



**Board of Appeals
Required Submittals
For a
Variance**

1. Copy of completed application;
2. Copy of the portion of applicable tax map showing subject property, abutting properties and boundaries of all contiguous property under the control of the owner or applicant, regardless of whether all or part is being developed at this time;
3. Names and mailing addresses of all property owners abutting the proposed development. (Abutters are the owners of any parcels with one or more common boundaries or points, as well as property owners of any parcel located directly across any road, railroad or stream along the road, railroad or stream from the parcel involved in the application. Also included is any Qualified Conservation Holder of an easement in any of these parcels);
4. Exact direction to the property from the Town Office, using a map if necessary;
5. The Assessor's tax map and lot numbers of the parcels;
6. A copy of the deed to the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant;
7. Map showing the north bearing and lot dimensions of all property lines of the property to be developed and the source of this information;
8. Site plan(s) illustrating the following: (Note: If the site plan is not drawn to scale, then specific distances identifying the relative locations of the following features must be shown on the plan);
 - a) The location, names, and present and proposed widths of existing and proposed roads, driveways, streets, parking and loading areas, walkways and rights-of-way within or adjacent to the proposed development.
 - b) The location and dimensions of all existing and proposed buildings and structures on the site, including underground storage tanks.
 - c) The location of existing and proposed open drainage courses, wetlands, water bodies, floodplains, stands of trees, and other important natural features, with a description of such features to be retained.
 - d) The location and dimensions of any existing and proposed easements.
 - e) The location and dimensions of all existing and proposed provisions for water supply and wastewater disposal systems, including a design copy or letter of soils suitability for any proposed new or replacement wastewater disposal systems.
 - f) A copy of all existing or proposed covenants or deed restrictions associated with the subject property.
9. A copy of any applicable Federal, State or Town applications or permits which have been issued;
10. Evidence of receipt of application fee paid to the Town of Readfield;
11. A copy of any required dimensional calculations applicable to the standards being reviewed, for example, square footage of structures, percent of lot coverage, etc., and
12. Any additional information relevant to the project, for example, photographs, Cobbossee Watershed District recommendations, etc.

**APPLICATION FOR VARIANCE
TO THE BOARD OF APPEALS
(STANDARD VARIANCE)**

Name of Appellant: Dan & Connie Roy

Mailing address: 86 Torsey Shores Rd

City or Town: Readfield State ME Zip Code: 04355

Telephone: (207) 213-7144

Name of Property Owner: Dan & Connie Roy

The undersigned requests that the Board of Appeals hear and consider a variance from the dimensional requirements for the proposed structure or use, upon finding that the strict application of the terms of the Ordinance to the Applicant's property would result in undue hardship.

A. Describe generally the nature of the variance requested, and the specific applicable section(s) of the Ordinance from which you are seeking a variance:

We are seeking a variance to Article 3, Section 4 in regards to the height of an accessory structure as defined in Article 11. The ordinance states that a structure (located within 100 ft of the HWL - approved by the planning board) is not to exceed 8 ft from the vertical distance between the mean elevation of the finished grade at the downhill side of the structure and the highest point of the structure. The property is a non-confirming parcel with water-frontage on Torsey Pond with a 26% slope and we are requesting to allow the already-placed, prefabricated structure that is 10 ft in height.

B. Justification of variance: In order for this variance to be granted, the appellant must demonstrate to the Board of appeals that the strict application of the terms of the Ordinance would result in undue hardship. All four of the criteria below must be met before the Board can find that an undue hardship exists. Please explain how your situation meets each of these criteria listed below.

1. The land in question cannot yield a reasonable return unless a variance is granted.

The land use ordinance when applied to the non-conformity of 86 Torsey Shores Rd is impossible to abide by due to the 26% slope of the land after the 100' highwater mark. The primary structure is not in conformance due to being grandfathered before the ordinance was put in place. The structure can not be added onto due to the ordinance therefore an accessory structure is needed to keep maintenance equipment and tools, necessary to maintain the appearance and value of the property, sheltered from the elements and prevent a potential pollution hazard to the lake.

2. That the need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.


The unique circumstances of the property is the 26% grade of the land. This slope makes conforming to the ordinance near impossible because that part of the property is unusable which happens to be the land that falls within the boundaries for improvement. The height restriction of the mean elevation causes a unique circumstance in that the grade of the land at the rear of the structure is so much higher than the grade of the land at the front of the structure. Thus the ordinance would require a structure with a low head space.

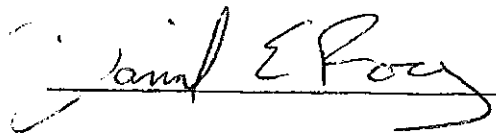
3. That the granting of a variance will not alter the essential character of the locality.

Granting the variance will add to the essential character of the locality, not alter, in the fact that the accessory structure matches the primary structure in design and exterior siding as well as housing equipment and tools that otherwise would alter the character of the locality by becoming an eye sore if not housed. Given the percentage of slope of the lot, the accessory structure (at 10ft in height) would still fall well below the elevation of the road. The approved location is within the tree-line and the structure will not cause a visible obstruction along the shoreline.

4. That the hardship is not the result of action taken by the applicant or a prior owner.

The hardship is the result of the slope of the property, not by any act of current or prior owners.


Signature of Applicant



PURCHASE AND SALES AGREEMENT

Agreement made this 12 day of December, 2016 FREDERICK S. CROSSMAN and CAROL A. CROSSMAN of Hopkinton, MA (hereinafter referred to as Seller) and DAN ROY and CONNIE ROY of Whitefield ME (hereinafter referred to as Purchaser)

1. Purchase and Sale of Property. Seller agrees to sell and convey and the Purchaser agrees to purchase all that certain parcel of land with buildings thereon located at 86 Torsey Shores Road (Tax map 106 Lot 89) situated in Readfield, Kennebec County and State of Maine, and recorded in the Kennebec County Registry of Deeds in Book 4944, Page 49.

2. Purchase Price. The purchase price shall be \$145,000.00 payable as follows:

A. \$1,000.00 is payable concurrent with the execution of this agreement by Purchaser, to be held in escrow by Brian D. Condon, Jr., Esq. in the Law office of Brian D. Condon, Jr. Trust Account pending closing. The deposit shall be subject to default by Purchaser or refund to Purchaser in accordance with the terms of Paragraph 5 of this Agreement. At closing said amount shall be returned to Purchaser and the full purchase price shall be paid or at option of Purchaser the deposit shall be applied toward the purchase price;

B. By payment at closing of the balance in cash or by certified or bank check;

3. Conveyance. Seller shall deliver a Warranty Deed containing full covenants, conveying to Purchaser the property in fee simple with good and marketable title thereto, free and clear of all liens, encumbrances and title defects, excepting only building and zoning restrictions and utility easements serving the premises to be conveyed. Seller states that there are no violations of municipal, state or other ordinance or regulation affecting the property.

4. Closing; Time of the Essence. Closing shall take place on ~~or before~~ ~~December 10,~~ ~~2016,~~ at The Law Office of Brian D. Condon, Jr. or at such other date and/or place as the parties shall agree, or by mail/email.

5. Default. In case of failure of the Purchaser to make payment of the purchase price or to perform any of the covenants on his part made, this contract shall be terminated and the Purchaser shall forfeit the earnest money deposit which shall be paid by the Escrow Agent to Seller, with said deposit retained by Seller as liquidated damages. In the event Seller fails to convey or is unable to convey clear title to the premises or to correct any defect or perform the covenants made herein, Escrow Agent shall return the deposit to Purchaser. Upon payment or refund of the deposit to Purchaser, this agreement shall wholly terminate and neither party shall have any further claim against the other by reason of this Agreement.

6. Damage or Destruction; Insurance. The risk of loss, damage, or destruction of the premises by fire, theft, vandalism, or any other cause is assumed by the Seller until closing. If prior to the closing there is substantial destruction or damage to the property by any cause, Purchaser shall have the option of (i) receiving all insurance proceeds payable by reason of such damage or destruction and of consummating this transaction, or (ii) terminating this transaction, in which case neither party shall have any further obligations to the other hereunder and all funds and documents therefore deposited shall be immediately returned to the depositing party. Effective on closing Purchaser shall put into effect adequate insurance of at least the amount of the mortgage naming Seller as additional insured's as interests may appear.

7. Miscellaneous Closing Costs. Legal fees incident to preparation of the deed and any recording fees incident to clearing of title, shall be borne by the Purchaser. Any abstract of title and opinion concerning the marketability of title, and the recording fees for the deed shall be borne by the Purchaser. Transfer tax and closing agent fees shall be paid by the Purchasers and Sellers equally.

8. Possession. Seller shall deliver full possession of the property at the closing. The property shall then be in the same condition as it now is, reasonable use and wear thereof excepted. Prior to closing, Seller shall permit Purchaser or Purchaser's agent reasonable access to the property for the purpose of inspection.

9. Miscellaneous. A. This agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, personal representatives, administrators, and assigns.

B. This agreement and the attached disclosures constitutes the entire agreement between the parties, supersedes all prior negotiations and understandings among them and shall not be amended except by written amendment signed by Seller and Purchaser.

C. The parties agree that no broker brought about this sale.

D. The Sellers have provided the necessary disclosures attached. The buyers hereby accept said disclosures and waive any and all further disclosures. The buyers are purchasing the property as is.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

WITNESS:

Daniel E. Roy
DAN ROY, Buyer
SS # 004-76-0586

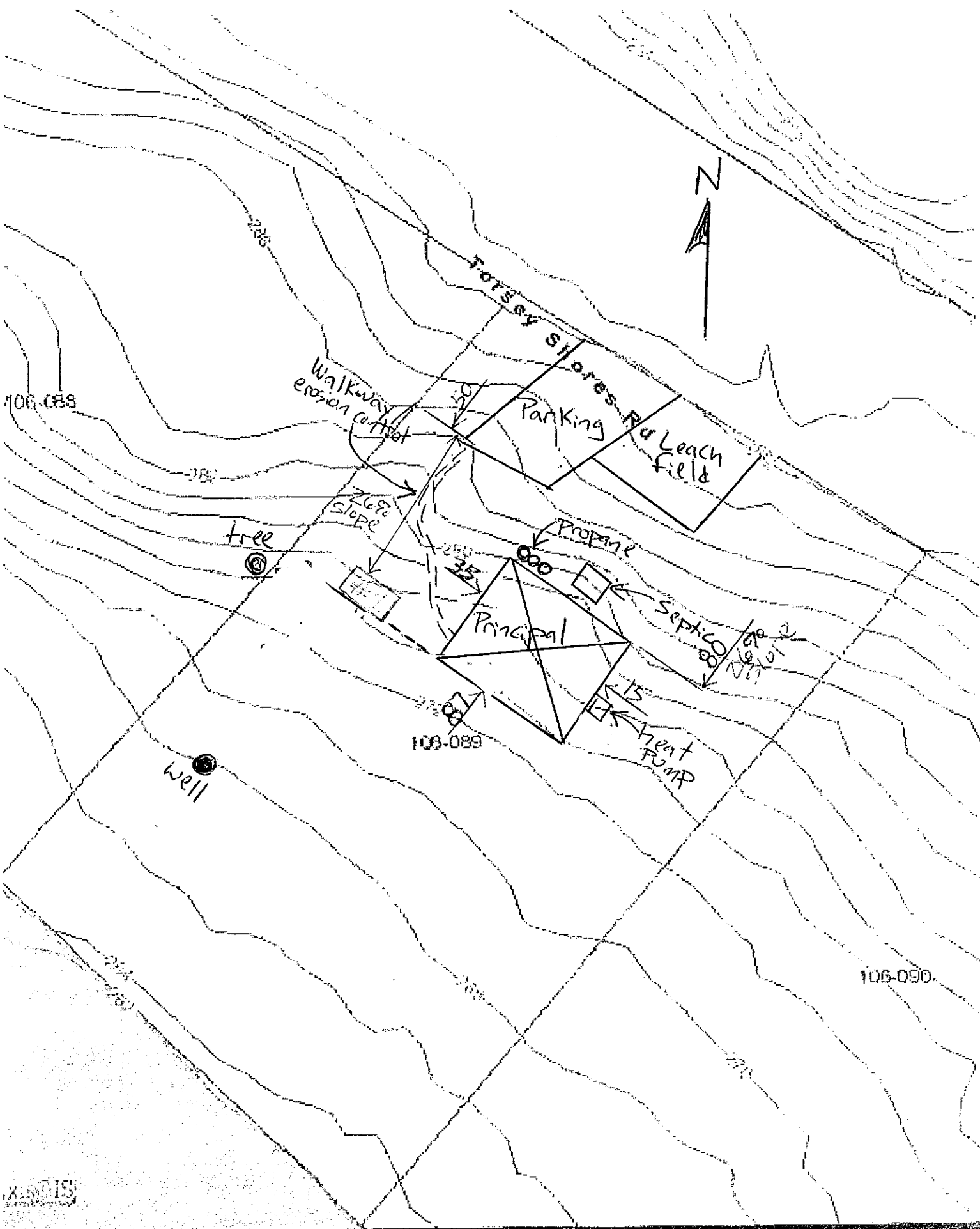
Connie M. Roy
CONNIE ROY, Buyer
SS # 007-102-8539

Frederick Crossman
FREDERICK CROSSMAN, Seller
SS # 80-46-1569

Carol A. Crossman
CAROL CROSSMAN, Seller
SS # 014-54-9581

The undersigned Escrow Agent acknowledges receipt of \$1,000.00 from Purchaser under this Agreement and agrees to hold account for and deliver the same in accordance with the terms of this Agreement.

Brian D. Condon, Jr., Esq., Escrow Agent



Permit # 2361

Permit Fee 0/100
Date Paid 12/2/22
Receipt # _____

Town of Readfield
Readfield, Maine 04355
(207) 685-4939

Map 106 Lot 089

Planning Board
Land Use Permit Application

The undersigned applies for approval of the Readfield Planning Board as follows:

1. Applicant/Owner: Agent (if any):
 Name Daniel & Connie Roy Name _____
 Address 86 Torsey Shores Rd Address _____
Readfield
 Phone# (W) ~~207-213-7144~~ Phone# (W) 207-514-3956
 (H) 207-213-7144 (H) _____

Note: Property owner must provide written authorization if he/she wishes to be represented by an agent. Such authorization may be provided either by signing this application, or by providing authorization by means of a separately signed statement included with the application.

2. Please describe what you are proposing to do:
Present case for after-the-fact replacement/enlargement of an accessory structure in a shoreland residential zone not in adherence with the current setback regs.

3. What land use district, e.g. rural residential, is the property located (as defined in Article 7 of the Land Use Ordinance (LUO) and depicted on the Land Use Map)?

Shoreland residential

4. What is the existing use of the property (see Table 1/Table of Uses, Article 7, of the LUO)?

Year round

5. What is the proposed use of the property as best described from Table 1/Table of Uses in Article 7?

Single family

5. Lot Width 100 Lot Depth 160 Lot Area in Acres (1 acre = 43,560 sq. ft.) .35 =

6. If a structure is proposed to be built, or expanded, list the following:

Type of Structure(s)	Length	Width	Height
<u>accessory building</u>	<u>10ft</u>	<u>8ft</u>	<u>10ft</u>

Non-Conforming Structures

Questions to answer if you are seeking a permit to expand, relocate, reconstruct or replace a non-conforming structure or are seeking a permit to build a new, enlarged or replacement foundation beneath an existing non-conforming structure. (See Article 11 of the Land Use Ordinance for definition of "non-conforming.")

- A. For an expansion of a structure, please list the total floor area for all portions of the structure(s) located between 25 to 75 feet from the normal highwater line of the water body, tributary stream, or upland edge of a wetland: 80 sq ft = 8x10. (Please attach a worksheet showing how you calculated the total floor area. The term "floor area" is defined in Article 11 of the Land Use Ordinance.)

- B. For an expansion of a structure, please list the total floor area for all portions of the structure(s) located between 75 to 100 feet from the normal high-water line of the water body: 80 sq ft = 8x10. (Please attach a worksheet showing how you calculated the total floor area. The term "floor area" is defined in Article 11 of the Land Use Ordinance.)

- C. If you plan to put in a new, enlarged or replacement foundation below a non-conforming structure OR if you are seeking to relocate, reconstruct or replace a non-conforming structure, please describe whether the foundation or structure can be located further from the water to meet, or come closer to meeting set-backs, and if not, explain why it cannot be moved further back.

- D. For structures in the Shoreland Residential, Resource Protection or Stream Protection zones, please show how the proposed development does not result in exceeding the 20% lot coverage maximum. See Article 11 of the Land Use Ordinance for definition of "lot coverage."

See attached calculation

I certify that the foregoing, and the attached materials including responses to review criteria, are true, correct and accurate to the best of my knowledge.

Signature of Applicant / Owner Daniel E. Roy Date 11/14/22

Signature of Agent (if any): _____ Date _____

Instructions for Completing the Review Criteria Questionnaire

A review by the Readfield Planning Board will be restricted to the criteria set forth in Article 6, Section 3.C, below. Following this Article is a questionnaire intended to help you provide information to demonstrate that your proposed use meets these criteria. Please respond to these questions as completely as possible as they relate to your proposed project. Any questions that

Planning Board Review Criteria
Questionnaire

1. State how the proposed activity will not have an undue adverse affect on:
 - a) the scenic or natural beauty of the area,
Cleared lot - visible from road - minimal to no visibility ~~from~~ along shoreline
 - b) any historical sites that may be located on the property,
No historical site on property
 - c) any significant wildlife habitat,
No adverse affect on gravel pad
 - d) any public rights for physical or visual access to any shoreline,
Private Property - No public access, visible from the road
 - e) any rare and irreplaceable natural areas,
located on existing gravel parking pad
2. a) What other Town, State or Federal permits will be required for this project?
None
- b) Do you intend to apply for these permits?
N/A
- c) Are you committed to conducting this activity and subsequent use of the property in conformance with all applicable Town, State and Federal laws, rules, regulations and ordinances?
N/A
3. State how the proposed activity will:
 - a) prevent stormwater from giving rise to soil erosion both during and after the development,
level to minimal slope will absorb runoff
(In this regard you may reference the appropriate erosion control or stormwater management books available at the Town Office)
 - b) reasonably conserve the land's capacity to hold water,
level to min. slope will absorb runoff
4. State what impact the proposed activity will have upon the Town's public services and facilities. This may include, but not be limited to the amount and type of anticipated traffic, requirements for emergency services, effects relating to public education, etc.
accessory bldg - No impact
5. a) What financial resources (including mortgage commitments) do you have to assure the completion and implementation of this project in compliance with the Land Use Ordinance?
Minimal financial impact to the greatest max. extent.
- b) What technical support will be used in connection with any design, development or use of the project?
None

6. a) Is any portion of the subject property located within, or affected by any flood areas as depicted on the Federal Emergency Management Agency Flood Insurance Rate Map? **No**
(These Flood Maps are available for your reference at the Town Office).

i) If the answer to question (a) is yes, do you intend to include any portion of your development within the boundaries of the flood plain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? _____

ii) If the answer to question (i) is yes, how do you intend to develop this project (including it's subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield? _____

7. a) Does your proposed development or use include any alteration of or impact to any wetland? If the answer to this question is yes, describe how you intend to minimize this impact?

No

b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those?

N/A

8. What part of your development or use will rely on or could impact groundwater?

None

9. a) State the nature of solid waste your proposal will generate both during development and the subsequent use of the property. **Scrap wood from existing Shed demo**

b) Will this solid waste be taken to the Town Recycling Station? If so, how will the Town be compensated for handling such waste? **No**

c) If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it? **dismantled & burned**

10. Do you intend to connect to any public water supply? **No**

11. a) What impact, if any, could the proposed activity have on adjacent properties and their uses. State whether any noise, glare, fumes smoke, dust, odors, or other affects will be generated.

None

b) Describe the anticipated extent of these impacts and how you intend to buffer or reduce them to a level acceptable to adjacent properties.

N/A

12. a) What is the approximate percentage of slope of the land? **27%-33%**

b) What are the nature of the soils? **loamy sand to coarse gravel**

c) What is the nature and extent of the existing vegetation on the site of development or use? **gravel**

13. a) What is the nearest waterbody (lake, pond, stream, or brook)? **Torsey Lake**

b) What is the least distance between the waterbody and the project site? **70 feet**

c) What part of your project could impact one of these waterbodies? **None**

d) How do you intend to minimize this impact? **N/A**

14. How do you intend to provide for the adequate disposal of sewage and wastewater in order to comply with the requirements of the State Plumbing Code?

N/A

15. Describe or illustrate on a separate paper how you intend to control and manage any additional stormwater resulting from this project or use. You may reference the publication, "Stormwater Management for Maine, Best Management Practices" published by the Department of Environmental Protection (1995) and which is available for reference at the Town Office.

No additional expected

NOTE: If the project results in 20,000 sq. ft. or more of impervious area in the Maranacook Lake watershed or more than one (1) acre in the other lake watersheds, or more than five (5) acres of disturbed area in either watershed, a Stormwater Management permit from the Department of Environmental Protection will be required.

16. What will your water requirements be for this use and what will be your water source?

N/A

17. What types and amount of additional traffic do you expect as a result of this use?

None

18. What are your plans for permanent access to the site of the proposed use?

N/A

19. Does your proposed development or use cross the Readfield town line? No
If so, into which town?

How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways? N/A

20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop?

N/A

21. Has a representative of the Readfield Fire Department reviewed your proposal?

No

→ 22. Are there currently any enforceable land use violations associated with this property?

23. If your project involves the construction of a road has the road design been approved by the Road Committee?

N/A

Since the purchase of 86 Torsey Shores Rd, my wife & I have taken measures to lessen its nonconformity by reducing the percentage of coverage & erosion, and protect Torsey Lake from water runoff/pollution while enhancing the aesthetic appeal of the property and neighboring lots and providing additional financial support to the town, and lake protection.

- In 2021 during our renovation of the building, the SE deck & stairs, that were located within the current property setback with 82 Torsey Shores Rd, was removed - deck & stairs measured approximately 5x10. The outside door to that deck was relocated to the NE side of the building, eliminating the need for an entry deck (removing 50 Sq Ft of coverage).
- The steep gravel driveway that descended to a 2.5 car gravel pad and ended approximately 50 ft from the lake was terminated approximately 170 ft from the lake, in consideration of the stormwater runoff design submitted to the CEO/planning board 2/2021. The original driveway & parking pad (approx. 2525 sq ft) was modified to an accessible, close to the road, parking area (approx. 1425 Sq Ft) and french drain walkway of crushed stone (+ approx. 290 Sq Ft totaling 1715 sq ft) to slow the runoff from the road into the lake. Within the scope of the same land improvement project, the percentage of slope was significantly reduced and about ½ of the original driveway was filled with loam for future vegetation.

Map-Lot = 106-089		new coverage (Sq Ft)		Total Sq Ft		% of coverage		old coverage (Sq Ft)		Total Sq Ft		% of coverage	
Acreage		new coverage (Sq Ft)		Total Sq Ft		% of coverage		old coverage (Sq Ft)		Total Sq Ft		% of coverage	
.35 acres				15246						15246			
20% coverage (Sq Ft)		1080.00		3049.20		19.74%		1130		3049.20		24.73%	
house & porch (27x40)		290.00						0					
new walkway		1425.00						2525					
new driveway/parking pad		80.00						48					
new shed (8x10)		17.50						0					
new generator pad		20.00						7					
expanded propane tanks		28.50						28.5					
firepit (6ft dia)		32.50						32.5					
Stairs (2 sets into house)		36.00						0					
(1 on hill slope)													
NEW TOTAL COVERAGE:		3009.5		39.70		19.74%		3771		-721.80		24.73%	
Remaining								average					

The replacement of the accessory building in question has been located in a non-conforming area but I believe it has been placed at the greatest possible extent due to the slope of the lot.

In comparison to the old shed (6x8 = 48 sq ft) location, the new location has lessened the property's non-conformity as it now sits an additional 12" away from the high-water line (70-72 ft) and, rather than ON the neighboring property line, it is now measured to a setback of 8ft.

The new accessory building (8x10 = 80 sq ft) is 32 sq ft larger. It's been located on the old gravel parking pad which was the most functional/level spot for it (within a couple of feet in any direction). As it sits today, the north side of the shed sits inches off the ground whereas the south side sits approximately 18" off the ground. A conforming location would make it inaccessible.

From the shoreline and the neighboring properties, the new shed still sits inside the tree line which can be seen from the neighbors to the East (opposite side property line). From the West along the shoreline, the shed cannot be seen within the trees and does not interfere with the shoreline's natural beauty. Pictures have been submitted for further explanation.

After weathering our first winter there in 2021, my wife and I concluded that our yard maintenance equipment and tools couldn't be stored under the deck for fear that fuel could seep into the ground and the equipment was subject to corrosion from the elements. The existing shed was too small to meet our storage needs and, as it turned out, was deteriorating due to an infestation of carpenter ants. With any amount of snow, accessibility to the location is cut off which left us with a limited window of opportunity to build and fill the shed.

The accessory building replacement in question ^{will be} ~~has been~~ located in a non-conforming spot that is 87ft from the HWL (determined by Kings Landing Co) and 8ft from the abutting lot. This location was considered GPE, by the homeowner, with consideration of the location of the prior shed and no excavation required.

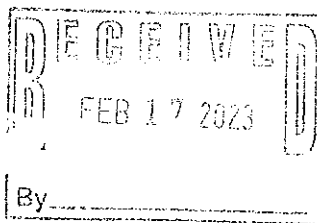
For comparison, the original shed (6x8 = 48 sq ft) location was 12" closer to the HWL & directly on the abutting property line.

The new accessory building (8x10x10 = 80 sq ft) is 32 sq ft larger. It's been located on the old gravel parking pad which was the most functional/level spot for it (within a couple of feet in any direction). A conforming location would make it inaccessible and unfeasible without extensive excavation work and environmental destruction.

Per the proposal submitted by King's Arrow Company, "options are extremely limited due to the size, slope & location of the dwelling and associated septic field." With some excavation, a level spot should be able to be created to locate the shed in-line with the principle structure so that it no longer sits closer to the HWL than the principal. Two potential concerns:

- Damage to the root system of the closest tree
- Destabilizing the walkway to the principal - as created by the implementation of the water runoff plan.
 - Should this be the case, an alternate method of access to the principal will need to be constructed at the time that any observed erosion issues arise.
 - Review would also be needed to ensure the water runoff plan is not effected.

Option #1 (per King's Arrow), "The front of the shed would be 87 ft from the HWL, which is the most practical extent barring major excavation and retaining wall construction..." This GPE location will allow convenient access to the contents of the shed and provide the greatest protection to personal property.



King's Arrow Company, LLC

190 South Road

Fayette, ME 04349

www.kingsarrowco.com

207-215-1775

Roy Property Accessory Building

Readfield, Maine

January 19, 2023

Historical Conditions

The subject property is located at 86 Torsey Shores Road in Readfield. It is identified as Tax Map 106 Lot 089, roughly 0.35 acres in size. This property is a legally existing, non-conforming lot adjacent to Torsey Pond. The structures on the property are two – the principle dwelling and a garden shed. The driveway was located on the north side of the home, traversing the steep slope down toward the pond. The shed was located roughly 79 feet from the High Water Line (HWL).

Current Conditions

Over the past few years, the Roy family has undertaken a few improvement projects. These included improvements to the exterior of the home and relocating the driveway to the top of the slope with consideration of the water runoff plan. The old driveway on the slope was revegetated and a path to the home constructed in its place. This past summer, the garden shed was found to be degrading to a point of non-function and was replaced with a pre-fabricated shed and placed in the same location. The new shed is larger than the old shed by more than 30%. The site was reviewed by Joseph F. Stevenson, L.P.F., L.S.E, and Maine Wetland Scientist.

Recommendations

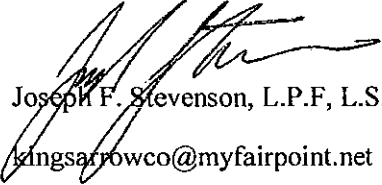
The issue at hand is the expanded shed located within 100 feet of the pond. The current distance of the shed to the HWL is 79 feet. The slope behind the shed is steep, as much as 26% grade in places. By previously relocating the driveway, the site is more stable from a soil erosion standpoint but also more challenging to access.

The goal for the new shed is to move it away from the protected resource as much as practical as outlined in Maine DEP Chp. 1000 Sec 12, C.5. Review of the property revealed that options are extremely limited due to the size, slope, and location of the dwelling and associated septic field. Immediately behind the new shed is a relatively flat area that if excavated would allow for the rear of the shed to be 95 feet from the HWL. The front of the shed would be 87 feet from the HWL, which is the most practical extent, barring major excavation and retaining wall construction, at a high cost to the landowner. For reference, the front of the porch of the house is roughly 87 feet from the HWL.

The area occupied by the previous shed will be stabilized with conservation mix seed and hay. The proposed location would allow the shed to be utilized and would place it in-line with the primary dwelling. Implementing this proposed activity will allow the shed to function, while protecting the natural resource in a manner that is reasonable to the standards outlined in Chapter 1000. Please see the attached site photos showing the current conditions of the site.

Respectfully,

King's Arrow Company, LLC


Joseph F. Stevenson, L.P.F, L.S.E

kingsarrowco@myfairpoint.net



Photo 1: Looking north at the new shed.



Photo 2: Components of the old shed in the foreground. Looking west.



Photo 3: The area immediately behind the new shed, the proposed location to move back to the most practical extent.



Photo 4: The piece of lumber represents 95 feet from the HWL. This is the proposed location of the back of the new shed.

Town of Readfield
----- R e c e i p t -----

06/28/23 12:33 PM ID:AJP #0946-1
TYPE----- REF--- AMOUNT
PB-EOA LAND USE F EOA APP 50.00

Paid By: Don & Connie Roy

Remaining Balance: 0.00

Thank you have a great day!

Check : 50.00

2317 - 50.00