

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: 4/21/26 Fee Paid \$ 20.00
 Recipients Initials: JCF

Name of Applicant: MACHIAS HISTORICAL SOCIETY
 (or Agent)
 Address of Applicant: PO BOX 754
MACHIAS ME 04654 Telephone: 207 520-780-0098
 Address of Building(s): EAST KENNEBEC ROAD

Map 3 Lot 59

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)
BLOCKHOUSE FORT SIMILAR TO FORT FOSTER BUILT 1776 - BURNED 1777
FOR LIVING HISTORY EVENTS AND EDUCATIONAL PURPOSES

Indicate what other structures are located on the same lot and the uses:
NO STRUCTURES YET

(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 12 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): \$ 15,000

20. Name, address and telephone number of contractor or builder: MACHIAS HISTORICAL SOCIETY WITH ASSISTANCE FROM TTM BEAL AND A FEW OTHER LOCAL VOLUNTEER CONTRACTORS

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.

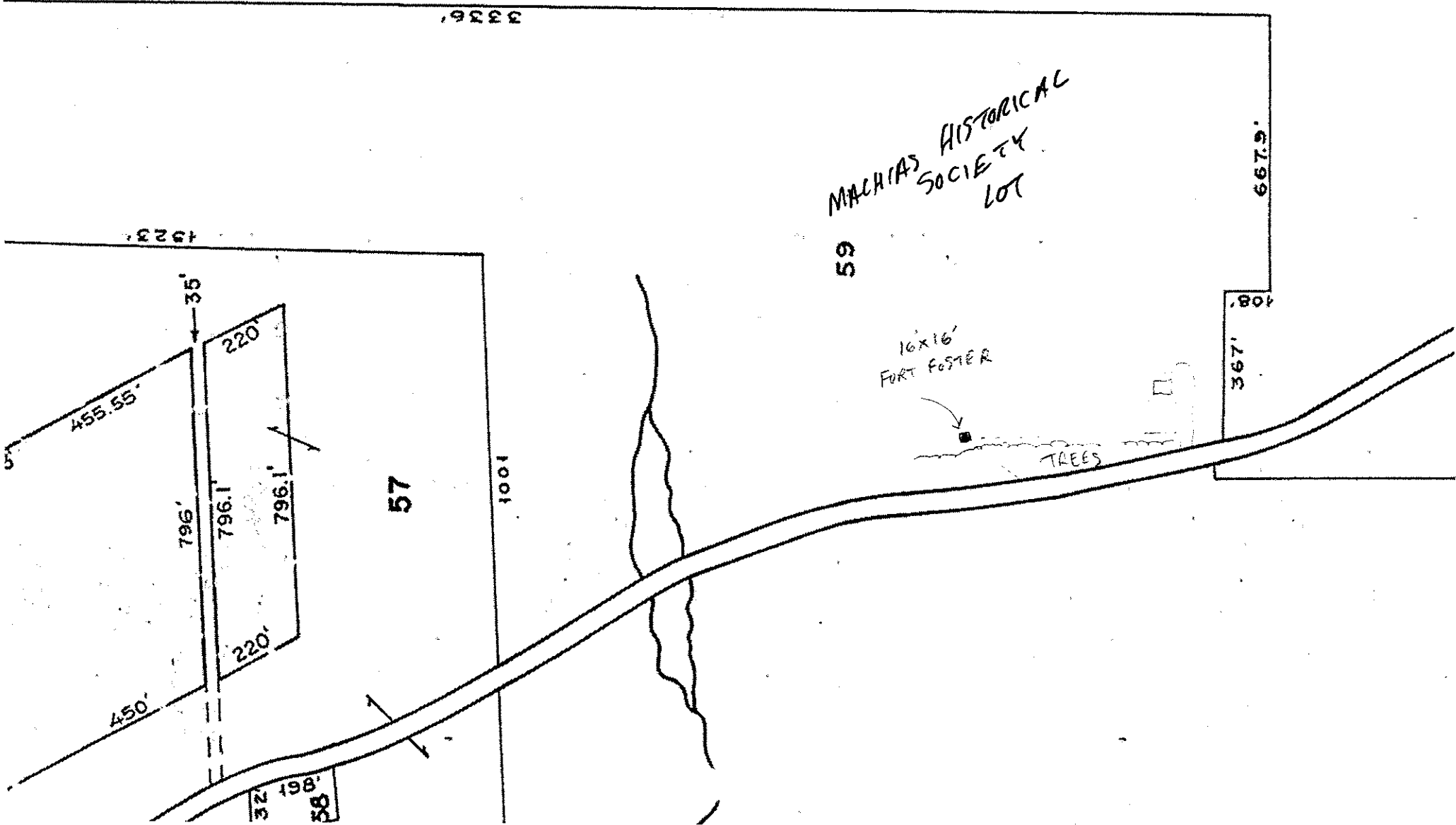
Signature of Applicant: Joseph M. Brune - MACHIAS HISTORICAL SOCIETY BOARD MEMBER
JOSEPH MOBRINE

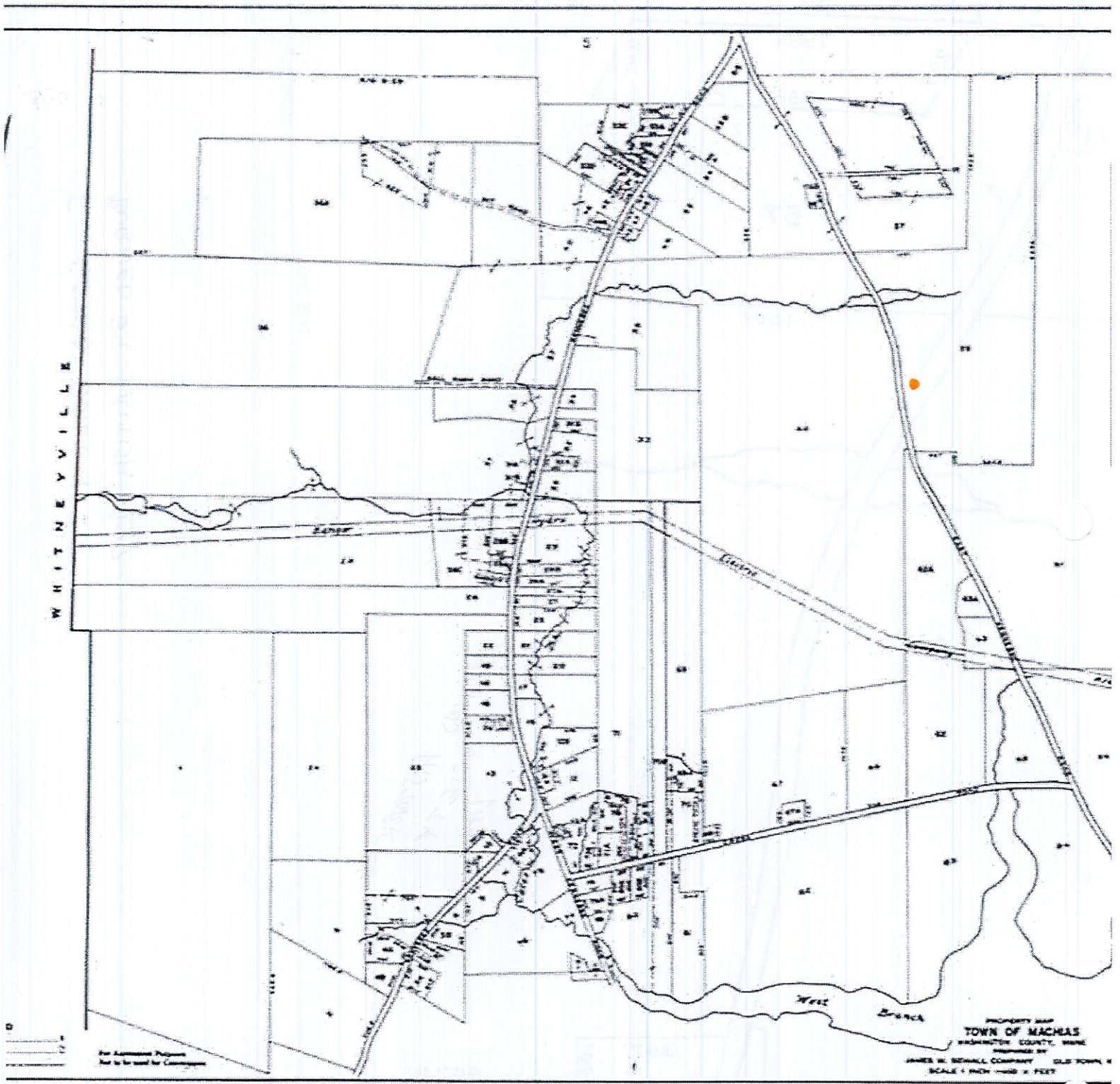
NOTE: Although not required, it is recommended that the applicant, or a duly appointed representative attend the meeting at which the application for a Building Permit is to be considered.

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

FORT FOSTER BUILT 1776
BURNED BY BRITISH 1777

MACHIAS MAP 3
LOT 59





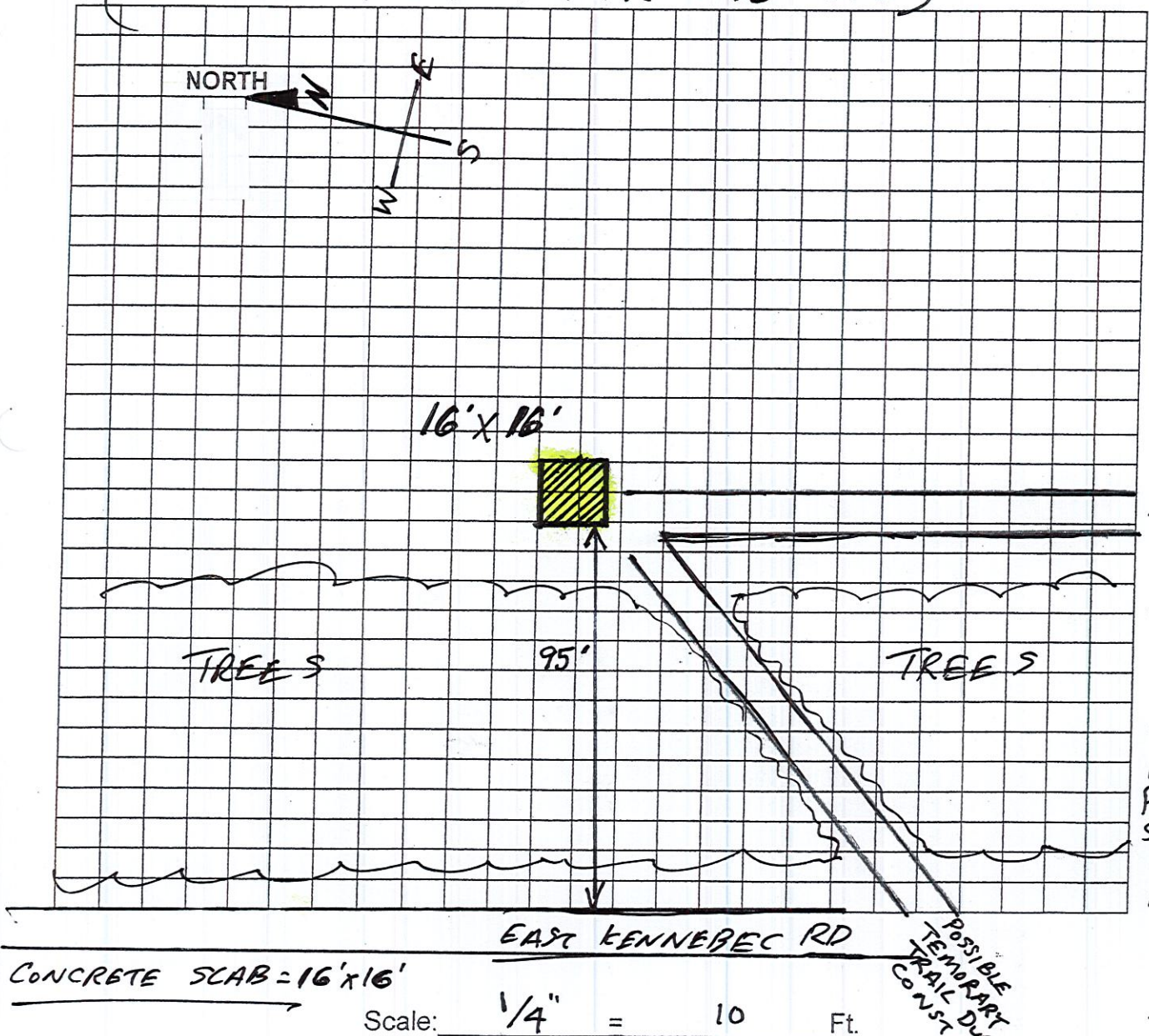
MAP 3 Lot 59

SUMMER RAILROAD

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.

(REBUILDING OF FORT FOSTER 1776-1777)



A LARGE PARKING LOT WILL BE BUILT IN THE FUTURE CLOSER TO THE MAIN ENTRANCE

EXISTING SEASONAL TRAIL ACCESS

WE WILL HAVE ABOUT 12 PARKING SPACES NEAR A PROPOSED STORAGE FACILITY ABOUT 150 YDS TO THE SOUTH

BLOCKHOUSE FORT LOWER LEVEL 16'x16'
UPPER LEVEL 18'x18'

NOT NEAR ANY PROPERTY LINES





MAINE REAL ESTATE
TRANSFER TAX DECLARATION
Form RETTD
Do not use red ink.

BOOK/PAGE - REGISTRY USE ONLY

1. County Washington

2. Municipality Machias

3. GRANTEE/PURCHASER

3a. Last name, first name, MI, or business name

Machias Historical Society

3b. Federal ID

3c. Last name, first name, MI, or business name

3d. Federal ID

3e. Mailing address after purchasing this property

PO Box 754

3f. Municipality

Machias

3g. State 3h. ZIP Code

ME 04654

4. GRANTOR/SELLER

4a. Last name, first name, MI, or business name

Muriel G. Kraus

4b. Federal ID

4c. Last name, first name, MI, or Business name

4d. Federal ID

4e. Mailing address

5 North St.

4f. Municipality

Machias

4g. State 4h. ZIP Code

ME 04654

5. PROPERTY

5a. Map

3

Block

59

Lot

Sub-lot

Check any that apply

No maps exist

Multiple parcels

Portion of parcel

Not applicable

5b. Type of property - enter the code number that best describes the property being sold (see instructions).

5d. Acreage (see instructions)

72.00

5c. Physical location

East Kennebec Road

6. TRANSFER TAX

6a. Purchase price (If the transfer is a gift, enter "0")

\$ 0.00

6b. Fair market value (Enter a value only if you entered "0" or a nominal value on line 6a)

\$ 91,000.00

6c. Exemption claim - Check the box if either grantor or grantee is claiming exemption from transfer tax and enter explanation below.

7. DATE OF TRANSFER (MM-DD-YYYY)

08/08/2024

8. CLASSIFIED. WARNING TO BUYER - If the property is classified as farmland, open space, tree growth, or working waterfront, a substantial financial penalty may be triggered by development, subdivision, partition, or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES. Were there any special circumstances with the transfer that suggest the price paid was either more or less than its fair market value? If yes, check the box and enter explanation below.

10. INCOME TAX WITHHELD. The buyer is not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident
- A waiver has been received from the State Tax Assessor
- Consideration for the property is less than \$100,000
- The transfer is a foreclosure sale

11. DECLARATION(S) UNDER THE PENALTIES OF PERJURY. I declare that I have examined this return/report/document and (if applicable) accompanying schedules and statements and to the best of my knowledge and belief they are true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

PREPARER: Name of preparer Jones, Kurloff & Sargent, LLC

Phone number: (207) 664-0002

Mailing address: P.O. Box 179
Ellsworth, ME 04605

Email address: tim@jks.legal

Fax number:

Rev. 11/21

CLOSING STATEMENT

SELLER	Muriel G. Kraus		BUYER	Machias Historical Society	
Property	East Kennebec Road, Machias Map 3 Lot 59		Closing		
			Date:	8/8/2024	
Seller's transaction			Buyer's transaction		
	Purchase Price	\$0.00		Purchase Price	\$ -
	Less Transfer Tax			Less Earnest Money Deposit	
				Plus Registry Fees	\$ 426.40
	Less Attorney's Fee	POC		Transfer Tax	\$400.40
	Less Property Tax 7/1/24-8/8/24			Record Deed	\$28.00
				Plus Attorney's Fee	\$800.00
				Plus Title Insurance	\$273.00
				Less Property Tax Credit 7/1/24-8/8/24	
	Total Due Seller at Closing	\$ -		Total Due at Closing	\$ 1,499.40
				Sources of Funds to Attorney's Trust Account:	
	Checks to be prepared by J. Austin Murdick, Esq.				
	J. Austin Murdick	\$800.00			
	Washington County Registry of Deeds	\$426.40			
	Muriel G. Kraus	\$0.00			
				Total Funds	\$1,499.40
	Old Republic National Title Insurance Co.	\$273.00			
				Signed: Seller	<i>M. Gayle Kraus</i>
	Total of checks	\$ 1,499.40		Signed: Buyer	

James T. Juhn
PRESIDENT, MHS

TRANSFER TAX PAID

Receipt # 176616



BK 5126 PG 306
Instr # 2024-6350
08/08/2024 11:17:04 AM
Pages 3

Tammy C. Gay Registrar of Deeds
WASHINGTON COUNTY

RELEASE DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **MURIEL G. KRAUS**, whose mailing address is 5 North Street, Machias, ME 04654, for consideration paid, **RELEASE** to **THE MACHIAS HISTORICAL SOCIETY**, with a mailing address of P.O. Box 754, Machias, ME 04654, the land in Machias, County of Washington, State of Maine, being more particularly bounded and described in deed from Dorothy J. Murphy to Muriel L. Kraus and Muriel G. Kraus dated December 28, 1987 and recorded with the Washington County Registry of Deeds in Book 1488, Page 344, as follows:

“two adjacent lots or parcels of land situated in the East Kennebec District of Machias, Washington County, State of Maine, and bounded and described as follows:

First Lot: The pasture lot, so-called, consisting of about 25 acres, situated easterly of the aforementioned East Kennebec Road and bounded northerly by the land of Austin Ingalls; easterly by the Wiggin Lot, so-called, and southwesterly by the aforementioned road; being a triangular shaped parcel of land.

Second Lot: The Wiggin Lot, so-called, bounded northerly by the Charles McLaughlin lot, so-called; easterly by land of Millard F. Schoppee; southerly by land of Millard F. Schoppee, and westerly by the first lot herein described and land of Austin Ingalls. The described lot is the westerly half part of the Hanscom lot, so-called, containing fifty (50) acres, more or less.

Meaning and hereby conveying all and the same premises as described in a Warranty Deed of John F. Hanson, Jr., to Dorothy J. Murphy dated November 14, 1985, and recorded in Volume 1358, Page 31 of the Washington County Registry of Deeds.

The above parcels are described in a survey of Edgar E. Myers, registered land surveyor, for John F. Hanson, Jr., dated December 14, 1976, as follows:

Beginning on the easterly side of the East Kennebec Road at a point which lies North eighty degrees fifty-five minutes six seconds West (N 80° 55' 6" W) of and approximately 12 feet from a post driven in the southerly line of land formerly of Ingalls, and now of John L. Gibson and Linda V. Gibson; then running South eighty degrees fifty-five minutes six seconds East (S 80° 55' 6" E) a distance of 12 feet, more or less, to said post; then continuing on the same bearing of South eighty degrees fifty-five minutes six seconds East (S 80° 55' 6" E) by and along the southerly line of land now of Gibson a distance of 1001.49 feet to a wooden post; then turning and running North nine degrees one minute thirty seconds

East (N 9° 01' 30" E) by and along the easterly line of land formerly of Ingalls and now of Gibson a distance of 2460.12 feet to a wooden post driven in the southerly line of land now or formerly of the heirs of Millard Schoppee; then turning and running South eighty-two degrees twenty-five minutes three seconds East (S 82° 25' 03" E) by and along the southerly line of land now or formerly of the Schoppee heirs a distance of 661.15 to a wooden post driven; then turning and running South eight degrees fifty-six minutes fifteen seconds West (S 8° 56' 15" W) by and along the westerly line of land now or formerly of the Schoppee heirs a distance of 4214.14 feet to a wooden post driven in the Northerly line of other land now or formerly of the Schoppee heirs; then turning and running North eighty-six degrees zero minutes fifty-eight seconds West (N 86° 00' 58" W) by an along the northerly line of land now or formerly of the Schoppee heirs a distance of 661.08 feet to a wooden post driven; then turning and running North eight degrees forty-five minutes East (N 8° 45' E) a distance of 108.15 feet to an iron pipe set; then turning and running North eighty-six degrees fifty-nine minutes five seconds West (N 86° 59' 05" W) a distance of 362.0 feet to a post driven approximately 12 feet easterly of the East side of the East Kennebec Road; then continuing on a bearing of North eighty-six degrees fifty-nine minutes five seconds West (N 86° 59' 05" W) to the easterly line of said East Kennebec Road; then turning and running Northwesterly by and along the Easterly line of said East Kennebec Road a distance of 1891 feet, more or less, to the point of beginning.

The above described Second Lot (Wiggin Lot) is subject to an easement granted by John F. Hanson, Jr., to John L. Gibson and Linda V. Gibson dated October 22, 1984, and recorded in Volume 1317, Page 72 of the Washington County Registry of Deeds and an easement granted by John F. Hanson, Jr., to Virginia S. Cheney and Rebecca S. Carlson also dated October 22, 1984, and recorded in Volume 1317, Page 74 of said Registry.

Conveying also to the Grantees herein as joint tenants, their heirs and assigns, a right-of-way for all purposes of a way as more fully set forth in an easement granted by John L. Gibson and Linda V. Gibson to John F. Hanson, Jr., dated October 17, 1984, and recorded in Volume 1317, Page 76 of said Registry.

It is the expressed intention of the Grantors herein to convey to the Grantees aforesaid all rights, easements, privileges, and appurtenances belonging to the granted estate.

The premises are conveyed SUBJECT TO an easement granted to Vincent Roberts in a deed from Muriel L. Kraus and Muriel G. Kraus October 1, 1998 and recorded in Book 2282, Page 82 of the Washington County Registry of Deeds.

The premises are conveyed further SUBJECT TO an easement for the exclusive benefit of the Grantor herein. The Grantor herein shall have the right during the term of her life to access the premises for pedestrian purposes and to harvest trees, greens and plants naturally growing on the premises for her

personal use. This easement right shall expire upon the sooner of the death of the Grantor herein or her release of such easement right.

Full title to the above-described premises vested in Muriel G. Kraus following the death of Muriel L. Kraus on February 18, 2014.

WITNESS my hand and seal this 8 day of August, 2024.

Muriel G. Kraus
MURIEL G. KRAUS

State of Maine
County of Washington

August 8, 2024

Then personally appeared the above named MURIEL G. KRAUS and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Jade Austin Murdick
Notary Public/Attorney at Law no. 5264
Jade Austin Murdick
Type or Print Name of Official