

# 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: 7/21/2001 Fee Paid \$ 265.00  
 Recipients Initials: JCF

Name of Applicant: Pineo Hardware Inc, Steven Pineo  
 (or Agent)  
 Address of Applicant: P.O. Box 113  
MACHIAS ME 04654 Telephone: 207-255-8387  
 Address of Building(s): 292 Main Street  
 Map 17 Lot 6

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

Indicate what other structures are located on the same lot and the uses:  
Retail Hardware Store and Storage Building

(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 0 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): \$ 500,000

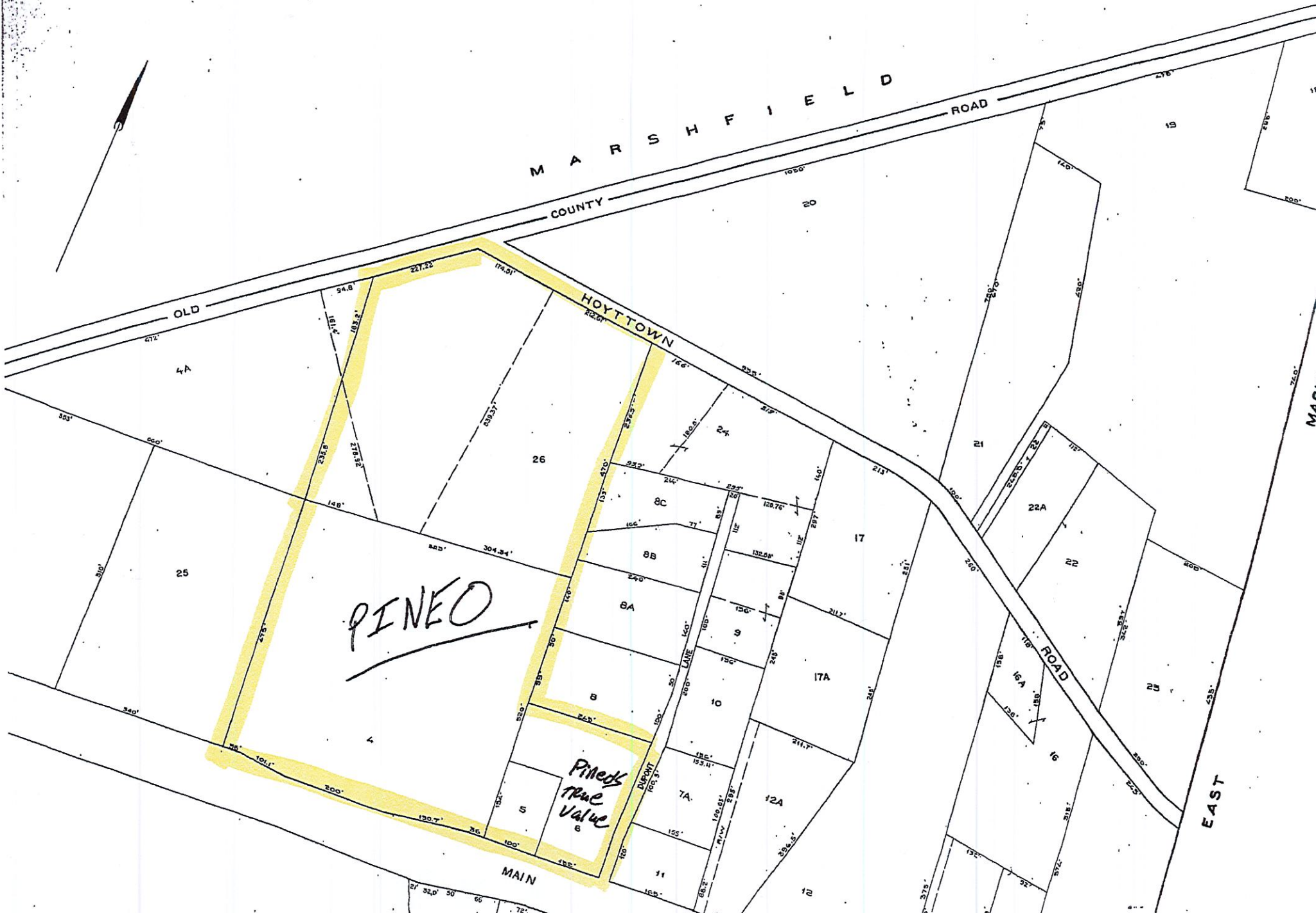
20. Name, address and telephone number of contractor or builder: Onion Town Builders, Jarrod Wright  
207-271-0329

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: \_\_\_\_\_



M A R S H F I E L D

ROAD

COUNTY

OLD

HOYTOWN

PINEO

Pineo True Value

ROAD

MAIN

EAST

MAC...

4A

25

26

8

8A

8B

8C

9

10

7A

11

12A

12

17

24

22A

22

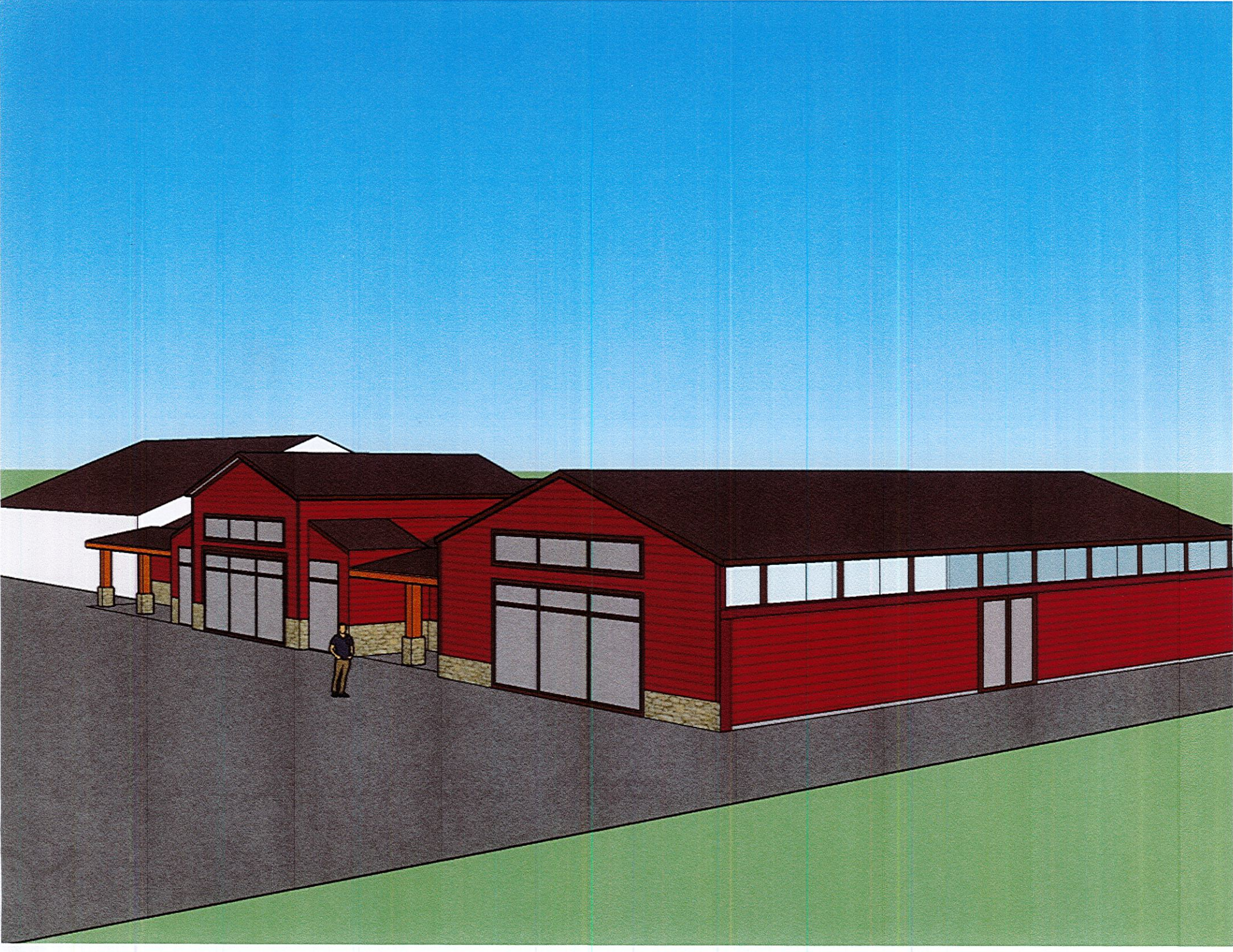
23

19

18

20

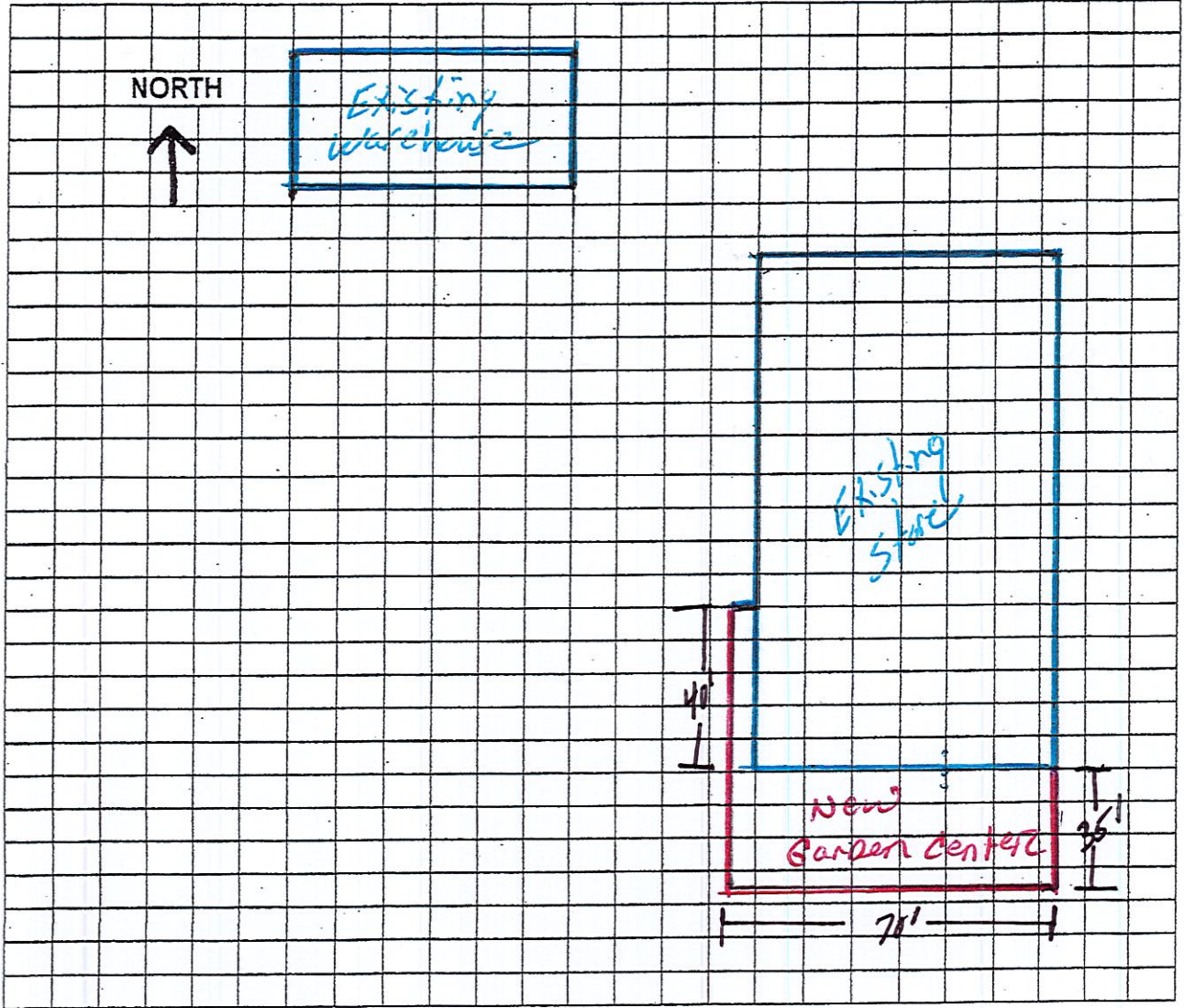
27 32.0' 50 66 72'



Property  
line

### 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.



Route one

Scale:  $\frac{1}{4}'' = 10$  Ft.

NEW ADDITION ADDS - 2,850ft<sup>2</sup>

Important Measurements:

Proposed Expansion:                    35 X 70 Garden Center  
    10 X 40 New west side entrance

Existing Store Building to Centerline of Route One:        88 feet  
Existing Store Building to Existing Parking Lot Curb:       45 feet  
Existing Parking lot Curb to Centerline of Route One:       43 feet

New Expansion to Edge of Route one Pavement:            33 feet  
New Expansion to Edge of Dupont Lane:                    25 feet  
New Expansion to Parking Lot Curb:                        10 feet

*(Leaves plenty of room for good vision at intersection of Dupont and Route one)*

QUITCLAIM DEED WITH COVENANT

MARCIA E. COFFIN whose mailing address is 89 Indian Hill Road,  
Marshfield, Maine 04654

for consideration paid

grants to PINEO ENTERPRISES, LLC, a Maine limited liability company  
having a mailing address of 672 Look's Point Road, Jonesboro, Maine  
04648,

**with quitclaim covenant**

Certain lots or parcels of land, including the buildings thereon,  
situated in Machias, County of Washington, State of Maine, more  
particularly bounded and described as follows:

Beginning at a point on the Northern side of U.S. Highway No. 1 at  
the Western boundary of land now or formerly of Eric Hatt; thence  
running in a generally Westerly direction by and with the Northern  
side of aforesaid U.S. Highway No. 1 a distance of approximately one  
hundred fifty (150) feet, more or less, to the Eastern boundary of  
land now or formerly of Dimitri Margarita; thence running by and  
with said Margarita Easterly boundary a distance of approximately  
one hundred ninety (190) feet, more or less, to an iron stake in the  
ground driven in a gully; thence running in a generally Easterly  
direction a distance of approximately one hundred fifty (150) feet,  
more or less, along said gully to an iron stake in the ground  
driven; thence running in a generally Southerly direction by and  
with other land, now or formerly of William L. Parker, and the  
westerly boundary of the aforesaid Hatt to the Northern side of U.  
S. Highway No. 1 and the point of beginning.

ALSO another certain lot or parcel of land, with the buildings  
thereon, situated in Machias, Washington County, State of Maine, and  
bounded and described as follows:

Beginning at the Northeast corner of the first lot herein conveyed;  
thence running in a generally Northerly direction to the Southern  
boundary of land now or formerly of Woodrow Preston; thence running  
in a generally Westerly direction by and with the Southern boundary  
of land now or formerly of Arlie Morse to the Eastern boundary of  
land now or formerly of Austin Crocker; thence running in a  
generally Southerly direction by and with aforesaid Crocker's  
Eastern boundary to the Northern boundary of land of the aforesaid  
Margarita; thence running in a generally Easterly direction by and  
with Margarita's Northern boundary and the Northern boundary of the  
first lot herein conveyed as parcel number one in this deed to the  
Eastern boundary of the land above conveyed and the Western boundary  
of other lands now or formerly of William L. Parker and the point of  
beginning.

Granting also to the Grantee herein the right to the use of existing  
water facilities as that right was reserved by William L. Parker in  
a deed to Roix recorded in the Washington County Registry of Deeds  
in Book 545, Page 496.


ALSO granting to the Grantee herein the right to cross the Southeast  
corner of land of Roix to such extent as the same is now crossed or  
used by the West driveway leading into the store on these premises  
by the same right reserved by William L. Parker in deed to Roix  
recorded in the Washington County Registry of Deeds Book 545, page  
496.

EXCEPTING, however, a lane approximately ten (10) feet in width  
known as Dupont Lane, so-called, said lane being at the Eastern  
boundary of the premises herein conveyed.

Meaning to convey and hereby conveying all the same premises as described in a Release Deed of Gregory R. Coffin to the said Marcia E. Coffin dated April 12, 2004, and recorded in Volume 2865, Page 24 of the Washington County Registry of Deeds.

It is the expressed intention of the Grantor herein to convey to the Grantee aforesaid all rights, easements, privileges, and appurtenances belonging to the granted estate.

IN WITNESS WHEREOF, I the said MARCIA E. COFFIN have hereunto set my hand and seal this 2<sup>nd</sup> day of April, 2007.

  
Marcia E. Coffin

STATE OF MAINE  
Washington, ss.

April 2, 2007

Then personally appeared the above named MARCIA E. COFFIN and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public

William B. Talbot, Jr., Esquire  
Printed name of Notary Public

c:\deed.marcia.2.21.07



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY  
OFFICE OF STATE FIRE MARSHAL  
45 COMMERCE DR STE 1  
AUGUSTA, ME 04333-0001

## Construction Permit

**No. 28788**

*In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.*

**Each permit issued shall be displayed at the site of construction.**

**Building:** PINEO'S TRUE VALUE  
**Location:** 292 MAIN ST, MACHIAS, ME 04654-3602  
**Owner:** STEVE PINEO  
**Owner Address:** STEVE PINEO  
292 MAIN ST  
MACHIAS, ME 04654-3602

Occupancy Type: Mercantile Class B  
Secondary Use:  
Use Layout: Single Use  
No Sprinkler System  
No Fire Alarm System  
Barrier Free  
Construction Mode: New Building  
Unprotected Wood Frame: Type V (000)  
Final Number of Stories: 1

**Permit Date:** 07/21/2022

**Expiration Date:** 01/20/2023

COMMISSIONER OF PUBLIC SAFETY

**Copy 1 - Owner**