

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: April 20, 2021

Fee Paid \$ 10.-

Recipients Initials: MJD

Name of Applicant: Mildred Helen Reynolds ^{owner} Agent: Daniel Colby

(or Agent) Address of Applicant: 52 West Main ST Jonesport ME 04649 - agent

Telephone: 207-263-5755

Address of Building(s): 343 Kennebec Rd - owner

Map 3 Lot 31

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

30'x26' walkout basement garage.

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

existing single family home with mud room

(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 no water needed
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 3-4 current 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>OK</u>	Water Pollution	<u>OK</u>	Flood Hazard Development Permit	<u>OK</u>
Air Pollution	<u>OK</u>	Soil Erosion	<u>OK</u>	Maine DOT Entrance Permit	<u>OK</u>
Shoreland Zoning	<u>OK</u>	Surface Drainage	<u>OK</u>	Sewer Connection Permit	<u>OK</u>
Sewage Pollution	<u>OK</u>	Noise Level	<u>OK</u>	Natural Resources Protection Act Permit	<u>OK</u>
Other	<u>OK</u>				

19. Estimated cost of proposed building or structure(s): \$ 110,000

20. Name, address and telephone number of contractor or builder: Rhine Point Builders LLC
52 West Main ST Jonesport, ME 04649

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: Daniel Colby

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: _____

DEED OF DISTRIBUTION

KNOW ALL BY THESE PRESENTS, that MILDRED HELEN REYNOLDS, whose mailing address is 343 Kennebec Road, Machias, ME 04654, duly acting and appointed Personal Representative of the Estate of Edwin Arthur Reynolds, as shown by the records of the Washington County Probate Court, Docket No. 2015-173, by the powers conferred by law and every other power (in distribution of the Estate),

grants to MILDRED HELEN REYNOLDS, whose mailing address is 343 Kennebec Road, Machias, ME 04654, being the person entitled to distribution, the following real estate:

A certain lot or parcel of land, with buildings thereon, situated on the road leading to the Kennebec District in Machias and bounded and described as follows:

Beginning at a stake on the side of the road on land now or formerly of Winfred Johnson and running westerly 120 feet to another stake on the said land now or formerly of said Johnson; thence northerly 163 feet to land now or formerly of J. Warren Johnson; thence easterly by land now or formerly of J. Warren Johnson; thence easterly by land now or formerly of J. Warren Johnson to the said road, thence southerly by said road to the place of beginning.

For Grantor's title, reference may be had to deed from Cora Reynolds to Edwin Arthur Reynolds dated May 15, 1989 and recorded in Book 1575, Page 165 of the Washington County Registry of Deeds.

Also conveying herewith all rights, easements, privileges and appurtenances belonging to the granted Estate as intended by M.R.S. Title 33, Section 773.

NO TRANSFER TAX PAID

WITNESS my hand and seal this 15th day of October, 2015.

SIGNED, SEALED AND DELIVERED

In the presence of

ESTATE OF EDWIN ARTHUR
REYNOLDS

Nancy Talbot
Witness

BY Mildred Helen Reynolds
MILDRED HELEN REYNOLDS,
Personal Representative

STATE OF MAINE
Washington, ss

October 15, 2015

Personally appeared the above named MILDRED HELEN REYNOLDS, in her capacity as Personal Representative of the Estate of Edwin Arthur Reynolds, and acknowledged the foregoing instrument to be her free act and deed in said capacity.

SEAL

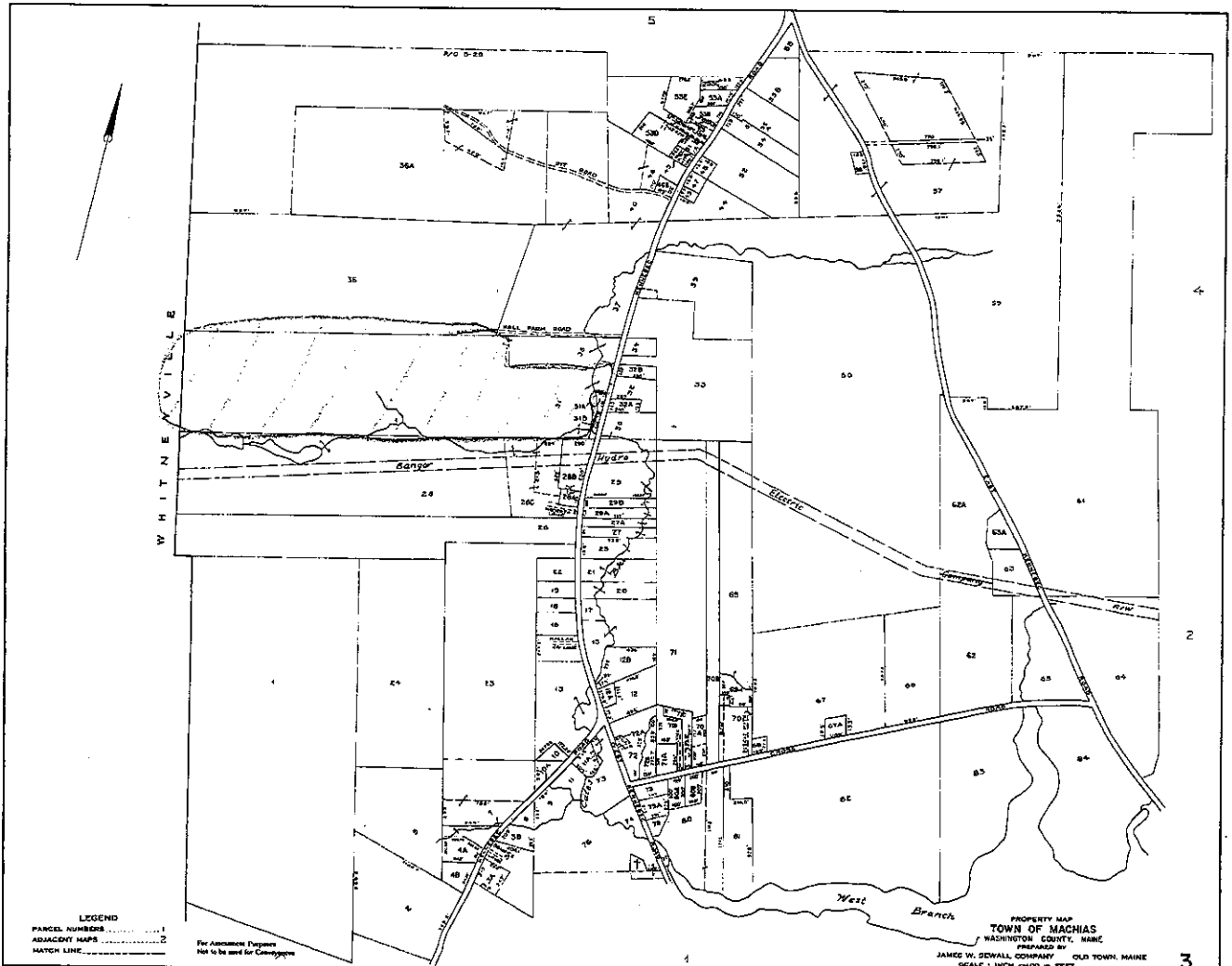
Before me,

Nancy Talbot
Notary Public

NANCY TALBOT
Type/print name of Notary Public

MISC\Rreynoldsedwindeed.doc

Received
Recorded Register of Deeds
Oct 15, 2015 02:26:04P
Washington County
Sharon D. Strout



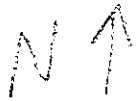
LEGEND
 PARCEL NUMBERS 1
 ADJACENCY MAPS 2
 MATCH LINE:

For Assessment Purposes
 Not to be used for Controversy

PROPERTY MAP
TOWN OF MACHIAS
 WASHINGTON COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 400 FEET

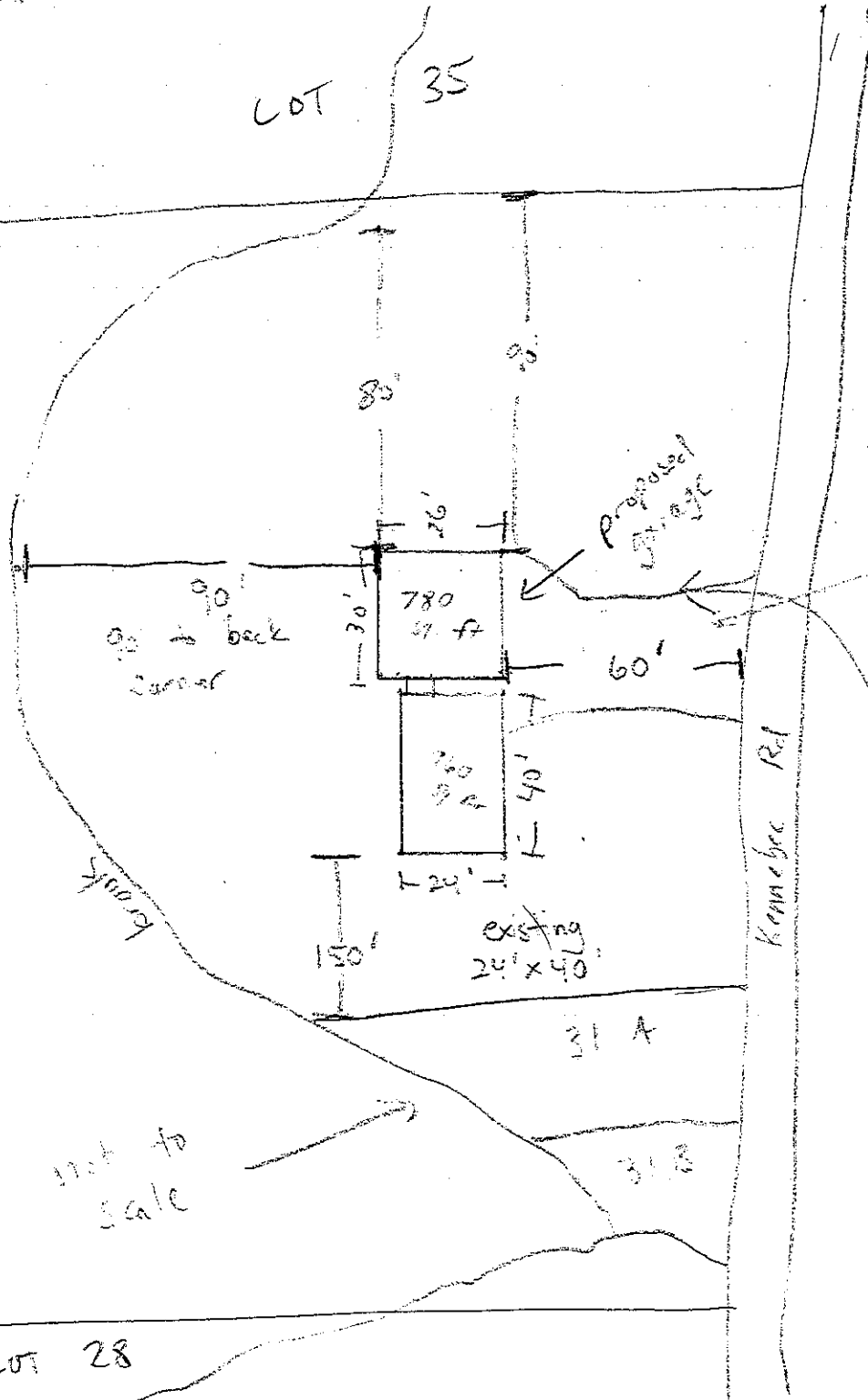
MAP 3 LOT 31

SITE PLAN



LOT 31

LOT 35



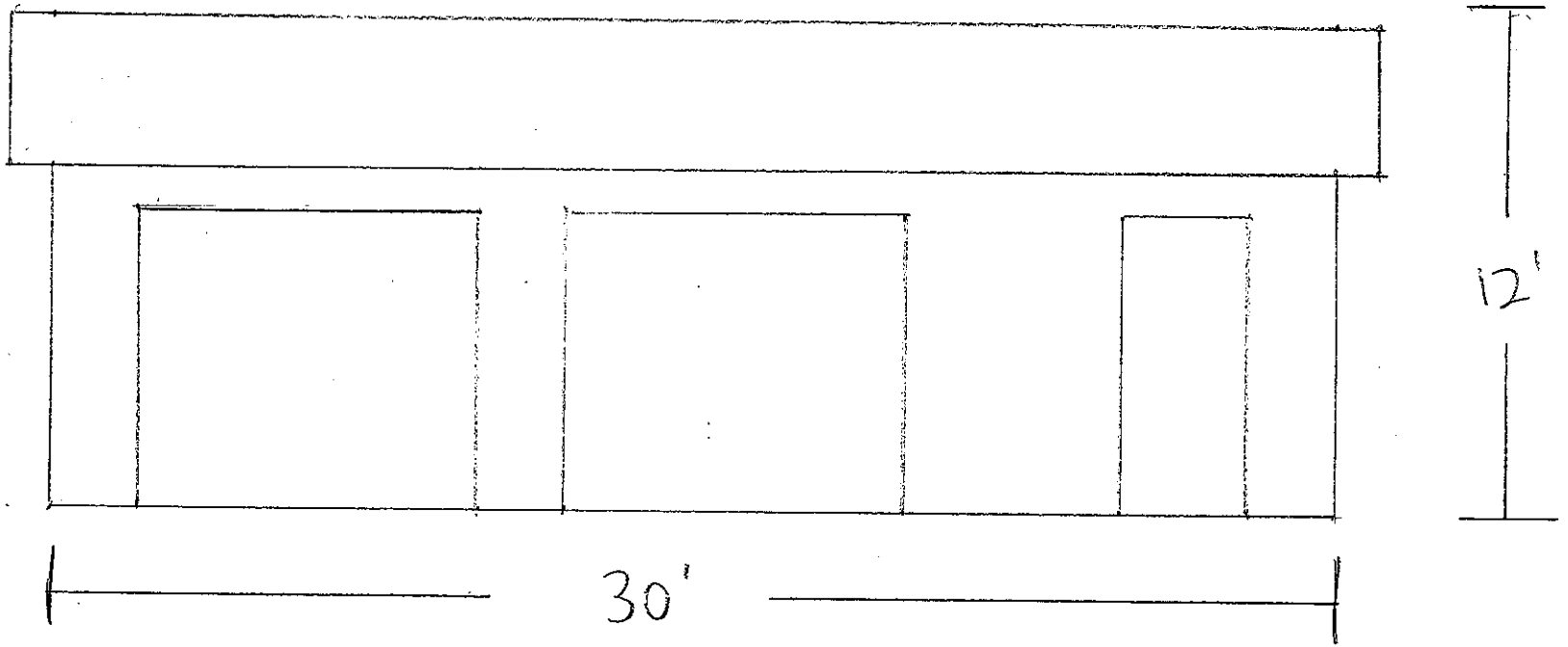
Not to scale

Not to scale

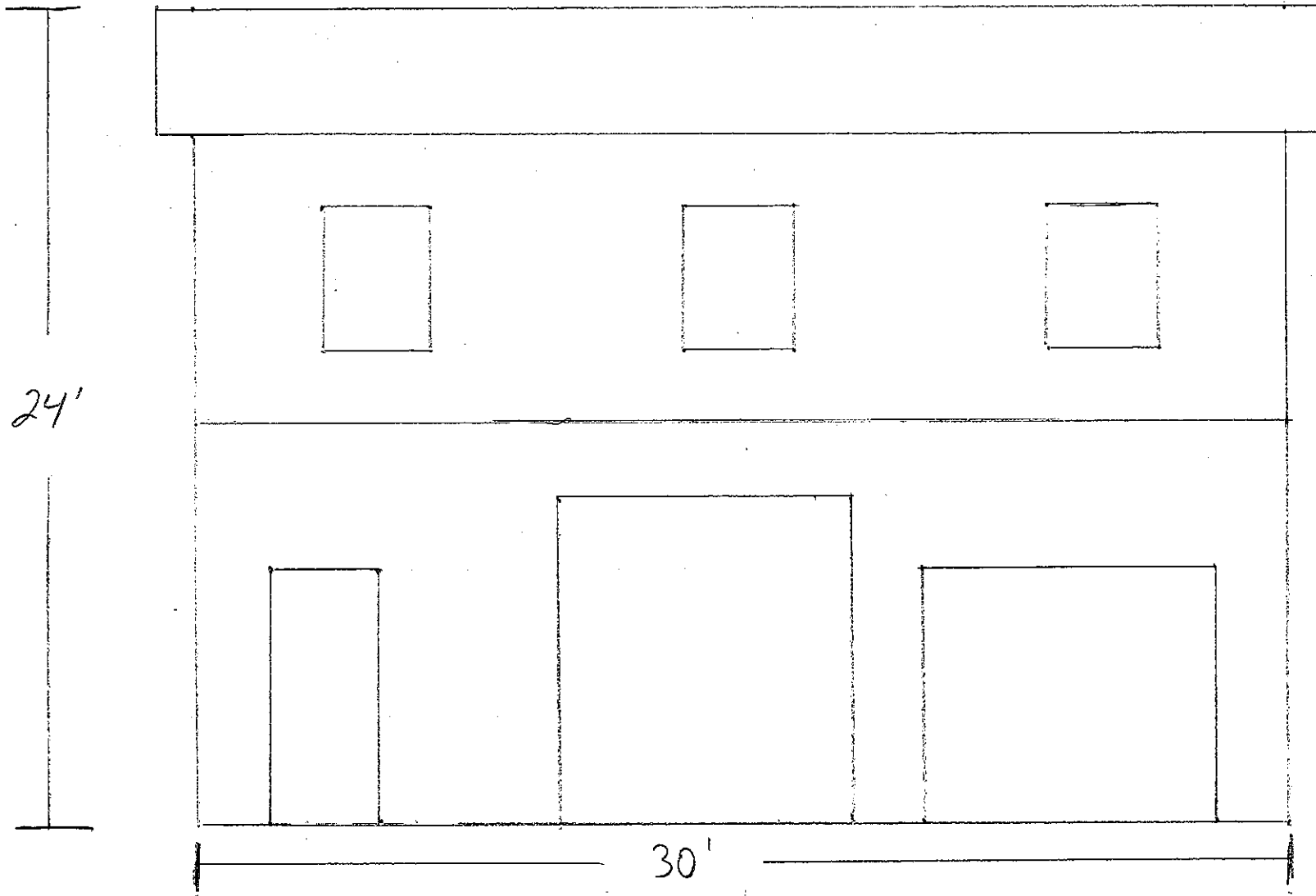
1 sq = 10' 10'

LOT 28

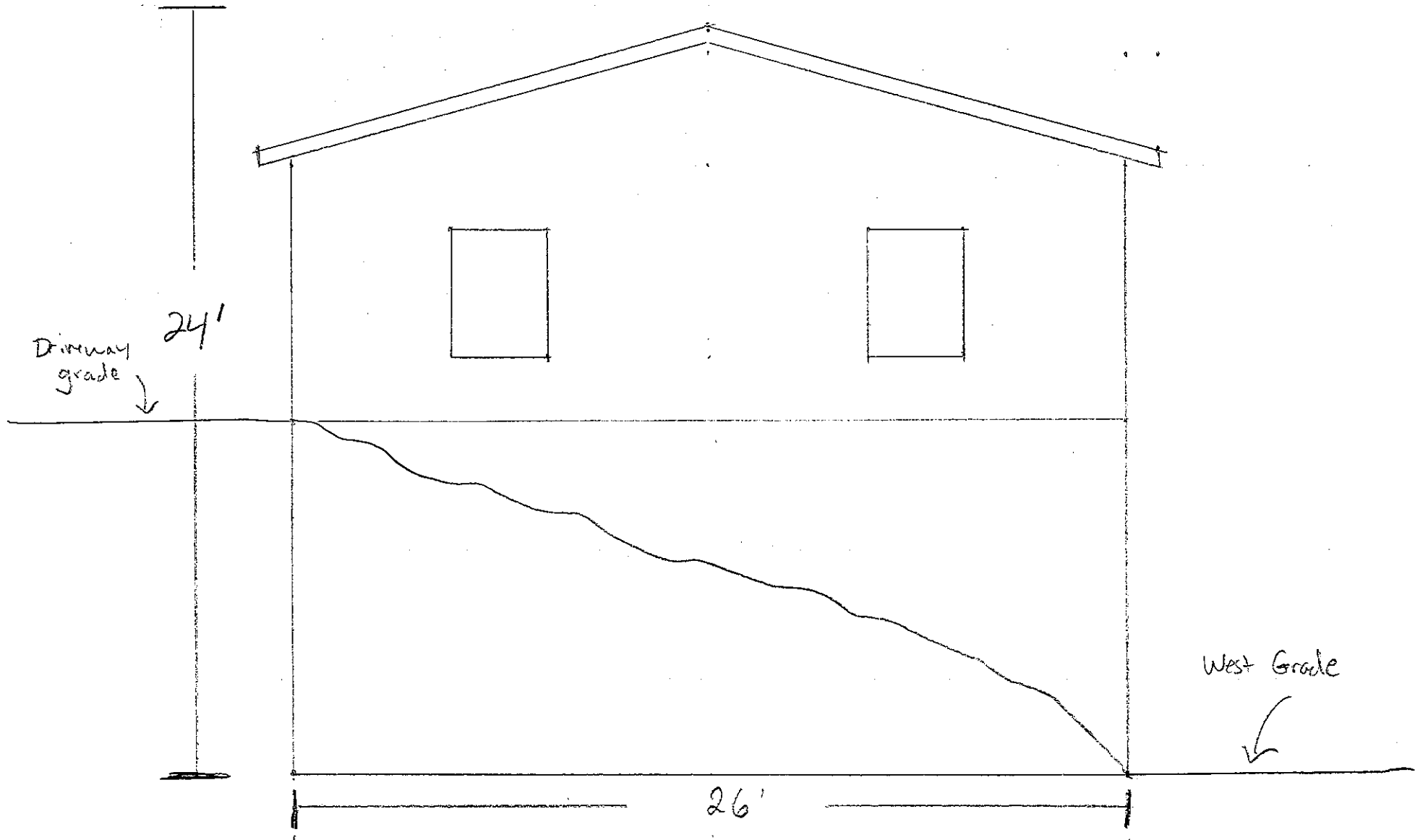
EAST ELEVATION



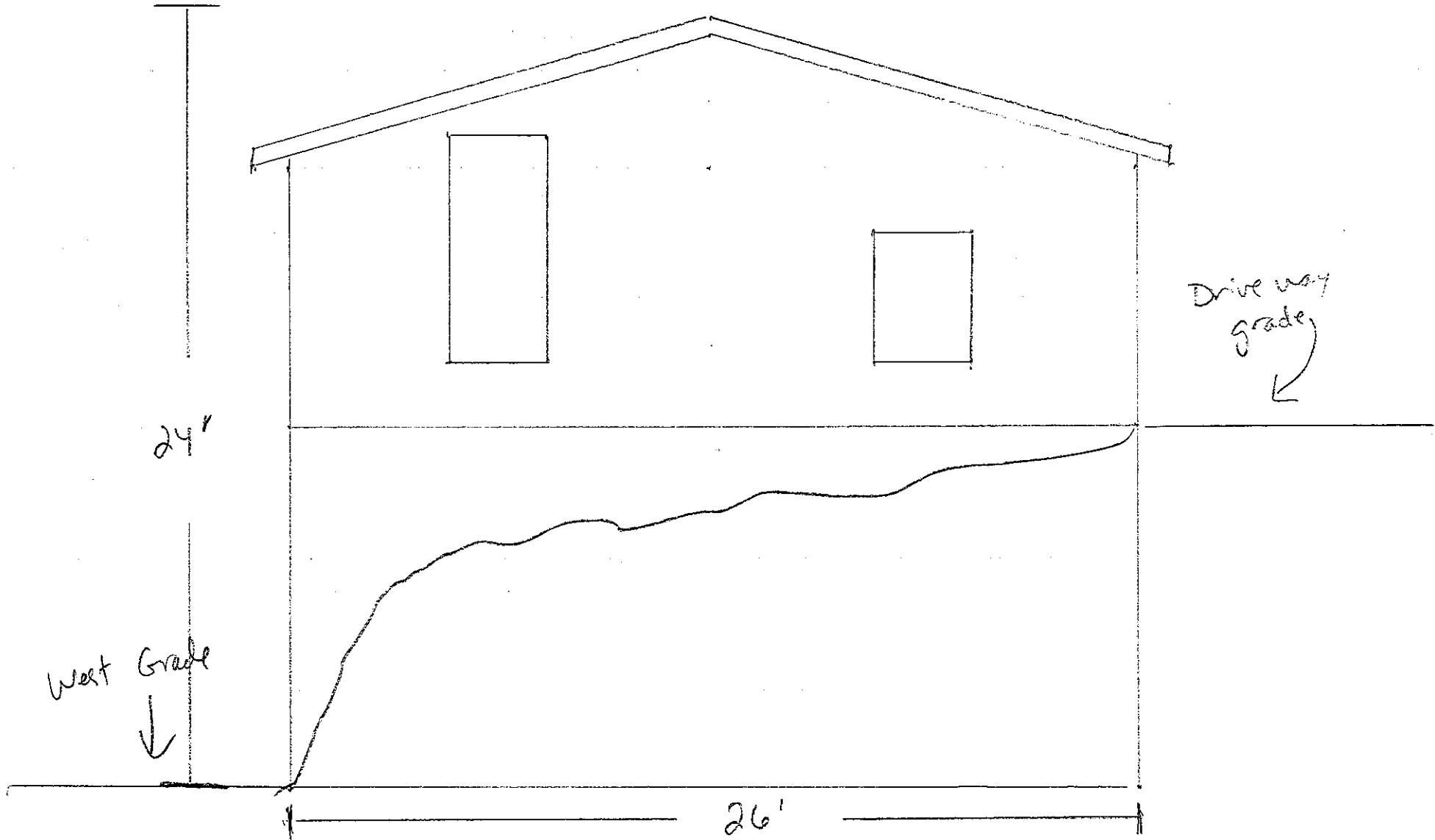
WEST ELEVATION



NORTH ELEVATION



South Elevation



Receipt Search Report

Receipt Number = 8578

Actual Trans Date	Trans Time	Receipt Type	Teller Name	Ref/Acct	Amount
04/20/2021	13:39:44	8578 011	MGD MILDRED HELEN REYNOLDS	M3LOT31	70.00
Total:					70.00
Cash:					0.00
Check:					70.00
Credit:					0.00

RHINE POINT BUILDERS
DANIEL N COLBY
52 WEST MAIN ST
JONESPORT, ME 04649-3212
207-263-5755

1653
52-7453/2112
1

4/20/21 Date

Pay to the Order of Town of Machias \$ 70.00

Seventy dollars and ⁰⁰/₁₀₀ Dollars

Machias
Savings Bank
MACHIAS OFFICE

For Reynolds Garage (FOSS) Dani Colby MP

⑆21127453⑆ 801 2797990 1653