Town of Lamoine
Construction Application

This section to be completed by Code Enforcement Officer

Map 1 Lot 23-3 Zone R+A Shoreland Zone_____ Flood Zone_____

Fee Calculation $241.60 Date Received 6/19/2018 Permit Number 18-27

☑ **Building Permit** ☐ **Shoreland Permit** ☐ **Floodplain Hazard Permit** ☐ **Commercial**

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	JOHN D AND BARBARA A RICHARDS	JOHN D AND BARBARA A RICHARDS	SHOWCASE HOMES
Mailing Address	164 LINDLEY TERRACE	164 LINDLEY TERRACE	718 WILSON ST
City, St. Zip	WILLIAMSTOWN, MA O1267	WILLIAMSTOWN, MA 01267	BREWER, ME 04412
Home Phone	413-458-9041	413-458-9041	207-989-2337
Work Phone			
Cell Phone	413-884-5452	413-884-5452	
Email	john.richards772@gmail.com	john.richards772@gmail.com	dave@showcasehomesofmaine.com

Section II – Lot information

Existing Property Use unused forest Lot Size (acres or square feet) 2.4 acres

Physical Address of property (road name & number) Lot 3 Moose Run/Jordan Bluffs Way

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	X
Cold Spring Water Co Customer?	
Septic System Permit #	SE # 189
Subdivision name & Lot #	Lot 3 Moose Run/Jordan Bluffs Way SUBDIVISION (LOT 23-3)

Section III – Proposed Construction Activity-Briefly Describe in Box Below

PREPARE LOT AND CONSTRUCT A MODULAR HOME WITH AN ATTACHED 2 CAR GARAGE, AS WELL AS A 12' X 20' DECK ON THE BACK

28'x56' 1 story home, one story
26'x28' garage, one story

(Check All That Apply, fill in dimensional information) **Provide RV, Mobile Home Information requested on Page 5

	Residential Uses	#Stories*	Sq. Ft.	Total Sq. Ft.
✓	New Dwelling Unit	1	1568	1568
✓	Manufactured Home	MODULAR HOME	(SHOWCASE HOMES, BREWER, ME)	
	Mobile Home*			
	Change of Use			
	Expansion			
	Recreational Vehicle**			
	Ground coverage in Shoreland Zone			

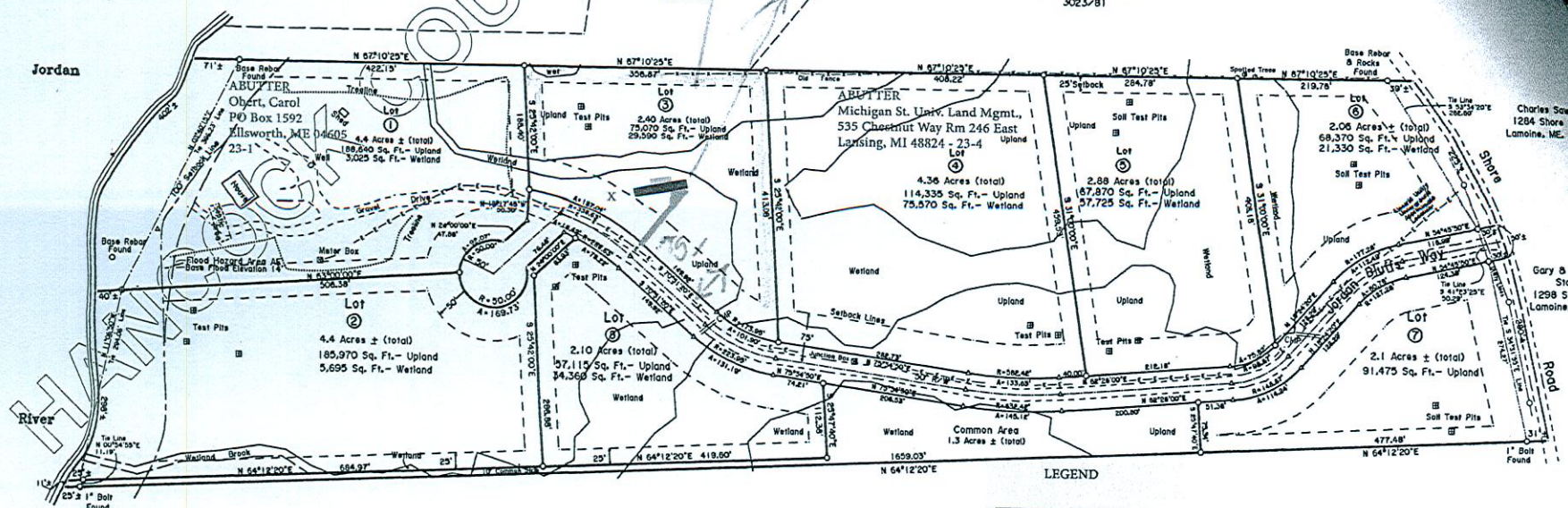
SSWD #
Int Plumb #

Accessory Uses	Sq Ft
Garage/Shed/Barn	676
Deck	240
Shore Access	

26'x28' = 728'

*A foundation (other than a slab) is a separate story

Location Map
Not To Scale



LEGEND

▬	HOUSE
▬	DRIVEWAY
▬	DECK
X	SEPTIC SYSTEM

We the members of the Lamoine PLANNING BOARD, in accordance with TITLE 30-A SECTION 4404 et. seq., certify that the criteria set forth in Section 4404 have been considered in connection with this Subdivision and all criteria having been met, we approve this Subdivision and this plan of the Subdivision.

Chairman

Date: May 5, 2003

The survey shown hereon conforms to the Board of Licensure for Land Surveyors Standards of Practice with the following exceptions:

All Private Records have not been identified and reviewed. All deeds referenced are not listed hereon.

Thomas W. Benson, PLS #2262
T.W. Benson Land Surveying, Inc.
P.O. Box 408
29 Seal Cove Road
Southwest Harbor, Maine 04679
(207)-244-7820

1 – No lot may be further divided or subdivided.

2 – No more than one single family dwelling with usual appurtenant structures, such as garage, patio, boathouse, private stable, shelter for domestic pets, etc. may be erected or maintained upon any lot, except that one "mother-in-law" apartment, so-called, may be constructed on any lot, septic capacity permitting, for use by family members, employees, or guests.

3 – No manufactured housing, including but not limited to house trailers, single wide and double wide mobile homes, and recreational vehicles, shall be erected, placed, maintained or permitted to remain upon any lot as a temporary or permanent residence. Manufactured housing shall not include modular homes which when erected are indistinguishable from dwellings wholly constructed on site.

4 – No husbandry of animals or poultry shall be conducted on any lot and no animals or fowl, other than ordinary domestic or household pets, shall be kept thereon including but not limited to sheep, goats, swine, cattle, poultry and other "Farm animals"; except that horses for personal use, but not for commercial use are permitted.

5 – No unregistered vehicle intended for over the road use shall be stored on any lot, nor any truck over 3/4 ton shall be parked overnight on any lot or on any street abutting the lot.

6 – Lots shall be used for residential purposes only and not for any commercial or industrial uses, except that customary home occupations carried out entirely within the principal dwelling unit that do not involve traffic to and from the home by customers and clients, are permitted. Commercial uses does not include renting of the premises for residential purposes only for a term not less than 14 days.

7 – Except for purposes of fire protection or safety, there shall be no cutting or clearing of vegetation within 10' of the edge of any stream with a defined channel.

9 – Homeowners to share equally in the maintenance of the subdivision road and common area.

Tsu Teng & Le Chu Loo
41 Farm Road
Saint James, Long Island
New York 11780
1213/640

Notes:

Soil test pits and wetland delineation was done by Joseph Brochu SE # 227.

The premises shown hereon is the same as conveyed to Susan R. Stuwe from Birdie Olne in a deed dated August 5, 1999 and at the HCRD in Book 2857 Page 496.

Owner/Developer – Susan R. Stuwe Williamston, MI
Designer – Thomas W. Benson Land Surveying, Inc. Southwest Harbor, ME

The subdivision shown hereon consists of 9 lots and contains 29.0 acres.

The premises shown hereon is located in Shoreland Zone and Rural and Agricultural Zone. Premises is lot #23 on Lamoine Tax Map 1.

Water will be supplied by individual wells.

O Denotes 3/4" rebar set with surveyors cap stamped "T.W. Benson PLS #2262" unless noted otherwise.

Setbacks:

75' from centerlines of roads.
50' from edge of cul-de-sac.
25' from side and rear property lines.

See HCRD 30/136 for Jordan Bluffs Subdivision plan.

STATE OF MAINE
THOMAS W. BENSON
LICENSED
LAND SURVEYOR

STATE OF MAINE
HANCOCK SS. REGISTRY OF DEEDS
RECEIVED June 6, 2003
AT 2:30 P.M. AND RECORDED
INSTRUMENT NO. 322
FILE 31 PAGE 170
ATTEST Olive E. Dow
REGISTER

Susan R. Stuwe
900E Sherwood Road
Williamston, MI 48895-9328

Modification #1

Jordan Bluffs Subdivision
Shore Road
Lamoine, Maine

Scale 1" = 80' November 12, 2001
Revised: November 28, 2001
Revised: April 8, 2003

80 0 80 160 240
GRAPHIC SCALE – FEET

564A

31/170