

Permit Fee 100  
Date Paid \_\_\_\_\_  
Receipt # \_\_\_\_\_

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

Map 111      Lot 028-0027

**Planning Board**  
**Land Use Permit Application**

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

1. Applicant / Owner: Menatoma Association  
    % Richard DeMarco  
    7 Parker Circle  
    Salem, NH 03079-1247  
    Phone# (H) 603-770-1688

Agent Richard Tarbuck  
119 North Rd  
Readfield, ME 04355  
Phone# 685-4212

**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:

**The Menatoma Association makes this application to salvage a building constructed approximately 100 years ago which housed craft activities for the boys' camp operating at that time. The structure is located on a shorefront bank and currently has no foundation-a construction defect which has resulted in it to be pushed very gradually by the freeze/thaw cycle toward Lovejoy Pond. The problem has been exacerbated over time by the erosion caused by watercraft wakes which have undermined the bank supporting load bearing posts. Consequently the condition of the structure has changed from "unfortunate" to "dangerous" in the last two years. The building will be jacked where it sits while a concrete foundation is poured underneath. Rip rap will be installed to retain the fill needed to restore the shoreland needed to provide a stable base for the lakeside supporting posts.**

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 Private Community**

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

lot coverage maximum. See Article 11 of the Land Use Ordinance for definition of “**lot coverage.**”

**NA**

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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 \_\_\_\_\_ Date \_\_\_\_\_

Signature of Agent (if any): **Richard H. Tarbuck**

Date **6 March, 2023**

## Questionnaire

1. State how the proposed activity will not have an undue adverse affect on:
  - a) the scenic or natural beauty of the area, **The project is located among legacy pines whose roots will be impacted by the excavation of the foundation. We have consulted with an arborist who has cabled one tree and, upon his recommendation, we have altered the excavation plan to preserve the trees as best as possible.**
  - b) any historical sites that may be located on the property, NA
  - c) any significant wildlife habitat, NA
  - d) any public rights for physical or visual access to any shoreline, NA
  - e) any rare and irreplaceable natural areas, NA
2.
  - a) What other Town, State or Federal permits will be required for this project? **We have filed for and have received permit approval from Maine DEP (PBR 376173) as well as from the Army Corps of Engineers (NAE-2022-02882). The floodplain application is in process and will be completed when the surveyor has completed his work.**
  - b) Do you intend to apply for these permits? **See above**
  - 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? **Yes**
3. State how the proposed activity will:
  - a) prevent stormwater from giving rise to soil erosion both during and after the Development, **Our contractor (Scott Horne) is certified to follow best practices for this type of project**  
  
(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, **Yes**
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. **None**
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? **The Association's membership authorized funding for this project in March, 2022.**

b) What technical support will be used in connection with any design, development or use of the project? **An owner, who is a registered Professional Civil Engineer in Virginia, has and will continue to assist with technical support. Our contractor, Scott Horne, has the experience and documented past performance to assure that the project will be professionally executed .**

6. 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? (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 floodplain, including any structures or buildings, wells, wastewater disposal systems, or any storage or placement of property stockpiling of materials? **Yes**
- ii) If the answer to question (i) is yes, how do you intend to develop this project (including its subsequent use) to comply with the Floodplain Ordinance of the Town of Readfield? **Application is pending, please see above.**
7. a) Does your proposed development or use include any alteration of or impact to any wetland? **No** If the answer to this question is yes, describe how you intend to minimize this impact?
- b) Are you aware that any wetland alteration requires additional permitting on the State or Federal level and will you be applying for those? **NA**
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. **Some excavation debris (old concrete), earthen material removed as necessary to the installation of the foundation, none of which is hazardous.**
- b) Will this solid waste be taken to the Town Recycling Station? **No** If so, how will the Town be compensated for handling such waste? **NA**
- If the solid waste is not to be taken to the Town Recycling Station, how do you plan to dispose of it? **Contractor stockpile**
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. **NA**
12. a) What is the approximate percentage of slope of the land? **30% slope behind the building, water level in the restoration area.**

- b) What are the nature of the soils? **Glacial till-sand, clay, gravel**  
c) What is the nature and extent of the existing vegetation on the site of development or use? **Legacy trees and underbrush**
13. a) What is the nearest waterbody (lake, pond, stream, or brook)? **Lovejoy Pond (Fayette)**  
b) What is the least distance between the waterbody and the project site? **Some supporting posts are in the water at high water mark.**  
c) What part of your project could impact one of these waterbodies? **See above**  
d) How do you intend to minimize this impact? **Restore the historic shoreline and install anti-erosion rip-rap to preserve the repair.**
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? **NA**
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. **NA**
- 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? **NA**
17. What types and amount of additional traffic do you expect as a result of this use? **NA**
18. What are your plans for permanent access to the site of the proposed use? **No change**
19. Does your proposed development or use cross the Readfield town line?  
If so, into which town? **NA**  
How will you avoid causing unreasonable traffic congestion or unsafe conditions as related to the use of that town's public ways? **NA**
20. What is the estimated depth-to-frontage ratio of the lots you propose to create or develop?  
**NA**
21. Has a representative of the Readfield Fire Department reviewed your proposal? **NA**
22. Are there currently any enforceable land use violations associated with this property? **No**
23. If your project involves the construction of a road has the road design been approved by the Road Committee? **NA**

## Required Submittals

(Per Article 6, Section 3.I.2)

- Done** 1. 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.
- Done** 2. 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).
- Done** 3. Exact direction to the property from the Town Office, using a map if necessary.
- Done** 4. The Assessor's tax map and lot numbers of the parcels.
- Done** 5. 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.
- Done** 6. The name, registration number and seal of the land surveyor, architect, engineer and/or similar professional who prepared any plan.
- Done** 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) culverts and drains that will serve the development whether on or off the property along with the direction of existing and proposed surface water drainage across the site. **None**
  - b) 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. **Menatoma Camp Road-restricted unimproved track passes 12 feet in front of structure**
  - c) The location and dimensions of all existing and proposed buildings and structures on the site, including underground storage tanks.
  - d) The location of intersecting roads or driveways within 200 hundred feet of the site. **None**
  - e) 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. **On map**
  - f) The location and dimensions of any existing and proposed easements. **None**
  - g) 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. **None**
  - h) The location and dimensions of all existing and proposed signs. **None**
  - i) For any project which shall result in a change to exterior lighting, the location, height, and type of existing and proposed exterior lighting and, for commercial, industrial and institutional projects, the foot-candle intensities of proposed

- lighting projecting on abutting properties. **None**
- j) The proposed landscaping and buffering. **Restored as current, please note photos**
- k) The location and amount of any earth-moving. **None**
- l) A copy of all existing or proposed covenants or deed restrictions associated with the subject property.
- Done** 9. A copy of any applicable Federal, State or Town applications or permits which have been issued.
- ? 10. A narrative describing how the proposal meets all of the Planning Board's Review Criteria.
- Done** 11. Evidence of receipt of application fee paid to the Town of Readfield.
- Done** 12. A schedule of construction, including anticipated beginning and completion dates. **Work is scheduled to begin after Labor Day, 2023 to be completed within 1 month thereafter.**
- Done** 13. A stormwater drainage and erosion and control plan in compliance with Article 8, Sections 10 and 11. **Our contractor is shoreland certified and uses a fabric retainer and erosion control mulch mix according to best practices**
- Done** 14. A description of the traffic movement to be generated by the development including types, peak hour and average daily vehicle trips, travel routes, and duration of traffic movement both during and following construction. A full traffic impact study shall be required under the conditions set forth in Article 8, Section 18.H, and shall include the components described therein. **Truck traffic will be minimal since the tree roots demand as little excavation as possible and the concrete volume will not be significant.. Travel will be on the private camp road, the Lane Road, and P Ridge Rd. to State route 17.**
- Done** 15. An assessment of the solid or hazardous wastes to be generated by the proposed activity and a plan for its handling and disposal, along with evidence of disposal arrangements. **No hazardous waste will be generated by this project. Soil and a demolished concrete slab will be disposed of at the contractor's stockpile.**
16. A copy of any required dimensional calculations applicable to the standards being reviewed, for example, square footage of structures, percent of lot coverage, etc. **Building size is 33'WX22'6" Lot size ???**
- Done** 17. Elevation drawings for new commercial, industrial, and institutional buildings. **NA**
- Done** 18. Any additional information relevant to the project, for example, photographs, Cobbossee Watershed District recommendations, etc. **Photos are part of the PBR application attached.**

**DEPARTMENT OF ENVIRONMENTAL PROTECTION  
PERMIT BY RULE NOTIFICATION FORM**

(For use with DEP Regulation, Natural Resources Protection Act - Permit by Rule Standards, Chapter 305)

APPLICANT INFORMATION (Owner)				AGENT INFORMATION (If Applying on Behalf of Owner)			
Name:	Menatoma Asssociaton			Name:	Richard Tarbuck		
Mailing Address:	C/O Richard Tarbuck			Mailing Address:	119 North Rd,		
Mailing Address:	119 North Rd			Mailing Address:			
Town/State/Zip:	Readfield, ME 04355			Town/State/Zip:	Readfield, ME 04355		
Daytime Phone #:	(207) 685-4212	Ext:		Daytime Phone #:	(207) 685-4212	Ext:	
Email Address:	janandwoody@gmail.com			Email Address:	janandwoody@gmail.com		
PROJECT INFORMATION							
Part of a larger project? (check 1):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check 1):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Project involves work below mean low water? (check 1):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of waterbody:	Jovejoy Pond Fayette/Readfield
Project Town:	Readfield		Town Email Address:	info@readfieldmaine.org		Map and Lot Number:	111-028-002
Brief Project Description:	Exhibit A-1 (Cover memo) with photos Exhibit A-2, A-3 Photos annotated on final page						
Project Location & Brief Directions to Site:	Exhibit B-1 (brief directions) B-2 survey map						

**PERMIT BY RULE (PBR) SECTIONS (Check at least one):** I am filing notice of my intent to carry out work that meets the requirements for Permit-by-Rule (PBR) under DEP Rules, [Chapter 305](#). I and my agent(s), if any, have read and will comply with all of the standards in the Sections checked below.

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Prot. Natural Res.      | <input type="checkbox"/> Sec. (9) Utility Crossing                 | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects       |
| <input type="checkbox"/> Sec. (3) Intake Pipes                         | <input type="checkbox"/> Sec. (10) Stream Crossing                 | <input type="checkbox"/> Sec. (17) Transfer/Permit Extension        |
| <input checked="" type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (11) State Transportation Facilities | <input type="checkbox"/> Sec. (18) Maintenance Dredging             |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Veg.            | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas    | <input type="checkbox"/> Sec. (19) Act. Near SVP Habitat            |
| <input type="checkbox"/> Sec. (7) Outfall Pipes                        | <input type="checkbox"/> Sec. (13) F&W Creat./Water Qual. Improv.  | <input type="checkbox"/> Sec. (20) Act. Near Waterfowl/Bird Habitat |
| <input checked="" type="checkbox"/> Sec. (8) Shoreline Stabilization   | <input type="checkbox"/> Sec. (15) Public Boat Ramps               |   |

**NOTE: Municipal permits also may be required. Contact your local code enforcement office for information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for information.**

**NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS AND FEE**

- Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
- Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
- Attach** Proof of Legal Name if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://icrs.informe.org/nei-sos-icrs/ICRS?MainPage=x>). Individuals and municipalities are not required to provide any proof of identity.

**FEE:** Pay by credit card at the [Payment Portal](#). The Permit-by-Rule fee may be found here <https://www.maine.gov/dep/feeschedule.pdf> and is currently \$288.

- Attach** payment confirmation from the Payment Portal when filing this notification form.

<b>Signature &amp; Certification:</b>	
<ul style="list-style-type: none"> <li>• I authorize staff of the Departments of Environmental Protection, Inland Fisheries &amp; Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.</li> <li>• I understand that this PBR becomes effective 14 calendar days after receipt by the Department of this completed form, the required submissions, and fee, <i>unless the Department approves or denies the PBR prior to that date.</i></li> </ul>	
<b>By signing this Notification Form, I represent that the project meets all applicability requirements and standards in Chapter 305 rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.</b>	
<b>Signature of Agent or Applicant (may be typed):</b>	Richard H. Tarbuck
<b>Date:</b>	11/29/2022

**Keep a copy as a record of permit.** Email this completed form with attachments to DEP at: [DEP.PBRNotification@maine.gov](mailto:DEP.PBRNotification@maine.gov). DEP will send a copy to the Town Office as evidence of DEP's receipt of notification. No further authorization will be issued by DEP after receipt of notice. A PBR is valid for two years, except Section 4, "Replacement of Structures," are valid for three years. **Work carried out in violation of the Natural Resources Protection Act or any provision in Chapter 305 is subject to enforcement.**





Woody Tarbuck <janandwoody@gmail.com>

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## Dept. of Environmental Protection Payment Portal

1 message

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**Maine Dept. of Environmental Protection** <noreply@informe.org>

Tue, Nov 29, 2022 at 9:08 AM

To: DEP Payment Submitter <janandwoody@gmail.com>

Thank you for submitting this payment to the Dept. of Environmental Protection. Below is a copy of the information and payment the agency will receive.

- Applicant Name: **Menatoma Association**
- Activity Location: **Readfield, ME**
- First Name: **Richard**
- Last Name: **Tarbuck**
- Company Name: **Menatoma Association**
- Street Address: **119 North Rd.**
- Town/City: **Readfield**
- State or Province: **Maine**
- Country: **United States**
- Zip Code: **04355**
- Phone Number: **2076854212**
- Email Address: **janandwoody@gmail.com**
- Fee Type: **Natural Resources Protection Act (Permit-by-Rule)**
- Customer Number:
- Invoice Number: **2076854212**
- Spill Number:
- Payment Amount: **288.00**
- Additional Comments:

Your information will be reviewed and you may be contacted if more information is needed or if there are additional questions.

## OVERVIEW

Attached is an application for the Permit By Rule (PBR) which is needed before the Menatoma Association of Readfield, Maine, can undertake the salvage of its "Craft Building". Perched on a small bluff on the shore of Lovejoy Pond, the building was constructed in the 1920's with no foundation in the fashion of a "daylight basement" with space for storage on the lower level and a room for activities on the second.

Over the course of nearly 100 years, the freeze/thaw effect has pushed the building toward the lake. Despite efforts undertaken to slow the process, the building's structural integrity has been weakened to the point where its occupancy is not safe and it has the potential to "launch" itself onto a dock and into the pond. Our application is the result of nearly 18 months of work to decide upon the best stabilization method, locate an authorized contractor, and secure funding.

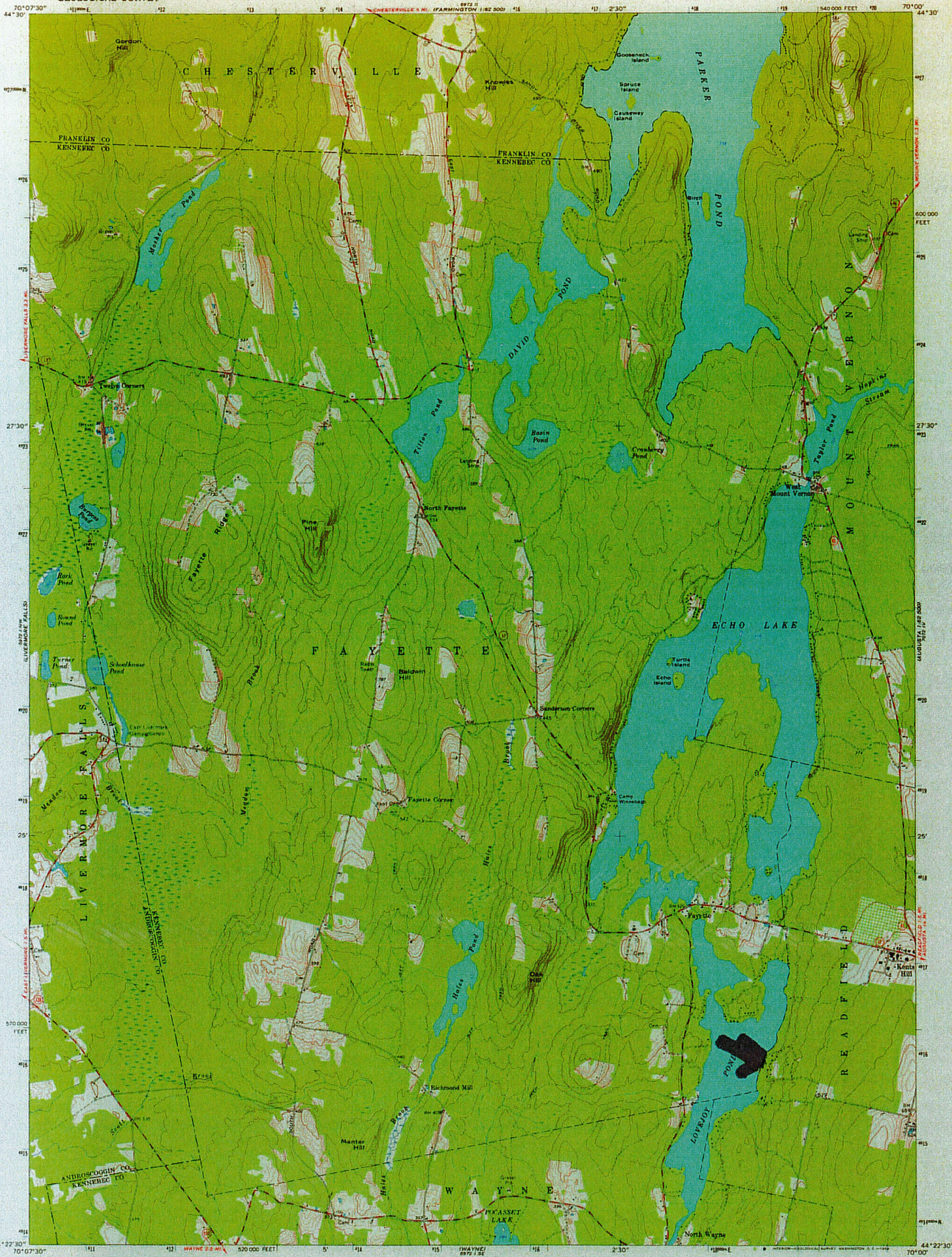
Our salvage project has two components:

1. The structure needs a proper foundation which means that the building will need to be lifted while remnants of past stabilization efforts are removed and a proper concrete base is poured. There will be no concrete floor. The building will not be expanded and, after lifting, will be set down on its original footprint. There will be no change to the height of the building.
2. Approximately 300 sq ft (60' long X 5' wide) of eroded shoreline needs to be restored and protected by rip rap to ensure that the posts supporting the covered porch have a stable, dry base, eliminating the possibility that their failure will cause the entire building to fall into the pond.

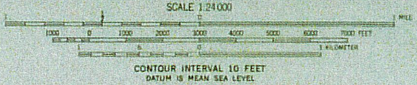
We responded to the requirements of the PBR as follows: Annotations are on the last page of this transmission.

1. **"Brief Project description"** is this overview (Exhibit A-1), as well as historic and current photos: A-2, A-3
2. **"Project Location and Brief Directions to Site"** Exhibit B-1
3. **Location Map** Exhibits C-1, C-2
4. **Submission 096-305-4** Exhibit A-3 annotated
5. **Submission 096-305-8** Exhibits A-2, A-3, A-4, A-5, D-1, D-2, D-3 annotated





Mapped, edited, and published by the Geological Survey  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs taken 1964. Field checked 1966.  
Polyconic projection. 1927 North American datum.  
30,000-foot grid based on Maine coordinate system, west zone 1000-meter Universal Transverse Mercator grid ticks, zone 19, shown in blue.  
Fine red dashed lines indicate selected fence and field lines where generally visible on aerial photographs. This information is unchecked.



ROAD CLASSIFICATION

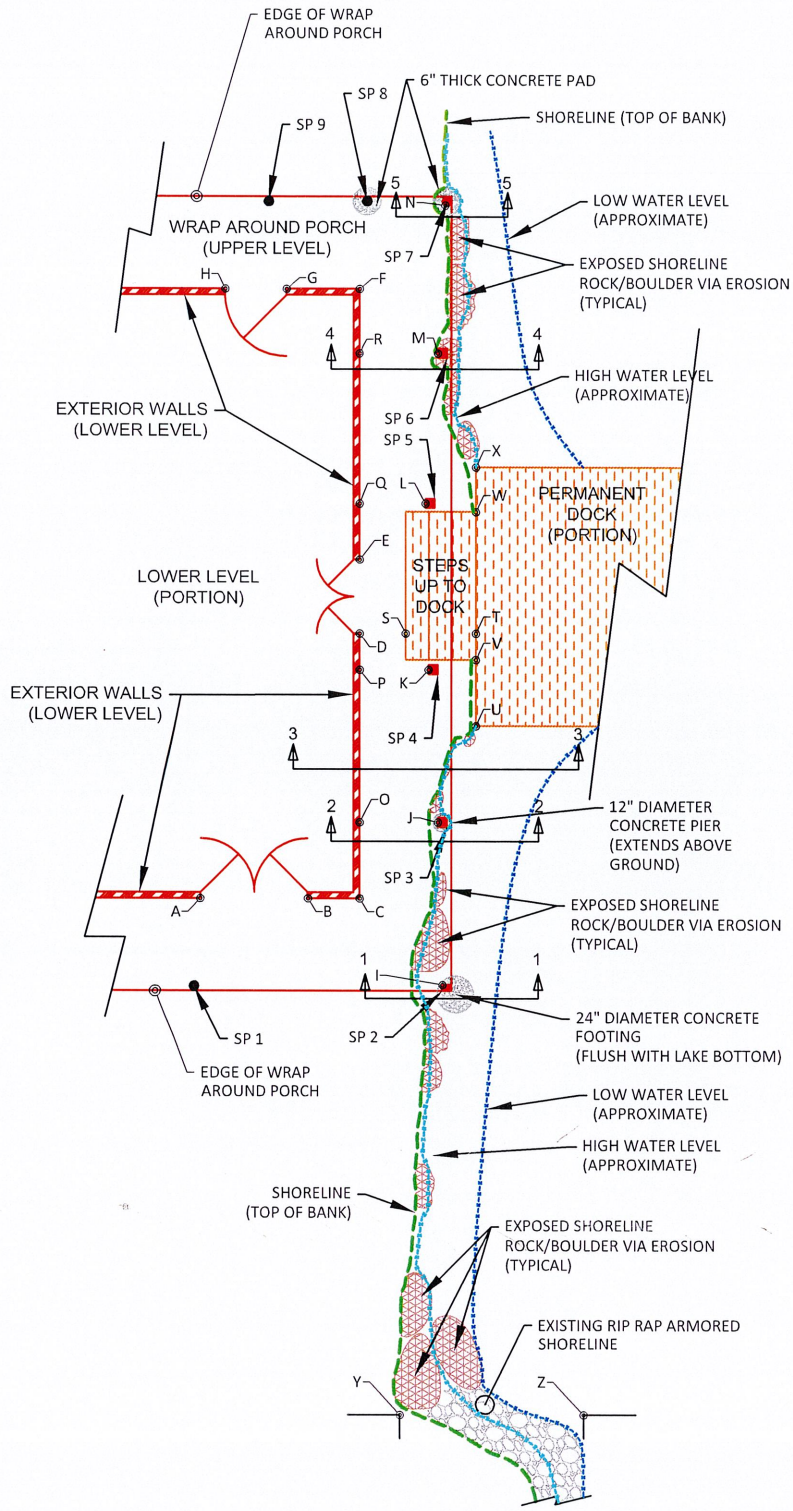
Medium duty	Light duty
Unimproved dirt	State Route

U.S.G.S.  
TOPOGRAPHIC DIVISION

FAYETTE, MAINE  
NE-4 LIVERMORE 15' QUADRANGLE  
N4422.5-

3075  
Exhibit C-1





**DISTANCE MEASUREMENTS**

- A-B = 5' 10"
- B-C = 2' 10"
- C-D = 14' 4"
- D-E = 4'
- E-F = 14' 8"
- F-G = 4'
- G-H = 3' 4"
- I-J = 8' 8"
- J-K = 8'
- K-L = 8' 3"
- L-M = 8' 6"
- M-N = 8'
- B-I = 6' 6"
- O-J = 4' 9"
- P-K = 4' 4"
- D-S = 2' 6"
- D-T = 6' 4"
- S-T = 3' 10"
- Q-L = 4' 1"
- R-M = 4' 9"
- F-N = 6' 7"
- V-W = 8'
- U-X = 14'
- I-Y = 28'
- Y-Z = 10'

**SUPPORT POSTS**

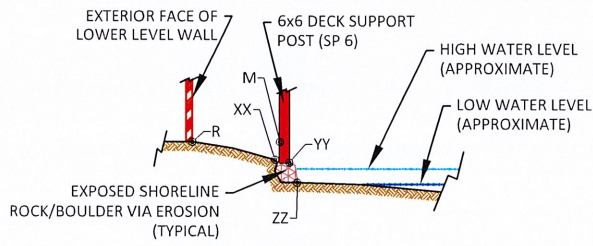
- SP 1 = CEDAR TREE TRUNK
- SP 2 = 4X6 PRESSURE TREATED POST
- SP 3 = 6X6 PRESSURE TREATED POST
- SP 4 = 6X6 PRESSURE TREATED POST
- SP 5 = 6X6 PRESSURE TREATED POST
- SP 6 = 6X6 PRESSURE TREATED POST
- SP 7 = CEDAR TREE TRUNK
- SP 8 = CEDAR TREE TRUNK
- SP 9 = CEDAR TREE TRUNK

**GRAPHIC SCALE**

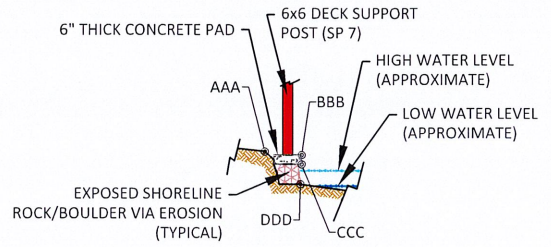
1 INCH = 10 FEET



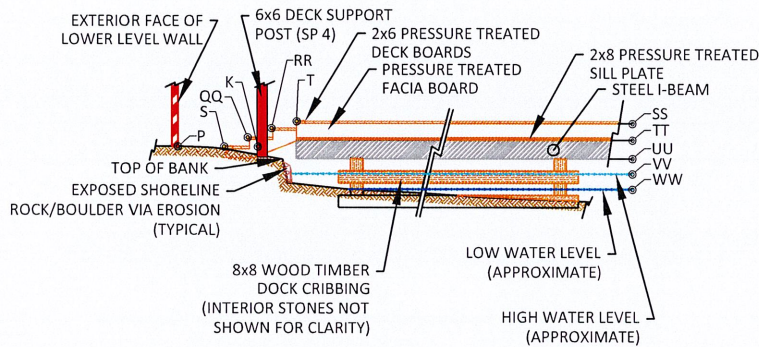
**EXISTING CONDITIONS  
PLAN VIEW**



SECTION 4-4



SECTION 5-5



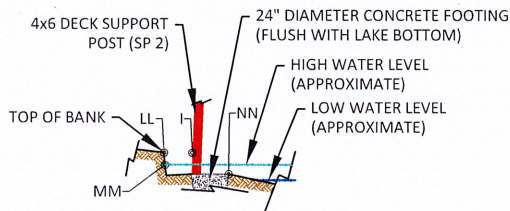
SECTION 3-3

VERTICAL DISTANCE MEASUREMENTS

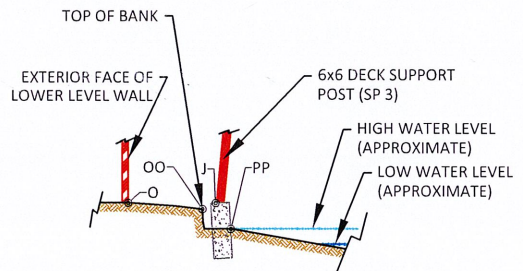
- LL-MM = 8"
- MM-NN = 5"
- J-OO = 4"
- J-PP = 1' 5"
- OO-PP = 1' 1"
- S-QQ = 6"
- QQ-RR = 6"
- RR-T = 6"
- SS-TT = 11"
- TT-UU = 1'
- UU-VV = 1' 1"
- VV-WW = 10"
- XX-YY = 2"
- YY-ZZ = 1' 1"
- AAA-BBB = 2"
- BBB-CCC = 6"
- CCC-DDD = 1' 5"

HORIZONTAL DISTANCE MEASUREMENTS

- LL-I = 1' 6"
- O-J = 4' 9"
- P-S = 2' 6"
- P-K = 4' 4"
- P-T = 6' 4"
- R-M = 4' 9"



SECTION 1-1



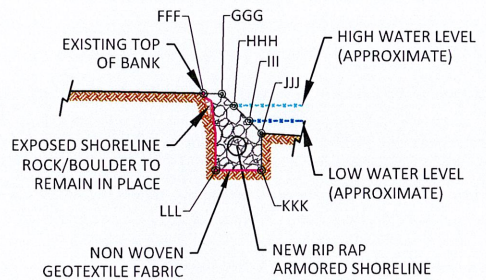
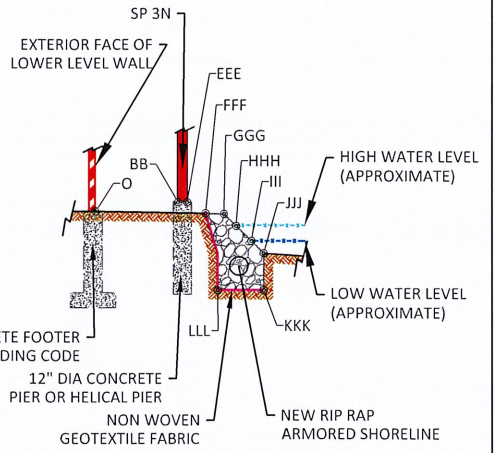
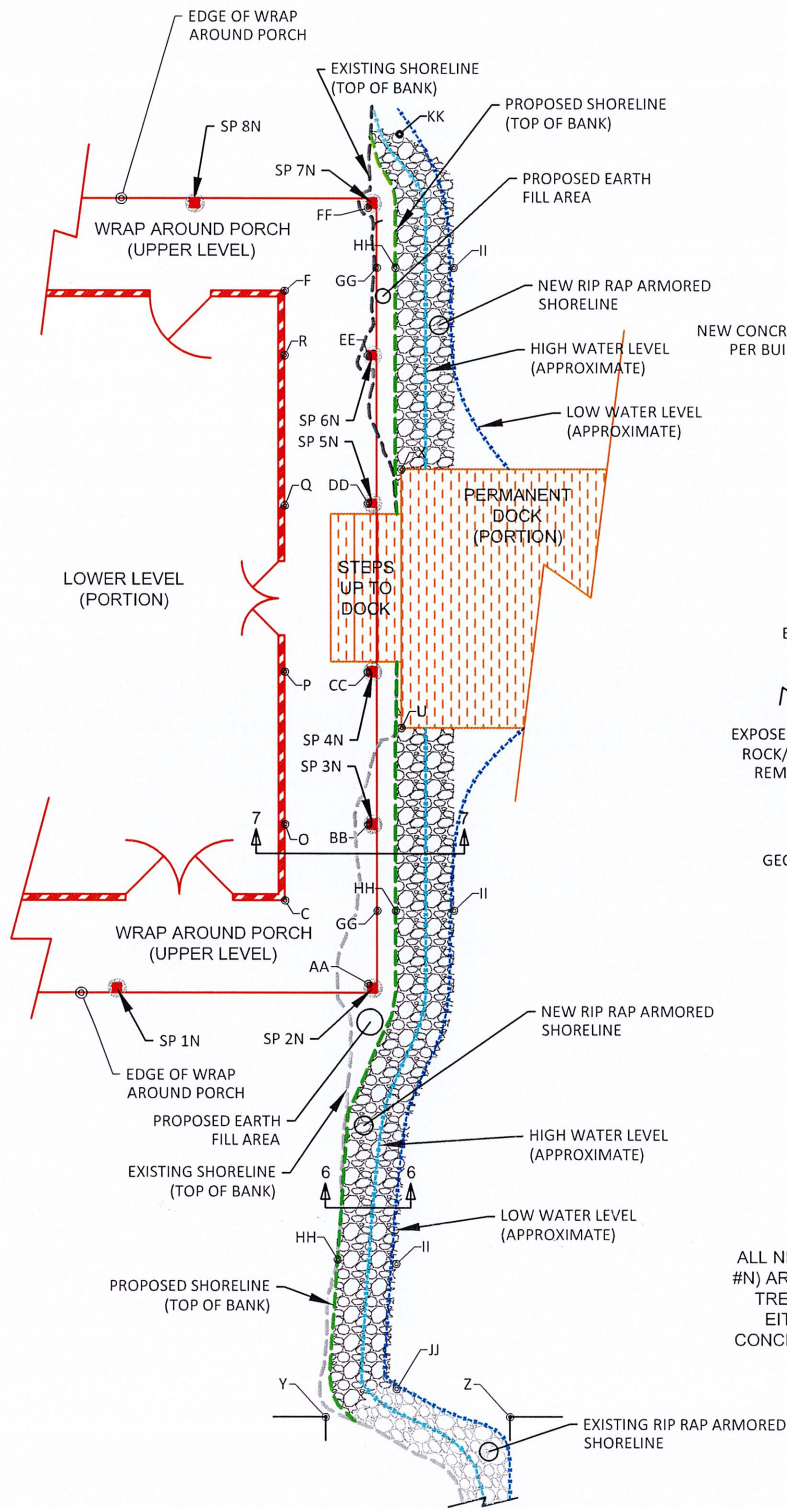
SECTION 2-2

GRAPHIC SCALE

1 INCH = 10 FEET



**EXISTING CONDITIONS  
SECTION VIEWS**



**VERTICAL DISTANCE MEASUREMENTS**

EEE-FFF = 1'

GGG-HHH = 8" (APPROX)

HHH-III = 10" (APPROX)

III-JJJ = 8" (APPROX)

JJJ-KKK = 2'

**HORIZONTAL DISTANCE MEASUREMENTS**

C-AA = 6' 4"

AA-BB = 8'

BB-CC = 8'

O-BB = 4' 6"

P-CC = 4' 6"

Q-DD = 4' 6"

R-EE = 4' 6"

F-FF = 6' 4"

FF-EE = 8'

EE-DD = 8'

GG-HH = 1'

HH-II = 3' 2"

GG-II = 4' 2"

U-JJ = 35' 9"

Y-JJ = 4' 2"

X-KK = 18' 2"

O-KK = 6'

EEE-FFF = 1'

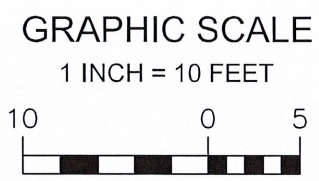
FFF-GGG = 1'

LLL-KKK = 2' 6" (MIN)

FFF-JJJ = 3' 2"

**SUPPORT POSTS**

ALL NEW SUPPORT POSTS (SP #N) ARE TO BE 6"x6" PRESSURE TREATED AND PLACED ON EITHER A 12" DIAMETER CONCRETE PIER OR A HELICAL PIER



# PROPOSED CONDITIONS PLAN & SECTION VIEWS



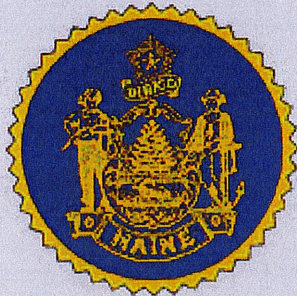
# State of Maine



## Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

*In testimony whereof*, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this seventh day of October 2022.



*Shenna Bellows*

**Shenna Bellows**  
*Secretary of State*

### Additional Addresses

Legal Name	Title	Name	Charter #	Status
MENATOMA ASSOCIATION	Registered Agent	MARY A. DENISON	19810060ND	GOOD STANDING
Home Office Address (of foreign entity)	Other Mailing Address		Address in Maine	
	258 MAIN STREET WINTHROP, ME 04364			

## ANNOTATIONS

### Exhibit A-2

This reprint of an aerial photo taken from the 1970 yearbook cover of the former Menatoma Boys Camp shows a sandy beach and a shoreline restraint made of creosote timbers and riprap. For this project, note that the posts supporting the porch of the right hand building (our Craft building) rest on dry land, several feet from the waters' edge.

### Exhibit A-3

A drone photo taken in September, 2022 shows the shoreline as it exists today. Note the anti-erosion plantings and riprap. Also note the extend of the encroachment of water upon the Craft House due to ineffective riprap and consequent erosion.

### Exhibit A-4

The pond level was low because this year's drought and it is obvious that the porch supports are jury-rigged, unstable, and are subject to damage from ice at normal high water levels. Note that the post on the far left has been pushed off center of the pad by the action of ice.

### Exhibit A-5

The pond is at full level after heavy rains two weeks later. The post cited above is now submerged and subject to pressure from lake ice. Note the disarray of the other posts and the bracing needed to forestall movement during the winter. The photo also shows the effect of uphill pressure upon the door on the left.

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: Menatoma Association Phone 603-770-1688  
Mailing Address: C/O Richard DeMarco, 7 Parker Circle, Salem, NH Zip: 03079-1247  
E-mail address: richarddemarco@comcast.net

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

Name: Richard Tarbuck  
Address: 119 North Rd, Readfield, ME 04355 Phone: 207-685-4212

**3) Contractor:** Scott Horne, 43 Pearl Rd, Mt. Vernon, ME 04352 Phone: 242-6111

**4) Street Address of Property** (If different from mailing address): Menatoma Camp Rd., Readfield, ME 04355

Tax Map No. 111 Lot No. 028-0027 Zoning District Shoreland

**5) Lot Size:** Road Frontage N.A. Depth N.A. Area 30 Acres Shore frontage 770 feet

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:** Common building owned by Menatoma Association

**7) Proposed Project Description and/or Use of Property:**

Jack the building, pour a partial concrete foundation in order to stabilize the building currently at risk of collapsing into Lovejoy Pond due to the erosion of shoreland supporting the structure. Please refer to the scope of work attached.

Dimensions 33' wide X 22'6" L #rooms N.A. # bedrooms N.A. # baths N.A. # stories 1

Height of bldg. 29' Foundation: full \_\_\_ partial \_\_\_ frost wall \_\_\_ slab \_\_\_ columns X other \_\_\_

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

**9) Will proposed structure be used as the applicant's dwelling or accessory to it?** No

**10) If structure is a mobile home, what is the make?** \_\_\_\_\_

year? \_\_\_\_\_ Where is it being moved from? \_\_\_\_\_

**11) If structure is a modular home, what brand?** \_\_\_\_\_

12) Sewage disposal: Existing None Proposed No

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

13) No. of existing dwelling units on property? N.A.

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? Pending)

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? N.A.

(b) within 75-100 feet of the normal high-water? N.A.

16) Do you need to construct a new driveway entrance onto a public or private road? N.A.

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? Yes

If so, please give date of decision Spring 2023

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:**

Richard H Tarbuck DATE: 17 February, 2023

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

**Fee Calculation:**

Exhibit A-2

1970





Exhibit A-3

September 2022



Exhibit A-4

September 2022



Exhibit A-5

September 2022



EXHIBIT B – Project Location

Directions to Menatoma Craft House  
Menatoma Camp Road  
Readfield, Maine 04355

From Readfield, ME, take Route #17 out of town towards Kents Hill, turn left onto Nickerson Hill Rd, turning right onto P Ridge Road (following the paved road), then immediately turn left onto Lane Road. Continue west on Lane Road turning right onto Menatoma Camp Road (not paved) at bottom of the hill. Continue on Menatoma Camp Road to fork and take right fork (north) down to lake. Continue along lake front to second dock (South Dock). Building to be renovated is the last structure on the waterfront and is in front of the South Dock.

The GPS coordinates are: 44°23'35.50"N, 70°01'16'62"W or 44.39314°N 70.02128°W