

TOWN OF READFIELD, ME
APPLICATION FOR BUILDING,
SIGN, OR USE PERMIT

8 Old Kents Hill Rd.
Readfield, ME 04355 Tel: 685-3290

Permit No. 2312
Permit Fee \$63
Date Pd 12/5/22 Rec. # 3364
Date Issued 12/5/22
Ext. Plng. Permit# _____
Int. Plng. 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 are 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, pursuant to Article 2, Section 1.C of the Readfield Land Use Ordinance. 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: ROBERT B. CAR Phone: 561 397 4335
Name: _____
Mailing Address: 1146 Main St Readfield
E-mail address: Robert@IQACC.com Zip: 04215

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

Name: _____
Address: _____ Phone: _____

3) Contractor: _____ Phone: _____

4) Street Address of Property (if different from mailing address): 25 Old Kents Hill Rd
Tax Map No. 120 Lot No. 024 Zoning District Village Residential

5) Lot Size: Road Frontage _____ Depth _____ Area _____ Shore frontage _____
Is this a new lot created from the division of another lot or parcel within the previous 5 years? _____

6) Existing use of property: _____

7) Proposed Project Description and/or Use of Property:
Repair Garage - New House Roof Shingles
House Heat Pump cement floor

Dimensions: _____ #rooms _____ # bedrooms _____ # baths _____ # stories _____

Height of building from the finished grade at the downhill side to the highest point (exclude chimneys) _____ ft.

Foundation: full _____ partial _____ frost wall slab _____ columns _____ 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? Yes

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

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

14) Is proposed project located in a floodplain, as identified on the Flood Insurance Rate Map? No (If yes, have you applied for a Flood Hazard Development Permit? _____)

15) Is proposed project located within a Shoreland Zone? No 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? _____
- (b) within 75-100 feet of the normal high-water? _____

(OVER)

- 16) Do you need to construct a new driveway entrance onto a public or private road? No
 17) Type of water supply proposed?: Drilled well _____ Dug well _____ Spring _____ Other Existing
 18) Type of heat proposed? Heat pump
 19) Does any part of this application require Planning Board approval? No
 If so, please give date of decision _____

Please draw a site plan sketch on a separate sheet of paper illustrating the lot configuration with dimensions, location of existing and proposed building(s) with distances from nearest lot line, road or right of way, water body, wetland, etc., location of septic system components, well, 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: [Signature] DATE: 12/12/22

Date application & fee received by Town Office: [Signature] By: 12/5/22

FEE SCHEDULE: (Any construction, alteration, expansion, reconstruction, placement or relocation of a structure, (for which the fair market value, materials & labor, is at least \$2,000), or new or change of use of property requiring a permit. This includes mobile and modular homes.

(SQ. FT. FEES BELOW BASED ON TOTAL FLOOR AREA OF NEW STRUCTURE OR EXPANSION, EXCLUDING UNFINISHED BASEMENTS.

RESIDENTIAL, INSTITUTIONAL & GOVERNMENT STRUCTURES: PRINCIPAL: \$.10/sq.ft.,
 ACCESSORY: \$.05/sq.ft.
 COMMERCIAL, INDUSTRIAL & PUBLIC UTILITIES STRUCTURES: PRINCIPAL: \$.12/sq.ft.
 ACCESSORY: \$.09/sq.ft.

In cases where there is no new square footage or square footage formula above cannot be otherwise applied:
 Value of materials/labor \$2,000--\$4,999=\$25.00
 \$5,000--\$14,999 = \$45.00
 \$15,000--\$20,000 = \$60.00 A fee of \$3 shall be added for each additional \$5,000 over \$20,000 or fraction thereof)

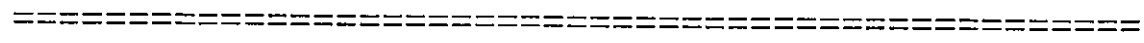
Estimated value of this project: \$ 30,000
 AGRICULTURAL BUILDINGS (roofed structures intended for shelter associated with intensive agricultural activities) \$.02/sq.ft.

- NEW DRIVEWAY ENTRANCES ONTO PUBLIC OR PRIVATE ROADS: \$25.00
 - NEW PRIVATE ROAD NAMING & SIGN INSTALLATION (E-911): \$100.00
 - CONSTRUCTION REVISIONS TO PERMITS ALREADY ISSUED: \$25.00
 - FLOODPLAIN PERMITS: Minor: \$25.00 Major: \$50.00
 - CERTIFICATE OF OCCUPANCY PERMITS: No fee when the inspection is associated with an active building permit, otherwise the fee shall be \$25.00.
 - SIGN OR USE PERMITS: \$25.00
 - DEMOLITION PERMITS: \$25.00
 - CEO & PLANNING BOARD RENEWAL FEES (ONE TIME, IF NO CHANGE IN PROPOSED PROJECT OR APPLICABLE REGULATIONS HAVE OCCURRED): \$25.00
 - MINIMUM PERMIT FEE FOR ANY OF THE ABOVE: \$25.00
- ALL EXTERNAL & INTERNAL PLUMBING PERMIT AND SEASONAL CONVERSION PERMIT FEES ARE AS ESTABLISHED BY THE DIVISION OF HEALTH ENGINEERING---CONTACT LOCAL PLUMBING INSPECTOR FOR CURRENT APPLICABLE FEES.

763

IF ANY WORK, INCLUDING EXCAVATION, IS BEGUN PRIOR TO OBTAINING THE REQUIRED PERMITS, A MINIMUM \$100 PENALTY OR DOUBLE THE PERMIT FEE, WHICHEVER IS GREATER, SHALL BE CHARGED.

No expansion
Repair of the Garage
Replacement of the Heating System



Half of the Garage Floor – 2” layer of concrete to cover the old broken concrete on 12’ x 24’ area	2000
Heating – heat pump unit replaced hot water heat	7000
Repair Roofing - to be done	8000
Repair Garage Walls - to be done	4000
landscape front door path, parking ? - to be done	?
fill soil in low spot on side of barn - parking- to be done	?
total	21000

25 Oldkents Hill Rd

0.49 acres (preexisting non-conforming)

Dirt graded + added to Blg

Dirt graded + added

BAR

Shimizu
Ge-Fit System
Dewatering Field

Existing Dewatering to Garage/Barn

House

House

Existing clear

Concrete PATH

~~Concrete PATH~~

Remove Dirt for

Parking

20 ft

21 @ 12

By Board - old -

Cushing

ECM
OKHR

25 feet

Shed wood w rack

The developed area includes structures, parking lots, and outside storage

Submission Requirements

A permit application shall be made on the forms provided by the Town and shall contain the following:

1. A copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.
2. A written description of the project including estimated cost.
3. Receipt of application fee, payable to the Town of Readfield.
4. A schedule of construction, including anticipated beginning and completion dates.
5. A map drawn to scale, showing the location, boundaries, dimensions, elevations, uses and size of the following: site, type of structure, setbacks from the front, side and rear lot lines, parking areas, driveways, and existing and proposed roads or ways.

SECTION 7. HOME OCCUPATIONS

A. Purpose

The Town recognizes that home occupations, when managed conscientiously and with respect for the neighborhoods in which they are located, offer financial and social benefits to both the proprietors and the community when these occupations blend imperceptibly with their neighborhood character and without adverse impact resulting from any **nuisance** or other impacts resulting from a change in traffic, noise, lighting, waste, environmental degradation, exterior appearances, or otherwise become a burden to the neighborhood or its infrastructure.

B. Definition

A Home Occupation is a commercial activity which results in a product or service intended for financial gain conducted in whole or in part on the same premises where the owner of the occupation resides. A home occupation is small in scale, is carried on primarily in a dwelling unit or structure accessory to a dwelling unit by a member of the family residing there, and the activity is and remains clearly incidental and secondary to the primary use of the premises as a residence. Examples of the types of permitted home occupations include, but are not limited to: home offices open to the public, workshops, personal services, internet/mail order sales, tutoring, artist/sculptor, hairdresser/barber, direct sales product distribution (Amway, Avon, etc.), arts and crafts and assembly of the same.

Hobbies or recreational activities of a noncommercial nature, agriculture and forest management activities, and garage sales operated for less than 14 days total in a calendar year, are not considered home occupations requiring a permit.

A home occupation does not result in the exterior of the principal dwelling, or any accessory structure, or the lot on which such activity occurs to differ from nor alter the residential or other predominant character of the neighborhood, or conflict with the purpose of District in which it is located, as described in Article 7 Section 4 of the Ordinance.

If a commercial activity is not within this definition of "home occupation" and/or the following standards are not met, then such activities are subject to Site Review by the Planning Board as prescribed in Article 6.

C. Home Occupation Permits

The granting of a home occupation permit does not run with the land; that is, it is a permit subject to renewal annually and is non-transferrable. The permit a Code Enforcement Officer may issue initially is renewed automatically except that, the Code Enforcement Officer or the Select Board may determine, at any time, that the permit may not be renewed or continued for violations of this ordinance, or the terms or conditions of the permit, or for any other good cause, subject to adequate notice and rights to appeal, as set forth in Article 2 of this Ordinance. A home occupation permit is non-transferrable to another property or to a new property owner and upon termination of the permittee's residency, the home occupation permit shall become null and void.

Any abutter or any other aggrieved party with standing may appeal the issuance or renewal of a home occupation permit.

Any home occupations legally existing on the date of adoption of this ordinance shall be exempt from the requirements of this section unless the activity or the impact of such activity is substantially changed or expanded in size or use in which case, the home occupation must comply with the provisions of this ordinance.

D. Standards

All home occupations shall comply with the following standards, as well as all other applicable provisions of this Ordinance:

1. All parking used by both the residence and the home occupation must be on-site. No on-street parking is allowed.
2. There shall be no measurable increase in pedestrian or vehicular traffic to the property, including delivery trucks in excess over normal traffic in the neighborhood.

Rec'd 12/27/22 to 3614

PLUMBING APPLICATION

Maine DHHS/CDC - Division of Environmental & Community Health

City, Town, or Plantation	Readfield	Town/City	Readfield
Street/Subdivision Lot #	170-024	Permit #	2680
		Total Fee	\$ 40
		Date Issued	12/21/22
		Double Fee	
Name (Last, First)	BITTAR Robert	Local Plumbing Inspector Signature	[Signature]
Applicant Name (Last, First)	BITTAR Robert	License #	2266
		FEES State	\$ 40
		Local	\$ 30
Street	25 Old Kent Hill Rd	LOCATION Map #	120
City	Readfield	Lot #	024
State	Me	Zip Code	04355

Internal plumbing fixtures and piping may not be installed until a permit is issued by the Local Plumbing Inspector. The permit authorizes the owner or installer to install the plumbing system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector(s) to deny a permit.

CAUTION: INSPECTION REQUIRED
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules Application.

Signature of Owner/Applicant	[Signature]	Date	12/21/22	LPI Signature	[Signature]	Date (Rough-In)	
Copy:	Property Owner <input checked="" type="checkbox"/>	Town <input type="checkbox"/>	State <input type="checkbox"/>	Date (Final)			

This application is for:	Type of structure to be served:	Plumbing to be installed by:
New Plumbing <input checked="" type="checkbox"/>	Single Family Residence <input checked="" type="checkbox"/>	Master Plumber <input type="checkbox"/> License #
Relocated Plumbing <input type="checkbox"/>	Modular or Mobile Home <input type="checkbox"/>	Oil Burner Installer <input type="checkbox"/> License #
	Multiple Family Dwelling <input type="checkbox"/>	Mfd. Housing Rep. <input type="checkbox"/> License #
	Other (specify below) <input type="checkbox"/>	Public Utility Rep. <input type="checkbox"/> License #
		Property Owner <input checked="" type="checkbox"/>

Maximum 1 Hook-Up	Type of Fixture	Qty	Type of Fixture	Qty
Hook-Up (a) <input type="checkbox"/> <i>Hook-up to public sewer in those cases where the connection is not regulated and inspected by the local sanitary district.</i>	Hosebib/Sillcock		Bathtub (and Shower)	1
	Floor Drain		Shower (Separate)	
	Urinal		Sink	1
	Drinking Fountain		Wash Basin	
Hook-Up (b) <input checked="" type="checkbox"/> <i>Hook-up to an existing subsurface wastewater disposal system.</i>	Indirect Waste		Water Closet (Toilet)	1
	Treatment Softener, Filter, etc.		Clothes Washer	
	Grease/Oil Separator		Dishwasher	
Piping Relocation <input type="checkbox"/> <i>Relocation of sanitary lines, drains, and piping without new fixtures.</i>	Roof Drain		Garbage Disposal	
	Bidet		Laundry Tub	
	Other:		Water Heater	

State of Maine
Department of Health and Human Services/
Center for Disease Control and Prevention
Environmental & Community Health - Subsurface Wastewater
286 Water Street
State House Station 11
Augusta, ME 04333
207-287-2070
HHE-211
Revised 7/24/2018

Total Column 1 1 + Total Column 2 + Total Column 3 3 = Enter Total Fixtures / Hook-Ups Below

PERMIT TRANSFER ONLY \$10.00

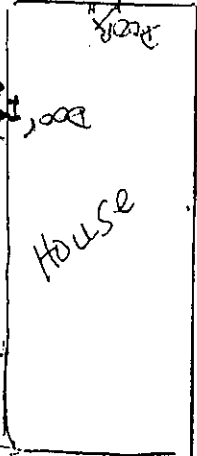
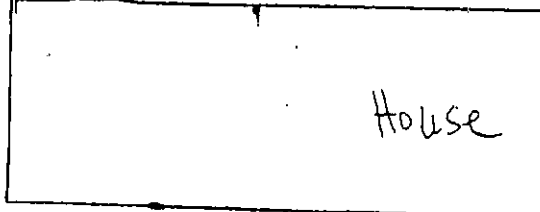
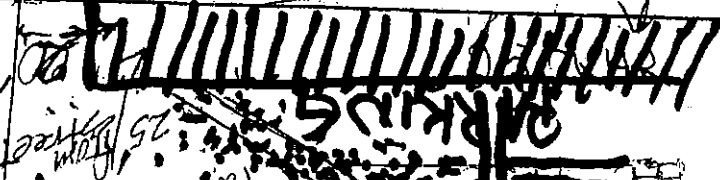
4
10
40

40 units
10/fixture (Sink, Drapel, Toilet, ...)

OKHR

21 OKHR

1500' →

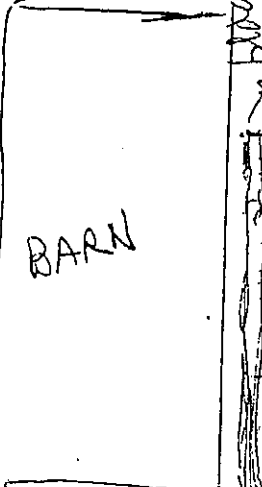


Existing Driveway to Garage/Barn

Chamber Septic System Drainage Field

← Parking

Parking →



PARKING

Parking

Fill to Grade Grade away from bldg

put "perforated" pipe

dry well

25' Old Kent Hill Rd

21 OKHR

Chip Stephens

From: rbittar iqacc.com <rbittar@iqacc.com>
Sent: Friday, December 16, 2022 9:09 AM
To: Chip Stephens
Subject: Re: 25 OKHR Bathroom

Chip,

Thank you for your reply.

I understand that a permit will be required for installation of a bathroom.

My note outlined the use of the building in terms of my own history of creative activities...food, music and art with relatives and friends.

I also will be using the garage space for discussions and development work to advance my political reform agenda with voters and supporters.

Of course, there will be no commercial activity, no money collection.

I would be available for a discussion concerning these issues any time you suggest.

Thanks again,

Bob

From: Chip Stephens <ceo@readfieldmaine.org>
Sent: 16 December 2022 8:50 AM
To: rbittar iqacc.com <rbittar@iqacc.com>
Subject: Re: 25 OKHR Bathroom

Bob

We need to discuss this next week not today.

A bathroom will require a permit no matter who does the work.

The change of use for the garage needs discussion as does the multiple ideas you lay out here.

Let me know when's good for you

Chip

From the iPhone of
Chip Stephens. 203.227.6880

Chip Stevens, CEO
Readfield Town Officers

Chip,

I submitted the Subsurface Wastewater Disposal System Application and engineering documents to Mr. Joe Stevenson, soil engineer. We discussed the use of the house and garage. He stated that any additional bedroom space would require an additional number of chambers to the drainage system. At this time, that appears unnecessary an unnecessary expense at this time since I will only occupy one of the three bedrooms in the house.

There appears to be a more immediate need for a bathroom in the garage.

I discussed the use of the garage as a work area with Mr. Stevenson. There are several distinct uses which can be accommodated in the garage which has been cleaned out of debris.

1. I have spent years in music, art and sculpture and will require a large art studio in which to engage in multi-media art. One half of the second floor will be a studio.
2. I will continue my activities in Readfield political reform as self appointed ombudsman. An additional part of the second garage floor will be used as a private office space for these activities.
3. During the last election I gathered 360 votes among Readfield citizens. These are my political supporters. I intend to continue my political activity in pursuit of a position on the Select Board and other areas of Readfield administrative office. It is clear that I have been effective in helping to defeat the broadband initiative. I intend to move more actively to highlight areas of administrative activity which require review and reform. This requires a **work area** in which to build signs, and an area for meeting with my political supporters as we develop a political base. This area will also function as a **political hospitality area** in which I will speak to constituents.

A Bathroom

My political supporters may arrive from time to time to work on a political campaign, discuss agendas and build a coalition. A bathroom will be needed to accommodate my personal needs and needs of visitors who engage in my political reform activity. Mr. Stevenson indicated that adding a bathroom in a garage workspace which contains no bedrooms does not require additional septic system field capacity. It will be unnecessary therefore to increase the current 290 gallons per day field capacity. The garage bathroom may be added with no change to the current system.

I therefore request permission to install a bathroom in the garage as soon as excavation of the area is completed. I am familiar with plumbing and will complete the installation myself.

Thank you

Robert Bittar

Chip Stephens

From: rbittar iqacc.com <rbittar@iqacc.com>
Sent: Wednesday, December 14, 2022 7:56 PM
To: Chip Stephens
Subject: 25 OKHR Bathroom

Chip Stevens, CEO
Readfield Town Officers

Chip,

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