

APPLICATION FOR BUILDING PERMIT

Town of Machias, Maine

added mobil home to existing lot

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: 6/26/25 Fee Paid \$ 30

Recipients Initials: SM

Name of Applicant: Nikki Geel

Address of Applicant: 231 east Kennebec Road Machias, Me 04654

Telephone: 207-271-8880

Address of Building(s): 231 east Kennebec Road, Machias, Me 04654

Map 3 Lot 63A

Proposed Use: Single family mobil home, located on lot where grandparents trailer previously was

Indicate what other structures are located on the same lot and the uses: Mothers horse shares same Drive way

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

- 1. ( ) Yes (X) No A waiver or variance is requested.
2. ( ) Yes (X) No A copy of the applicable town tax map showing lot location is attached.
3. ( ) Yes (X) No The property is connected to the Machias Water Co. supply or can be connected.
4. ( ) Yes (X) No The property is connected to Town of Machias sewer system or can be connected.
5. ( ) Yes (X) No A soil test has been conducted for installation of a septic system for sewage disposal.
6. (X) Yes ( ) No A site plan showing all items listed in section 4A(3) of Machias Building Permit Ordinance is attached.
7. ( ) Yes (X) 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 (X) No Will surface water drainage adversely affect any neighboring properties?
9. ( ) Yes (X) No Will lighting reflect beyond lot lines or cause annoyance to neighboring properties?
10. (X) Yes ( ) No Lot has a minimum of at least 100 feet of frontage on a town road or deeded private way.
11. (X) Yes ( ) No The building lot is at least 15,000 square feet in size or larger.
12. (X) Yes ( ) No The building setback will be at least 35 feet from the front of the lot.
13. (X) Yes ( ) No Side and rear distances from the lot lines are at least 15 feet to proposed building.
14. (X) 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. (X) Yes ( ) No There will be safe vehicular entrance and exit to public or private roads that border the lot.
16. ( ) Yes (X) No Will the proposed activity involve the installation or change of use of a driveway providing access to a state highway?

17. There will be 2 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

Table with 3 columns: Water Supply, Air Pollution, Shoreland Zoning, Sewage Pollution, Other, Water Pollution, Soil Erosion, Surface Drainage, Noise Level, Flood Hazard Development Permit, Maine DOT Entrance Permit, Sewer Connection Permit, Natural Resources Protection Act Permit

19. Estimated cost of proposed building or structure(s): \$ mobil home \$30000

20. Name, address and telephone number of contractor or builder: N/A

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.

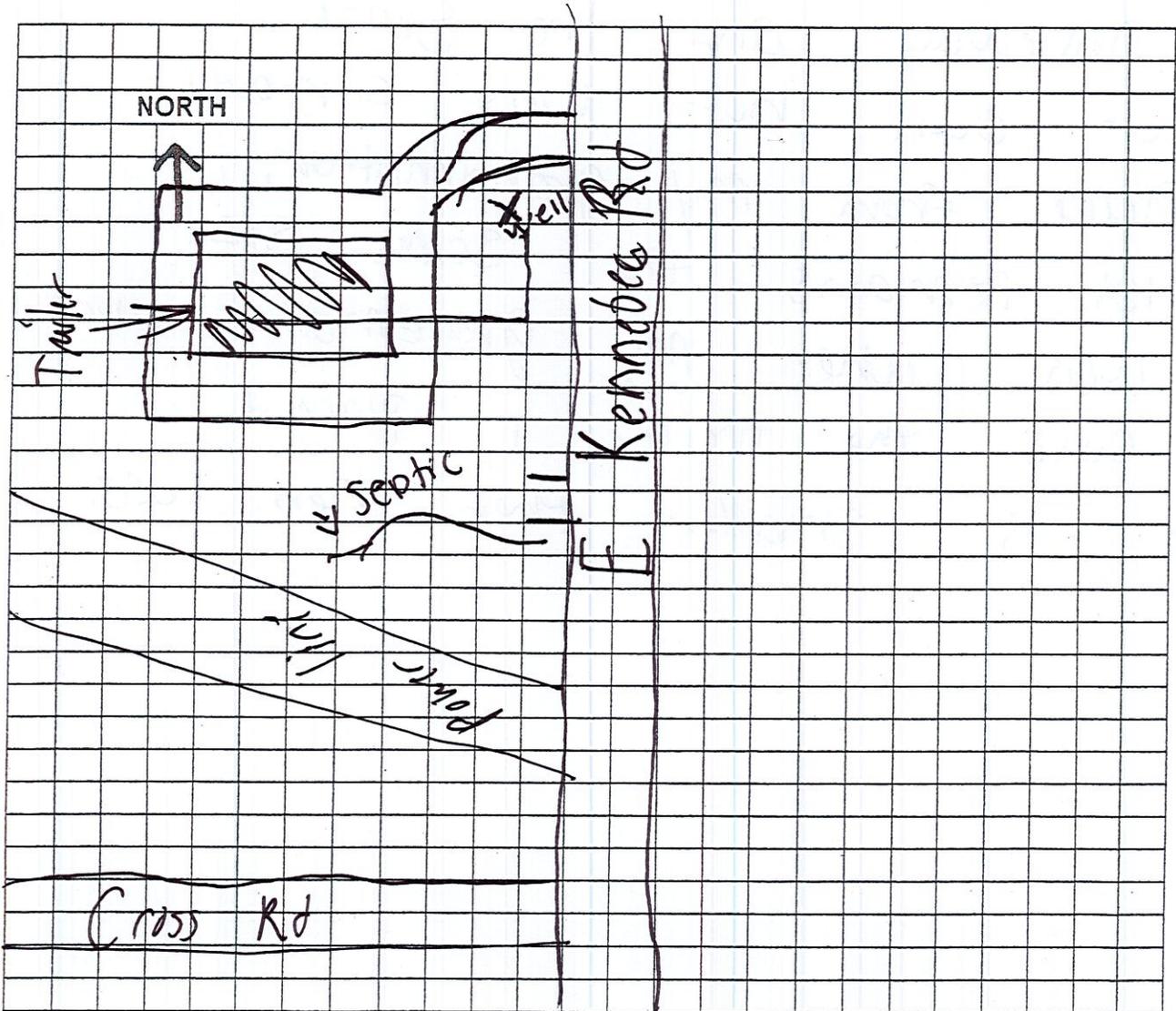
Signature of Applicant: N/A Geel

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:

## 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.



14 x 70 trailer size lot already existed

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

My grandmother: LYLA W Schencks already had a mobile home located here all of my childhood, it was removed 5+ years ago and where a trailer was already once there →

I was not aware that  
I needed a permit because one  
had already been there in the  
past, the well is shared with  
my mother who also shares  
the driveway, and the septic  
is our own but was already  
in place from my grandmother,  
the lot remains the same size  
it was when my grandmother lived  
there, and the trailer I placed  
there is smaller than hers was.



NO TRANSFER TAX PAID

## Warranty Deed

Belinda S. Wood of 225 East Kennebec Road, Machias, Washington County, Maine 04654,  
for consideration paid, grants to Nikki E. Geel and Cooper A.N. Beal, of P.O. Box 199,  
Machias, Maine 04654, as joint tenants,

With warranty covenants,

A certain lot or parcel of land situated in Machias, Washington County, Maine,

Bounded and described as follows:

Beginning at a point on the westerly side of the town road leading to East Kennebec, said point marking the southeasterly corner of the parcel of land conveyed by deed of William H. Schencks Jr. and Lyla W. Schencks to Belinda S. Wood dated March 15, 1991 and recorded in the Washington County Registry of Deeds in Book 1688, Page 192, thence running in a northerly direction by and along the westerly sideline of said East Kennebec Road for a distance of 500 feet, thence turning and running westerly, parallel with the southern boundary line of the aforesaid real estate conveyed to Belinda S. Wood, to western boundary line of said land conveyed to Belinda S. Wood, Thence turning and running in a southerly direction to the southwest corner of said land conveyed to Belinda S. Wood, thence turning and running easterly to the point of beginning. Containing 4 acres plus or minus and the Grantor Belinda S. Wood retaining the remaining 1.8 acres.

The above described parcel of land is subject to an easement granted to Bangor Hydro Electric Company dated October 24, 1960 and recorded in the Washington County Registry of Deeds Book 571, Page 161, and is subject to a second easement granted to Bangor Hydro Electric Company dated September 19, 1983 and recorded in Book 1244, Page 189.

The grantor herein also grants to the grantees, their heirs and assigns, the right to use the well which is located northerly of the premises herein described, for the purpose of obtaining water for domestic use, together with the right to install, maintain, replace, and repair a pipeline from said well to the premises described herein, including the right to install any pumps or appliances which may be necessary for the beneficial use of this easement. Said water rights are to be used in common with the grantees herein.

Receipt # 178194



**BK 5150 PG 130**  
Instr # 2024-9151  
11/07/2024 03:13:06 PM  
Pages 2

Tammy C. Gay Registrar of Deeds  
WASHINGTON COUNTY

For title, reference may be had to deed of William H. Schencks Jr. and Lyla W. Schencks to Belinda S. Wood dated March 15, 1991 and recorded in the Washington County Registry of Deeds in Book 1688, Page 192.

Nikki Geel is the daughter of Belinda S. Wood.

Witness my hand and seal this 30 day of October 2024

Belinda S. Wood  
Belinda S. Wood

STATE OF MAINE

Washington SS.

October 30 2024

Then personally appeared the above-named Belinda S. Wood and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Lynn L. Huffman

Notary Public (signature)

Lynn L. Huffman

Notary Public • State of Maine

~~My Commission Expires May 27, 2028~~

Notary Public (print)

**SEAL**