

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

RECEIVED
AUG 28 2023
By Kristina Peck
Town Clerk

Name of Appellant: Steven and Becky Chamberlain

Mailing address: 492 Wing Road

City or Town: Hermon State ME Zip Code: 04401

Telephone: (207) 217-8153

Name of Property Owner: Steven and Becky Chamberlain Property Address: 83 Poulin Dr, Readfield

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 construct a garage 17' from the edge of Poulin Drive.

(Article 7 , Section 6 Table 2)

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 intermittent stream that meanders through the property is creating a 75' setback . Set back from the intermittent stream to Poulin Drive can not be ment to construct a building.

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 distance from Poulin Drive to the drainage ditch does not allow enough room to construct a structure. .
It leaves a 10' down to a 8' wide space and about 48' long.

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

Will not alter the character, some tree removal and minimal earth work is all that is necessary. The stream
will be preserved not altering the vgetation or wildlife in that vicinity.

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

No. Prior CEO was not available or willing to answer questions about building or zoning until we had a purchase
agreement in hand. At the time we purchased the land there was no apparent wet area. This year we approached the
CEO about building in the area. He stated that there was not even wetland noted on the zoning map but wanted to
take a look. He came to the property and said that it was indeed a stream, not just wetland, creating a 75' setback as
opposed to 25'. This leaves us with large setbacks and the inability to use the property for reasonable use, thus
devaluating our property greatly.

Steve Chandler
Signature of Applicant

8/15/23

Town -
Print APP. ON E-MAIL

**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;
- 8/24/23 ✓ 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.

308 674

Town of Readfield
----- Receipt -----

*** REPRIME ***

08/28/23 11:55 AM ID:AJP #1119-1
TYPE----- REF--- AMOUNT
PB-BOA LAND USE F VARIANCE 50.00
Total: 50.00*

Paid By: Steven & Becky Chamberlain

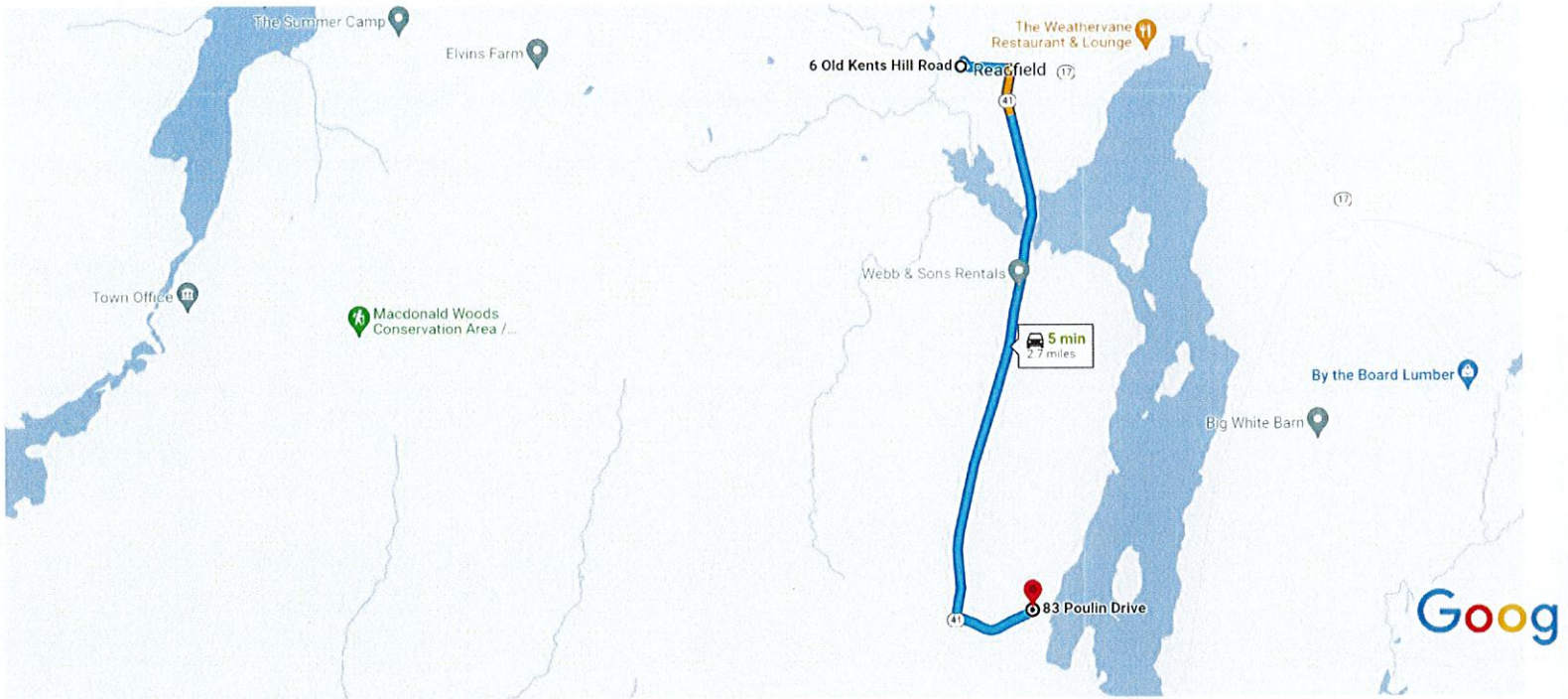
*** REPRIME ***

Thank you have a great day!

Check : 50.00

2002 - 50.00

6 Old Kents Hill Rd, Readfield, ME 04355 to 83 Poulin Dr, Readfield, ME 04355
Drive 2.7 miles, 5 min



Map data ©2023 2000 ft



via ME-41 S

5 min

Fastest route now due to traffic conditions

2.7 miles

Explore nearby 83 Poulin Dr

Restaurants

Hotels

Gas stations

Parking Lots

More

Return to:

Steven Chamberlain and Becky Chamberlain
Lot 13 Poulin Drive
Readfield, ME 04355

**MAINE REAL ESTATE
TRANSFER TAX PAID**

STEVEN WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Francis A. Poulin**, of 84 Highland Ave., #2, Winthrop, ME 04364, for consideration paid, grant to **Steven Chamberlain and Becky Chamberlain**, of 492 Wing Road, Hermon, ME 04401, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey the same premises conveyed to the grantor herein by deed of Jean A. Pratt dated 3/25/2009 and recorded at Book 10024, Page 161 in the Kennebec County Registry of Deeds.

Executed this 14th day of July, 2017.

Francis Poulin
Francis A. Poulin

State of Maine
County of Kennebec

July 14, 2017

Then personally appeared before me the said Francis A. Poulin and acknowledged the foregoing to be his voluntary act and deed.



Catherine M. Kessler
Notary Public/Attorney at Law
Commission expiration:

BC
SC

EXHIBIT A

A certain tract or parcel of land situated in the Town of Readfield, County of Kennebec, State of Maine, bounded and described as follows:

Lot 'E' as shown on Plan entitled "Division of Land for Jean A. Pratt" by D. O. Harriman, PLS, dated June, 2008, and recorded on October 8, 2008 as Plan File #2008-0191 at the Kennebec County Registry of Deeds to which plan, reference may be had for a more particular description.

Together with an easement, in common with others, to Poulin Drive as set forth in a certain Agreement dated June 5, 2007 and recorded in Book 9878, Page 186.

Subject to the rights and easements of others to Poulin Drive as set forth in said Agreement and as shown on said Plan.

**NO TRANSFER
TAX PAID**

**WARRANTY DEED
029523**

MARIE NOELLA POULIN, a/k/a NOELLA POULIN and as MARIE LOIS

POULIN, of Readfield, Maine, for consideration paid, grants to **JEAN A. PRATT** with a mailing address of 214 Holmes Road, Winthrop, Maine 04364, with **WARRANTY COVENANTS**, certain lots or parcels of land in Readfield, Kennebec County, Maine described as follows:

PARCEL ONE: A certain lot or parcel of land situated on the west shore of Lake Maranacook in the Town of Readfield, County of Kennebec, State of Maine. and bounded and described as follows:

Commencing at an iron pin set in a stonewall on the northerly line of land now or formerly of Marsha Schmidt-Sullivan by deed of Steven J. Schmidt dated June 29, 1992 and recorded in Book 4175, Page 246, Kennebec County Registry of Deeds; said pin being four hundred feet more or less (400'+/-) westerly of Lake Maranacook;
 Thence north sixteen degrees nineteen minutes fifty-six seconds east (N16-19-56E) a distance of two hundred four and four hundredths feet (204.04') to an iron pin set;
 Thence north sixteen degrees nineteen minutes fifty-six seconds east (N16-19-56E) a distance of two hundred and no hundredths feet (200.00') to an iron pin set;
 Thence north five degrees thirty-three minutes one second east (N5-33-01E) a distance of two hundred nine and forty-four hundredths feet (209.44') to an iron pin set at the southwest corner of parcel to be described and the true point of beginning;
 Thence north seven degrees fifty-nine minutes fourteen seconds east (N7-59-14E) along land retained by the Grantor a distance of two hundred five and sixty-eight hundredths feet (205.68') to an iron pin set;
 Thence south sixty-eight degrees thirty-one minutes forty seconds east (S68-31-40E) a distance of three hundred twelve and forty-four hundredths feet (312.44') to an iron pin found;
 Thence south sixty-eight degrees twelve minutes twenty-nine seconds east (S68-12-29E) a distance of ninety-eight and eighty-seven hundredths feet (98.87') to an iron pin found;
 Thence continuing on the same course a distance of twenty-five feet more or less (25'+/-) to a point on the west shore of Lake Maranacook;
 Thence southerly on said lake a distance of two hundred five feet more or less (205'+/-) to a point on said lake;
 Thence north sixty-eight degrees thirty-one minutes forty seconds west (N68-31-40W) a distance of nine feet more or less (9'+/-) to an iron pin set, said pin bears south seven degrees fifty-six minutes twenty-four seconds west (S7-56-24W) a distance of two

3) HLC

AK 7582PG016

hundred five and fifteen hundredths feet (205.15') from the last described iron pin found;

Thence north sixty-eight degrees thirty-one minutes forty seconds west (N68-31-40W) a distance of two hundred and seventy-nine hundredths feet (200.79') to an iron pin found;

Thence continuing on the same course a distance of two hundred ten and fifty-seven hundredths feet (210.57') to the point of beginning.

Containing about one and nine tenths acres (1.9 ac.).

Also included in this conveyance is a right of way fifty (50) feet in width extending westerly by a private road or right of way to the road leading from Readfield to Winthrop and known as Route 41, said right of way to be used in common with the Grantor herein, her heirs and assigns.

There is also conveyed herewith the right to grant in common with others who may have said right, an easement for public utilities necessary to provide service to said lot.

Excepting and reserving to the Grantor herein, her heirs and assigns, a right of way fifty (50) feet wide extending north and south and adjacent to the westerly line of the above described parcels and the right to convey in common with others who may have said right an easement for public utilities necessary to provide service to said lot.

Said right of way being shown on a plan entitled "Land of Noella Poulin on Lake Maranacook, Winthrop-Readfield Road (Route 41), Town of Readfield, County of Kennebec", dated March 1993, prepared by D.O. Harriman & Associates, and to be recorded.

Said lot being subject to an easement to Central Maine Power Company as shown on said plan.

Said lot or parcel is conveyed subject to a right of way as now used by the Grantor herein and others.

PARCEL TWO: Beginning at the southwesterly corner of the above described lot, said point being marked by an iron pin;

Thence N 68° 31' 40" W about fifty-two (52) feet to a point to be marked;

Thence N 07° 59' 14" E by a line fifty (50) feet westerly of and parallel to the westerly line of the above described parcel about two hundred five and seven tenths (205.7) feet to a point to be marked;

Thence S 07° 59' 14" E about fifty-two (52) feet to an iron pipe at the northwesterly corner of the above described parcel;

Thence S 07° 59' 14" W two hundred five and sixty-eight hundredths (205.68) feet to the point of beginning.

Said lot or parcel contains about 10,250 square feet.

Said lot is conveyed subject to an existing right-of-way running in an east-west direction, as presently used by the Grantor and others.

Excepting and reserving to myself, my heirs and assigns, the right to cross and recross said parcel for any purpose and to install utilities over said parcel, in common with the Grantee herein.

For Grantor's source of title, reference is made to deed recorded in Book 1440, Page 769. This is a gift to grantor's daughter.

IN WITNESS WHEREOF MARIE NOELLA POULIN has executed this instrument this 19th day of August, 2003.

Robert G. Mathieu *Marie Noella Poulin*

MARIE NOELLA POULIN

STATE OF MAINE
COUNTY OF KENNEBEC

Personally appeared the above named MARIE NOELLA POULIN and acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me,
Robert G. Mathieu
Notary Public

SEAL

HLC
s/2553C-3025

(Type or Print Name Below Line)

Roberta G. Mathieu
Notary Public, Maine
My Commission Expires June 6, 2009

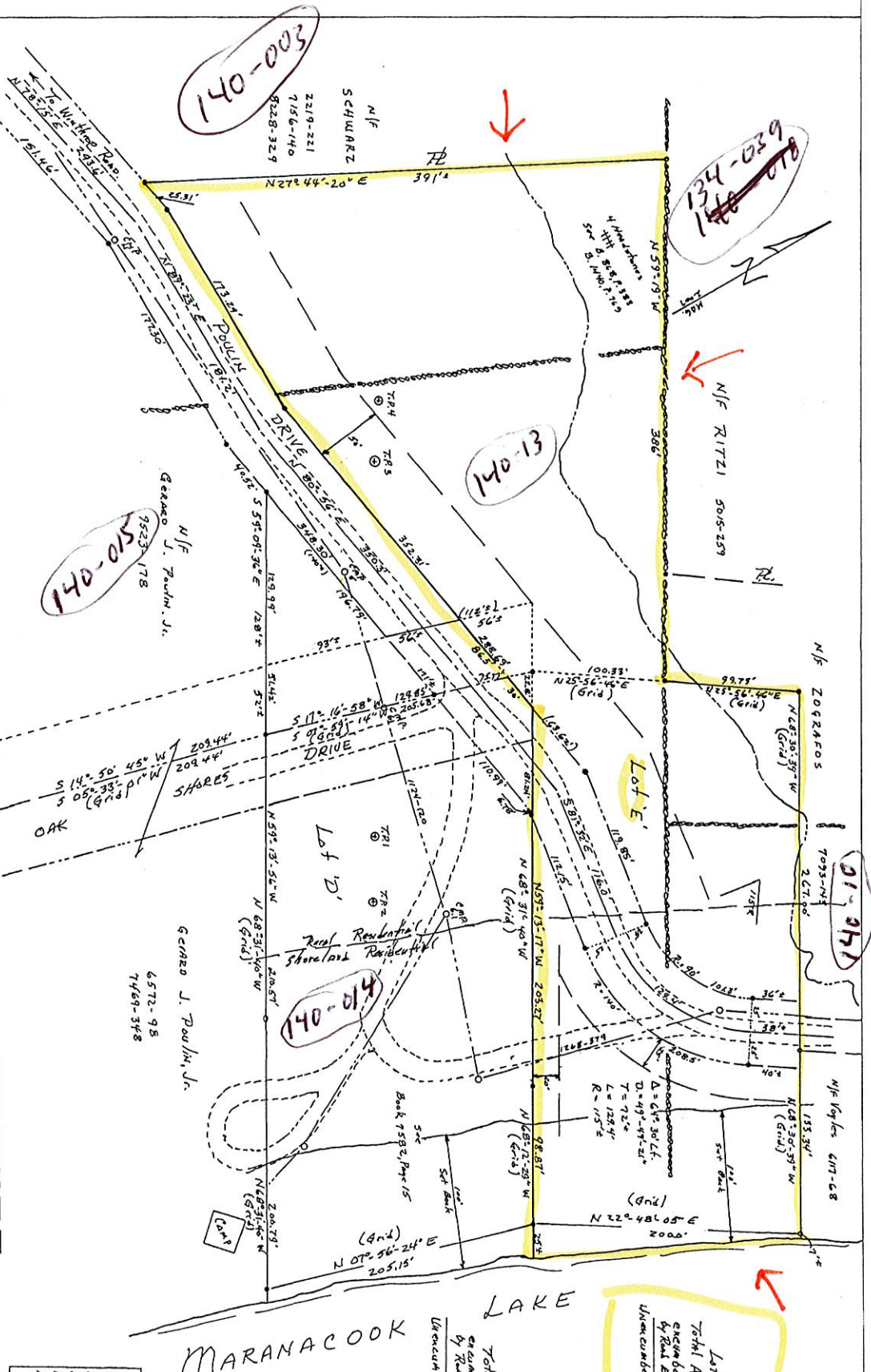
RECEIVED KENNEBEC SS.
2003 AUG 21 AM 11:04

ATTEST: *Lucy B. B. B. B.*
REGISTER OF DEEDS

- NOTES.**
1. Source: Jean A. Pratt 214 Haines Road, Waltham, Me.
 2. Ownership: See deed recorded Kennebec County Registry - 1 Deeds, dt. 1985, P. 15, and numerous unrecorded deeds, to be recorded.
 3. Property: Shown on Readfield Tax Map 190, Lts 13, 14 and a portion of 2
 4. Property: Subject parcels lie within Rural Residential and Shoreland Residential Districts.
 5. Restrictions: No Deed Restrictions.

Readfield Planning Board
 Bill Laff
 Vice Chair
 Jean A. Pratt
 Mayor
 August 5, 2008
 Oatton

DIVISION OF LAND
 FOR
 JEAN A. PRATT
 Owner of Record
 Town of Readfield, County of Kennebec
 SCALE: 1 INCH = 50 feet
 DATED: JUNE 2008
 BY: D.O. PARLIMAN RLS-337
 Readfield, Me



STATE OF MAINE
 Kennebec ss Registry of Deeds
 Received 10-08 20-08
 at 11 H. 2nd St. in A.M. and Recorded
 in Book 2028 Page 0191
 Attest: *Deborah A. Hennessey*
 Registry

Lot 'E'
 Total Area = 4.19 ± Acres
 Encumbered by Road Easement = 0.36 ± Acres
 Unencumbered = 3.83 ± Acres

Lot 'D'
 Total Area = 2.27 ± Acres
 Encumbered by Road Easement = 0.31 ± Acres
 Unencumbered = 1.96 ± Acres

Lot 'E'
 Total Area = 4.19 ± Acres
 Encumbered by Road Easement = 0.36 ± Acres
 Unencumbered = 3.83 ± Acres

Readfield
12:09

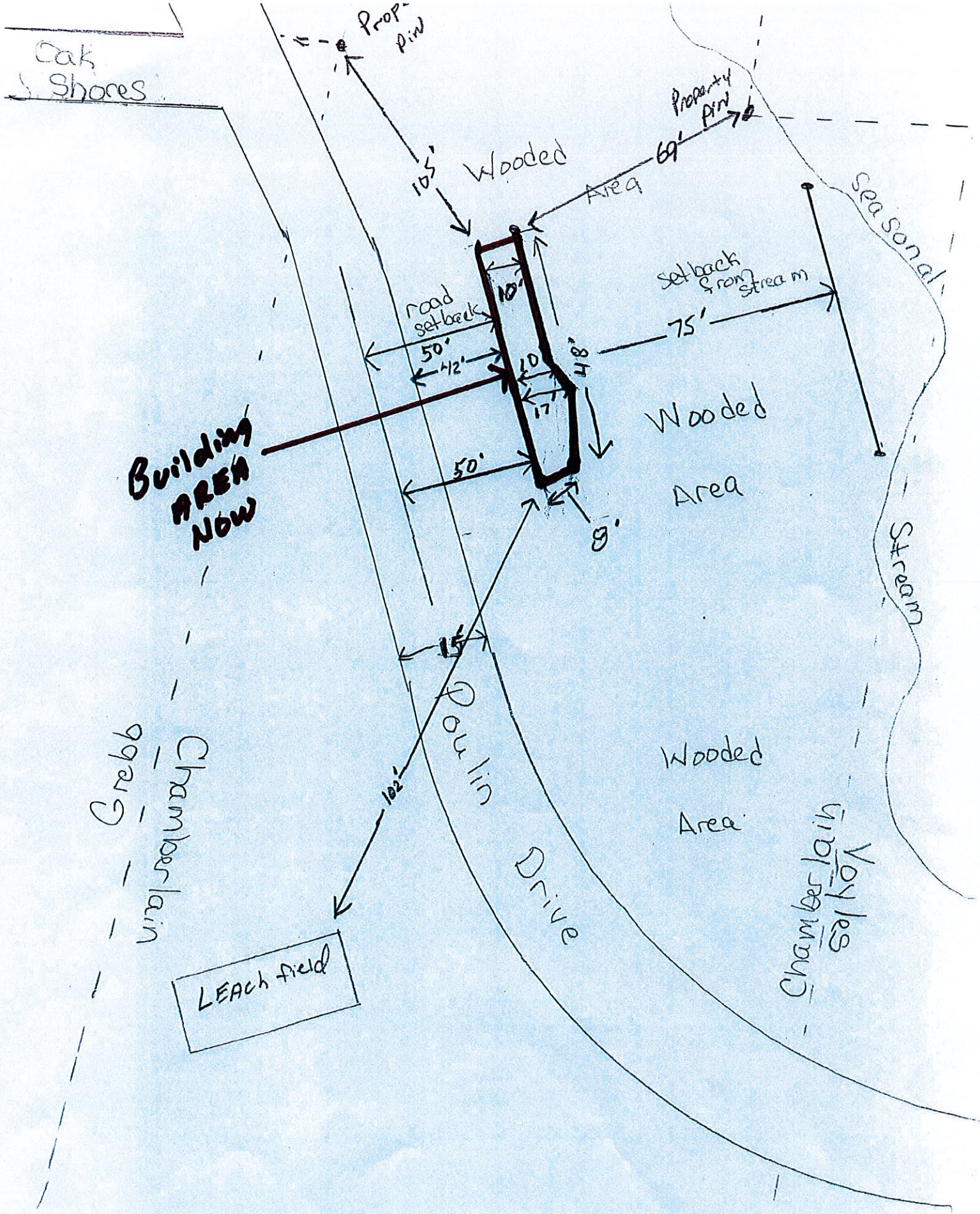
Real Estate Search List

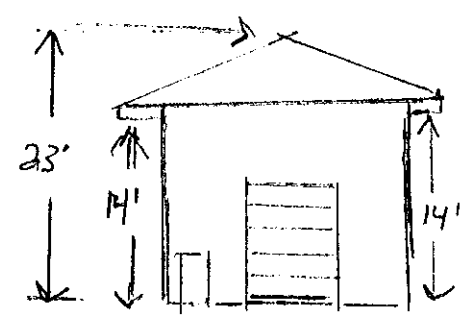
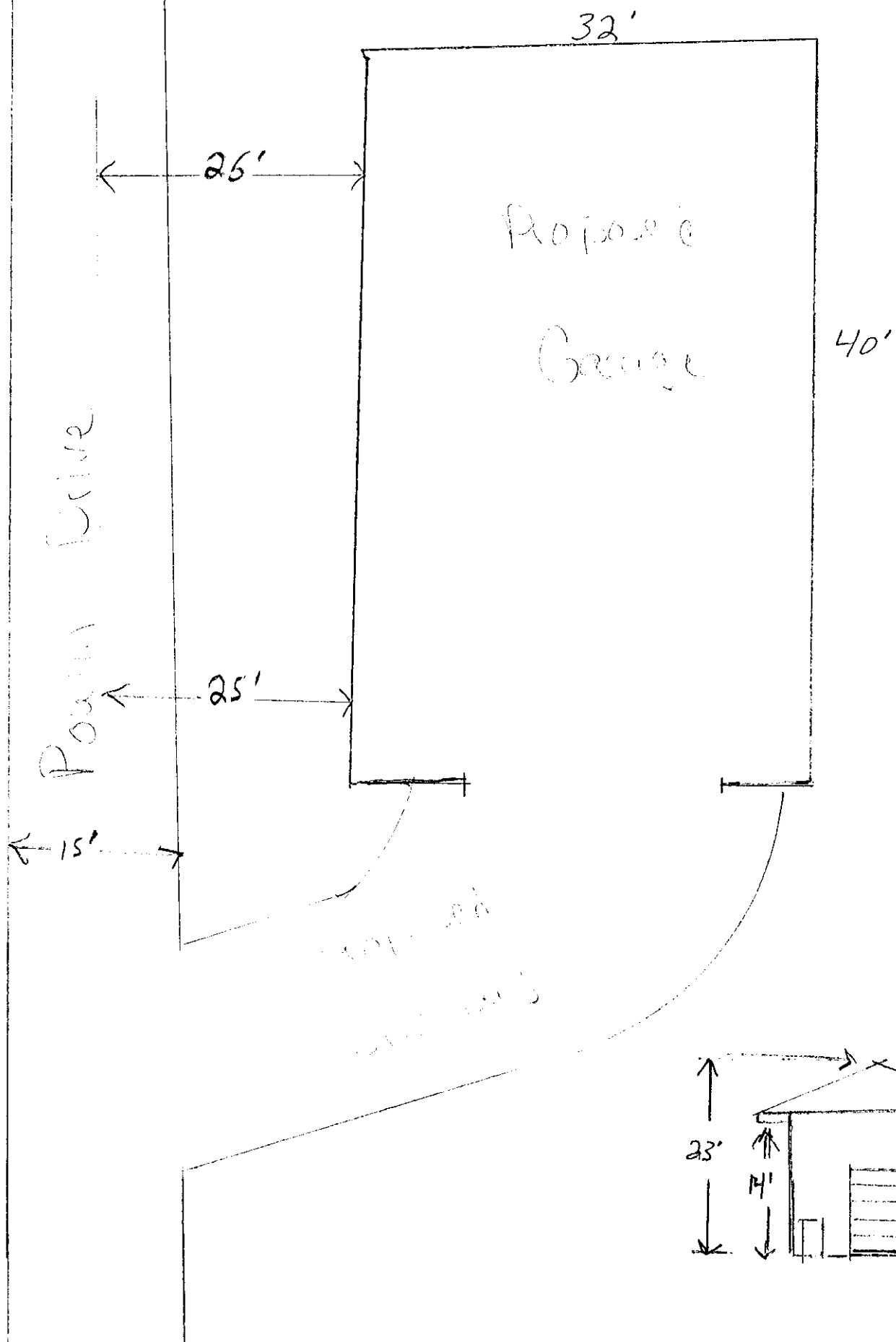
Map/Lot starts with 140-01

08/11/2023

Page 1

Acct	Name	Location	Map/Lot	Sale Date
1375	Voyles, Martha M	100 POULIN DRIVE	140-010	01/27/2012
2114	Poulin, Larry	POULIN DRIVE	140-010-1	
592	Johnston, Betty M, Life Estate	103 POULIN DRIVE	140-011	09/14/2009
370	Voyles, Bruce A	93 POULIN DRIVE	140-012	
2026	Chamberlain, Steven	83 POULIN DRIVE	140-013	07/14/2017
1891	Greb, Jeffrey D	67 POULIN DRIVE	140-014	11/03/2009
1377	Poulin, Gerard J	12 OAK SHORES DRIVE	140-015	
1698	Surette, Ann Marie	18 OAK SHORES DRIVE	140-016	
1720	Reed, Jada L	24 OAK SHORES DRIVE	140-017	
1378	Randall, Craig L	71 COVE ROAD	140-018	08/28/2020





Grohl
Septic
Leach
Field

Grohl
Septic
Tank

Chamberlain
Leach
Field

Chamberlain
Septic
Tank

Paulin Drive

Map 140 Lot 43

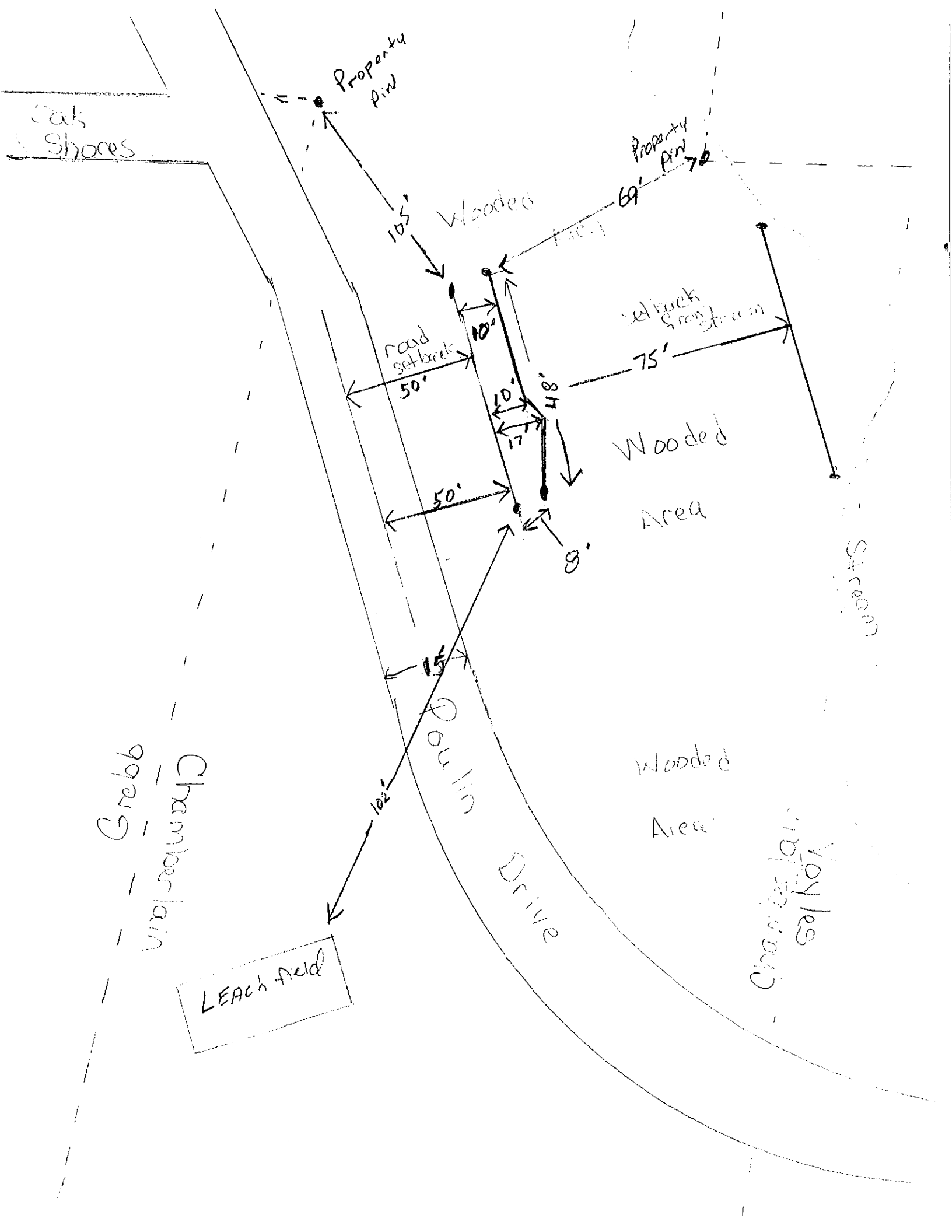
Stone & Bechy
Chamberlain
83 Paulin Dr.

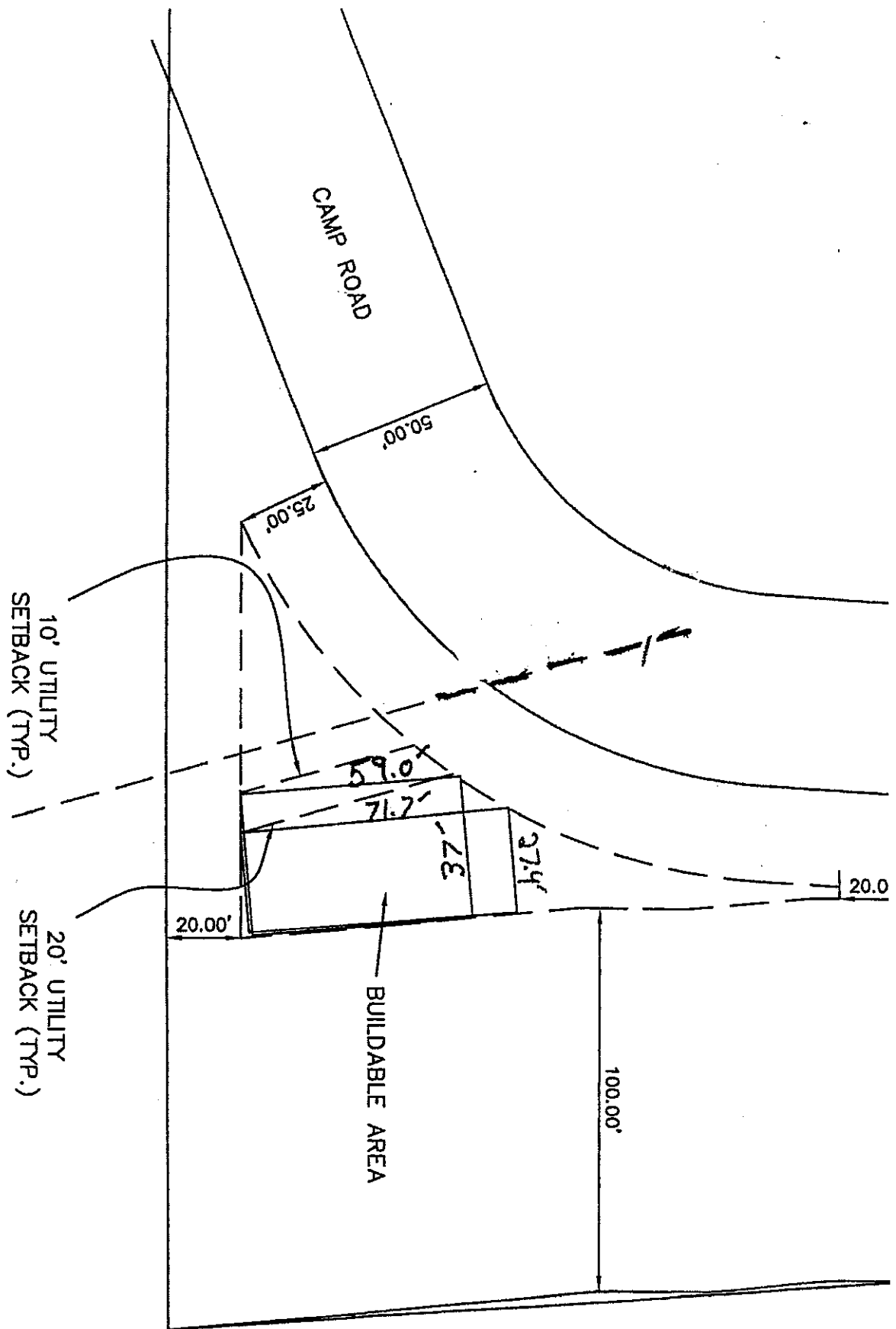
Doyle
Septic
Leach
Field

Bruce &
Mather
Doyle
93 Paulin Dr.

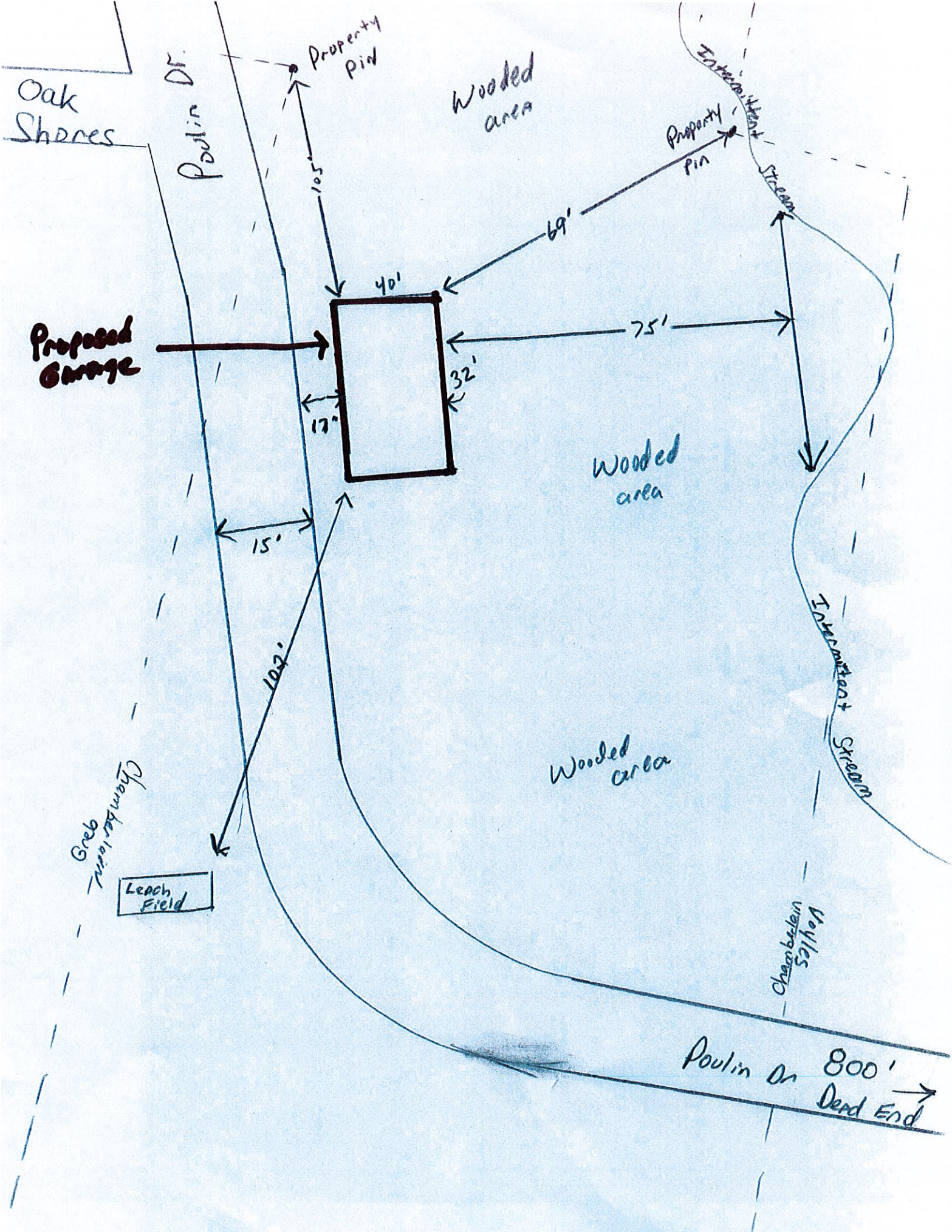
Grohl
67 Paulin Dr.

LAKE Shore





LAKE



Oak Shores

Poulin Dr.

Property pin

Wooded area

Property pin

Intermittent Stream

Proposed Garage

40'

75'

32'

17'

Wooded area

15'

Wooded area

Intermittent Stream

Grab Chamber 100' 100'

Leach Field

102'

Chamberlain 50' 100'

Poulin Dr 800' Dead End



Steven Chamberlain Map 140-Lot 43 Poulin Dr, Readfield

1 message

Gary Quintal <readfield.ceo@roadrunner.com>

Tue, May 23, 2017 at 08:56

To: Steven Chamberlain <chamberlains430@gmail.com>

Steven, Do you have a purchase and sales agreement, please forward. A site evaluator will design the septic field and show placement of the tank to meet State requirements. Contact CMP with the setback requirements to the easement right of way. All setback requirements shall be shown on a building application.

Gary Quintal CEO,LPI, AO

8 Old Kents Hill Road

Readfield, Me 04355

207-685-3290

[Quoted text hidden]