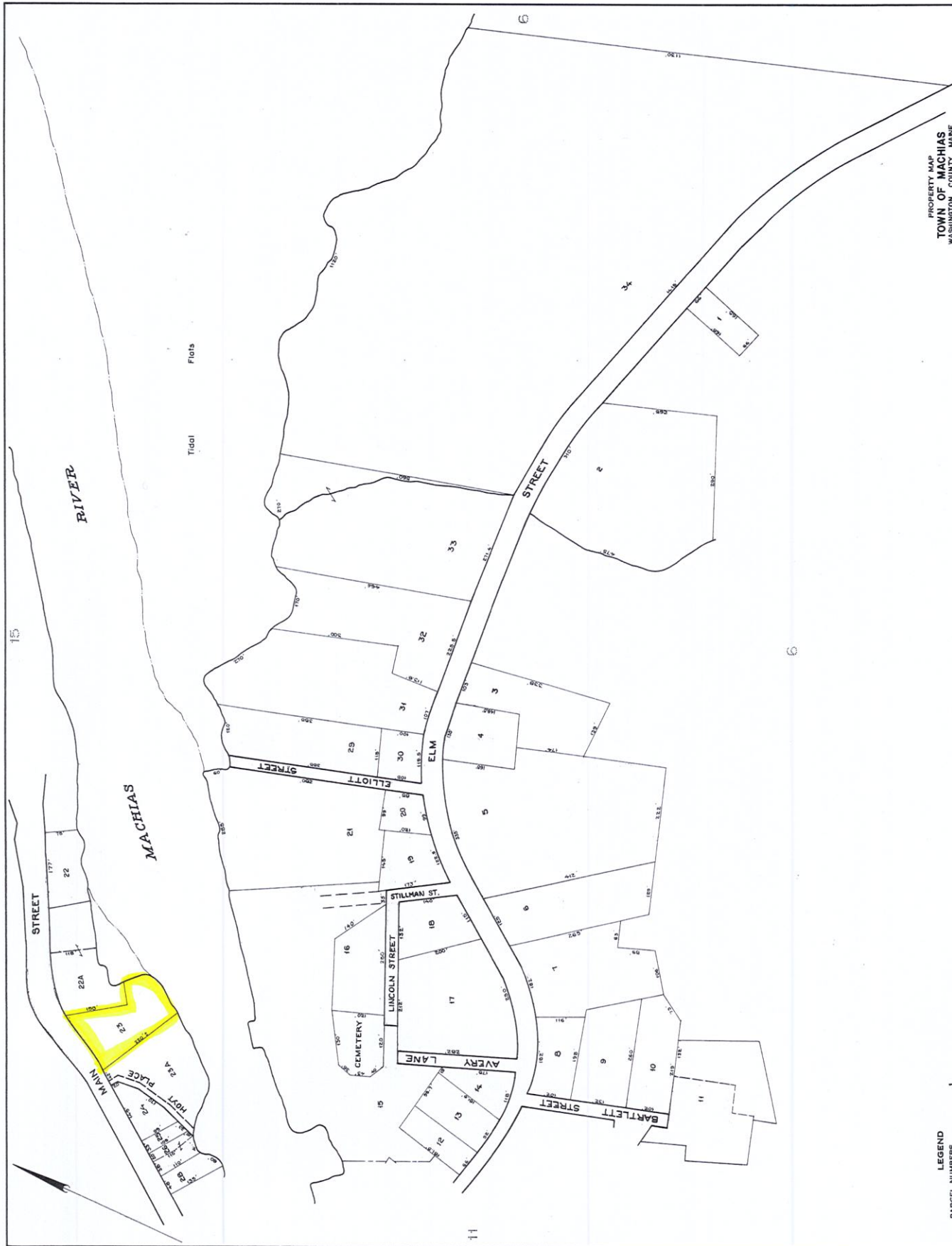
Building Permit:     Approved     Denied

By the Planning Board on (Date): \_\_\_\_\_

Authorized Planning Board Signature: \_\_\_\_\_



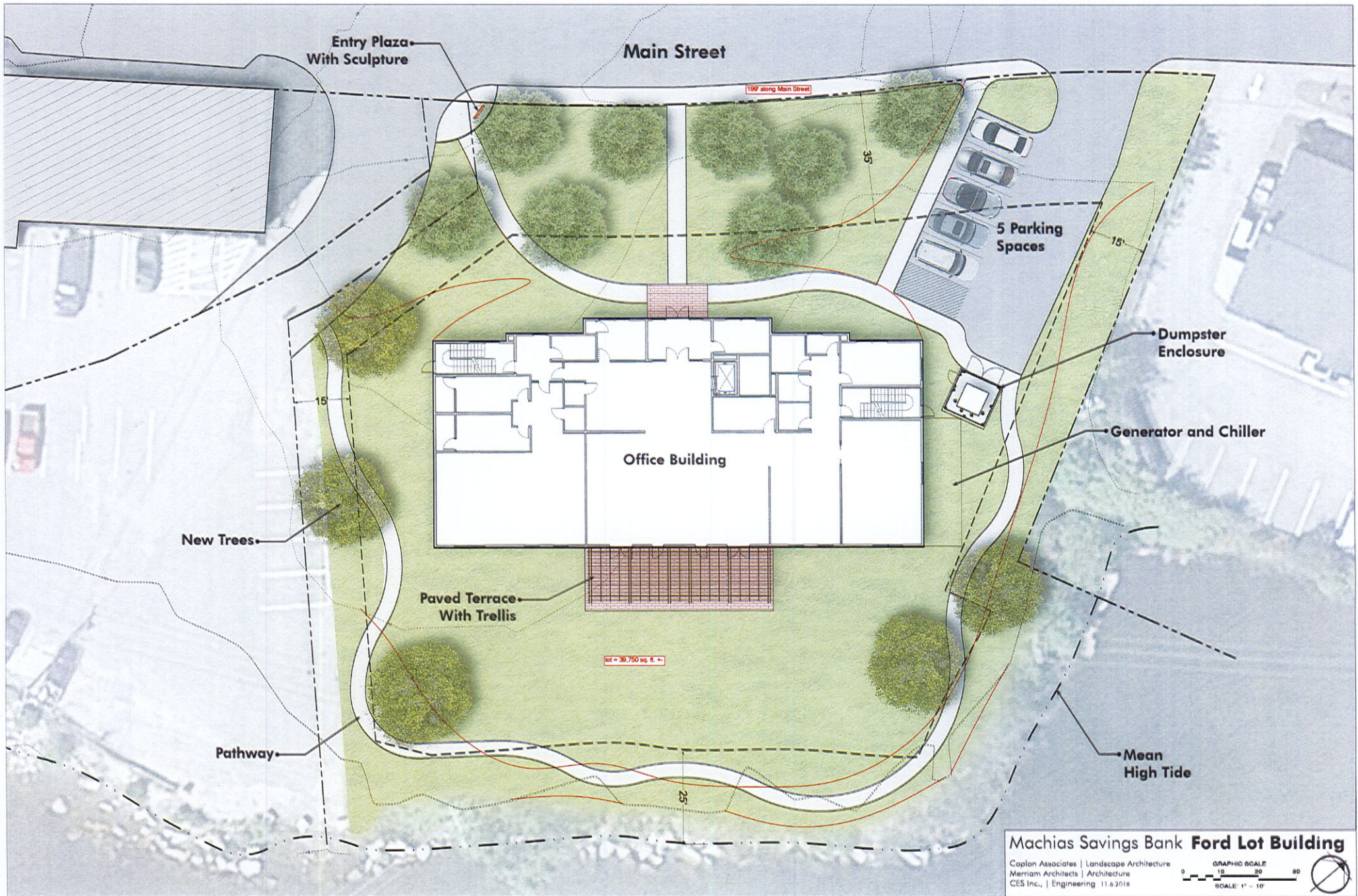
PROPERTY MAP  
TOWN OF MACHIAS  
WASHINGTON COUNTY, MAINE  
PREPARED BY  
JAMES W. SEWALL COMPANY OLD TOWN, MAINE  
SCALE 1" INCH = 100' ± FEET



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

For Assessment Purposes  
 Not to be used for Concessions





Entry Plaza  
With Sculpture

Main Street

100' along Main Street

35'

5 Parking  
Spaces

15'

Dumpster  
Enclosure

Generator and Chiller

Office Building

New Trees

15'

Paved Terrace  
With Trellis

lot = 30,750 sq. ft.

Pathway

25'

Mean  
High Tide

Machias Savings Bank **Ford Lot Building**

Caplan Associates | Landscape Architecture  
Merriam Architects | Architecture  
CES Inc., | Engineering 11.6.2018





## QUITCLAIM DEED WITHOUT COVENANT

**Machias Savings Bank**, a Maine banking corporation having a place of business in Machias, Maine, for consideration paid, releases to **MSB Leasing, Inc.**, a Maine corporation having a place of business in Machias, Maine, all right, title and interest in and to a certain lot or parcel of land, together with any improvements thereon, located in **Machias, Washington County, Maine**, being described as follows:

Parcel One: A certain parcel of land and wharf property situated in Machias, aforesaid, the same being all the same premises conveyed by Susan L. Goodhue to the Washington County Railroad Company by deed dated August 8, 1903, and recorded in the Washington County Registry of Deeds in Book 258, Page 58, and bounded and described as follows:

Beginning at an iron bolt on the southerly side of Main Street, at the dividing line of land herein conveyed and that formerly of Cornelius Sullivan; thence running south forty degrees thirty-five minutes east (S. 40° 35' E.), a distance of eighty-four (84) feet to a cedar post; thence north seventy-eight degrees fifty minutes east (N. 78° 50' E.), a distance of sixty-five (65) feet to a spike in capsill of wharf; thence continuing said last named course, a distance of one hundred (100) feet, more or less, to low water mark; thence southerly and westerly by low water mark around the eastern and southern end of said wharf, a distance of two hundred fifty (250) feet, more or less, to a point in the division line between land herein conveyed and that formerly of Machias Lumber Company and Cornelius Sullivan; thence along said division line north forty-two degrees seven minutes west (N. 42° 07' W.), a distance of two hundred eight (208) feet, more or less, to a cedar post; thence north forty-five degrees thirty minutes east (N. 45° 30' E.), a distance of fifty-seven (57) feet to the place of beginning.

NO TRANSFER TAX PAID

The above described property includes all of the Bowles Wharf property, so called, together with all flats and water rights and the wharf thereon.

The above premises are subject to an easement from Fred W. Mawhinney to Bangor Hydro-Electric Company as more fully described in a deed dated September 15, 1947, and recorded in said Registry in Book 472, Page 582.

EXCEPTING AND RESERVING, however a right of way in common with others as more fully set forth in the deed of Patrick J. Sullivan and Harry S. Sullivan to Fred W. Mawhinney and Fred W. Mawhinney, dated December 19, 1946, and recorded in said Registry in Book 469, Page 52, and the deed from Fred W. Mawhinney to Patrick J. Sullivan and Harry C. Sullivan, dated December 19, 1946, and recorded in said Registry in Book 469, Page 517.

Parcel Two: A certain lot or parcel of land situated immediately westerly of and adjacent to Parcel One as above described and bounded on the south and west by low water mark of the Machias River; on the north by the northerly boundary line of the hereinafter described twelve (12) foot right of way running from Main Street to the westerly boundary of the herein described lot; and easterly by the westerly boundary line of the above described Parcel One.

Being all and the same premises as described in a quitclaim deed with covenant of Maine Seaboard Paper Company to Fred W. Mawhinney, dated August 30, 1946, and recorded in said Registry in Book 469, Page 297, with the following exceptions:

- a. That portion of the above referenced premises as is described in a deed of Fred W. Mawhinney to Lawrence L. Mugnai, dated July 28, 1961, and recorded in said Registry in Book 578, Page 240.
- b. That portion of the above referenced premises which is bounded on the east by said Mugnai lot, on the south by the Machias River, on the west by land of Graves and Gooch, more fully described in Book 717, Page 249 of said Registry, and on the north by land formerly of Hattie L. Cates and now of Robert E. Allen as described in Book 886, Page 35 of said Registry
- c. That portion of the above referenced premises which is bounded on the west by said Mugnai lot, on the north by land now or formerly of Hanscom and Hireshorn, on the east by land now or formerly of the Machias Building Corporation, and on the south by the northerly limit of said twelve (12) foot right of way.

EXCEPTING AND RESERVING, however, a right of way twelve (12) feet in width running along the northerly boundary line of the within described lot from the westerly sideline of Parcel One to the westerly sideline of said Parcel Two. The northerly limit of said right of way is marked by a series of seven iron bolts driven into the ground as shown on a survey of Richard A. Mawhinney, dated July 19, 1966.

Said right of way is more fully described in a quitclaim deed with covenant of Patrick J. Sullivan and Harry C. Sullivan to Fred W. Mawhinney, dated December 19, 1946, and recorded in said Registry in Book 469, Page 529.

Parcel Three: A certain lot or parcel of land on the southerly side of Main Street in said Machias, together with the buildings and wharf located thereon, and the tidal flats situated with the bounds of the lot which parcel adjoins the lies easterly and northerly of that property known as the Bowles Wharf property as conveyed to Fred W. Mawhinney by S.E. Woodman and Ph. H. Kimball by their deed of February 16, 1931, the lot herein conveyed being bounded southerly and westerly by said Mawhinney property, northerly by Main Street, and easterly by property now or formerly of Evelyn C. Lindsay, et al.; the parcel herein conveyed being more particularly described as follows, to wit:

Beginning at an iron bolt driven beneath the surface of the ground at a point on the southerly side of said Main Street, which point is sixteen and one tenth (16.1) feet north northeasterly from the northeast corner of said Mawhinney's new garage, a distance of fifty-nine and seventy-five hundredths (59.75) feet northeasterly from the northwest corner of the showroom wing of said garage, a distance of thirteen and one tenth (13.1) feet easterly from the northeastern corner of the gas pump concrete island, and forty-five and zero tenths (45.0) feet southerly from the southeast corner of the foundation of the W.M. Hill Business block (on the opposite side of Main Street); thence from the beginning point so found running northeasterly in a straight line, a distance of sixty and nine tenths (60.9) feet to an unmarked point which is one and zero tenths (1.0) feet northerly from the northwest corner of the Sail Loft Building, so-called, and four and seven tenths (4.7) feet southeasterly from the southerly rail of the Maine Central Railroad Company spur track; thence deflecting one-third degree left ( $00^{\circ} 20' L$ ) and running in a straight line, a distance of ninety-seven and five tenths (97.5) to a steel axle driven in the ground at a point which is nine (9) inches southerly of the South Rail of the aforesaid spur railroad track; thence deflecting one hundred eighteen degrees thirty-nine minutes to the right ( $118^{\circ} 39' R.$ ) and running southerly in a straight line passing twenty-four and zero tenths (24.0) feet easterly from the southeast corner of the aforementioned sail loft building, a distance of one hundred twenty-four and thirty-five hundredths (124.35) feet to the outside of the capsill of the wharf (at a point which is thirty-two and five tenths (32.5) feet easterly from the northwest corner of the dock), passing over iron pipes driven in the ground at six and zero tenths (6.0) feet and seventy-four and seventy-five hundredths (74.75) feet along said line, and over wagon axles driven in the ground at one hundred six and thirty-five hundredths (106.35) feet and one hundred twenty-one and ninety-five hundredths (121.95) feet along said line; thence from the southern edge of said capsill continuing the same straight line an additional distance of twenty-nine and sixty-five hundredths (29.65) feet, for a total distance of one hundred fifty-four and zero tenths (154.0) feet on this eastern boundary, to an unmarked point in the tidal flats between the wharves now or formerly of Evelyn C. Lindsey, et al., and Fred W. Mawhinney and Vivian P. Mawhinney; thence deflecting ninety-two degrees two minutes to the right ( $92^{\circ} 02' R.$ ) and running in a straight line thirty-two and six tenths (32.6) feet to the southeast corner of the wharf now or formerly of Evelyn C. Lindsey, et al., which said corner is twenty-nine and zero tenths (29.0) feet southerly from the aforementioned northwest corner of the dock; thence continuing on the same straight line sixty-nine and four tenths (69.4) feet farther, for a total distance of one hundred two and zero tenths (102.0) feet to an iron bolt driven in the ground at the southwest corner of land now or formerly of Evelyn C. Lindsey, et al., which point is seven and four tenths (7.4) feet distance from the eastern side of the aforesaid Mawhinney garage; thence deflecting sixty-one degrees thirty minutes to the right ( $61^{\circ} 30' R.$ ) and running northwesterly, very nearly parallel with the east side of said garage, a distance of eighty-four (84.0) feet to the place of beginning. The last described line, if projected forty-five and eight tenths (45.8) feet across Main Street strikes an iron bolt driven in the ground at the southeast corner of the aforementioned W.M. Hill property. The deflection angle from the last described

line to the line first above described is eighty-eight degrees nine minutes right (88° 09' R.) (i.e. the interior angle at the northwest corner of the parcel is ninety-one degrees fifty-one minutes (91° 51')). Compass courses are not stated herein because of irregularities in the magnetic field in the locality.

The parcel above described and herein conveyed contains fourteen thousand four hundred ninety-five (14,495) square feet (approximately one-third (1/3) acre) of which quantity tidal flats at dock in the southeast corner of the parcel comprise about nine hundred fifty three (953) square feet. The northern boundary of the parcel conveyed shall be the southern sideline of Main Street; and the eastern segment of the northern boundary of the parcel as above described is believed to be in agreement with the line of the road in that place as laid out by the Selectmen of Machias, April 28, 1965, a record of which is contained in the Town Records of Machias, the southwestern terminus of the road so laid out being at the point aforementioned one (1) foot northerly from the northwest corner of the Sail Loft Building.

The above described parcel is bounded on the south and west by land of Fred P. Mawhinney, on the north by Main Street, and on the east by the Ransday Realty Company property now occupied by the Merrill Trust Company.

The above described premises are subject to an easement granted by the Mawhinney Motor Company to Bangor Hydro- Electric Company, dated June 4, 1969, and recorded in said Registry in Book 617, Page 235, and to the easement granted by Mawhinney Motor Company to the Town of Machias, dated November 2, 1973, and recorded in said Registry in Book 818, Page 167.

Also including the lot or parcel of land hereinbefore described as Exception C of Parcel 2 which was conveyed by the deed from Fred P. Mawhinney, dated December 31, 1979, and recorded in said Registry in Book 1083, Page 153.

The above property is subject to the following exceptions, excepted lots, easements and reservations:

1. Affidavit - Notice of Intent to Acquire Property, dated August 6, 1986, and recorded in said Registry in Book 1398, Page 173.
2. Resolution of Condemnation, undated, and recorded in said Registry in Book 1398, Page 174.
3. Resolution of Condemnation, dated August 21, 1986, and recorded in said Registry in Book 1401, Page 113.
4. Release Deed from Roland W. Ramsdell and Kenneth W. Ramsdell to Stephen Levine and Francis J. Hallissey, dated August 29, 1986, and recorded in said Registry in Book 1404, Page 214.

5. Reciprocal Easement between the Town of Machias and Kenneth W. Ramsdell and Roland W. Ramsdell, undated, and recorded in said Registry in Book 1439, Page 132.

6. Easement from Kenneth W. Ramsdell and Roland W. Ramsdell to the Inhabitants of the Town of Machias, dated April 23, 1987, and recorded in said Registry in Book 1440, Page 272.

7. Quitclaim Deed from Roland W. Ramsdell and Kenneth W. Ramsdell to the Town of Machias, dated December 17, 1987, and recorded in said Registry in Book 1506, Page 327.

8. Conveyance to the State of Maine for Highway purposes, dated June 10, 1987, and recorded in said Registry in Book 1452, Page 64.

9. Conveyance to Bangor Hydro-Electric Company for overhead wire easement, dated September 3, 1987, and recorded in said Registry in Book 1470, Page 61.

**SEAL**

For the Grantor's source of title, reference may be had to the successful bidder deed to Machias Savings Bank dated March 16, 1999, and recorded in the Washington County Registry of Deeds in Book 2320, Page 076.

In witness whereof, said Machias Savings Bank has caused this instrument to be signed in its corporate name and sealed by its undersigned officer, hereunto duly authorized, this 24 day of NOVEMBER, 2006.

Witness:

Dale Robinson

**Machias Savings Bank**

By Paul W. Rudd  
Paul W. Rudd  
Vice President

STATE OF MAINE

Washington County

November 24, 2006

Personally appeared the above named Paul W. Rudd, Vice President of Machias Savings Bank, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Machias Savings Bank.

**SEAL**

Dale Robinson  
Notary Public/Attorney at Law

Dale A. Robinson  
Print or type name as signed

Received  
Recorded Register of Deeds  
Nov 29, 2006 02:26:47P  
Washington County  
Sharon D. Strout