

King's Arrow Company, LLC

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Roy Property Accessory Building

Readfield, Maine

January 19, 2023

Historical Conditions

The subject property is located at 86 Torsey Shores Road in Readfield. It is identified as Tax Map 106 Lot 089, roughly 0.35 acres in size. This property is a legally existing, non-conforming lot adjacent to Torsey Pond. The structures on the property are two -- the principle dwelling and a garden shed. The driveway was located on the north side of the home, traversing the steep slope down toward the pond. The shed was located roughly 79 feet from the High Water Line (HWL).

Current Conditions

Over the past few years, the Roy family has undertaken a few improvement projects. These included improvements to the exterior of the home and relocating the driveway to the top of the slope with consideration of the water runoff plan. The old driveway on the slope was revegetated and a path to the home constructed in its place. This past summer, the garden shed was found to be degrading to a point of non-function and was replaced with a pre-fabricated shed and placed in the same location. The new shed is larger than the old shed by more than 30%. The site was reviewed by Joseph F. Stevenson, L.P.F., L.S.E., and Maine Wetland Scientist.

Recommendations

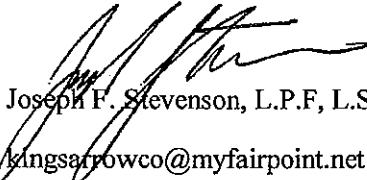
The issue at hand is the expanded shed located within 100 feet of the pond. The current distance of the shed to the HWL is 79 feet. The slope behind the shed is steep, as much as 26% grade in places. By previously relocating the driveway, the site is more stable from a soil erosion standpoint but also more challenging to access.

The goal for the new shed it to move it away from the protected resource as much as practical as outlined in Maine DEP Chp. 1000 Sec 12, C.5. Review of the property revealed that options are extremely limited due to the size, slope, and location of the dwelling and associated septic field. Immediately behind the new shed is a relatively flat area that if excavated would allow for the rear of the shed to be 95 feet from the HWL. The front of the shed would be 87 feet from the HWL, which is the most practical extent barring major excavation and retaining wall construction, at a high cost to the landowner. For reference, the front of the porch of the house is roughly 87 feet from the HWL.

The area occupied by the previous shed will be stabilized with conservation mix seed and hay. The proposed location would allow the shed to be utilized and would place it in-line with the primary dwelling. Implementing this proposed activity will allow the shed to function, while protecting the natural resource in a manner that is reasonable to the standards outlined in Chapter 1000. Please see the attached site photos showing the current conditions of the site.

Respectfully,

King's Arrow Company, LLC


Joseph F. Stevenson, L.P.F, L.S.E

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Photo 1: Looking north at the new shed.

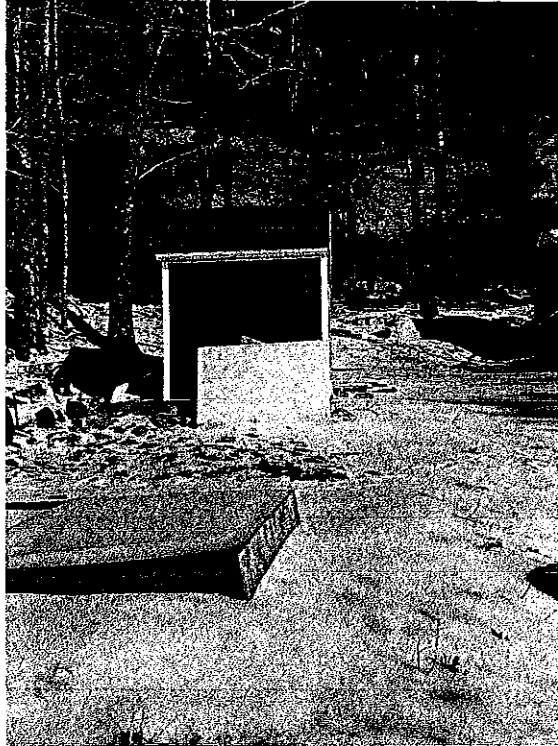


Photo 2: Components of the old shed in the foreground. Looking west.



Photo 3: The area immediately behind the new shed, the proposed location to move back to the most practical extent.



Photo 4: The piece of lumber represents 95 feet from the HWL. This is the proposed location of the back of the new shed.



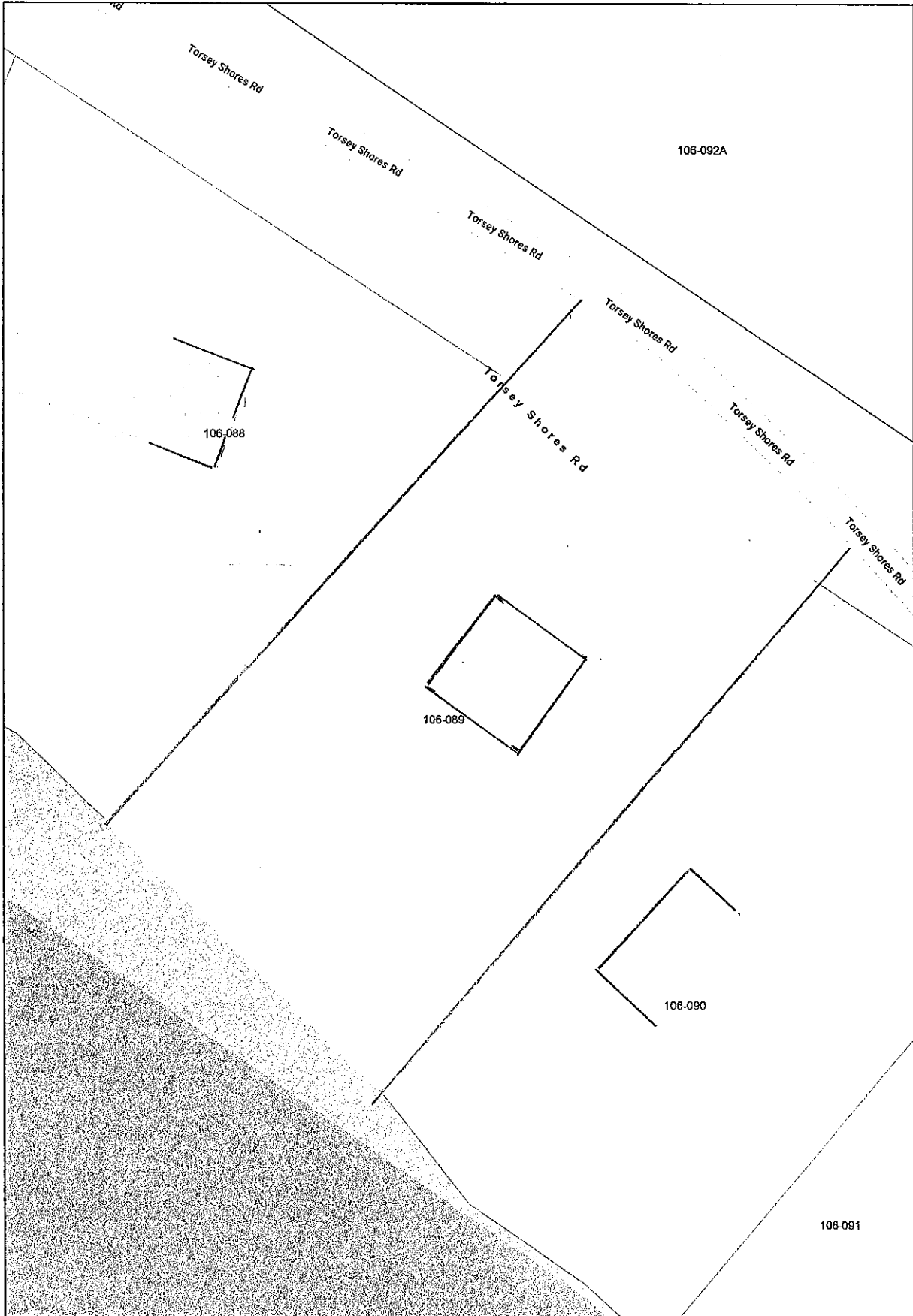
86 Torsey Shores Road

Readfield, ME

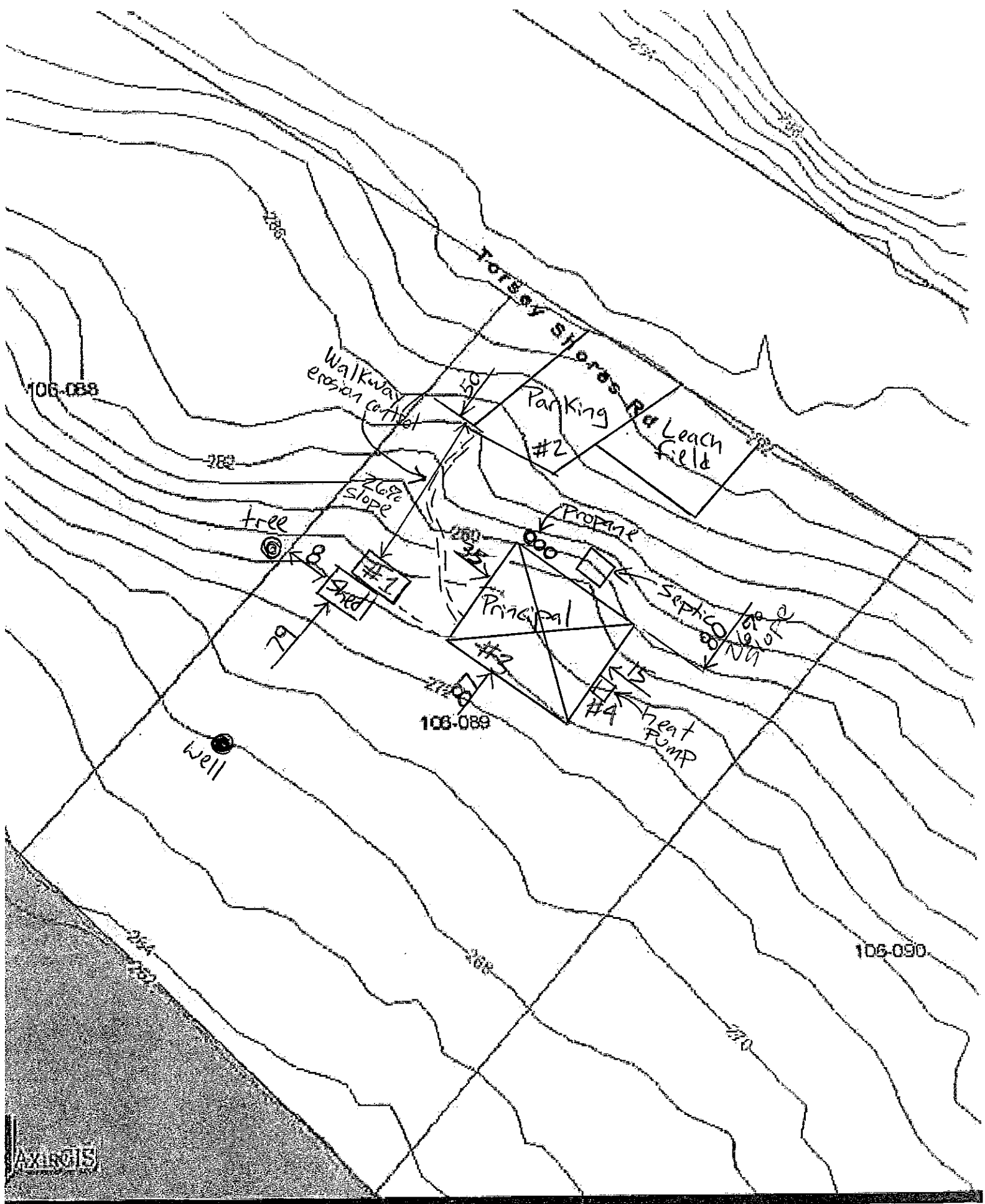
1 inch = 25 Feet



October 15, 2020



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The accessory building replacement in question has been located in a non-conforming spot that is 79ft from the HWL (determined by Kings Landing Co) and 8ft from the abutting lot. This location was considered GPE, by the homeowner, with consideration of the location of the prior shed and no excavation required.

For comparison, the original shed (6x8 = 48 sq ft) location was 12" closer to the HWL & directly on the abutting property line.

The new accessory building (8x10x10 = 80 sq ft) is 32 sq ft larger. It's been located on the old gravel parking pad which was the most functional/level spot for it (within a couple of feet in any direction). A conforming location would make it inaccessible and unfeasible without extensive excavation work and environmental destruction.

Per the proposal submitted by King's Arrow Company, "options are extremely limited due to the size, slope & location of the dwelling and associated septic field." With some excavation, a level spot should be able to be created to locate the shed in-line with the principle structure so that it no longer sits closer to the HWL than the principal. Two potential concerns:

- Damage to the root system of the closest tree
- Destabilizing the walkway to the principal - as created by the implementation of the water runoff plan.
 - Should this be the case, an alternate method of access to the principal will need to be constructed at the time that any observed erosion issues arise.
 - Review would also be needed to ensure the water runoff plan is not effected.

Option #1 (per King's Arrow), "The front of the shed would be 87 ft from the HWL, which is the most practical extent barring major excavation and retaining wall construction..." This GPE location will allow convenient access to the contents of the shed and provide the greatest protection to personal property.

Of the hypothetical location options suggested by the planning board:

Option #2 (in the driveway, above the principal & closest to the road). This location is not practical since it would:

- Force us to park on the road and eliminate the “on property” parking area created with the implementation of the water runoff plan.
- Make it extremely difficult to access and store the lawncare equipment and tools due to the erosion control measures put in place.
- Attract theft, vandalism, and destruction of property due to the little-to-no visibility from the principal and the roadside.
- Driveway has a slope that will need fill/excavation as well as review of effect to the water runoff plan required in the last renovation permit.

Option #3 (under the current deck). This location was deemed impractical due to:

- The network of deck support posts.
- The partially continued 26% slope below the deck (documented by King’s Arrow).
- The blockage of access to the basement and storage as well as openings in the daylight wall.

Option #4 (On the opposite side of the principal - abutting 106-090). This is not a location for consideration since our principal is only setback 15ft from the abutting property line and owners of that property will not give us permission to encroach any closer.

With reference to the updated site-plan sketch locating subsurface wastewater systems & tanks and noting setback & measurements (recommended by the CEO), the credibility of King’s Arrow Company’s assessment should weigh heavily that there are no additional working options that are feasible or practical.