

# 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:

2/16/2023 Fee Paid \$ 515

Recipients Initials:

JNL

Name of Applicant:  
(or Agent)

Sinclair Development Corp / Randy Sinclair / SPS LLC

Address of Applicant:

P.O. Box 111 Ellsworth Maine 04605

Telephone:

207-266-8949

Address of Building(s):

map 17 & 18 Dublin Street Machias Maine

lot 17 & 18 Map 8

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

(6) 30' x 150' self Storage buildings

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 No water supply needed
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	<u>RS</u>	Water Pollution	<u>RS</u>	Flood Hazard Development Permit	<u>RS</u>
Air Pollution	<u>RS</u>	Soil Erosion	<u>RS</u>	Maine DOT Entrance Permit	<u>RS</u>
Shoreland Zoning	<u>RS</u>	Surface Drainage	<u>RS</u>	Sewer Connection Permit	<u>RS</u>
Sewage Pollution	<u>RS</u>	Noise Level	<u>RS</u>	Natural Resources Protection Act Permit	<u>RS</u>
Other					

19. Estimated cost of proposed building or structure(s): \$ 1,000,000

20. Name, address and telephone number of contractor or builder: Sinclair Development Corp / Randy Sinclair  
P.O. Box 111 Ellsworth Me 04605 207-266-8949

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:

Randy Sinclair

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: \_\_\_\_\_



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

2.41 acres

## QUITCLAIM DEED WITHOUT COVENANT

DLN: 1002240195666

**MSB LEASING, INC.**, a Maine corporation with a place of business in Machias, Maine, for consideration paid, grants to **SFS DEVELOPMENT, LLC**, a Maine limited liability company with a principal place of business in Ellsworth, Maine, with a mailing address of P.O. Box 146, Ellsworth, ME 04605, the land, together with any improvements thereon, in **Machias**, Washington County, Maine, described as follows:

### PARCEL 1:

LOT 1: Beginning at the southeast corner of land sold by George Deery to Henry Hudson on the north side of the Old County Road, so-called, leading to Jonesboro; thence northerly on the east line of said Hudson land to a continuation thereof, twenty-six and two-thirds rods; thence easterly, parallel with said road, seven rods; thence southerly parallel with said east line of said Hudson's land twenty-six and two thirds rods to said road; thence westerly by said road to the place of beginning.

EXCEPTING, HOWEVER, a certain lot or parcel of land conveyed by Julia A. Burns to Joseph McPherson by deed dated May 24, 1888, and recorded in the Washington County Registry of Deeds in Book 182, Page 531.

LOT 2: On the northerly side of Dublin Street, being the road leading to Jonesboro, and bounded as follows: Beginning at an iron bolt at the southeasterly corner of the Julia Burns homestead lot and running easterly by said road 28 feet to a corner; thence northerly by line of the Ames Field, so-called, 28 rods and 13 links to land heretofore of the late Patrick Malally; thence westerly by last named land 6 rods and 9 feet to the corner of the Julia Burns homestead lot; thence southerly by line of said homestead to place of beginning.

### PARCEL 2:

LOT 1: Beginning on the northerly side of the County Road leading to Jonesboro; thence running northerly at such a course as shall pass six (6) feet easterly of the southeast corner of the sill of the house now standing upon the lot herein conveyed; thence running on the same course eighty (80) feet, more or less, to a

stake; thence at right angles westerly forty (40) feet to the line of land now or formerly owned by George Hatt; thence southerly to the aforesaid O road; thence easterly by said road forty (40) feet to the place of beginning.

SUBJECT TO a pipeline easement conveyed to the Town of Machias by Ronald L. Hatt by document dated September 14, 1981, and recorded in the Washington County Registry of Deeds Book 1155, Page 149.

LOT 2: Beginning on the northwesterly side of the county road leading from Machias to Jonesboro at a certain blue rock marked O; thence running northwesterly twenty-six and two-thirds rods; thence running southwesterly parallel with said county road six rods; thence running southeasterly twenty-six and two-thirds rods to the county road aforesaid; thence northeasterly along said county road six rods to the first mentioned bound and point of beginning.

SUBJECT TO a pipeline easement conveyed to the Town of Machias by document dated December 1, 1981, and recorded in the Washington County Registry of Deeds Book 1163, Page 73.

For Grantor's source of title, reference may be had to the following deeds from Machias Savings Bank to MSB Leasing, Inc. dated April 4, 1996: recorded in said Registry in Book 2067, Page 15 and Page 17.

IN WITNESS WHEREOF, MSB Leasing, Inc. has caused this instrument to be signed in its corporate name, under seal, by Christian A. Lyford, President, thereunto duly authorized, effective as of the 31st day of May, 2022.

MSB Leasing, Inc.

By:   
Christian A. Lyford, President

WASHINGTON County

STATE OF MAINE

May 31, 2022

Personally appeared before me, the above named Christian A. Lyford, President of MSB Leasing, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

  
Notary Public/Attorney at Law

NATHAN J. MARTELL, F.S.G. #9427  
Printed Name

Dublin street

Property line

Building #1 15' x 180'

15'  
15'  
22'

Building #2 40' x 240'

40'  
22'

Building #3 40' x 240'

40'  
22'

Building #4 40' x 240'

40'  
24'

Property line

Lots 17 & 18

241'

480'

Date:

Title: