

**1. Applicants:**

Duane & Constance Fortini

6 Woodland Dr, Sandown NH 03873

Duane: cell: 603 490 7610 email: duane14e@gmail.com

Connie: cell: 603 244 9156 email: [connie.fortini@gmail.com](mailto:connie.fortini@gmail.com)

**Location of project:**

88 Nobis Point Road, Readfield ME 04355

2. Proposal Description: Place a basement crawlspace under the current house to enable year-round use.
3. Land Use District: Shoreline Residential
4. Existing Land use: Single Family Seasonal Dwelling
5. Proposed Land use: Single Family Seasonal Dwelling  
Lot Description: Document attached to support. Lot Width: 134' – 148' Lot Depth: 186' – 232'  
Acres: .68
6. Proposal is raising and placing a foundation under the house 28' x 28' Height: TBD 8' or less

**Non – Conforming Structures:** N/A. The proposed foundation is not new & enlarged or replacement

**Review Criteria Questionnaire:**

1. The proposed activity will have no change/undue adverse effect on natural beauty or wildlife. This is not a historic site.
2. Another permit application required is the **to develop in a flood hazard area**. We are committed to obtaining all applicable town, state and federal rules, regulations, and ordinances.
3. The proposed will include an erosion control plan for building and will include fencing, haybales and ECM as provided by a DEP certified contractor. See attached contractor sketch.
4. No impact
5. We will be paying for this project in cash. There is no outstanding mortgage on the property. Our technical support is the DEP certified contractor.
6. Yes. We will abide by all rules and necessary procedures. See attached permit application to develop in a flood hazard area and attached Town of Readfield Floodplain Management Ordinance marked-up comments.
7. No wetland impact
8. No groundwater impact

9. There will be no generation of solid waste impacting the Town. This property has a brand new sub surface waste water system. See attached.
10. No connection to public water supply
11. No impact to adjacent properties
12. Minimal slope. Nature of the soil: Unknown. No vegetation under house or directly next to it.
13. Maranacook Lake. 25 ½' from house. Intend to follow DEP certified contractor erosion control plan – attached sketch.
14. N/A
15. ECP attached sketch.
16. No change on water use or source
17. Traffic impact: None
18. Permanent access change: No change
19. No, does not cross Readfield town line.
20. N/A
21. Yes, Chip Stephens
22. No violations on property.
23. N/A

**Required Submittals:** See attached check list

1. Tax map attached
2. Property abutters list attached.
3. Directions: Town Office to Property per Google maps

8 Old Kents Hill Rd, Readfield, ME 04355



Head southeast on Old Kents Hill Rd toward ME-17 W/ME-41 N 220 ft



Turn left onto ME-17 E/ME-41 S 0.2 mi



Turn right onto ME-41 S 3.6 mi



Turn left onto Maranacook Rd 1.3 mi



Continue onto Campers Point Rd 0.2 mi



Continue onto Nobis Point Rd 0.1 mi



Turn left to stay on Nobis Point Rd

Destination will be on the left 72 ft

88 Nobis Point Rd, Readfield, ME 04355

4. Tax map attached. Lot Number: 140-031
5. Deed attached
6. Bellavance Construction Company info attached
7. Map with compass attached
8. See below.
  - a. No change with project. Existing septic data attached.
  - b. Nobis Point Road and current driveway (unpaved) is sketched.
  - c. Best sketch of existing structures attached
  - d. Abutter's driveways sketch attached
  - e. Lake and floodplain and lot map attached.
  - f. No easements
  - g. Septic system attached
  - h. No signs
  - i. No change
  - j. None
  - k. Any earth will be removed
  - l. None
9. None
10. **Review criteria narrative:** The proposal to add a basement crawlspace under an existing single use seasonal house (but not under the existing attached deck) should not affect the aesthetic value of the property because under the existing house now is dirt with no beauty or wildlife habitat. We are committed to making the exposed foundation walls surrounded by native plants after all the work is done. By using an experienced DEP certified contractor, all applicable ordinances will be met and erosion will be properly managed/prevented. There should be zero financial burden to the town. We have the financial means to have this work completed. The timing of the project is TBD as it cannot be scheduled until approved by this Planning Board. We hope it can be done in time to enjoy next winter here on beautiful Lake Maranacook! The DEP certified contractor will comply with the town of Readfield Floodplain Management Ordinance and there will be no impact wetlands, groundwater, or Lake Maranacook. This is a residential seasonal home and it does not use town water or sewage. The existing (brand new) septic system will stay in use. There will be no impact on adjacent land use, road congestion or adjoining municipalities. It does not cross town boundaries. This property is not currently in violation of this ordinance.
11. Included in this submittal is payment for this land use permit application \$100 + the develop in a flood plain hazard area permit application \$25.
12. TBD depending upon Planning Board approval.
13. ECP attached per contractor sketch
14. Traffic Movement: Contractor is a father/son operation. It is expected these two people will come and go for the duration of the project.
15. No solid or hazardous waste will be generated.
16. Lot is .68 acres and existing house is 28' x 28'. The calculated % of the house foundation square footage to the lot square footage is ~2.6%.
17. N/A
18. None

## 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: \_\_\_\_\_ . (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: \_\_\_\_\_ . (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**."
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

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 Constance L. Finter Date 2/22/23

Signature of <sup>Applicant/owner</sup> ~~Agent (if any)~~: Diane G. Finter Date 2/22/23

### 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

#### Attachment list for Land Use Permit Application

1. Maps:
  - a. Lot dimensions
  - b. Compass orientation of lot
  - c. Tax Map
  - d. Lake and Flood plain illustrations
  - e. Sketches and dimensions of septic, driveway, all structures (with shortest distance to shoreline and Nobis Point Road), abutters driveways and associated table for distances on the sketch
2. Bellavance Construction Company Erosion Control Plan ECP sketch
3. Application for Permit to develop in a flood hazard area
4. Septic system plans of the new system
5. Property abutters list
6. Deed

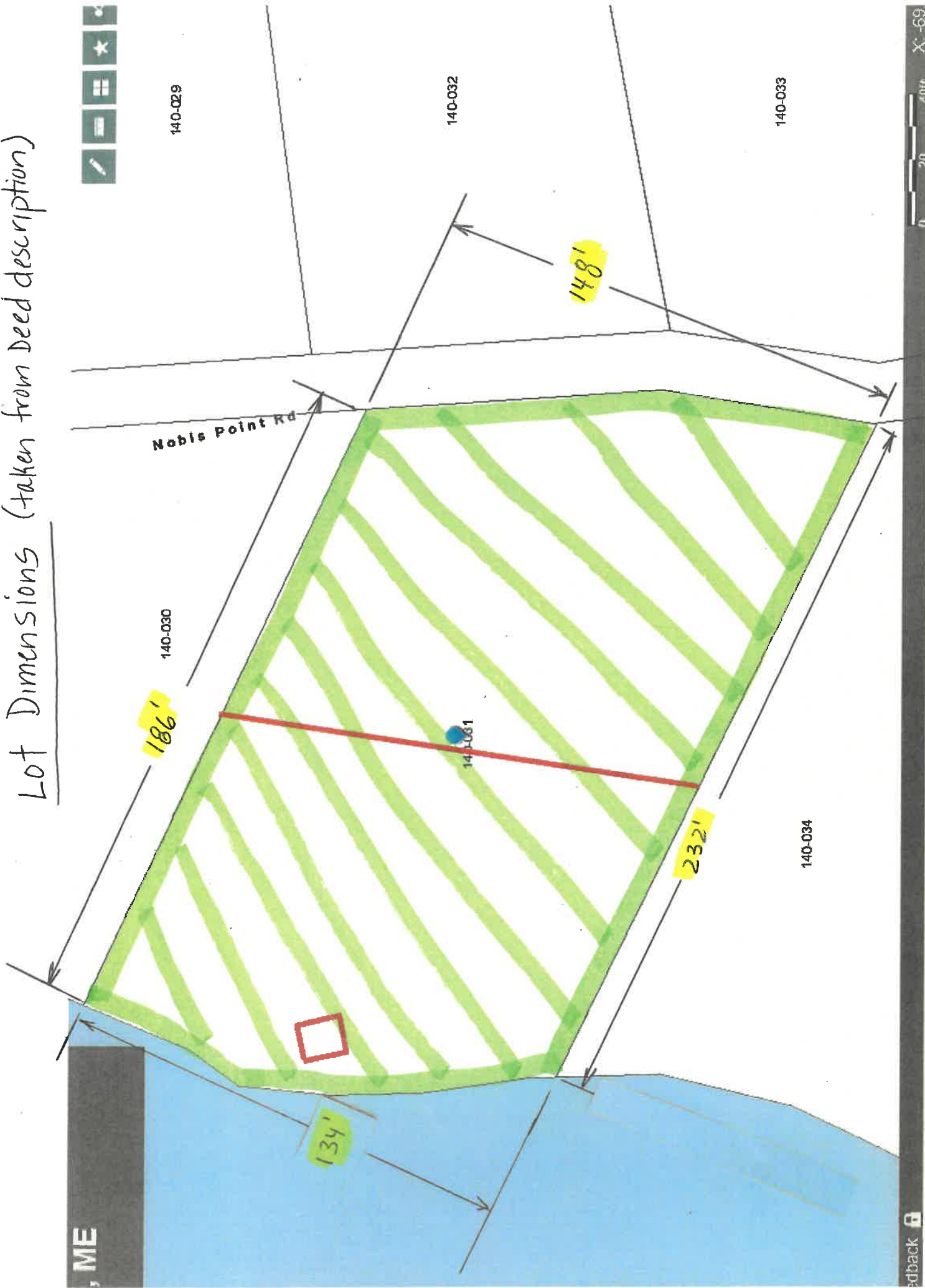
#### Attachment list for Flood Hazard Area Development Permit Application

1. Town of Readfield Floodplain Management Ordinance – with marked-up comments on applicable sections
2. Not a Substantial Improvement supporting data & math
  - a. Valuation report (tax data from Readfield)
  - b. Quote from Bellavance

#### Additional Data:

1. Supporting photos of structure and relationship to lake and road

Lot Dimensions (taken from deed description)



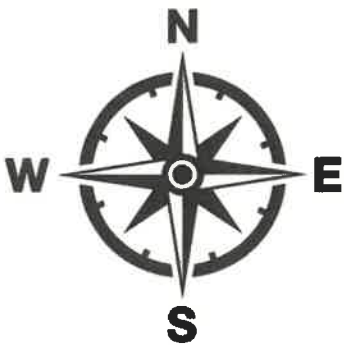
, ME

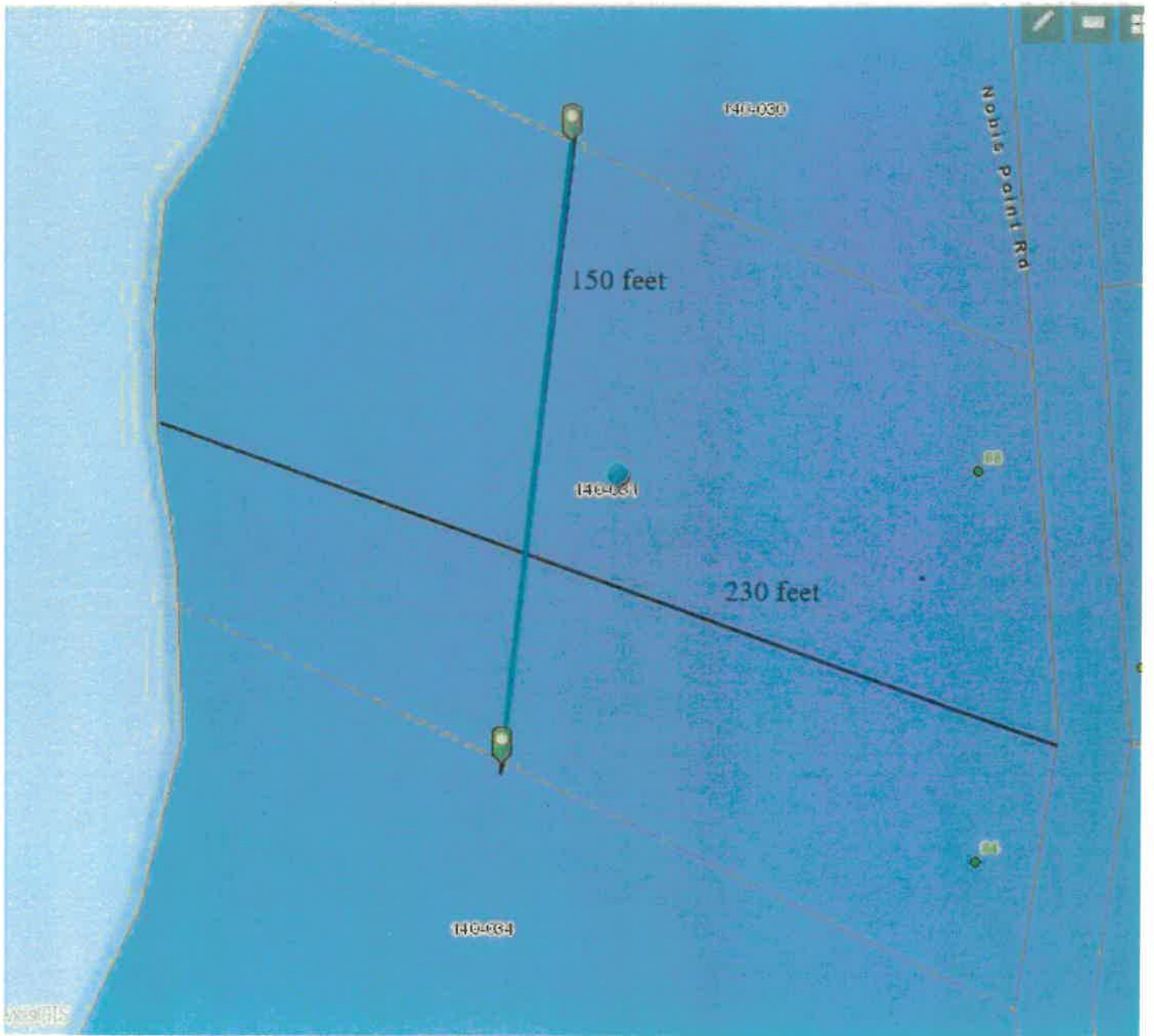
edback

X: -69

0 20 40ft

Compass orientation of Lot (taken from Google Maps)



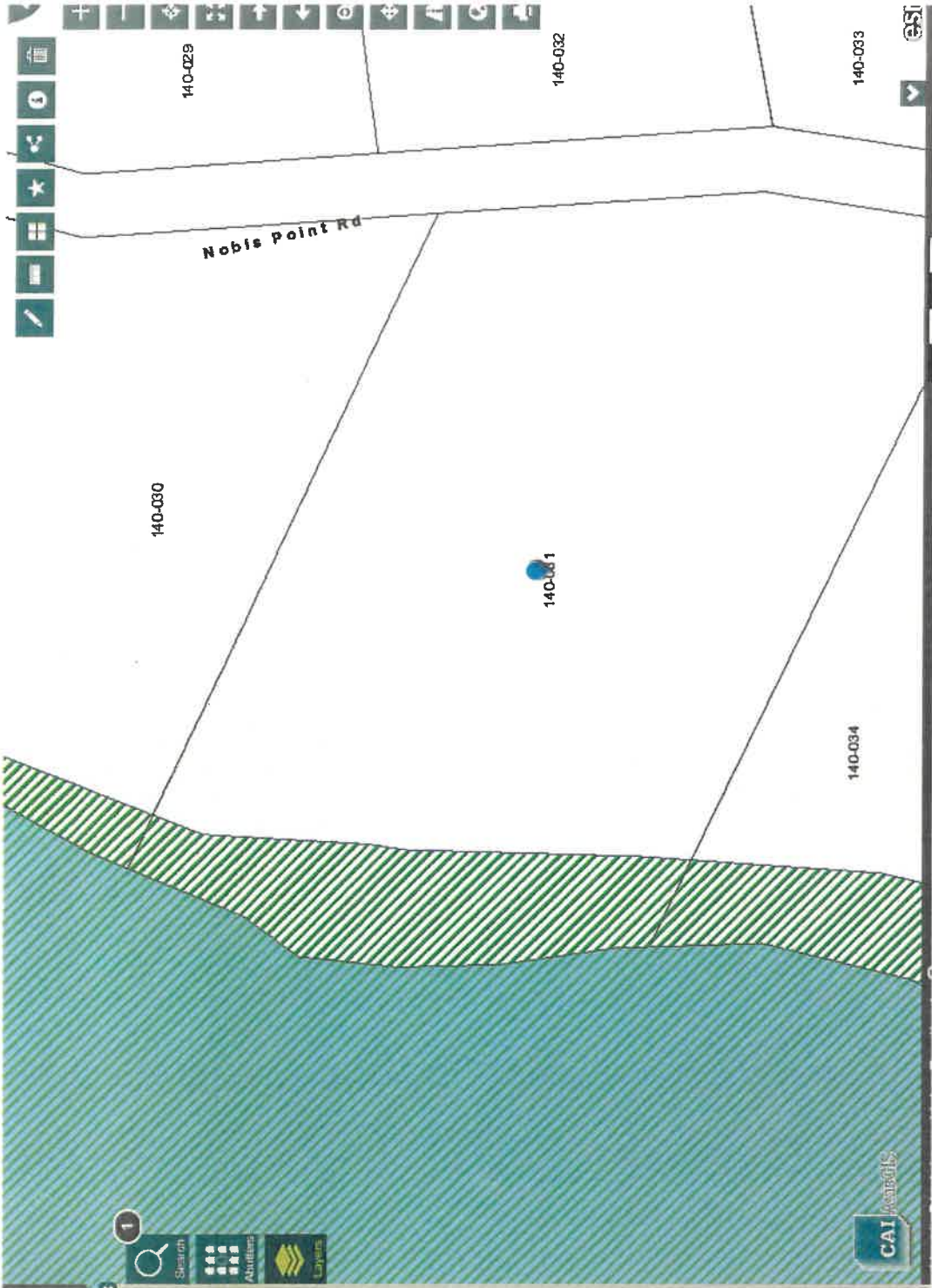


Tax Map 140-031



Quick Maps: Property Map

- Readfield, ME
- + Property Map
- + Aquifer Map
- + E911 Address Point Map
- FEMA Flood
- Special Flood Hazard Area
- Zones
- A
- AE
- + Future Land Use Map
- + Land Cover Map
- + Road Management System
- + Public Facilities Map
- + Soil Map
- + Subdivision Map
- + Bedrock Map
- + Conserved Lands
- + Watershed Map
- + Topographic Map
- + Transportation
- + Wetland Map
- + Zoning Map



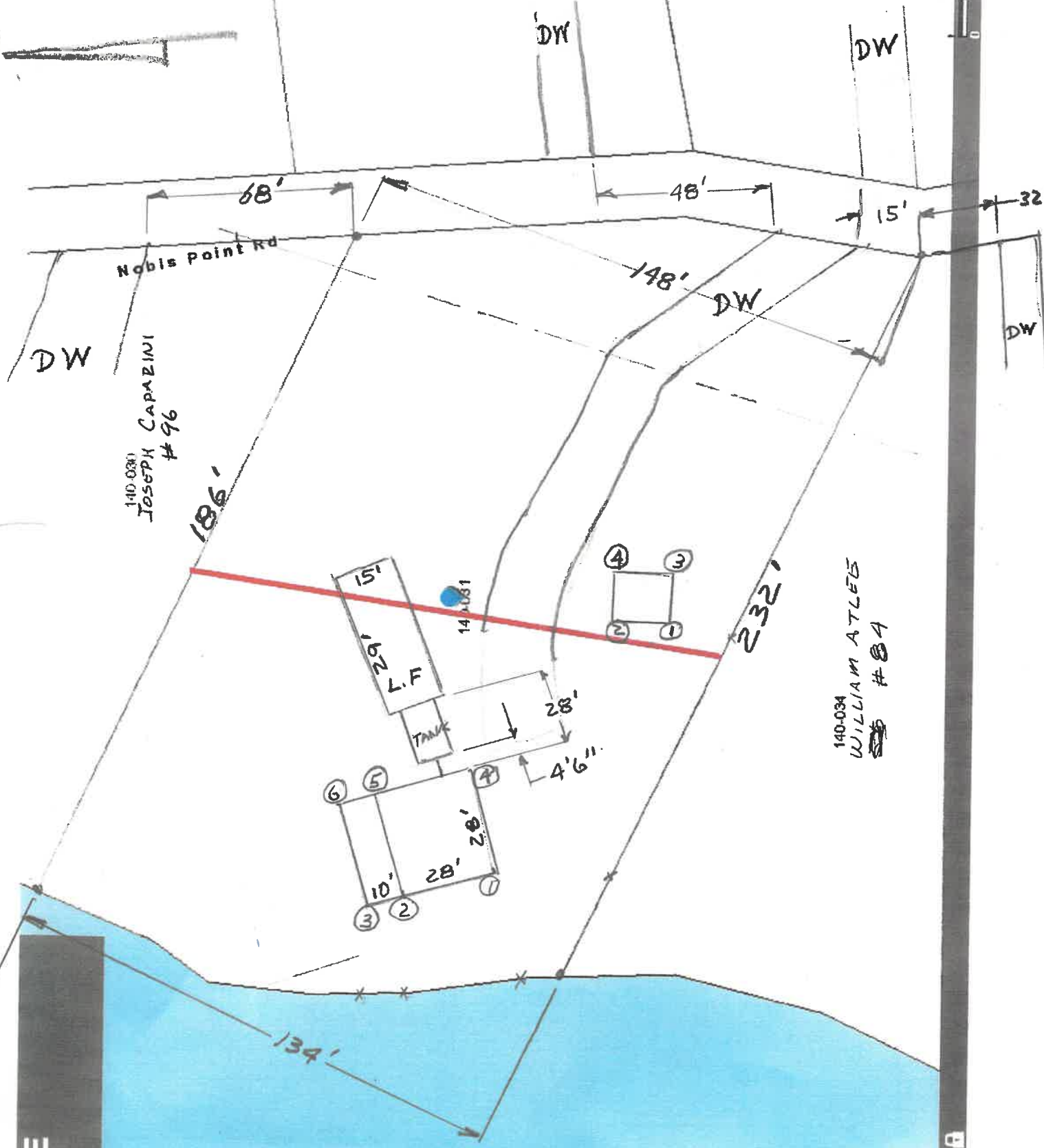
Floodplain Map



140-029  
WILLIAM BUCH  
#97

140-032  
GRIFFITH  
RICAL ESTAT.  
TRUST  
#93

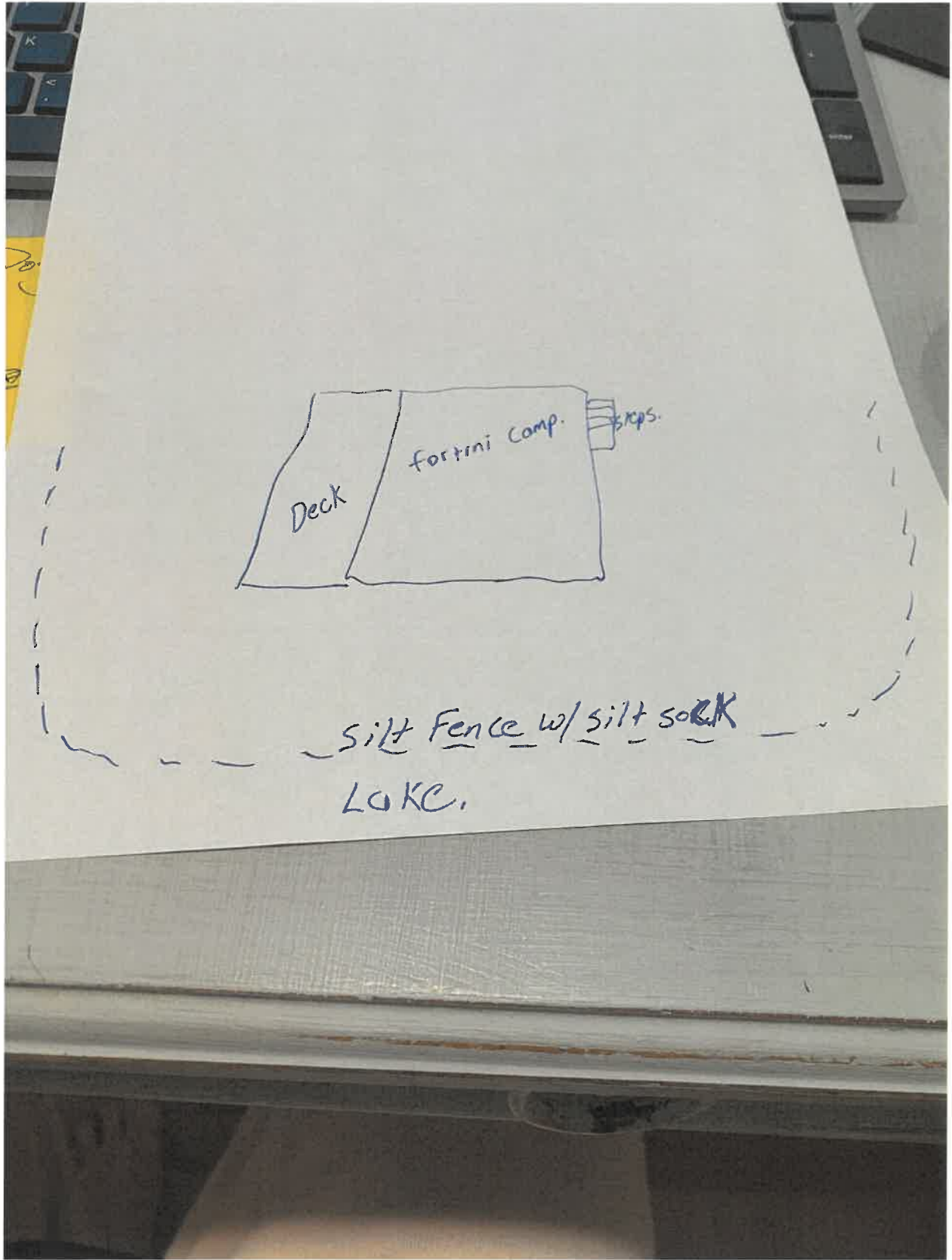
140-033  
DANIEL  
EDSON  
#87



Associated Table for Distances on Map with all the sketches

Point	Shortest distance to Lake	Shortest distance to road	Shortest distance to property line	Distance to house
<b>House with deck</b>				
1	30'		28'	
2	25' 6"			
3 (deck)	25'			
4	58'	176'		
5	~55'			
6 (deck)	53'			
<b>Shed</b>				
1	94'		18'	
2				58'
3		123'		
4				

Bellavance ECP sketch



## LOCAL APPLICATION FOR A PERMIT TO DEVELOP IN A FLOOD HAZARD AREA

The undersigned hereby makes application for a permit to develop in a designated flood hazard area. The work to be performed is described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Floodplain Management Ordinance of the Town of Readfield and with all other applicable local, state, and federal regulations.

Owner's Name <u>Duane + Constance Fortini</u>	Contractor's Builder's Name <u>Ron Bellavance</u>
Address <u>See land use application</u>	Address <u>PO Box 511, Belgrade, ME 04917</u>
Telephone <u>603-244-9156</u>	Telephone <u>207 495 2492</u>
Email <u>Connie.fortini@gmail.com</u>	Email _____

A. Description of Work (check appropriate boxes). Note: All references to elevations in mean sea level.

1. Proposed Development Description:

- New Construction
- Alteration or Repair
- Filling
- Grading
- Dredging
- Manufactured Home
- Historic Home

2. Size and location of proposed development: Size of a basement  
Crawlspace is 28' x 28'

3. Is the proposed development in an identified floodway? Yes  No

4. If yes, has a No-Rise Certification been obtained? Please attach. Yes  No

5. What is the zone and panel number in the area of the proposed development (as identified on the FIRM, FHBM)? Zone \_\_\_\_\_ Panel # \_\_\_\_\_

6. Type of Construction:

- New Construction
- Addition
- Accessory Structure
- New Non-Residential
- Improvement to Existing Structure
- Temporary Structure

7. Base Flood Elevation (BFE) of site? \_\_\_\_\_ feet MSL.

8. Required lowest floor elevation (including basement)? \_\_\_\_\_ feet MSL.

9. Elevation to which all attendant utilities, including all heating and electrical equipments will be installed or floodproofed at \_\_\_\_\_ feet MSL.
10. Will the proposed development require the alteration of any water courses?  
 Yes  No

B. Alterations, additions, or improvements to an existing structure:

1. What is the estimated market value of the existing structure? \$ 175,880
2. What is the cost of the proposed construction? \$ 86,800
3. If the cost of the proposed construction equals or exceeds 50% of the market value of the structure, then the substantial improvement requirements apply. *It does not exceed 50% of the market value.*

N/A C. Non-Residential Construction:

1. Type of flood protection method? Elevation  Floodproofing
2. If the structure is floodproofed, the required floodproofing elevation is \_\_\_\_\_ feet MSL.

N/A D. Subdivisions:

1. Does this subdivision or other development contain 50 lots or 5 acres (whichever is less)?  
 Yes  No
2. If yes, flood elevation data is needed by the developer. Yes  No

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**ADMINISTRATIVE**

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1. Proposed Development:

- a. Must comply with all applicable flood damage prevention standards.
- b. Is exempt from flood damage prevention standards. Attach explanation.
2. Filing Fee \$ \_\_\_\_\_ Date Paid \_\_\_\_\_
3. Permit issue date \_\_\_\_\_
4. Work Inspected by \_\_\_\_\_ Date \_\_\_\_\_
5. Certificate of Compliance for as-built construction issued on \_\_\_\_\_
6. Permit denied on \_\_\_\_\_ . Reasons: \_\_\_\_\_
- 

7. As-Built elevation of lowest floor? \_\_\_\_\_ feet MSL. Attach elevation certificate.
8. As-Built floodproofing elevation? \_\_\_\_\_ feet MSL. Attach floodproofing certificate.
9. Appeals:
- a. Appealed to the \_\_\_\_\_ . Date of appeal \_\_\_\_\_
- b. Appeal heard on \_\_\_\_\_
- c. Appeal decision of the Board \_\_\_\_\_
- 

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

Local Administrator Signature \_\_\_\_\_ Date \_\_\_\_\_



**PROPOSAL**

**MARK BIRTWELL  
136 BESSE ROAD  
WAYNE, ME 04284  
207-212-9695**

**BIRTWELLFARM@GMAIL.COM**

Date: 8-3-22
Invoice #:
P.O. #

Contact Person: Duane Fortini
Telephone: 603-490-7610
Email:

Description of Work	Price
To Install Septic System @ 88 Nobis Point Rd Read Field ME, Per Joe Stevenson plans dated 7-29-2022	
Price includes: permit one pumping of old tank AND removal of old tank, removal of large pine tree for tank	
Price does not include: unforeseen ledge or large rocks, wiring of pump	
Thank you Mark	\$15,650
	Sub Total:
	Tax:
Received by:	<b>GRAND TOTAL:</b>

Thank you for your business. It is appreciated.

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services  
 Division of Environmental Health  
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

READFIELD

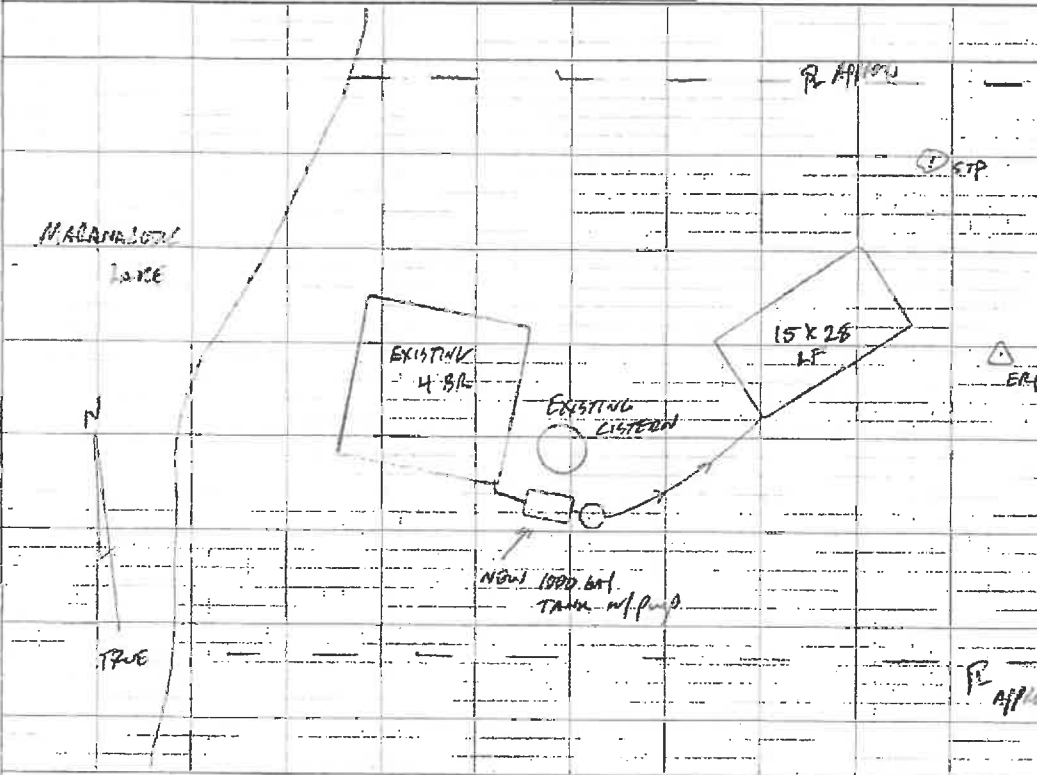
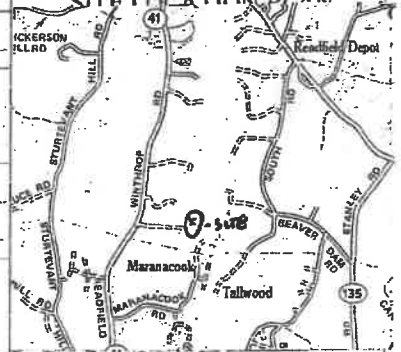
88 NOBIS POINT RD

DUNNE FORTINI

SITE PLAN

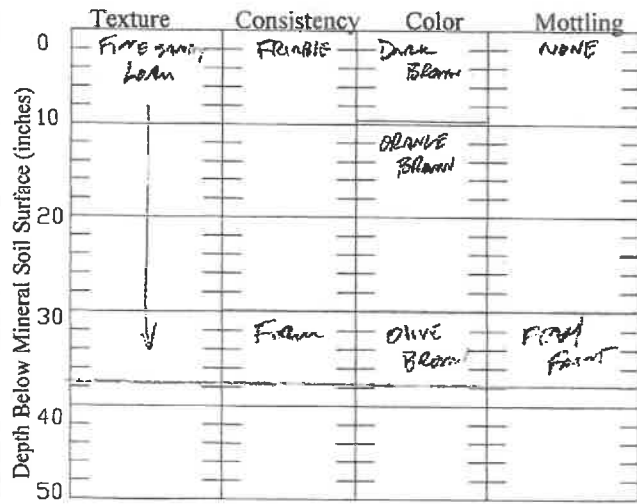
Scale 1" = 30 ft. or as shown

SITE LOCATION PLAN



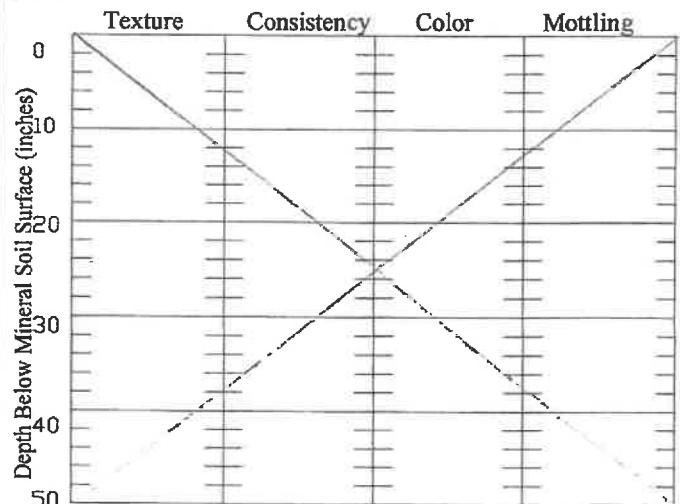
## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-1  Test Pit  Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil



Soil Classification <u>3 C</u> Profile Condition	Slope <u>5</u> %	Limiting Factor <u>30</u> "	<input type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	---------------------	--------------------------------	--

Observation Hole \_\_\_\_\_  Test Pit  Boring  
 \_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil



Soil Classification _____ Profile Condition	Slope ____ %	Limiting Factor ____ "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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*[Signature]*  
 Site Evaluator Signature

414

SE #

7/29/2022

Date





# 130 foot Abutters List Report

Readfield, ME  
February 06, 2023

## Subject Property:

Parcel Number: 140-031  
CAMA Number: 140-031  
Property Address: 88 NOBIS POINT ROAD

Mailing Address: Kalkwarf Family Trust  
7450 Spring Village Dr. Apt. 509  
Springfield, VA 22150

---

## Abutters:

Parcel Number: 140-029  
CAMA Number: 140-029  
Property Address: 97 NOBIS POINT ROAD

Mailing Address: Buck, William II  
PO Box 369  
Readfield, ME 04355

Parcel Number: 140-030  
CAMA Number: 140-030  
Property Address: 96 NOBIS POINT ROAD

Mailing Address: Caprini, Stella M -Trustee  
C/O Joseph Caparini 2286 Washington  
Drive  
Northbrook, IL 60062

Parcel Number: 140-032  
CAMA Number: 140-032  
Property Address: 93 NOBIS POINT ROAD

Mailing Address: Griffith Real Estate Trust  
2327 Brittany Point  
Lansdale, PA 19446

Parcel Number: 140-033  
CAMA Number: 140-033  
Property Address: 87 NOBIS POINT ROAD

Mailing Address: Edson, Daniel E.  
1050 South Bay  
Arkansas Pass, Tx 78336

Parcel Number: 140-034  
CAMA Number: 140-034  
Property Address: 84 NOBIS POINT ROAD

Mailing Address: Atlee, William E Jr  
56 Parkwood Drive  
Augusta, ME 04330

Parcel Number: 140-035  
CAMA Number: 140-035  
Property Address: 85 NOBIS POINT ROAD

Mailing Address: Partridge, Ellen R  
85 Nobis Point Road  
Readfield, ME 04355



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

# Readfield, ME

Contact

1400016

Subject Features

1

Parcel feature

+ Add or Remove

Find Abutters

Select parcels within: 130

Feet

Select

+ Add or Remove

Reports

Abutters Report

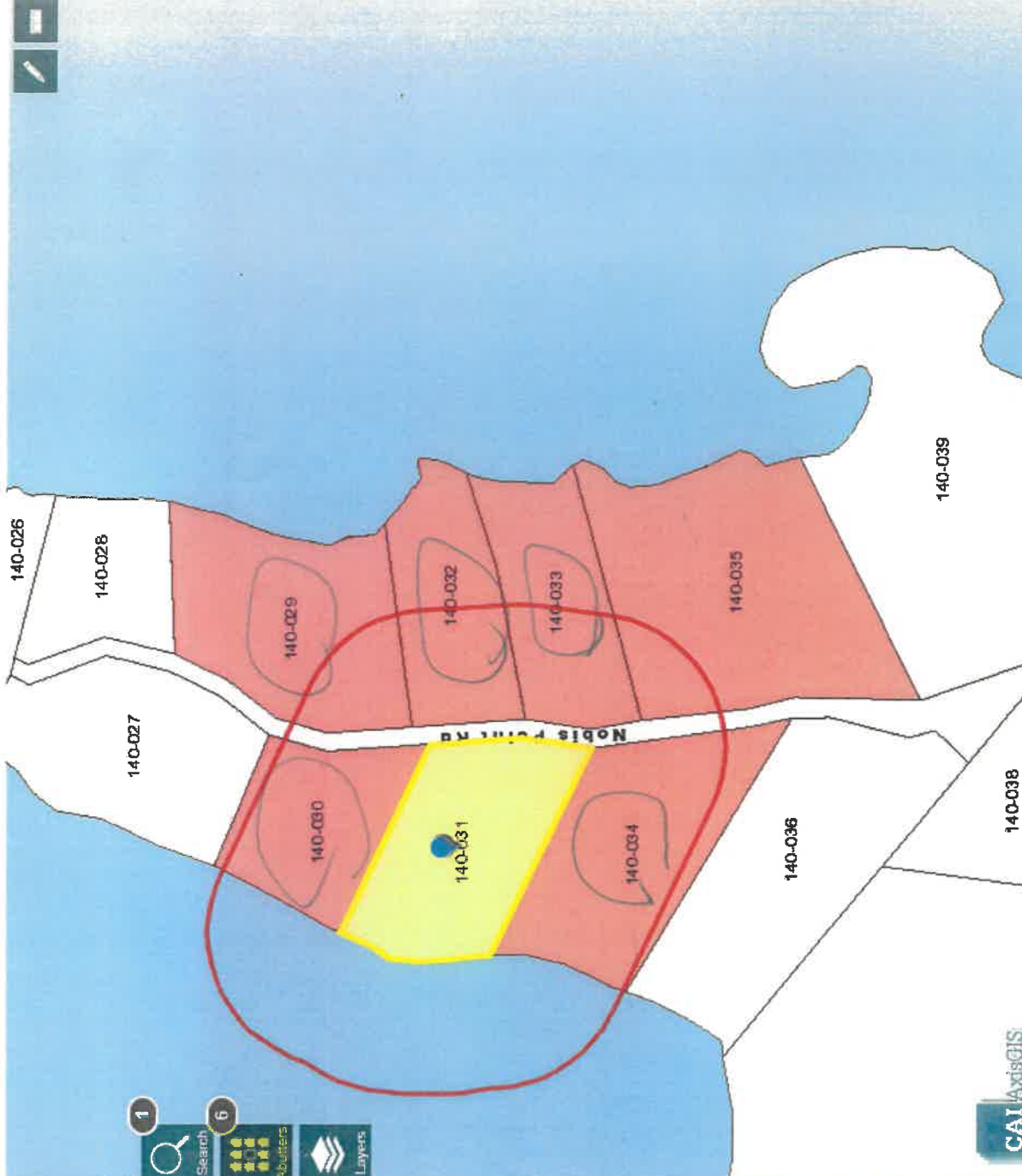
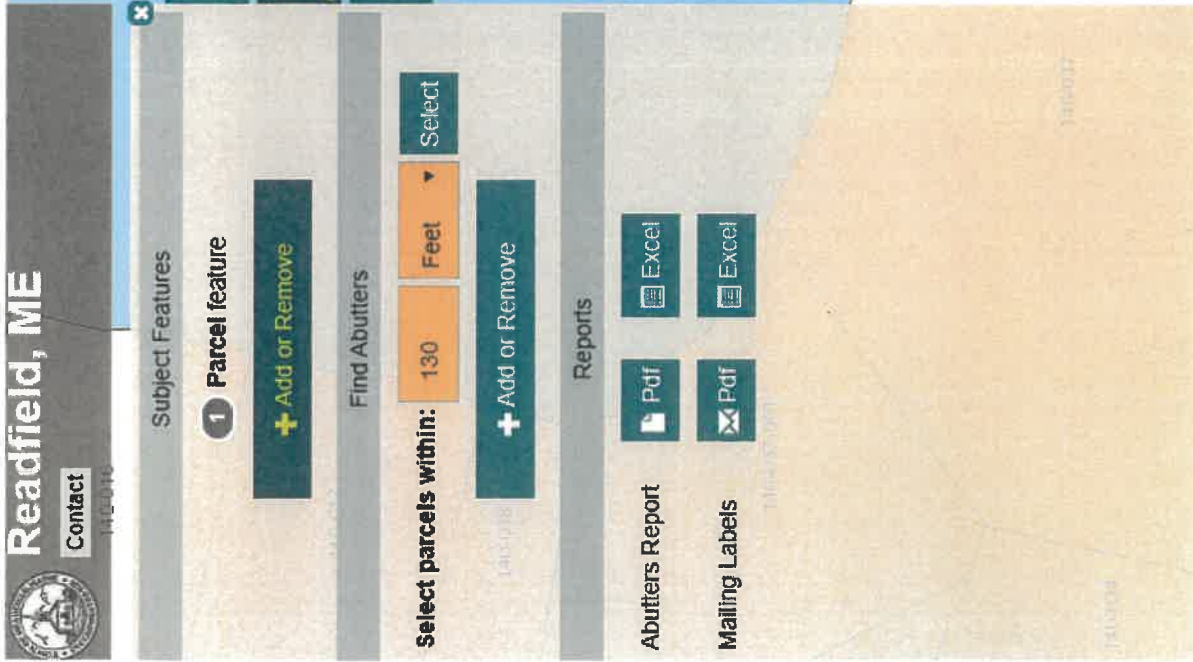
PDF

Excel

Mailing Labels

PDF

Excel



Abutters Map

Deed

BK14540 PGS 163 - 165 08/10/2022 01:56:34 PM  
INSTR#: 2022019249 ATTEST: DIANE WILSON  
RECEIVED KENNEBEC SS REGISTER OF DEEDS  
eRecorded Document

Return to:  
Duane Fortini  
Constance Fortini

**MAINE REAL ESTATE  
TRANSFER TAX PAID**

DLN:1002240204989

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That **Leonard V. Kalkwarf, Trustee of the Kalkwarf Family Trust, dated September 10, 2008**, of 7450 Spring Village Drive, Apt. 509, Springfield, VA 22150, for consideration paid grants to **Duane Fortini and Constance Fortini**, of 6 Woodland Drive, Sandown, NH 03873, as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A CERTAIN PARCEL OF LAND SITUATED IN READFIELD, COUNTY OF KENNEBEC, STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWING:

BEGINNING AT AN IRON PIN WHICH IS SOUTH 46° 05 1/2' WEST, 134.4 FEET FROM AN IRON PIN AT THE SOUTHWESTERLY CORNER OF LAND DEEDED TO NORMAN E. AND CAROLE RICKER RECORDED MARCH 16, 1965, BOOK 1370, PAGE 35.

THENCE SOUTHWESTERLY ALONG THE SHORE OF MARANACOOK LAKE TO AN IRON PIN WHICH IS SOUTH 37° 07 1/2' WEST, 134.8 FEET FROM POINT OF BEGINNING.

THENCE SOUTH 46° 50 1/2' EAST, 232.6 FEET TO AN IRON PIN AT THE WESTERLY SIDE LINE OF THE NOBIS ROAD.

THENCE NORTHEASTERLY ALONG THE WESTERLY SIDE LINE OF THE NOBIS ROAD TO AN IRON PIN WHICH IS NORTH 18° 29 1/2' EAST, 148.2 FEET FROM LAST MENTIONED IRON PIN.

THENCE NORTH 48° 08 1/2' EAST, 186 FEET TO POINT OF BEGINNING.

TOGETHER WITH A RIGHT-OF-WAY, IN COMMON WITH OTHERS, OF ROADS AS NOW USED AND RUNNING FROM THE TOWN ROAD AT OR NEAR PROPERTY OF NOW OR FORMERLY OF ONA WATTS, AND THROUGH THE BELVEDERE HOTEL LAND, SO-CALLED, AND THROUGH LAND NOW OR FORMERLY OWNED BY ARTHUR C. LAHAYE AND THROUGH OTHER LAND OWNED BY SAID MARCIA Z. NOBIS, FOR THE PURPOSE OF INGRESS AND EGRESS, ON FOOT OR WITH VEHICLE, FROM SAID PREMISES HEREBY CONVEYED TO SAID TOWN ROAD.

AS A PART OF THE CONSIDERATION FOR THIS CONVEYANCE, THE GRANTEE, HIS HEIRS AND ASSIGNS, AGREE TO MAINTAIN THEIR PROPORTIONATE SHARE OF SAID RIGHT OF WAY.

ALSO GRANTING RIGHTS TO TAKE WATER FROM WELL NEAR GRANTOR'S SOUTH LINE FOR DRINKING PURPOSES.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANTS WHICH SHALL RUN WITH THE LAND AND THE GRANTEES ARE TO BE BOUND BY THEM UPON ACCEPTANCE OF THIS CONVEYANCE:

1. THERE IS TO BE NO SUB-DIVISION OF ANY LOT NOR MORE THAN ONE RESIDENCE ERECTED ON EACH LOT, EXCEPTING THE USUAL APPURTENANT BUILDINGS.
2. NO COMMERCIAL OR BUSINESS USE SHALL BE PERMITTED, EXCEPT THAT ANY BUILDING MAY BE RENTED.
3. NO HOUSE TRAILERS OR MOBILE HOMES, SO-CALLED, WHETHER ON WHEELS OR NOT, SHALL BE PERMITTED, AND NO TENTS FOR OCCUPANCY SHALL BE ALLOWED.
4. NO BUILDINGS SHALL BE LEFT WITH TAR PAPER OR OTHER ASPHALT SIDING ON THE EXTERIOR WALLS, AND ALL EXTERIOR WORK WILL BE COMPLETED ON ANY BUILDING WITHIN ONE YEAR FROM THE START OF CONSTRUCTION.
5. NO BUILDINGS SHALL BE CONSTRUCTED WITHIN 20 FEET OF THE LAKE.
6. ALL SANITATION SHALL COMPLY TO STATE PLUMBING CODES.
7. SPARK SCREENS SHALL BE INSTALLED ON ALL CHIMNEYS.
8. RESIDENCE SHALL CONTAIN NOT LESS THAN 560 SQ. FT. OF FLOOR AREA.

EXCEPTING AND RESERVING RIGHTS OF CENTRAL MAINE POWER COMPANY'S POWER LINE EASEMENT.

Meaning and intending to describe and convey the same premises conveyed to Leonard V. Kalkwarf and Beverly J. Kalkwarf, Trustees under The Kalkwarf Family Trust, by virtue of a deed of Leonard V. Kalkwarf and Beverly J. Kalkwarf, dated September 10, 2008 and recorded October 10, 2008 in the Kennebec County Registry of Deeds at Book 9878, Page 279. The said Beverly J. Kalkwarf passed away on May 27, 2019, leaving the said Leonard V. Kalkwarf as the sole surviving trustee of said trust.

**Red Door Title ☐ 2204 Woodbury Avenue, Newington NH 03801 ☐ (207) 358-7500**

The undersigned Leonard V. Kalkwarf, Trustee of the Kalkwarf Family Trust, and any amendments thereto has full and absolute power in said Trust Agreement to convey any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power to see to the application of any Trust Asset paid to the Trustee for a conveyance thereof. The Trust has not been revoked and is still in full force and effect.

Executed this 8<sup>th</sup> day of August, 2022.

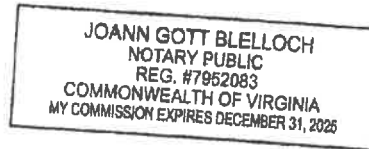
**THE KALKWARF FAMILY TRUST**

By Leonard Kalkwarf  
Leonard V. Kalkwarf, Trustee

State of Nevada  
County of Fernando

Then personally appeared before me on this 8<sup>th</sup> day of August, 2022 the said Leonard V. Kalkwarf, Trustee of the Kalkwarf Family Trust and acknowledged the foregoing to be his voluntary act and deed in said capacity.

Joann Gott Belloch  
Notary Public  
Commission expiration:



Red Door Title ☐ 2204 Woodbury Avenue, Newington NH 03801 ☐ (207) 358-7500

# Town of Readfield

## FLOODPLAIN MANAGEMENT ORDINANCE

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June 11, 2009

Readfield Floodplain Ordinance  
June 11, 2009

## **ARTICLE I - PURPOSE AND ESTABLISHMENT**

Certain areas of the Town of Readfield, Maine are subject to periodic flooding, causing serious damages to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968.

Therefore, the Town of Readfield, Maine has chosen to become a participating community in the National Flood Insurance Program, and agrees to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as delineated in this Floodplain Management Ordinance.

It is the intent of the Town of Readfield, Maine to require the recognition and evaluation of flood hazards in all official actions relating to land use in the floodplain areas having special flood hazards.

The Town of Readfield has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to Title 30-A MRSA, Sections 3001-3007, 4352, 4401-4407 and Title 38 MRSA, Section 440.

The National Flood Insurance Program, established in the aforesaid Act, provides that areas of the Town of Readfield having a special flood hazard be identified by the Federal Emergency Management Agency and that floodplain management measures be applied in such flood hazard areas. This Ordinance establishes a Flood Hazard Development Permit system and review procedure for development activities in the designated flood hazard areas of the Town of Readfield, Maine.

The areas of special flood hazard, Zones A, and AE for the Town of Readfield, Kennebec County Maine identified by the Federal Emergency Management Agency in a report entitled "Flood Insurance Study - Kennebec County," dated June 19, 2011 with accompanying "Flood Insurance Rate Map" dated June 16, 2011, with panels:

292, 294, 311, 313, 314, 316, 317, 318, 319, 338, 457, 476, 477, 481, 482, 484, 501

derived from the county wide digital flood insurance rate map entitled "Digital Flood Insurance Rate Map, Kennebec County," are hereby adopted by reference and declared to be a part of this Ordinance.

## **ARTICLE II - PERMIT REQUIRED**

Before any construction or other development (as defined in Article XIII), including the placement of manufactured homes, begins within any areas of special flood hazard established in Article I, a Flood Hazard Development Permit shall be obtained from the Code Enforcement Officer. This permit shall be in addition to any other permits which may be required pursuant to the codes and ordinances of the Town of Readfield, Maine.

## **ARTICLE III - APPLICATION FOR PERMIT**

The application for a Flood Hazard Development Permit shall be submitted to the Code Enforcement Officer and shall include:

- A. The name, address and phone number of the applicant, owner, and contractor;
- B. An address and a map indicating the location of the construction site;

- C. A site plan showing location of existing and/or proposed development, including but not limited to structures, sewage disposal facilities, water supply facilities, areas to be cut and filled, and lot dimensions;
- D. A statement of the intended use of the structure and/or development;
- E. A statement of the cost of the development including all materials and labor;
- F. A statement as to the type of sewage system proposed;
- G. Specification of dimensions of the proposed structure and/or development;

[Items H-K.2 apply only to new construction and substantial improvements.]

N/A H. The elevation in relation to the National Geodetic Vertical Datum (NGVD), or to a locally established datum in Zone A only, of the:

- 1. base flood at the proposed site of all new or substantially improved structures, which is determined:
  - a. in Zone A1-30, from data contained in the "Flood Insurance Study - Town of Readfield, Maine," as described in Article I; or,
  - b. in Zone A:
    - (1) from any base flood elevation data from federal, state, or other technical sources (such as FEMA's Quick-2 model, FEMA 265/July 1995), including information obtained pursuant to Article VI.K. and VIII.D.;
    - (2) from the contour elevation extrapolated from a best fit analysis of the floodplain boundary when overlaid onto a USGS Quadrangle Map or other topographic map prepared by a Professional Land Surveyor or registered professional engineer, if the floodplain boundary has a significant correlation to the elevation contour line(s); or, in the absence of all other data,
    - (3) to be the elevation of the ground at the intersection of the floodplain boundary and a line perpendicular to the shoreline which passes along the ground through the site of the proposed building.
- 2. highest and lowest grades at the site adjacent to the walls of the proposed building;
- 3. lowest floor, including basement; and whether or not such structures contain a basement; and,
- 4. level, in the case of non-residential structures only, to which the structure will be floodproofed;

N/A I. A description of an elevation reference point established on the site of all developments for which elevation standards apply as required in Article VI;

N/A J. A written certification by a Professional Land Surveyor, registered professional engineer or architect, that the base flood elevations and grade elevations shown on the application are accurate;



K. The following certifications as required in Article VI by a registered professional engineer or architect:

- N/A 1. a Floodproofing Certificate (FEMA Form 81-65, 01/03, as amended), to verify that the floodproofing methods for any non-residential structures will meet the floodproofing criteria of Article III.H.4.; Article VI.G.; and other applicable standards in Article VI;
- N/A 2. a Hydraulic Openings Certificate to verify that engineered hydraulic openings in foundation walls will meet the standards of Article VI.L.2.a.;
- N/A 3. a certified statement that bridges will meet the standards of Article VI.M.; *NO bridges*
- N/A 4. a certified statement that containment walls will meet the standards of Article VI.N.; *no containment wall*
- N/A L. A description of the extent to which any water course will be altered or relocated as a result of the proposed development; and, *no water course alteration*
- M. A statement of construction plans describing in detail how each applicable development standard in Article VI will be met.

#### ARTICLE IV - APPLICATION FEE AND EXPERT'S FEE

A non-refundable application **fee of \$25.00** for all minor development and \$50.00 for all new construction or substantial improvements shall be paid to the Town Clerk and a copy of a receipt for the same shall accompany the application.

An additional fee may be charged if the Code Enforcement Officer and/or Board of Appeals needs the assistance of a professional engineer or other expert. The expert's fee shall be paid in full by the applicant within 10 days after the town submits a bill to the applicant. Failure to pay the bill shall constitute a violation of the ordinance and be grounds for the issuance of a stop work order. An expert shall not be hired by the municipality at the expense of an applicant until the applicant has either consented to such hiring in writing or been given an opportunity to be heard on the subject. An applicant who is dissatisfied with a decision to hire expert assistance may appeal that decision to the Board of Appeals.

#### ARTICLE V - REVIEW STANDARDS FOR FLOOD HAZARD DEVELOPMENT PERMIT APPLICATIONS

The Code Enforcement Officer shall:

- A. Review all applications for the Flood Hazard Development Permit to assure that proposed developments are reasonably safe from flooding and to determine that all pertinent requirements of Article VI (Development Standards) have been, or will be met;
- B. Utilize, in the review of all Flood Hazard Development Permit applications:
  - 1. the base flood and floodway data contained in the "Flood Insurance Study - Town of Readfield, Maine," as described in Article I;
  - 2. in special flood hazard areas where base flood elevation and floodway data are not provided, the Code Enforcement Officer shall obtain, review and reasonably utilize any base flood elevation and floodway data from federal, state, or other technical sources, including information obtained

pursuant to Article III.H.1.b.; Article VI.J.; and Article VIII.D., in order to administer Article VI of this Ordinance; and,

3. when the community establishes a base flood elevation in a Zone A by methods outlined in Article III.H.1.b., the community shall submit that data to the Maine Floodplain Management Program in the State Planning Office.

- C. Make interpretations of the location of boundaries of special flood hazard areas shown on the maps described in Article I of this Ordinance;
- D. In the review of Flood Hazard Development Permit applications, determine that all necessary permits have been obtained from those federal, state, and local government agencies from which prior approval is required by federal or state law, including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1344;
- E. Notify adjacent municipalities, the Department of Environmental Protection, and the Maine Floodplain Management Program in the State Planning Office prior to any alteration or relocation of a water course and submit copies of such notifications to the Federal Emergency Management Agency;
- F. If the application satisfies the requirements of this Ordinance, approve the issuance of one of the following Flood Hazard Development Permits based on the type of development:
  1. a two-part Flood Hazard Development Permit for elevated structures. Part I shall authorize the applicant to build a structure to and including the first horizontal floor only above the base flood level. At that time the applicant shall provide the Code Enforcement Officer with an Elevation Certificate completed by a Professional Land Surveyor, registered professional engineer or architect based on the Part I permit construction, "as built", for verifying compliance with the elevation requirements of Article VI, paragraphs F, G, or H. Following review of the Elevation Certificate data, which shall take place within 72 hours of receipt of the application, the Code Enforcement Officer shall issue Part II of the Flood Hazard Development Permit. Part II shall authorize the applicant to complete the construction project; or,
  2. a Flood Hazard Development Permit for Floodproofing of Non-Residential Structures that are new construction or substantially improved non-residential structures that are not being elevated but that meet the floodproofing standards of Article VI.G.1.a.,b., and c. The application for this permit shall include a Floodproofing Certificate signed by a registered professional engineer or architect; or,
  3. a Flood Hazard Development Permit for Minor Development for all development that is not new construction or a substantial improvement, such as repairs, maintenance, renovations, or additions, whose value is less than 50% of the market value of the structure. Minor development also includes, but is not limited to: accessory structures as provided for in Article VI.J., mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, deposition or extraction of materials, public or private sewage disposal systems or water supply facilities that do not involve structures; and non-structural projects such as bridges, dams, towers, fencing, pipelines, wharves and piers.
- G. Maintain, as a permanent record, copies of all Flood Hazard Development Permit Applications, corresponding Permits issued, and data relevant thereto, including reports of the Board of Appeals on variances granted under the provisions of Article IX of this Ordinance, and copies of Elevation

N/A

N/A

Certificates, Floodproofing Certificates, Certificates of Compliance and certifications of design standards required under the provisions of Articles III, VI, and VII of this Ordinance.

## ARTICLE VI - DEVELOPMENT STANDARDS

All developments in areas of special flood hazard shall meet the following applicable standards:

**A. All Development - All development shall:**

1. be designed or modified and adequately anchored to prevent flotation (excluding piers and docks), collapse or lateral movement of the development resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
2. use construction materials that are resistant to flood damage;  
*Concrete + some wood above the 100yr. zone*
3. use construction methods and practices that will minimize flood damage; and,  
*one-way valves and/or door or springs*
4. use electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during flooding conditions. *Existing plumbing will remain in place*

*N/A* B. **Water Supply** - All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.

*N/A* C. **Sanitary Sewage Systems** - All new and replacement sanitary sewage systems shall be designed and located to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters.

*N/A* D. **On Site Waste Disposal Systems** - On site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during floods.

*N/A* E. **Watercourse Carrying Capacity** - All development associated with altered or relocated portions of a watercourse shall be constructed and maintained in such a manner that no reduction occurs in the flood carrying capacity of the watercourse.

*N/A* F. **Residential** - New construction or substantial improvement of any residential structure located within:

1. Zone A1-30 shall have the lowest floor (including basement) elevated to at least one foot above the base flood elevation.
2. Zone A shall have the lowest floor (including basement) elevated to at least one foot above the base flood elevation utilizing information obtained pursuant to Article III.H.1.b.; Article V.B; or Article VIII.D.

*N/A* G. **Non Residential** - New construction or substantial improvement of any non-residential structure located within:

1. Zone A1-30, AE, and AH shall have the lowest floor (including basement) elevated to at least one foot above the base flood elevation, or together with attendant utility and sanitary facilities shall:
  - a. be floodproofed to at least one foot above the base flood elevation so that below that elevation the structure is watertight with walls substantially impermeable to the passage of water;
  - b. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and,
  - c. be certified by a registered professional engineer or architect that the floodproofing design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a Flood Hazard Development Permit, as required by Article III.K. and shall include a record of the elevation above mean sea level to which the structure is floodproofed.
2. Zone A shall have the lowest floor (including basement) elevated to at least one foot above the base flood elevation utilizing information obtained pursuant to Article III.H.1.b.; Article V.B; or Article VIII.D., or
  - a. together with attendant utility and sanitary facilities meet the standards of Article VI.G.1. floodproofing

N/A H. **Manufactured Homes** - New or substantially improved manufactured homes located within:

1. Zone A1-30 shall:
  - a. be elevated such that the lowest floor (including basement) of the manufactured home is at least one foot above the base flood elevation;
  - b. be on a permanent foundation, which may be poured masonry slab or foundation walls, with hydraulic openings, or may be reinforced piers or block supports, any of which support the manufactured home so that no weight is supported by its wheels and axles; and,
  - c. be securely anchored to an adequately anchored foundation system to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to:
    - (1) over-the-top ties anchored to the ground at the four corners of the manufactured home, plus two additional ties per side at intermediate points (manufactured homes less than 50 feet long require one additional tie per side); or by,
    - (2) frame ties at each corner of the home, plus five additional ties along each side at intermediate points (manufactured homes less than 50 feet long require four additional ties per side).
    - (3) all components of the anchoring system described in Article VI, paragraph H.1. c.(1)&(2) shall be capable of carrying a force of 4800 pounds.

2. Zone A shall:

- a. be elevated on a permanent foundation, as described in Article VI.H.1.b., such that the lowest floor (including basement) of the manufactured home is at least one foot above the base flood elevation utilizing information obtained pursuant to Article III.H.1.b.; Article V.B; or Article VIII.D.; and
- b. meet the anchoring requirements of Article VI.H.1.e-b.

N/A

I. **Recreational Vehicles** - Recreational Vehicles located within:

- 1. Zones A, and A1-30 shall either:
  - a. be on the site for fewer than 180 consecutive days,
  - b. be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or,
  - c. be permitted in accordance with the elevation and anchoring requirements for "manufactured homes" in Article VI.H.1 a-~~&b~~.

N/A

J. **Accessory Structures** - Accessory Structures, as defined in Article XIII, located within Zones A1-30, and A, shall be exempt from the elevation criteria required in Article VI.F. & G. above, if all other requirements of Article VI and all the following requirements are met. Accessory Structures shall:

- 1. be 500 square feet or less and have a value less than \$3000;
- 2. have unfinished interiors and not be used for human habitation;
- 3. have hydraulic openings, as specified in Article VI.L.2., in at least two different walls of the accessory structure;
- 4. be located outside the floodway;
- 5. when possible be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters and be placed further from the source of flooding than is the primary structure; and,
- 6. have only ground fault interrupt electrical outlets. The electric service disconnect shall be located above the base flood elevation and when possible outside the Special Flood Hazard Area.

N/A

K. **Floodways** -

- 1. In Zone A1-30 riverine areas, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted within a regulatory floodway which is designated on the community's "Flood Insurance Rate Map," unless a technical evaluation certified by a registered professional engineer is provided demonstrating that such encroachments will not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

2. In Zones A1-30, and A riverine areas for which no regulatory floodway is designated, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted in the floodway as determined in Article VI.K.3. unless a technical evaluation certified by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing development and anticipated development:
  - a. will not increase the water surface elevation of the base flood more than one foot at any point within the community; and,
  - b. is consistent with the technical criteria contained in Chapter 5 entitled "Hydraulic Analyses," *Flood Insurance Study - Guidelines and Specifications for Study Contractors*, (FEMA 37/ January 1995, as amended).
3. In Zones A1-30, and A riverine areas for which no regulatory floodway is designated, the regulatory floodway is determined to be the channel of the river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain as measured from the normal high water mark to the upland limit of the floodplain.

N/A L. **Enclosed Areas Below the Lowest Floor** - New construction or substantial improvement of any structure in Zones A1-30, and A that meets the development standards of Article VI, including the elevation requirements of Article VI, paragraphs F, G, or H and is elevated on posts, columns, piers, piles, "stilts," or crawlspaces may be enclosed below the base flood elevation requirements provided all the following criteria are met or exceeded:

1. Enclosed areas are not "basements" as defined in Article XIII;
2. Enclosed areas shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water. Designs for meeting this requirement must either:
  - a. be engineered and certified by a registered professional engineer or architect; or,
  - b. meet or exceed the following minimum criteria:
    - (1) a minimum of two openings having a total net area of not less than one square inch for every square foot of the enclosed area;
    - (2) the bottom of all openings shall be below the base flood elevation and no higher than one foot above the lowest grade; and,
    - (3) openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the entry and exit of flood waters automatically without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means;
3. The enclosed area shall not be used for human habitation; and,
4. The enclosed areas are usable solely for building access, parking of vehicles, or storage.

N/A

M. **Bridges** - New construction or substantial improvement of any bridge in Zones A1-30, and A shall be designed such that:

1. when possible, the lowest horizontal member (excluding the pilings, or columns) is elevated to at least one foot above the base flood elevation; and
2. a registered professional engineer shall certify that:
  - a. the structural design and methods of construction shall meet the elevation requirements of this section and the floodway standards of Article VI.K.; and
  - b. the foundation and superstructure attached thereto are designed to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all structural components. Water loading values used shall be those associated with the base flood.

N/A

N. **Containment Walls** - New construction or substantial improvement of any containment wall located within:

1. Zones A1-30, and A shall:
  - a. have the containment wall elevated to at least one foot above the base flood elevation;
  - b. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and,
  - c. be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a Flood Hazard Development Permit, as required by Article III.K.

N/A

O. **Wharves, Piers and Docks** - New construction or substantial improvement of wharves, piers, and docks are permitted in Zones A1-30, and A, in and over water if the following requirements are met:

1. wharves, piers, and docks shall comply with all applicable local, state, and federal regulations; and
2. for commercial wharves, piers, and docks, a registered professional engineer shall develop or review the structural design, specifications, and plans for the construction.

## ARTICLE VII - CERTIFICATE OF COMPLIANCE

No land in a special flood hazard area shall be occupied or used and no structure which is constructed or substantially improved shall be occupied until a Certificate of Compliance is issued by the Code Enforcement Officer subject to the following provisions:

A. For New Construction or Substantial Improvement of any elevated structure the applicant shall submit to the Code Enforcement Officer, an Elevation Certificate completed by a Professional Land

Surveyor, registered professional engineer, or architect, for compliance with Article VI, paragraphs F, G, or H.

- B. The applicant shall submit written notification to the Code Enforcement Officer that the development is complete and complies with the provisions of this ordinance.
- C. Within 10 working days, the Code Enforcement Officer shall:
  - 1. review the Elevation Certificate and the applicant's written notification; and,
  - 2. upon determination that the development conforms with the provisions of this ordinance, shall issue a Certificate of Compliance.

## **ARTICLE VIII - REVIEW OF SUBDIVISION AND DEVELOPMENT PROPOSALS**

*N/A*  
The Planning Board shall, when reviewing subdivisions and other proposed developments that require review under other federal law, state law or local ordinances or regulations and all projects on 5 or more disturbed acres, or in the creation of manufactured home parks as herein defined, assure that:

- A. All such proposals are consistent with the need to minimize flood damage.
- B. All public utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damages.
- C. Adequate drainage is provided so as to reduce exposure to flood hazards.
- D. All proposals include base flood elevations, flood boundaries, and, in a riverine floodplain, floodway data. These determinations shall be based on engineering practices recognized by the Federal Emergency Management Agency.
- E. Any proposed development plan must include a condition of plan approval requiring that structures on any lot in the development having any portion of its land within a Special Flood Hazard Area, are to be constructed in accordance with Article VI of this ordinance. Such requirement will be included in any deed, lease, purchase and sale agreement, or document transferring or expressing an intent to transfer any interest in real estate or structure, including but not limited to a time-share interest. The condition shall clearly articulate that the municipality may enforce any violation of the construction requirement and that fact shall also be included in the deed or any other document previously described. The construction requirement shall also be clearly stated on any map, plat, or plan to be signed by the Planning Board or local reviewing authority as part of the approval process.

## **ARTICLE IX - APPEALS AND VARIANCES**

The Board of Appeals of the Town of Readfield may, upon written application of an aggrieved party, hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the Code Enforcement Officer or Planning Board in the administration or enforcement of the provisions of this Ordinance.

The Board of Appeals may grant a variance from the requirements of this Ordinance consistent with state law and the following criteria:



- A. Variances shall not be granted within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.
- B. Variances shall be granted only upon:
  - 1. a showing of good and sufficient cause; and,
  - 2. a determination that should a flood comparable to the base flood occur, the granting of a variance will not result in increased flood heights, additional threats to public safety, public expense, or create nuisances, cause fraud or victimization of the public or conflict with existing local laws or ordinances; and,
  - 3. a showing that the issuance of the variance will not conflict with other state, federal or local laws or ordinances; and,
  - 4. a determination that failure to grant the variance would result in "undue hardship," which in this sub-section means:
    - a. that the land in question cannot yield a reasonable return unless a variance is granted; and,
    - b. that the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood; and,
    - c. that the granting of a variance will not alter the essential character of the locality; and,
    - d. that the hardship is not the result of action taken by the applicant or a prior owner.
- C. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief, and the Board of Appeals may impose such conditions to a variance as it deems necessary.
- D. Variances may be issued for new construction, substantial improvements, or other development for the conduct of a functionally dependent use provided that:
  - 1. other criteria of Article IX and Article VI.K. are met; and,
  - 2. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- E. Variances may be issued for the repair, reconstruction, rehabilitation, or restoration of Historic Structures upon the determination that:
  - 1. the development meets the criteria of Article IX, paragraphs A. through D. above; and,
  - 2. the proposed repair, reconstruction, rehabilitation, or restoration will not preclude the structure's continued designation as a Historic Structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
- F. Any applicant who meets the criteria of Article IX, paragraphs A. through E. shall be notified by the Board of Appeals in writing over the signature of the Chairman of the Board of Appeals that:

## Not a Substantial Improvement Data & math

Purpose of this sheet: Illustrate the current market value of the structure (house) and compute this against the quote for the project.

**From the Valuation report (included in this submittal):**

- Total property value = \$227,000
- Structure value (rcnld) = \$79,059

**Market value in 2022** of the whole property based on the sale transaction = \$505,000

**Formula:**

Valuation report of structure / Valuation report of property = Market value of structure / Market value of property

$79,059 / 227,000 = X / 505,000$      $X = 175,880$  = current market value of the structure

50% of the structure current market value = \$87,940.

Quote (included in this submittal) for foundation crawlspace is \$86,800.

**This is less than 50% of the current market value.**

Readfield

Valuation Report

02/20/2023

Name: Kalkwarf Family Trust

Page 1

Kalkwarf, Leonard V & Beverly J -Trustees

Map/Lot:

140-031

Account: 596 Card: 1 of 1

Location:

88 NOBIS POINT ROAD

Neighborhood 50 NEIGHBORHOOD 50

Zoning/Use Residential
Topography Level
Utilities Lake WaterSeptic System
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 1 1 1
X Coordinate 0 Y Coordinate 0
Exemption(s) Land Schedule 5

Table with columns: Units, Method - Description, Price/Unit, Total, Fctr, Influence, Value. Rows include 0.68 Acres-BASE WATER-DEC and 1.00 Acres-BASE WATER-VAL(0-1).

Table with columns: Dwelling Description, Replacement Cost New. Rows include Other, Exterior, Dwelling Units, Foundation, Fin. Basement Area, Heating, Rooms, Bedrooms, Baths, Attic, FirePlaces, Insulation, Unfin. Living Area.

Table with columns: Built, Renovated, Kitchens, Baths, Condition, Layout, Total. Rows include 1970, 0 Typical, Typical, Average, Typical, 78,980.

Table with columns: Functional Obsolescence, Economic Obsolescence, Phys. %, Func. %, Econ. %, Value(Rcnld). Rows include None, None, 77%, 100%, 130%, 79,059.

Table with columns: Outbuildings/Additions/Improvements, Value Rcnld. Rows include Description, Year, Units, Grade, RCN, Cond, Phy, Func, Econ, 3,147, 3,121, 6,268.

Acpt Land 141,700 Accepted Bldg 85,300 Total 227,000

Bellavance Construction Company, Inc.

P.O. Box 511  
 Belgrade, ME 04917  
 (207) 495-2492

# Estimate

DATE	ESTIMATE #
12/13/2022	688

NAME / ADDRESS
Connie and Duane Fortini 88 Nobis point Road Readfield, ME 04355

PROJECT
Foundation

DESCRIPTION	COST	QTY	TOTAL
88 Nobis Point Road, Readfield, ME 04355			
Earthwork includes excavation under building, backfill, crushed stone and bark mulch	24,500.00		24,500.00
Cement work for basement footings, 5' tall walls crawl space includes steel rebar and 2 vents ( Note: add to 8' tall basement (full Basement) walls would cost an additional \$8,500)	16,250.00		16,250.00
Cement work for 4" thick concrete floor	5,900.00		5,900.00
Materials - 2" foam for walls and floor and poly for the floor only	4,500.00		4,500.00
Labor to install foam, tar and drains ect	4,350.00		4,350.00
Labor to rig, lift and lower building	24,500.00		24,500.00
Materials for wood walls on foundation (rough framed) as needed	3,800.00		3,800.00
Labor to construct wood walls on foundation (rough framed)	2,000.00		2,000.00
Erosion control includes site prep to comply with erosion control	1,000.00		1,000.00
Note: Any rocks or ledge 2 yards or larger will be excavated at the expense of the property owner. Permits from the Town and DEP are to be obtained by others. No electrical or plumbing work is included in this estimate. Any contaminated materials excavated on site shall be removed and disposed of at the expense of the property owner.			
If you have questions please call.		<b>TOTAL</b>	
		\$86,800.00	

