

APPLICATION FOR BUILDING PERMIT
Town of Machias, Maine

Building Permit request for:
[X] New Construction
[] Expansion / Alteration
[] Moving of Building
[] Reconstruction / Replacement
[] Conversion to another or different use
Date application received at Town Office: 7/21/26
Fee Paid \$ 165.00
Recipients Initials: SCF

Name of Applicant: Seth W. Kitten
(or Agent)
Address of Applicant: 7 Water St.
Machias ME 04654
Telephone: 207 598-8439
Address of Building(s): 54 North St. Machias
Map 14 Lot 80

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)
3 Bay Golf Simulator
Indicate what other structures are located on the same lot and the uses:
An old Church

(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. (Attach separate sheet stating the request and reasons why you believe they should be allowed.)
- 2. [] Yes [X] No A copy of the applicable town tax map showing lot location is attached.
- 3. [X] 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. [X] 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 [X] 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. [X] 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. [X] 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 [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. [] Yes [X] 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. (Indicate vehicle driveway on site plan.)
- 16. [] Yes [X] 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 16-20 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 [X] Water Pollution
Air Pollution
Shoreland Zoning
Sewage Pollution
Other
Flood Hazard Development Permit
Maine DOT Entrance Permit
Sewer Connection Permit [X]
Natural Resources Protection Act Permit
- 19. Estimated cost of proposed building or structure(s): \$ 300,000

20. Name, address and telephone number of contractor or builder: Hill View M.D. Boas 5404 LF 269-2844
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: [Signature]

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:

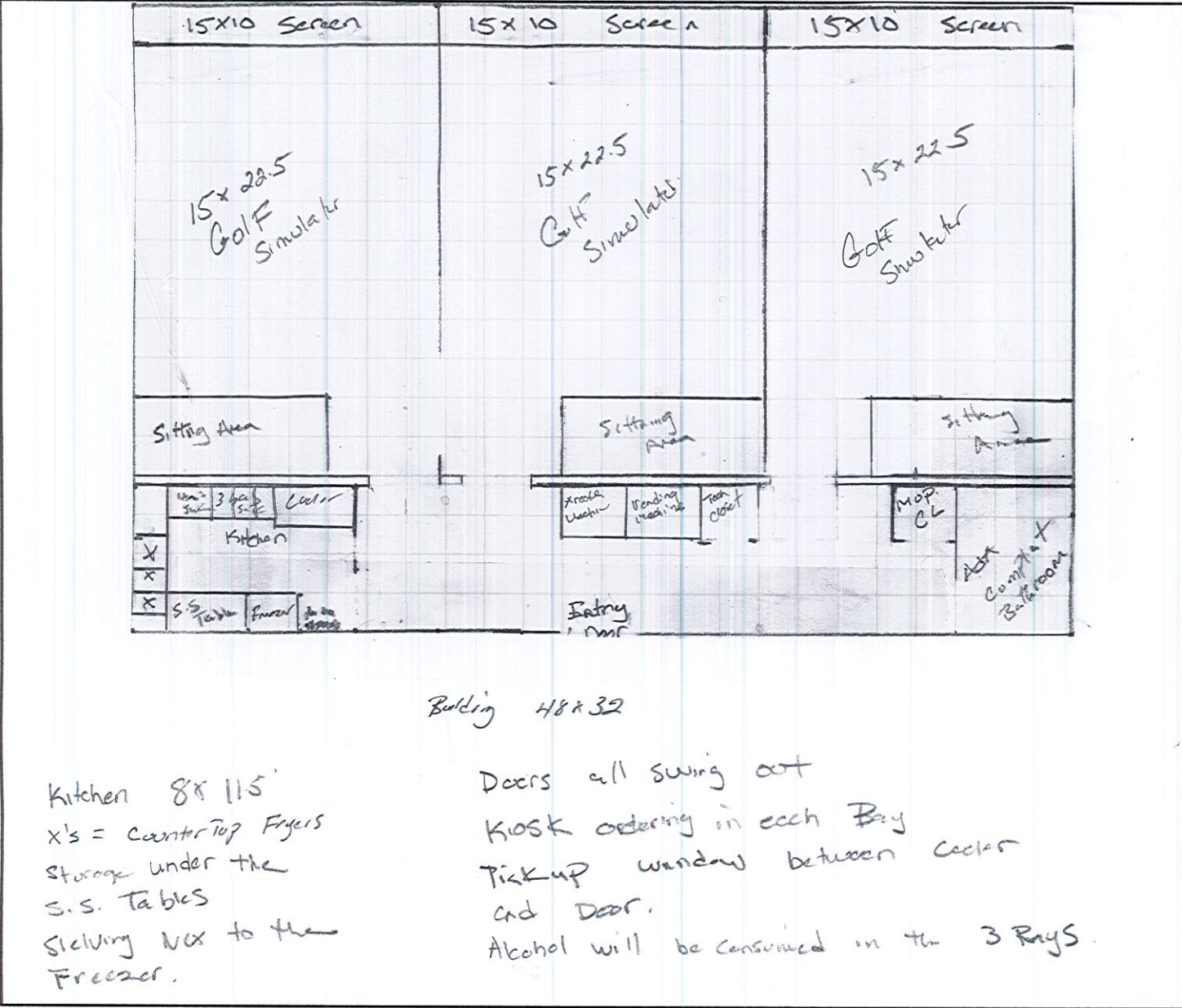


STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Premises Floor Plan

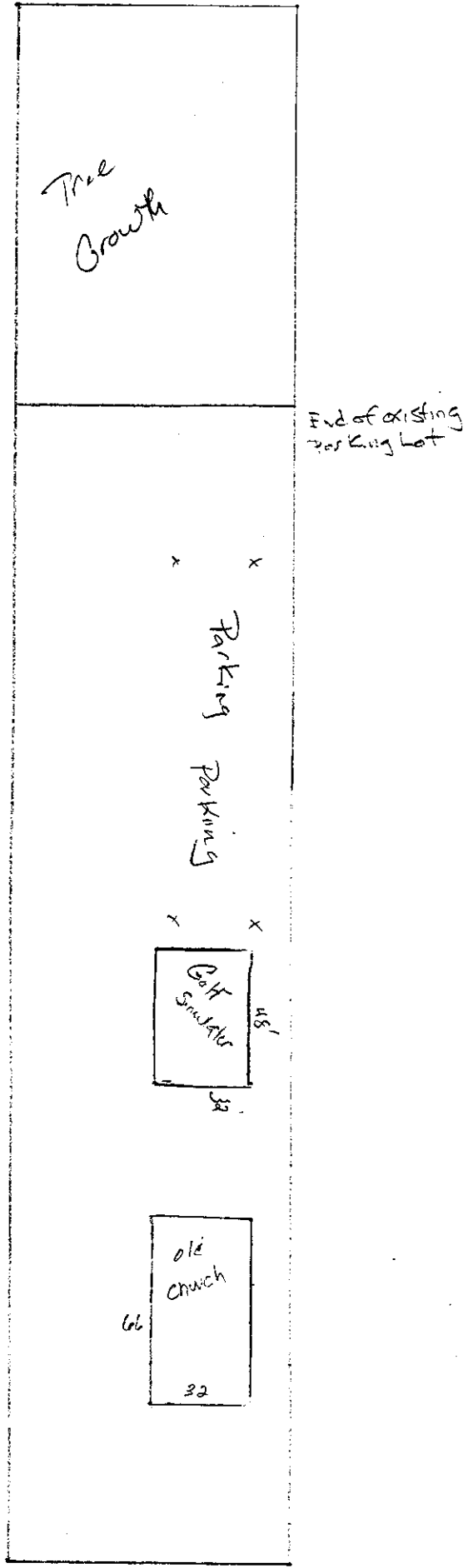
In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Roughly 14' P. S.

lot is 90x550





PROPERTY MAP
 TOWN OF MACHIAS
 WASHINGTON COUNTY, MAINE
 PREPARED BY
 JAMES W. SEWALL COMPANY OLD TOWN, MAINE
 SCALE 1 INCH = 100 ± FEET

WARRANTY DEED

DLN: 3970990

RONALD D. HARMON, JR., PRESIDING BISHOP AS TRUSTEE IN TRUST
FOR THE REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS,
with a mailing address of 1001 E Walnut Street, Independence, MO 64050, for consideration
paid, grants to **SETH W. KILTON** and **KATIE A. MCDONALD**, with a mailing address of 7
Water Street, Machias, ME 04654, with WARRANTY COVENANTS, as joint tenants, a certain
lot or parcel of land, together with any buildings and improvements thereon, situated in the Town
of Machias, County of Washington, State of Maine, bounded and described as follows:

Beginning at an iron stake driven on the east line of the homestead lot now or formerly of
Gertrude B. McTeer, said iron stake being one hundred eighty-six (186) feet northerly
from the north side of Court Street, and running northerly by the east line of land now or
formerly of said McTeer to the southerly side of North Street; thence westerly along the
southerly side of North Street to land now or formerly of Earl Manship; thence southerly
along the west line of land now or formerly of said Gertrude B. McTeer to an iron stake
which is driven at a point one hundred eighty-six (186) feet northerly from the north side
of Court Street; thence easterly to the point of beginning.

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

For source of title, reference may be made to a deed from Virgil E. Foss et al., Trustees for the
Machias Congregation, Machias Branch, of the Reorganized Church of Jesus Christ of Latter
Day Saints, to the Reorganized Church of Jesus Christ of Latter Day Saints, a/k/a Community of
Christ, dated November 5, 1978, and recorded in Book 1037, Page 261 of the Washington
County Registry of Deeds.

<https://cofchristihq.sharepoint.com/sites/OGC987/Shared Documents/General/Community of Christ to Kilton McDonald 26-1409M.docx>

IN WITNESS WHEREOF, Trustee in Trust for the Reorganized Church of Jesus Christ of Latter Day Saints, a/k/a Community of Christ, has caused this instrument to be executed by Ronald D. Harmon, Jr., its Presiding Bishop, thereunto duly authorized, this 3rd day of June, 2026.

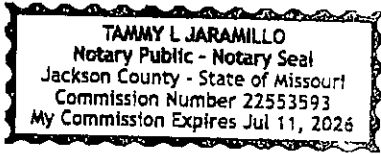
RONALD D. HARMON, JR., PRESIDING BISHOP AS TRUSTEE IN TRUST FOR THE REORGANIZED CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS, a/k/a COMMUNITY OF CHRIST

By: [Signature]
Name: Ronald D. Harmon, Jr.
Title: Presiding Bishop

STATE OF MISSOURI
COUNTY OF JACKSON

On this 3rd day of JUNE 2026, personally appeared the above-named RONALD D. HARMON, JR. as Presiding Bishop as Trustee in Trust for the Reorganized Church of Jesus Christ of Latter Day Saints, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said entity.

Before me,



[Signature]
Notary Public

Tammy L. Jaramillo
Typed or printed name