

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: 7/20/2021

Fee Paid \$ 25⁰⁰

Recipients Initials: JL

Name of Applicant: Elbert L. Phipps

(or Agent)
Address of Applicant: 465 E. Kennebec Rd.

Telephone: (207) 632-8194

Address of Building(s): 465 E. Kennebec Rd.

Map _____ Lot _____

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

Storage building for equipment & vehicles.

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

Residence

(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 3 1/2 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): \$ 20K

20. Name, address and telephone number of contractor or builder: Clint Phipps, 465 E Kennebec Rd., Machias
(207) 608-5482

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]

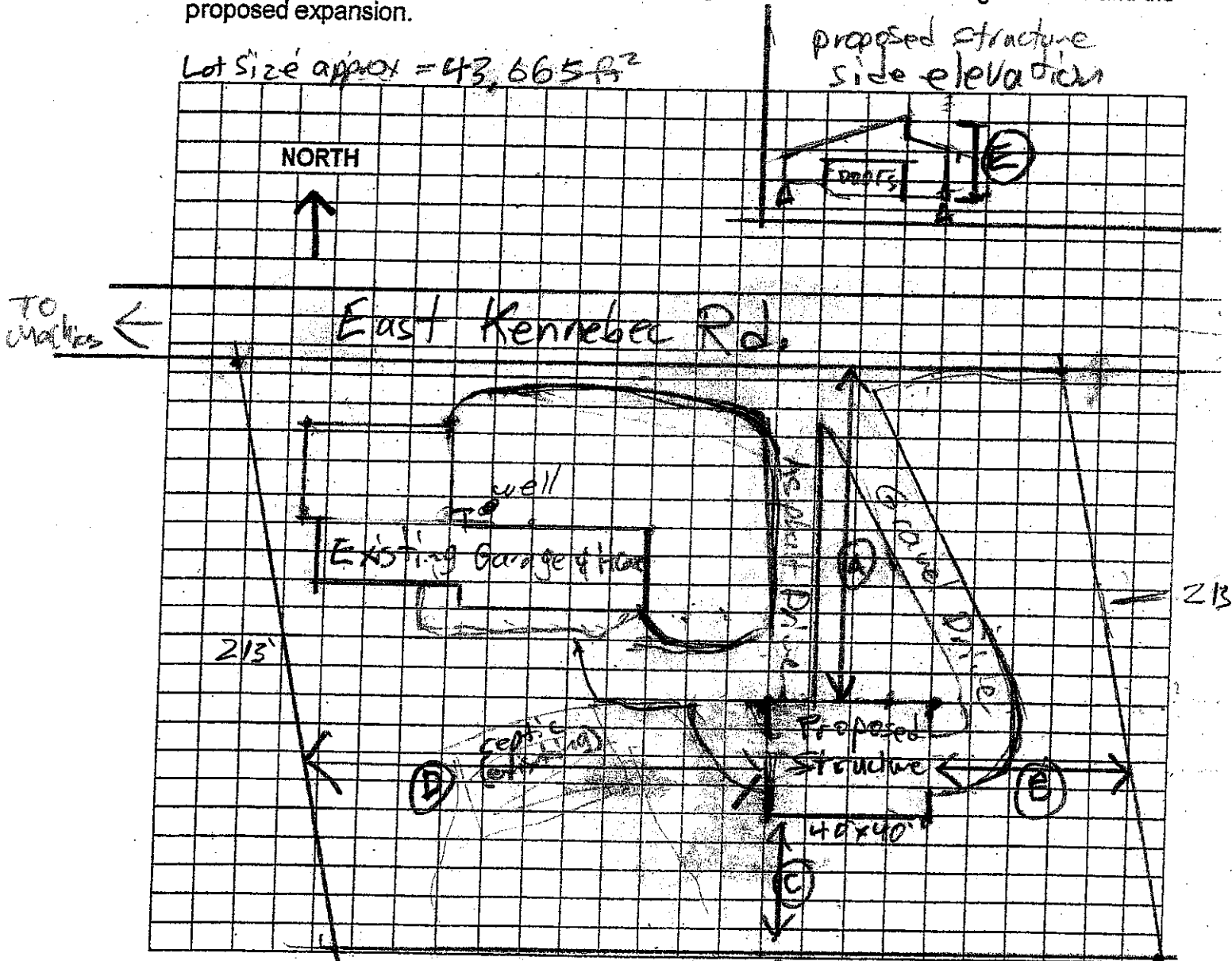
NOTE: Although not required, it is recommended that the applicant, or a duly appointed representative attend the meeting at which the application for a Building Permit is to be considered.

For Planning Board use:
 Building Permit: () Approved () Denied By the Planning Board on (Date): _____
 Authorized Planning Board Signature: _____

Site Plan

Please include: lot lines; area to be cleaned of trees and other vegetation, the exact position of proposed structures, including decks, porches, and out buildings with accurate setback distances from the shoreline, side and rear property lines; the location of proposed wells, septic systems, and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.

Lot Size approx = 43,665 ft²

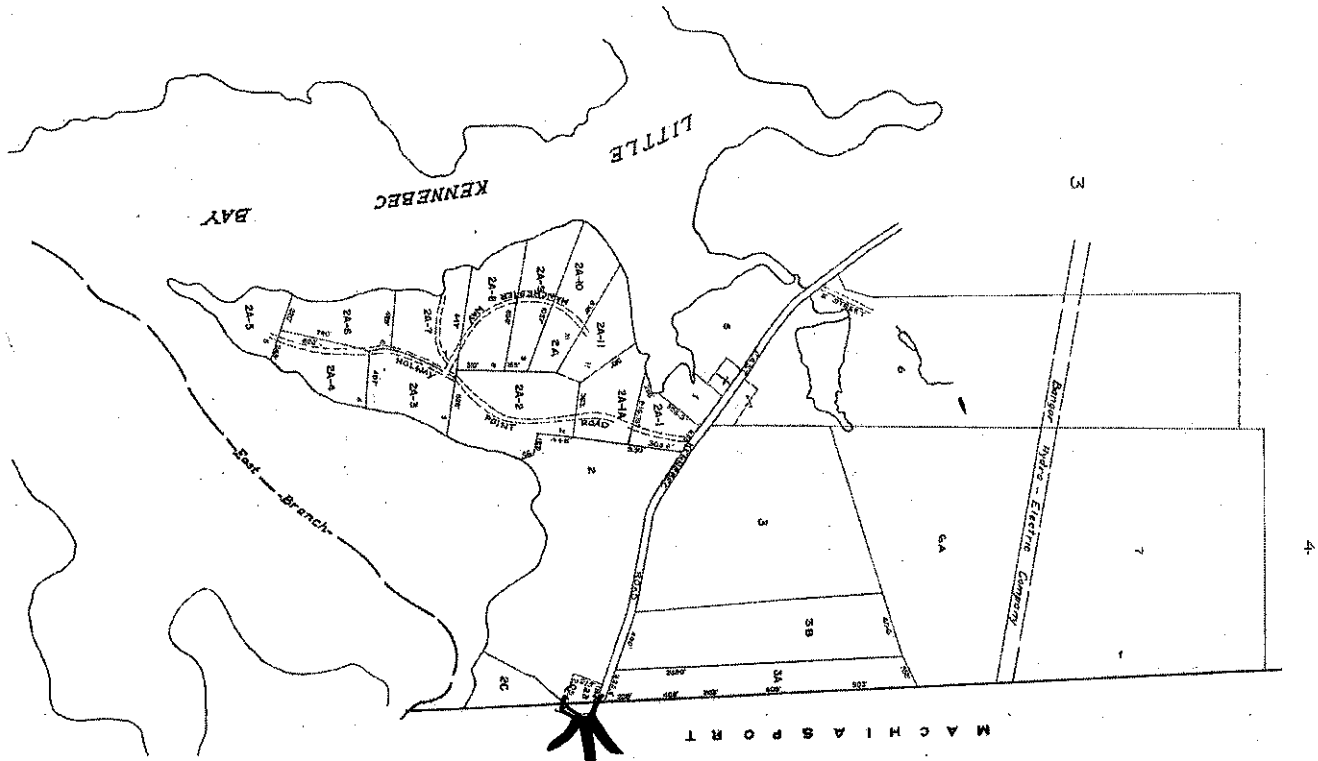


- (A) 110 ft +/- Setback North 205'
- (B) 55 ft to East Scale: 1 = 10 Ft.
- (C) 63 ft +/- to South
- (D) 110 ft +/- to West
- (E) 24 ft height

proposed structure
 40x40 (1600 ft²)
 Equipment/vehicle storage
 6x6 pole barn construction
 on concrete pylons
 w/ gravel floor.

LEGEND
 PARCEL NUMBERS 1
 ADJACENT MAPS 2
 MATCH LINE 1

For Assessment Purposes
 Not to be used for Conveyance



Phillips
 Property
 465 E. Kennebec Rd.

Prepared by
 JAMES W. SEWELL COMPANY
 100 STATE ST.
 BOSTON, MASS.
 02109

WARRANTY DEED

HAROLD T. FICKETT, Jr. and BONNIE S. FICKETT, of Machiasport, in the County of Washington and State of Maine, husband and wife,

for consideration paid,

grant to ELBERT L. PHIPPS and BONNIE J. PHIPPS, husband and wife, both of Machias, in the County of Washington and State of Maine, with Warranty Covenants as joint tenants,

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

Beginning on the southerly side of the town road known as the Little Kennebec Road East at the point where the southerly side of said road intersects the Town line between Machias and Machiasport; thence proceeding in a generally easterly direction into the town of Machiasport and following the southerly side of said road for a distance of eighty-nine and two tenths (89.2) feet; thence proceeding South twelve degrees forty-five minutes West (S 12° 45' W) for a distance of two hundred thirteen (213) feet; thence proceeding in a generally westerly direction across the aforesaid town line into the town of Machias for a distance of two hundred five (205) feet; thence proceeding North ten degrees fifty-seven minutes East (N 10° 57' E) for a distance of two hundred thirteen (213) feet to the southerly side of the Little Kennebec Road East aforesaid; thence proceeding in a generally easterly direction following the southerly side of said road for a distance of one hundred fifteen and eight tenths (115.8) feet to the aforesaid town line and the point of beginning. The above described premises contain one (1) acre, more or less.

Meaning and intending to convey and hereby conveying the same premises conveyed by Norris H. and Norma E. Manchester to Harold T. and Bonnie S. Fickett by warranty deed dated October 25, 1973, recorded in the Washington County Registry of Deeds in Book 816, Page 15.

EXCEPTING, HOWEVER, the right to use and take water from a spring located on the northerly side of the Little Kennebec road, which right was reconveyed to said Manchesters as recorded in Book 970, Page 133 of said Registry.

Witness our hands this twenty-first day of December A. D. 1977.

SIGNED, SEALED AND DELIVERED
in presence of

Edward A. Hennessy
B. Both

Harold T. Fickett Jr.
Bonnie S. Fickett

STATE OF MAINE
Washington, ss.

December 21, 1977

Personally appeared the above named BONNIE S. FICKETT and acknowledged the foregoing instrument to be her free act and deed.

Notary Seal: HENNESSY

Before me,

Edward A. Hennessy