

- () Moving of Building
- () Reconstruction / Replacement
- () Conversion to another or different use

Recipients Initials: SM

Name of Applicant: MACHIAS REALTY TRUST LLC
 (or Agent)
 Address of Applicant: 208 CONGRESS ST.
PORTLAND, ME, 04101
 Address of Building(s): 51 STACKPOLE Rd
 Map 6A Lot 4

Telephone: 207-610-4423

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

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

1500 S.E. OFFICE/P.T. Bldg.

(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 4-6 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	<u>PG.S.</u>	Water Pollution	<u>PG.S.</u>	Flood Hazard Development Permit	<u>PG.S.</u>
Air Pollution	<u>PG.S.</u>	Soil Erosion	<u>PG.S.</u>	Maine DOT Entrance Permit	<u>PG.S.</u>
Shoreland Zoning	<u>PG.S.</u>	Surface Drainage	<u>PG.S.</u>	Sewer Connection Permit	<u>PG.S.</u>
Sewage Pollution	<u>PG.S.</u>	Noise Level	<u>PG.S.</u>	Natural Resources Protection Act Permit	<u>PG.S.</u>
Other					

19. Estimated cost of proposed building or structure(s): \$ 132,000.-

20. Name, address and telephone number of contractor or builder: NORTHERN ME. CONST. INC 207-610-4423
208 CONGRESS ST. PORTLAND, ME, 04101

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.

(Handwritten signatures and dates)

**Machias Realty Trust LLC
208 Congress St.
Portland, Me. 04101**

3-14-19

**Machias Planning Board
Machias Town Office
7 Court Street, Suite #1
P.O. Box 418
Machias, Me. 04654**

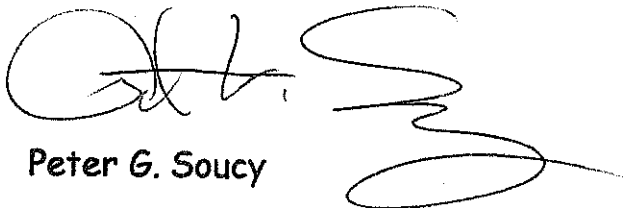
Re: Proposed 36'X62' Bldg. @ 51 Stackpole Rd.

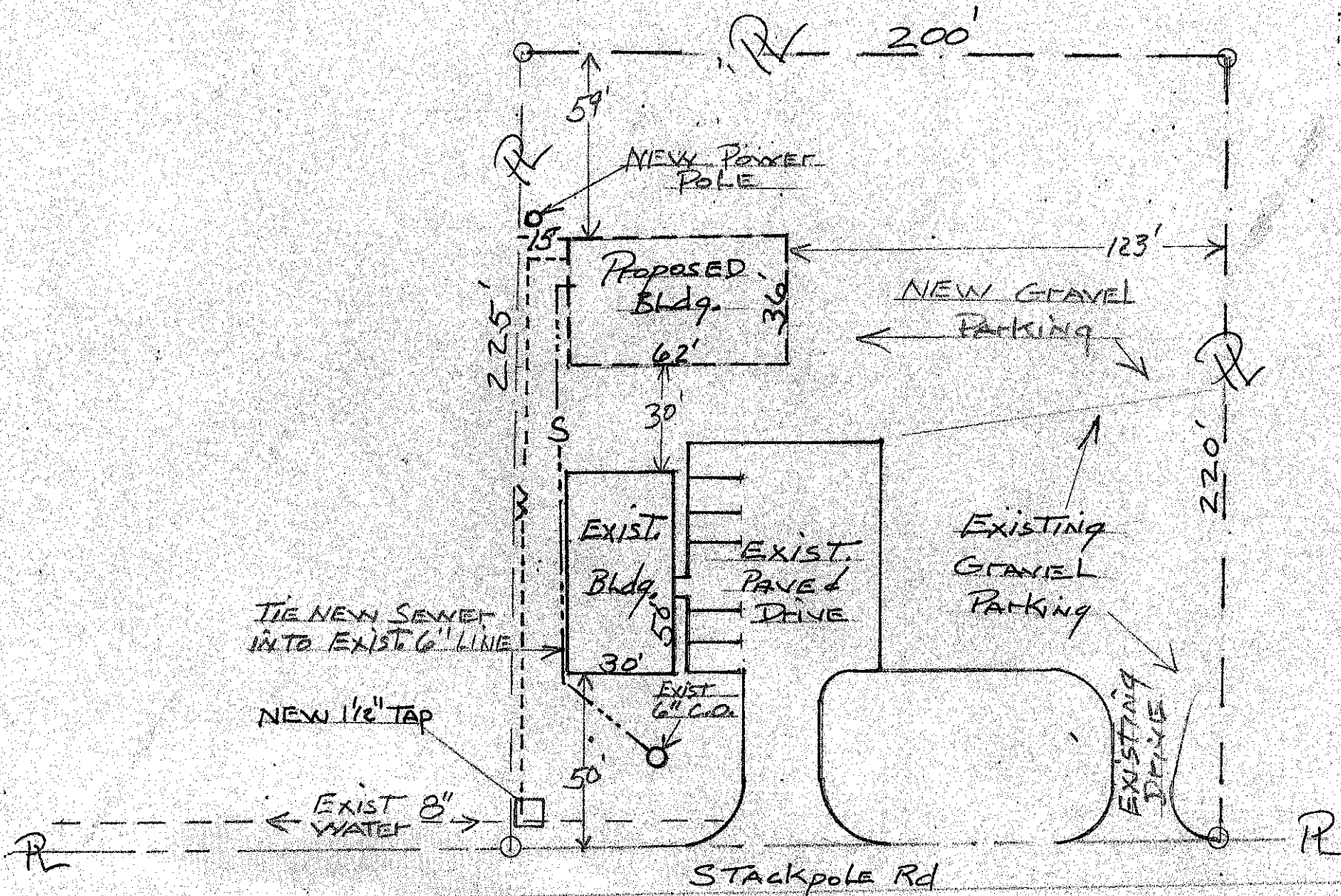
Dear Planning Board,

The intent for this proposed building is to provide a modern, energy efficient, code compliant building that is easily adaptable to a tenant's needs. Lately potential tenants have been looking for space that could be quickly fitted to their specific needs without altering the footprint.

This 1.02 ac. town lot, which currently has a 1500s.f. bldg. on it, represents only 3.5% coverage, and with the proposed building, these two structures combined would make up only 9% lot coverage, not including parking areas.

Sincerely,


Peter G. Soucy



Northern Maine Construction, Inc.

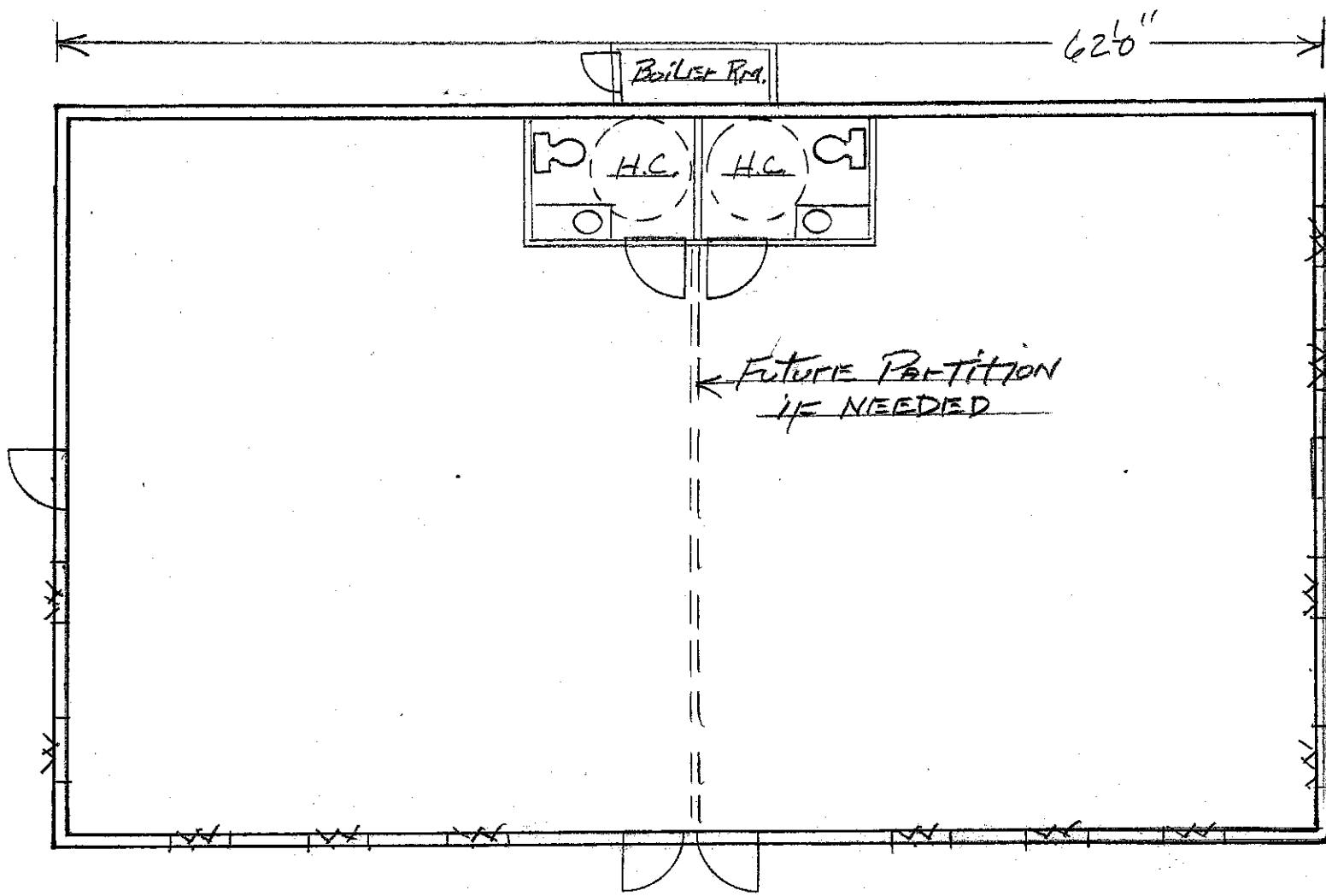
208 Congress St., Portland, ME 04101, 207-610-4423

1" = 40'

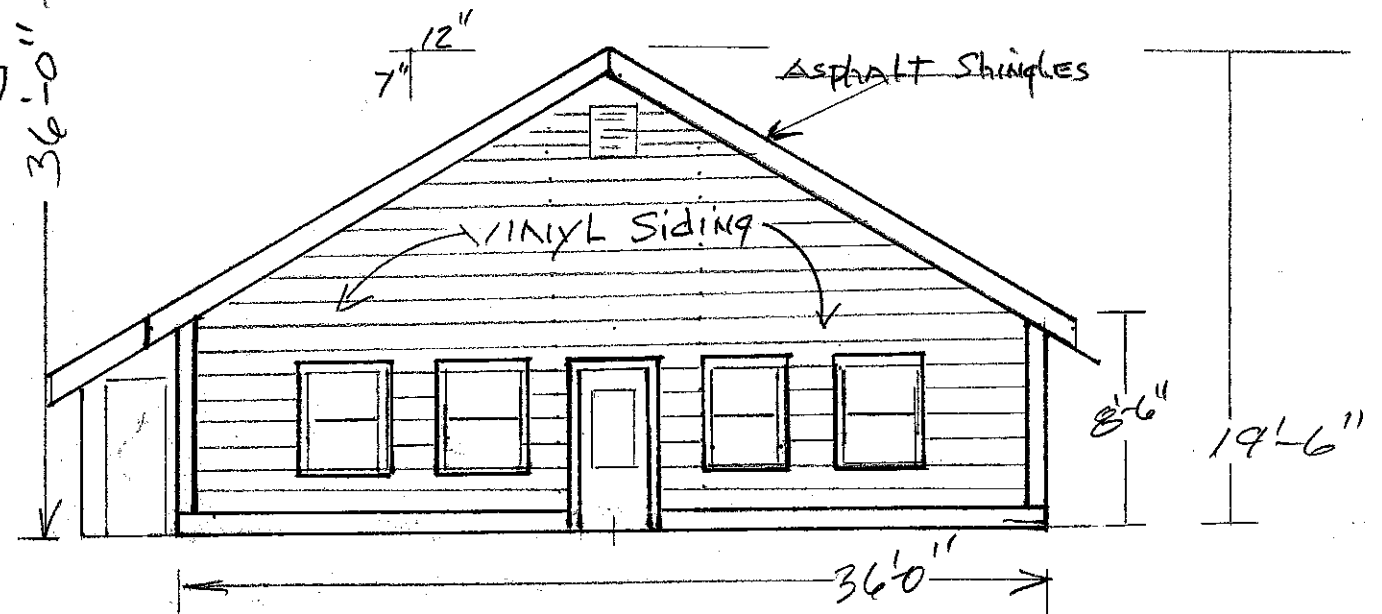
3-6-19

PLOT PLAN

51 STACKPOLE Rd.



FLOOR PLAN 1/8" = 1'-0"

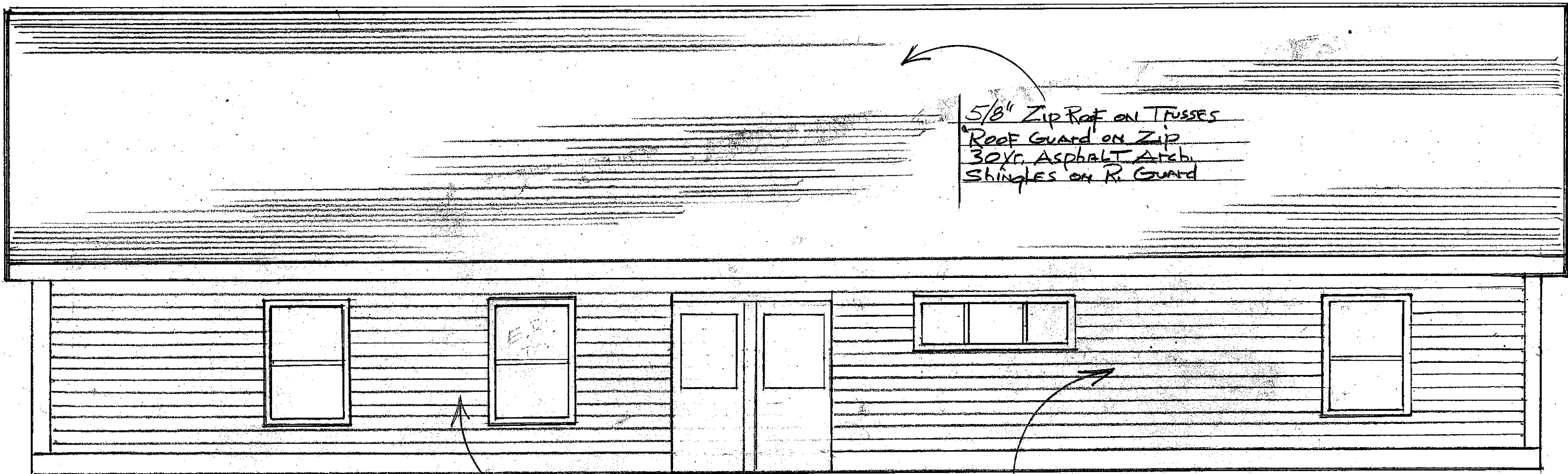


ELEVATION 1/8" = 1'-0"

"PROPOSED" MULTI-USE FLEX BUILDING
 51 STACKPOLE RD.
 MACHIAS ME.

1/8" = 1'-0"
 3-7-19

Northern Maine Construction, Inc.
 208 Congress St., Portland, ME 04101
 207-610-4423



5/8" Zip Roof on Trusses
 Roof Guard on Zip
 30yr. Asphalt Arch.
 Shingles on R. Guard

1/2" Zip Wall on 2" x 6" Studs @ 16" o/c
 1/2" Rigid on Zip Wall,
 Dbl. 4" Vinyl on Rigid.
 ALL FILM TO BE P.V.C.

Proposed 36' x 62' Multi-USE Bldg.
 51 STACKPOLE Rd.
 MACHIAS ME.

3-7-19
 1/4" = 1'-0"

Northern Maine Construction, Inc.
 208 Congress St., Portland, ME 04101
 207-610-4423