

# APPLICATION FOR BUILDING PERMIT

## Town of Machias, Maine

Building Permit request for:  
 New Construction       Expansion / Alteration  
 Moving of Building       Reconstruction / Replacement  
 Conversion to another or different use

Date application received at Town Office: 7/28/25 Fee Paid \$ 190.00  
 Recipients Initials: SCF

Name of Applicant: Thomas J. Cooney  
 (or Agent)  
 Address of Applicant: 126 Holway Point Road Machias, Maine 04654  
Mailing: PO Box 5 Machias, Me 04654 Telephone: (754) 581-2201  
 Address of Building(s): 126 Holway Pt. Rd. Machias, Maine 04654  
 Map 2A Lot 5

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)  
Residential Storage

Indicate what other structures are located on the same lot and the uses:  
Home & Garage

(Refer to Town of Machias Building Permit Ordinance 01/26/1989 in answering all applicable sections below.)

1.  Yes  No      A waiver or variance is requested. (Attach separate sheet stating the request and reasons why you believe they should be allowed.)
2.  Yes  No      A copy of the applicable town tax map showing lot location is attached.
3.  Yes  No      The property is connected to the Machias Water Co. supply or can be connected. If the property is not, or cannot be connected to the Machias Water Co. supply, water will be provided by:  
                                   Well     Spring     Other \_\_\_\_\_
4.  Yes  No      The property is connected to Town of Machias sewer system or can be connected. Attach a copy of the Sewer Entrance Permit and include the location of the connection on the site plan if the project is to be connected to the Town of Machias sewer system.
5.  Yes  No      A soil test has been conducted for installation of a septic system for sewage disposal.  
 (Attach a copy of test document and diagram of the recommended septic location.)
6.  Yes  No      A site plan showing all items listed in section 4A(3) of Machias Building Permit Ordinance is attached. The site plan should reflect the dimensions of the lot on which construction is to be undertaken specifically to include the road frontage measurement. The plan should also include setback distances for the proposed construction from each boundary and from the public road or private access road.
7.  Yes  No      A copy of the deed, lease, purchase and sales agreement, or other evidence of ownership or control of the real estate is attached.
8.  Yes  No      Will surface water drainage adversely affect any neighboring properties?
9.  Yes  No      Will lighting reflect beyond lot lines or cause annoyance to neighboring properties?
10.  Yes  No      Lot has a minimum of at least 100 feet of frontage on a town road or deeded private way.
11.  Yes  No      The building lot is at least 15,000 square feet in size or larger.
12.  Yes  No      The building setback will be at least 35 feet from the front of the lot.
13.  Yes  No      Side and rear distances from the lot lines are at least 15 feet to proposed building.
14.  Yes  No      The proposed structure will be no more than 50 feet above ground level, including chimneys, stacks or other protrusions that are part of the structure.
15.  Yes  No      There will be safe vehicular entrance and exit to public or private roads that border the lot. (Indicate vehicle driveway on site plan.)
16.  Yes  No      Will the proposed activity involve the installation or change of use of a driveway providing access to a state highway? If so, an entrance permit from the Department of Transportation must be obtained prior to any issuance of permits and attached to this application.
17. There will be 3 off street parking spaces as shown in site plan.

18. Commercial, industrial, and residential structures are required to comply with certain federal and/or state minimum standards and regulations. By initialing the items set forth below, the applicant is acknowledging awareness of, and compliance with, any applicable federal and state regulations and has attached copies of all approved permits that may be required. Indicate below which items apply to this building permit application and certify compliance by initialing the appropriate below:

Water Supply _____	Water Pollution _____	Flood Hazard Development Permit _____
Air Pollution _____	Soil Erosion _____	Maine DOT Entrance Permit _____
Shoreland Zoning _____	Surface Drainage _____	Sewer Connection Permit _____
Sewage Pollution _____	Noise Level _____	Natural Resources Protection Act Permit _____
Other _____		

19. Estimated cost of proposed building or structure(s): \$ 350,000.00

20. Name, address and telephone number of contractor or builder: Self. Same as above

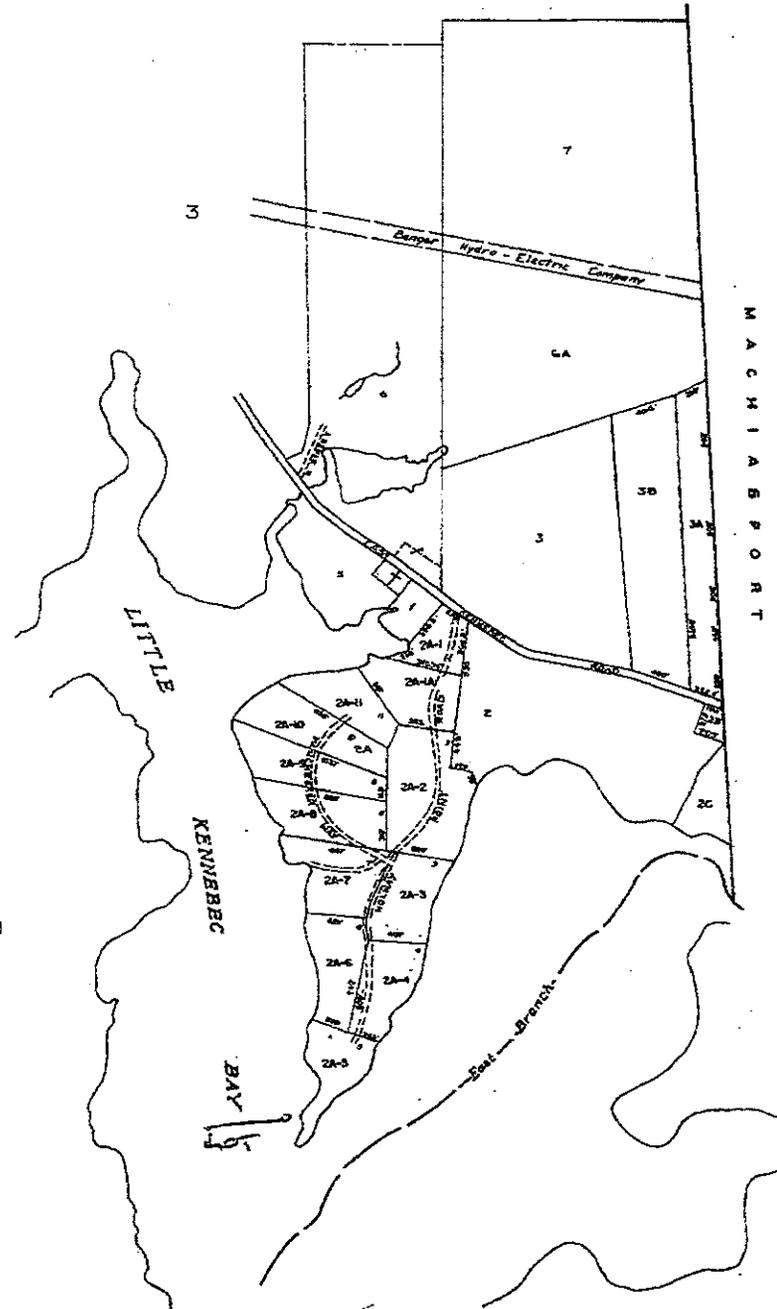
21. I have read and understand the Town of Machias Building Permit Ordinance and hereby make application for a permit based on the information contained above and request the Planning Board to act on this application at its next scheduled monthly meeting.

Signature of Applicant: Thomas J. Cooney

NOTE: Although not required, it is recommended that the applicant, or a duly appointed representative attend the meeting at which the application for a Building Permit is to be considered.

For Planning Board use:  
 Building Permit:     Approved     Denied    By the Planning Board on (Date): \_\_\_\_\_  
 Authorized Planning Board Signature: \_\_\_\_\_

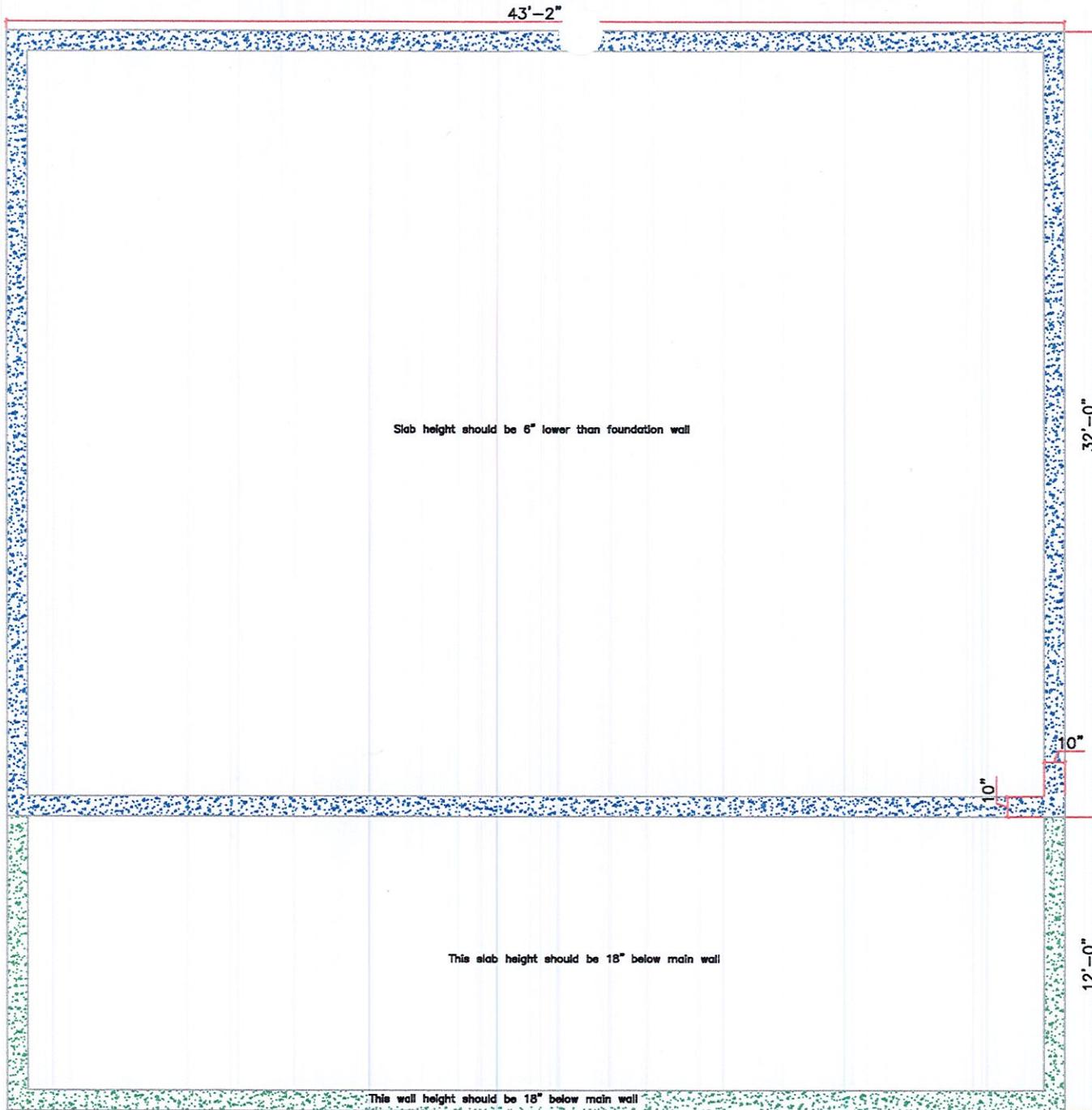
ITEM 2 - TOWN TAX MAP #2



LEGEND  
 PARCEL NUMBERS ..... 1  
 ADJACENT MAPS ..... 2  
 MATCH LINE .....

For Assessment Purposes  
 Not to be used for Conveyance

PROPERTY MAP  
 TOWN OF MACHIAS  
 WASHINGTON COUNTY, MAINE  
 PREPARED BY  
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE  
 SCALE 1 INCH = 4000 FEET



Detail of: Preliminary Foundation Layout  
 Project: Cooney Boat Barn  
 Drawn by: EEC      Checked by: \_\_\_\_\_

Scale: n/a  
 Date: 02/18/2025  
 Revised: \_\_\_\_\_

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

10 Atlantic Highway, Route 1 Edgecomb, Maine 04556 207 882-9945 www.mainebarcompany.com

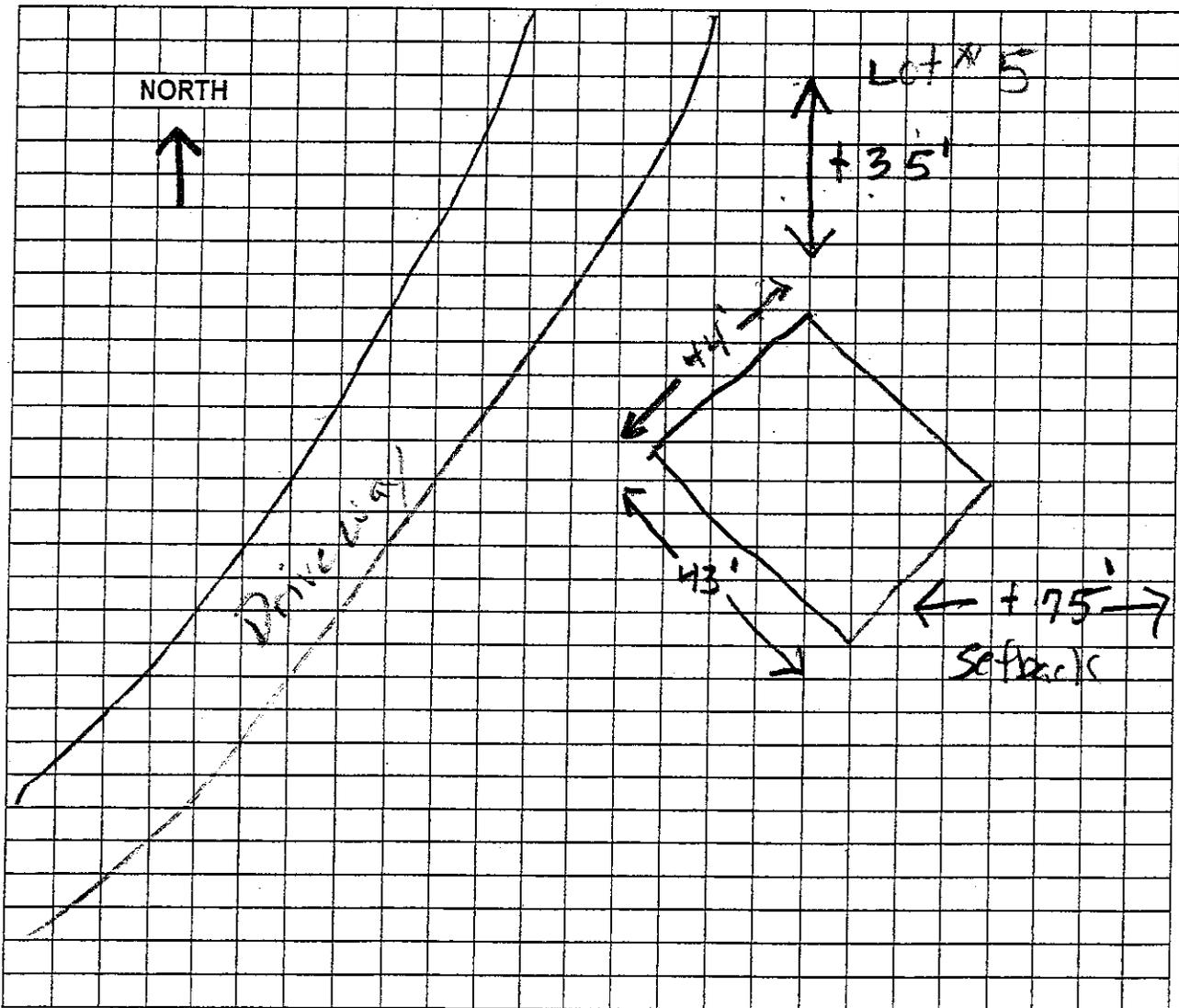
SAUNDERS  
 COONEY  
 01/21/2025.dwg



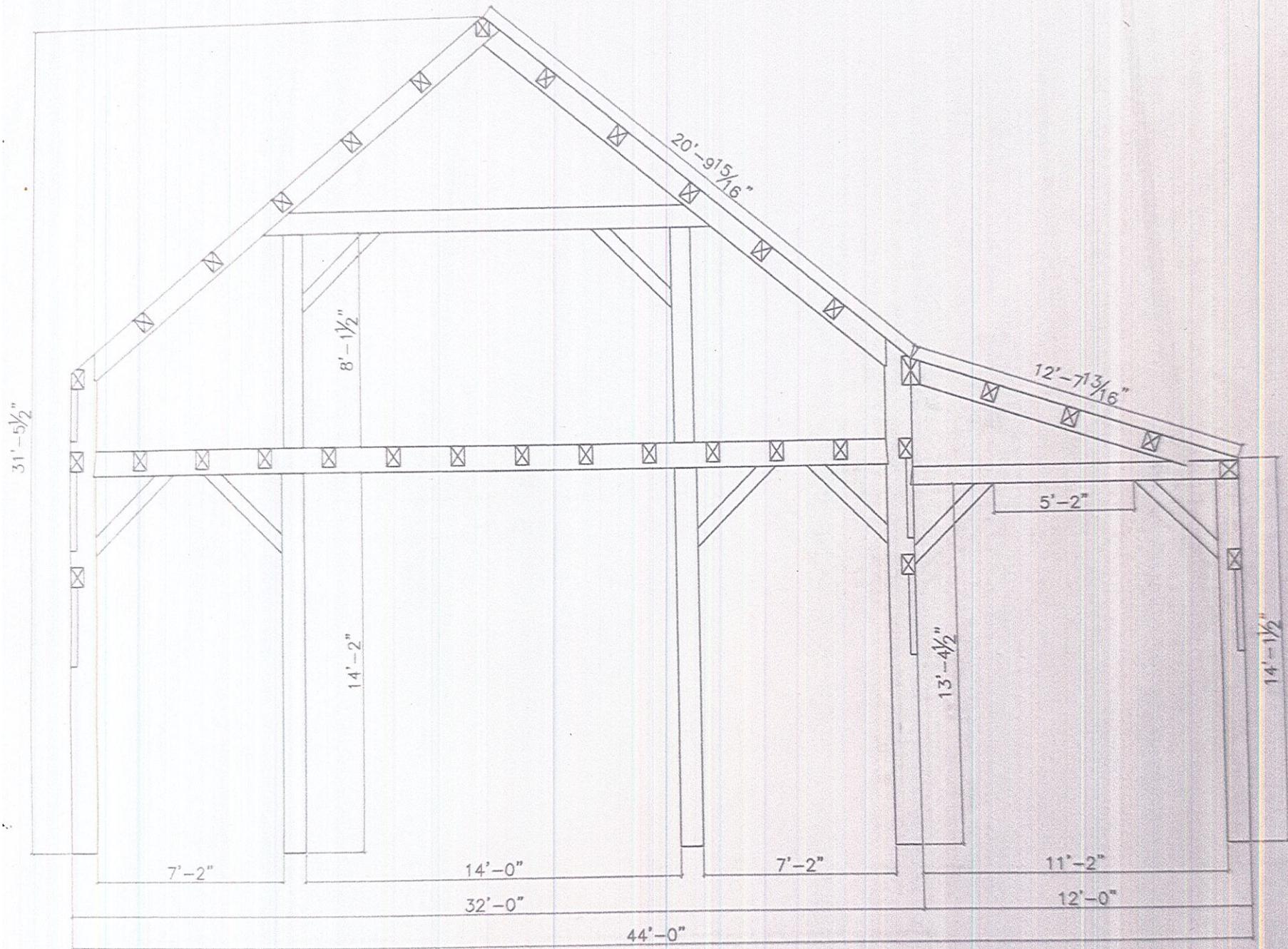
Site Plan

Please include: lot lines; area to be cleaned of trees and other vegetation, the exact position of proposed structures, including decks, porches, and out buildings with accurate setback distances from the shoreline, side and rear property lines; the location of proposed wells, septic systems, and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.

Lot # 4



Scale: \_\_\_\_\_ = \_\_\_\_\_ Ft.



Bent 4 from Bent 1  
 COONEY BARN  
 : EEC Checked by:

Scale:  $3/16" = 1'-0"$   
 Date: 01/03/2025  
 Revised:

Notes:

DATE: 1/3/25  
 COONEY  
 01/03/2025.dwg



165 Longview Drive  
Bangor, ME 04401  
Phone: (207)941-8084 / Fax: (207)941-8773

Thomas J. Cooney and Jill L. Cooney  
Cooney Family Revocable Trust  
407 South 57th Avenue  
Hollywood, FL 33023

**Date:** February 16, 2024  
**Order No.:** ME23031217B  
**Property:** 126 Holway Point Road  
Machias, ME 04654

Dear Jill L. Cooney:

Enclosed please find the properly recorded Corrective Warranty Deed from Graham John Bolton and Suzanne Claire Bolton to Cooney Family Revocable Trust dated February 6, 2024 and recorded February 16, 2024 in Book Number 5084, Page Number 69, Washington County Registry of Deeds.

We at Gateway Title of Maine, a Div of Liberty Title & Escrow Co, LLC would like to thank you for the opportunity to work with you on your Purchase. If you should decide to refinance this property or acquire another piece of real estate, we would be pleased to handle the matter for you.

Call on us at any time.

Sincerely,

Adria Stewart  
Auditor  
adria.stewart@gatewaytitleme.com

Enclosure(s)

*attached  
good copy*

E- Recorded 2/16/2024  
County Washington  
Book 5084 Page 69

**CORRECTIVE  
WARRANTY DEED  
(Book 5062, Page 58)**

**GRAHAM JOHN BOLTON** and **SUZANNE CLAIRE BOLTON** (collectively the "Grantor"), both having a mailing address of 67 Tea Hill Road, Stonington, Maine 04681, for consideration paid GRANT to **THOMAS J. COONEY** and **JILL L. COONEY**, as Trustees of the **COONEY FAMILY REVOCABLE TRUST** ("Grantee"), having a mailing address of 407 South 57<sup>th</sup> Avenue, Hollywood, Florida 33023, with WARRANTY COVENANTS, a certain lot or parcel of land, together with the buildings and improvements thereon, situated in Machias, Washington County, Maine, being more fully described in Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey and hereby conveying the same premises described in the deed from Richard Steinberg and Akiko Sugimoto to Graham John Bolton and Suzanne Claire Bolton dated August 3, 2020 and recorded at the Washington County Registry of Deeds in Book 4686, Page 208.

The purpose of this deed is to correct the name of the Grantee as reflected in the deed recorded on November 6, 2023 in Book 5062, Page 58 of the said Registry of Deeds.

WITNESS our hands and seals this 6<sup>th</sup> day of February, 2024.

G.J. Bolton

GRAHAM JOHN BOLTON

S.C. Bolton

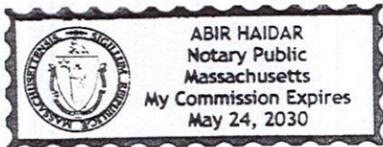
SUZANNE CLAIRE BOLTON

STATE OF Massachusetts  
COUNTY OF Suffolk

February 6, 2024

Personally appeared the above-named **GRAHAM JOHN BOLTON** and **SUZANNE CLAIRE BOLTON** and severally acknowledged the forgoing instrument to be their free act and deed.

Before me,



Abir Haidar

Notary Public/Attorney-at-Law

Print Name: ABIR HAIDAR

My commission expires: May 24, 2030

## EXHIBIT A

A certain lot or parcel of land, together with any buildings or improvements thereon, situated in Machias, County of Washington, State of Maine, being bounded and described as follows:

"Lot 5 according to a survey entitled "Holway Point Subdivision" prepared for Patten Auction and Land Corporation by Donald C. Crandlemire, dated July 6, 1988, and recorded in the Washington County Registry of Deeds in Hanger 2, Slide 110.

"The property is conveyed subject to and with the benefit of rights of way for all purposes, including but not limited to the installation and maintenance of utility lines, poles, and cables, upon the roadways as shown on said survey of "Holway Point Subdivision", to be used in common with others lawfully entitled to use the same. The foregoing easement shall not be construed to prevent the installation, maintenance, and repair of sanitary sewer lines benefitting the property conveyed herein along and across the roadways shown on said survey, provided, however, that such installation, maintenance, and repair of said sanitary sewer lines shall be done within the narrowest practical confines, in a manner causing the least inconvenience or disruption to other owners of lots shown on said survey and in exercising said easement, the grantees shall restore the disturbed ground surface as soon as is practical.

"The above described property is conveyed subject to a pole line easement given to Bangor Hydro-Electric Company, dated May 18, 1988, and recorded in said Registry in Book 1523, Page 81.

"There is also hereby conveyed all of the grantors' right, title and interest, if any, in and to the property between the high and low water marks and within the sidelines of the lot conveyed herein as extended to the low water mark.

"The above described lot is conveyed with the benefit of an easement to enter upon the following described parcel of land with necessary men and equipment to install, maintain, repair, and replace sanitary sewer lines, septic tanks, and leach fields, together with appurtenances thereto. This easement shall include the right to cut and remove trees and underbrush necessary to exercise the easement within the narrowest practical confines. This easement shall be exercised over, across and under the following parcel of land: A strip of land twenty (20) feet in width, the center line of which is described as follows: Beginning at a point on the northerly line of Lot 5 and the southerly line of Lot 4, which point is located S 58 degrees E a distance of twenty (20) feet from the center line of the Holway Point Road as shown on said survey, thence N 16 degrees E a distance of 145.5 feet to a point; thence N 11degrees E 61.5 feet to a point; thence N 36 degrees E a distance of 71.5 feet to a point.

“The above described lot is conveyed with the benefit of an easement to enter upon the following described parcel of land with necessary men and equipment to install, maintain, repair, and replace sanitary sewer lines, septic tanks, and leach fields, together with appurtenances thereto. The easement shall include the right to cut and remove trees and underbrush necessary to exercise the easement within the narrowest practical confines. This easement shall be exercised over, across and under the following parcel of land: A parcel of land beginning at the terminus of the above described centerline; thence S 43 degrees E a distance of 62 feet to a point; thence N 47 degrees E a distance of 69.5 feet to a point; thence N 43 degrees W a distance of seventy-two (72) feet to a point; thence S 47 degrees W a distance of 69.5 feet to a point; thence S 43 degrees E a distance of ten (10) feet to the point of beginning.

“By accepting this conveyance, the grantees covenant and agree (1) that the sewer system will be installed and maintained in accordance with all local and State regulations governing the installation of sewer systems, (2) that the grantees shall be responsible for obtaining all licenses and permits required for the installation of the sewer system (3) that the sewer system shall be installed in the above described easement area, and (4) that in exercising the within easement, the grantees shall restore the disturbed ground surface as soon as is practical.

“The above described property is further conveyed subject to the Protective Covenants dated October 12, 1988, and recorded in the Washington County Registry of Deeds in Book 1540, Page 150.

“Granting also to the Grantees herein, their heirs and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by Title 33 M.R.S. § 773.”