

April 26, 2022

Public Hearing

**Lawrence: 140 Torsey Shore Road**  
**Request to Put Foundation Under Camp**

Dear Members of Readfield's Planning Board,

On April 12, 2022, I met with you to discuss my proposal of putting a foundation under my existing property located at: **140 Torsey Shore Road Readfield Maine.**

I had a survey of the property completed on February 7, 2022 by Coffin Engineering, out of Augusta Maine. The results of the survey shows that my property is approximately 95% in compliance with the ordinances of Readfield's setbacks. The setback from the lake is very slightly over 100 feet, and the setback from the middle of the road appears to be slightly more than 50 feet. There is a small portion on the front right (if you are standing in the road looking down on the structure) that is approximately 1-2 feet out of compliance. Instead of it meeting the 20 foot setback from my neighbor (Cynthia Cushing) it is most likely 18-19 feet. On the left of the camp (if standing in road looking down) there is approximately 25 feet of distance before the boundary line. The question was posed if I could move my camp a few feet to the left, thus putting the right side in full compliance. I have talked to an environmental specialist at the DEP and my contractor about this. After those conversations, I am requesting a permit by Greatest Practical Extent. My reasoning is below.

- 1) The property only just meets the setback requirements from the lake and the road. Thus I can not go forward or back.
- 2) The property is on a piece of land with approximately a 12-15% degree slope. When discussing with my contractor, he told me that not only is this a laborious task in general, when coupled with sloped land, it adds risk to the project. This increased risk would be at least \$10,000.00 more on the cost.
- 3) In order to move the camp, two trucks would need to be on either side of the property with cross-crossing beams underneath with rollers. The property is then "rolled" to its new resting place. I talked to an Environmental Specialist at the DEP and explained the situation. I was told that this process would take extra soil destruction/possible erosion and I was told it is better to not move it, especially if the lake setback is already met.
- 4) The septic tank and system is to the left of the property and the only place for a new/updated system to be is there.

I have the contact info for the environmental specialist at the DEP and my contractor below if you have any questions regarding the above.

Environmental Specialist III: **Jami MacNeil**. #207-446-4894 [Jami.MacNeil@maine.gov](mailto:Jami.MacNeil@maine.gov)  
DEP Licensed Contractor: **Dana Labbe**. (Central Maine Concrete and Jacking)  
[central.maine.concrete.jacking@gmail.com](mailto:central.maine.concrete.jacking@gmail.com)

Thank you very much for your time and consideration,  
Heather Lawrence