

To: Readfield Planning Board; Chip Stevens, Code Enforcement Officer
From: Dan & Connie Roy
Date: 9/6/2023
Re: 86 Torsey Shores Rd permit app amendment
Attachments: Excavation/erosion plan, Accessory structure plan, Deck plan

RECAP:

A land use permit was submitted Nov 14, 2022 for an after-the-fact replacement/enlargement accessory structure in a shoreland residential zone placed at the greatest practical extent as determined by the homeowner. Deliberation with the planning board determined a location 10 feet further from the shoreline was at the greatest practical extent, but the height of the structure would require a variance from the board of appeals. The variance was not able to be obtained.

AMMENDMENT:

We are requesting to be allowed to relocate the accessory structure (currently located 79' from the shoreline) to 87' from the shoreline which will put the accessory building in-line with the principal structure as previously approved by the planning board. This move would require some excavation to level off the spot as well as retainage to the hill to prevent erosion caused by the excavation. We met with Logan (Gardner Excavation) who was able to give us some affordable ideas that would require minimal change to the property and felt he could get this done before snowfall baring the weather does cooperate. However, he did point out that the move would eliminate the base of the access path that is currently used as our main entry, requiring us to look for an alternative entry to the principal structure.

While at the site, Logan also found some issues below the deck with the erosion of that land and recommended retaining that hill at the same time with concrete blocks. The current deck structure, that was built in the 90's, is in serious need of repair/replacement, so it would make sense to have the deck rebuilt to include a replacement access point as well as ensure safety into the primary structure.

The accessory structure currently is 3 feet too high, per the land use ordinance and mean calculation for an accessory structure. Attached is the proposed rebuild of the roof line to ensure the structure is below the mean 8' limit. While the contractor is at the property to reconfigure the roof, we would also like to have permission to rebuild the deck with a replacement access to the primary structure from the driveway.

Attached you will find the proposed redesign of the shed roof, (which will require a carpenter/contractor to reconstruct the current roof and sides walls to rebuild in accordance with the ordinance), as well as the excavation plan for the relocation. We have also attached 2 potential rebuild designs of the current deck to remove the current stairs from the path to the deck and create an access point further from the shoreline. The existing deck plan is also included for reference.









