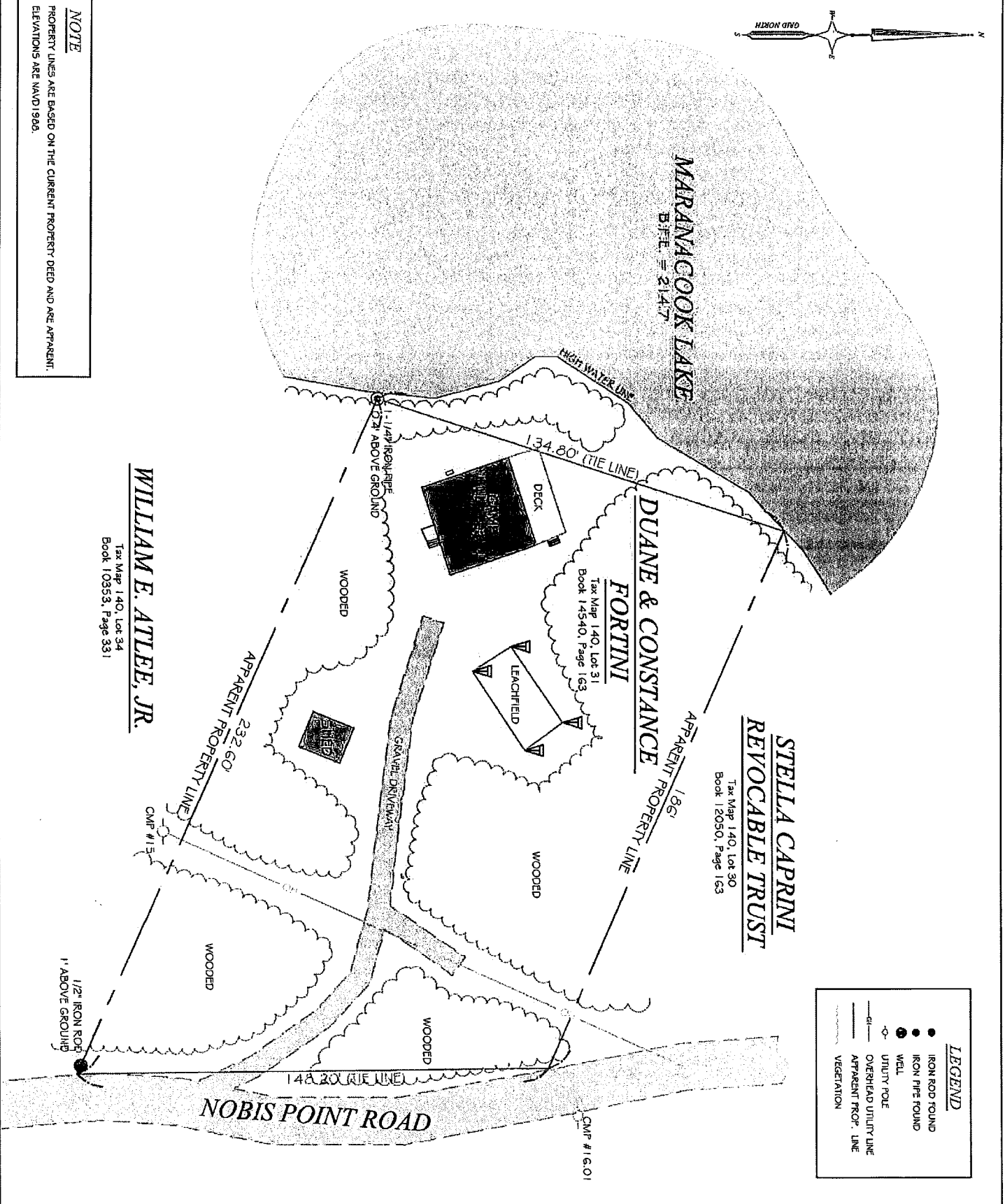


**WILLIAM E. ATLEE, JR.**  
 Tax Map 140, Lot 34  
 Book 10353, Page 331

**STELLA CAPRINI  
 REVOCABLE TRUST**  
 Tax Map 140, Lot 30  
 Book 12050, Page 163

LEGEND	
●	IRON ROD FOUND
●	IRON PIPE FOUND
○	WELL
○	UTILITY POLE
—○—	OVERHEAD UTILITY LINE
- - -	APPARENT PROP. LINE
~~~~~	VEGETATION

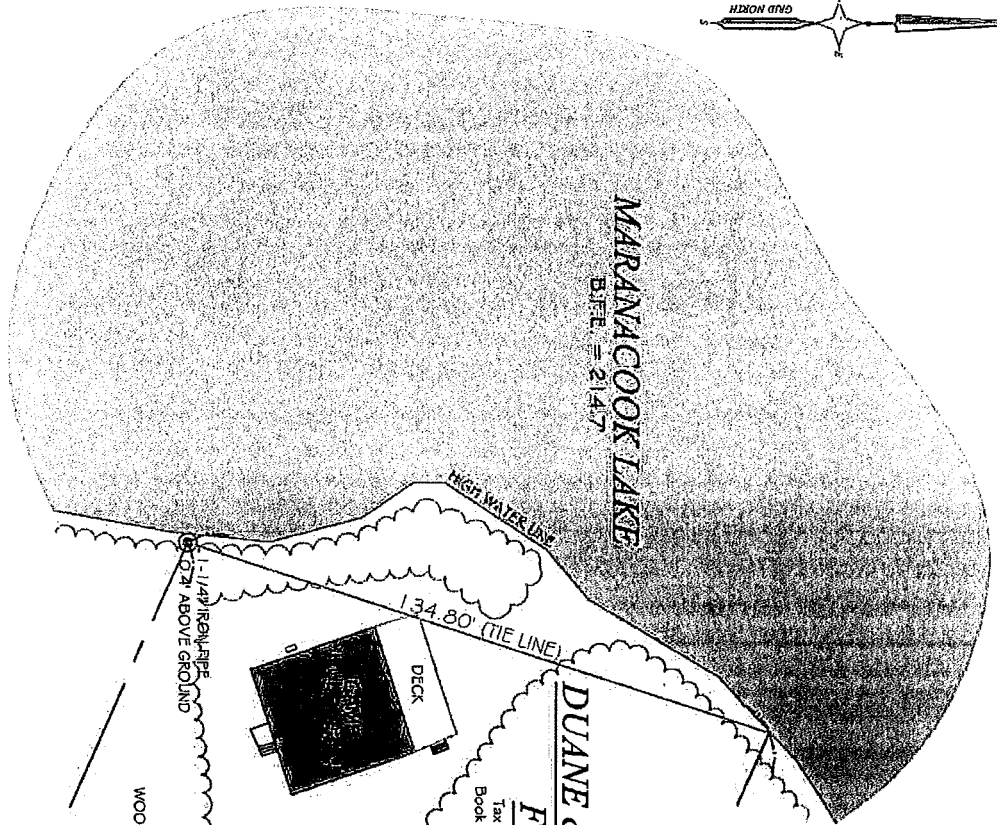
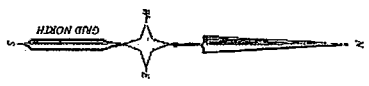
**NOTE**  
 PROPERTY LINES ARE BASED ON THE CURRENT PROPERTY DEED AND ARE APPARENT. ELEVATIONS ARE NAD 1986.



CURRENT OWNER: <b>DUANE &amp; CONSTANCE FORTINI</b>		SHEET TITLE: <b>SKETCH PLAN</b>	
PROPERTY LOCATION: STREET: <b>88 NOBIS POINT ROAD</b>		SCALE: <b>1" = 40'</b>	
TOWN:	COUNTY:	STATE:	

**E.S. COFFIN**  
 SURVEYING & ENGINEERING  
 4121 Chase Road, Plymouth, Michigan 48178

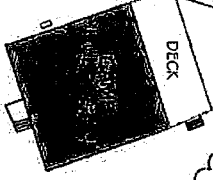
DATE: 2023-01	BY: CV
---------------	--------



MARANACOOK LAKE  
ELEV. = 214.7

HIGH WATER LINE

134.08' (TIE LINE)



DUANE & CONSTANCE  
FORTINI

Tax Map 140, Lot 31  
Book 14540, Page 163



LEACHFIELD

STELLA CAPRINI  
REVOCABLE TRUST

Tax Map 140, Lot 30  
Book 12050, Page 163

186'  
APPARENT PROPERTY LINE

232.60'  
APPARENT PROPERTY LINE

WILLIAM E. ATLEE, JR.

Tax Map 140, Lot 34  
Book 10353, Page 331

CMP #13

1/2" IRON ROD  
1" ABOVE GROUND

CMP #16.01

148.20' (TIE LINE)

NOBIS POINT ROAD

**LEGEND**

- IRON ROD FOUND
- IRON PIPE FOUND
- WELL
- UTILITY POLE
- OVERHEAD UTILITY LINE
- - - APPARENT PROP. LINE
- ~~~~~ VEGETATION

**NOTE**  
PROPERTY LINES ARE BASED ON THE CURRENT PROPERTY DEED AND ARE APPARENT.  
ELEVATIONS ARE NAD 1983.

	CURRENT OWNER: <b>DUANE &amp; CONSTANCE FORTINI</b>	SHEET TITLE: <b>SKETCH PLAN</b>			
	PROPERTY LOCATION: STREET: <b>NOBIS POINT ROAD</b> TOWN: _____ COUNTY: _____ STATE: _____	SCALE: 1" = 40'			
E.S. COFFIN REAL ESTATE APPRAISAL & SURVEYING, INC. 475 Green Road, Chester, Maine 04926					

NOV. 2023-01

ST

March 2023

Application for seasonal conversion permit as a result of associated foundation permit application wrt 88 Nobis Point Rd Readfield, ME Owners & Applicants: Duane & Constance Fortini

Shoreland Special Conditions Notes:

1. Silt fences will be used by DEP contractor.
2. Mulch regulations will be followed
3. Disturbed soil will be immediately stabilized.
4. All necessary steps wrt sedimentation of water prevention will be followed, including riprap, sod, EC blankets or mulch.
5. Crushed stone requirements will be followed as described.

We will do our outmost to protect the lake and by using a DEP contractor have positioned this project to do so.

March 2023

Application for seasonal conversion permit as a result of associated foundation permit application wrt  
88 Nobis Point Rd Readfield, ME Owners & Applicants: Duane & Constance Fortini

Shoreland Special Conditions Notes:

1. Silt fences will be used by DEP contractor.
2. Mulch regulations will be followed
3. Disturbed soil will be immediately stabilized.
4. All necessary steps wrt sedimentation of water prevention will be followed, including riprap, sod, EC blankets or mulch.
5. Crushed stone requirements will be followed as described.

We will do our utmost to protect the lake and by using a DEP contractor have positioned this project to do so.

March 2023

Notes for consideration on feasibility of moving the current non-conforming dwelling (located at 88 Nobis Point Road, Readfield, ME) away from the shoreline as part the foundation project proposal.

- The direction in which the dwelling should be moved to get it away from the closest shoreline currently has a new septic system preventing that. Specifically the holding tank is 4' from the dwelling exactly in that potential direction.
- If the dwelling is moved way back from the shoreline to a completely new location, mature wooded land will be disturbed and many trees would have to be taken down. The entire acreage is a beautiful mature wooded lot. The only non-wooded area is the septic leachfield.
- There are less trees between the dwelling and the lake than there are everywhere else on the lot.
- If the dwelling stays in it's current (non-conforming) location, I do not anticipate any disturbance of the flora / fauna between it and the shoreline during the basement project.
- It is our intention to be good stewards of lake and land which will include planting more native vegetation after this project to slow/prevent run-off into the lake and protecting existing trees and vegetation.

**APPLICATION FOR BUILDING,  
SIGN, OR USE PERMIT**

Permit No. \_\_\_\_\_  
 Permit Fee \_\_\_\_\_  
 Date Pd \_\_\_\_\_ Rec. # \_\_\_\_\_  
 Date Issued \_\_\_\_\_  
 Ext. Plmg. \_\_\_\_\_  
 Int. Plmg. Permit # \_\_\_\_\_  
 E-911# \_\_\_\_\_

The undersigned hereby applies for a permit for the following construction or use of property, said permit to be issued on the basis of the information contained within this application and in accordance with all applicable local and State laws. The applicant certifies that all information and attachments to this application is complete, true and correct and authorizes the Code Enforcement Officer to verify on-site any and all information contained herein.

Any permit issued on the basis of this application is subject to appeal to the Board of Appeals for 45 days from the date of issuance. You are advised to inform, *in advance*, your abutters or anyone else who may be directly impacted about the nature and extent of your proposed construction or change of use to your property herein applied for. This notification is your responsibility.

**1) Property Owner:**

Name: Constance + Duane Fortini Phone: 603-244-9156  
 Mailing Address: 6 Woodland Dr, Sandown, NH Zip: 03873  
 E-mail address: connie.fortini@gmail.com

**2) Applicant:** (if not owner, proof of right, title, or interest required, i.e. letter of authorization, purchase/sale agreement, etc.).

Name: Same as property owner  
 Address: \_\_\_\_\_ Phone: \_\_\_\_\_

**3) Contractor:** Bellavance Construction Co. Phone: 207-495-2492

**4) Street Address of Property** (If different from mailing address): 88 Nobis Point Rd, Readfield, ME

Tax Map No. 140 Lot No. 31 Zoning District \_\_\_\_\_

**5) Lot Size:** Road Frontage 148' Depth 186-232' Area .68 acres Shore frontage 137'

Is this a new lot created from the division of another lot or parcel within the previous 5 years? NO

**6) Existing use of property:** Seasonal single family dwelling

**7) Proposed Project Description and/or Use of Property:**  
Seasonal conversion as a result of a foundation (under 6')  
 permit application - separate permit application

Dimensions 28x28 #rooms 6 # bedrooms 3 # baths 1 # stories 2

Height of bldg. ? \_\_\_\_\_ Foundation: full \_\_\_\_\_ partial \_\_\_\_\_ frost wall \_\_\_\_\_ slab \_\_\_\_\_ columns \_\_\_\_\_ other \_\_\_\_\_

**8) If structure is a dwelling, is it:** (1) Year-round \_\_\_\_\_ (2) Seasonal X

**9) Will proposed structure be used as the applicant's dwelling or accessory to it?** not a permanent dwelling

**10) If structure is a mobile home, what is the make?** N/A  
 year? \_\_\_\_\_ Where is it being moved from? \_\_\_\_\_

**11) If structure is a modular home, what brand?** N/A

**12) Sewage disposal:** Existing X Proposed \_\_\_\_\_

(If proposed, please include copy of Site Evaluator's report & design) (OVER)

**13) No. of existing dwelling units on property?** 1

**14) Is proposed project located in a floodplain, as identified on the Flood Insurance Rate Map?** yes (If yes, have you applied for a Flood Hazard Development Permit? yes)

15) Is proposed project located within a Shoreland Zone? YES If so, and if the proposed project involves the expansion of an existing non-conforming structure, how many total square feet of existing and proposed floor area for all structures will be within:  
(a) 25-75 feet of the normal high-water line of a waterbody or the upland edge of a wetland? 0  
(b) within 75-100 feet of the normal high-water? 0

16) Do you need to construct a new driveway entrance onto a public or private road? NO  
17) Type of water supply proposed?: Drilled well \_\_\_\_\_ Dug well \_\_\_\_\_ Spring \_\_\_\_\_ Other \_\_\_\_\_ N/A

18) Type of heat proposed? N/A  
19) Does any part of this application require Planning Board approval? \_\_\_\_\_  
If so, please give date of decision \_\_\_\_\_

Please draw a site plan sketch on a separate sheet of paper illustrating the lot configuration with dimensions, location of existing and proposed building(s) with distances from nearest lot line, road or right of way, water body, wetland, etc., location of septic system components, and areas to be cleared, filled or excavated. For projects which involve excavation or other soil disturbance, please note on the site plan or describe separately your plans for erosion control. For new development, including new driveways, describe how you intend to treat all new stormwater on site. If application is for a sign, indicate dimensions of sign, letter height and distance from center of road. If you need to construct a new driveway, please indicate the location of your proposed entrance.

**SIGNATURE OF APPLICANT:**

Constance L. Fitch DATE: 3/8/23

Date application & fee received by Town Office: \_\_\_\_\_ By: \_\_\_\_\_

**FEE SCHEDULE:**

**Shoreland Special Conditions**

Permits for new construction, reconstruction, additions, and expansions to structures in the shoreland zone shall be issued with the following conditions:

1. Silt fences shall be installed between the area of construction and the water body or wetland prior to any soil disturbance and shall remain in place until the area of disturbance is stabilized by sod, seeding and mulching, or other comparable measures.
2. Where mulch is used it shall be applied at a rate of a least one bale per 500 square feet (1 1/2 to 2 tons per acre) and shall be maintained until a catch of vegetation is established over the entire disturbed area.
3. Disturbed soil shall be immediately stabilized upon activity completion, or if the area is not to be actively worked for more than one week.
4. In addition to placement of riprap, sod, erosion control blankets or mulch, additional steps shall be taken where necessary in order to prevent sedimentation of the water.
5. Crushed stone run off control trenches shall be installed on the eave sides of all structures. The trenches shall be a minimum of one foot deep and three feet wide and extend at least two feet out from the overhang of the eaves.