

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:

3/18/2021

Fee Paid \$

235.00

Recipients Initials:

SM

Name of Applicant:
(or Agent)

Kathryn Toppan and Sean Lent (S+R+R, LLC)

Address of Applicant:

49 North St.

Machias

Telephone:

207 749-6474

Address of Building(s):

101 Court St.

Map

14

Lot

88

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

The proposed use is primarily commercial. The ell and barn will become a small brewery, taproom, and restaurant.

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

The main house will not be renovated (inside) at this time but may be used for Airbnb or residential use in the future.

(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. Will have on 4/20/21
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 _____ 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	<input checked="" type="checkbox"/>	Water Pollution	_____	Flood Hazard Development Permit	_____
Air Pollution	_____	Soil Erosion	_____	Maine DOT Entrance Permit	<input checked="" type="checkbox"/>
Shoreland Zoning	_____	Surface Drainage	_____	Sewer Connection Permit	<input checked="" type="checkbox"/>
Sewage Pollution	_____	Noise Level	_____	Natural Resources Protection Act Permit	_____
Other	_____				

19. Estimated cost of proposed building or structure(s): \$ 445,830 for renovations, groundwork, utilities, etc.

20. Name, address and telephone number of contractor or builder: Eric Holm, 1071 Boat Cove Rd Lubec, 04652, (207) 271-1275

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:

Kathryn Toppan

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: _____

Plan for Application for Building Permit 101 Court St.

A. Map and plan

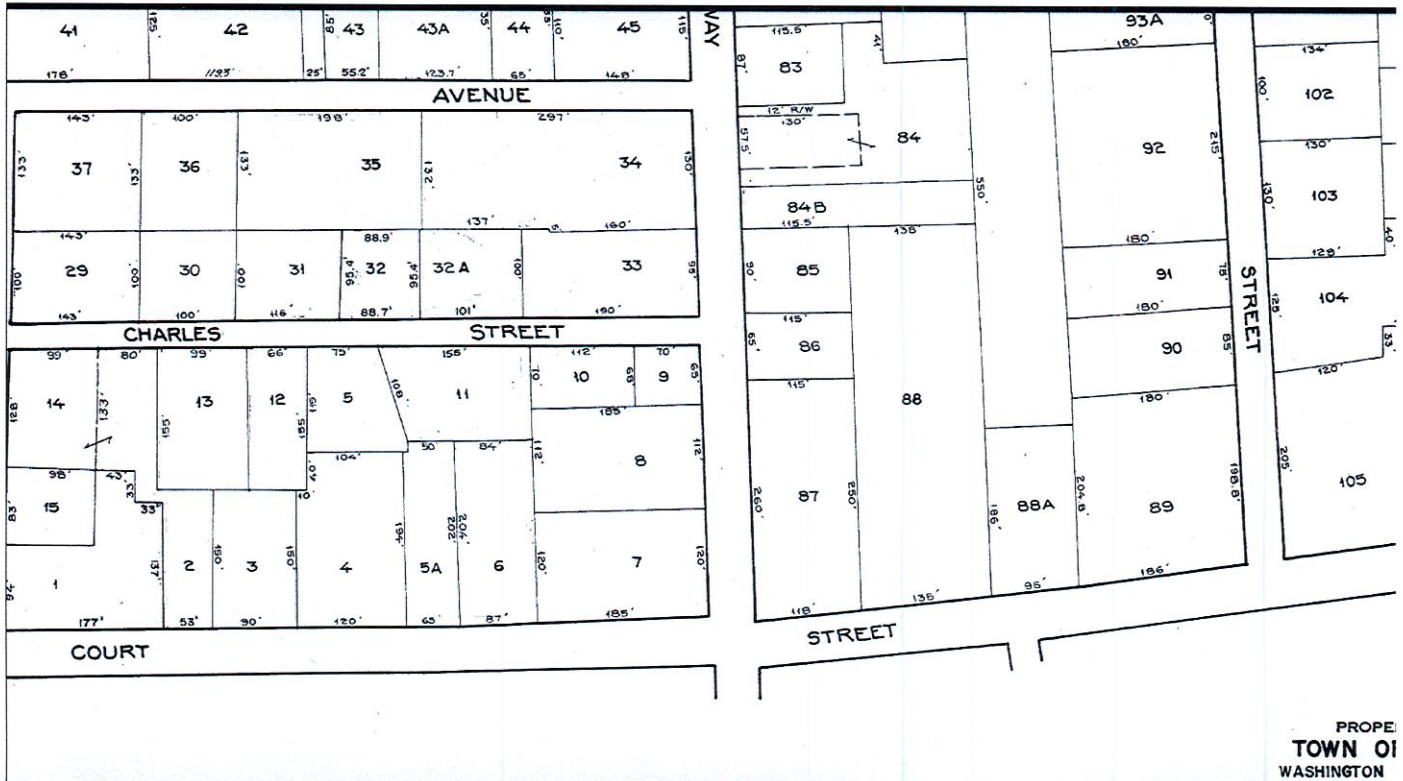
1. See Appendix A for the town tax map for 101 Court St.
2. 101 Court St. is on town water and sewer. We will be upgrading the sewer line from 4" to 6" and the water line from .75" to 1.5" in diameter. Jerry Wood will be doing the groundwork and working in concert with Dig Safe, MDOT, the Machias sewer department, and the Machias Water Company to ensure proper hookup to the main lines and completion of the project.
3. See the attached site plan.
 - a. The lot is 55,321.2 sq. ft. and is 135' w x 405' d.
 - b. The building is located in the southeastern quadrant of the lot. The western property line is approximately 90' from the building, the eastern property line is approximately 20' from the building, and the northern property line is approximately 380' from the building.
 - c. The current finished portion of the building is 3,200 sq. ft., and the finished space after renovations will be 6,672 sq. ft. The main house is approximately 32' x 34' (with slight irregularity due to a bump out); the little house is 28' x 22'; the extended ell will be 20' x 31' (the two-holer will be removed so that the barn can be lifted and the ell can be extended to allow room for the stairs to the restaurant on the 2nd floor of the barn); the barn is 30' x 36'; and the room on the west side of the barn is 14' x 16'. There will be a deck, approximately 12' x 25', and a 14' x 28' patio. The interior finished space for the restaurant and taproom will be 1,700 sq. ft.
 - d. Both the water supply and sewer lines are directly in front of the house and driveway.

B. Minimum standards

1. State and Federal Standards
 - a. There is sufficient water available through the Machias Water Company.
 - b. There will be no water pollution.
 - c. We are currently working with Annaleis Hafford to ensure that the brewing effluent meets current standards for sewage disposal.
 - d. There will be no air pollution.
 - e. There will be no soil erosion.
 - f. There will be no noise pollution.
 - g. This is not in the Shore Land Zone.
2. Local Standards
 - a. The project does not affect surface drainage.
 - b. Exterior lighting will be minimal to meet safety guidelines and will be shut off when the business is closed (other than motion-detecting security lights).
 - c. The building is in town, accessible by Route 1A.
 - d. No elevation of the structure will surpass 50'. This 1868 house is approximately 10' from Route 1A, and the driveway is already in place.
 - e. The current driveway will be used for staff parking, and a new entrance to the gravel parking lot will be created between the two large trees on the southern property boundary. This new entrance will meet requirements set forth by MDOT.
 - f. Off-street parking will be provided by both the driveway and the new parking lot.
 - g. We do not need a variance.

- C. The estimated cost to renovate this property is \$445,830.

Appendix A

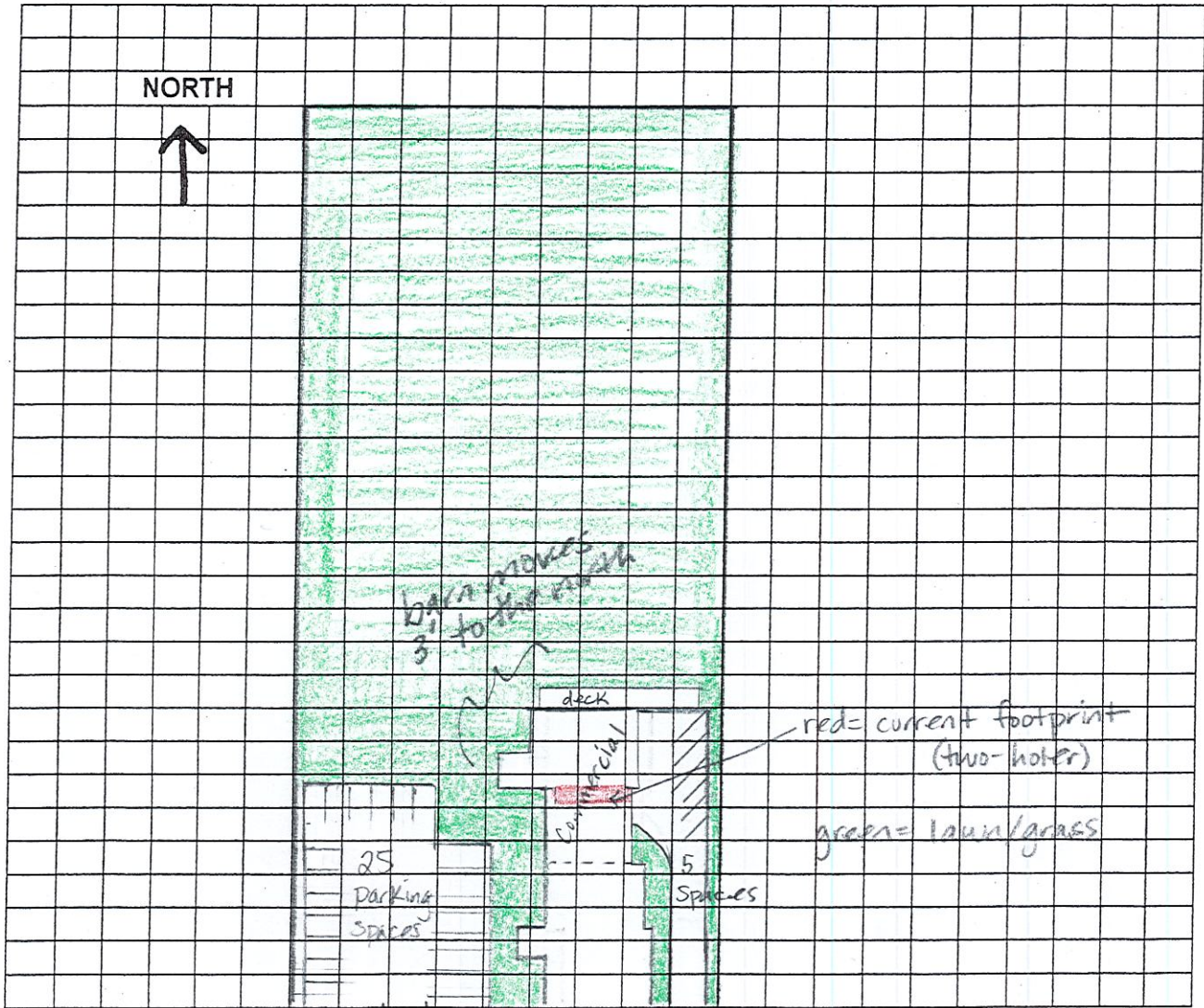


PROPE
TOWN OF
WASHINGTON
1888

101 Court St.

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.



new entrance →
to gravel parking lot

↑ current driveway being regraded and repaved (staff parking)

Scale: 1 = 15 Ft.