

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: 2/6/19

Fee Paid \$ 30.00

Recipients Initials: JP

Name of Applicant: Andrew Mulholland
(or Agent)

Address of Applicant: 36 Mulholland Lane, Machias, ME 04654

Telephone: 207-271-7299

Address of Building(s): " "

Map 7

Lot LOT 7C + P/O LOT 7

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

Garage 24' x 40'

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

House, Barn

(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 N/A 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 N/A 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 N/A off street parking spaces as shown in site plan.

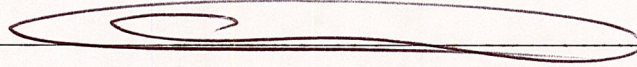
18. Commercial, industrial, and residential structures are required to comply with certain federal and/or state minimum standards and regulations. By initialing the items set forth below, the applicant is acknowledging awareness of, and compliance with, any applicable federal and state regulations and 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): \$ 25,000

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

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: _____

Home-
stead

12+ ACRES

BARN

Gravel
Area

DRIVEWAY

24' x 40'

PROPOSED
Garage

Dan &
Mechearren

Mobile Home

WEST FALLS
Holdings

WFS
OFFICE

Karin
Robinson

Right of way

ROUTE 192

PL

PL

PL

PL

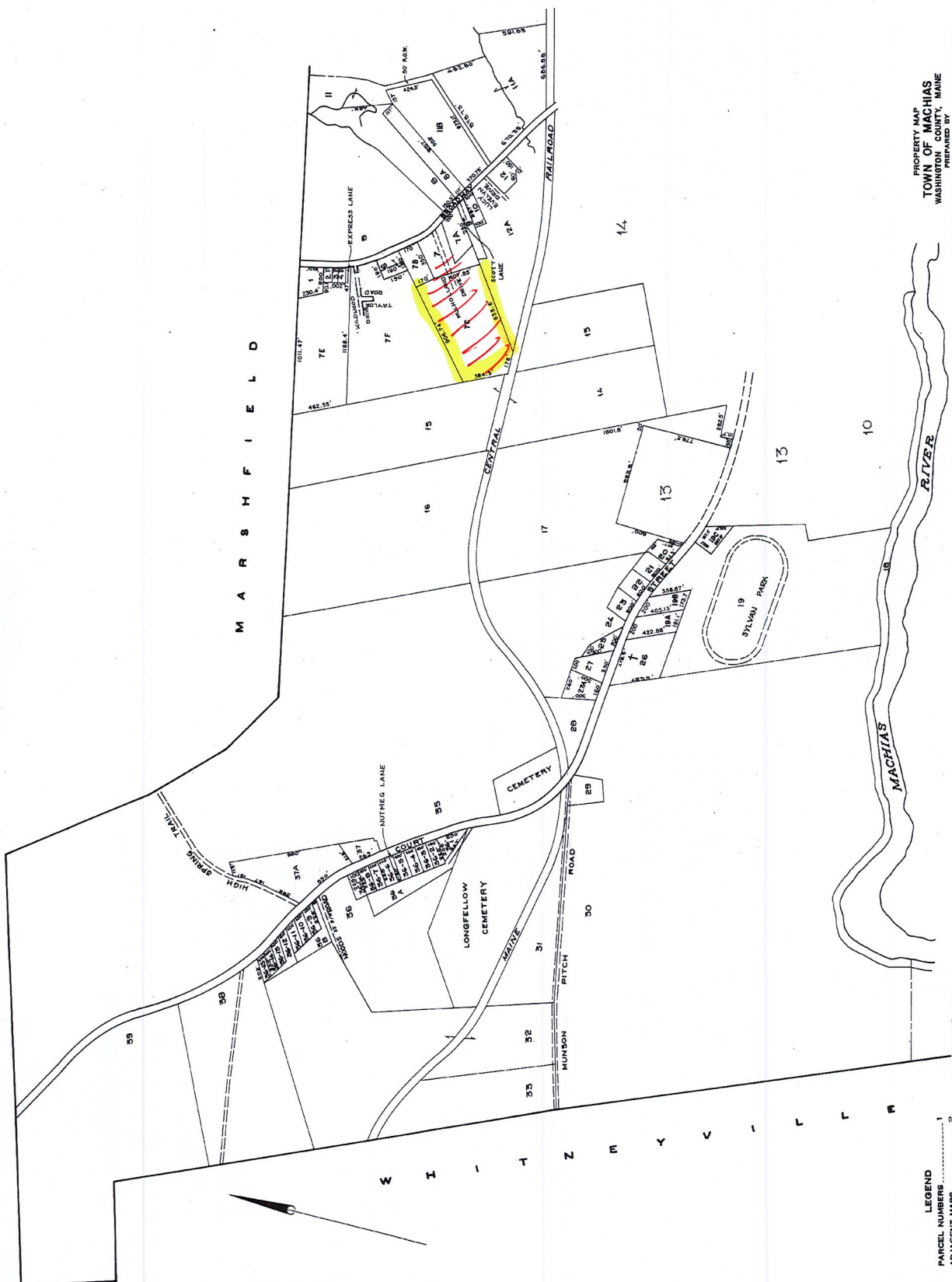
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PL



M A R S H F I E L D

W I - I - Z M K C - L L M



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

WARRANTY DEED

FRANCIS E. McKEAN of P.O. Box 815, Machias, Washington County, Maine 04654,

for consideration paid,

grants to ANDREW M. MULHOLLAND and DANA M. LANG of HCR 71, Box 6, Machias, Washington County, Maine 04654,

with warranty covenants, as joint tenants with rights of survivorship and not as tenants in common,

A certain lot or parcel of land situated in Machias, Washington County, Maine, bounded and described as follows, to wit:

Beginning at an iron pipe located on the northerly line of land now or formerly of Rebecca Irving, said iron pipe marking the southwest corner of a certain parcel of land conveyed by Robert A. Ramsdell to Ruth A. Thomas and Russell S. Thomas by deed dated November 21, 1988 and recorded in the Washington County Registry of Deeds Book 1548, Page 310; thence running North thirteen degrees thirty-five minutes eight seconds West (N 13° 35' 8" W) by and along the westerly boundary line of said land of Ruth A. Thomas and Russell S. Thomas for a distance of four hundred seven and eighty-five hundredths (407.85) feet to an iron rod marking the northwest corner of said Thomas lot, said iron rod also marking the southwest corner of the parcel of land conveyed by Robert A. Ramsdell to Sherry A. Tarr by deed dated November 27, 1987 and recorded in the Washington County Registry of Deeds Book 1483, Page 114; thence running North twenty degrees seven minutes thirty-six seconds West (N 20° 7' 36" W) by and along the westerly line of said Tarr lot for a distance of one hundred seventy (170) feet to an iron rod marking the Northwest corner of said Tarr lot; thence turning and running South sixty-nine degrees fifty-two minutes twenty-four seconds West (S 69° 52' 24" W) for a distance of nine hundred six and seventy-four hundredths (906.74) feet to an iron rod; thence running South four degrees thirty-two minutes forty-six seconds East (S 4° 32' 46" E), following a blazed and painted line for a distance of three hundred eighty-four and eighty-five hundredths (384.85) feet to an iron rod located at northerly line of land now or formerly of the Maine Central Railroad; thence turning and running South sixty-nine degrees nine minutes twenty-nine seconds East (S 69° 9' 29" E), by and along the northern line of said land now or formerly of the Maine Central Railroad, for a distance of one hundred seventy-six and twenty-eight hundredths (176.28) feet to an iron rod; thence running North seventy-five degrees fifty-nine minutes sixteen seconds East (N 75° 59' 16" E), following the northerly line of land now or formerly of Rebecca Irving, for a distance of eight hundred thirty-five and sixty-one hundredths (835.61) feet to an iron pipe marking the point of beginning; containing eleven and three-tenths (11.3) acres, more or less.

This conveyance does not include a right-of-way or any other easement of any type over the adjoining parcel of land which is retained by the Grantor herein following this conveyance.

For title, reference may be had to deed from Francis E. McKean to Teresa M. Steller and Peggy J. Reidy dated June 19, 1989 and recorded in the Washington County Registry of Deeds Book 1582, Page 116. Further Reference may be had to Deed of Distribution from Tracy L. Plante, Personal Representative of the Estate of Teresa M. Steller, to Robert H. Steller, Travis W. Fickett, and Tracy L. Plante dated May 4, 2005 and recorded in said Registry of Deeds Book 3009, Page 70, to deed from Robert H. Steller to Francis E. McKean dated May 9, 2005 and recorded in said Registry of Deeds Book 3009, Page 72, to deed from Tracy L. Plante and Travis W. Fickett to Francis E. McKean dated May 4, 2005 and recorded in said Registry of Deeds Book 3009, Page 74, and to deed from Peggy NeSmith, formerly Peggy J. Reidy, to Francis E. McKean dated April 21, 2005 and recorded in the Washington County Registry of Deeds Book 3009, Page 76.

TRANSFER TAX PAID

Docket # 5787
Bk # 3012 Pg # 276

Witness my hand and seal this 27 day of May, A.D. 2005.

Francis McKean
FRANCIS E. McKEAN

STATE OF MAINE
Washington, ss.

May 27, 2005

Then personally appeared the above named FRANCIS E. McKEAN and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Michael L. Murphy
Notary Public
My commission expires:
MICHAEL L. MURPHY
Notary Public, Maine
My Commission Expires January 23, 2010

Typed or printed name of Notary

Received
Recorded Register of Deeds
May 27, 2005 03:20:11P
Washington County
Sharon D. Strout

WARRANTY DEED

DLN: 1001840040853

ANDREW M. MULHOLLAND, of 36 Mulholland Lane, Machias, ME 04654,

for consideration paid,

grants to ANDREW M. MULHOLLAND and DANA M. LANG, husband and wife, whose mailing address is 36 Mulholland Lane, Machias, ME 04654, with WARRANTY COVENANTS, as joint tenants,

A certain lot or parcel of land with improvements thereon, situated in Machias, in the County of Washington, State of Maine and bounded and described as follows, to wit:

Beginning at a 1" rebar found at the southwesterly corner of land now or formerly of Falin Robinson, as described in a deed dated January 28, 2010 and recorded in Book 3606, Page 141, and at the northwesterly corner of property conveyed by Kenneth R. Dudley and Stella M. Wood to Andrew M. Mulholland, under the name of Andrew Mulholland, in a deed dated May 7, 2003, and recorded in Book 2740, Page 140, and in a Corrective Deed from Kenneth R. Dudley to Andrew M. Mulholland dated July 12, 2004 and recorded in Book 2899, Page 286, said rebar being located approximately 167' from the northwesterly corner of said Robinson;

Thence S 35°28' E, a distance of 409', along the easterly sideline of land of Andrew M. Mulholland and Dana M. Lang, as described in a deed dated May 27, 2005 and recorded in Book 3012, Page 275, to the northerly line now or formerly of Rebecca Irving;

Thence N 55°25' E, along the northerly line of land now or formerly of Irving, a distance of 90' to a 1" pipe found along the southwesterly line now or formerly of Davis;

Thence N 34°09' W, along the southwesterly line of said land of Davis, a distance of 26', to a 1" bolt found near the base of a large apple tree at the northwesterly corner now or formerly of Davis;

Thence N 57°37' E, along the northerly line of Davis, a distance of 84' to a ¾" pipe found at the southwesterly corner of land now or formerly of Dana McEacharn, as described in a deed dated April 21, 1977 and recorded in Book 964, Page 60.

Thence N 34°18' W, along the southwesterly line of McEacharn, a distance of 200' to a ½" rebar found;

Thence S 20°57' W, a distance of 52' to a 5/8" rebar set;

Thence N 42°39' W a distance of 141' to a second 5/8" rebar set;

Thence N 52°34' E distance of 33';

Thence N 45°19' W a distance of 85' to a third 5/8" rebar set;

Thence, continuing N 45°19' W a distance of 8' to the southerly line of said land of Robinson;

NO TRANSFER TAX PAID

The last five calls are along a newly established division line between lands now of Andrew M. Mulholland being conveyed to Andrew M. Mulholland and Dana M. Lang herein, and land to be conveyed to West Falls Holdings, LLC by deed of recent date to be recorded.

Thence, S 48°33' W, along the southerly line of said land of Robinson, to the first mentioned 1/2" rebar and the Point of Beginning.

Also conveying the rights of way and easements to be used in common with the grantor herein, his heirs and assigns, described in the Right of Way and Easement from Andrew M. Mulholland to Andrew M. Mulholland and Dana M. Lang dated December 15, 2016 and recorded in Book 4320, Page 270.

Also conveying a 33' wide appurtenant right of way from Route 192 to the above described property, centered on the existing (2018) asphalt and gravel driveway on land of Andrew M. Mulholland, to be conveyed to West Falls Holdings, LLC. This right of way includes, but is not limited to, the right of ingress and egress, the right to maintain and improve the roadbed and surface, the right to install and maintain utilities, and the right to remove snow.

Also conveying an easement for all utility lines and poles along the southerly portion of land now of Andrew M. Mulholland, to be conveyed to West Falls Holdings, LLC, for the benefit of those remaining lands of Andrew M. Mulholland and Dana M. Lang.

All book and page numbers refer to the Washington County Registry of Deeds.

All 5/8" rebars set with aluminum surveyors caps stamped "West Falls Surveying – PLS 2497".

Bearings refer to Grid North, NAD83, Maine East Zone 1801, based on the MDOT VRS Network.

Also granting all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33 M.R.S. Section 773.

Subject to the Right of Way and Easement conveyed by Andrew M. Mulholland to Andrew M. Mulholland and Dana M. Lang dated December 15, 2016 and recorded in Book 4320, Page 270 of said Registry.

Subject to and together with the benefit of the Customer-Owned and/or Constructed Line Extension Contract between Andrew M. Mulholland and Emera Maine dated January 13, 2014 and recorded in Book 4049, Page 249 of said Registry.

For source of title, see deeds from Kenneth R. Dudley and Stella M. Wood to the Grantor herein, Andrew M. Mulholland, under the name of Andrew Mulholland, dated May 7, 2003 and recorded in Book 2740, Page 140, and Corrective Deed from Kenneth R. Dudley to the Grantor herein, Andrew M. Mulholland, dated July 12, 2004 and recorded in Book 2899, Page 286 of said Registry.

WITNESS my hand and seal this 17 day of December, 2018.



Witness


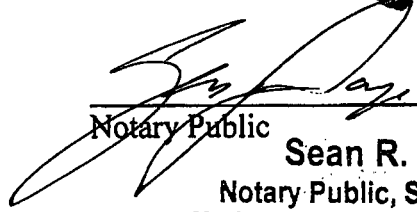


ANDREW M. MULHOLLAND

STATE OF MAINE
Washington, ss

On this 17 day of December, 2018, personally appeared the above named ANDREW M. MULHOLLAND and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public
Sean R. Daye
Notary Public, State of Maine
My Commission Expires: April 11, 2021

Type/Print name of Notary Public
My Commission Expires: _____

Received
Recorded Register of Deeds
Dec 19, 2018 02:50:40P
Washington County
Sharon D. Strout