

APPLICATION FOR BUILDING PERMIT
Town of Machias, Maine

Building Permit request for:
☒ New Construction
☐ Moving of Building
☐ Conversion to another or different use

☐ Expansion / Alteration
☐ Reconstruction / Replacement

Date application received at Town Office: 8/11/08 Fee Paid \$ 90.00
Recipients Initials: SCF

Name of Applicant: IMK Repairs LLC

(or Agent)

Address of Applicant: 473 DANA ST

Telephone: 457 2312

Address of Building(s): East Aa ME 04854

Map 8-A Lot 8-11

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

Single Family Home (x4)

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

None

(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

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.

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.)

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.

A copy of the deed, lease, purchase and sales agreement, or other evidence of ownership or control of the real estate is attached.

Will surface water drainage adversely affect any neighboring properties?

Will lighting reflect beyond lot lines or cause annoyance to neighboring properties?

Lot has a minimum of at least 100 feet of frontage on a town road or deeded private way.

The building lot is at least 15,000 square feet in size or larger.

The building setback will be at least 35 feet from the front of the lot.

Side and rear distances from the lot lines are at least 15 feet to proposed building.

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.

There will be safe vehicular entrance and exit to public or private roads that border the lot. (Indicate vehicle driveway on site plan.)

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 0 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 initiating 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 initiating the appropriate below:

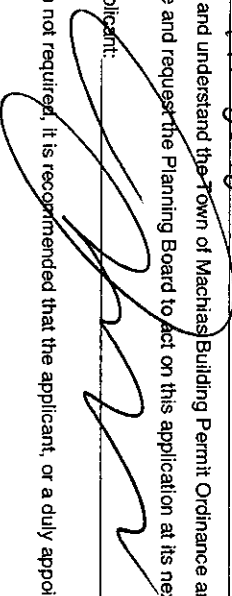
Water Supply	_____	Water Pollution	_____	Flood Hazard Development Permit	_____
Air Pollution	_____	Soil Erosion	_____	Maine DOT Entrance Permit	_____
Shoreland Zoning	_____	Surface Drainage	_____	Sewer Connection Permit	_____
Sewage Pollution	_____	Noise Level	_____	Natural Resources Protection Act Permit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

19. Estimated cost of proposed building or structure(s): \$ 150,000 per unit

20. Name, address and telephone number of contractor or builder: KOS, INC. 473 DUBLIN ST Machias, ME 04854
457 2312

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:



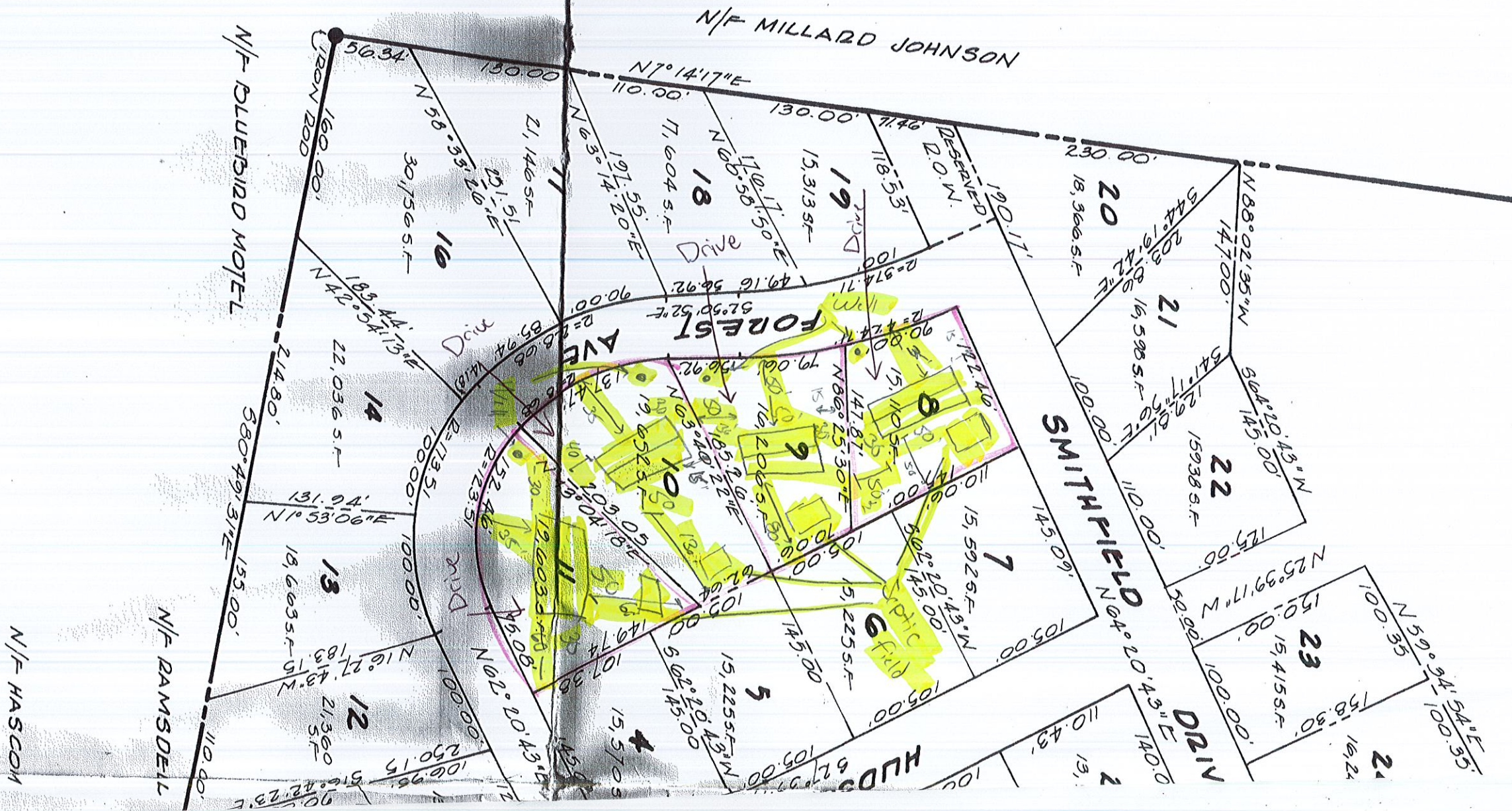
NOTE: Although not required, it is recommended that the applicant, or a duly appointed representative attend the meeting at which the application for a Building Permit is to be considered.

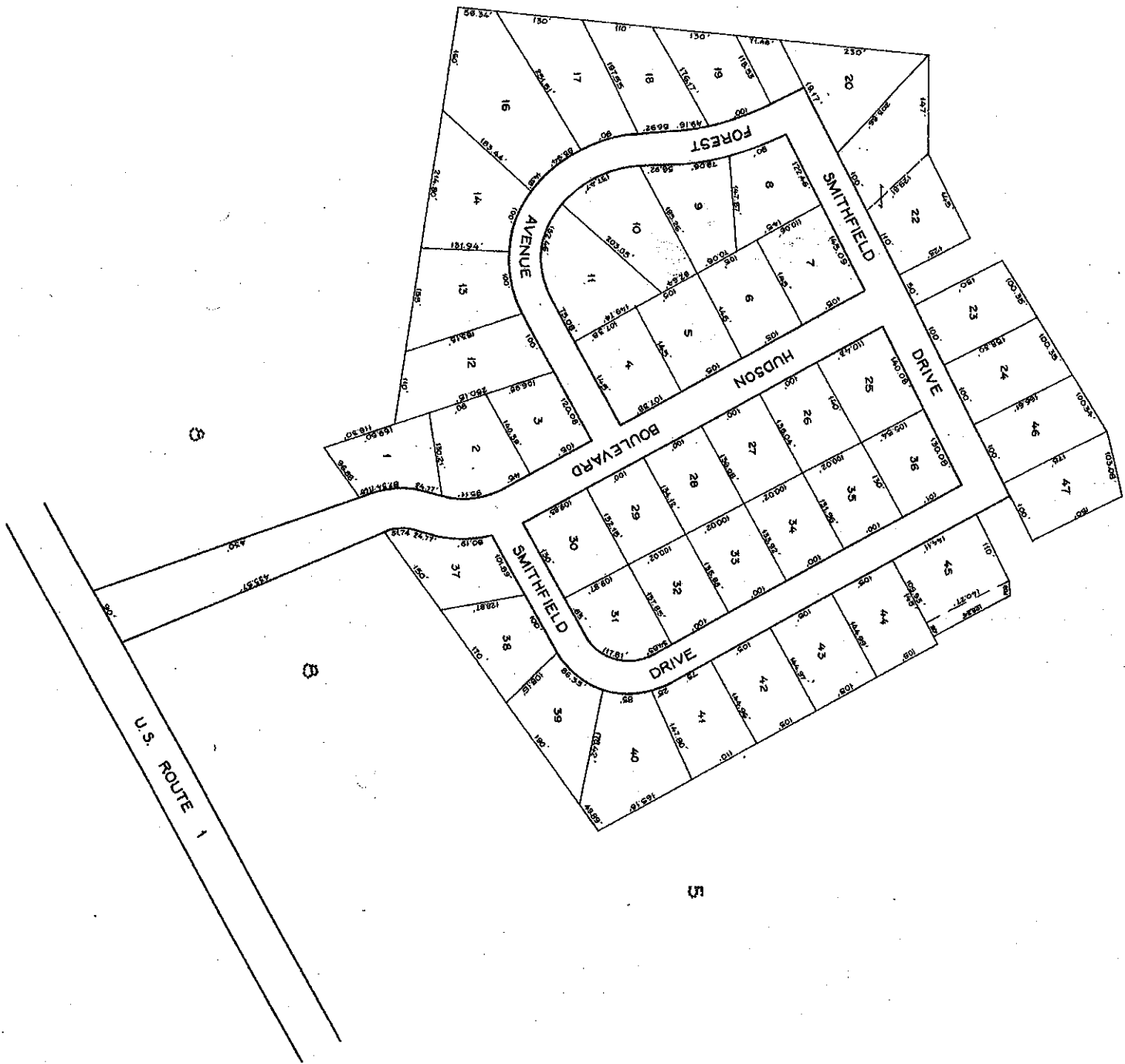
For Planning Board use:
Building Permit: ☐ Approved ☐ Denied

By the Planning Board on (Date):

Authorized Planning Board Signature: _____

ADDITIONAL PROPERTY OWNER
MACHIAS FIRST CORPORA





TRANSFER TAX PAID

Receipt # 180455
BK 5183 PG 325
Instr # 2025-2584
04/03/2025 12:39:21 PM
Pages 5

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

Return to:
IMK Properties, LLC
473 Dublin Street
Machias, ME 04654

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS: That Downeast Community Partners, previously known as Washington Hancock Community Agency, a Maine Corporation, with a mailing address of 248 Bucksport Road, Ellsworth, ME 04605, for consideration paid grants to IMK Properties, LLC, a Maine Limited Liability Company, with a mailing address of 473 Dublin Street, Machias, ME 04654, with WARRANTY COVENANTS:

See attached Exhibit A

Meaning and intending to describe and convey the same premises conveyed to Washington Hancock Community Agency from Harold A. Prescott, Sr. by virtue of a Warranty Deed dated August 22, 2005 and recorded in the Washington County Registry of Deeds in Book 3053, Page 326.

Executed this 2nd day of April, 2025.

Downeast Community Partners,
previously known as Washington
Hancock Community Agency

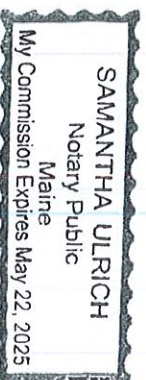
By: [Signature]
Rota L. Knott – Chief Executive Officer

State of Maine
County of Hancock

April 2, 2025

The foregoing instrument was acknowledged before me on this 2nd day of April, 2025 by Rota L. Knott as Chief Executive Officer of Downeast Community Partners, previously known as Washington Hancock Community Agency.

SEAL



[Signature]
Notary Public/~~Attorney-at-Law~~
Commission expiration: May 22, 2025

RE: 2025-1378

Exhibit A - Property Description

Certain lots or parcels of land together with any improvements thereon, situated northerly of Dublin Street in Machias, County of Washington, State of Maine, bounded and described as follows, to wit:

Being Lots numbered 8, 9, 10, 11, 14, 16, 17, 18, 19 and 20 as shown on the Plan of Riverview Heights as drawn by Andrew J. Shyka, land surveyor, and recorded in Plan Book 18, Page 5 of the Washington County Registry of Deeds, said lots being bounded and described as follows, to wit:

LOT 8: Beginning at a point on the southerly sideline of Smithfield Drive, so-called, where the northeast corner of the lot herein abuts the northwest corner of Lot 7, so-called; thence running South 64° 20' 43" West along Smithfield Drive to its intersection with the easterly sideline of Forest Avenue; thence turning southerly and following the easterly sideline of Forest Avenue along a curve to the right with a radius of 424.71 feet an arc distance of 90.00 feet to the northwesterly corner of Lot 9; thence turning and running North 86° 25' 30" East along the northerly line of Lot 9 a distance of 147.87 feet to a point on the westerly sideline of Lot 6, so-called; thence bearing North 27° 39' 17" West following the westerly sidelines of Lot 6 and Lot 7 a distance of 145.00 feet to the point or place of beginning.

LOT 9: Beginning at a point on the easterly sideline of Forest Avenue at the southwest corner of Lot 8, so-called; and thence running by and along the easterly sideline of Forest Avenue along a curve to the right with radius of 424.71 feet an arc distance of 79.06 feet to an unmarked point; thence continuing along the easterly sideline of Forest Avenue bearing South 02° 50' 52" East a distance of 56.92 feet to the northeasterly corner of Lot 10, so-called; thence bearing North 63° 40' 22" East by and along the northerly sideline of Lot 10 a distance of 185.26 feet to the southwesterly corner of Lot 6, so-called; thence running North 27° 39' 17" West by and along the westerly sideline of Lot 6, so-called, a distance of 70.06 feet to the southeasterly corner of Lot 8, so-called; thence South 86° 25' 30" West along the southerly line of Lot 8, so-called, a distance of 147.87 feet to the point or place of beginning.

LOT 10: Beginning at a point on the easterly sideline of Forest Avenue at the southwest corner of Lot 9, so-called; and thence following the easterly sideline of Forest Avenue along a curve to the left with radius of 178.68 feet an arc distance of 137.47 feet to the westernmost corner of Lot 11, so-called; thence North 43° 04' 18" East by and along the northwesterly sideline of Lot 11 a distance of 203.05 feet to a point on the westerly sideline of Lot 5, so-called; thence bearing North 27° 39' 17" West by and along Lot 5 a distance of 62.64 feet to the northwesterly corner of Lot 5, so-called, also marking the southeasterly corner of Lot 9, so-called; thence bearing South 63° 40' 22" West by and along the southerly line of Lot 9, so-called, a distance of 185.26 feet to the point or place of beginning.

LOT 11: Beginning at a point on the northeasterly sideline of Forest Avenue, so-called, where the westernmost corner of this lot abuts the southwest corner of Lot 10, so-called; thence running by and along the sideline of Forest Avenue along a curve to the left with radius of 123.51 feet an arc distance of 152.46 feet to an unmarked point on the sideline of Forest

Avenue; thence bearing North 62° 20' 43" East along the sideline of Forest Avenue a distance of 75.08 feet to a point which marks the southwesterly corner of Lot 4, so-called, and the southeasterly corner of the parcel herein described; thence bearing South 27° 39' 17" West by and along the westerly lines of Lot 4 and Lot 5, so-called, a distance of 149.74 feet to the southeasterly corner of Lot 10, so-called; thence South 43° 04' 18" West by and along the southerly sideline of Lot 10 a distance of 203.05 feet to the point or place of beginning.

LOT 14: Beginning at a point on the southerly sideline of Forest Avenue, so-called, where the northeast corner of the lot herein abuts the northwest corner of Lot 13, so-called; thence running in a generally northwesterly direction along the sideline of Forest Avenue by a curve to the right with radius of 173.51 feet an arc distance of 100.00 feet to the easternmost corner of Lot 16, so-called; thence bearing South 42° 54' 13" West by and along the line of Lot 16 a distance of 183.44 feet to the line of land now or formerly of Bluebird Motel, Inc.; thence South 80° 49' 31" East a distance of 214.80 feet to the southwesterly corner of Lot 13, so-called; thence bearing North 01° 53' 06" East by and along the line of Lot 13 a distance of 131.94 feet to the point or place of beginning.

LOT 16: Beginning at a point on the southwesterly sideline of Forest Avenue, so-called, where the easternmost corner of the lot herein abuts the northwest corner of Lot 14, so-called; thence running by and along Forest Avenue in a generally northwesterly direction along a curve with radius of 173.51 feet an arc distance of 14.18 feet to an unmarked point; thence continuing by and along the sideline of Forest Avenue in a generally northerly direction along a curve to the right with radius of 228.68 feet an arc distance of 85.94 feet to the southeast corner of Lot 17, so-called; thence bearing South 58° 33' 26" West by and along the line of Lot 17, so-called, a distance of 251.51 feet to the easterly sideline of land formerly of Millard Johnson, now or formerly of W900 Limited Partnership; thence bearing South 07° 14' 17" West by and along said land formerly of Johnson a distance of 56.34 feet to a point marked by an iron rod along the northerly line of land of Bluebird Motel, Inc.; thence bearing South 80° 49' 31" East by and along land of Bluebird Motel, Inc. a distance of 160.00 feet to the southwesterly corner of Lot 14, so-called; thence North 42° 54' 13" East by and along the line of Lot 14, so-called, a distance of 183.44 feet to the point or place of beginning.

LOT 17: Beginning at a point on the westerly sideline of Forest Avenue where the southeast corner of the lot herein abuts the northernmost corner of Lot 16, so-called; thence running in a generally northerly direction along the sideline of Forest Avenue along a curve to the right with radius of 228.68 feet an arc distance of 90.00 feet to the southeasterly corner of Lot 18, so-called; thence South 63° 14' 20" West along the southerly sideline of Lot 18, so-called, a distance of 197.55 feet to the line of land formerly of Millard Johnson, now or formerly of W900 Limited Partnership; thence bearing South 07° 14' 17" West by and along said land formerly of Johnson a distance of 130.00 feet to a corner in the line of land of Lot 16, so-called; thence bearing North 58° 33' 26" East by and along the northwesterly line of Lot 16, so-called, a distance of 251.51 feet to the point or place of beginning.

LOT 18: Beginning at a point on the westerly sideline of Forest Avenue, so-called, where the southeast corner of the lot herein abuts the northeast corner of Lot 17, so-called; thence running North 02° 50' 52" West by and along the westerly sideline of Forest Avenue a distance of 56.92 feet to an unmarked point; thence continuing northerly following a curve to the left

with radius of 374.71 feet an arc distance of 49.16 feet to the southeast corner of Lot 19, so-called; thence bearing South 60° 58' 50" West by and along the south line of Lot 19, so-called, a distance of 176.17 feet to the easterly sideline of land formerly of Millard Johnson, now or formerly of W900 Limited Partnership; thence bearing South 07° 14' 17" West by and along said land formerly of Johnson a distance of 110.00 feet to a point marking the northwest corner of Lot 17, so-called; thence North 63° 14' 20" East by and along the north line of Lot 17, so-called, a distance of 197.55 feet to the point or place of beginning.

LOT 19: Beginning at a point on the westerly sideline of Forest Avenue, so-called, where the southeast corner of the lot herein abuts the northeast corner of Lot 18, so-called; thence running by and along the westerly sideline of Forest Avenue in a generally northerly direction along a curve to the left with radius of 374.71 feet an arc distance of 100 feet to the edge of a "Reserved **R.O.W.**"; thence bearing South 64° 20' 43" West following the southerly sideline of the "Reserved **R.O.W.**" a distance of 118.53 feet to the easterly sideline of land formerly of Millard Johnson, now or formerly of W 900 Limited Partnership; thence bearing South 07° 14' 17" West by and along said land formerly of Johnson a distance of 130.00 feet to a point marking the northwest corner of Lot 18, so-called; thence bearing North 60° 58' 50" East by and along the north line of Lot 18, so-called, a distance of 176.17 feet to the point or place of beginning.

LOT 20: Beginning at a point on the northerly sideline of Smithfield Drive, so-called, where the southeast corner of the lot herein abuts the southwest corner of Lot 21 so-called; thence running North 44° 19' 42" West by and along the southwesterly sideline of Lot 21 a distance of 203.86 feet to the northwesterly corner of Lot 21 and the easterly sideline of land formerly of Millard Johnson, now or formerly of W900 Limited Partnership; thence bearing South 07° 14' 17" West by and along the easterly line of said land formerly of Johnson a distance of 230.00 feet to its point of intersection with the northwesterly line of a "Reserved **R.O.W.**"; thence bearing North 64° 20' 43" East by and along the northwesterly line of said "Reserved **R.O.W.**" and Smithfield Drive to the point or place of beginning.

It is the express intent of all parties that the survey plat recorded in Map Book 18, Page 5 of the Washington County Registry of Deeds shall control the description of the lots herein conveyed in the event of any discrepancy between the descriptions herein contained and the survey plan as drawn.

Also conveying to the Grantee, its successors and assigns, all the right, title and interest of the Grantor in and to that parcel of land shown as "Reserved **R.O.W.**" located northwesterly of Lot 19; southeasterly of Lot 20; and southwesterly of Smithfield Drive on the Plan of Riverview Heights as drawn by Andrew J. Shyka, land surveyor, and recorded in Plan Book 18, Page 5 of said Washington County Registry of Deeds.

The within conveyed lots are subject to the conditions shown on the Subdivision Plan of Riverview Heights, recorded in the Washington County Registry of Deeds in Plan Book 18, Page 5, unless waived or modified by the Planning Board of the Town of Machias.

Also granting all my right, title and interest in and to the rights of those within the Riverview Heights Subdivision for ingress and egress over and upon the strips of land adjacent to

Smithfield Drive located between Lots number 22 and 23 and between Lots number 45 and 47 of said Riverview Heights Subdivision, extending from Smithfield Drive as shown on a plan of Riverview Heights Subdivision recorded in Map Book 18, Page 5 of the Washington County Registry of Deeds, which rights were excepted in deed from the Grantor to Roger J. Richard dated July 7, 2004 and recorded in Book 2898, Page 090 of said Registry of Deeds.

Also conveying to the Grantee, its successors and assigns, all the right, title and interest of the Grantor within the bounds of Forest Avenue, so-called, as the same is laid out on said plan of Riverview Heights as drawn by Andrew J. Shyka, Land Surveyor, recorded in Plan Book 18, Page 5 of the Washington County Registry of Deeds, insofar as said Forest Avenue has not been accepted by the Town of Machias as a public way, subject to the right of lot owners within the Riverview Heights Subdivision for ingress, egress and utilities within the bounds of said Forest Avenue consistent with public ways within the Town of Machias.

The parcels of land herein conveyed constitute a portion of the real estate conveyed to Harold A. Prescott, Sr., the Grantor herein, by Warranty Deed from Machias First Corporation dated June 29, 1993 and recorded in Volume 1857, Page 208 of the Washington County Registry of Deeds.

Also conveying all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33 M.R.S.A. Section 773.

Title not searched, description not verified, by preparer of deed