

CEO TIMELINE FOR APPEALS BOARD
Rebecca Albright May 22, 2019
Re: Kathryn + Tom True "issue"

- | Exhibit # | Date | Description |
|-----------|----------|--|
| #1 | 4/4/18 | True permit |
| #2 | 4/4/18 | True permit displayed on ^{TOWN} website |
| #3 | 11/22/18 | True revision to permit |
| #4 | 11/23/18 | True revision to permit ^{TOWN} website |
| #5 | 3/12/19 | my note re: Moldawer's ^{verbal} complaint |
| #6 | 3/13/19 | memo of measuring ^{True} property |
| #7 | 3/18/19 | Letter of official complaint - Moldawer |
| #8 | 3/20/19 | my response to Moldawer ^{complaint} |
| #9 | 3/20/19 | general memo CEO re: True |
| #10 | 3/22/19 | email from Moldawer to CEO |
| #11 | 3/26/19 | letter from True's re: ^{Buildings} height |
| #12 | 3/27/19 | measurements Holt/Albright |
| #13 | 4/2/19 | general CEO informational ^{note} re: TRUE |
| #14 | 4/3/19 | letter from CEO → Moldawer |
| #15 | 4/8/19 | letter from Holt → Moldawer, emails |
| #16 | 4/8/19 | Moldawer photo's ^{hand} delivered |
| #17 | 4/9/19 | 9 emails to Holt/Albright ^{from} Moldawer |
| #18 | 4/12/19 | emails from Moldawer → CE |
| #19 | 5/9/19 | letter from Tom True |

4/4/2018
exhibit #1

Town of Lamoine, Maine
Building/Land Use Permit

Date of Issue: 4/4/18 Van 16

Name of Applicant: [illegible] for [illegible]

Permit Number: 157 Issued By: [illegible]

Type of Project: [illegible]

Foundation Section Number	Foundation Section Description	Foundation Section Occupancy Date

NO OCCUPANCY WITHOUT PERMIT

This card must be visible from the frontage
Building permit expires in 10 years

Permit No. 157-2212



Town of Lenoire
Construction Application

This section to be completed by Code Enforcement Officer

Map 16 Lot 48 Zone _____ Shoreland Zone _____ Flood Zone _____

Fee Calculation \$306.60 Date Received 4/4/2018 Permit Number 18-7

Building Permit **Shoreland Permit** **Floodplain Hazard Permit**

The undersigned applies for a construction permit for the uses indicated below. Said permit is to be considered on the basis of the information contained within this application. Any Federal, State or Local statutes, or regulations shall be applicable and their compliance necessary to obtain a permit. The permit will be issued to the owner of record or properly designated agent. Incomplete applications will NOT be processed.

Section I – Owner, Applicant & Contractor Information

Owner		Applicant	Contractor
Name	Kathryn R. True	same	TBD
Mailing Address	4606 Windsor Dr		
City, St. Zip	Flowery Branch, GA	30542	
Home Phone	603-759-3764		
Work Phone			
Cell Phone	603-759-3764		
Email	KathrynRTrue@gmail.com		

Section II – Lot information

Existing Property Use Residential Lot Size (acres or square feet) _____

Physical Address of property (road name & number) _____

Please Answer all questions below	Yes*	No
Are Current Uses non-conforming?	X	
Are State or Federal Permits Required?		X
Is State or Federal Funding provided?		X
Is lot created by division from another Lot in the past 5 years?		X

Facilities Info (check all that apply)

Well -- constructed approx '92	X
Cold Spring Water Co Customer?	No
Septic System Permit #	594
Subdivision name & Lot #	

*If yes, attach explanation to application

Section III – Proposed Construction Activity

(Check All That Apply, fill in dimensional information) *Provide RV, Mobile Home Information requested on Page 3

Residential Uses	#Stories	Sq. Ft.	Total Sq. Ft.	SSWD #	Int Plumb #	Accessory Uses	Sq Ft
<input checked="" type="checkbox"/> New Dwelling Unit	3	957	2,871			Garage/Shed/Barn	
<input type="checkbox"/> Manufactured Home						Deck	336
<input type="checkbox"/> Mobile Home*						Shore Access	
<input type="checkbox"/> Change of Use							
<input type="checkbox"/> Expansion							
<input type="checkbox"/> Recreational Vehicle*							

Other Activity: (Please describe in space below)

See also permits: 1322, 1528 ✖

13-22
*15-28

Section IV – Demographic & Assessment Information

For new dwelling units only –

- Estimated Construction Costs \$ 180,000
- Number of Bedrooms 3
- # Full Time Residents TBD # Part Time Residents 4 # Children under 18 0
- List any in-home occupations proposed N/A

Section V – Important Dates

Starting Date: 4/1/2018 Estimated Completion Date 9/1/2018

Section VI – Shoreland Zoning (if applicable) N/A

Affected Waterbody _____ Distance from normal high water _____ feet.

Is clearing of trees and other vegetation required? ___ Yes ___ No (if yes, attach explanation)

Is earth moving activity greater than 10CY? ___ Yes ___ No (If yes, DEP Permit required)

Is setback less than 125 feet from high water mark? ___ Yes ___ No

If yes, please attach certification from a licensed surveyor that the 100-foot setback and elevation have been staked.

Section VII – Flood Zone Information

Is the proposed development located within a Flood Hazard Area? ___ Yes ___ No

If Yes, complete the information below

- | | |
|---|-------------------------------|
| 1. Filling _____ cubic yards of fill | 9. Residential Structure |
| 2. Excavation _____ cubic yards removed | 10. Non-residential Structure |
| 3. Paving _____ square yards paved | 11. Water Dependent Use |
| 4. Drilling _____ | A. Dock Dimensions _____ |
| 5. Mining _____ acres mined | B. Pier Dimensions _____ |
| 6. Dredging _____ cubic yards dredged | C. Boat Ramp Dimensions _____ |
| 7. Levee _____ cubic yards in levee | 12. Floodproofing _____ |
| 8. Dam _____ acres of water surface | 13. Other (explain) |

Flood Zone (check one) ___ A&AE ___ Floodway ___ V&VE ___ ZO ___ AH

Elevation of lowest floor (NGVD) for all structures: _____

Grade elevation at lowest grade adjacent to the existing or proposed wall: _____ (NGVD)

Distance in feet of confluence or Corporate limit _____ feet

If in Flood Zone AE or A1-A30, Nearest Cross Section References

 Above Site _____ Below Site _____

Elevation of Base Flood at Nearest Cross Section

 Above Site _____ Below Site _____

If "A" Zone: Base Flood Elevation _____

Basis of "A" Zone BFE determination _____

If in "VE" Nearest Transect Above site _____ Below Site _____

Provide a statement describing how each applicable development standard (set forth in ARTICLE VI of the Flood Hazard Development Ordinance) will be met. If a water course is to be altered or relocated, describe in detail and provide copies of all applicable state and federal permits. Include certification from a licensed surveyor that the proposed project is located outside of the 100-year floodplain.

Name of Surveyor/Architect/Engineer _____ License # _____

Section VIII – Additional Information or Attachments Required

- If property is not currently assessed to listed owner, please attach record of ownership
- If applicant is signing, please attached signed permission from owner to make application
- Attach any state or federal permits required
- If a dwelling unit, attach 3 copies of HHE200 form and applicable internal plumbing permit applications
- If driveway opens on public road, attach Lamoine Road Opening Permit Application, or MDOT approved road opening permit
- For Shoreland Zone applications with less than 125' setback, attach certification from registered surveyor that markers are placed to establish the 100-foot setback & elevation from the normal high water mark.
- Please supply all information requested on pages 5 and 6 or attach plans with required information.

Section IX – Signature

Signature by the applicant indicates an awareness of the requirements of the Lamoine Building and Land Use Codes, the Lamoine Shoreland Zoning Ordinance, and the Floodplain Hazard Development Ordinance for the Town of Lamoine. Submission of this application constitutes an application for a Certificate of Occupancy. A Certificate of Occupancy must be obtained before the structure hereby permitted is used!. **BUILDING PROJECTS MUST MAKE SUBSTANTIAL START WITHIN ONE YEAR OF APPROVAL AND SUBSTANTIAL COMPLETION WITHIN TWO YEARS. SHORELAND PERMITS EXPIRE IN ONE YEAR.**

For those lands which fall within the Lamoine Shoreland Zoning area, a signature on this application indicates that the applicant has read the current Shoreland Zoning Ordinance and agrees to comply with all its requirements if a permit is issued.

For new structures or substantial improvements within the Flood Hazard Area, an approved permit will allow construction up to the establishment of the lowest floor. At that point, the applicant must provide an elevation certificate establishing actual floor elevation. Upon satisfactory documentation to the community (CEO), the construction may continue. The applicant understands and agrees that:

- ⇒ the permit applied for, if granted, is issued on the representations made herein;
- ⇒ that any permit issued may be revoked because of any breach of representation;
- ⇒ that once a permit is revoked all work shall cease until the permit is reissued or a new permit is issued;
- ⇒ any permit issued on this application will not grant any right or privilege to erect any structure or use any premises described for any purposes or in any manner prohibited by the ordinances, codes, or regulations of the Town of Lamoine
- ⇒ The applicant hereby gives consent to the Code Enforcement Officer or designated Town Official to enter and inspect activity covered under the provisions of the Floodplain Management Ordinance
- ⇒ If issued, the permit will be posted in a conspicuous place on the premises in plain view and;
- ⇒ If issued, the permit will expire if no work is commenced within 90 days of issuance (flood hazard only)

I hereby certify that all the statements in, and the attachments to this application are a true description of the existing property and the proposed development project.

Kathryn R True
Signature

March 26, 2018
Date

Application Fees:

	Residential Building	Commercial* Building	Shoreland	
Non-roofed	.05/sq. ft.	.10/sq. ft.	Non commercial	.10/sq ft
Roofed	.10/sq. ft./floor	.20/sq. ft/floor	Commercial	.20/sq ft
<100 sq. ft.	No charge	No charge	<100 sq ft	\$10.00
Home Occupations: \$10.00				

*Included Commercial, Industrial, Multi-Family. See Site Plan Review Ordinance, Subdivision sections for additional fees.

For Use by the Code Enforcement Officer Only

Application Number _____ Date Received 4/4/2018

Fees Collected: Building Permit \$ 306.60
 SZO Permit \$ _____
 Flood Hazard \$ _____
 Total \$ _____ Receipt # _____

Action Taken: Release
 Signature _____ Date _____

- Approved Building Permit SSWD Permit # 1885
- Approved Shoreland Permit DEP Permit # _____
- Approved Flood Hazard Permit Internal Plumbing Permit # _____
- Denied Permits (explain below) Other Permits (List) _____
- Routed to Planning Board
- Routed to Appeals Board

Comments

Planning Board Action	Appeals Board Action
Date Received _____	Date Received _____
Public Hearing Date _____	Public Hearing Date _____
Notices Mailed by: _____	Notices Mailed by: _____
Action Date: _____	Action Date: _____
Action Taken <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Action Taken <input type="checkbox"/> Approved <input type="checkbox"/> Denied
Denial Reasons or Conditions	Denial Reasons or Conditions
_____, Chair/Secretary <i>Signature</i>	_____, Chair/Secretary <i>Signature</i>

Elevations - Please show a picture of the proposed development and its height and shape above ground. You may attach formal building plans and drawings in lieu of these pages if you wish.

Front or Rear View

See plans provided

Side View

See plans provided

Floor Plan

See plans provided

Scale _____ = _____ feet

PLOT PLAN

PLEASE INCLUDE ALL SETBACK DISTANCES FROM:

Property Boundaries, Roads, Streets and rights of way, all wetlands and waterbodies, any existing wells and septic systems. Include 100 foot shoreland set back and/or flood elevations if applicable. Show all proposed decks & porches. Please identify all abutter names. (You may attach your own plot plan if you desire)

Scale _____ = _____ feet

Tom & Kathy True

(603) 714-5668 or tnttrue@gmail.com
(603) 759-3764 or kathryntrue@gmail.com

Rebecca -

Please find attached our revised site plan for your review and approval. Because of the new orientation we have our architect working frantically to reconfigure the interior layout and thus we are not ready to submit the internal plumbing permit application. If the internal plumbing permit is a prerequisite for issuing the building permit, please let us know so that we can make other accommodations.

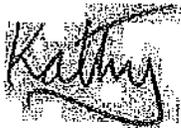
A few comments about this plan:

- The setbacks and locations are based on a recent survey completed by Herrick & Salisbury.
- The existing structure will be razed in its entirety.
- Lupine Lane will be relocated in conjunction with this work.
- We have reduced the size of the garage from 22' x 26' to 26' x 26'. Do we need to modify our existing permit or is the existing permit satisfactory since the permitted footprint is larger?
- There is one small corner of the deck that will have at least one post within the 15' setback thus we would request consideration and approval to install a post(s) in this area in accordance with Table ~~8A~~ **7B**.
- The 25' setback to the Limited Common Element line is a "courtesy" to our downhill neighbors and is not a zoning requirement.

Thank you again for all your help through this process.

As always, please feel free to call with any questions.

Sincerely,



Kathryn R. True

E. WORK ADJACENT TO OR WITHIN WETLANDS AND WATER BODIES

First-Time Subsurface Wastewater Disposal Systems: First-time systems for previously undeveloped lots and other lots that do not qualify for replacement system criteria, installed in accordance with these Rules, pertaining to work adjacent to, or within, wetlands and water bodies do not require additional permits from the DEP (NRPA) or LURPC and are in accordance with Guidelines for Municipal Shoreland Zoning Ordinances. First-time systems that do not meet the minimum requirements of these Rules pertaining to work adjacent to, or within, wetlands and water bodies, may need a permit from DBP, LURPC and/or ACOE.

TABLE 7B
Setback distances for first-time systems

Site features vs. disposal system components of various sizes	Disposal Fields (total design flow)			Treatment Tanks (total design flow)		
	Less than 1,000 gpd	1,000 to less than 2,000 gpd	Over 2,000 gpd or more	Less than 1,000 gpd	1,000 to less than 2,000 gpd	Over 2,000 gpd or more
Wells with water usage of 2000 or more gpd or public water system wells	300 feet	300 feet	300 feet	150 feet	150 feet	150 feet
Potable Water Supply	100 feet [a]	200 feet	300 feet	50 feet	100 feet	100 feet
Water supply line	10 feet	18 20 feet	25 feet	10 feet	10 feet	10 feet
Water body/course, major [f] [h]	100 feet [c]	200 feet [c]	300 feet [c]	100 feet [d]	100 feet [d]	100 feet [d]
Water body/course, minor [e]	50 feet [e]	100 feet [e]	150 feet [e]	50 feet [e]	50 feet [e]	50 feet [e]
Drainage ditches	25 feet	5 feet		25 feet	25 feet	25 feet
Edge of fill extension - Coastal wetlands, wetlands of special significance, significant vernal pools	25 feet	2 feet		25 feet	25 feet	25 feet
Slopes greater than 3:1	10 feet [f]	1 feet		N/A	N/A	N/A
No full basement [e.g. slab, columns, posts]	15 feet	2 feet	Septic	8 feet	14 feet	20 feet
Full basement [below grade foundation, frost walls, columns]	20 feet [g]	30 feet	40 feet	8 feet	14 feet	20 feet
Property lines	10 feet [b]	18 feet [b]	20 feet [b]	10 feet	15 feet	20 feet
Burial sites or graveyard boundaries, measured from the toe of the fill extension	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Stormwater infiltration systems	100 feet	200 feet	300 feet	100 feet	100 feet	100 feet
Wetponds, retention ponds, and detention basins (excavated below grade); Soil filters, underdrained swales, underdrained outlets, and similar structures	50 feet [i]	100 feet [i]	150 feet [i]	50 feet [i]	50 feet [i]	50 feet [i]
Stormwater detention basins (basin bottom at or above predevelopment grade)	25 feet	50 feet [i]	75 feet [i]	25 feet	25 feet	25 feet

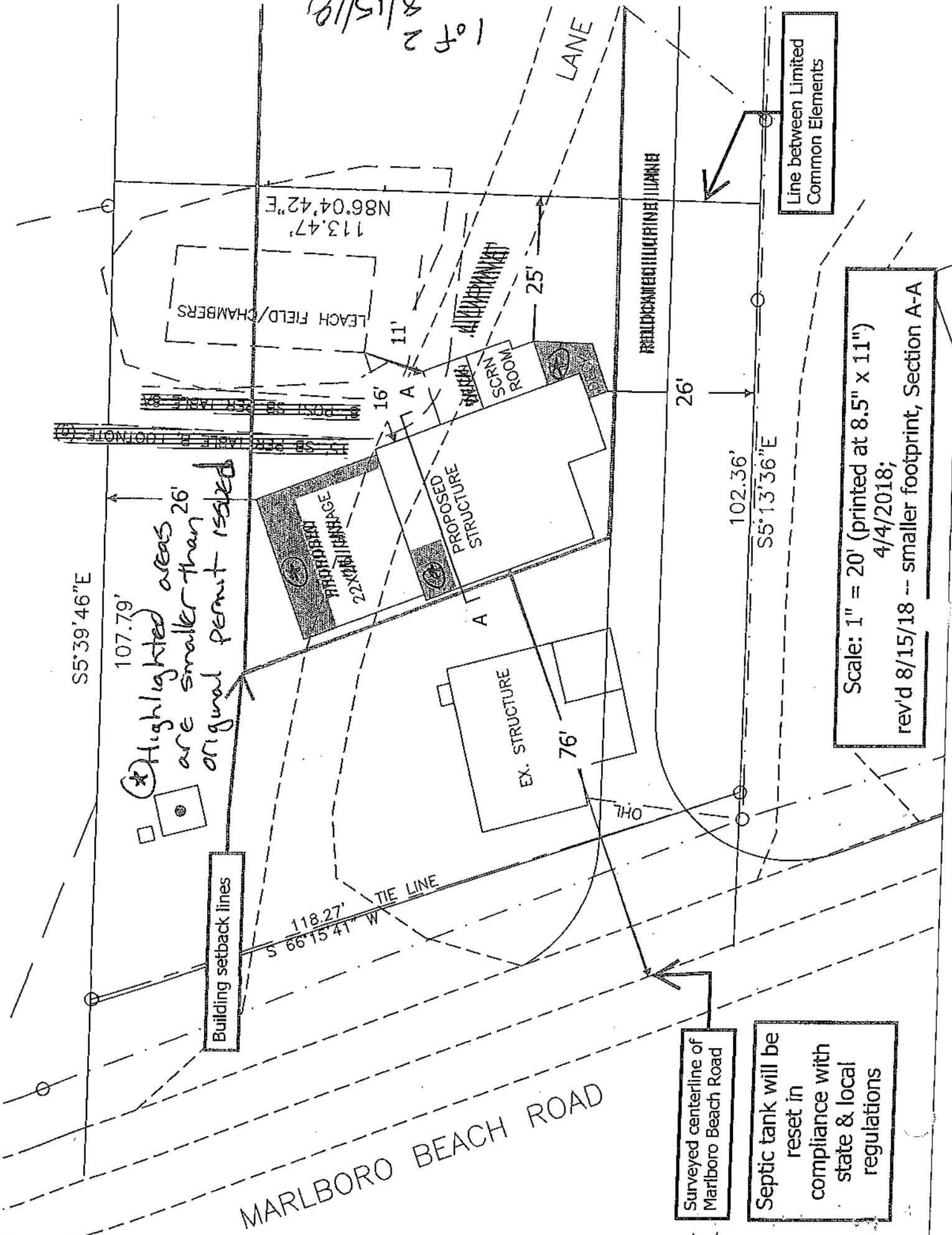
Notes: If the disposal system application meets the requirements of the following note(s) a First-Time System Variance is not required.

[a.] Potable water supply setbacks may be reduced, as prescribed in Section 7(A)(2).

[b.] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.

[c.] All ground disturbance or clearing of woody vegetation necessary for the installation of a subsurface wastewater disposal system that occurs within 100 feet of the normal high water mark of a major water body/course must maintain a minimum setback of 75 feet from the normal high water mark of the major water body/course and also must comply with these Rules pertaining to work adjacent to or within wetlands and water bodies (for more details see Section 12(A)(6)).

1 of 2
8/15/18



Building setback lines

* Highlighted areas are smaller than 26' original permit issued

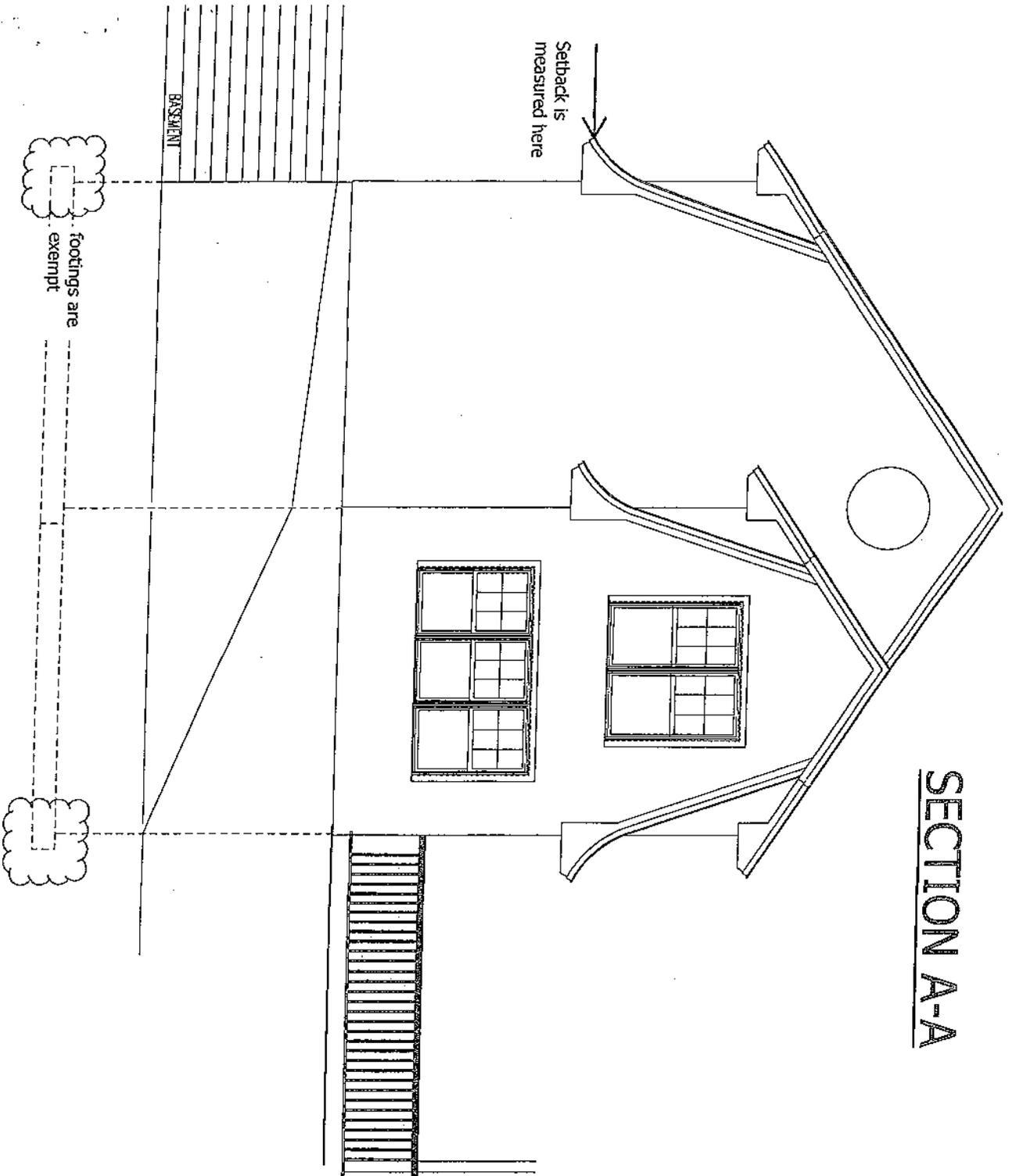
Surveyed centerline of Marlboro Beach Road

Septic tank will be reset in compliance with state & local regulations

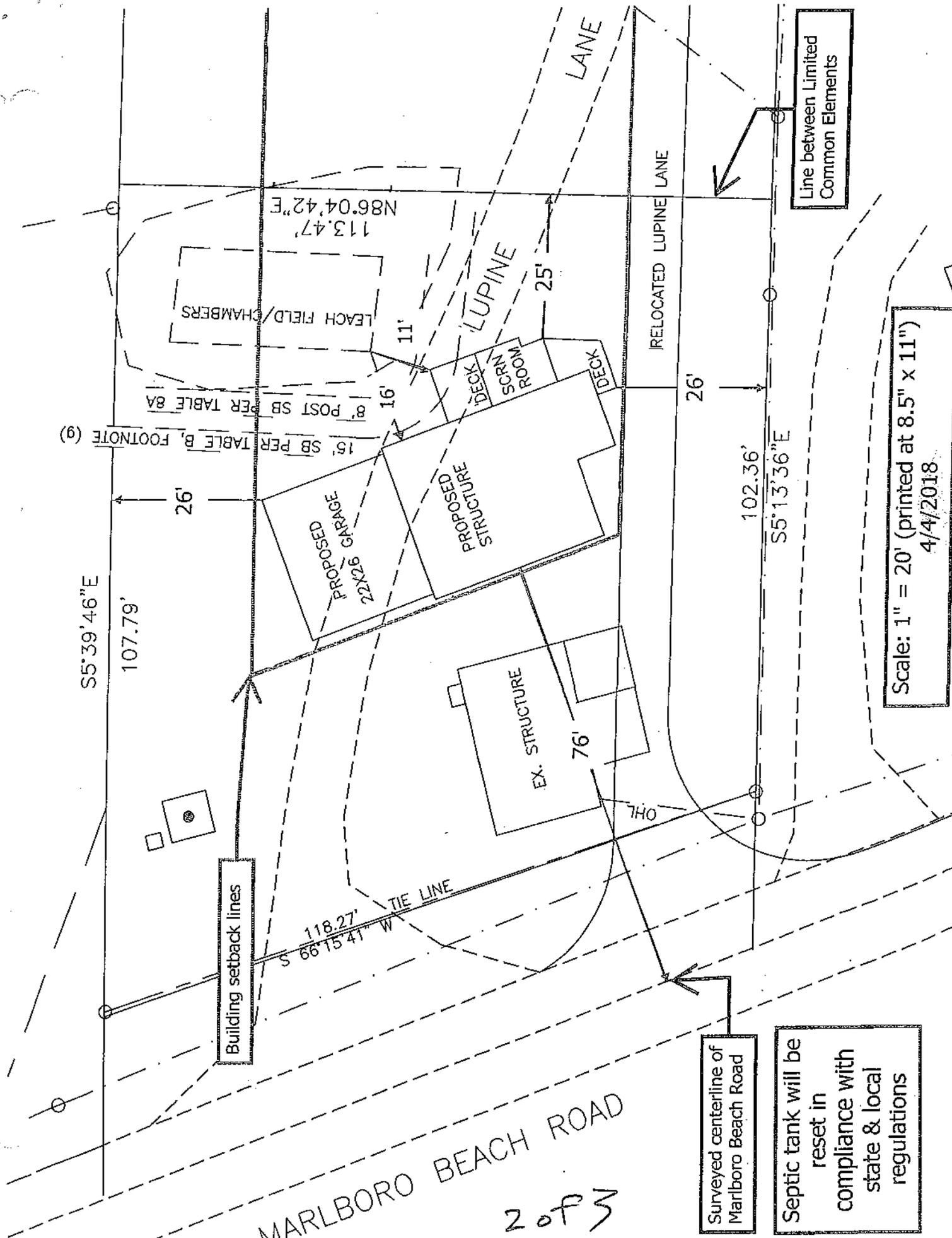
Scale: 1" = 20' (printed at 8.5" x 11")
4/4/2018;
rev'd 8/15/18 -- smaller footprint, Section A-A

Line between Limited Common Elements

SECTION A-A



2 of 2
8/15/10



Building setback lines

Line between Limited Common Elements

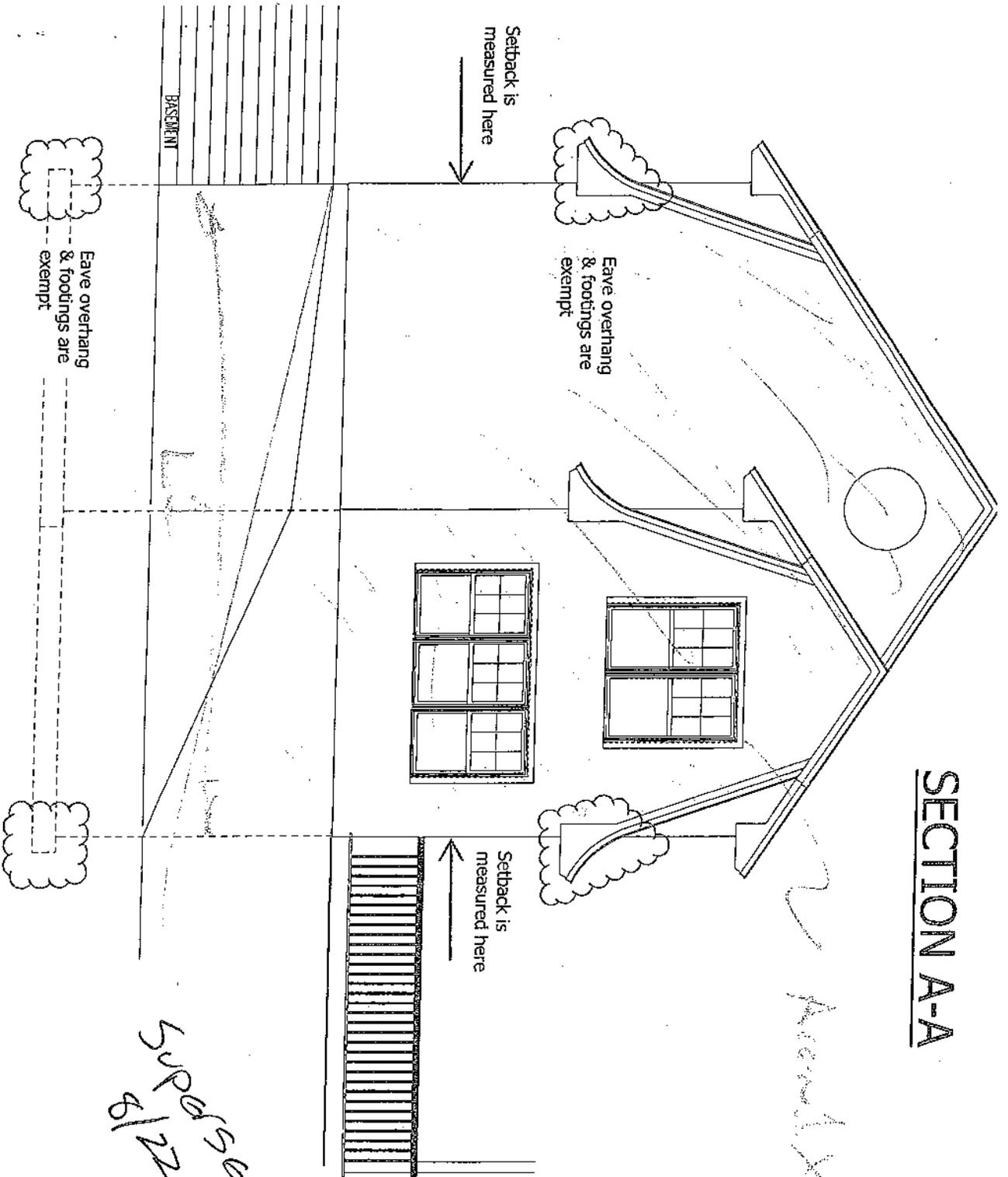
Surveyed centerline of Marlboro Beach Road

Septic tank will be reset in compliance with state & local regulations

Scale: 1" = 20' (printed at 8.5" x 11")
4/4/2018

2 of 3

SECTION A-A



Eave overhang
& footings are
exempt

Eave overhang
& footings are
exempt

Setback is
measured here

BASEMENT

*Supressed
6/22/18*

Handwritten note

Handwritten note

Tom & Kathy True

(603) 714-5668 or trntipe@gmail.com
(603) 759-3764 or kathryntrue@gmail.com

Rebecca -

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Sincerely,



Kathryn R. True

Average Daily Traffic (ADT): The number of vehicles per day that enter and exit the premises or travel over a specific

Base Flood: The flood with a 1 percent chance of being equaled or exceeded in any given year, commonly called the 100-year flood.

Basement: Any area of a building whose floor subgrade (below ground level) on all sides.

Bed and Breakfast: Any building in which transient lodging or boarding and lodging are provided and offered to the public by the proprietor or owner for compensation for less than 30 days. This dwelling shall also be the full-time, permanent residence of the proprietor or owner; otherwise, it shall be classified as a hotel/motel. There shall be no provisions for individual guest room.

Boarding/Lodging Facility: Any building or structure where lodging and/or meals are provided for compensation for a period of less than one week, and where a family residing in the building acts as proprietor or owner. **Building Height** If a family residing in the building cannot be met, the building shall be classified as a boarding/lodging facility. There shall be no provisions for cooking in any individual guest room.

Buffer zone: trees, hedges, fencing, or other vegetative barrier in keeping with the character of the natural surroundings which provides a visual and auditory screen between a structure or lot and another structure, lot, or street.

Building: Any 3 dimensional structure or enclosure by any building materials or any space for any use or occupancy, temporary or permanent, including but not limited to swimming pools, foundations or pilings in the ground and all parts of any kind of structure above ground including decks, railings, dormers, and stairs, and excluding sidewalks, fences, driveways, electrical transmission and distribution lines, and field or garden walls or embankment retaining walls.

~~Building Height: The vertical distance between the highest point of the structure and the average final grade around the foundation, or the average grade of the original ground adjoining the building, whichever is greater.~~

Business and Professional Offices: The place of business of doctors, lawyers, accountants, financial advisors, architects, surveyors, real estate and insurance businesses, psychiatrists, counselors, and the like or in which a business conducts its administrative, financial or clerical operations including banks and other financial services, but not retail sales nor activities utilizing trucks on site as part of the business operation.

Campground: Land upon which one or more tents are erected or trailers or other shelter are parked for temporary use for a fee or two or more sites on the same property arranged specifically for that purpose.

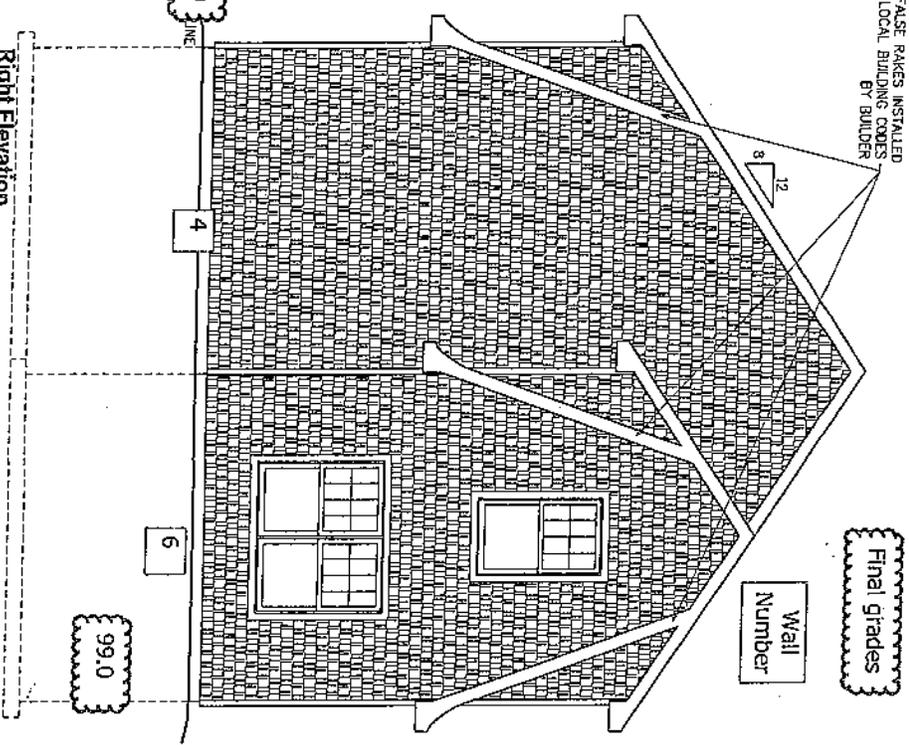
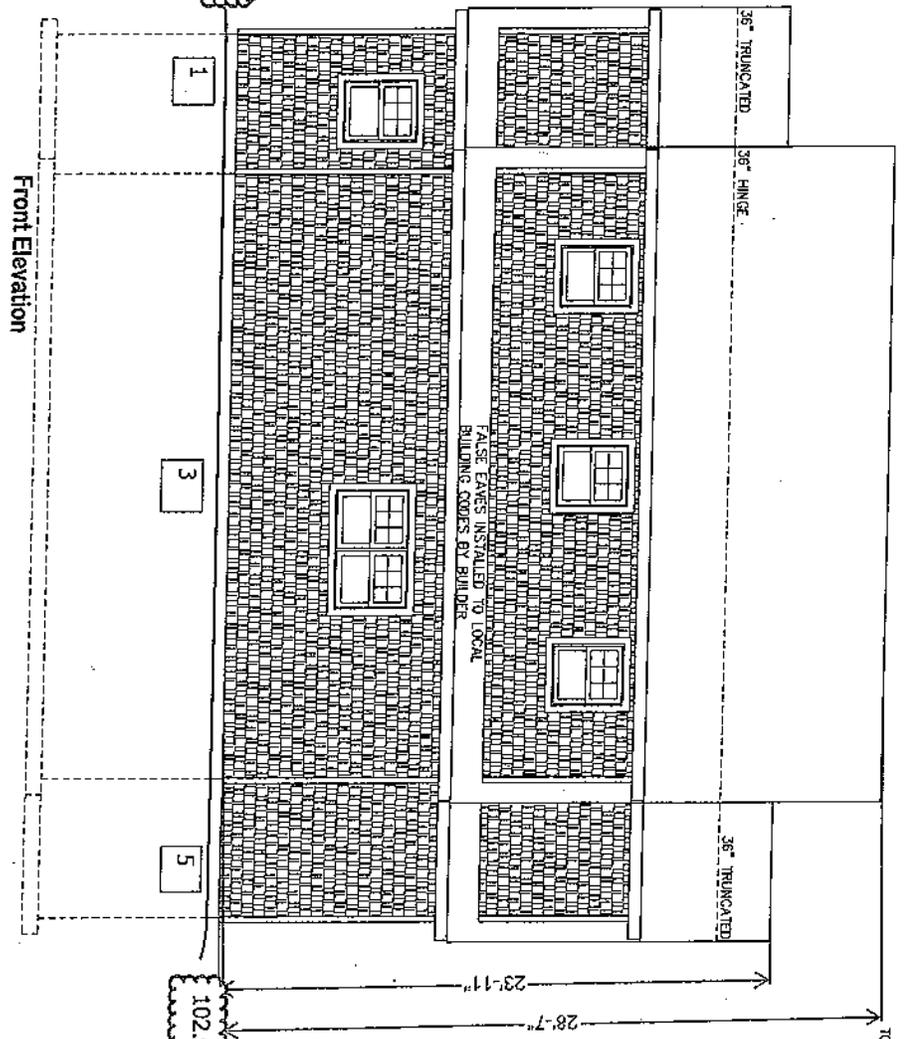
Cemetery: Property used for the interring of the dead.

Church, Synagogue and Mosque: A building or structure, or group of buildings or structures, designed, primarily intended and used for the conduct of religious services.

Club: Any voluntary association of persons organized for social, religious, benevolent, literary, scientific, or political purposes; whose facilities, especially a clubhouse, are open to members and guests only and not the general public; and not engaged in activities customarily carried on by a

2 of 2

Building Height (from Lamorne ordinance): The vertical distance between the highest point of the structure and the average final grade around the foundation, or the average grade of the original ground adjoining the building, whichever is greater



**True Residence
by Coastal Builders**

Note: Any drawings, concepts or designs created by Prestige Homes Inc. are the sole property of Prestige Homes Inc. and are subject to copyright protection under the Canadian Intellectual Property Act. Any attempt at utilizing a design, part of a design, or concept without express written permission is strictly prohibited.

WANTL SHAKE SIDING & CORNER POSTS INSTALLED TO LOCAL BUILDING CODES BY BUILDER

19 INCHES BETWEEN BOTTOM OF GLASS EDGE & ALL 64" WINDOWS

WINDOW GUARDS BY BUILDER ON SITE

Sheet No.	Drawn By	ALK
	Original Date	Nov 29/17
	Scale	3/16"=1'-0"

prestige HOMES *We're built differently.*

Prestige Homes Inc.
14 Industrial Drive
Sussex, New Brunswick
E4E-2R8
Phone: (505)433-9130
Fax: (508)433-9141

Elevations	
---A	R13425AB1F

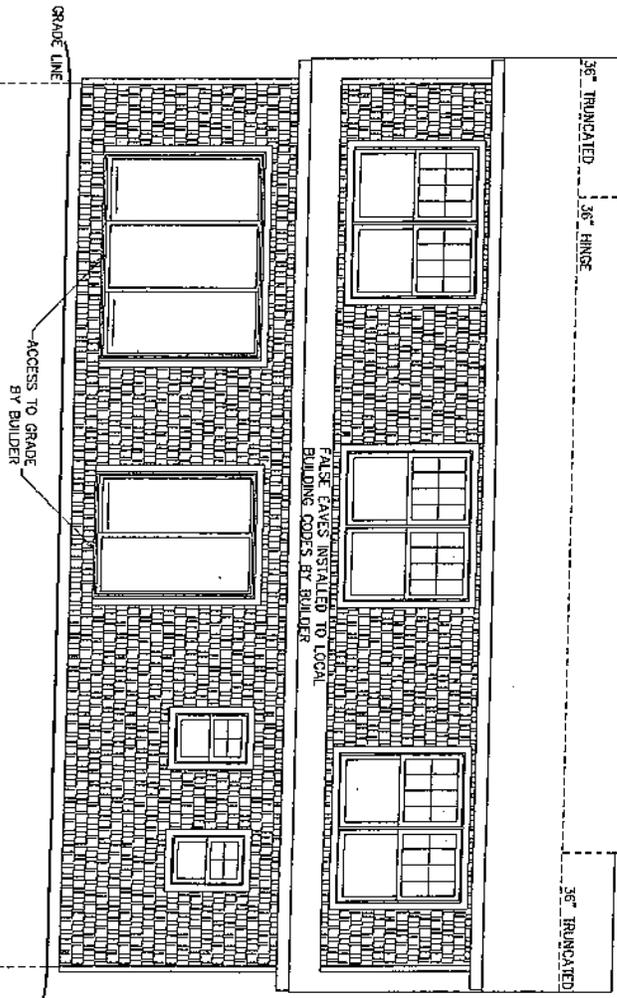
Revision Date	July 12/18
Revised by	ALK

3 of 6

Rear Elevation

94.0

7



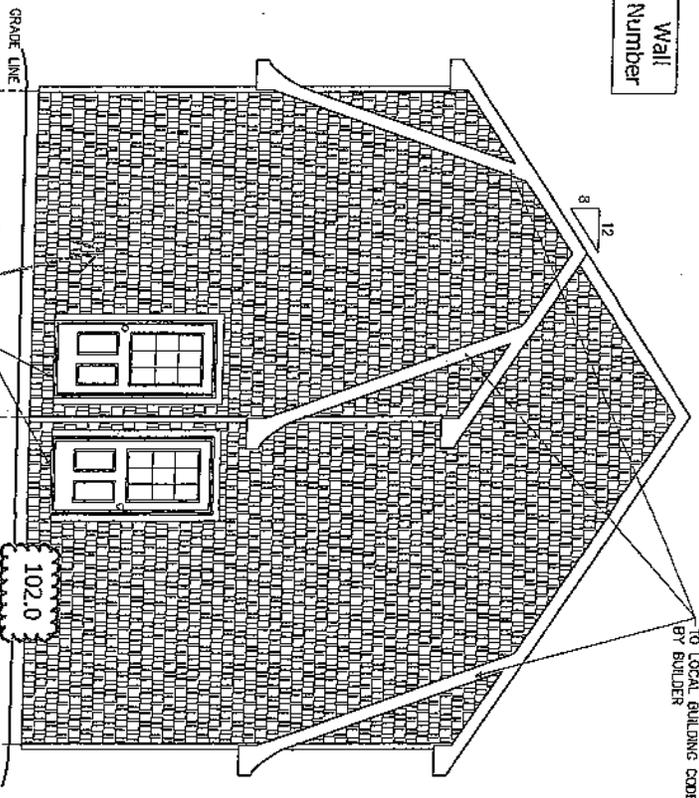
True Residence by Coastal Builders

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Final grades

Wall Number

Left Elevation



Garage would be in front of this space & it is not shown

VINYL SHAKE SIDING & CORNER POSTS INSTALLED TO LOCAL BUILDING CODES BY BUILDER

WINDOW GUARDS BY BUILDER ON SITE

19 INCHES BETWEEN FINISHED FLOOR & BOTTOM OF GLASS EDGE @ ALL 64" WINDOWS

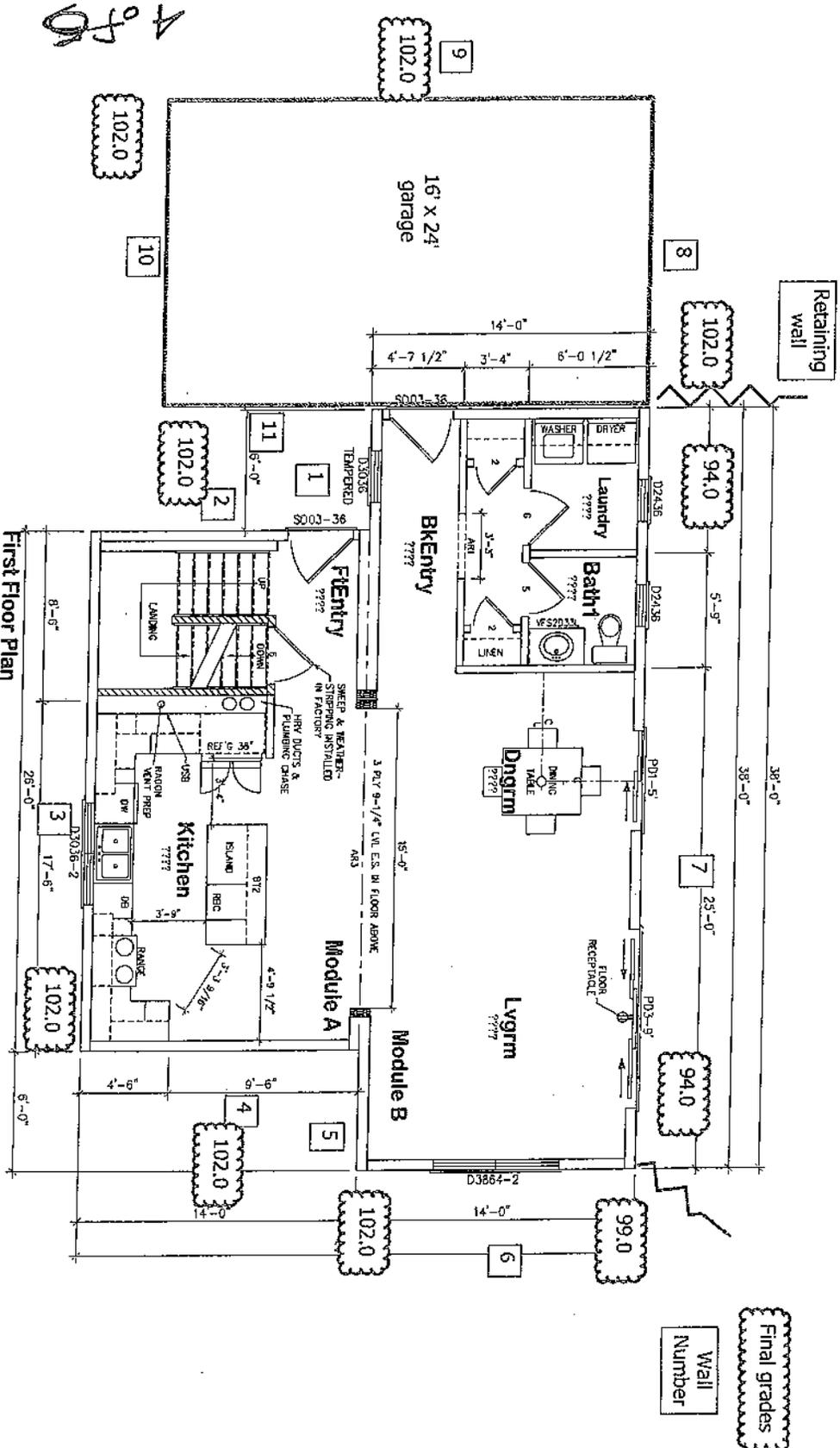
Sheet No.	Drawn By ALK	<p><i>We're built differently.</i></p>	Elevations ---A R13425AB2F	Revision Date July 12/18
Original Date	Nov 29/17			Revised by ALK
Scale	3/16"=1'-0"			Prestige Homes Inc. 14 Industrial Drive Sussex, New Brunswick E4E-2R8 Phone: (506)433-6130 Fax: (506)433-6141

DOORS	
1	1'-6" SLAB
2	2'-0" SLAB
3	2'-0" B'FO'D
4	2'-4" SLAB
5	2'-6" SLAB
6	2'-8" SLAB
7	2'-6" B'FO'D
8	3'-0" SLAB

BARTONS	
B11	26" FLAT B'TOP
B12	36" FLAT B'TOP
B13	16" RAISED B'TOP

**True Residence
by Coastal Builders**

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First Floor Plan

Front of Home

MODULE	AREA WITH ROOF	AREA WITH NO ROOF	PERIMETER
A	77 sf	363 sf	54 ft
B	77 sf	532 sf	54 ft
C	384 sf	99 sf	54 ft
D	532 sf	77 sf	54 ft
TOTAL	865 sf	894 sf	260 ft

PERMITS/AREA OF MODULES	HALF WALLS/ARCHWAYS	KITCHEN CABINET DIMENSIONS
HW1	HALF WALL C/W DRYTALL	16" ~ BASE CABINETS
HW2	HALF WALL C/W PANELS	24" ~ WALL CABINETS
AR1	STANDARD ARCH	6" ~ ISLAND/PEN BASE CABINETS
AR2	ARCH TIGHT TO CEILING	18" ~ RAISED BARTOP
AR3	SMOOTH CEILING	36" ~ BARTOP
AR4	BEAM BELOW CEILING	PENINSULA WALL CABINETS
NOTE:	ALL MATERIAL OPENINGS & ARCHWAYS C/W DRYTALL UNLESS NOTED.	28" ~ CROWN MOLDING
		~ LIGHT VALANCE

R12 INSULATED INTERIOR PARTITIONS

Sheet No. _____

Drawn By ALK
Original Date Nov 15/17
Scale 3/16" = 1'-0"

prestige HOMES
We're built differently.

Prestige Homes Inc.
14 Industrial Drive
Sussex, New Brunswick
E4E-2R8
Phone: (506) 433-9130
Fax: (506) 433-9141

Floor Plan
---A R13425AC11

Revision Date July 12/18
Revised by ALK

FF elevation 103.2

Wall Number	Wall Length	Final grades			Weighted Average (Wall Length X Average Final Grade)
		High	Low	Average	
1	6	102	102	102	612
2	14	102	102	102	1,428
3	26	102	102	102	2,652
4	14	102	102	102	1,428
5	6	102	102	102	612
6	14	102	99	100.5	1,407
7	38	94	94	94	3,572
8	16	102	102	102	1,632
9	24	102	102	102	2,448
10	16	102	102	102	1,632
11	10	102	102	102	1,020

Perimeter (total wall length) 184 18,443

Average final grade at foundation = 100.2

Elevation of peak = 131.2

Building Height = 31.0



Town of Lanouine
Construction Application

THIS IS DISPLAYED
ON TOWN WEBSITE
exhibit #2 4/4/2018

This section to be completed by Code Enforcement Officer
Map 16 Lot 48 Zone _____ Shoreland Zone _____

Fee Calculation \$306.60 Date Received 4/4/2018 Permit Number 18-7

- Building Permit
- Shoreland Permit
- Floodplain Hazard Permit

The undersigned applies for a construction permit for the uses indicated below. Said permit is to be considered on the basis of the information contained within this application. Any Federal, State or Local statutes, or regulations shall be applicable and their compliance necessary to obtain a permit. The permit will be issued to the owner of record or properly designated agent. Incomplete applications will NOT be processed.

Section I - Owner, Applicant & Contractor Information

Owner		Applicant	Contractor
Name	Kathryn R. True	same	TBD
Mailing Address	4606 Windsor Dr		
City, St. Zip	Flowery Branch, GA 30542		
Home Phone	603-759-3764		
Work Phone			
Cell Phone	603-759-3764		
Email	KathrynRTrue@gmail.com		

Section II - Lot information

Existing Property Use Residential Lot Size (acres or square feet) _____

Physical Address of property (road name & number) _____

Please Answer all questions below	Yes*	No
Are Current Uses non-conforming?	X	
Are State or Federal Permits Required?		X
Is State or Federal Funding provided?		X
Is lot created by division from another Lot in the past 5 years?		X

*If yes, attach explanation to application

Facilities Info (check all that apply)	
Well -- constructed approx '92	X
Cold Spring Water Co Customer?	No
Septic System Permit #	594
Subdivision name & Lot #	

Section III - Proposed Construction Activity

(Check All That Apply, fill in dimensional information) *Provide RV, Mobile Home Information requested on Page 3

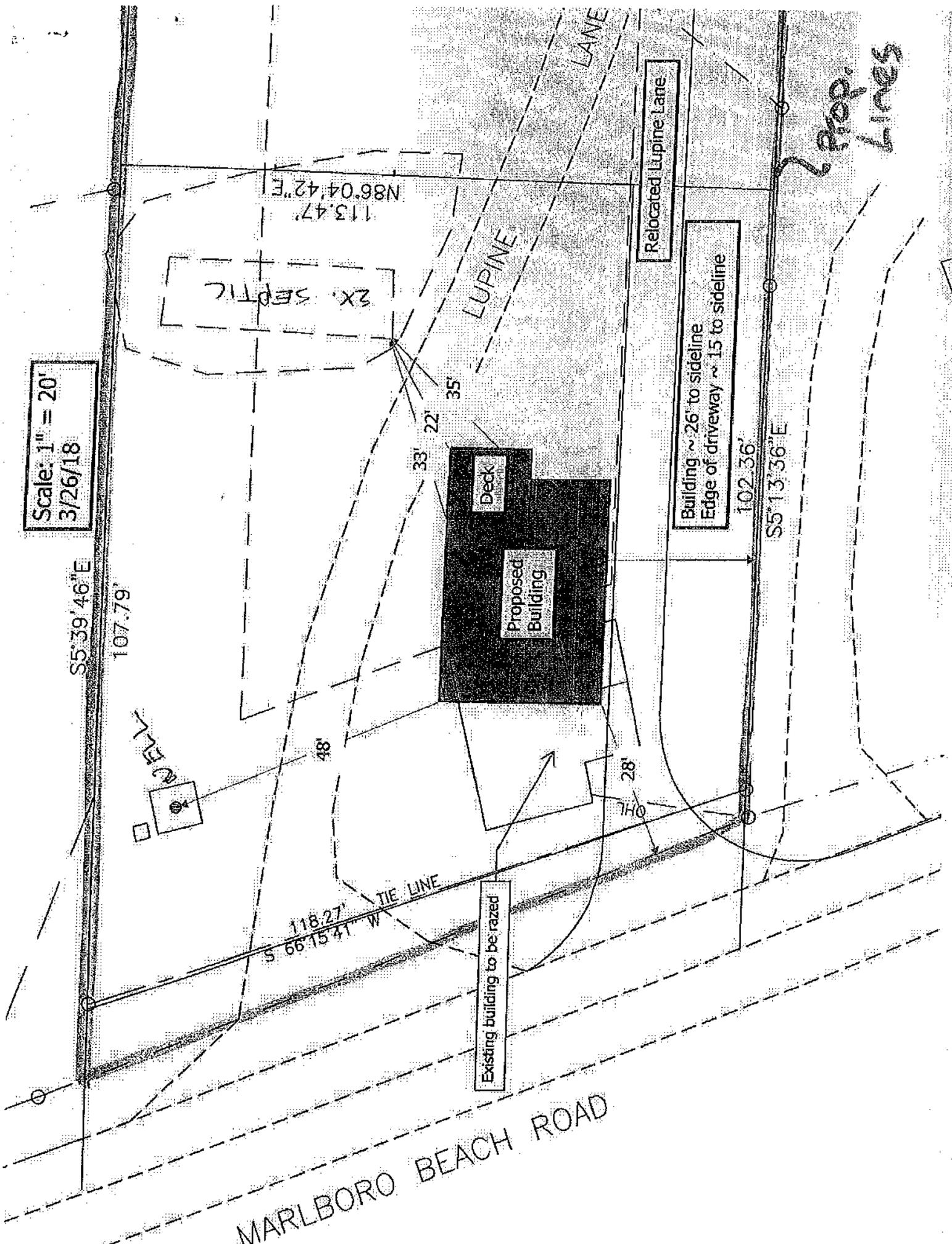
Residential Uses	#Stories	Sq. Ft.	Total Sq. Ft.	SSWD #	Int Plumb #
<input checked="" type="checkbox"/> New Dwelling Unit	3	957	2,871		
<input type="checkbox"/> Manufactured Home					
<input type="checkbox"/> Mobile Home*					
<input type="checkbox"/> Change of Use					
<input type="checkbox"/> Expansion					
<input type="checkbox"/> Recreational Vehicle*					

Accessory Uses	Sq Ft
Garage/Shed/Barn	
Deck	336
Shore Access	

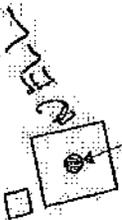
Other Activity: (Please describe in space below)

See also permits: 1322, 1528

Scale: 1" = 20'
3/26/18



S5°39'46"E
107.79'



118.27' TIE LINE
S 66°15'41" W



Existing building to be razed

Relocated Lupine Lane

Building ~ 26' to sideline
Edge of driveway ~ 15 to sideline

102.36'

S5°13'36"E

Prop. Lines

MARLBORO BEACH ROAD

PERMIT # 1

11/21/2018
exhibit #3

REPLACES and

MODIFIES

PERMIT #18-7

Kathryn True house & garage & deck

Lupine Lane

**Deck, house & garage are modified by this permit (#18-73), making HOUSE
and DECK and GARGE smaller than the original April 4th, 2018 (#18-73)**

PERMIT

11/28/2018

Rebecca Albright's NEW Lamoine email address - lamoineceo@gmail.com - Gmail



tnt1pe@gmail.com

Compose

Inbox

Starred

Spam

Sent

Drafts

More



beck



Thomas True <tnt1pe@gmail.com>

Aug 1

to me

Please find attached the following:

"Setback clarification" -- revised to reflect that it is measured to the eave discussed

The approved site plan showing areas (highlighted in orange) that will be

Please let me know if there is anything else that you need.

Thomas N. True, P.E., L.S.

cell: 603-714-5668

text: [6037145668@vtext.com](tel:6037145668)

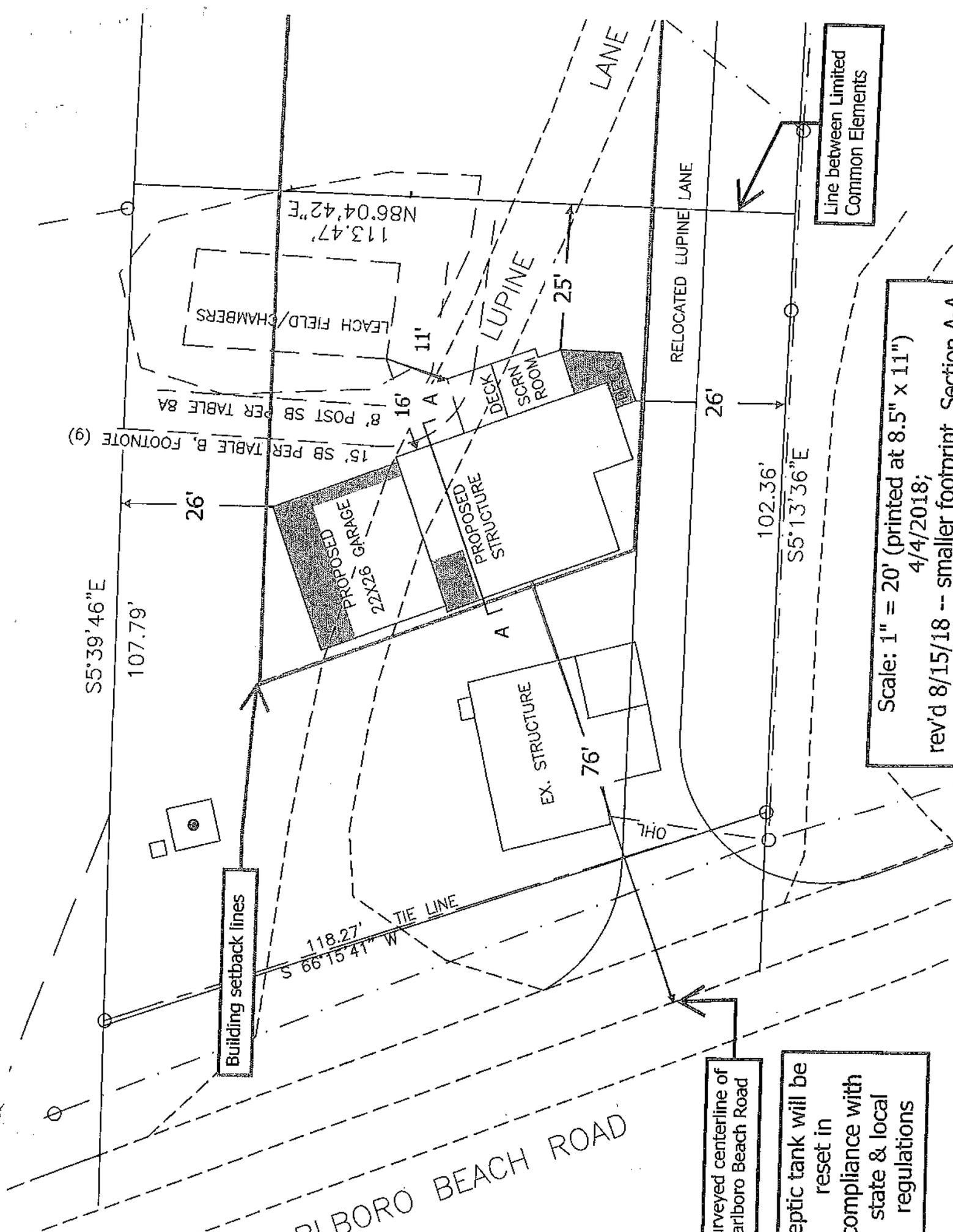
"true \trü \ adj 1: the quality or state of being accurate."

No recent chats

Start a new one

2 Attachments





Line between Limited Common Elements

Scale: 1" = 20' (printed at 8.5" x 11")
 4/4/2018;
 rev'd 8/15/18 -- smaller footprint, Section A-A

Building setback lines

Surveyed centerline of Marlboro Beach Road

Septic tank will be reset in compliance with state & local regulations

MARLBORO BEACH ROAD

SECTION A



Setback is measured here

P1. BORO BEACH ROAD

Septic tank will be reset in compliance with state & local regulations

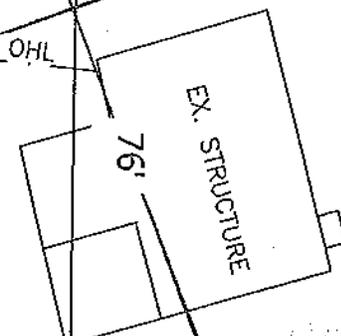
Surveyed centerline of Marlboro Beach Road

Building setback lines

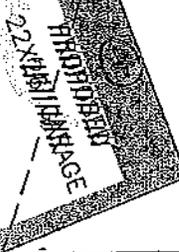
* Highlighted areas are smaller than 26' original permit issued

S5.39'46"E

107.79'



Need new driveway



SEE PERMITS TABLE B LOC NOTE (A)

SEE PERMITS TABLE 8A

LEACH FIELD/CHAMBERS

113.47' N86°04'42"E

102.36' S5°13'36"E

26'

25'

LANE

Line between Limited Common Elements

Scale: 1" = 20' (printed at 8.5" x 11")
4/4/2018;
rev'd 8/15/18 -- smaller footprint, Section A-A

1 of 2
8/15/18

PERMIT # 18.

11/22/2018
displayed on
exhibit #4 Town Web

REPLACES and

MODIFIES

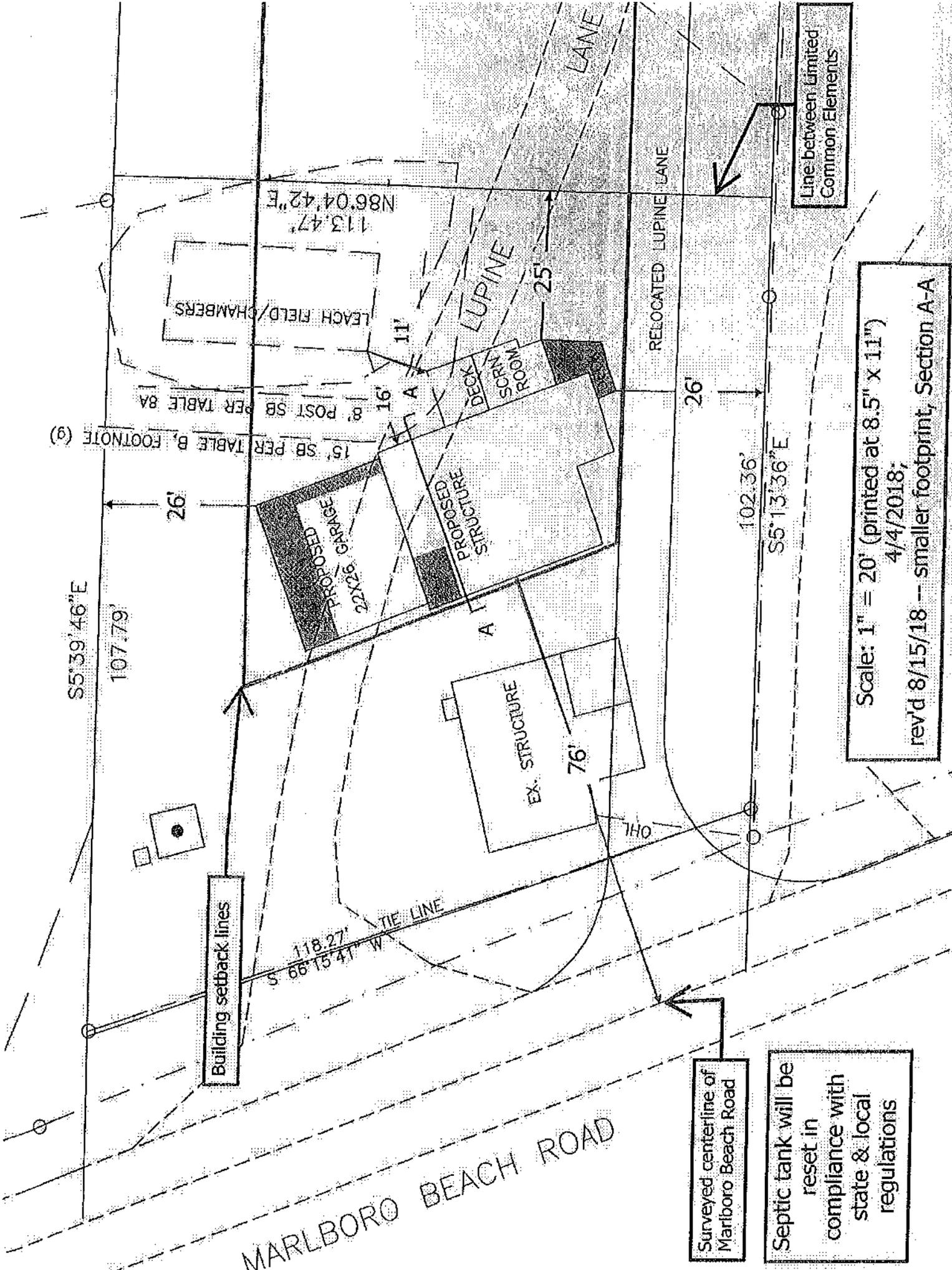
PERMIT #18-7

Kathryn True house & garage & deck

Lupine Lane

**Deck, house & garage are modified by this permit (#18-73), making HOUSE
and DECK and GARGE smaller than the original April 4th, 2018 (#18-73)**

PERMIT



Line between Limited Common Elements

Scale: 1" = 20' (printed at 8.5" x 11")
 4/4/2018;
 rev'd 8/15/18 -- smaller footprint, Section A-A

Building setback lines

Surveyed centerline of Marlboro Beach Road

Septic tank will be reset in compliance with state & local regulations

S5°39'46"E

107.79'

26'

15' SB PER TABLE B, FOOTNOTE (g)

8' POST SB PER TABLE 8A

PROPOSED 9' GARAGE

PROPOSED STAIRS

EX. STRUCTURE

76'

118.27' S 66°15'41" W

TIE LINE

DECK SCREEN ROOM

LUPINE

25'

RELOCATED LUPINE LANE

26'

102.36'

S5°13'36"E

113.47' N86°04'42"E

LEACH FIELD/CHAMBERS

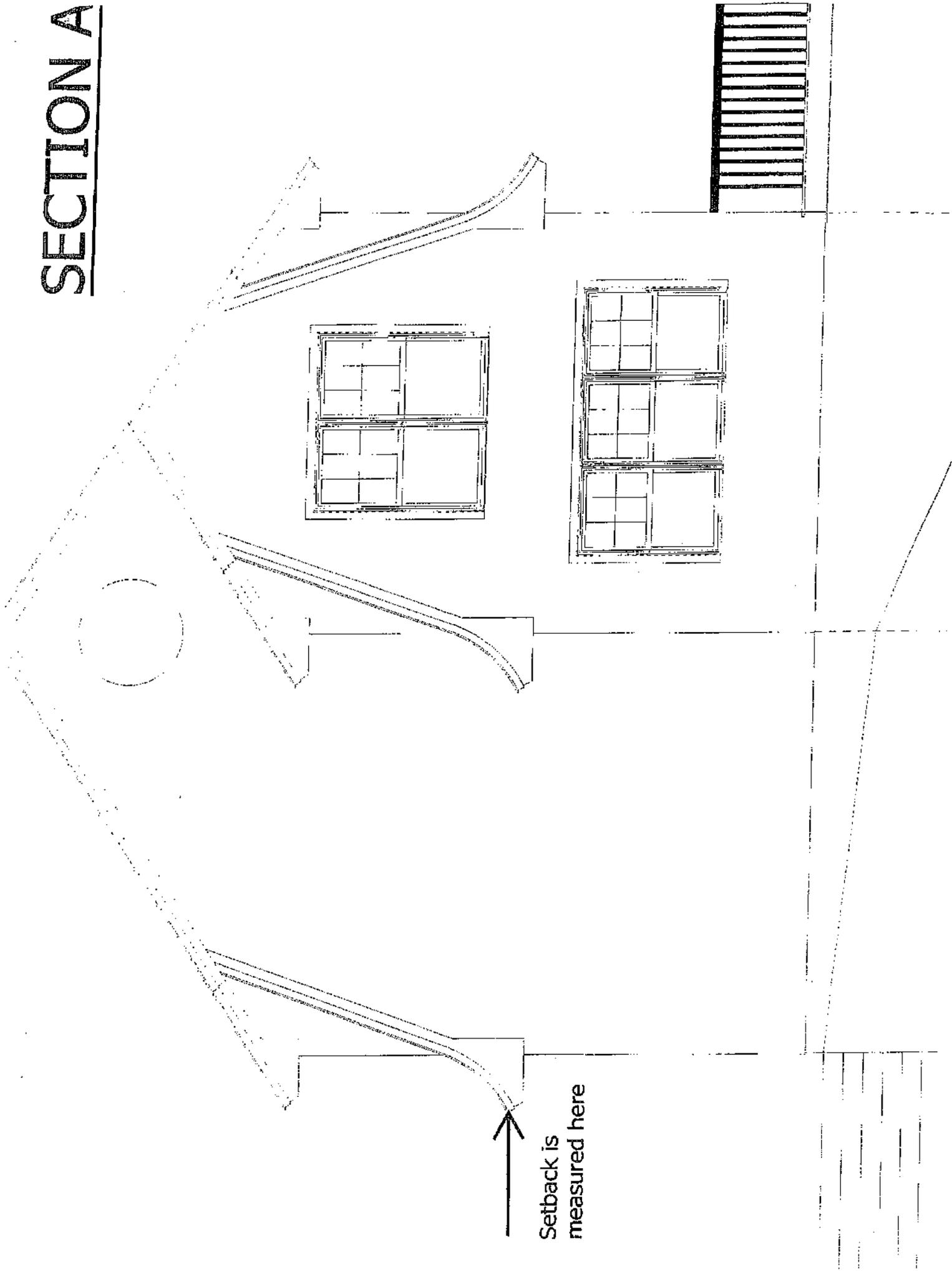
11'

16'

A

THO

SECTION A



↑
Setback is
measured here

On March 12th, 2019
Alan Moldauer came in to
the town office to complain
in person to myself (Rebecca
Albright) and John Holt, who
just happened to be in the
building.

This verbal complaint
led to the site visits + measure-
ments of the Kathryn + Tom
True house on Lopino Lane,

Rebecca Albright, CEO

exhibit
~~105~~ 5

Memo from Code Office

March 13, 2019

Rebecca Albright, CEO

Today, with the help of John Holt, I measured the height of the True property (Map 16 Lot 48-1). At its tallest point it stand about 34.5 feet tall.

A handwritten signature in black ink, appearing to read "Rebecca Albright". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rebecca Albright, CEO

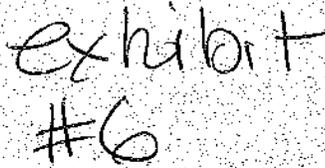
Handwritten text "exhibit #6" in black ink, positioned on a large, rectangular, textured grey background. The text is written in a simple, slightly slanted font.

exhibit
7

Alan B. Moldawer
15 Brown Lane
Lamoine, Maine 04605

March 18, 2018

Mr. John Holt, Planning Board Chair
Ms. Rebecca Albright, Code Enforcement Officer
Town of Lamoine
Lamoine, Maine 04605

Re: Building Permit for Lot 48

Dear Mr. Holt and Ms. Albright:

I am writing to complain to the Town over the issuance of a Building Permit for the construction of a new, three story, 2,600 square foot house with planned 400+ square foot garage and 330+ square foot deck on Lot 48 in Tax Map 16 of Lamoine (Marlboro). The house is owned by Mr. and Mrs. True. The Lot is owned by a condominium association in which the Trues are part owners. A Building Permit should not have been issued for the dwelling.

Ostensibly, the house being built was intended to replace a small, 700-900 square foot, one-story seasonal cottage owned by the Trues and known as the "Candy Cottage" which was once located on Lot 48-1 before that lot was combined in 2018 with three others (Lots 48-2, 48-3 and 48-4 owned by Mrs. True's siblings), to form a single lot, Lot 48, under condominium form of ownership. The Candy Cottage, which could have remained under Lamoine Zoning Ordinance, was torn down last year by the owners, Mr. and Mrs. True. Nothing has been rebuilt on that location.

Before addressing the likely violations of the Lamoine Zoning Ordinance, the notion of grandfathering should be addressed. Nothing of relevance in the Ordinance speaks to "grandfathering" except as to a "Non-Conforming Structure" (the Candy Cottage), which would have been allowed to remain, and a "Non-Conforming Lot of Record", which had to exist of record prior to 1999, in order to be built upon. Common sense, if not the Ordinance itself, should have dictated that a Building Permit should not have been issued to replace a very small Non-Conforming Structure on a Non-Conforming Lot with a new house, garage and deck more than five (5) times the size of the original structure on a newly-created Non-Conforming Lot 48. Aside from the obvious disregard that the owners have for the character of the neighborhood and sight lines of their neighbors, the new construction makes Lot 48, already greatly exceeding the

minimum lot size required per dwelling unit, significantly more in violation of the 40,000 square foot per dwelling unit standard, as well as the Lot Coverage limits in the Ordinance.¹

As the Town knows, Lot 48 is a “Non-Conforming Lot” in that there are now, with the new house and structures, four (4) dwellings located on it. Lot 48 contains only 79,200 square feet, enough under the Lot Standards of the Lamoine Zoning Ordinance for just one dwelling. Lot 48 is also Non-Conforming in that it has only 107 feet of frontage on Marlboro Beach Road. The fact that the owners combined their four (4) individual lots into a single lot and converted them into a condominium form of ownership under the Maine Condominium Act did nothing to alter the application of local building and land use ordinances to the underlying real property. In fact, it can be said, the conversion of the ownership of the four (4) separate Non-Conforming Lots (which themselves were not of record before 1976 or 1999) into one newly-created lot means that Lot 48 cannot be considered a “Non-Conforming Lot of Record” and there is nothing in the Ordinance, express or implied, to grant the owner the right to build another dwelling unit on it. Once razed, the right of the Candy Cottage to remain as a Non-Conforming Structure under the Ordinance ceased. Once ceased, there was no right conferred to the Trues to build a new house on Lot 48.

Restated, Lot 48 is not a “Non-Conforming Lot of Record” existing as of either 1976 or 1999 as defined in Section 5.H. of the Ordinance. At the time the Building Permit was issued, Lot 48 already had three (3) dwelling units on it, which exceeded the Lot Standards limitation of one dwelling unit per 40,000 square feet. The Candy Cottage was razed and, therefore, no longer qualified as a Non-Conforming Structure which would have been “*allowed to remain solely because it was in lawful existence at the time the Ordinance was adopted.*” (emphasis added). Tearing it down did not “grandfather” to the owners of Lot 48 a right to build a fourth residence where Lot 48 does not have the Minimum Lot Size required—either in terms of square footage or road frontage.

Even if the Town were to disregard the fact that Lot 48 is now a single lot created in 2018 and to consider that the approximate 20,000 square feet that has been “assigned” or “allocated” to Mr. and Mrs. True as a Non-Conforming Lot of Record, a fiction that is not recognized in the Ordinance, a Building Permit should not have allowed the Trues to tear down a small, one-story seasonal cottage of 700-900 square feet and then start new construction of a three-story house almost 5 times the size of the Candy Cottage, that is to say, approximately 4,000 square feet of structure. The “Net Maximum Density” (40,000 sf per dwelling) on Lot 48 was already well-exceeded by the three remaining structures.

¹ The four (4) dwellings may also violate the Maximum Lot Coverage (25%) of Lot 48, including recent additions to one house, the new house, garage, deck and other structures, roadway, driveways and parking areas, but that is to be determined.

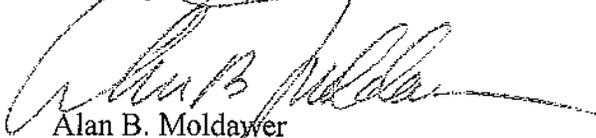
Height Restriction Is Likely Exceeded

Also, in an apparent effort to be able to see over the Harris' dwelling units located south of the new house, the builder built a very high foundation and artificially raised the grade surrounding the foundation. While it is difficult to know without trespassing upon the property, the Building Height of the house appears to exceed the 35 feet "Building Height" limit as defined in the Ordinance. The "Building Height" is the vertical distance from the highest point of the structure to the average finished grade or to the average original grade around the foundation, whichever is greater. Since the original grade, seen in the attached photos at the level of the private road with telephone poles and the architectural well feature, is well below the new, raised finished grade, the Building Height was required to be measured from the highest point of the house to the average of the original grade, not the finished grade. The Building Height measured from the top of the house to average original grade appears to be well more than 35 feet. It also is another reason not to grant a variance or exception to the owners to extend the proposed deck over the setback lines from their relocated roadway running up against the foundation.

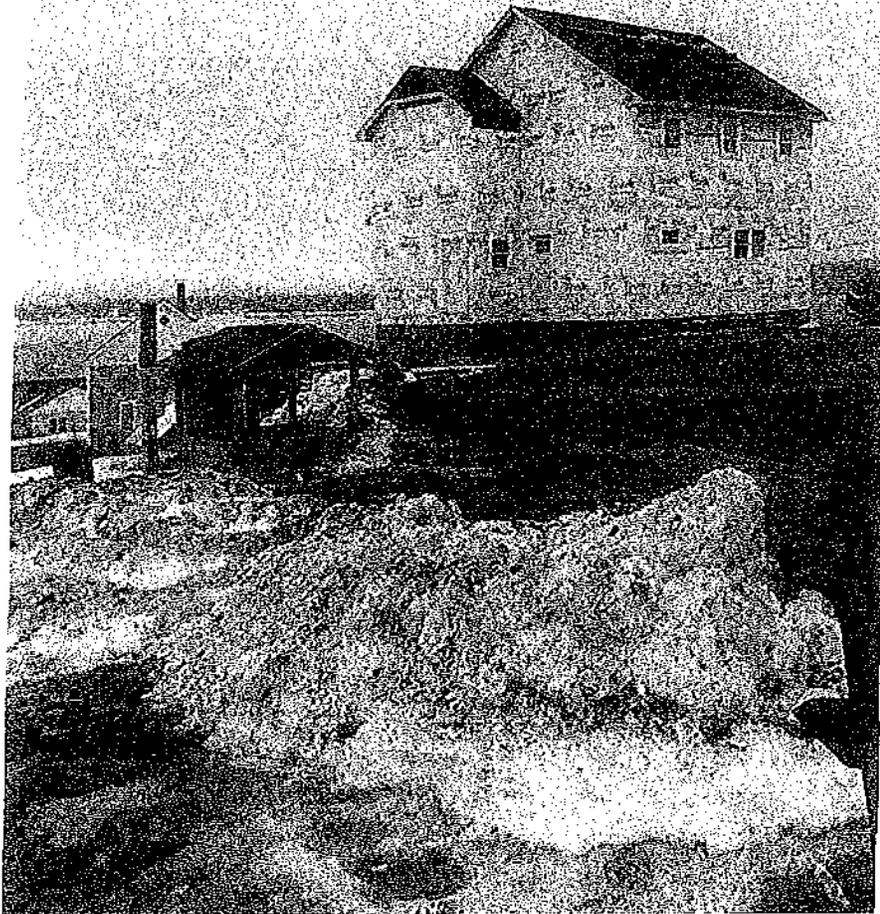
I do not know the True family and hope not to create animosities in the small settlement here known as Marlboro. However, the structure they are building shows little concern for their neighbors or the neighborhood, and the Town, going forward, should examine what it has done in apparent disregard for the letter and spirit of the Lamoine Zoning Ordinance, or, in the alternative, to consider changes to the Ordinance to prevent a repeat of the mistakes made here. I am not alone among those in Marlboro who have expressed concerns about this new construction. Better means of notice to surrounding property owners needs to be given before permits are issued on non-conforming lots or that involve non-conforming structures.

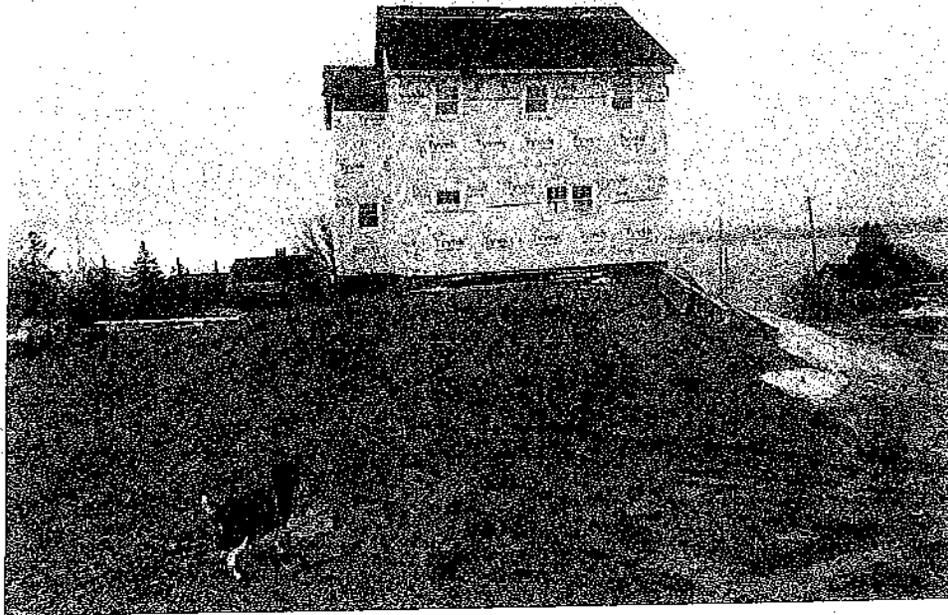
As always, I appreciate the courtesy and time the Code Enforcement Officer took to share with me the Town's permit file for Lot 48 and discuss my concerns.

Thank you for your consideration of this complaint.



Alan B. Moldaver
15 Brown Lane
Lamoine, Maine 04605

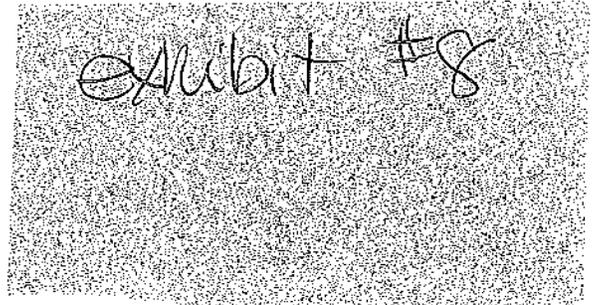






OFFICE OF CODE ENFORCEMENT
REBECCA ALBRIGHT, CEO
606 DOUGLAS HIGHWAY
LAMOINE, ME 04605
(207) 667-2242

MARCH 20, 2019



DEAR MR. MOLDAWER,

I RECEIVED YOUR LETTER TODAY. I MADE A COPY OF IT
AND GAVE IT TO JOHN HOLT.

THANK YOU FOR SHARING YOUR CONCERNS WITH US.


REBECCA ALBRIGHT, CEO

MEMO FROM CODE ENFORCEMENT

Rebecca Albright, Code Enforcement Officer

March 20, 2019

RE: concerns about Kathryn & Tom True's new construction

Map 16 Lot 48-1

On March 13th, 2019, Planning Board Chair Holt and I went to the True construction site and measured the height of the building. (see enclosed memo). The maximum height allowed is 35'. We averaged the total height to be 34.5'.

The 4 siblings who own the 1.8 acre parcel (abovementioned) have classified their lot as a "condominium" in 2017. The property, by deed, did not physically change in any way. The condominium re-classification its essentially an agreement between the siblings with regard to responsibilities.

Therefore, in my opinion, the "grandfathered" status both the non-conforming property and structure continue to apply.

The True's were able to situate their home in such a way that they were able to build a larger structure. Had they NOT been restricted to a total 30% expansion.

exhibit

#9

ing

The lot in question is just under 2 acres total. The Town's Building and Land Use Ordinance requires that NO lot may be covered by more than 25% (including parking and driveways as well as house "foot print"). 25% of the lot in question is almost 1/2 an acre. I am not concerned that the joint owners of this parcel of land have exceeded that.

I was never called for a foundation inspection for this project. It is much more difficult to assess the original grade after its disturbance. The ordinance defines "Building Height" as "The vertical distance between the highest point of the structure and the average final grade around the foundation, or the average grade of the original ground adjoining the building, whichever is greater."

If there is a concern that the grade changed significantly as to raise the building higher than its original grade I would ask that a surveyor or other such professional be brought in at the owner's expense to verify this ultimately.





beck albright <lamoineceo@gmail.com>

FW: True Property Original Grade

2 messages

Town of Lamoine <town@lamoine-me.gov>
Reply-To: town@lamoine-me.gov
To: ceo@lamoine-me.gov

Fri, Mar 22, 2019 at 4:49 PM

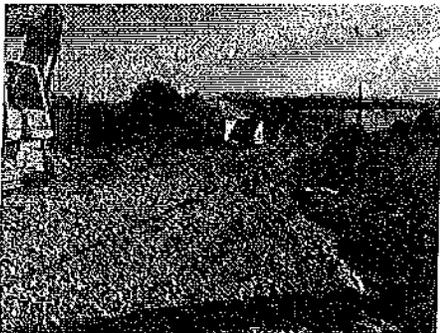
I have forwarded a message from Alan Moldawer to your e-mail addresses.
Stu

-----Original Message-----

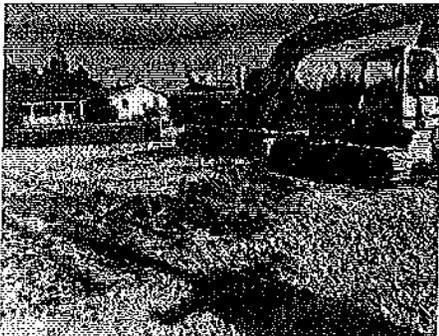
From: Alan Moldawer [mailto:alan.moldawer@icloud.com]
Sent: Friday, March 22, 2019 8:10 AM
To: town@lamoine-me.gov
Subject: True Property Original Grade

These photos taken after Candy Cottage was razed in August, show original grade to be level of driveway to shore and same as architectural well feature seen to the left, both of which appear in pictures previously shown Town after house erected. The average Building Height from top to original grade (which is greater than finished grade around raised foundation), almost certainly exceeds 35 feet, and not by just a little. This complaint is timely as they just put it up and it's obvious it was done intentionally. It is perhaps the most offensive aspect of the structure. Before work continues, they need to lower it. And the Town needs to enforce its Ordinance.

4 attachments



IMG_5100.jpg
140K



IMG_5101.jpg
142K

↓ declaration of complaint by Alan Moldawer

exhibit #10

Untitled attachment 00663.txt
1K

Untitled attachment 00666.txt
1K

beck albright <lamoineceo@gmail.com>
To: Lamoine Town Office <town@lamoine-me.gov>

Mon, Mar 25, 2019 at 3:07 PM

Tom & Kathy True
4606 Windsor Drive
Flowery Branch, GA 30542
603-714-5668

Tnt1pe@gmail.com or kathryntrue@gmail.com

Tuesday, March 26, 2019

Rebecca Albright, CEO
Town of Lamoine
606 Douglas Highway
Lamoine, ME 04605

Re: 114 Marlboro Beach Road

Dear Rebecca:

Thank you for your time this morning to discuss the items mentioned in your letter of March 20, 2019. Prior to my call, we did not realize that you also had questions about the building height. We have summarized our understanding of each item below.

Building Height

Although this has been discussed numerous times in the past, today is the first time it has been mentioned as a potential issue. Fortunately, since our call we have revisited the plans & determined that our building height is compliant regardless how Article III, page 56 is interpreted.

Septic system

We are awaiting your response relative to the recording requirements. It is our understanding that you have asked us to record a septic system design that shows at least 3 bedrooms but it would not need to be constructed unless and until the current system failed.

Foundation inspection

Based on several conversations with you, it was our understanding that no inspections were needed until plumbing. However despite the additional time and expense, we hired Herrick & Salsbury to stakeout: 1) The hole for excavation, 2) the footings & then 3) the actual footings to make sure that everything was in compliance with the setbacks.

Please contact us if you have additional questions.

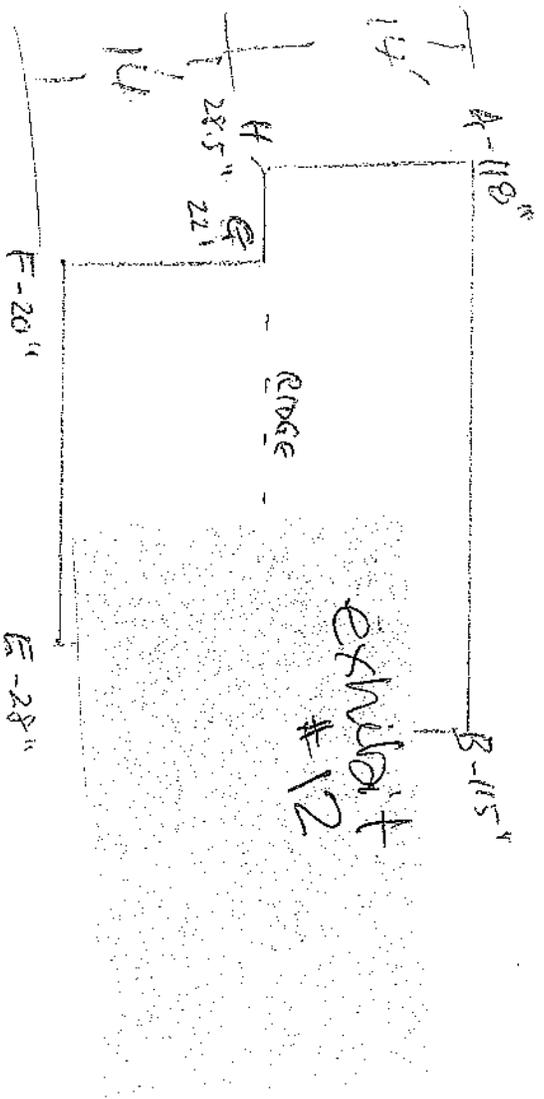
Sincerely,

Thomas True

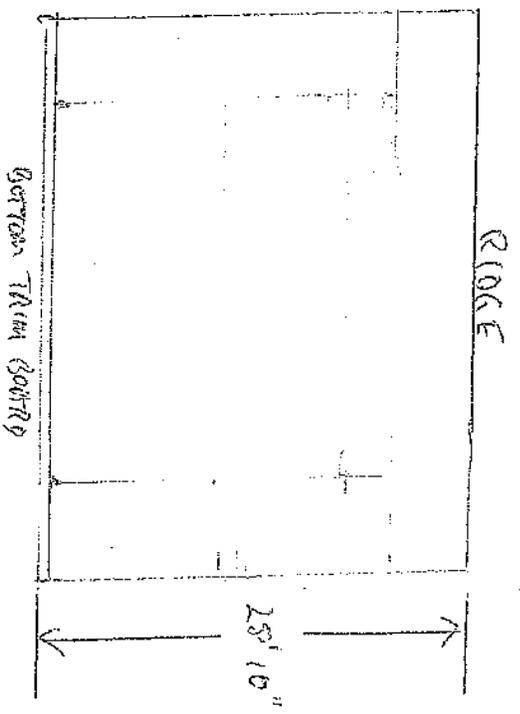
Kathryn R True

exhibit # 11

TRUE - 3/27/2019



EXIST #12



DISTANCE FROM RIDGE TO
ROUGH FINISH GATE as of 3/27/2019

- A - 35' 8"
- B - 38' 3"
- C - 34' 8"
- D - 33' 11"
- E - 31' 2"
- F - 30' 10"
- G - 30' 8"
- H - 31' 2 1/2"

A & F as of - 35' 9"

$$\begin{array}{r} 38' 8'' \\ - 31' 2.5'' \\ \hline 7' 5.5'' \end{array}$$

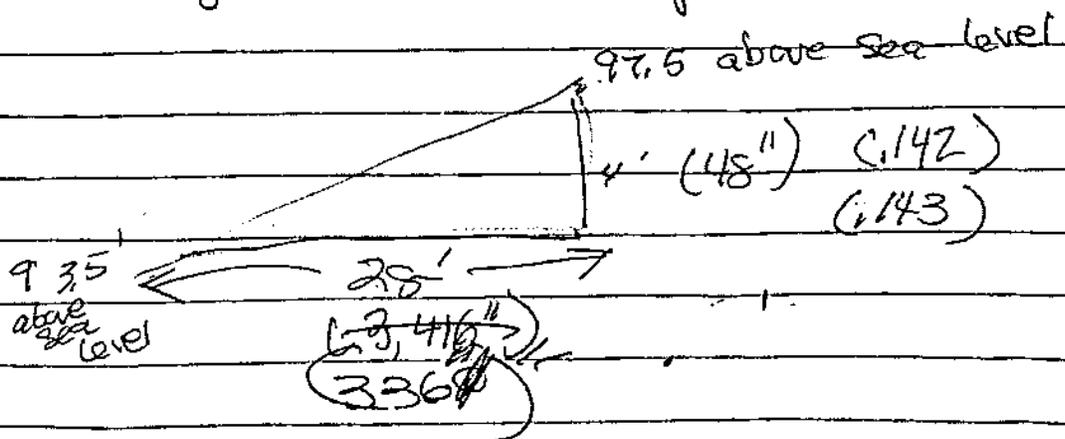
John's calculations
from lowest grade to
highest grade
7' 5 1/2" difference

Actual
Building Height = 28' 10"

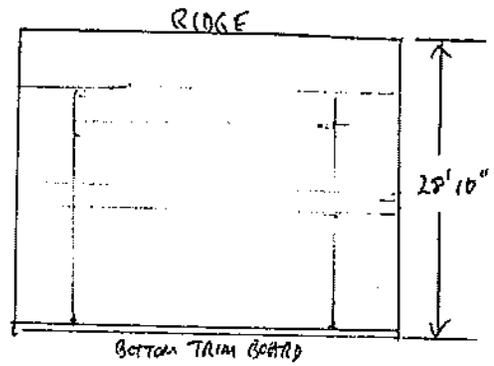
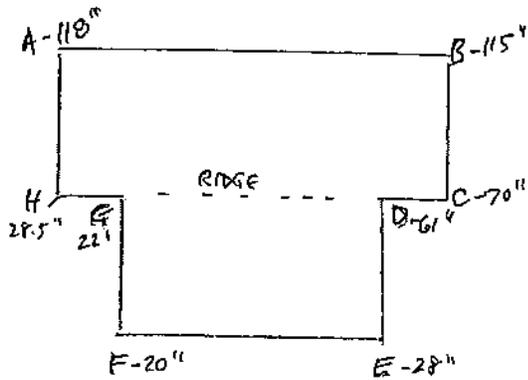
$$\begin{array}{r} 35' \\ - 28' 10'' \\ \hline 6' 2'' \end{array} \rightarrow \text{left over from allowed maximum height}$$

building on slope spans from
94' \rightarrow 102', and 8 foot differential
covering a 28' distance
average a 3.5' elevation change
per foot

ave. height of building is 34' 9"



TRUE - 3/27/2019



DISTANCE FROM RIDGE TO
ROUGH FINAL GUTTER as of 3/27/2019

- A - 35' 8"
- B - 38' 3"
- C - 74' 8"
- D - 33' 11"
- E - 31' 2"
- F - 30' 10"
- G - 30' 8"
- H - 31' 2 1/2"

A & F avg - 34' 9"

Office of Code Enforcement
Rebecca Albright, CEO
606 Douglas Highway
Lamoine, ME 04605
(207) 667-2242
April 2, 2019

RE: Kathryn True/Building Height
Lot 16 Lot 48-1

exhibit #13

To whom it may concern:

I have inspected and measured the recent (abovementioned) construction on Lupine Lane, Marlboro twice recently.

The construction is a two story modular that has a walk-out basement. This project is on a slope and has involved bringing in a great deal of fill. It appears quite tall and imposing. I had to make sure that this structure did NOT violate the Town's 35' height requirement.

The actual height of the new building is 28' 10" from the bottom of the first floor trim board to the top most point of the roof ridge. In other words, if the building was sitting on flat ground (w/o basement), it would be 28' 10" high.

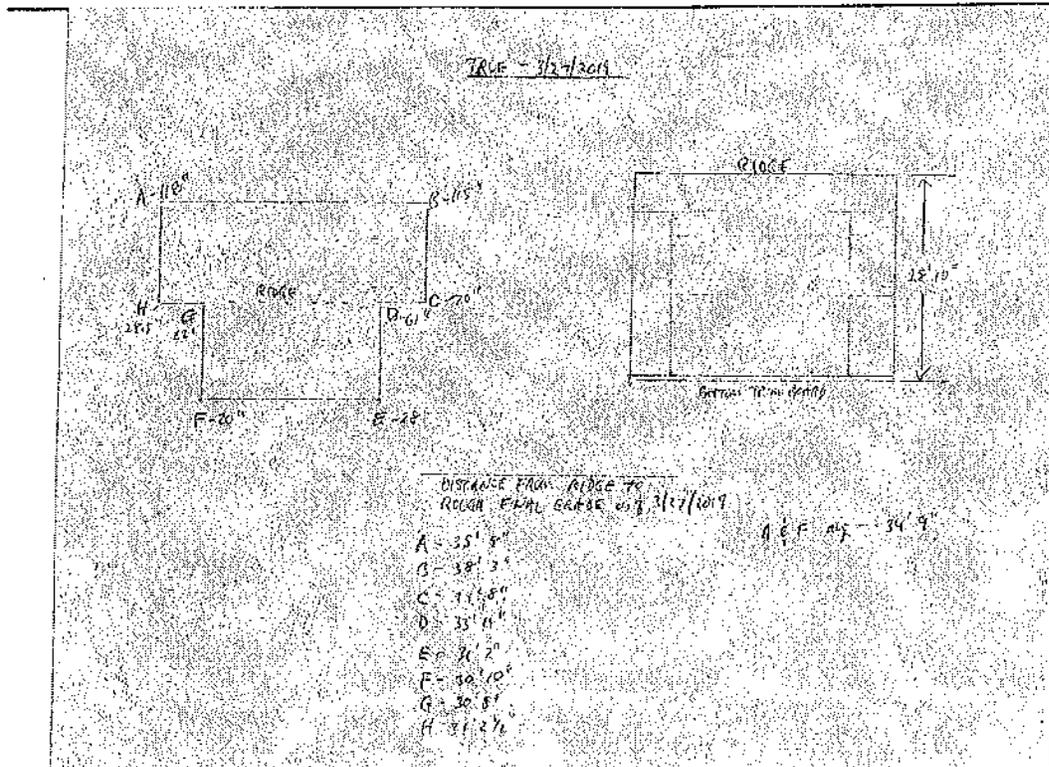
35 feet - 28' 10" leaves 6' 2" of height which remains to be utilized in the project.

The grade of the project varies from 97.5' above sea level to 93.5' above sea level. The grade is on a southern slope, sloping down toward Frenchman's bay. This is a 4 foot differential which spans the width of the house (which is 28'). I have divided the 28 feet of house width in to the 4 foot grade differential and find that (28 divided by 4=7) On average, for every seven feet of vertical distance there is a one foot horizontal grade drop.

The tallest distance from the grade to the roof peak is in the front (south side). This measurement is 38' 8" from ground to the peak of the new house.

The shortest distance from grade to the roof peak is in the back or north side of the building. This is a 30' 9" distance.

The average final grade from back to front of the building is 34' 9"



It is therefore my opinion that the True house is not in violation of the Lamoine Building and Land Use ordinance

Respectfully Submitted,

Rebecca Albright, CEO

Office of Code Enforcement
Rebecca Albright, CEO
606 Douglas Highway
Lamoine, ME 04605
(207) 667-3312

April 3, 2019

Alan Moldower
15 Brown Lane
Lamoine, ME 04605

exhibit
#14

Dear Alan,

I am writing to tell you that I (with assistance), got over to the True house last week and spent some time measuring. Enclosed please find work sketch.

I appreciate your concern about the height of the building.

The "bottom Line" is that the structure measures 28' 10". Thus leaving 6' 2" of additional height.

However, as you know, the building site is on a downhill grade. The grade of the project starts at 97.5' above sea level and drops to 93.5' above sea level. I got these figures from a survey done by Herrick & Salsbury. The building is 28 wide thus rendering a 28:4 or 7:1 original grade slope.

Obviously, the fill is quite deep in some areas (near the new driveway especially), and much shallower in others. The alphabet letters refer to the amount of fill at each corner. I come up with an average height for the building of about 33' 9".

I just wanted to let you know that I have made this determination and based on your concerns, I am mailing it to you right now.

Sincerely,

Rebecca Albright, CEO



beck albright <lamoineceo@gmail.com>

FW: True Property

6 messages

John Holt & Joyce Cornwell <johnjoyce@twc.com>

Mon, Apr 8, 2019 at 3:14 PM

To: alanbmoldawer@gmail.com, Rebecca CEO <lamoineceo@gmail.com>

Cc: town@lamoine-me.gov

Dear Alan Moldawer:

exhibit
#15

I assisted CEO Albright on March 27 in measuring the elevations around the perimeter of the building foundation, the corners, and the two internal corners where the larger and smaller sills were located. We determined that the distance from the elevation of the ridge to the base of the lowest trim board was 28'10". From the base of the lowest trim board we measured to the existing rough finished grade at each of the 8 points and added the 28'10" structure height. Using the combined average of the two measurements along the Marlboro Beach Road side and the two measurements along the water side yielded an average height of less than 35 feet. Presumably, the average height would be reduced further once the final grade is raised by the addition of topsoil.

However, the basis of your complaint is your assertion that the original grade of the land where the building now sits was lower than the existing rough finished grade. Unfortunately, there is no data which noted the elevations of the grade which surrounded the previously existing structure. A glance at the nearest house to the east of the True property shows significant additional fill around that structure. Was that the case for the pre-existing cottage such that one cannot casually project from the existing slopes of the abutting properties what were the 'original' contours of the subject property? And it's clear that the relocated "new" driveway removed substantial existing material near the new structure's west side. How much? I cannot speak for the CEO on this matter - it's her call and not mine - yet I can understand that, without some stronger documentation of the grade which existed when the previous structure stood, using the average final grade around the replacement structure is sufficiently justified in making the determination as to building elevation.

Again, this is not my call, but, since you asked, it is my opinion.

Sincerely,

John Holt



Virus-free. www.avast.com

IMG_7056 (002).jpg
113K

alanbmoldawer@gmail.com <alanbmoldawer@gmail.com>

Mon, Apr 8, 2019 at 4:07 PM

To: John Holt & Joyce Cornwell <johnjoyce@twc.com>, Rebecca CEO <lamoineceo@gmail.com>

Cc: town@lamoine-me.gov

John:

The driveway was the original grade. The undisturbed architectural well feature in the pictures the Town has to the left of the new house was the original grade—probably the highest point. The top of the foundation of the new house was raised a good 10 feet above original grade. The location of the house is NOT where the old or existing structure was. The “Candy Cottage” was in a totally different location, sitting on stones up by the road to the other side (west side) of the relocated driveway. If the CEO is going to enforce the rules, then it has to be measured from the ridge to original grade which is precisely where the driveway is. There is not a living soul in that area that would disagree with that. If its that easy to get past the Code, I am at a loss as to what to say. The building was supposed to be inspected when the foundation was poured, no? The finished grade is not close—probably not 10 feet—close to the original grade. Why would anyone cut the earth down to lower the driveway? You want pictures, I can get them.

I am surprised that the foundation could sit there unconstructed upon for the many weeks, if not months, without someone from the Town seeing it.

Thanks, Alan

[Quoted text hidden]



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alanbmoldawer@gmail.com <alanbmoldawer@gmail.com>

Mon, Apr 8, 2019 at 4:45 PM

5/22/2019

Gmail - FW: True Property

From: Town of Lamoine [mailto:town@lamoine-me.gov]
Sent: Monday, April 08, 2019 11:11 AM
To: John Holt
Subject: FW: True Property

John,

Forwarding per Mr. Moldawer's Request.

Stu

From: alanbmoldawer@gmail.com [mailto:alanbmoldawer@gmail.com]
Sent: Monday, April 08, 2019 10:09 AM
To: 'Rebecca Ann Albright' <dreaminadrum@gmail.com>; town@lamoine-me.gov
Cc: alanbmoldawer@gmail.com
Subject: True Property

Dear Rebecca and John:

Can you please forward this to John Holt?

Thank you for your letter of April 3, 2019 regarding the measurements you took of the True house and the conclusions you drew from them. However, questions remain. The applicable Town Building and Land Use Code sections regarding the permitted height of a residential building are the following, I believe.

SECTION 6. CONSTRUCTION STANDARDS (p. 13)

- A. Height: No principal or accessory conventional structure shall exceed two stories in height nor shall any structure exceed 35 vertical feet (See definition of building height), except for municipal buildings, steeples, silos, detached barns, water towers or other accessory structures not designed for human habitation.**

Section 17. Definitions (p. 56)

B. Definitions of key terms

Building Height: The vertical distance between the highest point of the structure and the average final grade around the foundation, or the average grade of the original ground adjoining the building, whichever is greater. (Emphasis on "whichever is greater.")

As can be observed at the site (as well as in photos taken of the site before construction), the finished grade was raised substantially above original grade in order to boost the height of the

house. By a straightforward reading of the definition of Building Height, the building height in this case is required to be measured not from the highest point to the "rough finished grade" as you state, but from the highest point to the "average grade of the original ground." Quite clearly, the distance from the highest point to the average original grade is considerably greater than the finished grade.

I don't clearly understand your statement in your letter that the "bottom line" is that the structure measures 28' 10", thus leaving 6'2" of additional height. How does a measurement from the highest point of the house (the ridge) to the "Bottom Trim Board" (as noted on your worksheet) have any relevance here? Is it to suggest that there would be 6'2" allowed from the trim board down to the average original grade and that you have determined that it is less than 6'2" to original grade? That would be very hard to believe given what we know of the original grade. See photo. The original grade, at its highest point, was no higher than where their driveway is.

Most significant here is the fact that the distance to the average original grade is what must be measured, not the finished grade. Thus, the distance from the highest point to the "final grade, 3/27/2019" is the wrong measurement. Why has not the Town applied the language of the Code to measure the building height?

Finally, I don't understand the significance of reference to the slope of the lot, except that as the original grade sloped downward toward sea level, the building height must be lowered also. The downward slope of the original grade potentially makes the average distance greater, not less. Fill, in this case, must be disregarded.

This structure clearly exceeds 35' from the ridge to the average original grade. The builder knew that in raising the foundation to a height well above original grade and then raising the grade.

I am sorry that I cannot get into the Town Hall this week, but want to continue to try to understand the application of the Code to this property. It does not appear that it is being applied correctly, and I want to continue this complaint. Thank you.



Thank you.

Alan

Alan B. Moldawer

Attorney at Law

15 Brown Lane

Lamoine, Maine 04605

301-526-2695

Admitted Maryland and District of Columbia

Corporate Illinois

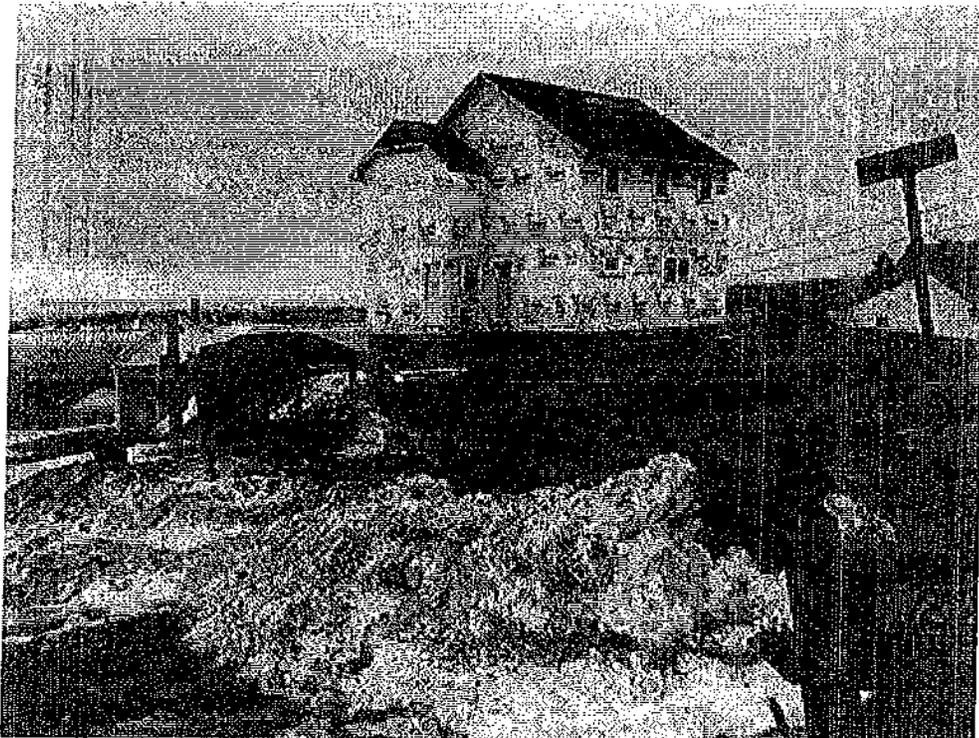
5/22/2019

Gmail - FW: True Property

To: John Holt & Joyce Cornwell <johnjoyce@twc.com>, Rebecca CEO <lamoineceo@gmail.com>
Cc: town@lamoine-me.gov, alanbmoldawer@gmail.com

John and Rebecca:

I will get you more photos, but as you can see in the imbedded photo, the original grade was at or below where the small gray well feature is, to the left in the photo. The adjoining yellow garage, to the right, is the adjoining property owner. It also reflect what the original grade was closer to the road (and on higher ground) that the True house was. The Candy Cottage, the original "grandfathered" house, would not even be in this picture—it was off to the right, near the road. Look behind the meter, to the left of the well structure, and see where the fill started. That little well structure was probably the highest point on the ground.



From: John Holt & Joyce Cornwell <johnjoyce@twc.com>
Sent: Monday, April 08, 2019 3:15 PM
To: alanbmoldawer@gmail.com; 'Rebecca CEO' <lamoineceo@gmail.com>
Cc: town@lamoine-me.gov
Subject: FW: True Property

Dear Alan Moldawer:

[Quoted text hidden]

 Virus-free. www.avast.com

beck albright <lamoineceo@gmail.com>
To: John Holt & Joyce Cornwell <johnjoyce@twc.com>

Mon, Apr 8, 2019 at 5:13 PM

Thanks John.... good letter... we shall see what happens next... right now I'm in Encinitas can must let it go...
[Quoted text hidden]

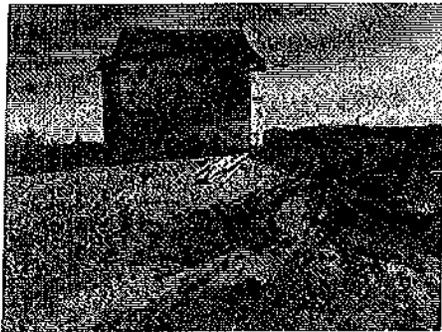


Image003.png
231K

John Holt & Joyce Cornwell <johnjoyce@twc.com>
To: beck albright <lamoineceo@gmail.com>

Mon, Apr 8, 2019 at 5:28 PM

Have fun!

I'm not going to reply to Alan again.

John

[Quoted text hidden]
[Quoted text hidden]

[Quoted text hidden]

 Virus-free. www.avast.com

beck albright <lamoineceo@gmail.com>
To: John Holt & Joyce Cornwell <johnjoyce@twc.com>

Tue, Apr 9, 2019 at 3:47 PM

Having fun. Just got Alan's latest email...oh joy oh joy oh boy.... I don't believe True was deliberately trying to pull the wool over the town, as erratic as he has been....
[Quoted text hidden]

image001.jpg
1K

TRUE TOWER

Marlboro

ORIGINAL GRADE (see 'as built')
(see photos)

old driveway

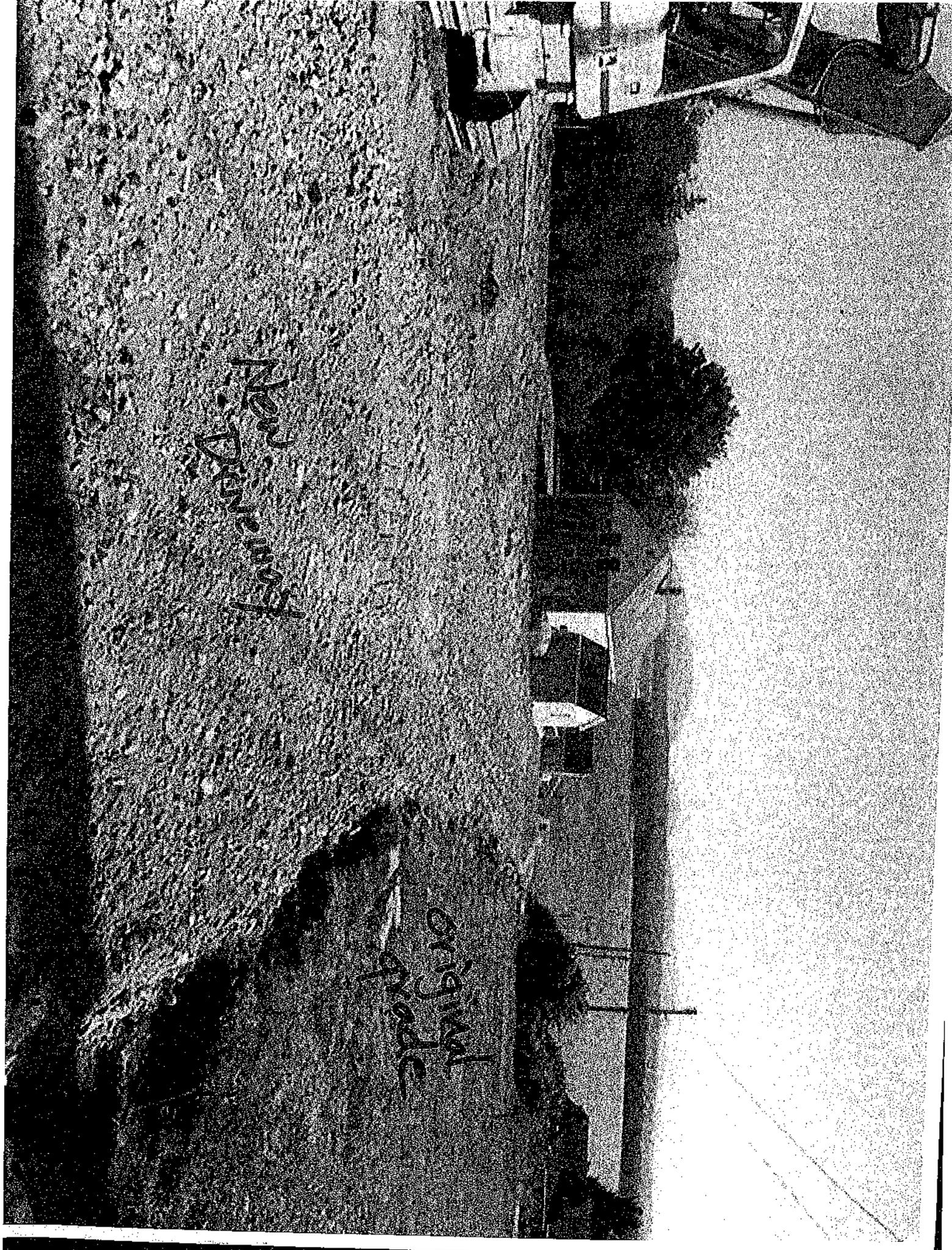
dropped off by hand to town office approx April 8th, 2019

exhibit # 110

Aug. 18

Handwritten text on the left side of the page, possibly a name or title.

Handwritten text on the right side of the page, possibly a name or title.



Moldauer

Tom Holt
Rebecca Albright

university



Rebecca Ann Albright <dreaminadrum@gmail.com>

True Property

9 messages

alanbmoldawer@gmail.com <alanbmoldawer@gmail.com>
To: John Holt & Joyce Cornwell <johnjoyce@twc.com>, Rebecca Ann Albright <dreaminadrum@gmail.com>
Cc: silverbank@roadrunner.com, Jonny Brown <jonny@warsev.com>, alanbmoldawer@gmail.com

Tue, Apr 9, 2019 at 9:16 AM

John and Rebecca:

Let me first say how we do appreciate the difficulties the Trues pre-
built and the fact that you both went out to measure the height of it.
Here are pictures that show the original grade of the True "lot" (han



of this size and location
violates the Code.

Rather than this being a surprise to the Town or being caught off gu-
warned the Town that the True house was going to violate the Code
bringing in. She tells us that there were many truckloads of earth b-
offensive heights it is now. Its hard to understand how, with these v

ained to the Town and
he fill that they were
ownward slope) to the
s being constructed.

These first two photos taken from Laurel Lyell's property show the original grade of the True "lot" and original Candy Cottage. Note that the new house
is not in the same location as the Candy Cottage, but was "moved" the left in this picture. Note also the yellow garage of the neighbor to the right in
Photo #1 and Photo #5. Compare that with the #4 photo below to see how dramatically the ground was filled in order to boost the height of the
foundation and finished house.

The builder, Coastal Builders, knows exactly what they did. They have records of the amount of earth brought in and where there foundation sits in
relation to original grade. Measuring from top of house to average finished grade is not what the Code requires and would let them violate the height
limit, as was clearly intended when this offensive structure was built. It should not be allowed to remain as is. In the very least, the Town has an
obligation to know what the correct measurement of height is—original grade vs fill can be determined on the job site.

Photos #1 and #2



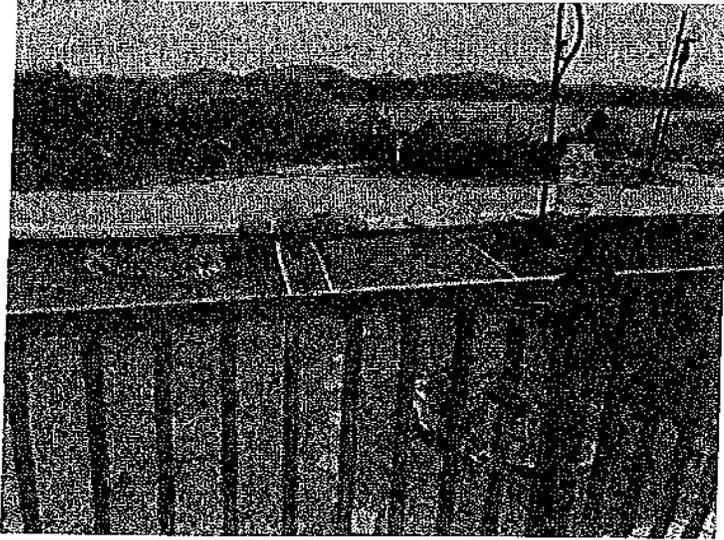
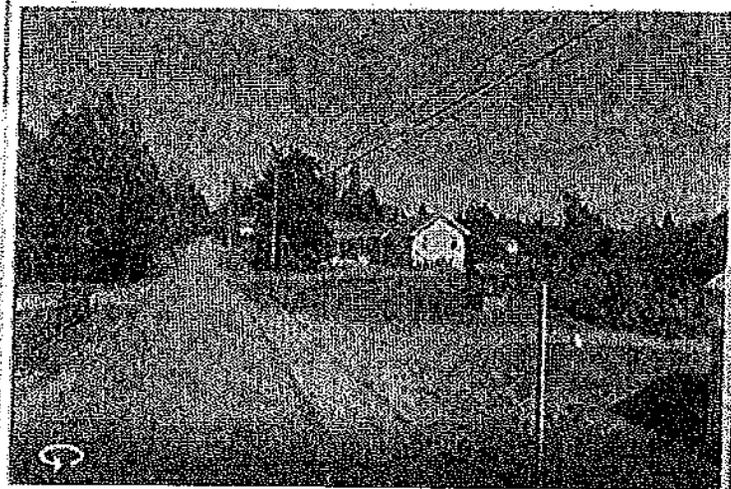


exhibit
#18

This 3rd picture, from Good Earth, shows the True "property" before construction (with the edge of the Candy Cottage to the right) and shows that the original grade started sloped significantly downward toward the shore. The new house is approximately where the brush is in Photo #3. Where the architectural well feature was moved (see Photo to make way for the construction is now actually on higher ground than where the original grade is shown here. In the pictures given the Town previously, you can easily see the relationship of the foundation and rough finished grade to the relocated well feature. The Candy Cottage was at the same level or slightly above the yellow garage of the neighbor shown in the third picture below.

Photo #3



See below in #4 and #5 how much the grade was raised from the road on a original downward slope and how the yellow garage, shown in Photo #1 above, is now well below the level of the True rough finished grade. The average height is much greater on the south side, where the original ground sloped down toward the shore.

Photo #4

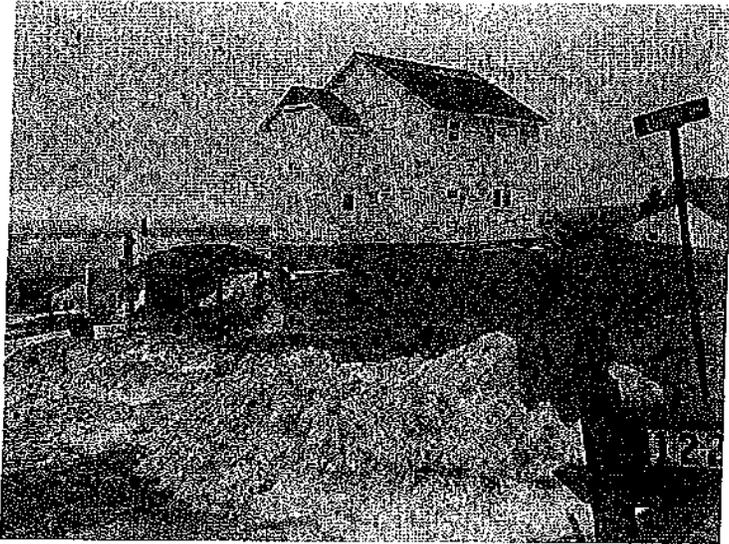


Photo #5



Thank you.

Alan B. Moldawer

Attorney at Law

15 Brown Lane

Lamoine, Maine 04605

301-526-2695

Admitted Maryland and District of Columbia

alanbmdawer@gmail.com <alanbmdawer@gmail.com>

To: John Holt & Joyce Cornwell <johnjoyce@twc.com>, Rebecca Ann Albright <dreaminadrum@gmail.com>

Cc: silverbank@roadrunner.com, Jonny Brown <jonny@warsev.com>

John and Rebecca: Please see attached to add to the photos. Prior to construction, shows original location of driveway (since relocated to the west, where Candy Cottage sat before being street sign and well feature. Current construction is substantially raised above original grade and downward slope.



[Quoted text hidden]

 Photos True.pdf
140K

Rebecca Ann Albright <dreaminadrum@gmail.com>
To: Alan Moldawer <alanbmoldawer@gmail.com>

Tue, Apr 9, 2019 at 5:10 PM

Hi Alan. I will be back from my official vacation on Friday. I will be in the office then and formally review everything you sent me. Thanks, Rebecca
[Quoted text hidden]

6 attachments

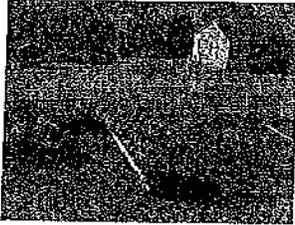


image002.png
473K

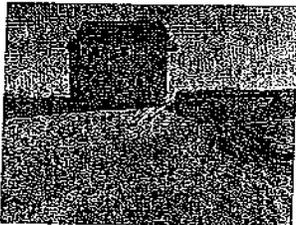


image006.png
375K



image003.png
373K



image001.png
2308K

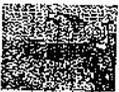


image004.png
287K



image005.png
359K

4/12/2019

Gmail - True Property

Wed, Apr 10, 2019 at 1:30 PM

Alan Moldawer <alanbmoldawer@gmail.com>
To: Rebecca Ann Albright <dreamhadrum@gmail.com>

Thanks, Rebecca. Enjoy your time off.

Sent from my iPhone
[Quoted text hidden]

exhibit #19

May 9, 2019

Board of Appeals
Town of Lamoine
Lamoine, ME 04605

Re: Building Permit #18-7
114 Marlboro Beach Road

VIA EMAIL & CERTIFIED MAIL

To Whom it May Concern:

It is our understanding that an appeal has been filed relative to permit 18-7.

Kathy & I would respectively opine that:

- Mr. Moldawer does not meet the requirements for an aggrieved party; thus he does not have standing until:
 - 1) John & Marion Arnold joined the action on May 6th
 - 2) The application form is completed and
 - 3) The application fee is paid.
- A letter or conversation discussing prior decisions does not constitute grounds for appeal.
- The Building and Land Use Ordinance, as amended, does not provide the Appeals Board authority to hear this request.

Section 8 (APPEALS AND VARIANCES), Paragraph B (Administrative Appeals) states in part,

"The Board of Appeals, upon written application of an aggrieved party within 30 days of a Code Enforcement Officer or Planning Board determination, may hear appeals of such determinations on administrative grounds..."

(*** underline added for emphasis ***)

Pertinent dates:

	<u>Days to May 6</u>
• October 9, 1993 - new septic "approved to cover"	9,340 days
• July 23, 2013 - Lot coverage calculations submitted:	2,114 days
• November 26, 2013- first house permit granted:	1,988 days
• August 24, 2015 - first garage permit granted:	1,352 days
• June 30, 2016 - second permit granted:	1,041 days
• April 4, 2018 - current permit granted:	397 days
• August 21, 2018 - building height calculations submitted:	258 days
• August 24, 2018 - existing structure razed:	255 days *
• February 5, 2019 - foundation poured:	90 days
• March 1, 2019 - house set on the foundation:	67 days
• April 3, 2019 - Letter from CEO	33 days

Should the board decide to hear the appeal, we would welcome the opportunity to address their egregious errors and false accusations point-by-point. We will also be prepared to discuss our vesting rights as well as municipal estoppel.

Thank you for your time & consideration.

Sincerely,



Thomas N. True, *P.E., *L.S.

* professional licensure is state-specific.

Cc: Mr. John Holt, Planning Board Chair
Ms. Rebecca Albright, Code Enforcement Officer

Exhibit 21

114 Marlboro Beach Road

14 messages

Thomas True <tnt1pe@gmail.com>
To: Code Enforcement Officer <ceo@lamoine-me.gov>

Wed, Apr 4, 2018 at 7:39 AM

Rebecca --

Please let confirm you have received this.

Thank you

Thomas N. True, P.E., L.S.
cell: 603-714-5668
text: 6037145668@vtext.com

" true \trü \ adj 1: the quality or state of being accurate."

 **Cottage Permit Plan 180404 True Site Plan.pdf**
466K

Lamoine Code Enforcement <mike@lamoine-me.gov>
Reply-To: ceo@lamoine-me.gov
To: Thomas True <tnt1pe@gmail.com>

Wed, Apr 4, 2018 at 8:20 AM

Hey Tom. I have received this and am reviewing it. Thank you, Rebecca

[Quoted text hidden]

Thomas True <tnt1pe@gmail.com>
To: Code Enforcement Officer <ceo@lamoine-me.gov>

Wed, Apr 4, 2018 at 9:07 AM

Per our discussion

Thomas N. True, P.E., L.S.
cell: 603-714-5668
text: 6037145668@vtext.com

" true \trü \ adj 1: the quality or state of being accurate."

[Quoted text hidden]

 **Cottage Permit Plan 180404 True Site Plan.pdf**
467K

Rebecca Ann Albright <dreaminadrum@gmail.com>
To: Thomas True <tnt1pe@gmail.com>

Wed, Apr 4, 2018 at 9:21 AM

First page only...you can just fill in top 2 left boxes and leave the rest blank if you want.....R
[Quoted text hidden]

Thomas True <tnt1pe@gmail.com>
To: Rebecca Ann Albright <dreaminadrum@gmail.com>

Wed, Apr 4, 2018 at 9:34 AM

Will do, thanks!

I will get the \$ to you today
[Quoted text hidden]

Rebecca Ann Albright <dreaminadrum@gmail.com>
To: Thomas True <tnt1pe@gmail.com>

Wed, Apr 4, 2018 at 10:01 AM

are you emailing semi-completed HHE-200 form and creditcarding the fee amount over the phone?
[Quoted text hidden]

Thomas True <tnt1pe@gmail.com>
To: Rebecca Ann Albright <dreaminadrum@gmail.com>

Wed, Apr 4, 2018 at 10:51 AM

Here you go.

I would prefer to pay by credit card but can have my parents over there shortly if that is not possible.

Please let me know if you have any other questions.

Thomas N. True, P.E., L.S.
cell: 603-714-5668
text: 6037145668@vtext.com

" true \ 'trü \ adj 1: the quality or state of being accurate."

[Quoted text hidden]

 **Septic Tank Permit 180404.pdf**
126K

Thomas True <tnt1pe@gmail.com>
To: Code Enforcement Officer <ceo@lamoine-me.gov>

Wed, Apr 4, 2018 at 12:08 PM

Thomas N. True, P.E., L.S.
cell: 603-714-5668
text: 6037145668@vtext.com

" true \ 'trü \ adj 1: the quality or state of being accurate."

[Quoted text hidden]

 **Septic Tank Permit 180404.pdf**
126K

Thomas True <tnt1pe@gmail.com>

Wed, Apr 4, 2018 at 12:14 PM

To: Code Enforcement Officer <ceo@lamoine-ma.gov>

Sorry, I could have sworn I sent this too.

Stu took my payment so I believe we are all set there too but please let me know if there is anything else that you need.

Thanks so much for your help!

Thomas N. True, P.E., L.S.
cell: 603-714-5668
text: 6037145668@vtext.com

" true \trü \ adj 1: the quality or state of being accurate."

[Quoted text hidden]

 **Cottage Permit Plan 180404 True Site Plan.pdf**
467K

Rebecca Ann Albright <dreaminadrum@gmail.com>
To: Thomas True <tnt1pe@gmail.com>

Wed, Apr 4, 2018 at 12:31 PM

Hey Tom, is this the revised plan??

On Wed, Apr 4, 2018 at 7:39 AM, Thomas True <tnt1pe@gmail.com> wrote:
[Quoted text hidden]

Thomas True <tnt1pe@gmail.com>
To: Rebecca Ann Albright <dreaminadrum@gmail.com>

Wed, Apr 4, 2018 at 12:34 PM

Yes. I added the note we discussed but that's it.

Thomas N. True, P.E., L.S.
cell: 603-714-5668
text: 6037145668@vtext.com

" true \trü \ adj 1: the quality or state of being accurate."

[Quoted text hidden]

Thomas True <tnt1pe@gmail.com>
To: Rebecca Ann Albright <dreaminadrum@gmail.com>

Tue, Aug 14, 2018 at 11:24 AM

[Quoted text hidden]

 **Cottage Permit Plan 180404 True Site Plan.pdf**
467K

Rebecca Ann Albright <dreaminadrum@gmail.com>
To: Thomas True <tnt1pe@gmail.com>

Tue, Aug 14, 2018 at 2:13 PM

Hi Tom I got the letter and I am confused about the reference to table eight a I don't know what ordinance that is in. Also please reduce the size of the garage somewhere at least by changing the lines and indicating the 4ft of difference thank you. Rebekah

[Quoted text hidden]

Thomas True <tnt1pe@gmail.com>
To: Rebecca Ann Albright <dreaminadrum@gmail.com>

Tue, Aug 14, 2018 at 2:25 PM

I just resent what I'd sent before since you weren't able to find it. I will be preparing a new document to highlight the changes. I should have that to you tomorrow.

Thomas N. True, P.E., L.S.
cell: 603-714-5668
text: 6037145668@vtext.com

"true \trü \ adj 1: the quality or state of being accurate."

[Quoted text hidden]

Tom & Kathy True

(603) 714-5668 or tnt1pe@gmail.com
(603) 759-3764 or kathryntrue@gmail.com

Rebecca -

Please find attached our revised site plan for your review and approval. Because of the new orientation we have our architect working frantically to reconfigure the interior layout and thus we are not ready to submit the internal plumbing permit application. If the internal plumbing permit is a prerequisite for issuing the building permit, please let us know so that we can make other accommodations.

A few comments about this plan:

- The setbacks and locations are based on a recent survey completed by Herrick & Salsbury.
- The existing structure will be razed in its entirety.
- Lupine Lane will be relocated in conjunction with this work.
- We have reduced the size of the garage from 22' x 26' to 26' x 26'. Do we need to modify our existing permit or is the existing permit satisfactory since the permitted footprint is larger?
- There is one small corner of the deck that will have at least one post within the 15' setback thus we would request consideration and approval to install a post(s) in this area in accordance with Table 8A.
- The 25' setback to the Limited Common Element line is a "courtesy" to our downhill neighbors and is not a zoning requirement.

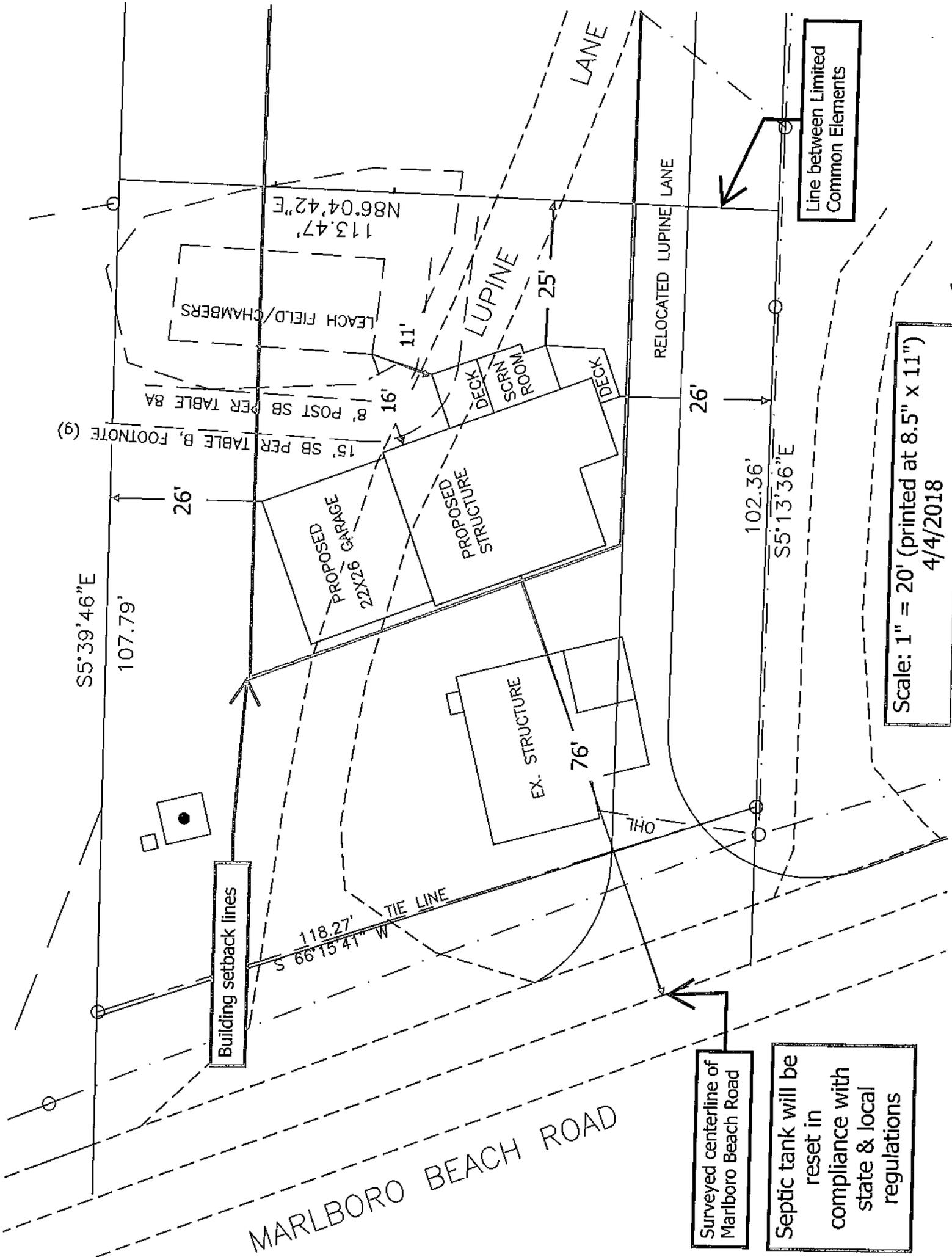
Thank you again for all your help through this process.

As always, please feel free to call with any questions.

Sincerely,



Kathryn R. True



Building setback lines

Surveyed centerline of Marlboro Beach Road

Septic tank will be reset in compliance with state & local regulations

Line between Limited Common Elements

Scale: 1" = 20' (printed at 8.5" x 11")
4/4/2018

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
 Div. Environmental Health, LHSIS
 (207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Lamoine, ME	Town/City	Permit # _____
Street or Road	114 Marlboro Beach Rd	Date Permit Issued	Fee: \$ _____ Double Fee Charged <input type="checkbox"/>
Subdivision, Lot #	N/A	Local Plumbing Inspector Signature	L.P.I. # _____
OWNER/APPLICANT INFORMATION		Fee: \$ _____ state min fee \$ _____ Locally adopted fee Copy: <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Name (last, first, MI) True, Kathryn R <input type="checkbox"/> Owner <input type="checkbox"/> Applicant		The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Mailing Address of Owner/Applicant	4606 Windsor Dr Flowery Branch, GA 30542		
Daytime Tel. #	603-714-5668		
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit. <i>Kathryn R True</i> 4/4/18 Signature of Owner or Applicant Date		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved _____ (2nd) date approved Local Plumbing Inspector Signature	
PERMIT INFORMATION			
TYPE OF APPLICATION 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: 1992 3. Expanded System a. <25% Expansion b. ≥25% Expansion 4. Experimental System 5. Seasonal Conversion		THIS APPLICATION REQUIRES 1. No Rule Variance 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit	
SIZE OF PROPERTY 1.81 +/- SQ. FT. ACRES		DISPOSAL SYSTEM TO SERVE 1. Single Family Dwelling Unit, No. of Bedrooms: 3 2. Multiple Family Dwelling, No. of Units: _____ 3. Other: _____ (specify) Current Use Seasonal Year Round Undeveloped	
SHORELAND ZONING Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		DISPOSAL SYSTEM COMPONENTS 1. Complete Non-engineered System 2. Primitive System (graywater & alt. toilet) 3. Alternative Toilet, specify: _____ 4. Non-engineered Treatment Tank (only) 5. Holding Tank, _____ gallons 6. Non-engineered Disposal Field (only) 7. Separated Laundry System 8. Complete Engineered System (2000 gpd or more) 9. Engineered Treatment Tank (only) 10. Engineered Disposal Field (only) 11. Pre-treatment, specify: _____ 12. Miscellaneous Components	
* RESET TANK ONLY * DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)		TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private 4. Public <input type="checkbox"/> 5. Other	
TREATMENT TANK 1. Concrete a. Regular b. Low Profile 2. Plastic 3. Other: _____ CAPACITY: 1,000 GAL		DISPOSAL FIELD TYPE & SIZE 1. Stone Bed 2. Stone Trench 3. Proprietary Device a. cluster array c. Linear b. regular load d. H-20 load 4. Other: _____ SIZE: _____ sq. ft. lin. ft.	
SOIL DATA & DESIGN CLASS PROFILE CONDITION _____ at Observation Hole # _____ Depth _____" of Most Limiting Soil Factor		DISPOSAL FIELD SIZING 1. Medium---2.6 sq. ft. / gpd 2. Medium---Large 3.3 sq. ft. / gpd 3. Large---4.1 sq. ft. / gpd 4. Extra Large---5.0 sq. ft. / gpd	
		GARBAGE DISPOSAL UNIT 1. No 2. Yes 3. Maybe If Yes or Maybe, specify one below: a. multi-compartment tank b. _____ tanks in series c. increase in tank capacity d. Filter on Tank Outlet	
		EFFLUENT/EJECTOR PUMP 1. Not Required 2. May Be Required 3. Required Specify only for engineered systems: DOSE: _____ gallons	
		DESIGN FLOW _____ gallons per day BASED ON: 1. Table 4A (dwelling unit(s)) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities 3. Section 4G (meter readings) ATTACH WATER METER DATA	
		LATITUDE AND LONGITUDE at center of disposal area Lat. _____ d _____ m _____ s Lon. _____ d _____ m _____ s if g.p.s, state margin of error: _____	

SITE EVALUATOR STATEMENT

I certify that on _____ (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature _____	SE # _____	Date _____
Site Evaluator Name Printed _____	Telephone Number _____	E-mail Address _____