

# 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: 2/17/2025 <sup>3022</sup> Fee Paid \$ 20.00  
 Recipients Initials: JNL

Name of Applicant: Taylor Wentzell, Tyler Wentzell  
 (or Agent)  
 Address of Applicant: 85 West Kennebec Rd, Machias, ME 04654

Address of Building(s): 85 West Kennebec Rd, Machias, ME 04654  
 Map 001 Lot 049

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

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

(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 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. 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): \$ 10,000

20. Name, address and telephone number of contractor or builder: James Ackley 263-5585

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: \_\_\_\_\_

ME REAL ESTATE TRANSFER  
TAX PAID

Receipt # 172259

ERECORD

BK 5064 PG 290  
Inst # 2023-9467  
11/15/2023 02:47:58 PM  
Pages 2

Tammy C. Gay Registrar of Deeds  
WASHINGTON COUNTY

**WARRANTY DEED**

DLN: 1002340256358

Alissa Abner, fka Alissa Stewart, fka Alissa L. Ackley, of East Machias, County of Washington, State of Maine, for consideration paid, Grants to Taylor Wentzell and Tyler Wentzell, with a mailing address of 85 West Kennebec Road, Machias, Maine, 04654, with Warranty Covenants, as joint tenants, the following described land:

Two certain lots or parcels of land, together with all buildings thereon, situated in the Kennebec District of Machias, County of Washington, State of Maine, bounded and described follows, to wit:

FIRST LOT: Beginning on the westerly side of the highway at an iron bolt driven into the ground at the corner of the meeting house lot, now of the Kennebec Baptist Church, and running westerly by line of said meeting house lot four and one-half (4 1/2) rods; thence northerly parallel with said highway sixteen (16) rods to a corner; thence easterly parallel with said line of the meeting house lot four and one-half (4 1/2) rods to the highway; thence southerly by line of the highway sixteen (16) rods to the place of beginning.

SECOND LOT: Beginning at the northeast corner of the first lot on the West side of the Kennebec Road, so-called, in the Kennebec District of Machias and running westerly by the north line of said first lot seventy-four and two-tenths (74.2) feet to the Northwest corner of the same; thence southerly by the West line of said homestead lot to the land of the Kennebec Baptist Church; thence westerly by said church lot to the northwest corner of said church lot; thence southerly by the West line of said church lot to the so-called Charles Davis Lane, being the branch road leading to the residence formerly of Michael Hanson; thence westerly by and along said lane to the southeasterly line of the Iva Huntley lot, being #52 on the Machias Tax Map and being the same property now or formerly owned or occupied by Earl C. and Gayle C. Johnson; thence running by and with said Johnson property in a northeasterly direction to an iron rod located one hundred thirty-nine (139) feet in a southwesterly direction from the big rock located on the easterly side of the Kennebec Road and described in the deed of said Johnsons; thence from said last named iron rod running in an east northeasterly direction to an iron pin driven in the ground on the westerly sideline of said Kennebec Road; thence turning and running southeasterly by and with said road to the point or place of beginning.

Excepting, however, from the second lot herein, the portion thereof conveyed by Harry P. Manchester and Daisy R. Manchester to Kennebec Baptist Church by deed dated July 20, 1976 and recorded in Volume 933, Page 166 of said Registry of Deeds.

Also excepting from the above-described premises that portion thereof conveyed by Brian E. Davis to Linda C. Davis by deed dated October 27, 1989, recorded in Book 1605, Page 128 of the Washington County Registry of Deeds.

Being the same premises as conveyed in a deed from Washington-Hancock Community Agency to Donald J. Stewart, III and Alissa L. Ackley, dated June 30, 2000 and recorded in the Washington County Registry of Deeds in Book 2441, Page 156; and a Divorce Decree between Donald Stewart, III and Alissa Stewart, dated January 10, 2008 and recorded in said Registry in Book 3371, Page 195.

WITNESS my hand and seal this 13 day of November, 2023.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Alissa Abner, fka Alissa Stewart  
fka Alissa L. Ackley

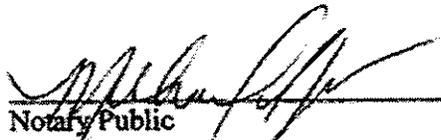
STATE OF MAINE

Washington ss

November 13, 2023

Personally appeared the above named Alissa Abner, fka Alissa Stewart fka Alissa L. Ackley and acknowledged the foregoing instrument to be her free act and deed.

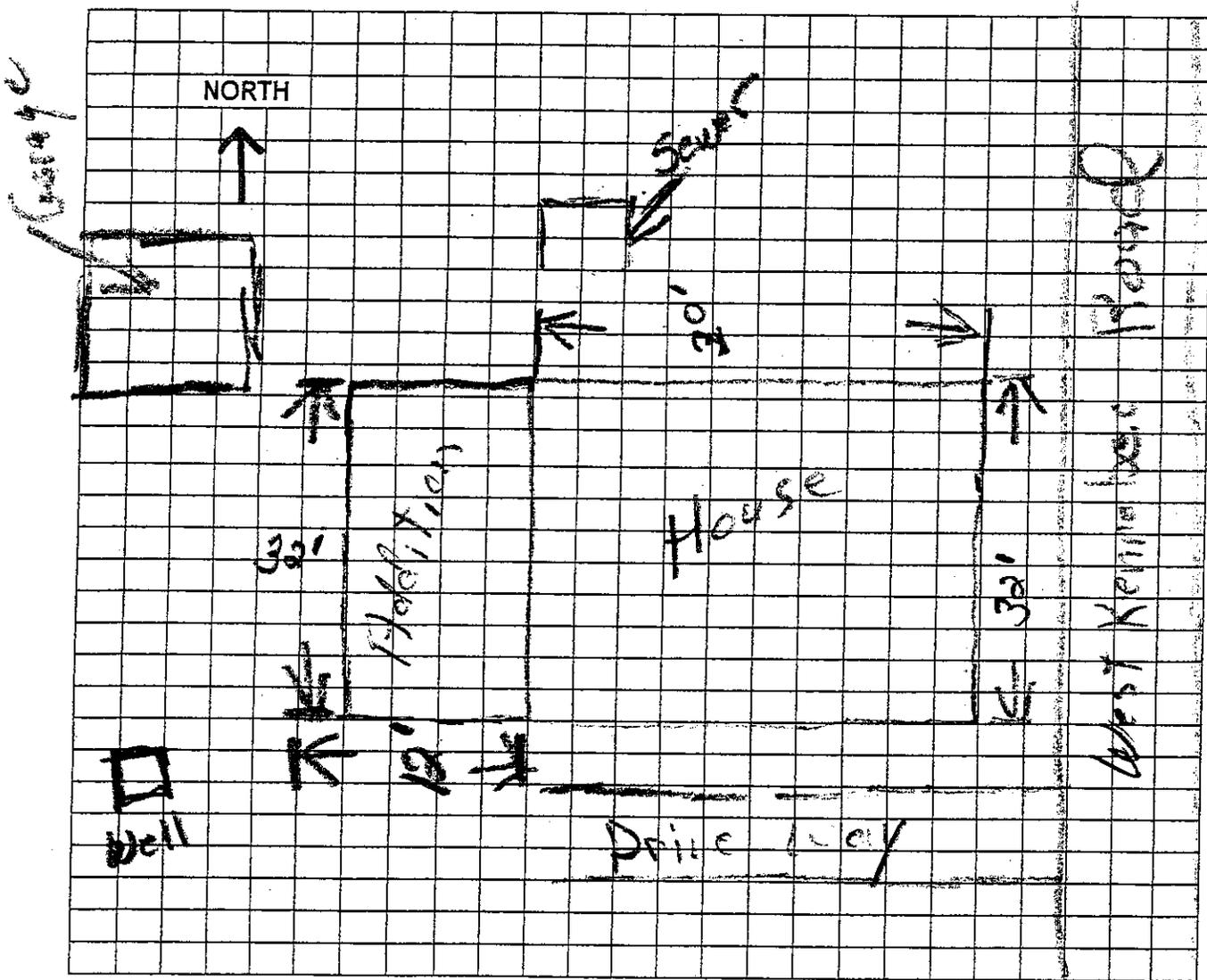
Before me,

  
\_\_\_\_\_  
Notary Public

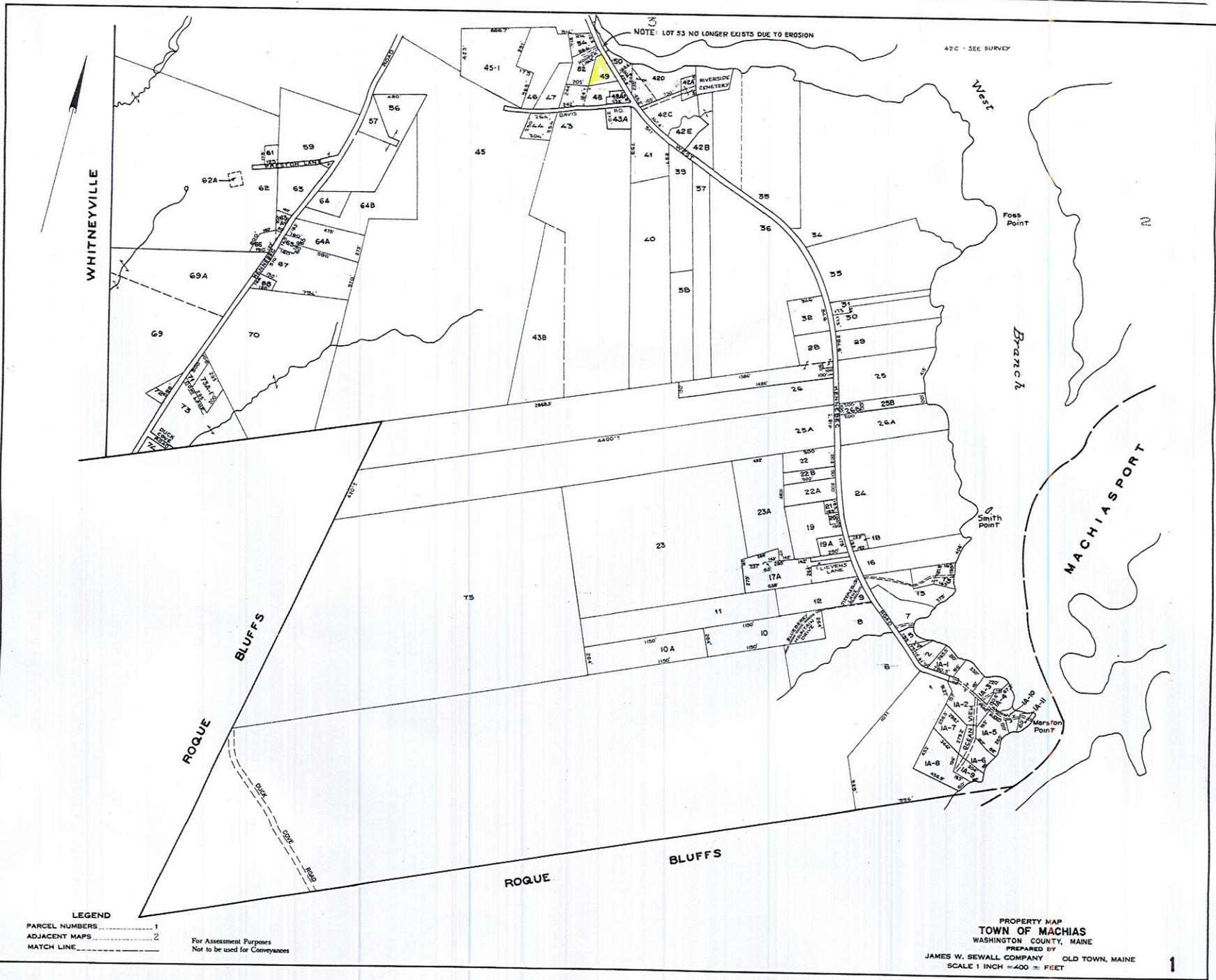
MICHAELA A. TUPPER  
Notary Public, State of Maine  
My Commission Expires Feb. 21, 2030

# 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.



Scale:  $\frac{1}{4}$  = 3 Ft.



NOTE: LOT 53 NO LONGER EXISTS DUE TO EROSION

42C - SEE SURVEY

WHITNEYVILLE

ROQUE  
BLUFFS

Branch

MACHIASPORT

LEGEND

- PARCEL NUMBERS..... 1
- ADJACENT MAPS..... 2
- MATCH LINE.....

For Assessment Purposes  
Not to be used for Conveyances

PROPERTY MAP  
TOWN OF MACHIAS  
WASHINGTON COUNTY, MAINE  
PREPARED BY  
JAMES W. SEWALL COMPANY OLD TOWN, MAINE  
SCALE 1 INCH = 400 ± FEET