

**Isle au Haut Planning Board  
Minutes of Meeting of August 17, 2016**

Regular Members Present: Bob Gerber (Chair), Dan MacDonald, Bill Calvert, Bill Clark  
Alternate Members Present: Jeff Burke

Public Members Present: Peggi Stevens, John DeWitt, Laura Jacobus (by phone), Barney Baker (by phone), Robin Tannenbaum (by phone), Wendy Pomeroy (by phone)

The Meeting was called to order by the Chair, Bob Gerber, at 7:01 PM at the Town Offices.

There not being a full complement of regular Board members, the Chair made Jeff Burke a voting member for the purposes of this meeting (Jeff arrived just after the approval of the minutes of the previous meeting).

**Old Business:**

Approval of the Minutes of the June 9, 2016 Meeting

It was moved by Bill Clark and seconded by Bill Calvert to approve the minutes of the June 9, 2016, meeting. The motion was approved 4-0.

Report of Chair on matters he has dealt with since the previous meeting:

1. Reported on the results of the July 7, 2016, Public Hearings on the 911 Addressing Ordinance and on the Floodplain Management Ordinance (summaries of comments on both hearings on PB section of Town website)
2. Issued the PB permit (attached) to Alison Richardson for her house construction (following PB vote on June 9<sup>th</sup>)
3. Fielded numerous comments and questions on road naming following the 911 hearing
4. Site visit with Rudi Graf at Turner Pond cottage on the Pond regarding what can be done there according to the land use ordinances
5. Site visit with Robin Tannenbaum regarding renovations to Davidson buildings at Moore's Harbor and response to email questions regarding permitting
6. Response to email inquiries from Peter Thompson, and, separately, John Redden, regarding questions regarding land use ordinance restrictions at Horseman Point property
7. Response to email inquiries from Lee Davis on permitting questions for pond lot which contains boathouse on the shore and old foundation (he has filed an NRPA application for replacing the "seaplane ramp")
8. Issued an NOV (in my capacity as CEO) to MCHT for non-compliance with permit conditions. MCHT complied with conditions before expiration of time limit for remedy and NOV was satisfied.
9. Issued permit (in my capacity as CEO) for accessory structure (12'x20' shed) to Dane Stevens at pond lot (attached)
10. Site visit and response to questions on subdivision requirements relating to Hoskins lot on the east side.
11. Response to phone calls and email questions from Kennedy family about what can be done with the long ("mountain") lot on the northeast side of the church.
12. Site visit and reviewed draft plans, provided follow-up emails and phone calls on reconstruction of old dock at Jacobus property at Moore's Harbor.

13. Site visit and review of sketch plans and answering inquiries on permitting procedures for new driveway and house construction by Wendy Pomeroy for Birch Point property
14. Meeting with Select Board on Twn Ldg parking, Colwell Ramp, Power Co. solar project
15. Discussed permitting of a foundation for a storage building on the Lamson lot and how to satisfy "right, title, and interest"

### **New Business:**

1. Final Review and Action on the 911 Addressing Ordinance

The final draft of the 911 Addressing Ordinance was presented and discussed. A large printout of the road name map was laid out for inspection. The address lists and road name lists, in addition to the draft map and ordinance had been previously circulated to the Planning Board members before the meeting. The Ordinance enactment process and sequence of getting the addresses formerly adopted by the Maine PUC 911 system was discussed. It was moved by Bill Clark and seconded by Bill Calvert to approve the draft ordinance and addresses and send them to the Select Board for posting to a Town Meeting Warrant. Vote was 5-0 in favor. The Chair will forward the appropriate documents and files to the Select Board with the Planning Board's recommendation. The current version of the 911 Addressing Ordinance on the Planning Board website has not changed since the July 7<sup>th</sup> hearing.

2. Final Review and Action on the Floodplain Management Ordinance

The final draft of the Floodplain Management Ordinance was presented and discussed. The Chair summarized once more the implications of accepting or rejecting the Ordinance. Although not a lot of comments have been made, since few homes are in the FEMA 100-year flood zone, the Chair said that some people wanted the option of being able to buy the federally-subsidized flood insurance. Further, the Town would not be eligible for disaster relief funds unless they joined the National Flood Insurance Program. It was moved by Bill Clark and seconded by Bill Calvert to approve the draft ordinance that had been circulated to the Board prior to the meeting, and send it to the Select Board for posting to a Town Meeting Warrant. The vote was 5-0 in favor. The Chair will forward the appropriate documents and files to the Select Board with the Planning Board's recommendation. The latest version of the draft ordinance will be placed on the Planning Board website.

3. Davidson Trust land driveway issue in Moore's Harbor

As part of preparing a formal permit application for building modifications within the Davidson Trust property in Moore's Harbor, it came to light that part of the driveway to the property lies on land now owned by Acadia National Park. Since the proposed improvements to the buildings and roads required approval by either the CEO of the Planning Board, a question arose as to whether the project could satisfy the "right, title, or interest" standard for deeming the application complete. The Chair had prepared a background memo on the issue for the benefit of the Board members prior to the meeting (attached). The Board discussed the issue and decided that as long as an Applicant had sufficient road frontage on a public way, the fact that the Applicant's driveway may appear to be located off the Applicant's property without a deeded easement or right-of-way will not prevent an application from being accepted. It was moved by Bill Clark and seconded by Bill Calvert that: the Board would not insist on evidence of a fee or deeded right-of-way interest in driveways that may appear to be located off their property, provided that the applicant still has

sufficient frontage on a public way that an alternative driveway could be located wholly within the applicant's property. With Jeff Burke abstaining due to a potential conflict of interest, the remaining Board voted 4-0 to approve the motion. The Chair will send a letter to the agent for Davidson Trust to inform her of the Planning Board's decision.

4. Review of Jacobus dock and fishhouse raising application

Barney Baker of Baker Design Consultants, acting as Agent and engineer for Laura Jacobus Living Trust, presented an application for reconstruction of the pier and a raising by 2' of the fishhouse in the "guzzle" at Moore's Harbor. This location has had a fishing pier for many years and Billy and Payson Barter have lifetime rights to use the pier for a staging area for fishing ventures. The pier has also, on occasion, been used for an emergency landing site for the ferry when the Thoroughfare has been frozen over. The pier has fallen into disrepair and lost its grandfathered status so this is an application for a new pier construction. The project meets all of the requirements of the ordinances. The Board decided to defer to the Maine Historic Preservation Commission on what, if any, studies might be needed to evaluate potential impact on pre-historic archaeological resources (a requirement of the Shoreland Zoning Ordinance if the Comprehensive Plan identifies the area as having had potential pre-historic significance). The application was submitted in a timely matter a week before the Board met and the Chair had deemed the application complete. The application was very detailed and contained proposed findings of fact on the Shoreland Zoning Ordinance criteria, which the Board accepted. It was moved by Dan MacDonald and seconded by Jeff Burke to approve the permit application as submitted. The vote was 5-0 to approve the Application. The Chair will write the permit and send it to the Agent with the usual conditions, plus a condition for the Applicant to follow any recommendations of the Maine Historic Preservation Commission in regard to evaluating potential impacts on pre-historic archaeological features at the site. The permit that was issued is attached.

5. Power Company application to construct a storage building foundation on the Lamson lot

Two days before the Planning Board meeting Jim Wilson, CEO of the IAH Electric Company, approached the Chair and asked to present an application to construct a concrete foundation for a storage building on the Lamson lot to hold batteries that would be part of the solar energy project that the Power Company has been proposing there. The Chair inquired into whether the Power Company had negotiated with the Town to purchase or lease the land from the Town. The answer was no. Both Wilson and Bill Stevens claimed that a Special Town Meeting vote on December 29, 2015, gave the Power Company a mandate to use the Lamson lot for the solar power project. After I reviewed the minutes of that Town Meeting in my capacity as CEO, I concluded that the vote only authorized the Select Board to negotiate a lease with the Power Company and since no lease had been signed, the Power Company had no valid "right, title or interest" in the property. I stated that it could be possible for the Town to act as applicant for the limited purpose of constructing a concrete foundation for the storage building and that later elements of the project could come before the Planning Board after the lease had been signed. The Power Company tried to put together something in concert with the Town to make an application to come before this Planning Board meeting but I, as CEO and Board Chair, declared at the meeting that the application was not yet complete for processing. The Chair suggested holding a special Planning Board meeting on Thursday, August 25<sup>th</sup> and that he would work with the Select Board to put together an acceptable application between now and then. It was moved by Dan MacDonald and seconded by Bill Clark to

table the proposed application until a special meeting to be held on August 25<sup>th</sup>.<sup>1</sup> The motion passed 4-0 (Jeff Burke had temporarily left the room).

6. Pomeroy Driveway Building permit application on Birch Point

The last item of new business for the evening was a request from Wendy Pomeroy for permission to build a new driveway to her retained land on the west side of Birch Point. This application process has been in the works since last December but the application was never deemed to be complete so has never been presented to the Board. There were several outstanding issues that the Applicant felt they had finally satisfied and had sent in their final materials the night before the Planning Board meeting. The Chair had forwarded those new materials to the Board on the day of the meeting, but there were several pieces of information (e.g., the deeds) that were missing from the most recent package. The Chair had not had time to do a completeness review and reminded the Applicant that applications should be received by the Chair no later than one week before posted meetings of the Board. Since this application was in a late stage and was probably, if not in actuality, now complete, the Chair asked the Board to include the Pomeroy driveway application within the special meeting of August 25<sup>th</sup> when the Power Company/Town Lamson lot application would be taken up. The motion to hold that special meeting for the Power Company also included taking up the Pomeroy application. So, presuming the Chair finds the application complete, it will also be on the agenda for that meeting.

There being no other business, it was moved by Dan MacDonald and seconded by Bill Calvert to adjourn the business meeting at 8:05 PM. Motion carried 4-0.

Respectfully submitted,

Robert G. Gerber, Chair

Attachments: Richardson permit; Dane Stevens permit; memo on driveway "right, title, or interest";  
Jacobus permit

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<sup>1</sup> This motion also pertained to the Pomeroy driveway application, which was the next item of new business.

**Isle au Haut Planning Board  
Town of Isle au Haut, ME 04645**



June 10, 2016

Alison Richardson  
P.O. Box 79  
Isle au Haut, ME 04645

via email: [arichards26@hotmail.com](mailto:arichards26@hotmail.com)

Re: Application for building permit at Tax Map 2, Lot 17

Dear Alison:

In response to the attached application submitted for construction of a 24'x 28' saltbox-style house on your land on Main Road, southwest of the road to Rich's Cove, the Planning Board has approved your application at their regular meeting on June 9, 2016. This letter serves as your permit for your project. The specifics of the application and location of the project within your property are shown on the attachments. This project is located in Zone C (0.9 acres), Accessible Shoreland, and Zone B (3.1 acres), Accessible Interior, of the Town of Isle au Haut Zoning Ordinance. This is a single family dwelling unit that will be served by an existing well and existing septic system. There is a small dwelling located to the south of the proposed new dwelling and our understanding is that this structure will be demolished once the new structure is habitable. The project is located beyond the jurisdiction of the State Shoreland Zoning Ordinance that is administered by the Town. All the required documentation was submitted with the final application. The Board voted individually on each of the criteria in the Town Ordinance, Section VII(A)6(a-e) and made a positive finding with a 4-0 vote that each of the approval criteria were met based on the nature of the project and the evidence presented. The approval is granted conditional on your meeting the requirements of VI(D) of the Ordinance relating to sediment and erosion control.

This approval is given based on the facts submitted and if any of these facts are later found to be incorrect, this approval may be modified or rescinded in order to insure compliance with the Town of Isle au Haut Zoning Ordinance in effect at the time of initial permit issuance. In addition, by your acceptance of this permit and initiation of construction, you grant permission to the CEO to come onto your land to inspect the construction, sediment and erosion control measures, and uses to which the building will be put. Such inspections will be done at reasonable times with advance notice to you.

Sincerely,

**The Town of Isle au Haut**

Robert G. Gerber, Chair  
Attachment: Building Permit Application

## Richardson Narrative of Proposed Construction

May 13, 2016

The residential home to be constructed is of 24x28 foot dimension. It is a two story saltbox style home with two bedrooms. It will be located between the remaining cabin structure and the existing well. It is oriented lengthwise (28' long) east to west, and (24') lengths north to south. It will not be connected to the remaining cabin structure. (See the revised perimeter and erosion control map for location). There will be a crawlspace insulated poured foundation of sufficient elevation for drainage. Drainage is anticipated to travel from the site to the low point north east. (See elevation map and attached erosion and Sediment control plan). The proposed structure is not within shoreland zones.

Currently existing on the property is a clearing and yard area that will not need enlargement, a gravel driveway to the site from the main road, and a well and septic already in place. See boundary map for locations of well and septic. There is power to the site. Richardson is living in an 18x18 foot cabin on the property (a portion of the previous homes original footprint) that will be her residence until completion of the new home. Upon completion of the home, the cabin structure will be removed. There is a one bay garage and small attached work space existing on the site, a grandfathered outhouse, and a small woodshed. (Refer to attached boundary survey and/or site plan for locations).

There is a septic easement site on the west side of the gravel driveway for neighboring property of Erica Wallstrom. The septic easement is described in Deed page 2 and is seen on boundary map.

An estimated daily water demand is 30-40 gallons. The current well provided a steady flow for past needs.

All hazardous building materials will be removed from the island to the proper disposal site. Non-hazardous materials will be disposed of on island.

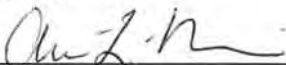
Richardson Home Building Permit 5-21-16

EROSION AND SEDIMENT CONTROL PLAN:

1. The existing site consists of a gravel driveway accessing a wide, very gently sloping grass lawn surrounded by low bush vegetation. During foundation construction, there will be excavator use, cement truck use, and general small vehicle use on the lawn only. There will be no clearing of trees needed to complete the foundation or structure. There are no streams or wetlands or property lines or buildings affected by the grading.
2. Potential erosion may be on the downward slope of the site, but is unlikely. (see erosion control map for elevations)
3. Grading is anticipated to begin late June to early July to avoid wetter seasons. Expected date of stabilization is mid-September. (completion of external structure)
4. A sediment barrier will be implemented prior to any excavation work, anticipated late June. A silt fence will be staked on the downward slope east of the structure. (see erosion control map attachment for approx. location). The silt fence will be maintained and inspected by the contractor and applicant for damage or cleanout throughout its use time and removed after the site is stabilized.
5. Please see the attached elevation maps for land contours.
6. There has been no earth work on the property in the past five years.

# Richardson Building Permit Application

May 11, 2016

I, , certify that the information in the application is complete and correct.



**Application Processing Documentation**

Applicant Name: Alison Lynn Richardson Agent Name: \_\_\_\_\_

Applicant or Agent Address: PO Box 79  
Isle au Haut, ME 04645

Applicant or Agent Phone & Email: (207) 649-4008 arichards26@hotmail.com

Tax Map No. #2 Tax Map Lot 17

Town Ord. Zone C(.9 acres) B(3.1 acres) State Ord. Zone N/A

Proposed Land Use: Residential

Subdivision: Yes \_\_\_\_\_ No X If yes, see other checklist

Date of First Written Application Submission: 5/13/16 ; Rev1 5/21/16 Rev2 \_\_\_\_\_

Date of First Response on Completeness: 5/16/16 ; Rev1 5/24/16 Rev2 \_\_\_\_\_

**Submission Checklist for Town and State Ordinances**

Item	Description	Check, if yes
1	Deed, lease, option (e.g., evidence of right, title & interest)	✓
2	Agent Authorization, if applicable	N/A
3	Scaled Plan of lot lines, proposed clearing limits, existing & prop. structures, roads, docks, erosion & sediment control measures	✓
4	Written Narrative of nature of proposed land use and construction	✓
5	Completed HHE-200 forms if onsite sewage disposal required	✓
6	Description of Water Supply and Estimated Daily Water Demand	✓
7	Description of Proposed Safety Measures for any Haz or Dangerous Mtl	✓
8	Plan and written description of access from public ROW, incl any easement description, if applicable	✓
9	Dated, signed application cover sheet with certification statement that "information in the application is complete and correct."	✓

**Application Approval Checklist for Town Ordinance**

1	Water quality of the ocean, lake, brooks, or the water supply of an abutter or other landowner will NOT be adversely and materially affected, NOR that high probability of such adverse and material effect exists.	AR
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2	That significant air pollution would NOT occur in violation of either primary or secondary standards established by the Federal Government or the State Government NOR that a high probability of such air pollution would exist	AR
3	A public nuisance or a fire hazard would NOT be created	AR
4	Access from public rights- of- way or from the shore would be NOT inadequate for the traffic likely to be created	AR
5	A proposed land use would NOT be seriously destructive of the present character of the island and grossly offensive to a majority of the residents and non-resident taxpayers counted as one body	AR

Application Approval Checklist for State Ordinance

1	Will maintain safe and healthful conditions;	AR
2	Will not result in water pollution, erosion, or sedimentation to surface waters;	AR
3	Will adequately provide for the disposal of all wastewater;	AR
4	Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;	AR
5	Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;	AR
6	Will protect archaeological and historic resources as designated in the comprehensive plan;	AR
7	Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district;	AR
8	Will avoid problems associated with flood plain development and use;	AR
9	Is in conformance with the provisions of Section 15, Land Use Standards.	AR

Date of Public Hearing: N/A

Notice to Abutters?            Yes   X   No

Advertisement in Newspaper?            Yes   X   No

Date of Board Decision on Approval/Denial:   6/9/16  

Application Approved w/o Conditions?   X   Yes            No

Application Denied?            Yes   X   No

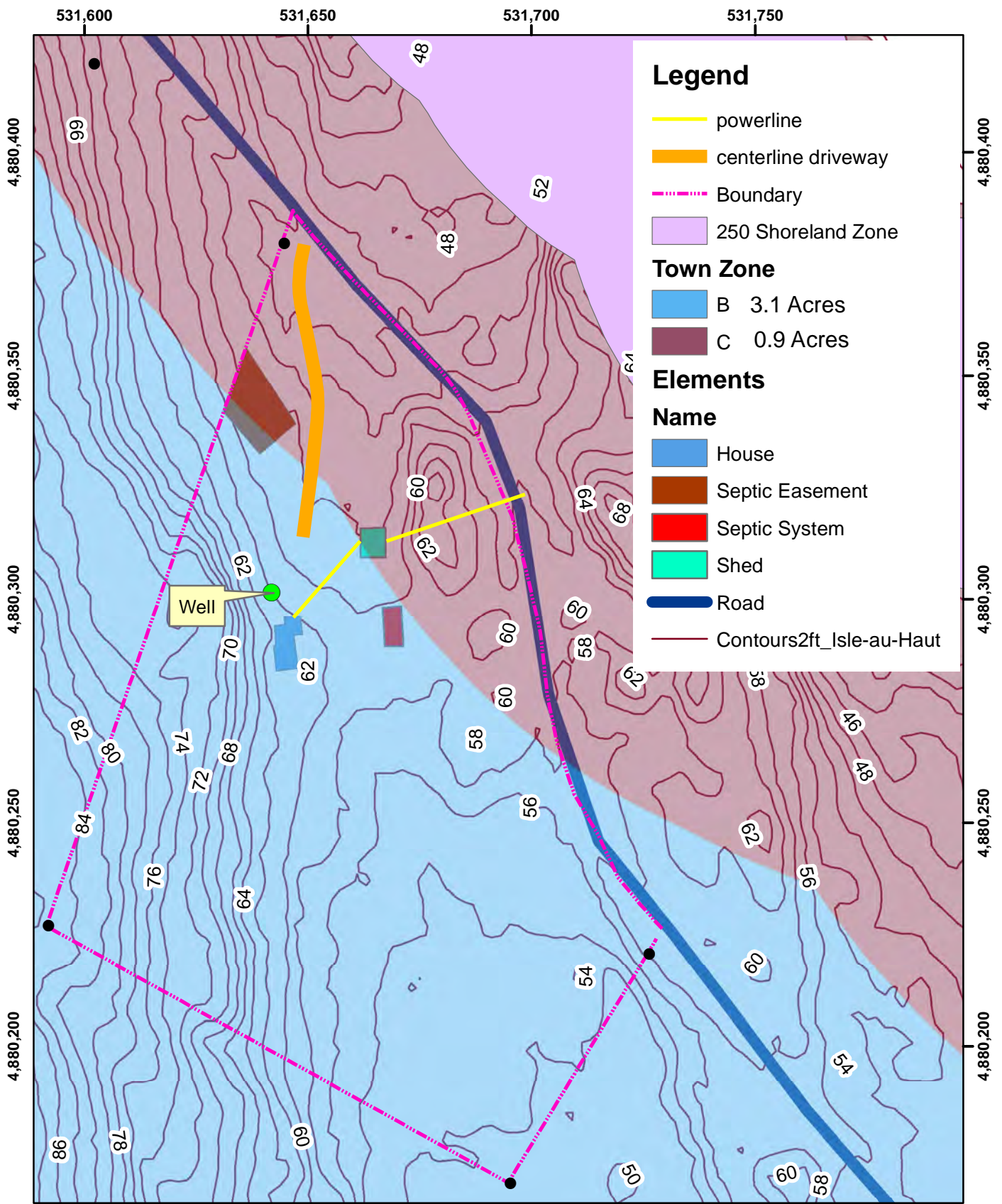
Reasons for Denial, if any: (attach denial reasons, if necessary)

Application Conditions, if any: (attach approval conditions, if necessary)

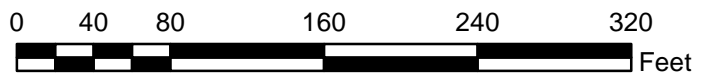
Note: For all development subject to State Ordinance, Sections 15 P & Q will be standard conditions; for Town Ord., Sections VI(L)1-6 unless waived

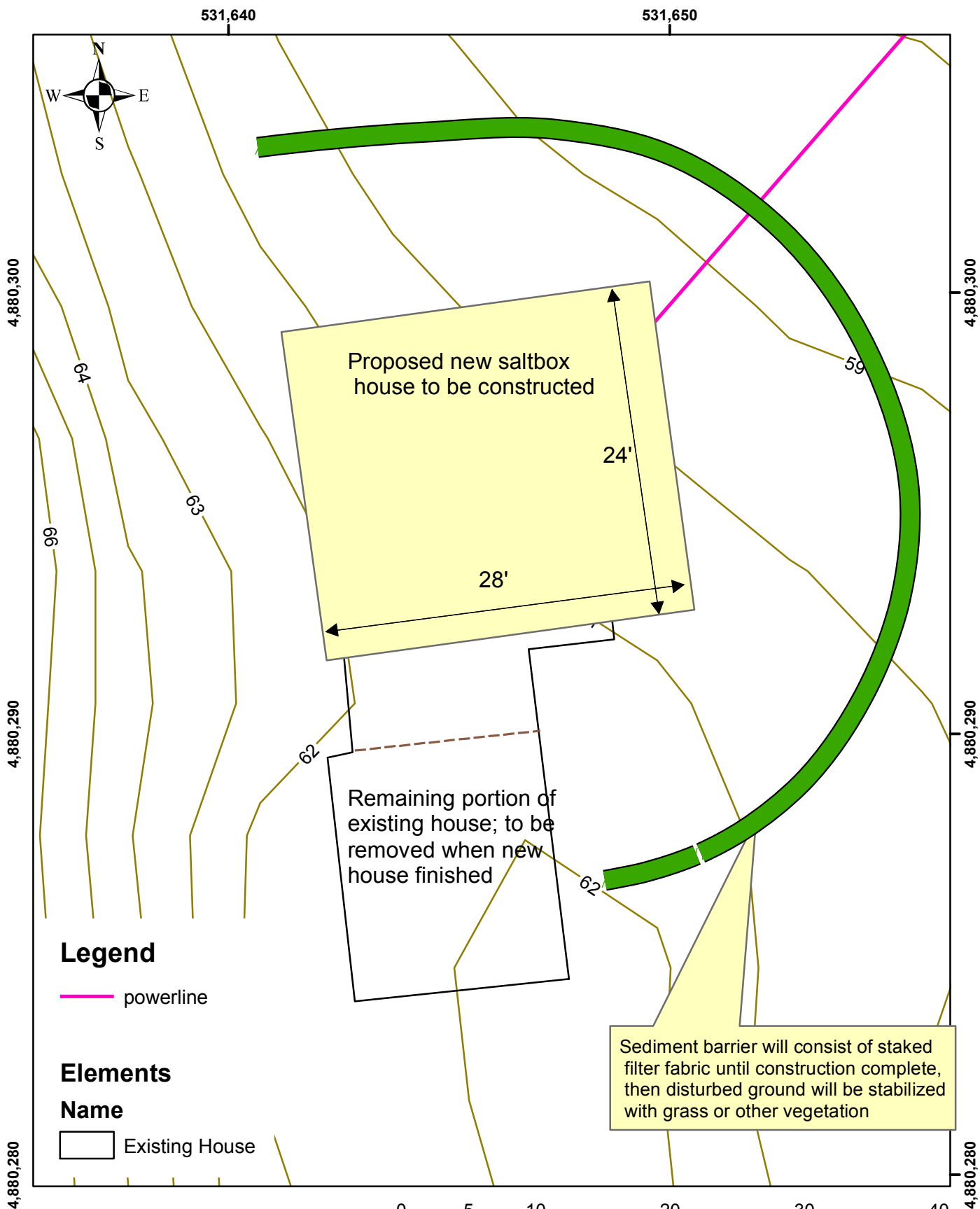
Date of Signing of Final Subdivision Plan:           N/A          

Record of Appeals Board Decision, if Applicable: Attach relevant Appeals Board Record

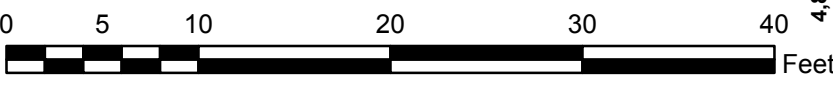


Richardson Property  
 Town of Isle au Haut  
 Topography 2' contours NAVD88, ft.  
 Grid is UTM, NAD83, 19N, meters  
 RGG 9-19-15





**Alison Richardson House Plan**  
 Town of Isle au Haut  
 Topography 1' contours NAVD88, ft.  
 Grid is UTM, NAD83, 19N, meters  
 RGG 5-24-16



# CORRECTIVE WARRANTY DEED

Know All Men By These Presents

That I, **George B. Richardson, Trustee of the Richardson Family Trust under Declaration of Trust dated September 24, 1987**, recorded in the Knox County Registry of Deeds in Book 3243, Page 237, of Belgrade, County of Kennebec and State of Maine, and **Erica Richardson Wallstrom**, of Rutland, County of Rutland and State of Vermont, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Alison L. Richardson**, of Isle au Haut, County of Knox and State of Maine, and whose mailing address is P.O. Box 79, Isle au Haut, ME 04645, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL, AND CONVEY unto the said Alison L. Richardson, her heirs and assigns forever, certain premises located in Isle au Haut, County of Knox and State of Maine, and being more particularly bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings and improvements thereon, situated on Isle au Haut, Knox County, Maine, more particularly bounded and described as follows:

Beginning at a point on the centerline of the town road leading past Rich's Cove; thence S 45° 00' W 19 feet, more or less, to a 1/2-inch aluminum pipe found, said pin being located, for a tie line, S 17° 51' E 808.0 feet from a pin in rock found, said pin being on the line of a Boundary Line Agreement between the Richardson Family Trust and Eugene B. Skolnikoff Revocable Trust & Winifred W. Skolnikoff Revocable Trust dated June 16, 2011 and recorded in the Knox County Registry of Deeds in Book 4396, Page 220; thence continuing S 45° 00' W 198.0 feet along the Stanbury property on a boundary determined by a Boundary Agreement between the Richardson Family Trust and John B. Stanbury Jr. and his co-owners, recorded in the Knox County Registry of Deeds in Book 4419, Page 262, to a rebar to be set; thence N 45° 00' W 387.0 feet along the Stanbury boundary to a rebar set in ledge; thence N 28° 23' E 528.3 feet to a rebar set, said rebar being located, for a tie line, South 26° 30' East 190.7 feet from the pin in the rock found, said pin being the same pin referenced in the foregoing mentioned tie line; thence continuing in the same direction 42 feet, more or less, to the centerline of the town road; thence in a general southerly and southwesterly direction along the centerline of said town road 658 feet, more or less, to the point of beginning.

Being the southerly 3.9 acres of the property of the Richardson Family Trust acquired by deed recorded in the Knox County Registry of Deeds in Book 1310, Page 255.

SUBJECT, HOWEVER, to a septic easement for purposes of installing, maintaining, repairing and replacing a septic system for the benefit of the 3.9 acre parcel abutting subject premises to the north as conveyed by deed dated January 23, 2012 to Erica Richardson Wallstrom and recorded in said Registry of Deeds in Book 4472, Page 327, which septic easement is incorporated herein by reference and to which reference may be had for a more particular description.

EXCEPTING AND RESERVING to George B. Richardson, Trustee of the George B. Richardson Family Trust under Declaration of Trust dated September 24, 1987 ("Grantor"), his successors and assigns, a right of first refusal to purchase the real estate conveyed herein under the terms hereafter set forth. In the event of a proposed sale or other conveyance of all or any portion of such property, other than a conveyance to one or more heirs of the Grantee who shall take subject to this right of first refusal, the Grantee herein, or her heirs, shall deliver any negotiated Purchase and Sale Agreement to the Grantor or his successors and assigns. Grantor, or his successors and assigns, shall have forty-five (45) days from the date of confirmed receipt of said Purchase and Sale Agreement within which to decide whether to purchase the property on the same terms and conditions of such Purchase and Sale Agreement. Grantor, or his successors and assigns, shall make a bona fide effort to respond to Grantee as soon as practical within said forty-five (45) day period and sign a release as soon as possible if definitely not interested in exercising the right of first refusal. Any failure to respond within such forty-five (45) day period shall be deemed a rejection of the right of purchase. The recording of an Affidavit signed by the Grantee herein, or her heirs, setting forth the compliance with the notice provisions herein, and the failure by the Grantor, or his successors and assigns, to respond within forty-five (45) days will act to release the Grantor's right of first refusal.

The foregoing excepted right of first refusal shall not apply to and shall be automatically subordinate to a bona fide institutional lender mortgage transaction, including a Mortgage Deed, a Deed in Lieu of Foreclosure, and a deed by a foreclosure sale, and the holder of said right of first refusal need not be joined nor named as a "party-in-interest" in any foreclosure action of a mortgage excepted from the foregoing right of first refusal. For any sale or transfer which is excepted from the right of first refusal pursuant to the foregoing exception, said right of first refusal shall reattach and apply to a subsequent sale or transfer by the Grantee of the foreclosing mortgagee.

ALSO hereby conveying to the Grantee, the right of first refusal that was excepted and reserved by George B. Richardson, Trustee of the Richardson Family Trust, in a Warranty Deed dated January 23, 2012 to Erica Richardson Wallstrom and recorded in the Knox County Registry of Deeds in Book 4472, Page 327, for the property abutting the premises conveyed herein.

Being a portion of the same premises acquired by George B. Richardson as Trustee of the Richardson Family Trust by Warranty Deed from Maurice E. Barter and Helen S. Barter dated October 27, 1988 and recorded in the Knox County Registry of Deeds in Book 1310, Page 255.

The purpose of this deed is to correct the "Grantee" in the previously recorded Warranty Deed from George B. Richardson, Trustee of the Richardson Family Trust under Declaration of Trust dated September 24, 1987 to Alison L. Richardson dated January 23, 2012 and recorded in the Knox County Registry of Deeds in Book 4472, Page 325 that inadvertently named Erica Richardson Wallstrom.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Alison L. Richardson, her heirs and assigns, to her and her use and behoof forever.

AND we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our successors and assigns shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said George B. Richardson as Trustee of the Richardson Family Trust and Erica Richardson Wallstrom have hereunto set our hands and seals this 13<sup>th</sup> day of July, 2012.

Signed, Sealed and Delivered  
in the presence of

Richardson Family Trust

William P. Subord  
Witness

By: George B. Richardson  
George B. Richardson, Trustee

[Signature]  
Witness

Erica Richardson Wallstrom  
Erica Richardson Wallstrom

STATE OF MAINE  
County of Kennebec, ss.

Personally appeared before me on this 13<sup>TH</sup> day of July, 2012, the above-named, George B. Richardson, in his capacity as Trustee of the Richardson Family Trust, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*William P Dubord*

Notary Public

WILLIAM P. DUBORD  
Attorney at Law  
Notary Public  
My Commission expires 6/26/2015

STATE OF VERMONT  
County of Rutland, ss.

Personally appeared before me on this 20<sup>th</sup> day of July, 2012, the above-named, Erica Richardson Wallstrom, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

*Patricia Carbone*

Notary Public

Printed name: Patricia Carbone

My comm. exp: 2/10/15 (Seal)

SEAL

KNOX 95: RECEIVED  
Jul 25, 2012  
at 01:13P  
ATTEST: LISA J SIMMONS  
REGISTER OF DEEDS



N/F  
SKOLNICKOFF TRUSTS  
BOOK 3729, PAGE 71

BOUNDARY LINE  
AGREEMENT ADVISED

PROPERTY OF  
**RICHARDSON FAMILY TRUST**  
BOOK 1310, PAGE 255

7.8 ACRES ±  
(TO EDGE OF ROAD)

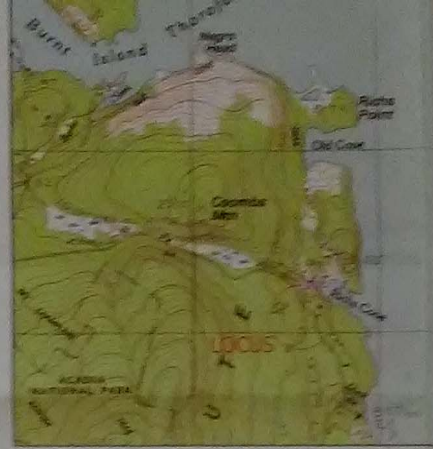
PROPOSED NORTH LOT  
3.9 ACRES ±

N/F  
STANBURY  
BOOK 942, PAGE 79  
(SEE NOTE 1)

BOUNDARY LINE  
AGREEMENT ADVISED

N/F  
STANBURY  
BOOK 942, PAGE 79  
(SEE NOTE 1)

**THIS PLAN IS PRELIMINARY AND  
IS FOR REVIEW PURPOSES ONLY.**



NOTES:

- 1) THE BOUNDARY OF THIS PLAN MAY BE DIFFERENT FROM THE DESCRIPTION FOUND IN THE STANBURY DEED.
- 2) THE LIMITS OF THE TOWN ROAD WERE NOT DETERMINED.
- 3) THE LOCATIONS OF WELLS AND AREAS INCLUDING WELLS ARE, IF ANY, WERE NOT DETERMINED BY THIS SURVEY. ON THE WELLS ARE, THEREFORE, ARE WELLS AND AREAS SHOULD BE CONSULTED FOR INFORMATION.
- 4) ALL BEYOND ACTIONS AND DISTANCES SHOWN WERE MEASURED FROM A POINT (S.T.) BEARING FROM TO THE NEAREST ONE MINUTE OF ARC BY ST.
- 5) THIS SURVEY IS INTENDED FOR THE WELLS BEING NAMED HEREON. THE INFORMATION SHOWN IS CORRECT AS OF THE DATE OF THIS PLAN.

THIS PLAN AND ALL OTHERS BEING PERFORMED UNDER THE LOCAL TOWNSHIPS OF CHARTER AND BY THE STATE OF VERMONT SHOULD BE PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING SIGNS:

**PRELIMINARY  
BOUNDARY SURVEY  
OF THE**

**RICHARDSON  
FAMILY TRUST**  
PROPERTY

TOWN ROAD,  
ISLE AU HAUT,  
KNOX COUNTY,  
MAINE



DATE DRAWN, DECEMBER 1, 2011  
DRAWN BY, N. M. SMITH

COLLINS SURVEYING, INC.  
NORTH ROAD  
K 388  
LL, ME 04614  
2255

FOUND

N 17° 51' W 808.0' (OA)  
TIE LINE

PROPOSED SEPTIC  
EASEMENT AREA DESCRIPTION

- 1 - S 22° 42' E 73.2'
- 2 - S 64° 19' W 35.5'
- 3 - N 32° 32' W 41.4'
- 4 - N 28° 23' E 54.6'

S 28° 23' W 72.9'  
SEPTIC TIE LINE

PROPOSED SEPTIC  
EASEMENT AREA  
TO BENEFIT 'NORTH LOT'  
2,280 SQ. FT. ±

PROPOSED SEPTIC  
AREA (STAKED)

PROPERTY OF  
SON FAMILY TRUST  
1310, PAGE 255

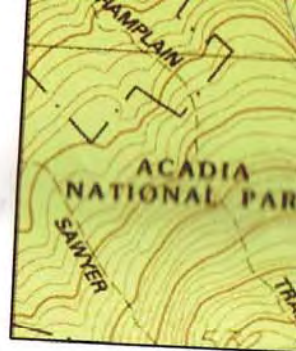
.8 ACRES ±  
(EDGE OF ROAD)

PROPOSED NORTH LOT  
3.9 ACRES ±

*Dave + Erica*

N 28° 23' E 528.3'  
PROPOSED DIVISION LINE

TOWN ROAD  
(PAVED)  
830' ± (OA) ALONG  
ROAD CENTERLINE



THIS PLAN  
IS FOR R

N 15° 12' W 620.1'  
TIE LINE

GRAVEL  
DRIVE

AERIAL  
UTILITIES

SHED

DRILLED  
WELL

UTILITY  
POLE

HOUSE

SHED

PRIVY

SEPTIC AREA  
(APPROX LOC)

658' ±



# JRFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering

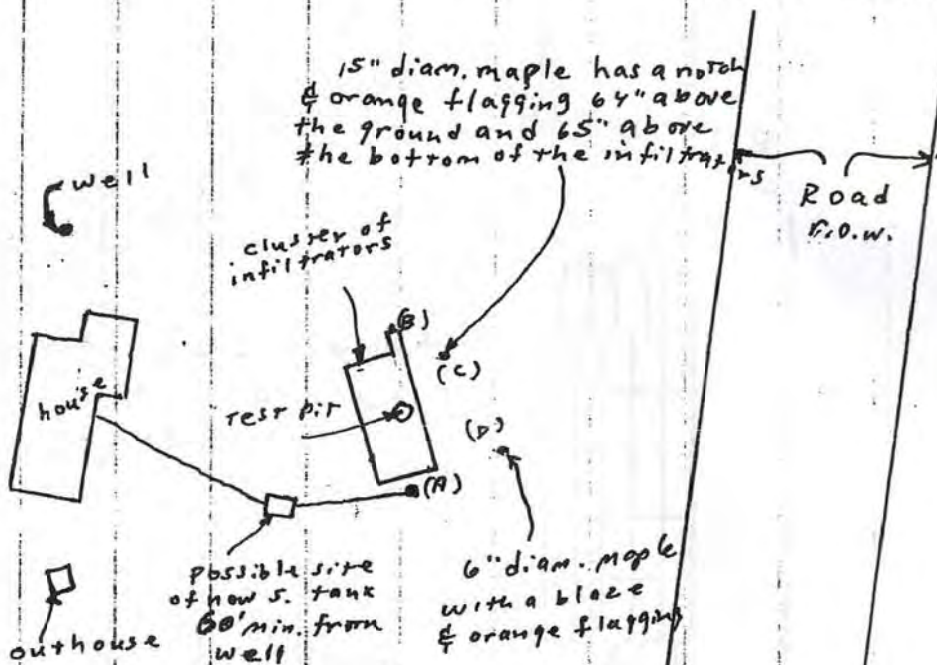
City, Plantation  
**Isle Au Haut**

Street, Road, Subdivision  
**Main Road**  
SITE PLAN

Owners Name  
**Bart Richardson**

Scale 1" = 50 Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



## TABLE OF MEASUREMENTS

AC = 29' ±  
AD = 15' ±  
BC = 12' ±  
BD = 38' ±

### SOIL DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole 1  Test Pit  Boring  
1 ± " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			dark	
6	fine		brown	
10	sandy loam	friable	red brown	
15				
20	loamy sand	firm	yel-brown	
30				
40				
50				

Soil Profile <u>3</u>	Classification Condition <u>D</u>	Slope <u>0</u> %	Limiting Factor <u>14</u>	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
-----------------------	-----------------------------------	------------------	---------------------------	--

ground is unknown

Observation Hole \_\_\_\_\_  Test Pit  Boring  
\_\_\_\_\_ " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
30				
40				
50				

Soil Profile _____	Classification Condition _____	Slope _____ %	Limiting Factor _____	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
--------------------	--------------------------------	---------------	-----------------------	---

*Glouge W. Meservey*  
Site Evaluator Signature

13  
SE#

10-3-91  
Date

# URFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering

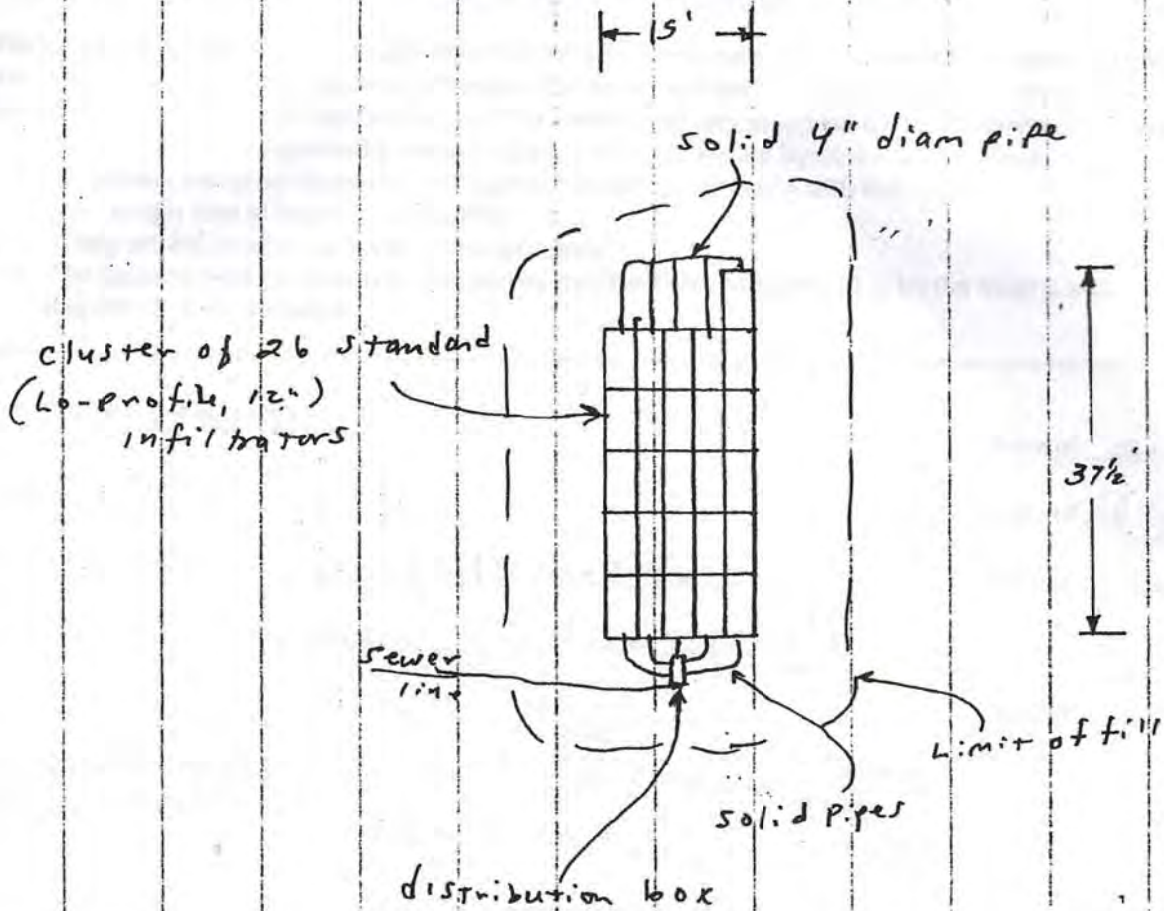
Plantation  
ste Au Haut

Street, Road, Subdivision  
Main Road

Owners Name  
Bart Richardson

## SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 Ft



### FILL REQUIREMENTS

Depth of Fill (Upslope)  
Depth of Fill (Downslope)

20"  
20"

### CONSTRUCTION ELEVATIONS

Reference Elevation is 0  
Bottom of Disposal Area - 65  
Top of ~~Distribution Lines or Chambers~~ <sup>infiltrators</sup> - 53

### ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

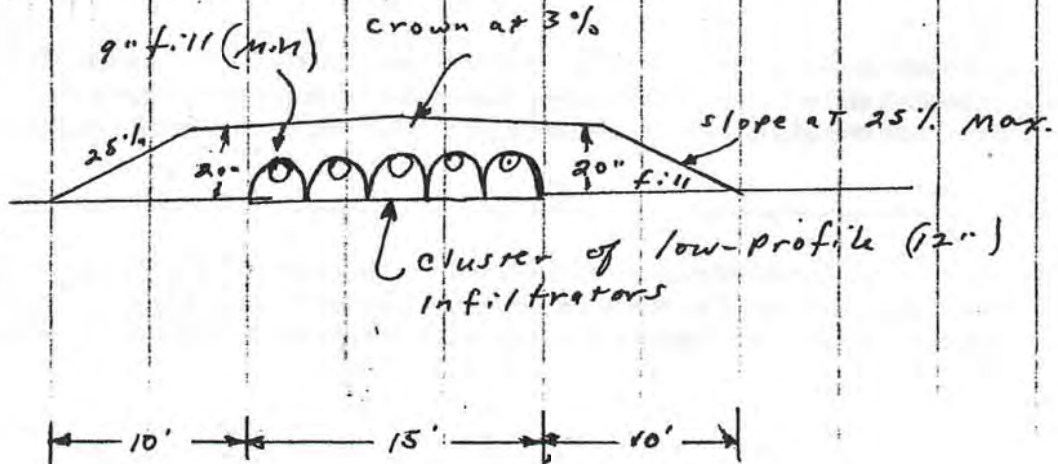
Notch on a tree  
(pt. c' in site plan)

Scale:  
Vertical: 1 inch = 5 Ft.  
Horizontal: 1 inch = 10 Ft.

### Notes:

- 1) Use sandy loam to loamy sand fill (clean, free of debris).
- 2) Use ditch or fill upslope to divert surface water.
- 3) Bottom of infiltrators must be 12" (min.) above mottling.
- 4) Remove vegetation and scarify soil beneath disposal area.
- 5) Seed and mulch finished grade to prevent erosion.

### DISPOSAL AREA CROSS SECTION



roughed w/ Meservey

13  
CE#

10-3-91  
Date

# REPLACEMENT SYSTEM VARIANCE REQUEST

## THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application for the proposed replacement system which does not comply with the Rules. The LPI shall review the Replacement System Variance Request and Application and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System from the rules.
2. A system cannot be designed and installed in total compliance with the Rules.
3. The design flow is less than 500 GPD.
4. There will be no change in use of the structure.
5. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.

## GENERAL INFORMATION

Permit No. 0050 E Town of Isle Au Haut  
Date Permit Issued 10-29-91  
MONTH/DAY/YEAR  
Property Owner's Name: Bart Richardson Tel. No. \_\_\_\_\_  
System's Location: Main Rd. (East side)  
STREET  
Isle Au Haut Maine  
TOWN ZIP  
Property Owner's Address: % Bill Stevens Box 14  
(if different from above) STREET  
Isle Au Haut Maine 04645  
TOWN STATE ZIP

## SPECIFIC INSTRUCTIONS TO THE:

### LPI:

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, they you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

### SITE EVALUATOR:

If after completing the Application, you find that a variance for the proposed replacement system is needed, then complete the Replacement Variance Request with your signature on reverse side of form.

### PROPERTY OWNER:

It has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

The OWNER shall sign this statement. Therefore, having read both this Replacement Variance Request and the attached Application, I understand that the proposed system is not in total compliance with the Rules and hereby release all those concerned with this Variance, provided they have performed their duties in a reasonable and proper manner.

Bart Richardson  
PROPERTY OWNER'S SIGNATURE

10/16/91  
DATE

VARIANCE CATEGORY	VARIANCE REQUESTED	LIMIT OF LPI'S APPROVAL AUTHORITY		VARIANCE REQUESTED TO:	
SOILS Soil Profile Soil Condition from HHE-200	Ground Water Table	to 6"		14	Inches
	Restrictive Layer	to 6"			
	Bedrock	to 10"			
SETBACK DISTANCES (IN FEET)	FROM:	TREATMENT TANK	DISPOSAL AREA	TREATMENT TANK	DISPOSAL AREA
Potable Water Supplies	1. Well: > 2000 gal/day	100"	300"		
	2. Well: < 2000 gal/day				
	a. Neighbor's	50'	60'		
	b. Property Owner's	25'	50'	60' min	80'
Waterbodies	3. Water Supply Line	See note 'a'			
	1. Perennial	50'*	60'		
	2. Intermittent	15'	20'		
	3. Manmade drainage ditch	10'	15'		
Downhill Slope	Greater than 3:1 (33%)	5°	10°		
Buildings	1. With Basement	5'	10'		
	2. Without Basement	5'	10'		
Property Line		4'	5'		

\*25'

**OTHER**

1. Fill extension Grade—to 3:1

2. \_\_\_\_\_
3. \_\_\_\_\_

**Footnotes:**

- a. This setback distance cannot be reduced by variance. See Table 6-2.
- b. Written Permission from the owner of a well is required when a replacement system will be located less than 100 feet but closer to that well than the system it is replacing.
- c. Sufficient distance shall be maintained to assure that the toe of the fill does not extend to the 3:1 slope.

Wroughton W. Meservey  
SITE EVALUATOR'S SIGNATURE

10-23-91  
DATE

**LPI STATEMENT**

I, Cubrey P. Allen, LPI for the Town of Isle Au Haut have conducted an on-site inspection for the proposed replacement system and have determined to the best of my knowledge, that it cannot be installed in total compliance with the Rules, applicable Municipal Wastewater Disposal Ordinances, or the Local Shoreland Zoning Ordinance. As a result of my review of the Replacement System Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):

- a. (  approve,  disapprove ) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant.
- OR—
- b. find that one or more of the requested Variances exceeds my approval authority as LPI. I (  recommend  do not recommend ) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, he shall state his reasons in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: \_\_\_\_\_

Cubrey P. Allen  
LPI'S SIGNATURE

Oct 23, 91  
DATE

**FOR USE BY THE DEPARTMENT ONLY**

The Department has reviewed the variance(s) and (  does  does not ) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.





**Isle au Haut Planning Board  
Town of Isle au Haut, ME 04645**



June 27 2016

Dane Stevens  
P.O. Box 108  
Isle au Haut, ME 04645

via email: [dane.stevens@gmail.com](mailto:dane.stevens@gmail.com)

Re: Application for building permit at Tax Map 4, Lot 3D

Dear Dane:

In response to the attached application submitted for construction of a 12'x 20' shed ("accessory structure") on your land on Main Road, east of Long Pond, as the Town's appointed Codes Enforcement Officer I have approved your application submitted on June 25, 2016. The lot area is approximately 2.6 acres, which exceeds the minimum lot size requirements for this zone. This letter serves as your permit for your project. The specifics of the application and location of the project within your property are shown on the attachments. This project is located in Zone B, Accessible Interior of the Town Zoning Ordinance, and Zone LR, Limited Residential, of the State-imposed Shoreland Zoning Ordinance. This is an accessory structure to serve a single family dwelling unit that is served by an existing well and existing septic system. I have gone down through all of the application submission requirement of each Ordinance and find that the application is complete. I have also gone through all of the decision criteria of each ordinance and made a determination that each of the criteria are either Not Applicable (N/A), are met, or will be met if two conditions described below are met. The approval is granted conditional on your meeting the requirements of VI(D) of the Ordinance relating to sediment and erosion control and following through on your sediment and erosion control plan. This approval is also conditional on keeping a clean work site and properly managing the combustible materials generated during the building construction so as to minimize the fire hazard in conformance with Town Ordinance decision criterion in Section VII(6)(c).

This approval is given based on the facts submitted and if any of these facts are later found to be incorrect, this approval may be modified or rescinded in order to insure compliance with the Town of Isle au Haut Zoning Ordinance and State-mandated Shoreland Zoning Ordinance in effect at the time of initial permit issuance. In addition, by your acceptance of this permit and initiation of construction, you grant permission to the CEO to come onto your land to inspect the construction, sediment and erosion control measures, and uses to which the building will be put. Such inspections will be done at reasonable times with advance notice to you.

Sincerely,  
**The Town of Isle au Haut**

Robert G. Gerber, Chair  
Attachment: Building Permit Application

**Town of Isle au Haut Application Processing Documentation & Checklist**

Applicant Name: Dane Stevens Agent Name: \_\_\_\_\_

Applicant or Agent Address: PO Box 108  
Isle au Haut, ME 04645

Applicant or Agent Phone & Email: 307-690-1598, dane.stevens@gmail.com

Tax Map No. 4 Tax Map Lot 3D

Town Ord. Zone Accessible Interest State Ord. Zone Limited Residential

Proposed Land Use: Accessory Use Shed 12'x20'

Subdivision: Yes \_\_\_\_\_ No X If yes, see other checklist

Date of First Written Application Submission: 6/25/16; Rev1 \_\_\_\_\_ Rev2 \_\_\_\_\_

Date of First Response on Completeness: 6/27/16; Rev1 \_\_\_\_\_ Rev2 \_\_\_\_\_

**Submission Checklist for Town and State Ordinances**

Item	Description	Check, if yes
1	<u>Deed</u> lease, option (e.g., evidence of right, title & interest)	✓ ✓
2	Agent Authorization, if applicable	NA ✓
3	Scaled Plan of lot lines, proposed clearing limits, existing & prop. structures, roads, docks, <u>erosion &amp; sediment control measures</u>	✓ ✓
4	Written Narrative of nature of proposed land use and construction	✓
5	Completed HHE-200 forms if onsite sewage disposal required	NA ✓
6	Description of Water Supply and Estimated Daily Water Demand	NA ✓
7	Description of Proposed Safety Measures for any Haz or Dangerous Mtl	NA ✓
8	Plan and written description of access from public ROW, incl any easement description, if applicable	NA ✓
9	Dated, signed application cover sheet with certification statement that "information in the application is complete and correct."	✓ ✓

**Application Approval Checklist for Town Ordinance**

1	Water quality of the ocean, lake, brooks, or the water supply of an abutter or other landowner will NOT be adversely and materially affected, NOR that high probability of such adverse and material effect exists.	✓
---	---	---

2	That significant air pollution would NOT occur in violation of either primary or secondary standards established by the Federal Government or the State Government NOR that a high probability of such air pollution would exist	NA ✓
3	A public nuisance or a fire hazard would NOT be created	✓
4	Access from public rights-of-way or from the shore would be NOT inadequate for the traffic likely to be created	✓
5	A proposed land use would NOT, based on the Planning Board's review of the evidence presented, be seriously destructive of the present character of the island.	✓

Application Approval Checklist for State Ordinance

1	Will maintain safe and healthful conditions;	✓
2	Will not result in water pollution, erosion, or sedimentation to surface waters	✓
3	Will adequately provide for the disposal of all wastewater;	N/A ✓
4	Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;	✓
5	Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;	✓
6	Will protect archaeological and historic resources as designated in the comprehensive plan	✓
7	Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district;	✓
8	Will avoid problems associated with flood plain development and use;	✓
9	Is in conformance with the provisions of Section 15, Land Use Standards.	✓

Date of Public Hearing: N/A

Notice to Abutters? N/A Yes X No

Advertisement in Newspaper? N/A Yes X No

Date of <sup>CEO</sup> Board Decision on Approval/Denial: 6/27/16

Application Approved w/o Conditions? ✓ Yes \_\_\_\_\_ No

Application Denied? \_\_\_\_\_ Yes ✓ No

Reasons for Denial, if any: (attach denial reasons, if necessary)

Application Conditions, if any: (attach approval conditions, if necessary)

Note: For all development subject to State Ordinance, Sections 15 P & Q will be standard conditions; for Town Ord., Sections VI(L)1-6 unless waived

*implement soft erosion control manage combustible materials*

Date of Signing of Final Subdivision Plan: \_\_\_\_\_

Record of Appeals Board Decision, if Applicable: Attach relevant Appeals Board Record

Dane Stevens

PO Box 108  
Isle au Haut, ME 04645  
307-690-1598  
dane.stevens@gmail.com

June 22, 2016

Isle au Haut Planning Board  
PO Box 71  
Isle au Haut, ME 04645

Dear Planning Board Members,

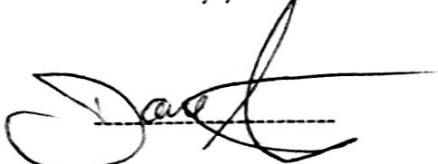
This letter and attachments constitutes an application to the Planning Board for an Accessory Structure within the State Limited Residential Zone and Town Accessible Interior Zone. The structure will be built on the eastern side of the access driveway to the property and will be a 12'x20' standard wood framed structure. No trees will need to be cut to construct the building and a small area approximately 14'x22' will need to be excavated in order to level the site for the structure's foundation which will consist of concrete pads laid directly upon the ground surface. In order to prevent erosion an erosion control mix berm, composed of wood chips will be installed as close as possible on the down slope side of the excavation area and extending as far horizontally as is necessary to catch all potential sediment flow and disturbed soil areas will be seeded with a conservation mix once the construction is complete. A general lot plan showing zoning boundaries and building and road locations is attached at a scale of 1" = 80'. A more detailed plan showing the location and dimensions of the structure to scale is shown on an attached plan a 1"=30'.

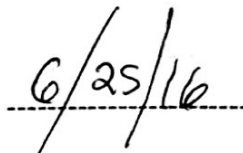
The structure is located on Tax Map No. 4, Lot 3D. Lot 3D totals 2.7 acres. There will be no utilities connected to this shed.

A copy of the Deed that gives evidence of right, title and interest is attached.

The information in this application is complete and correct to the best of my knowledge.

Sincerely yours,

  
Dane Stevens

  
Date

Attachments: Page 1 of Application Processing Form, copy of Deed, overall site plan,  
detailed plan of shed location.

**QUITCLAIM DEED WITH COVENANT**

**WILLIAM F. STEVENS**, of Isle au Haut, Knox County, State of Maine, for consideration paid, grants to **WILLIAM F. STEVENS** and **PEGGY R. STEVENS**, husband and wife, of Isle au Haut, Knox County, State of Maine, with Quitclaim Covenant, *as joint tenants*, the land together with any buildings or improvements thereon in Isle Au Haut, Knox County, State of Maine, described as follows:

A certain lot or parcel of land in the Town of Isle au Haut, County of Knox and State of Maine, located on the easterly shore of the Long Pond and described as follows:

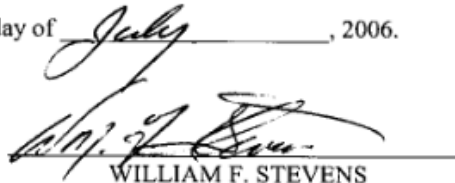
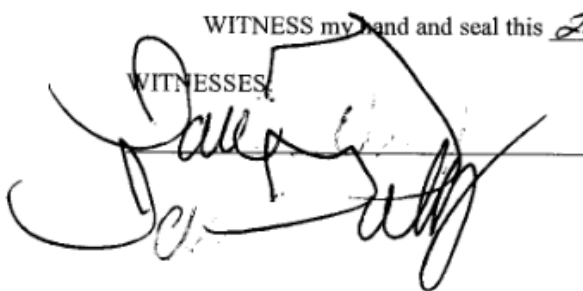
Beginning at a point on the high water line of Long Pond at the northwesterly <sup>Corner</sup> of the lot of land conveyed to Alice Tully by deed of Elizabeth Tully Ward dated October 18, 2004 and recorded in the Knox County Registry of Deeds in Book 3331, Page 109; thence S 34° 21" E by and along the northeasterly bound of said lot to the point of intersection with the westerly bound of a gravel town road; thence in a southerly direction by and along the westerly bound of said road to the point of intersection with the southwesterly bound of said property of Alice Tully as described in Book 3331, Page 109; thence N 41° 07" W by and along the southwesterly bound of said lot to a #6 rebar set; thence N 40° 57' W 336.0 feet by and along the southwesterly bound of said lot to a #6 rebar found at the high water line of said Long Pond; thence in a northeasterly direction 372 feet, more or less, by and along said high water line to the point of beginning.

Being the same premises conveyed in a Quitclaim Deed from Alice Tully to William F. Stevens, dated April 8, 2005, and recorded in the Knox County Registry of Deeds in Book 3404, Page 301.

The Grantees' mailing address is P.O. Box 74, Isle au Haut, Maine 04645.

WITNESS my hand and seal this 23 day of July, 2006.

WITNESSES:



WILLIAM F. STEVENS

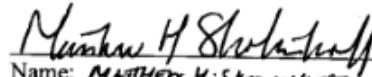
Doc# 9035  
Bk: 3660 Pg: 291

STATE OF MAINE  
COUNTY OF KNOX

July 23, 2006

Then personally appeared the above-named William F. Stevens and acknowledged the foregoing instrument to be his free act and deed.

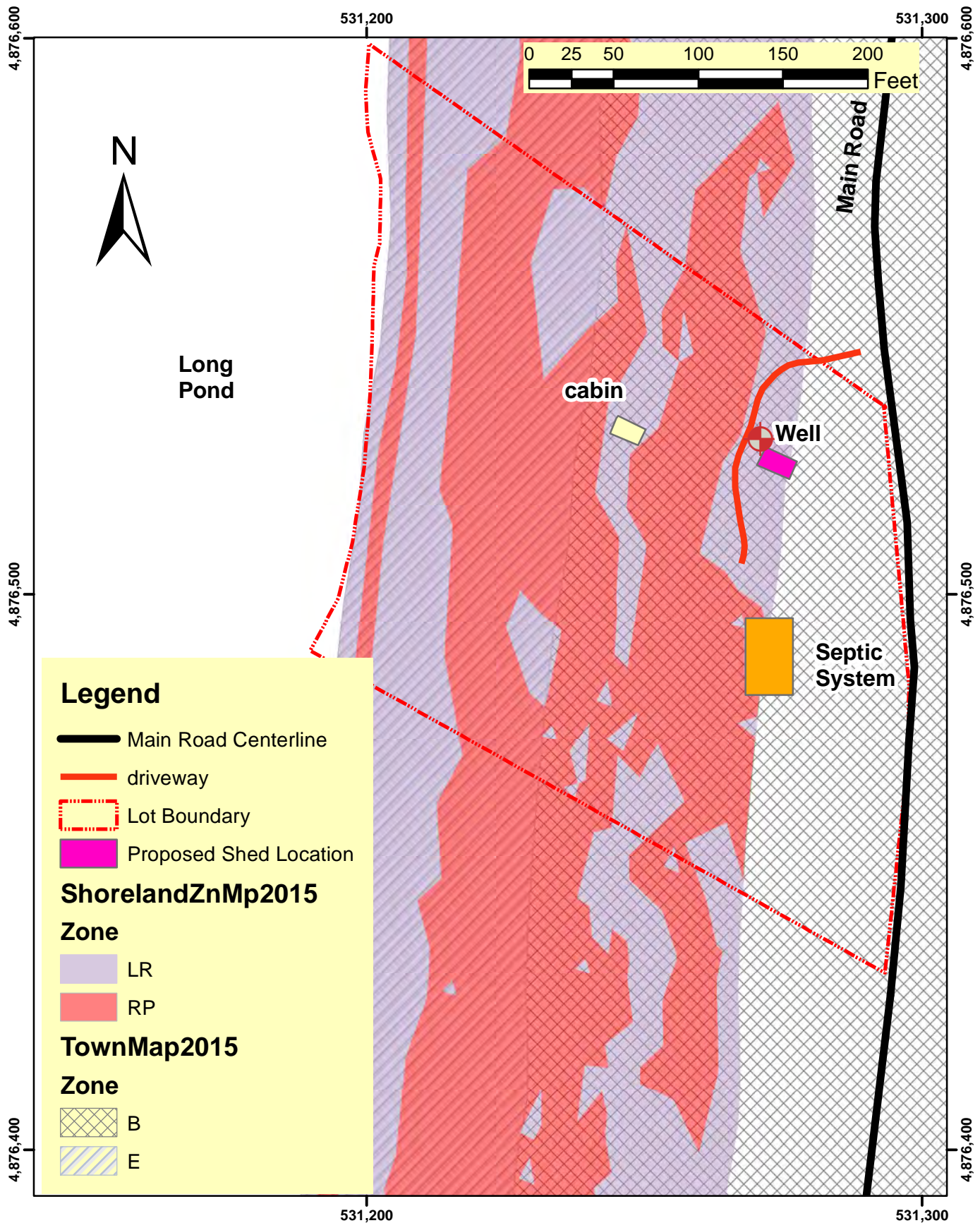
Before me,

  
Name: MATTHEW H. SKOLNIKOFF  
Notary Public  
~~Maine Attorney-at-Law~~  
MATTHEW SKOLNIKOFF  
Notary Public, Maine  
My Commission Expires August 12, 2006

47272/50660 59943-Tr.

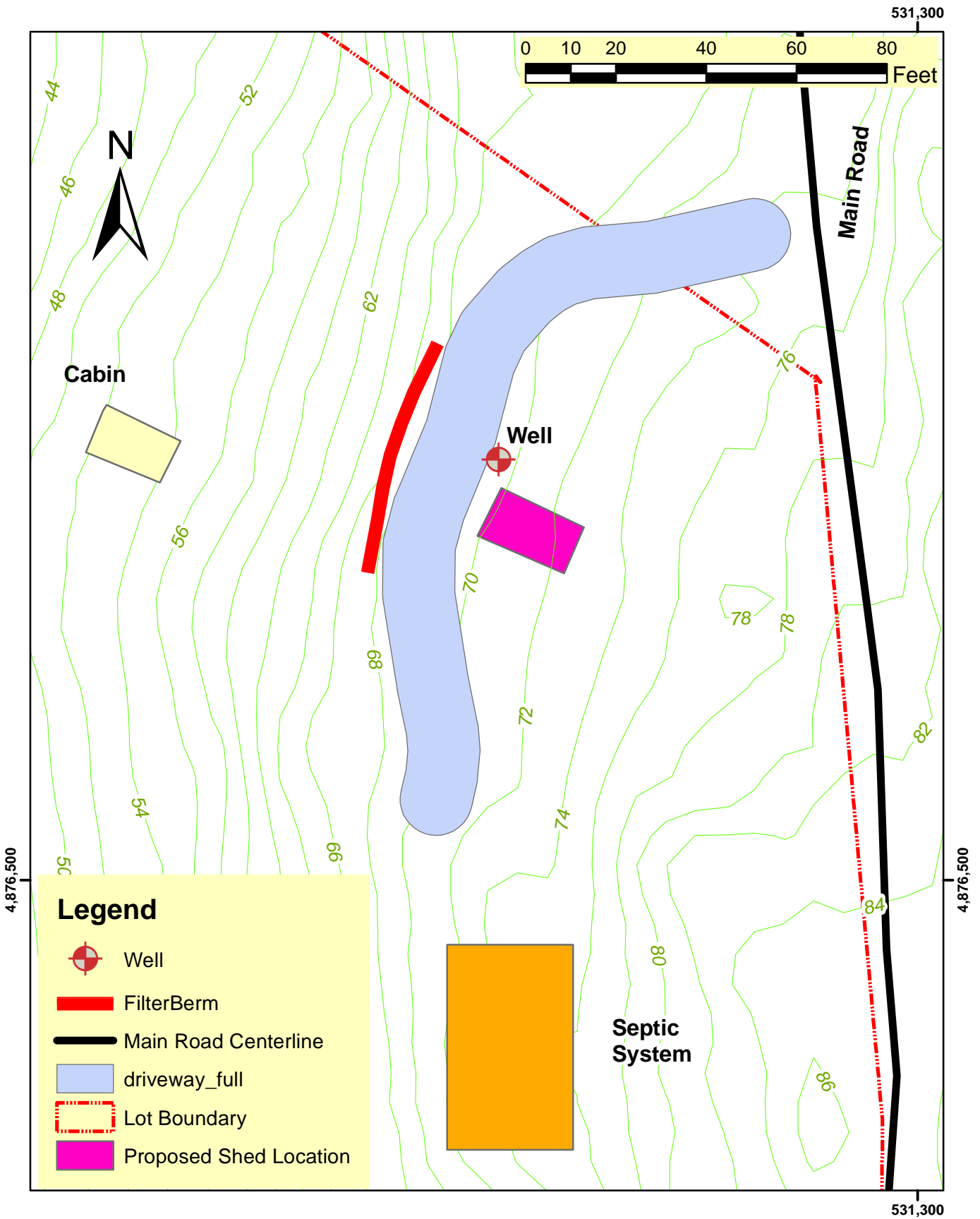
SEAL

KNOX SS: RECEIVED  
Aug 07, 2006  
at 12:49:53P  
ATTEST: LISA J SIMMONS  
REGISTER OF DEEDS



Proposed Shed Location, Property of Dane Stevens, Isle au Haut, ME  
 Showing Existing Zoning, Lot Boundaries, and Existing Structures  
 Grid is UTM, NAD83, 19N, meters  
 RGG 6/27/16





**Location of 12x20 Shed and Associated Erosion Control Berm**  
**Property of Dane Stevens, Isle au Haut, ME**  
**Contours are 2-ft interval in feet, based on NAVD88**  
**Grid is UTM, NAD83, 19N, meters**  
**RGG 6/27/16**

Memo to Planning Board

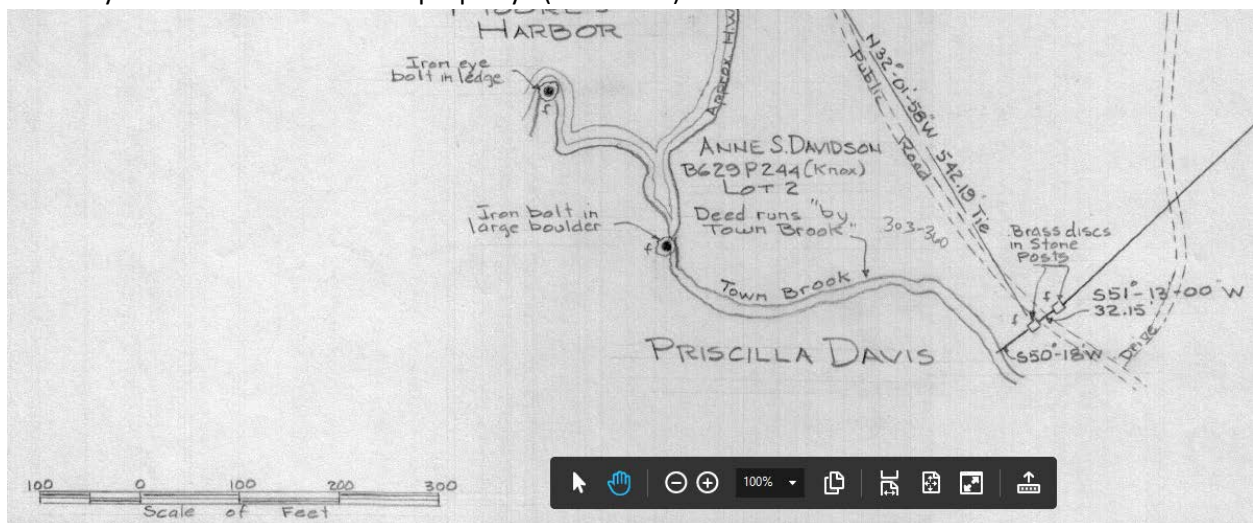
From Bob Gerber, Chair

Re: Interpretation of "Right, Title, and Interest" with respect to driveway not located on Applicant's property and no apparent easement or right for the driveway to be on adjacent property

Aug. 12, 2016

At our upcoming Planning Board meeting on Aug. 17<sup>th</sup> I want to discuss an interesting legal question and make a decision on how to deal with an application expected to be filed soon for building permits and other related matters at the Davidson Trust property in Moore's Harbor.

I have been corresponding both by email and phone with Robin Tannenbaum since last October concerning an expansion of two existing buildings in a resource protection zone (Shoreland Zone) in Moore's Harbor, plus an improvement of the driveway, addition of garage and associated driveway, and expansion of the leachfield. The site has a number of complicating factors which we will deal with when the main application is received but an issue recently came to light (at least came to my attention recently) that complicates matters even more. It appears that the first several hundred feet of the driveway off Main Road is on ANP property. (see below)



The above is from a 1989 survey by Richard Buxton and shows the discrepancy between the driveway location and the property line, where the ANP property lies to the southeast. An aerial photograph showing the same thing is shown below:



The Applicant is currently doing a search in the county registry of deeds to see if any easement for the driveway exists. The Applicant is simultaneously pursuing discussions with the National Park Service to see if an easement or "license" for the current driveway location can be obtained.

As the Applicant is ready to start construction and as obtaining an easement or license from the National Park Service could take a long time, we need to decide as a Board whether this absence of a legal right to access the property through the existing driveway should hold up issuance of a building permit and other permits associated with the needs of the project.

As background, the Planning Board regularly asks applicants for evidence of "right, title, or interest" in the property on which they are requesting a permit. This is basically required in the Shoreland Zoning Ordinance under Section 16(C)2. It is not a specific listed requirement of applicants in the Town Zoning Ordinance although, since I have been Chair, I have always required it. It only makes sense that the Town should assure itself that it is only issuing permits to parties that actually own the land on which the project would be built. Although the Planning Board is probably exempt from lawsuits that might result from granting a permit to a party that has no right to receive a permit, the complications that could be generated by such an act would be unpleasant and distracting, to say the least. People tend to rely on official documents that are issued by official agencies, so there is a chance that projects could be built on the wrong land, for example, if the Planning Board should issue a permit to a party that has no valid ownership interest in a piece of land.

It is fairly straight-forward to require the evidence of "right, title, or interest" in the specific land on which the project would be built. But here the issue relates more to whether there should also be evidence of ownership, or some right such as an easement, for an existing driveway that provides a way in which a project site is accessed. So, assuming for the moment that no easement or other right for the applicant to pass over a section of their existing driveway currently exists, the question for the Board is: 1) should we require a legal right be obtained to pass over the access road on ANP's property, or 2) that the Applicant agree to relocate the driveway to lie totally within the Applicant's property, or 3) that we ignore the fact that the driveway does not all lie within the Applicant's property, since the Applicant has plenty of road frontage on Main Road? As an aside, I had a somewhat analogous situation recently in acting in my capacity as CEO in issuing a permit for an accessory structure on Dane Stevens' property. Dane has a driveway with two access points on Main Road and one of them cut across the neighbor's property corner. I pointed out the trespass issue to Dane but did not withhold the permit due to the trespass because there was another access way into the property.

One further complication on which I will make my own call as CEO relates to proposed upgrades to the existing driveway that have been mentioned to me by the Applicant. Most of the driveway is outside of the Shoreland Zone. In the Town zoning, most of the driveway is in the Accessible Shoreland Zone. The portion of the driveway in the ANP property is in Resource Protection. Both the Town Ordinance and Shoreland Zoning Ordinances permit maintenance of established driveways. However, the Town Ordinance has a general provision requiring sediment and erosion control, even in the maintenance of driveways under Section VI(H)1. In addition, the Land Use Table, Item 16b requires a CEO permit for filling and earth moving of greater than 10 cubic yards of material for Accessible Shoreland and prohibits filling and earth moving in Resource Protection zones (the ANP property is Resource Protection, but

being federal property, is exempt from the requirements of our zoning ordinance). Since the driveway is fairly rutted and fairly long, it will certainly require more than one dump truck load of material to level it out, so it will require a CEO permit and, at the very least, sediment and erosion control measures are needed if anything is done beyond filling and grading of the existing road bed surface. If there is no legal easement or "license" from the Park Service for the several hundred feet of driveway within the ANP property, then I cannot issue a permit to the Davidson Trust people for any work in that section of road.

Despite the fact that the Applicant's Agent and I discussed the probable need for a CEO permit for driveway repairs and my direction to have the contractor contact me to walk the road and discuss what, if any, sediment and erosion control measures may be needed, the contractor started work within the past week on the road work. After I learned of this I asked the Applicant's Agent to direct that the work stop until the I walked the driveway with the contractor to determine applicability of the ordinance and until there was some direction from the Planning Board on how to handle the section of road that lies on Park property.

**Isle au Haut Planning Board  
Town of Isle au Haut, ME 04645**



August 18, 2016

Barney Baker, Agent  
For Laura R. Jacobus Living Trust  
c/o 7 Spruce Road  
Freeport, ME 04032

sent via email: [b.baker@bakerdesignconsultants.com](mailto:b.baker@bakerdesignconsultants.com)

Re: Dock Permit Issuance at Tax Map 9, Lot 16

Dear Barney:

At its scheduled meeting of August 17, 2016, the Board deliberated on your application for a replacement dock and raising of the fishhouse at the Jacobus property in Moore's Harbor. The subject property consists of 0.95 Acres in the Zone C--Accessible Shoreland Zone of the Town of Isle au Haut Zoning Ordinance, and the Resource Protection Zone of the Shoreland Zone Ordinance.<sup>1</sup> The minimum lot size requirement under both Ordinances is 0.7 acres<sup>2</sup> for residential uses, including accessory structures to a residential use. Although there are remnants of a former dock and cribwork on the site in the area of the proposed construction, any grandfathered right has been extinguished due to over a year of lapse since the last use as a dock. Therefore, this application is considered an application for a new permit, although it is essentially for a reconstruction of a former structure.

The Application from the Applicant is dated August 9<sup>th</sup> and is attached to and made a part of this permit. As Code Enforcement Officer, I reviewed the Application for completeness and issued a statement of completeness to the Applicant on August 13.

The Applicant addressed all of the 9 criteria of the Shoreland Zone Ordinance for approval in Pages 11 and 12 of the Application with proposed findings of fact. The Planning Board endorsed and accepted those findings of fact. For the Town Ordinance criteria, the Board found that standards 2 and 3 were not applicable. It found that Standard 1 (water quality impact) will be met based on the proposed erosion and sediment control measures proposed; that Standard 4 is clearly met; and that Standard 5 is clearly met due to the historical use of the site for the same uses and the fact that this project will improve the current aesthetics.

The Planning Board granted approval of this project with the understanding that the project will be reviewed by the Maine Historic Preservation Commission and that the Applicant will follow any recommendations requested by that agency. Map 9 of the Comprehensive Plan shows this area as sensitive for "pre-historic archaeology", meaning that there may be pre-historic archaeological resources in the areas that could be disturbed by construction. Section 16(D)(6) of the Shoreland Zoning Ordinance requires that the Planning Board, in order to issue a permit, must find that there

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<sup>1</sup> Section 13(A)(2) of the Shoreland Zoning Ordinance defines all FEMA 100-year mapped flood zones to be in the Resource Protection District, although there were no mapped flood zones at the time the Ordinance became effective.

<sup>2</sup> Under the Shoreland Zoning Ordinance, the minimum lot size for commercial fishery uses is "none".

is no adverse effect on archaeological resources as designated in the Comprehensive Plan. The Planning Board will consider that requirement satisfied once the review of the agency is completed and the Applicant follows any recommendations tendered by the agency.

This approval is given based on the facts submitted and if any of these facts are later found to be incorrect, this approval may be modified or rescinded in order to insure compliance with the Town of Isle au Haut Zoning Ordinance and State-mandated Shoreland Zoning Ordinance in effect at the time of initial permit issuance. In addition, by your acceptance of this permit and initiation of construction, you grant permission to the CEO to come onto your land to inspect the construction, sediment and erosion control measures, and uses to which the building will be put. Such inspections will be done at reasonable times with advance notice to you.

The Planning Board assumes that you will follow the design as submitted, including the implementation of any proposed sediment and erosion control measures. If you need to change any aspect of the design and environmental control measures, you should notify the CEO in advance and seek approval for the change.

Sincerely,

**Town of Isle au Haut Planning Board**

Robert G. Gerber, Chair

Attachment: Dock Application of August 9, 2016

Shoreland Application  
August 9, 2016

# Jacobus Pier Reconstruction

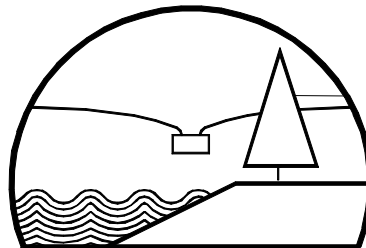
The Guzzle, Isle au Haut, Maine

**Applicant:**

Laura R. Jacobus  
(Laura R. Jacobus Living Trust)  
Moore's Harbor  
Isle au Haut, Maine 04645

**Submitted To:**

Robert Gerber  
Planning Board & Code Enforcement  
Town of Isle au Haut  
P.O. Box 71  
Isle au Haut, ME 04645



**BAKER DESIGN CONSULTANTS**  
*Civil, Marine and Structural Engineering*

7 Spruce Road, Freeport, Maine 04032

## TABLE OF CONTENTS

### SHORELAND APPLICATION

APPLICATION .....	1
Agent Authorization.....	3
Location Map .....	4
Abutting Property Owners .....	5
Property Deeds.....	6
Project Narrative .....	9
Standards Review.....	11
Site Pictures .....	13
Historical Maps and Photos documenting Site Use.....	15
Erosion Control Plan.....	19
Flood proofing Measures .....	19
APPENDIX I State & Federal Permit Application.....	20
APPENDIX II Project Drawings .....	22
APPENDIX III Professional Survey Plans.....	23



APPLICATION

**Town of Isle au Haut Application Processing Documentation & Checklist**

Applicant Name: Laura R. Jacobus Living Trust Agent Name: Barney Baker, PE;  
Baker Design Consultants

Applicant or Agent Address: 7 Spruce Road, Freeport, ME 04032

Applicant or Agent Phone & Email: (207)-846-9724; b.baker@bakerdesignconsultants.com

Tax Map No. 9 Tax Map Lot 16

Town Ord. Zone C- Accessible Shoreland State Ord. Zone Resource Protection

Proposed Land Use: No Change- Project reinstates a pier for waterfront access and elevates an existing building (fish house) on a new foundation.

Subdivision: Yes  No  If yes, see other checklist

Date of First Written Application Submission: 7/10/2016 ; Rev1 8/9/2016 Rev2 \_\_\_\_\_

Date of First Response on Completeness: 7/16/2016 ; Rev1 \_\_\_\_\_ Rev2 \_\_\_\_\_

Item	Description	Check, if yes
1	Deed, lease, option (e.g., evidence of right, title & interest)	✓
2	Agent Authorization, if applicable	✓
3	Scaled Plan of lot lines, proposed clearing limits, existing & prop. structures, roads, docks, erosion & sediment control measures	✓
4	Written Narrative of nature of proposed land use and construction	✓
5	Completed HHE-200 forms if onsite sewage disposal required	N/A
6	Description of Water Supply and Estimated Daily Water Demand	N/A
7	Description of Proposed Safety Measures for any Haz or Dangerous Mtl	N/A
8	Plan and written description of access from public ROW, incl any easement description, if applicable	N/A
9	Dated, signed application cover sheet with certification statement that "information in the application is complete and correct."	✓

Submission Checklist for Town and State Ordinances

Application Approval Checklist for Town Ordinance

1	Water quality of the ocean, lake, brooks, or the water supply of an abutter or other landowner will NOT be adversely and materially affected, NOR that high probability of such adverse and material effect exists.	✓
2	That significant air pollution would NOT occur in violation of either primary or secondary standards established by the Federal Government or the State Government NOR that a high probability of such	✓

	air pollution would exist	
3	A public nuisance or a fire hazard would NOT be created	✓
4	Access from public rights- of- way or from the shore would be NOT inadequate for the traffic likely to be created	✓
5	A proposed land use would NOT be seriously destructive of the present character of the island and grossly offensive to a majority of the residents and non-resident taxpayers counted as one body	✓

Application Approval Checklist for State Ordinance

- 1 **Will maintain safe and healthful conditions;** ✓
- 2 **Will not result in water pollution, erosion, or sedimentation to surface waters** ✓
- 3 **Will adequately provide for the disposal of all wastewater;** ✓
- 4 **Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;** ✓
- 5 **Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;** ✓
- 6 **Will protect archaeological and historic resources as designated in the comprehensive plan;** ✓
- 7 **Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district;** ✓
- 8 **Will avoid problems associated with flood plain development and use;** ✓
- 9 **Is in conformance with the provisions of Section 15, Land Use Standards.** ✓

Date of Public Hearing:   N/A  

Notice to Abutters?            Yes   X   No

Advertisement in Newspaper?            Yes            No

Date of Board Decision on Approval/Denial:           

Application Approved w/o Conditions?            Yes            No

Application Denied?            Yes            No

Reasons for Denial, if any: (attach denial reasons, if necessary)

Application Conditions, if any: (attach approval conditions, if necessary)

Note: For all development subject to State Ordinance, Sections 15 P & Q will be standard conditions; for Town Ord., Sections VI(L)1-6 unless waived

Date of Signing of Final Subdivision Plan:           

Record of Appeals Board Decision, if Applicable: Attach relevant Appeals Board Record

## Agent Authorization

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Laura R. Jacobus  
32 Edgell Street  
Princeton, New Jersey 08540

### Agent Authorization

I, Laura R. Jacobus, authorize Barney Baker, PE of Baker Design Consultants to act as my agent for the purpose of permit communication on applications filed for the proposed pier re/construction project located on my property on Isle Au Haut, Maine (Town of Isle Au Haut Tax Parcel 9-16).

Signed: Laura R. Jacobus

Date: 06/16/2016

*Sheila Schwartz*

**SHEILA SCHWARTZ**  
ID # 2046642  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires June 21, 2018

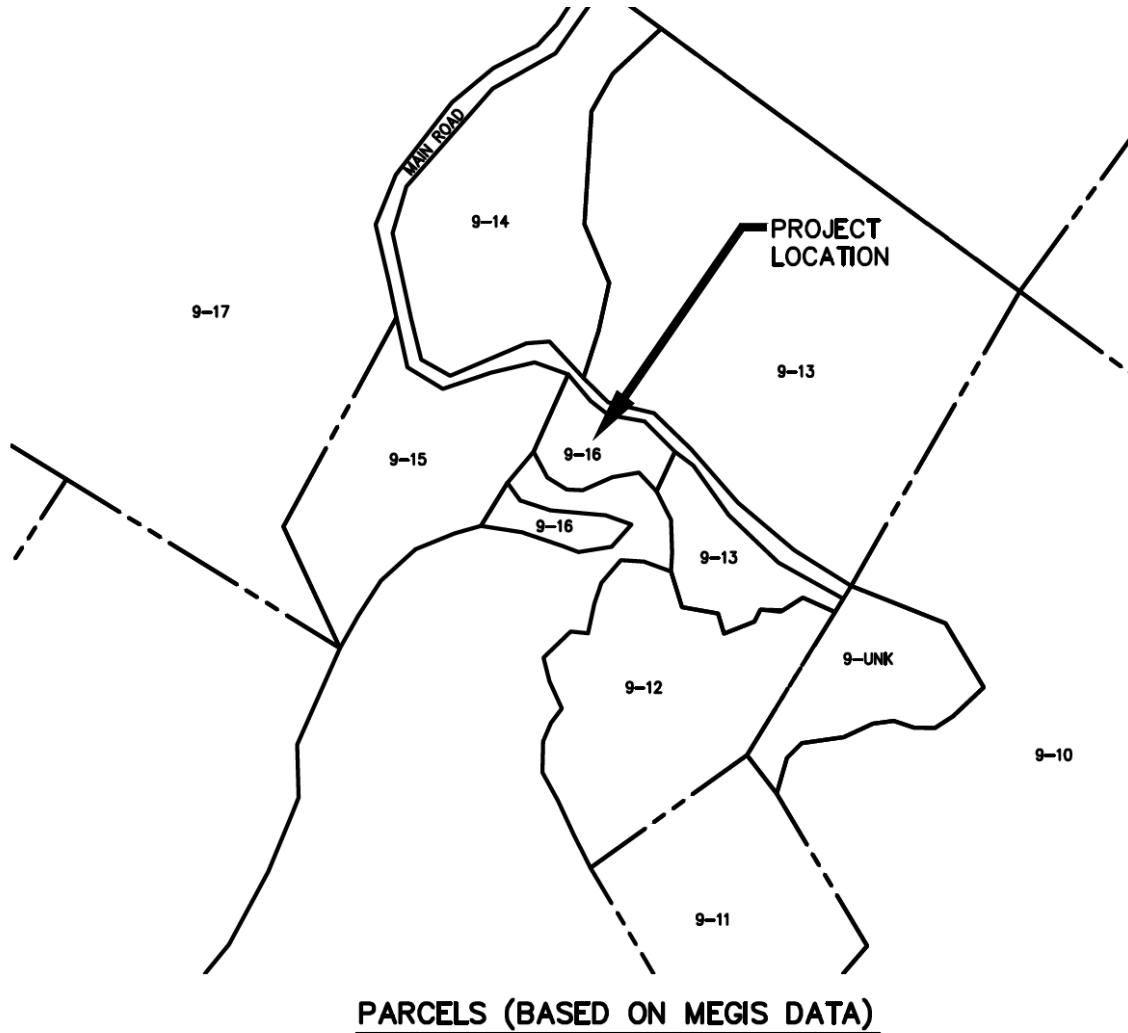
## Location Map

Section of USGS Topo Map, Isle au Haut West Quadrangle; NAIP 1:24,000 Imagery



## Abutting Property Owners

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Abutting property owner names and addresses provided by the Town.

09-15  
Davidson Moores Harbor Trust  
John Campbell  
33 Muzzey St.  
Lexington, MA 02421

09-13  
Jacobus Family Isle au Haut Trust,  
Marget Jacobus  
01 Union St, Westfield, MA 01085

## Property Deeds

- Quitclaim Deed: Knox County Registry of Deeds, Book 4970, Page 092



### QUITCLAIM DEED WITH COVENANT

**MOORE FARM LLC**, a Maine limited liability company with a mailing address c/o Henry Bergeson, 11755 Blackfoot Road, Conifer, Colorado 80433, for consideration paid, grants to **LAURA R. JACOBUS**, as **TRUSTEE** of the **LAURA R. JACOBUS LIVING TRUST**, dated March 21, 2014, whose mailing address is 32 Edgehill Street, Princeton, New Jersey 08540, with Quitclaim Covenant, a certain lot or parcel of land, with buildings thereon, situated in Isle Au Haut, Knox County, State of Maine, bounded and described as follows:

TOTAL ESTATE TRANSFER TAX PAID

Beginning at a point on the southwesterly side of the highway which runs southerly from the village to Duck Harbor so-called, at land conveyed by said Isle au Haut Land Company to the United States of America by deed dated December 7, 1943, recorded with Knox County Registry of Deeds, Book 279, Page 9, and thence running Southwesterly by said land of the United States of America to Town Brook, so called; thence turning and running Northwesterly by said Town Brook to Moore's Harbor and continuing Northwesterly by said Moore's Harbor to the mouth of a small brook; thence turning and running Northerly up said small brook to said highway; thence turning and running in a general Southeasterly direction by said highway to the point of beginning.

Also another certain parcel of land on said island of Isle au Haut bounded and described as follows:

Beginning at a point on the Northerly side of the highway above referred to on the Westerly side of said small brook and thence running Northerly bounded Easterly by said brook to land formerly of Robinson shown as Lot No. 10 on a plan hereinafter referred to; thence turning and running Northwesterly bounded Northeasterly by said Lot No. 10 on said plan to said highway; thence turning and running Southerly, Easterly and Southerly again by said highway to the point of beginning.

Also another certain parcel of land situated on said island of Isle au Haut bounded and described as follows:

Northwesterly by land conveyed by said Isle au Haut Company to David D. Jacobus by deed dated February 1947, recorded with said Knox County Registry of Deeds and shown on a plan recorded with said deed; Easterly, Northerly, Easterly again and Southerly by

{R1534231: 49991-05900}

Moore's Harbor, being a spit of land extending into said Harbor from said land conveyed to said Jacobus as aforesaid.

Excepting and reserving from the above described premises any lots or parcels of land which may have been conveyed by Ralph L. Chapin during his lifetime.

All of the above granted premises are portions of Lot No. 11 on a plan of the "Great Isle of Holt" made by Lathrop Lewis, Esq., dated 1802, on file in the Land Office of the State of Maine, Plan Book 7, Page 5, and are portions of Parcel No. 11 in a deed from Margaret S. Bowditch to Isle au Haut Land Company dated September 9, 1928, recorded with said Knox County Registry of Deeds, Book 228, page 126.

Excepting from the above described premises and not conveying a lot or parcel of land described in deed from Ralph Chapin to Kenneth Davidson, dated July 13, 1948, and recorded in said Registry of Deeds, Book 303, Page 360.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

TOGETHER WITH all of the Grantor's interest in and to the shore and flats adjoining the above-described premises and lying between the sidelines of the above described lot extended to the low water mark, in accordance with the laws of the State of Maine.

This conveyance is made subject to certain personal, non-assignable rights released by Lloyd Bergeson and Carol S. Bergeson to and for the duration of the lives of Payson Lawrence Barter, William Ernest Barter, and Gordon T. Chapin by deed dated November 17, 1987, recorded at the Knox County Registry of Deeds in Book 1228, Page 183.

Being the same premises described in the deed from Kathryn B. Jensen, Eliza S. Bergeson (f/k/a Elizabeth S. Bergeson), Edith B. Griffiths, and Henry T. Bergeson to Moore Farm LLC dated July 25, 2008 and recorded in Book 3999, Page 15 of the Knox County Registry of Deeds.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and sealed by Henry T. Bergeson, its Manager, this 12 day of Oct, 2015.

WITNESSES:

  
\_\_\_\_\_

MOORE FARM LLC

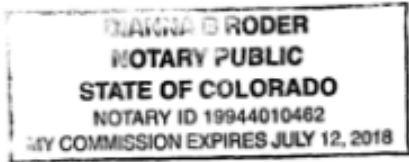
By:   
\_\_\_\_\_  
Henry T. Bergeson  
Its Manager, duly authorized

STATE OF COLORADO  
COUNTY OF JEFFERSON

Oct 12, 2015

Then personally appeared the above-named HENRY T. BERGESON and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Moore Farm LLC.

Before me,



Dianna B Roder

Notary Public

Dianna B Roder

Print name of Notary Public



## Project Narrative

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The fundamental purpose of the project is to maintain the traditional recreational and commercial waterfront access to the property. The new pier will replace an existing structure that served the site. While elements of the substructure cribs are evident today, the pier deck has not been maintained since 2000 +/-.

The Jacobus property is located on Main Road at the head of Moore's Harbor on Isle au Haut, Maine. The property consists of 0.95 +/- acres (41,200 sf) above the mean high water elevation and includes approximately 360+/- LF of shore frontage protected by a natural spit formation at the confluence of two incoming streams with channel access to Moore's Harbor. "The Spit" (refer to Sheet C-1 EXISTING CONDITIONS appended) measures 0.3 +/- acres (13,600 sf). The coastal formation and setting, known locally as 'The Guzzle', and has  $\frac{3}{4}$ -tide access for a small boat.

The date a pier was first located at this site is not known. Historical maps and surveys of the island, provided by Isle au Haut Planning Board Chair Bob Gerber, indicate that the site adjacent to the Jacobus property was used as a public landing (see 1848 survey map in Historical Imagery section). A section of the Isle au Haut map from the 1880 Colby Atlas confirms that the Chapin family was established in this location and likely used The Spit and the adjacent shorefront as an access point to Moore's Harbor. The natural protection and security provided by the groin directly seaward of the site and the adjacent beach gradient provide an ideal location to launch, build or beach a boat.

The property has been in the current family for several generations. They use the pier for seasonal recreation and provide permission to an island fishing family to use the pier as a year-round work platform with access to Moore's Harbor where they fish and manage the weir. Historically, the pier has been available for island access when the Town pier in the Thorofare was 'iced in' or untenable due to bad weather.

The existing pier is in disrepair with only sections of substructure cribbing extending above the high water line. The property owner is committed to reconstructing the pier in the footprint of existing crib work to maintain waterfront access. The same fishing family will use the pier to support commercial fishing access to Moore's Harbor. The existing fish house on the property will stay in the original footprint, but will be elevated 2-ft to match the reconstructed pier deck elevation.

The original deteriorated rock ballasted cribs will be dismantled and replaced with granite block cribs. A new pier deck will be constructed within the footprint and of similar size to the previous construction. The pier will consist of three granite cribs, a timber deck, aluminum gangway, and a single float for a seasonal landing. The facility will continue to be available as an alternative island access in the event that inclement weather or icing make the traditional Thorofare or Duck Harbor landing untenable.

Beginning from shore, a description of the main elements of the proposed construction is provided below.

1. Fixed Pier

Refer to Sheet S-1 PIER PLAN AND PROFILE appended. The timber pier is reconstructed within the footprint of recent construction and will be connected to the existing fish house. It provides tidal berthing along the East face that runs perpendicular to shore and access to a gangway and seasonal float at the pier head.

The deck area (770 SF) provides a working platform for gear storage, weir net maintenance, etc. with direct from a vehicle on shore and a boat alongside when the tide is in. The height of the deck is set at elevation 11.5 NAVD88 which is estimated to be 2-ft higher than the previous pier deck elevation.

2. Granite Cribs

The pier substructure will be comprised of 3 No. 8-ft x 8-ft granite cribs. Crib structures are necessary because of the close proximity of ledge to the surface as evidenced numerous outcrops. Granite blocks are specified for crib construction because of inherent strength and longevity. The two East side cribs are located within the footprint of existing 10-ft x 10-ft timber ballasted cribs that will be removed. The West side crib is directly shoreward of stone ballast remains that defined a section of the recent pier that will not be reconstructed. Refer to Sheet S-1 PIER PLAN AND PROFILE.

3. Gangway

A 3-ft wide, 32-ft seasonal aluminum gangway connects the pier to the float. It spans from the wide portion of the pier (close to the fish house) adjacent to the small section of pier that extends seaward. The gangway can be lifted and/or stored on the pier during the off-season or in advance of approaching bad weather.

4. Float

An 8-ft x 20-ft seasonal float is provided in an orientation parallel to the deepest section (MLW + 2-ft) of the channel. It will dry out at low water will be equipped with skids to avoid damage to the drums when grounded and also to facilitate removal and storage ashore during the off season. The gangway is pinned to the float which will be restrained upstream and downstream by moorings and chain. The float will "ground out" on the shore at low tide.

5. Stair

A timber stair provides access to the pier deck from shore and will be the primary access when the building is locked.

## Standards Review

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The current Shoreland Ordinance standards are repeated below together with an explanation of how the project complies.

C. Piers, Docks, Wharfs, Bridges and Other Structures and Uses Extending Over or Beyond the Normal High-Water Line of a Water Body or Within a Wetland.

*1. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.*

The structure considers the existing subsurface conditions and history of construction at the site. Reconstruction of the pier and the fish house employ cribs below the pier and footings below the building that will be founded on ledge or hard till material.

*2. The location shall not interfere with existing developed or natural beach areas.*

As shown on the location maps in APPENDIX I, the proposed Pier access facility is not situated near any existing developed or natural beach areas.

*3. The facility shall be located so as to minimize adverse effects on fisheries.*

As shown on the location maps in APPENDIX I, the proposed pier is not situated in a designated commercial fishing or fisheries area.

*4. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use, and character of the area.*

As shown in the drawings located in APPENDIX II, the proposed pier access facility is sized appropriately to meet the proposed use of the site. See the Historical Imagery section for justification of the existing and proposed footprints depicted in the project plans.

*5. No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water as an operational necessity.*

The project includes elevating an existing structure, but maintaining its current footprint.

*6. No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district.*

The fish house currently existing on the property will retain existing function and use.

*7. Except in the General Development District and Commercial Fisheries/Maritime Activities District, structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure.*

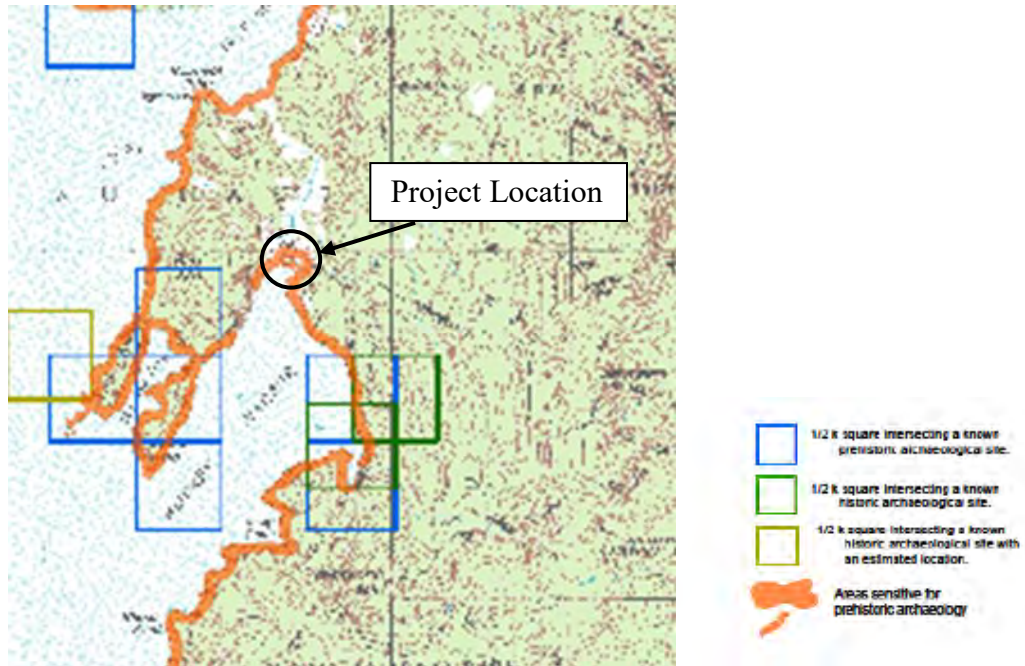
The height of the existing building from floor to ridge elevation is 19.2 feet. The building will be raised 2 feet placing the floor elevation at 12.3 NAVD88. The proposed pier elevation is 11.5 NAVD88. Therefore the ridge elevation will be 20 feet above the height of the pier and in compliance with the ordinance.

8. Shoreland Zoning Ordinance 16(D)(6): “After submission of a complete application to the Planning Board, the Board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use: will protect archaeological and historic resources as designated in the comprehensive plan;”

Map 9 of the Isle au Haut comprehensive plan designates the area as sensitive for prehistoric archaeology (see below).

The project will be submitted for permit review with the Maine Department of Environmental Protection and the Army Corps of Engineers. As part of this process, the Maine Historic Preservation Commission and the Maine Tribal Nations will be notified with a request for comments on Archeological or Historical issues associated with the project.

We believe that all work associated with the project is within the footprint of existing or recent structures and therefore any pre-historical archeological that may have existed in this area will have been erased with prior construction.



Section of Map 9 – Known Archaeological Sites and Areas Sensitive for Prehistoric Archaeology in Isle au Haut (Isle au Haut Comprehensive Plan).

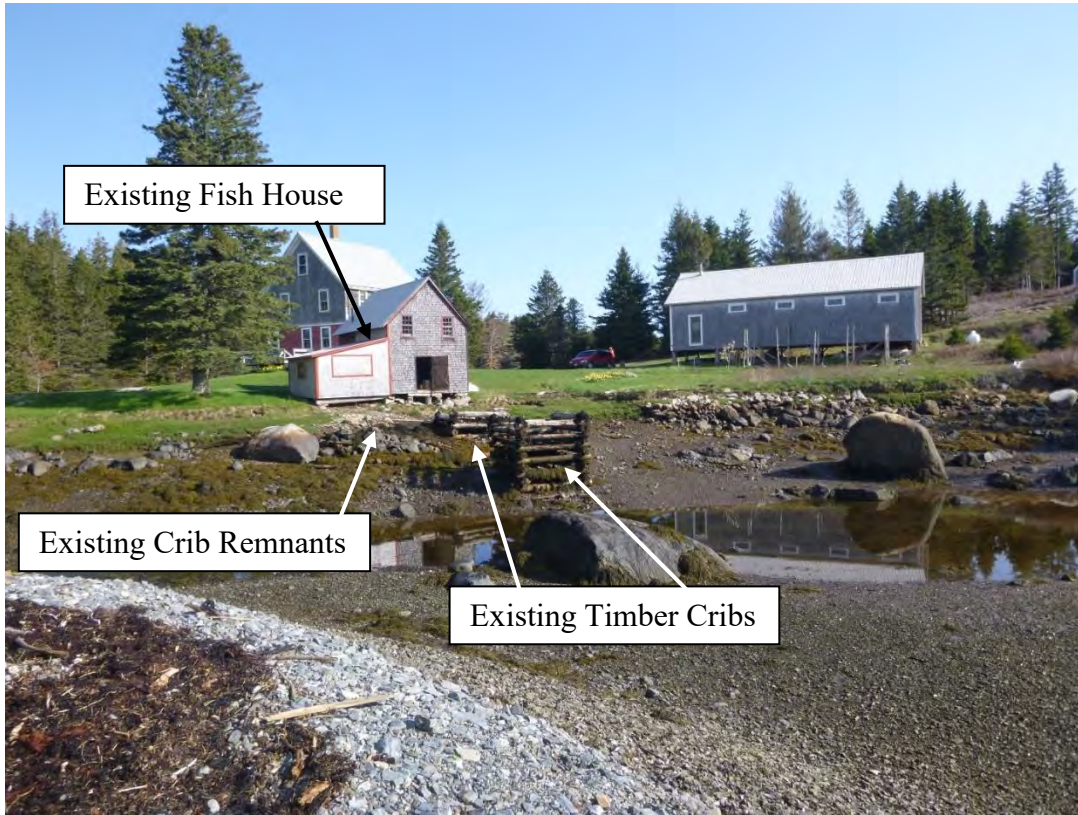
## Site Pictures



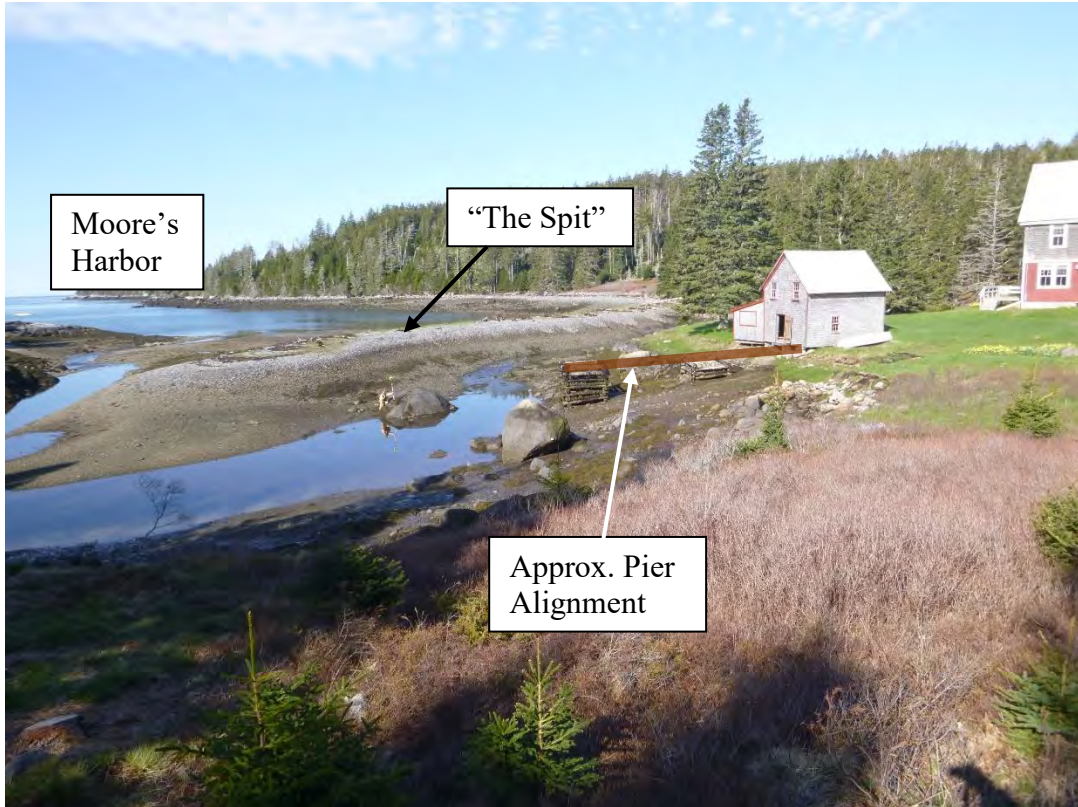
Google Earth Pro aerial, (low tide photo, 6/22/2014)



View at Low Water (5/11/16).



View from "The Spit" to the north (low tide, 5/11/16).



View from the eastern edge of the property to the southwest (low tide, 5/11/16).

## **Historical Maps and Photos documenting Site Use**

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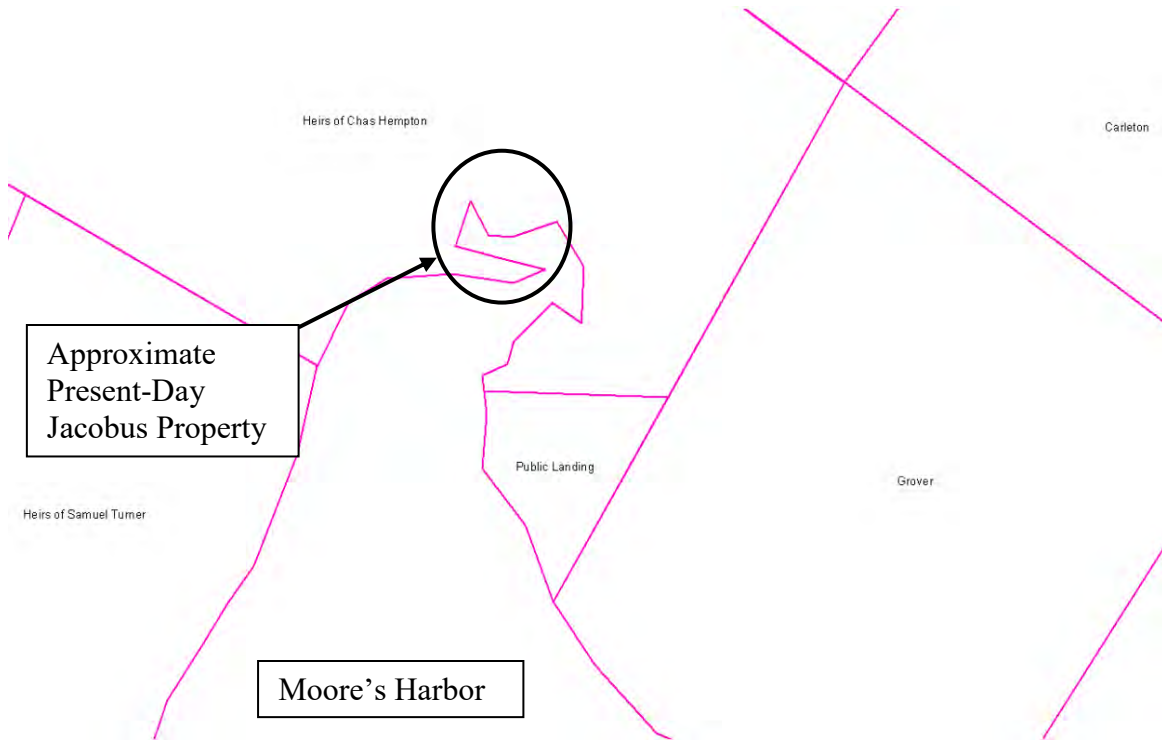
The map and photo collection in this section document information provide an indication of prior and recent use of the site.

The public landing on the 1848 plan may indicate the oldest known use in the area. A building (current site residence?) is shown on the 1880 plan.

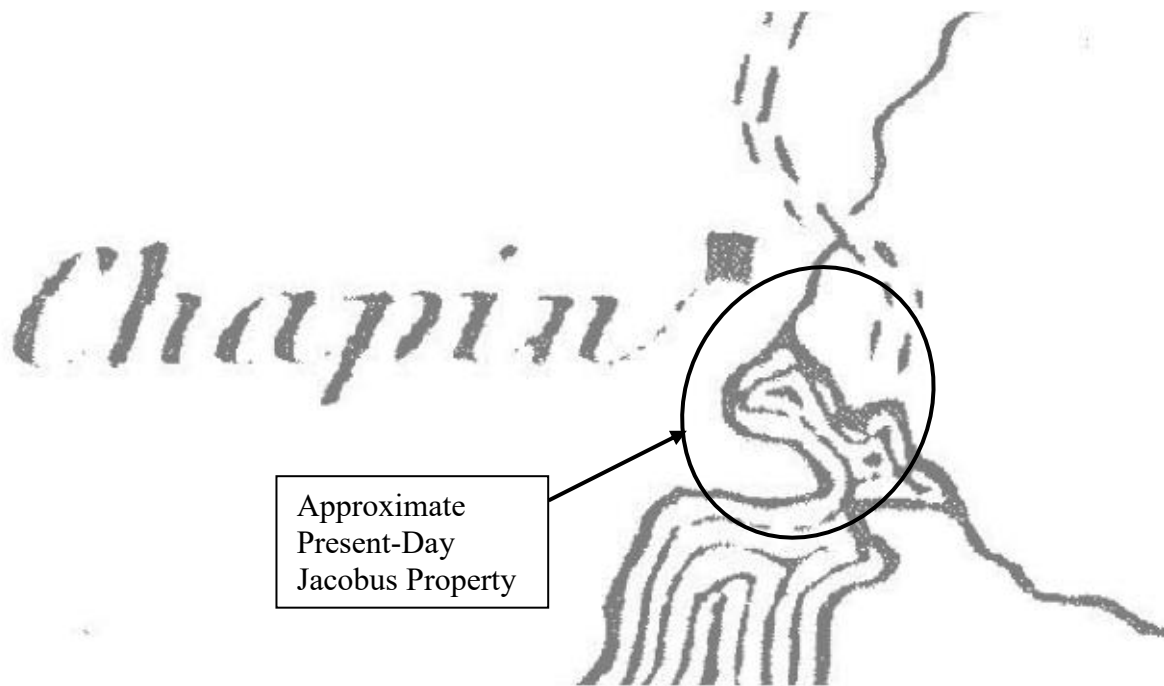
The Down East Magazine, published in May of 1993, shows the size and location of the pier with elements that remain today. The footprint of the old pier extends along the seaward face of the existing 'fish house', which sits in the same location today. As shown in the photograph, the pier consisted of a "long" section and a "short" section, which allowed for fishing vessel dockage and an adjacent platform to service catch, nets and equipment.

Photographs from a site visit conducted by Baker Design Consultants on May 11, 2016 identify the substructure that remains (ballast stones and timber members) in evidence today. The large boulder, marked in the above photos and on Sheet C-1 EXISTING CONDITIONS and Sheet C-2 SITE PLAN of the appended project plans, provides a reference point for comparison between past and proposed pier footprints.

Reconstruction of both the long and short sections as shown on Sheet C-2 SITE PLAN and Sheet S-1 PLAN AND PROFILE (appended to the application) will adequately meet the space requirements of the fishermen who will use the pier upon its completion.



1848 survey of the property, provided by Bob Gerber.

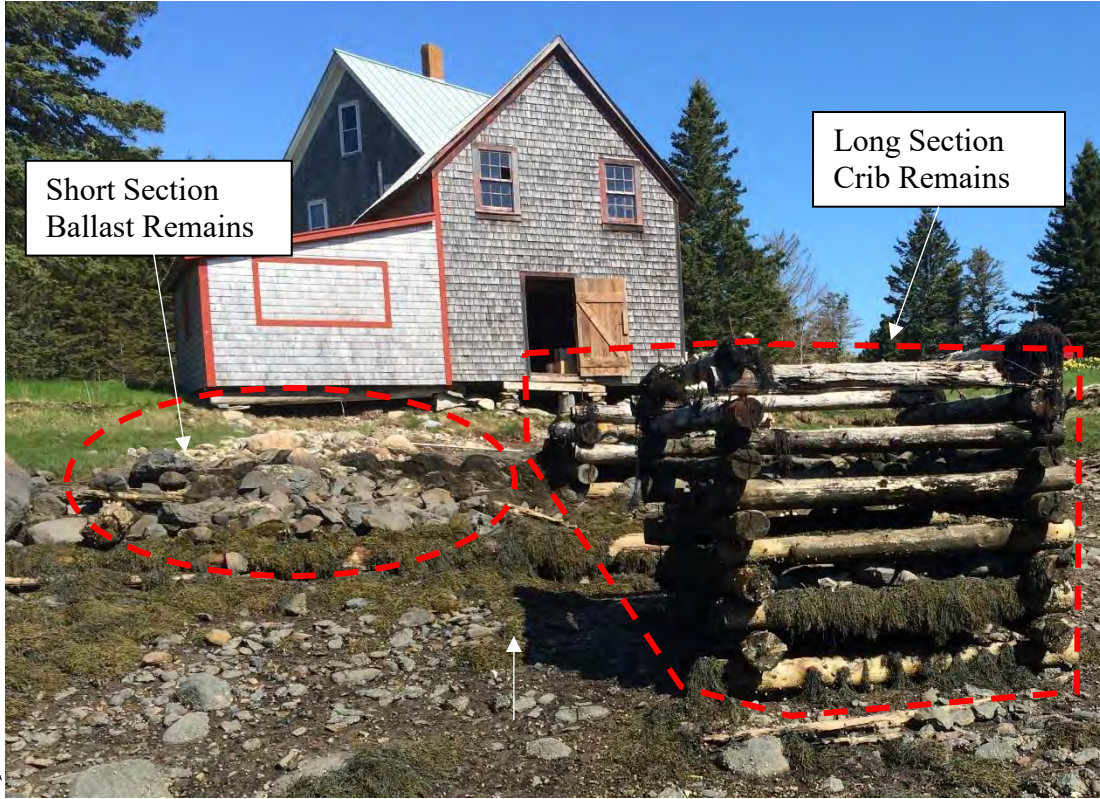


1880 Colby Atlas, provided by Bob Gerber.

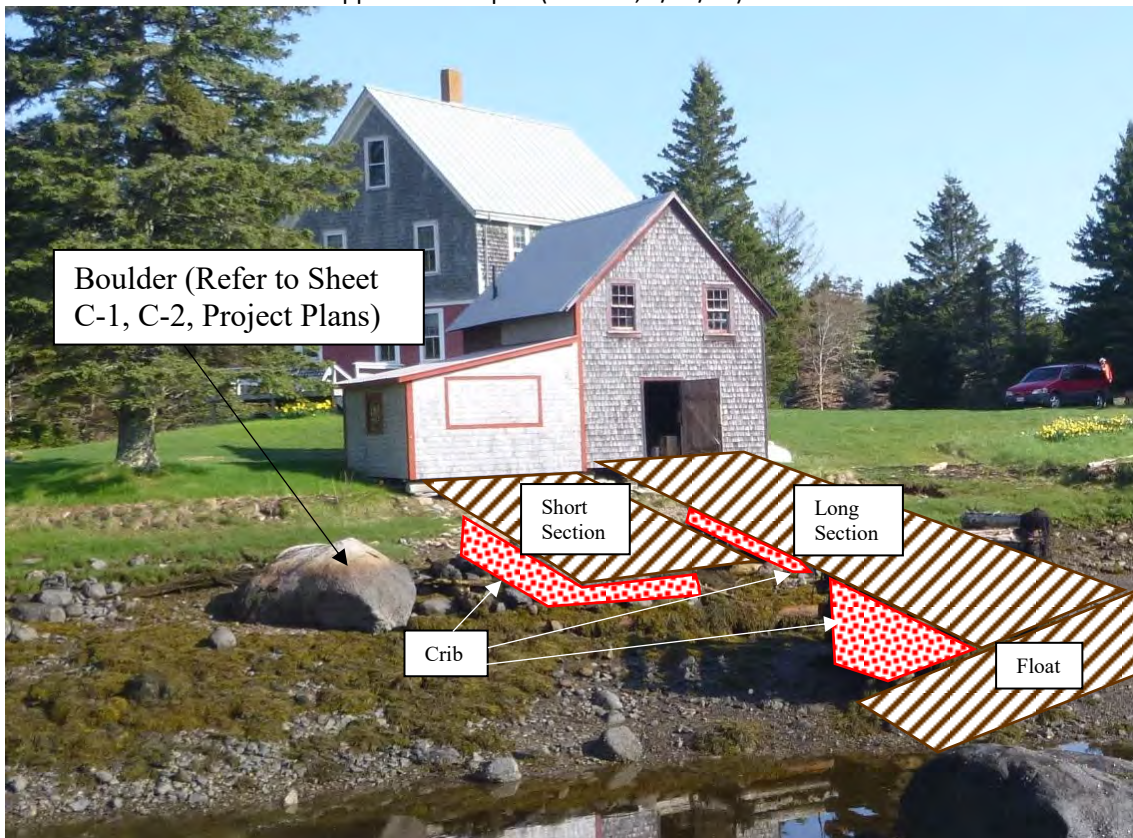




Picture shows extent and use of pier in 1993.



Remains of the cribs used to support the old pier (low tide, 5/11/16).



Rendering of approximate footprint of old crib (low tide, 5/11/16).

## **Erosion Control Plan**

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The key components of the Erosion Control Plan are outlined below. For a complete description and detail of erosion control measures refer to Sheet C-3 EROSION CONTROL PLAN in the appended plan set.

1. Application of temporary and permanent erosion control measures for the project shall be in accordance with procedures and specifications of the current Maine Erosion and Sediment Control Handbook for Construction; Best Management Practices.
2. All areas disturbed during construction shall be reconstructed unless noted otherwise.
3. All work shall be executed from shore or by barge. Cribs shall be constructed in the dry (between tides). No tracked or wheeled equipment shall be operated in the water.
4. Temporary erosion control measures shall be removed upon completion of grading operations and establishment of acceptable ground cover.
5. The Contractor shall be responsible for maintaining erosion control measures during construction.

## **Flood proofing Measures**

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A Flood Hazard Development Ordinance has not yet been adopted by the Town. In the absence of any compliance criteria, this section outlines measures taken to flood proof the proposed construction.

Preliminary flood mapping prepared by the Federal Emergency Management Agency (FEMA) designate the project site as a VE Zone with a base flood elevation (BFE) of 18-ft, NAVD88. If this flood condition were to occur, the deck of the proposed pier (elevation 11.5-ft, NAVD88) would be ~6.5-ft underwater and the fish house (floor elevation 12.0-ft, NAVD88) would be ~6.0-ft underwater. To make the structure resistant to the uplift and lateral forces that would be applied to the structure, the pier design incorporates the following features.

- Pier Cribs are constructed from large granite blocks that are pinned to the ledge substrate. All blocks are pinned together to ensure that they behave as a single resistant element to effectively resist uplift and overturning.
- The timber superstructure of the pier is mechanically fastened to the granite substructure elements to prevent the pier deck from floating off the crib supports.
- Lateral forces (wind and wave pressure) have been calculated for the pier e pier or fish house should it not be reinforced properly.
- There is no electricity on the property so that associated flood protection is not needed.

## **APPENDIX I State & Federal Permit Application**

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Attached is the NRPA Application without attachments that will be provided to the Maine Department of Environmental Protection and the Army Corps of Engineers for permit approval following Shoreland Application review by the Town. A full copy will be provided to the Isle Au Haut Town office (Attn: Robert Gerber- Town Planner) upon filing.

<b>1. Name of Applicant:</b>	Laura R. Jacobus (Laura R. Jacobus Living Trust)	<b>5. Name of Agent: (if applicable)</b>	Barney Baker, PE Baker Design Consultants		
<b>2. Applicant's Mailing Address:</b>	32 Edge Hill Street, Princeton, NJ 08540	<b>6. Agent's Mailing Address:</b>	7 Spruce Road Freeport, Maine 04032		
<b>3. Applicant's Daytime Phone:</b>	Contact Agent	<b>7. Agent's Daytime Phone #:</b>	(207) 846-9724		
<b>4. Applicant's Email Address:</b>	lrjacobus@aol.com	<b>8. Agent's Email Address:</b>	b.baker@bakerdesignconsultants.com		
<b>9. Location of Activity:</b> <small>Nearest Road, Street, Rt. #.</small>	Main Road	<b>10. Town:</b>	Isle au Haut	<b>11. County:</b>	Knox County
<b>12A. Significant Groundwater Well?</b>	<input type="checkbox"/> Yes or	<input checked="" type="checkbox"/> No			
<b>12. Type of Resource:</b> (Check all that apply)	<input type="checkbox"/> River, stream or brook	<b>13. Name of Resource:</b>	The Guzzle, Moore's Harbor, Penobscot Bay		
	<input type="checkbox"/> Great Pond	<b>14. Amount of Impact (Sq.Ft.):</b>	Reconstructed in footprint of existing construction.		
<input checked="" type="checkbox"/> Coastal Wetland	192 SF =Intertidal Direct (Crib Contact)				
<input type="checkbox"/> Freshwater Wetland	574 SF =Intertidal Indirect (Pier shading)				
<input type="checkbox"/> Wetland Special Significance	250 SF =Intertidal Indirect (Gangway & Float Shading)				
<input type="checkbox"/> Significant Wildlife Habitat	Dredging/Veg Removal/Other: NA				
<input type="checkbox"/> Fragile Mountain					
<b>15. Type of Wetland:</b> (Check all that apply)	<input type="checkbox"/> Forested	<b>FOR FRESHWATER WETLANDS:</b>			
	<input type="checkbox"/> Scrub Shrub	<b>Tier 1</b>	<b>Tier 2</b>	<b>Tier 3</b>	
<input type="checkbox"/> Emergent	<input type="checkbox"/> Peatland	<input type="checkbox"/> 0 - 4,999 sq. ft.	<input type="checkbox"/> 15,000 -43,560 sq. ft.	<input type="checkbox"/> > 43,560 sq. ft.	
<input type="checkbox"/> Wet Meadow	<input checked="" type="checkbox"/> Open Water	<input type="checkbox"/> 5,000 - 9,999 sq. ft.		<input type="checkbox"/> Smaller than 43,560 sq. ft., not eligible for Tier 1	
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> 10,000 - 14,999 sq. ft.			
<b>16. Brief Project Description:</b>	Reconstruction of private pier with gangway and float to maintain and improve waterfront access for recreational and commercial fishing interests. Elevation of existing building ("fish house") and placement on new pier in same footprint.				
<b>17. Size of Lot or Parcel:</b>	<input type="checkbox"/> square ft	<input checked="" type="checkbox"/> acres	1.30±	<b>Lat/Long:</b>	43.05636° N 68.64436°W
<b>18. Title, Right or Interest:</b>	<input checked="" type="checkbox"/> own	<input type="checkbox"/> lease	<input type="checkbox"/> purchase option	<input type="checkbox"/> written agreement	
<b>19. Deed Reference Numbers:</b>	Book#: 4970	Page: 092	<b>20. Map and Lot</b>	Map #: 9	Lot #: 16
<b>21. DEP Staff Previously Contacted:</b>		<b>22. Part of a larger project:</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<b>After-the-Fact:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>23. Resubmission of Application?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, previous application #	N/A	Previous project manager:	N/A
<b>24. Written Notice of Violation?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name of DEP enforcement staff involved:	N/A	<b>25. Previous Wetland Alteration:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>26. Detailed Directions to the Project Site:</b>	Property is located on the western side of Isle au Haut. Access to the island is made by boat. From the Town Landing at Isle au Haut Thoroughfare, head south on Main Road for approximately 1.4 miles. The site is located on the right-hand side of the road.				
<b>27. TIER 1</b>	<b>TIER 2/3 AND INDIVIDUAL PERMITS</b>				
<input type="checkbox"/> Title, right or interest documentation	<input checked="" type="checkbox"/> Title, right or interest documentation	<input checked="" type="checkbox"/> Erosion Control/Construction Plan	<input type="checkbox"/> Functional Assessment (Attachment 3), if required		
<input type="checkbox"/> Topographic Map	<input checked="" type="checkbox"/> Topographic Map	<input type="checkbox"/> Compensation Plan (Attachment 4), if required	<input checked="" type="checkbox"/> Appendix A and others, if required		
<input type="checkbox"/> Narrative Project Description	<input checked="" type="checkbox"/> Copy of Public Notice/Public Information Meeting Documentation	<input type="checkbox"/> Statement/Copy of cover letter to MHPC	<input type="checkbox"/> Description of Previously Mined Peatland, if required		
<input type="checkbox"/> Plan or Drawing (8 1/2x11)	<input checked="" type="checkbox"/> Wetlands Delineation Report (Attachment 1) that contains the Information listed under Site Conditions				
<input type="checkbox"/> Photos of Area	<input checked="" type="checkbox"/> Alternatives Analysis (Attachment 2) including description of how wetland impacts were Avoided/Minimized				
<input type="checkbox"/> Statement of Avoidance & Minimization					
<input type="checkbox"/> Statement/Copy of cover letter to MHPC					
<b>28. FEES, Amount Enclosed:</b>	383+96=\$479 (coastal: docks, piers, & wharves)				
<b>CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2</b>					

## **APPENDIX II Project Drawings**

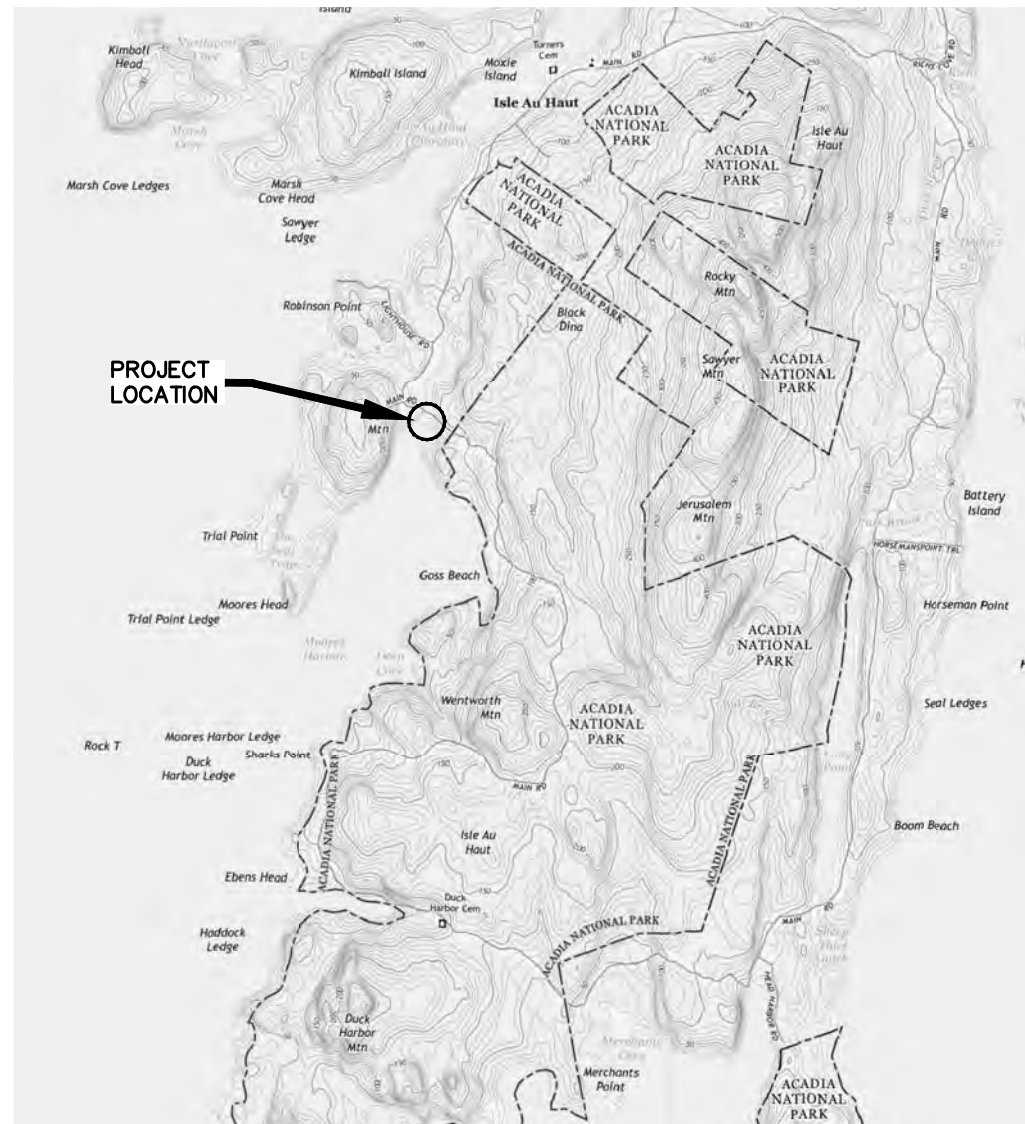
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The following drawings are appended to the document.

- G-1    COVERSHEET
- G-2    NOTES & SCHEDULES
  
- C-1    EXISTING CONDITIONS
- C-2    SITE PLAN
- C-3    EROSION CONTROL PLAN
  
- S-1    PLAN & PROFILE
- S-2    TYPICAL SECTION
- S-3    FRAMING PLAN

# JACOBUS PIER RENOVATION

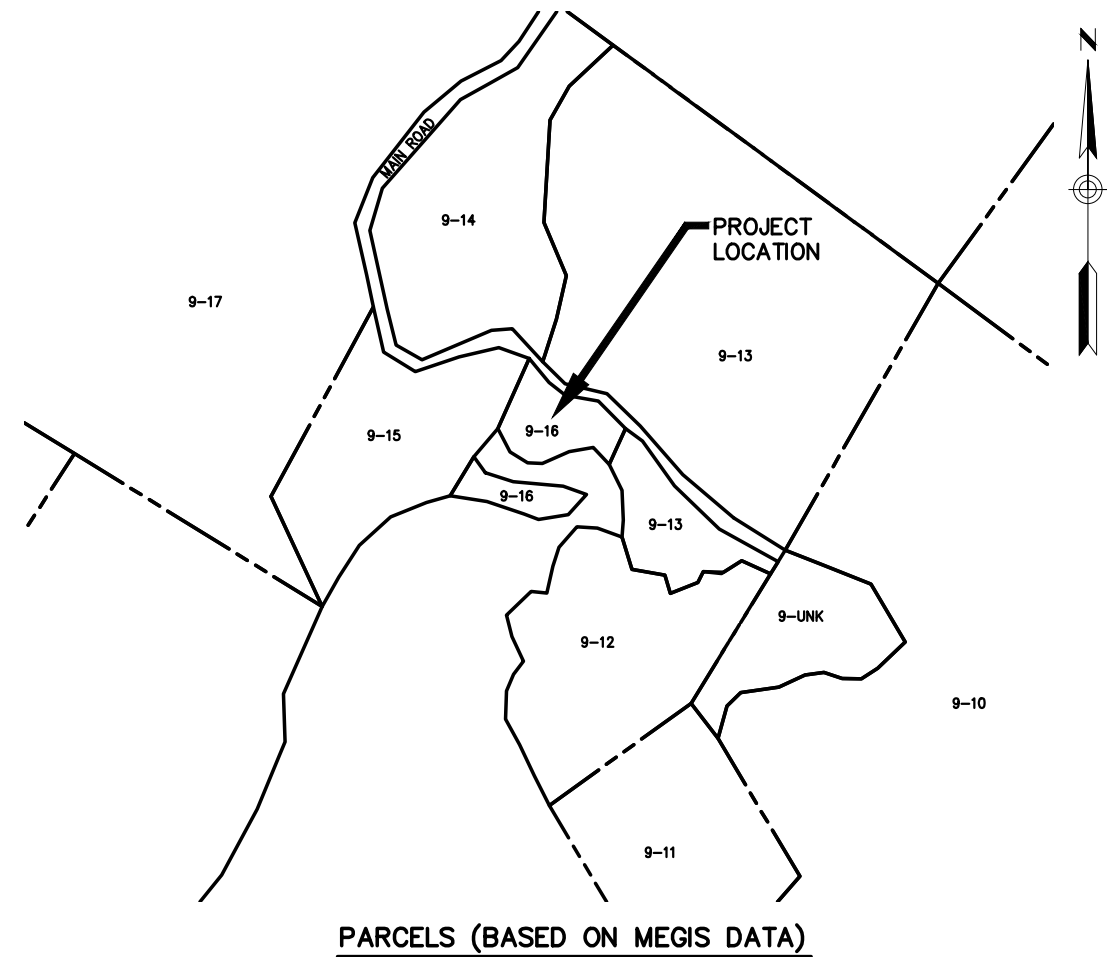
## THE GUZZLE, ISLE AU HAUT, MAINE PROJECT NO. 16-06



USGS LOCATION MAP

### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C-1	COVERSHEET
G-2	NOTES AND SCHEDULES
C-1	EXISTING CONDITIONS
C-2	SITE PLAN
C-3	EROSION CONTROL PLAN
S-1	PLAN AND PROFILE
S-2	TYPICAL SECTION
S-3	FRAMING PLAN



PARCELS (BASED ON MEGIS DATA)

### PROPERTY INFORMATION

OWNER: LAURA R. JACOBUS  
(LAURA R. JACOBUS LIVING TRUST)

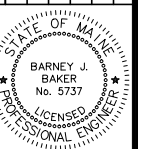
ADDRESS: MOORE'S HARBOR  
ISLE AU HAUT, MAINE

MAP/LOT: 09-16

ZONING: ACCESSIBLE SHORELAND (TOWN)  
RESOURCE PROTECTION (STATE)

SETBACKS: NO CHANGE

NO.	DATE	DESCRIPTION
BUB	8.3.16	EROSION CONTROL DETAIL
BUB	6.8.16	PRELIM DESIGN REVIEW
INT.		SUBMISSION



DESIGNED BY:	BUB
DRAWN BY:	KET
CHECKED BY:	BUB
SCALE:	AS SHOWN

COVERSHEET	
PROJECT: LAURA R. JACOBUS LIVING TRUST JACOBUS PIER RENOVATION ISLE AU HAUT, MAINE	

SHEET TITLE:	COVERSHEET
DATE:	JUNE 2016
CONTRACT NO.:	16-06
SHEET NO.:	G-1
REV.:	B

**GENERAL NOTES**

- THE CONTRACTOR SHALL BE GOVERNED BY THE CONSTRUCTION SAFETY RULES AS ADOPTED BY THE STATE BOARD OF CONSTRUCTION SAFETY, AUGUSTA, MAINE.
- THE PROJECT IS SUBJECT TO THE SAFETY AND HEALTH REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AS PROMULGATED BY THE US DEPARTMENT OF LABOR.
- THE CONTRACTOR SHALL NOT MAKE ANY OPENING OR EXCAVATION WITHIN THE PROJECT AREA UNTIL CONTACT HAS BEEN MADE WITH 'DIG SAFE' AND ALL UTILITIES TO LOCATE ANY EXISTING POWER, TELEPHONE, CABLE TV, WATER OR OTHER UNDERGROUND SERVICES.
- THE UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND ARE PROVIDED AS A GUIDE TO THE CONTRACTOR. NO GUARANTEE IS MADE THAT UTILITIES WILL BE ENCOUNTERED WHERE SHOWN OR THAT ALL UTILITIES ARE SHOWN. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS IN THE FIELD AND BE RESPONSIBLE FOR REPAIR OF UTILITIES DISTURBED DURING CONSTRUCTION.
- ALL NON-PAVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE LOAMED, SEEDED, FERTILIZED AND MULCHED UNLESS OTHERWISE DIRECTED BY THE OWNER OR THEIR REPRESENTATIVE.
- THE CONTRACTOR SHALL INCLUDE IN HIS BID, COSTS FOR COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATORY REQUIREMENTS.
- TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED AT A LOCATION TO BE DESIGNATED BY THE OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFFSITE.
- NO WORK SHALL BE UNDERTAKEN FROM SHORE WITHOUT THE APPROVAL OF THE OWNER.

**CONSTRUCTION SEQUENCE & COORDINATION**

- SCHEDULE FOR ALL ACTIVITIES SHALL BE COORDINATED WITH THE OWNERS USE OF PROPERTY.

**SCOPE OF WORK SUMMARY**

- RECONSTRUCT EXISTING PIER
- RAISE EXISTING FISH HOUSE AND PUT ON NEW FOUNDATION.

**EROSION CONTROL NOTES**

- SEE SHEET C-3, C-4 FOR COMPREHENSIVE EROSION CONTROL PLAN AND DETAILS.

**STRUCTURAL NOTES**

**TIMBER PILES**

- TIMBER PILES SHALL HAVE A MINIMUM PILE BUTT DIAMETER OF 12-INCHES AT 3-FEET FROM THE BUTT AND MEET ASTM D2899 DESIGN VALUES FOR TREATED ROUND TIMBER PILES, WITH MINIMUM TIP CIRCUMFERENCE AND DESIGN LOAD CAPACITY AS INDICATED BELOW

LOCATION	TIP	P (KIPS)	MATERIAL
GUIDE PILES	22"	5	PINE
FENDER PILES	22"	5	GREENHEART

- PROVIDE PROTECTION TO PILE TIP AND BUTT TO AVOID DAMAGE DURING DRIVING.
- EXPOSED FASTENERS TO FENDER AND GUIDE PILES SHALL BE COUNTERSUNK A MINIMUM OF 1-1/2 INCHES.
- ALL PILES SHALL BE Banded WITH 1/2" STAINLESS STEEL UTILITY STRAPPING BY BAND-IT INDEX INC. (800-525-0758), "GIANT ABND" PRODUCT #0344099 OR EQUAL, AND FITTED WITH BLACK, UV RESISTANT, LOW DENSITY, CONICAL, POLYETHYLENE CAPS BY POLANSBEE (800-223-3444) OR EQUAL. SELECT SIZE TO MATCH PILE DIAMETER AND FASTEN WITH STAINLESS STEEL SCREWS. STAINLESS STRAPS SHALL BE INSTALLED APPROXIMATELY 6" BELOW THE CUTOFF ELEVATION PRIOR TO MAKING THE FINAL CUT.
- REFER TO SPECIFICATIONS FOR PILE DRIVING CRITERIA. THE CONTRACTOR IS CAUTIONED OF ANTICIPATED RAPID INCREASE IN DRIVING RESISTANCE DUE TO ABRUPT CHANGES IN SOIL STRATA. CARE SHOULD BE TAKEN TO AVOID DAMAGE TO THE PILE.
- THE CONTRACTOR SHALL ORDER PILES OF SUFFICIENT LENGTH TO ALLOW FOR 5/8" FT EMBEDMENT.

**TIMBER STRUCTURAL MEMBERS**

- REFER TO TIMBER SCHEDULE.
- ALL EXPOSED EDGES ADJACENT TO PIER DECK SHALL BE PLANED OR BANDED TO PROVIDE SMOOTH SURFACE FREE OF ROUGH EDGES OR DEFECTS.
- ALL EXPOSED FASTENERS SHALL BE COUNTERSUNK ON WALKING SURFACE, CURBS, PILING AND HANDRAILING.
- ALL TIMBER JOISTS, BEAMS AND PILE CAPS TO BE 'CAPPED' WITH ICE AND WATER SHIELD BY GRACE CONSTRUCTION PRODUCTS, OR APPROVED EQUAL PRIOR TO PLACEMENT OF DECK.

**REINFORCED CONCRETE**

- MIX DESIGN:
  - MDOT CLASS A:  $f_c = 4350$  PSI
- DCI ADMIXTURE, 3-GAL/GY.
- MINIMUM COVER TO REINFORCEMENT = 3"
- REINFORCING STEEL:
  - ASTM A615 GRADE 60;  $f_y = 60,000$  PSI, EPOXY COATED

**MISCELLANEOUS METALS AND FASTENERS**

- REFER TO FASTENER SCHEDULE.
- ALL METAL ITEMS TO BE A36 STEEL, HOT-DIP GALVANIZED AFTER FABRICATION UNLESS OTHERWISE NOTED.
- ALL FASTENERS SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- ALL BOLTS SHALL CONFORM TO ASTM A-307. MINIMUM SIZE SHALL BE 1/2" DIA. UNLESS OTHERWISE NOTED. ALL BOLTS TO BE HEAVY HEX UNLESS OTHERWISE NOTED.
- AT ALL TIMBER CONNECTIONS, WASHERS SHALL BE PROVIDED AT FASTENER BEARING AS NOTED BELOW:
  - FENDER PILE CONNECTIONS - OGEE WASHERS
  - OTHER BOLTED CONNECTIONS - NY DOCK WASHERS

**GRANITE CRIB**

- GRANITE BLOCK SECTIONS SHALL HAVE MINIMUM CROSS SECTIONAL DIMENSIONS OF 24"x24", WITH MINIMUM LENGTHS AS DETAILED ON 5-2.
- ALL COURSES OF BLOCK SHALL BE INSTALLED LEVEL WITHIN A TOLERANCE OF 1/2" OF THE ELEVATIONS SHOWN.
- PIN BLOCKS TO LEDGE AND PIN ADJACENT LIFTS AS DETAILED ON SHEET 5-2.
- IMPORTED GRANITE SHALL HAVE A UNIFORM COLOR AND APPEARANCE.
- TOP AND BOTTOM FACES SHALL BE SAWN TO FACILITATE UNIFORM STACKING OF GRANITE COURSES. SIDE FACES MAY BE SPLIT.

**DESIGN CRITERIA**

- PIER DESIGN LOADS
  - DEAD LOADS - SELF WEIGHT + UTILITIES
  - LIVE LOADS
    - PIER - 50 PSF
    - GANGWAY - 50 PSF
  - WAVE HEIGHT - 3 FT
  - MAXIMUM WIND SPEED - 100 MPH
- ALL PIER COMPONENTS TO BE SUPPORTED DURING HANDLING TO PREVENT DAMAGE. ANY DAMAGE (INCLUDING BUT NOT LIMITED TO FRACTURED, BENT OR CRACKED SECTIONS, THAT IMPACT THE STRUCTURAL, FUNCTIONAL OR VISUAL INTEGRITY WILL BE REJECTED AT THE SITE.
- ALL VESSELS TO PROVIDE FENDERING AND SHALL DOCK IN SETTLED WEATHER.
- ALL HANDRAIL AND POSTS SHALL BE CONSTRUCTED TO WITHSTAND A 200 LB LOAD APPLIED IN ANY DIRECTION OR 50 LB/FT APPLIED ALONG RAIL LENGTH.
- THE REMOVAL, STORAGE, AND REINSTALLATION OR DISPOSAL OF THE EXISTING GANGWAYS, FLOAT, PIER BUILDINGS, HOIST MOTOR, AND RELATED ITEMS INCLUDING ASSOCIATED SUPPORT COMPONENTS SHALL BE INCIDENTAL TO OTHER BID ITEMS.
- GANGWAY DESIGN
  - GANGWAY SHALL BE CONSTRUCTED OF MARINE GRADE ALUMINUM BY A MANUFACTURER WITH DOCUMENTED 5-YEARS DOCUMENTED SALT WATER CONSTRUCTION EXPERIENCE.

**SURVEY NOTES**

- GROUND SURVEY TOPOGRAPHIC AND PLANIMETRIC INFORMATION PROVIDED BY DUE NORTH LLC, LAND SURVEYING AND MAPPING SERVICES ON MAY 27, 2016.
- ALL TOPOGRAPHIC INFORMATION PROVIDED IS REFERENCED TO NAVD88 DATUM UNLESS OTHERWISE NOTED.

PROJECT ELEVATIONS (BY DATUM)				
ELEVATION	CHART (ft)	NGVD29 (ft)	NAVD88 (ft)	Notes
FEMA Base Flood	24.0	18.7	18.0	Prelim FEMA Zone VE
Highest Annual Tide	11.9	6.6	5.9	2016 MEDEP Predictions
M+HW	11.4	6.0	5.4	BASED ON TIDAL BM "BAR HARBOR"
MHW	10.9	5.6	5.0	
NAVD88	6.0		0.0	
NGVD29	5.3	0.0		
MLW	0.4	-5.0	-5.6	
MLLW	0.0	-5.3	-6.0	

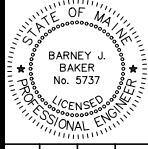
- BASE FLOOD INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP
- HIGHEST ANNUAL TIDE TAKEN FROM MAINE DEP PUBLISHED PREDICTIONS
- TIDAL INFORMATION TAKEN FROM NOAA PUBLISHED DATA

TIMBER/GRANITE SCHEDULE						
Timber Size	Location	% Moisture at Treatment	Treatment		Grading to SPIB	Surface Finishing
			Type	pcf		
<b>Crib</b>						
Granite	All Members		24-inch x 24-inch x 8-feet			
<b>Pier</b>						
10 x 10	Cap Beam	25%	CCA	1.0	No. 1	S4S
4 x 10	Edge Beams	25%	CCA	1.0	No. 1	S4S
4 x 10	Stringers/Blocking	25%	CCA	1.0	No. 1	S4S
4 x 6	Pile Chocks	25%	CCA	1.0	No. 1	S4S
3 x 8	Decking	19%	CCA	1.0	No. 1	S4S
<b>Handrail</b>						
4 x 4	Posts-White Cedar or PT	19%	ACQ	0.6	No. 1	S4S
2 x 6	Kickplate & Railing	19%	ACQ	0.6	No. 1	S4S
2 x 4	Cap Support	19%	ACQ	0.6	No. 1	S4S
5/4 x 6	Handrail Cap (Clear)	19%	ACQ	0.4	Select	S4S
<b>Floats</b>						
2 x 6	Decking	19%	ACQ	0.6	No. 1	S4S
2 x lumber	Framing, Decking	19%	CCA	0.6	No. 1	S4S
4 x lumber	Framing	19%	CCA	0.6	No. 1	S4S

Chromated Copper Arsenate (CCA)  
 Alkaline Copper Quaternary (ACQ)  
 Quantities shall include sufficient material to include blocking and splices (where authorized).  
 R = Rough Sawn, S2S = Finished Two Side, S4S = Finished All Sides.



NO.	A	B	INT.
DATE	6.8.16	8.3.16	
SUBMISSION	PRELIM DESIGN REVIEW	EROSION CONTROL DETAIL	



DESIGNED BY:	BUB
DRAWN BY:	KET
CHECKED BY:	BUB
SCALE:	AS SHOWN

**NOTES AND SCHEDULE**

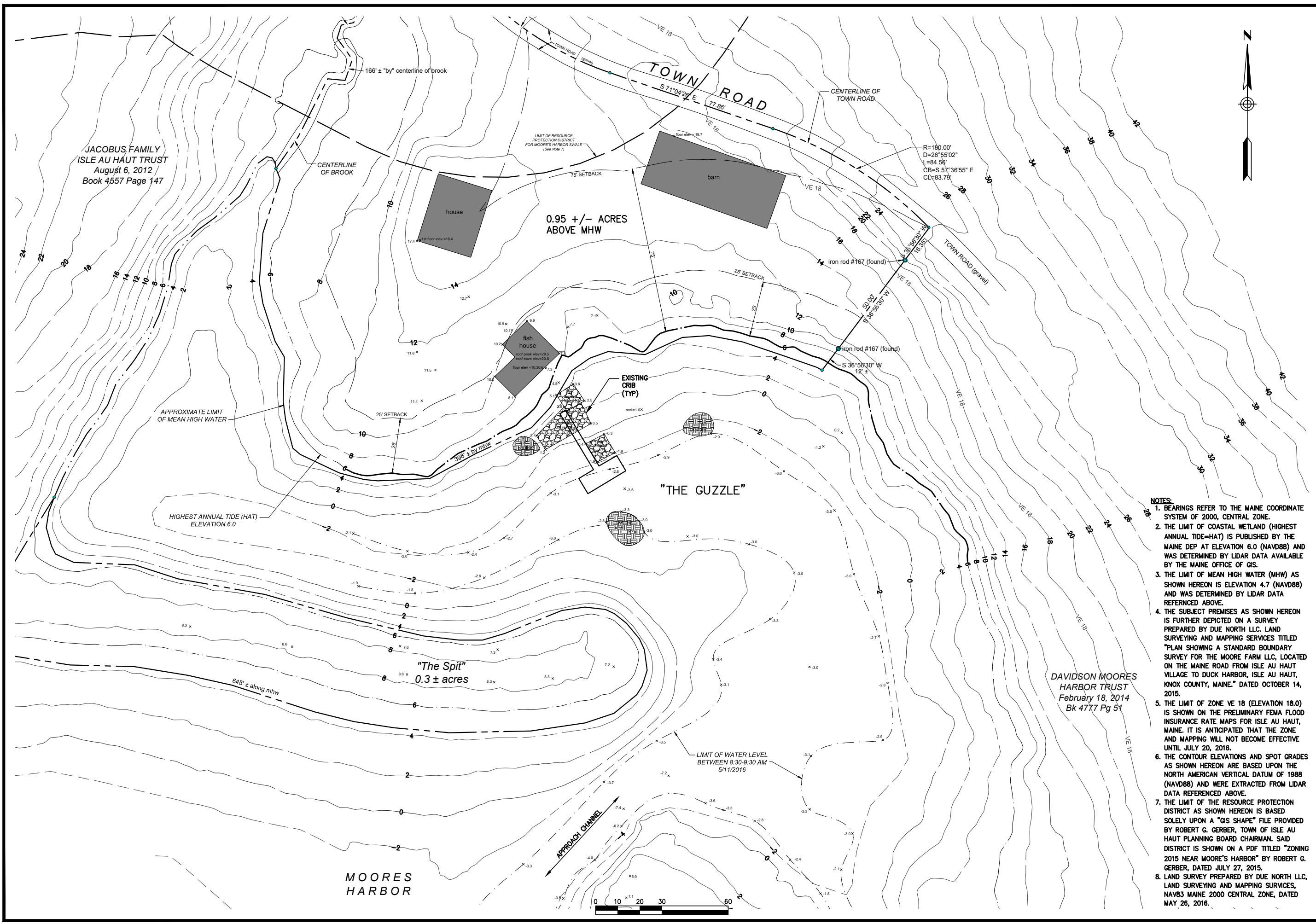
PROJECT: LAURA R. JACOBUS LIVING TRUST  
**JACOBUS PIER RENOVATION**  
 ISLE AU HAUT, MAINE

DATE	JUNE 2016
CONTRACT NO.	16-06
SHEET NO.	G-2
REV.	B

\\bdc-srv\projects\16-06\_jacobus\_pier-ise au haut\cod\16-06\_jacobus\_pier-ise au haut\_general.dwg 8/4/2016



\\bdc-srv\projects\16\16-06\_jacobus pier-isle au haut\civil\cad\16-06\_jacobus pier-isle au haut civil3d.dwg 8/4/2016



JACOBUS FAMILY  
ISLE AU HAUT TRUST  
August 6, 2012  
Book 4557 Page 147

APPROXIMATE LIMIT  
OF MEAN HIGH WATER

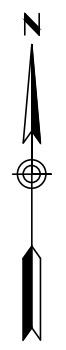
HIGHEST ANNUAL TIDE (HAT)  
ELEVATION 6.0

"The Spit"  
0.3 ± acres

0.95 +/- ACRES  
ABOVE MHW

"THE GUZZLE"

MOORES  
HARBOR



- NOTES:**
1. BEARINGS REFER TO THE MAINE COORDINATE SYSTEM OF 2000, CENTRAL ZONE.
  2. THE LIMIT OF COASTAL WETLAND (HIGHEST ANNUAL TIDE=HAT) IS PUBLISHED BY THE MAINE DEP AT ELEVATION 6.0 (NAVD88) AND WAS DETERMINED BY LIDAR DATA AVAILABLE BY THE MAINE OFFICE OF GIS.
  3. THE LIMIT OF MEAN HIGH WATER (MHW) AS SHOWN HEREON IS ELEVATION 4.7 (NAVD88) AND WAS DETERMINED BY LIDAR DATA REFERENCED ABOVE.
  4. THE SUBJECT PREMISES AS SHOWN HEREON IS FURTHER DEPICTED ON A SURVEY PREPARED BY DUE NORTH LLC. LAND SURVEYING AND MAPPING SERVICES TITLED "PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR THE MOORE FARM LLC, LOCATED ON THE MAINE ROAD FROM ISLE AU HAUT VILLAGE TO DUCK HARBOR, ISLE AU HAUT, KNOX COUNTY, MAINE." DATED OCTOBER 14, 2015.
  5. THE LIMIT OF ZONE VE 18 (ELEVATION 18.0) IS SHOWN ON THE PRELIMINARY FEMA FLOOD INSURANCE RATE MAPS FOR ISLE AU HAUT, MAINE. IT IS ANTICIPATED THAT THE ZONE AND MAPPING WILL NOT BECOME EFFECTIVE UNTIL JULY 20, 2016.
  6. THE CONTOUR ELEVATIONS AND SPOT GRADES AS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE EXTRACTED FROM LIDAR DATA REFERENCED ABOVE.
  7. THE LIMIT OF THE RESOURCE PROTECTION DISTRICT AS SHOWN HEREON IS BASED SOLELY UPON A "GIS SHAPE" FILE PROVIDED BY ROBERT G. GERBER, TOWN OF ISLE AU HAUT PLANNING BOARD CHAIRMAN. SAID DISTRICT IS SHOWN ON A PDF TITLED "ZONING 2015 NEAR MOORE'S HARBOR" BY ROBERT G. GERBER, DATED JULY 27, 2015.
  8. LAND SURVEY PREPARED BY DUE NORTH LLC, LAND SURVEYING AND MAPPING SERVICES, NAV83 MAINE 2000 CENTRAL ZONE, DATED MAY 26, 2016.

DAVIDSON MOORES  
HARBOR TRUST  
February 18, 2014  
Bk 4777 Pg 51

		<b>BAKER DESIGN CONSULTANTS</b> Civil, Marine, and Structural Engineering 7 Spruce Road • Freeport • Maine • 04032 • 207-866-9724 • info@bakerdesignconsultants.com	
DESIGNED BY:	BJB	CHECKED BY:	BJB
DRAWN BY:	KET	SCALE:	AS SHOWN
SHEET TITLE: <b>EXISTING CONDITIONS</b>		PROJECT: LAURA R. JACOBUS LIVING TRUST <b>JACOBUS PIER RENOVATION</b> ISLE AU HAUT, MAINE	
DATE:	JUNE 2016	SHEET NO.:	REV.:
CONTRACT NO.:	16-06	C-1	B
NO. DATE INT.		NO. DATE INT.	
A 6.8.16 BUB		B 8.3.16 BUB	
SUBMISSION		DATE INT.	



**EROSION CONTROL PLAN**

**PURPOSE**

THE EXPOSING OF SOILS DUE TO CONSTRUCTION ACTIVITIES OR THE REMOVING AND PLACEMENT OF FILL MATERIALS INCREASES THE RISK OF WATER POLLUTION, UNCONTROLLED STORMWATER RUNOFF, AND THE DEGRADATION OF THE FILTERING BENEFITS OF NATURALLY FORESTED BUFFERS AND OTHER VEGETATED AREAS. EXPOSED SOILS ALSO INCREASE THE RISK OF DAMAGE TO PRIVATE AND PUBLIC PROPERTY, SUCH AS STORMWATER CONTROL FACILITIES, ROADS, WATER SUPPLIES, AND BUILDINGS. THE FREQUENCY AND SEVERITY OF THESE PROBLEMS IS REDUCED WITH THE IMPLEMENTATION OF STANDARD EROSION AND SEDIMENTATION CONTROL PRACTICES.

**GENERAL STANDARDS**

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL PROTECT THE FOLLOWING RESOURCES TO THE GREATEST PRACTICAL EXTENT GIVEN CURRENT BEST MANAGEMENT PRACTICES:

1. WATER QUALITY AND WILDLIFE HABITAT VALUES OF STREAMS, WATER BODIES, WETLANDS, AND BUFFER AREAS;
2. STORMWATER MANAGEMENT FACILITIES, BUILDINGS, ROADWAYS, AND WATER SUPPLIES;
3. EXISTING VEGETATION THAT IS TO BE RETAINED IN CONFORMANCE TO APPROVED PLANS AND SPECIFICATIONS;
4. PUBLIC AND PRIVATE PROPERTY ADJACENT TO OR IN CLOSE PROXIMITY TO THE DISTURBED AREA.

**REQUIREMENTS**

1. NATURAL AND MAN-MADE DRAINAGE WAYS AND DRAINAGE OUTLETS SHALL BE PROTECTED FROM EROSION BY WATER FLOWING THROUGH THEM. DRAINAGE WAYS SHALL BE DESIGNED AND CONSTRUCTED IN ORDER TO CARRY WATER FROM A TWENTY FIVE (25) YEAR STORM OR GREATER, AND SHALL BE STABILIZED WITH VEGETATION OR LINED WITH RIPRAP.
2. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE DESIGNED AND IMPLEMENTED ACCORDING TO THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003, OR ITS MOST RECENT REVISION; EXCEPT TO THE EXTENT A SPECIFIC PROVISION IN THE LOCAL ORDINANCE IS DIFFERENT FROM OR MORE RESTRICTIVE THAN THE PROVISION IN THESE REFERENCE MANUALS. THIS PUBLICATION IS ALSO AVAILABLE ONLINE AT <http://www.maine.gov/dep/blwq/docstand/escbmps/>
3. THE BOUNDARIES OF NATURAL AND MANMADE VEGETATED BUFFERS AND OTHER DESIGNATED CLEARING LIMIT LINES REQUIRED UNDER TOWN ORDINANCES AND STATE LAW SHALL BE MARKED WITH CONSTRUCTION FENCING, SNOW FENCING, OR OTHER TEMPORARY BARRIERS ACCEPTABLE TO THE CODE ENFORCEMENT OFFICER PRIOR TO SITE CLEARING, GRADING, PLACING OR REMOVING FILL MATERIALS, AND OTHER FORMS OF SOIL DISTURBANCE. SITE CLEARING OR SOIL DISTURBANCE ACTIVITIES MAY NOT BEGIN UNTIL THE TOWN HAS INSPECTED AND APPROVED THE BOUNDARIES OF THE BUFFER AREAS.
4. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE THROUGHOUT THE PERIOD THAT SOILS ARE EXPOSED ON THE SITE. SOILS ARE CONSIDERED TO BE EXPOSED AS SOON AS TREES, SHRUBS, GRASS AND OTHER VEGETATION ARE REMOVED FROM THE GROUND SURFACE AS A RESULT OF LAND CLEARING OPERATIONS PRIOR TO DEVELOPMENT. THE MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED, TO THE FOLLOWING ACTIVITIES, AS APPLICABLE:
  - a. INTERCEPTION OF STORMWATER RUNOFF AND CONTAINMENT OF SEDIMENT ORIGINATING FROM DISTURBED AREAS;
  - b. DIVERSION OF RUNOFF AWAY FROM DISTURBED AREAS;
  - c. PROTECTION OF EXISTING STORMWATER MANAGEMENT FACILITIES, ROADWAYS, BUILDINGS, AND VEGETATION ADJACENT TO OR IN CLOSE PROXIMITY TO DISTURBED AREAS;
  - d. PROPER PLACEMENT AND COMPACTION OF FILL MATERIALS, IN ORDER TO ENSURE THEIR STRUCTURAL STABILITY.
  - e. TEMPORARY STABILIZATION OF EXPOSED SOIL AREAS BEFORE MAJOR STORMS OR A PROLONGED PERIOD OF WET WEATHER.
  - f. INSTALL CATCH BASIN HAY BALE DIKES AT ALL ON-SITE CATCH BASINS IMPACTED BY THE PROJECT.
5. TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING ACTIVITIES:
  - a. REPAIR OR REPLACEMENT OF SEDIMENT FILTERING DEVICES, SUCH AS SILT FENCES, HALE BALES, AND SEDIMENT CONTROL BERMS.
  - b. CLEANING OF SEDIMENT TRAPPING DEVICES SUCH AS SEDIMENT BASINS AND CHECK DAMS.
  - c. CLEANING OF PERMANENT STORMWATER MANAGEMENT FACILITIES, SUCH INLETS, CATCH BASINS, STORM DRAINS, DETENTION PONDS, DRAINAGE WAYS, AND PLUNGE POOLS.
  - d. RESTORATION OF AREAS THAT HAVE BEEN DAMAGED BY EROSION OR SEDIMENTATION. CLEANUP SHALL INCLUDE SEDIMENT THAT HAS ESCAPED INTO STREAMS, WATER BODIES, WETLANDS, BUFFER AREAS, ROADWAYS, WATER SUPPLIES AND STORMWATER MANAGEMENT FACILITIES, UNLESS ATTEMPTS AT RESTORATION WOULD CAUSE MORE HARM THAN BENEFIT TO THE RESOURCE, AS DETERMINED BY THE TOWN.
6. THAT KEEP THE SITE PERMANENTLY STABILIZED AS SOON AS REASONABLY POSSIBLE AFTER COMPLETION OF SOIL DISTURBANCE ACTIVITIES. THESE MEASURES SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING MEASURES, AS APPLICABLE:
  - a. REVEGETATION OF ALL EXPOSED AREAS THAT ARE NOT COVERED BY BUILDINGS, PAVEMENT, OR OTHER STRUCTURAL SURFACES;
  - b. STABILIZATION OF STEEP SLOPE SURFACES THROUGH ONE OR MORE TECHNIQUES, SUCH AS RIP RAP, DIVERSION DITCHES, BENCHES, AND VEGETATION;
  - c. HARDENING OF AREAS SUBJECT TO CONCENTRATED OR INCREASED RUNOFF, SUCH AS DRAINAGE WAYS, INLETS, AND OUTLETS, WITH RIPRAP, CONCRETE WING WALLS, STONE PLUNGE POOLS AND OTHER MEANS.
7. AFTER COMPLETE SITE STABILIZATION, SILT FENCES AND HAY BALES SHALL BE REMOVED

**SEEDING**

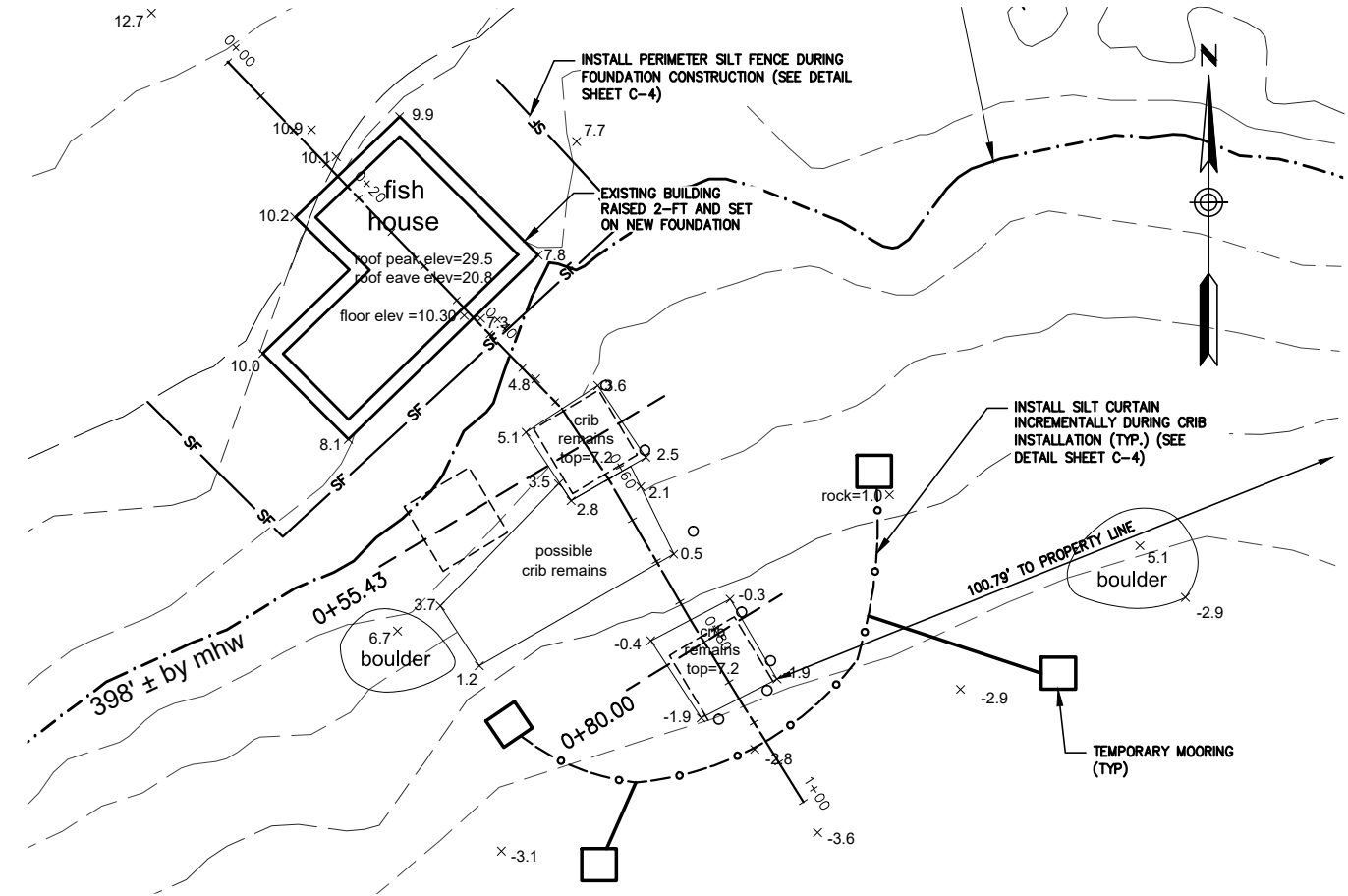
1. PERMANENT SEEDING SHALL BE APPLIED WITHIN 15 DAYS OF FINAL GRADING OF THE WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE TO APPLY FERTILIZER, LIMESTONE, SEED AND MULCH AND GUARANTEE A FULL CATCH OF GRASS. SEED SHALL BE "LOFTS" TRI-PLEX GENERAL. FERTILIZER SHALL BE 10-20-20 GRANULAR GARDEN FERTILIZER. LIMESTONE SHALL BE GROUND WITH 50% CALCIUM PLUS MAGNESIUM OXIDE. MULCH SHALL BE STRAW. RATES: FERTILIZER 18.4 LBS/1,000 SF, LIMESTONE - 138 LBS/1,000 SF AND SEED - 1.1 LBS/1,000 SF CONSTRUCTION METHOD PER BMP SECTION 3.0.
2. TEMPORARY SEEDING SHALL OCCUR UNTIL OCTOBER 1, 2012. SEED SHALL BE WINTER RYE APPLIED AT A RATE OF 2.6 LBS/1,000 SF AFTER THIS DATE ALL DISTURBED GROUND SHALL BE TEMPORARY MULCHED. REFER TO TEMPORARY MULCHING BMP SECTION 1.0.
3. SEEDING AND MULCHED AREAS SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE WORK. SEED CATCH SHALL BE ACCEPTABLE WHEN 75% CATCH IS ESTABLISHED. MAINTENANCE SHALL CONSIST OF PROVIDING PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS SHALL BE REPAIRED TO RE-ESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE RE-FERTILIZED, RE-SEEDING AND RE-MULCHED.

**COORDINATION**

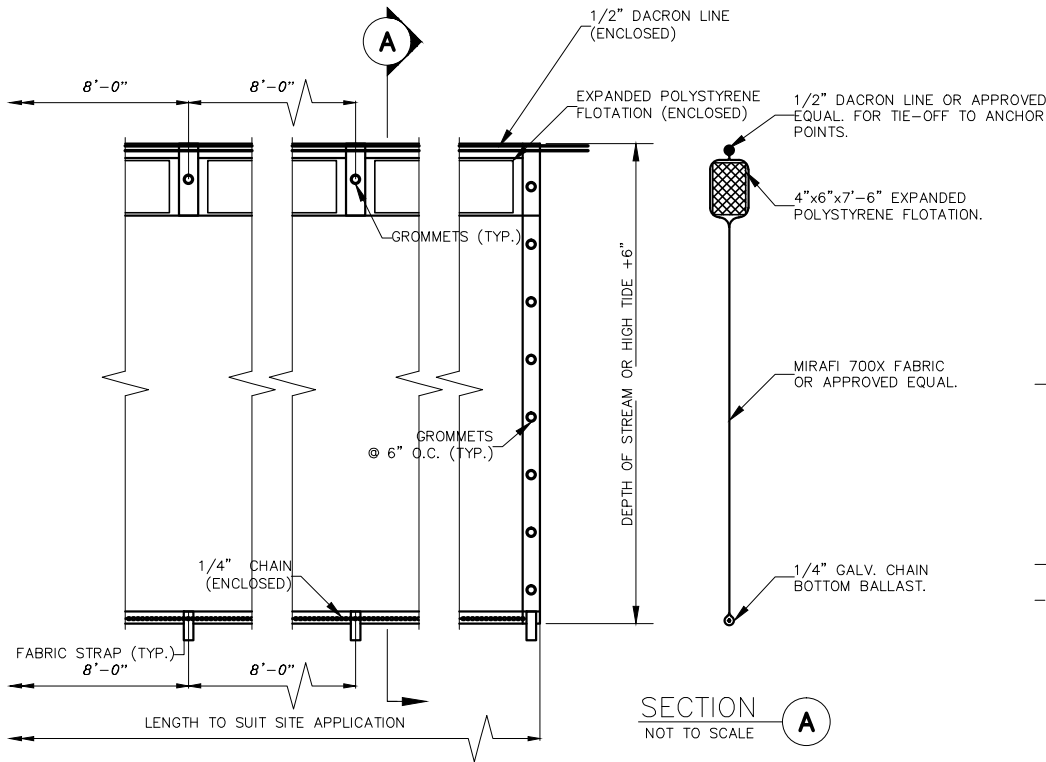
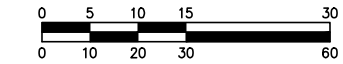
1. MATERIAL STOCKPILE LOCATIONS SHALL BE COORDINATED WITH THE PROPERTY OWNER AND/OR GROUNDSKEEPER. STOCKPILES SHALL BE SEEDING AND MULCHED IF LEFT IN-PLACE FOR LONGER THAN 15 DAYS. PLACE SILTATION FENCE COMPLETELY AROUND STOCKPILES.

**INSPECTIONS**

1. THE SITE WILL BE SUBJECT TO INSPECTION AT THE FOLLOWING INTERVALS OR AS DETERMINED BY PROJECT SPECIFIC PERMITS:
  - a. PRIOR TO SITE CLEARING OR SOIL DISTURBANCE TO CONFIRM LOCATION OF NATURALLY VEGETATED OR MANMADE BUFFERS REQUIRED BY TOWN ORDINANCES AND STATE LAW.
  - b. DURING THE CONSTRUCTION PHASE TO DETERMINE IF TEMPORARY EROSION AND SEDIMENTATION CONTROLS HAVE BEEN INSTALLED CORRECTLY AND ARE WORKING PROPERLY.
  - c. AFTER COMPLETION OF SOIL DISTURBANCE ACTIVITIES TO DETERMINE THAT THE SITE IS PERMANENTLY STABILIZED AND TEMPORARY MEASURES CAN BE REMOVED.
2. THE TOWN OR ITS REPRESENTATIVES MAY INSPECT THE PROJECT AT ANY TIME AND REQUIRE CORRECTIVE ACTION.

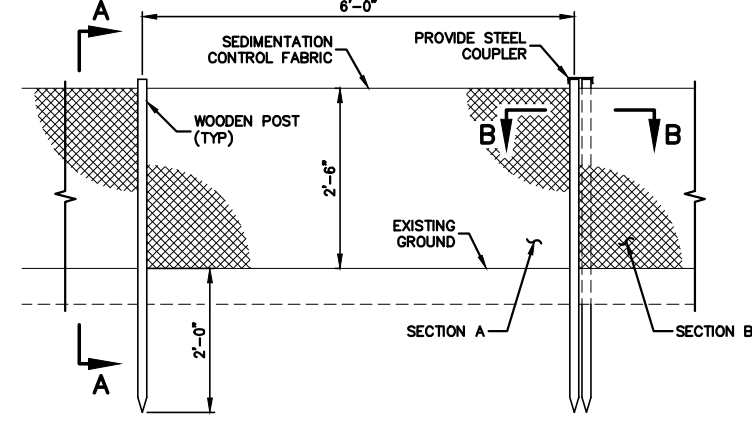


**EROSION CONTROL LAYOUT PLAN**



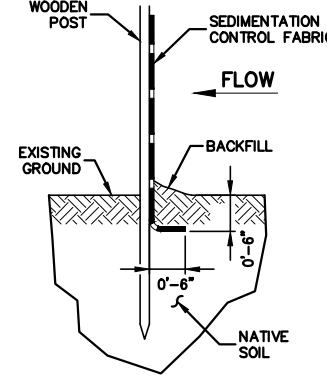
**SEDIMENTATION BOOM DETAIL**

NOT TO SCALE



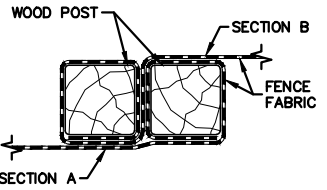
**SILTATION FENCE DETAIL**

NOT TO SCALE



**SECTION A**

NOT TO SCALE



**SECTION B**

NOT TO SCALE

**BAKER DESIGN CONSULTANTS**  
Civil, Marine, and Structural Engineering  
7 Spruce Road • Freeport • Maine • 04032 • 207-866-9724 • info@bakerdcs.com

NO.	DATE	REVISION
1	8.3.16	BUB
2	6.8.16	BUB
3		INT.

DESIGNED BY: BUB  
DRAWN BY: KET  
CHECKED BY: BUB  
SCALE: AS SHOWN

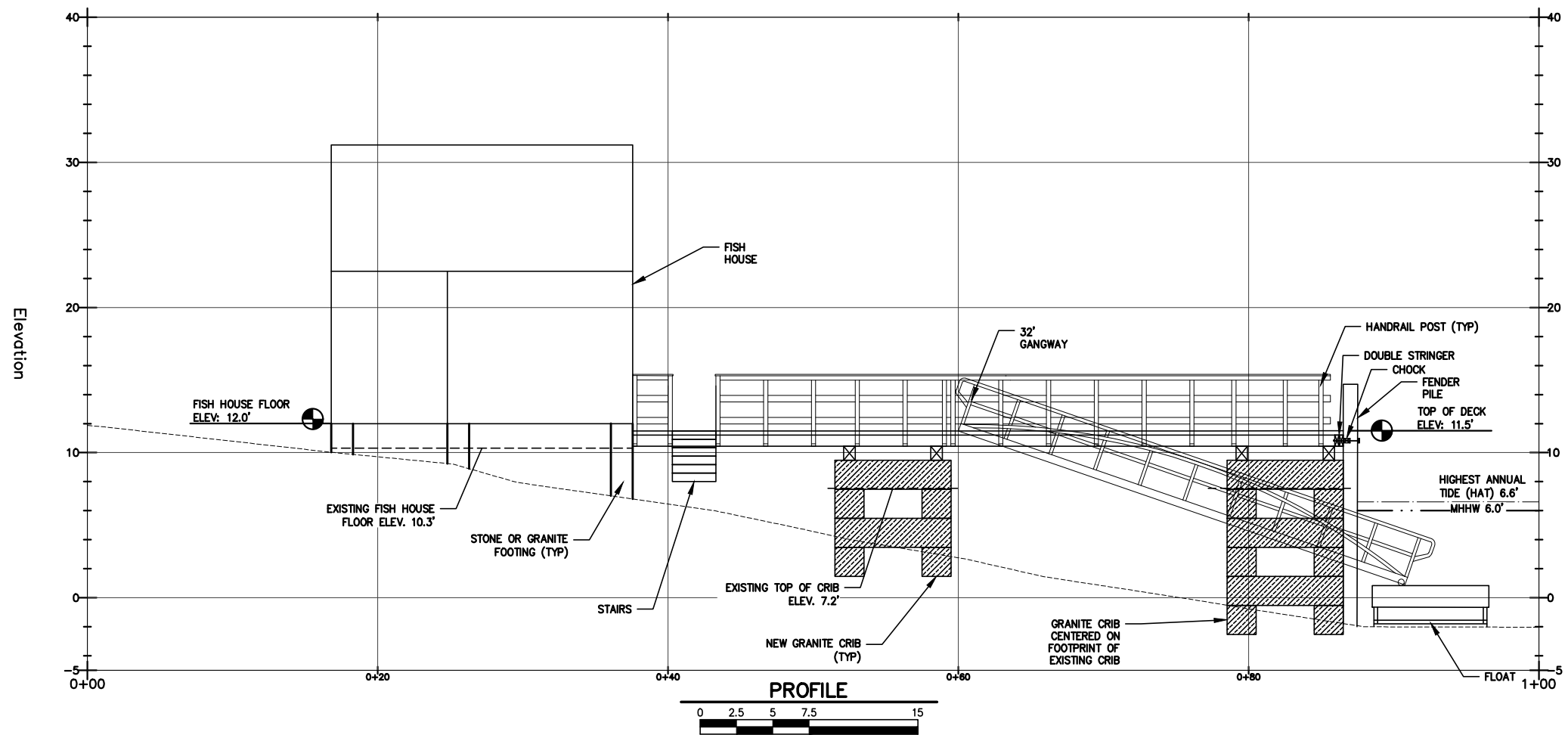
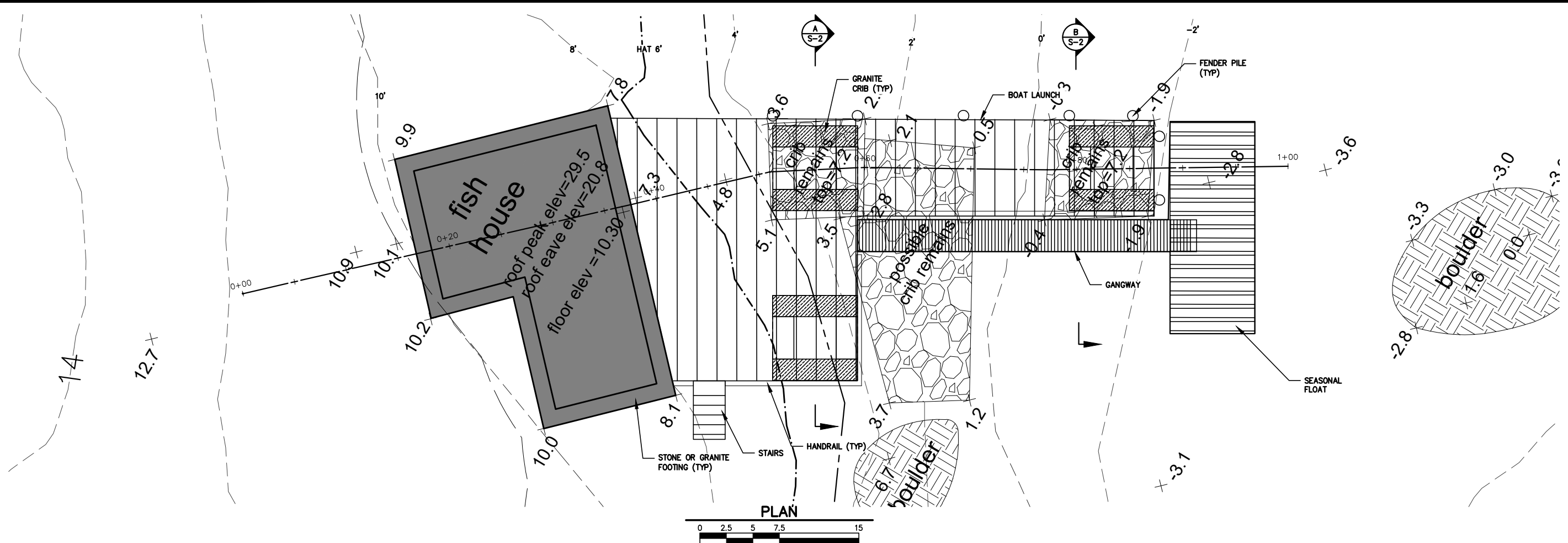
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PROJECT: LAURA R. JACOBUS LIVING TRUST  
**JACOBUS PIER RENOVATION**  
ISLE AU HAUT, MAINE

DATE: JUNE 2016  
CONTRACT NO.: 16-06  
SHEET NO.: **C-3**  
REV.: **B**

\\bdc-srv\projects\16\16-06\_jacobus pier-isle au haut\cad\16-06\_jacobus pier-isle au haut\civil\3d.dwg 8/9/2016

\\bdc-srv\projects\16\16-06\_jacobus pier-isle au haut\cad\16-06\_jacobus pier-isle au haut civil3d.dwg 8/4/2016



HOUSE CRIB PROFILE

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NO.	DATE	INT.
B	8.3.16	BUB
A	6.8.16	BUB
SUBMISSION		
EROSION CONTROL DETAIL		
PRELIM DESIGN REVIEW		

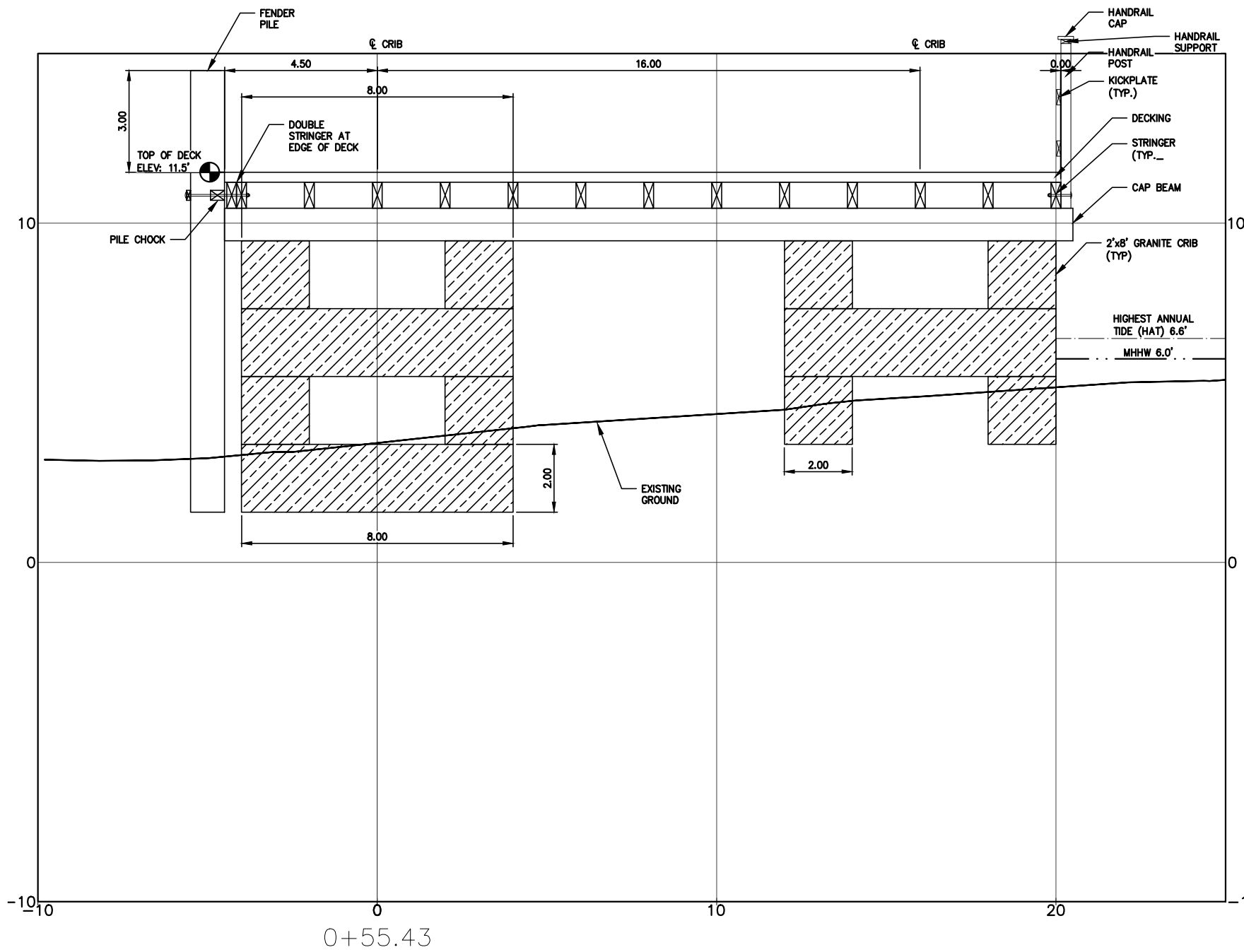
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DRAWN BY: KET  
CHECKED BY: BUB  
SCALE: AS SHOWN

**STATE OF MAINE**  
BARNEY J. BAKER  
No. 5737  
LICENSED PROFESSIONAL ENGINEER

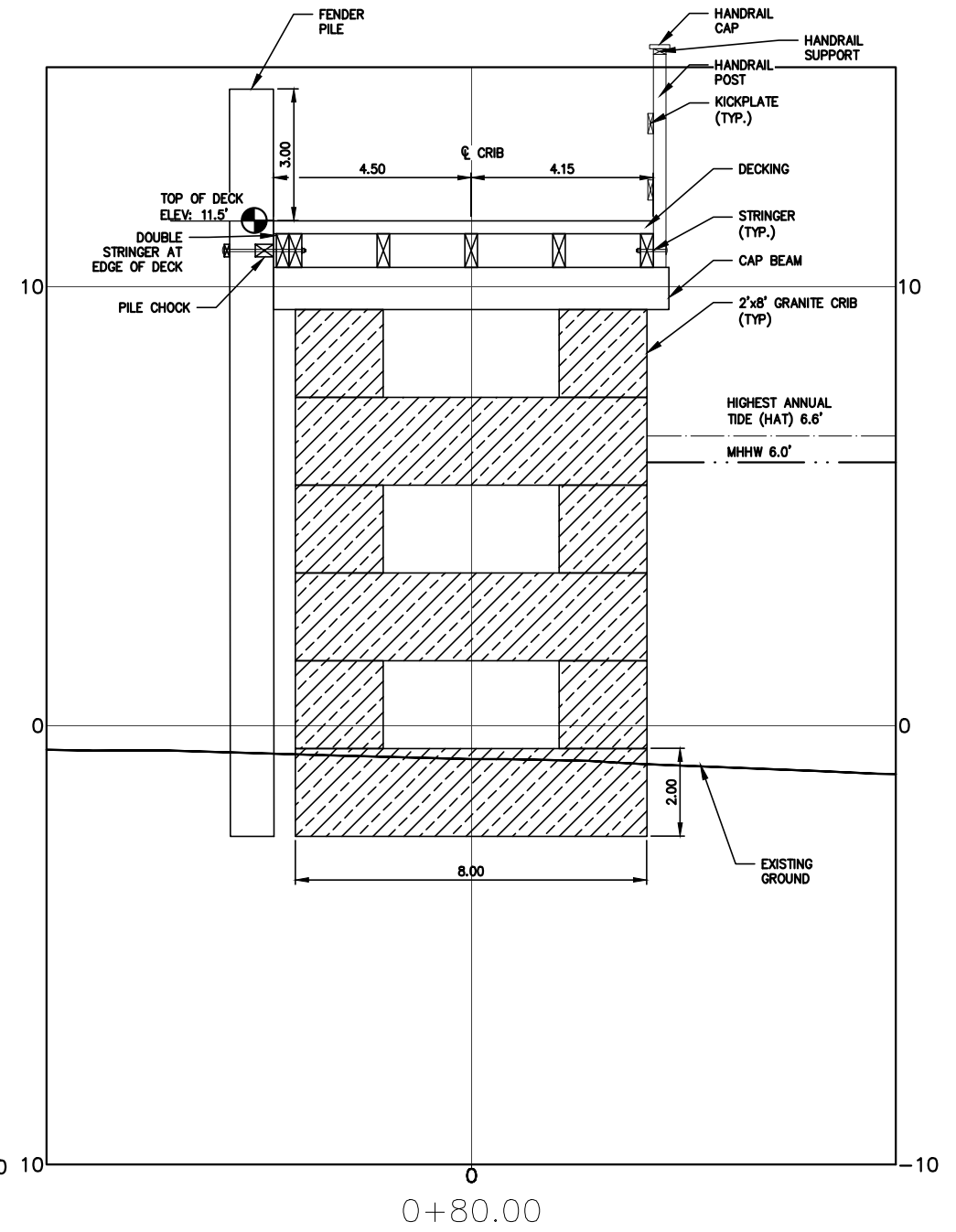
**PLAN AND PROFILE**  
PROJECT: LAURA R. JACOBUS LIVING TRUST  
**JACOBUS PIER RENOVATION**  
ISLE AU HAUT, MAINE

DATE: JUNE 2016  
CONTRACT NO.: 16-06  
SHEET NO.: **S-1** REV.: **B**

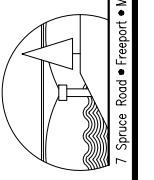
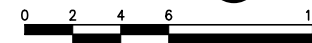
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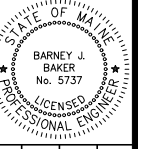
SECTION A  
S-1



SECTION B  
S-1



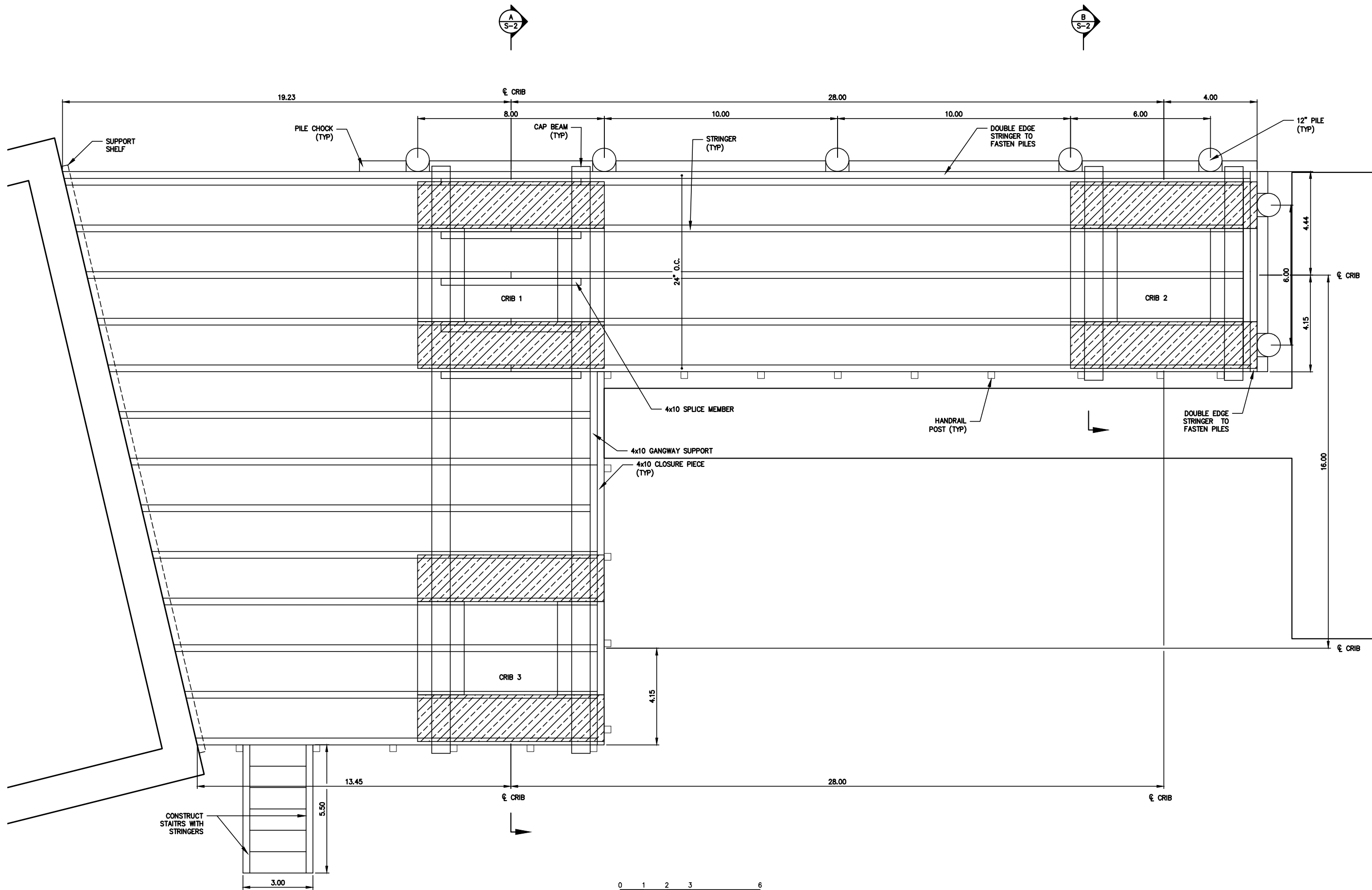
NO.	DATE	INT.
BUB	8.3.16	BUB
BUB	6.8.16	BUB
A		



DESIGNED BY:	BUB
DRAWN BY:	KET
CHECKED BY:	BUB
SCALE:	AS SHOWN

SHEET TITLE:	TYPICAL SECTION
PROJECT:	LAURA R. JACOBUS LIVING TRUST JACOBUS PIER RENOVATION ISLE AU HAUT, MAINE
DATE:	JUNE 2016
CONTRACT NO.:	16-06
SHEET NO.:	S-2
REV.:	B

\\bdc-srv\projects\16\16-06\_jacobus pier--isle au haut\cad\16-06\_jacobus pier--isle au haut civil3d.dwg 8/4/2016



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NO.	DATE	BY	INT.
A	6.8.16	BUB	BUB
B	8.3.16	BUB	BUB

EROSION CONTROL DETAIL  
PRELIM DESIGN REVIEW  
SUBMISSION

DESIGNED BY: BUB  
DRAWN BY: KET  
CHECKED BY: BUB  
SCALE: AS SHOWN

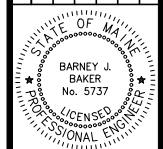
**FRAMING PLAN**

PROJECT: LAURA R. JACOBUS LIVING TRUST  
**JACOBUS PIER RENOVATION**  
ISLE AU HAUT, MAINE

SHEET TITLE: FRAMING PLAN

DATE: JUNE 2016  
CONTRACT NO.: 16-06

SHEET NO. **S-3** REV. **B**



### **APPENDIX III Professional Survey Plans**

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The following survey documents, prepared by Due North Land Surveying and Mapping Services, are appended.

- 10.14.2015 – Plan Showing a Standard Boundary Survey for the Moore Farm LLC, Located on the Main Road from Isle au Haut Village to Duck Harbor, Isle au Haut, Knox County Maine
- 5.26.2016 – Plan Showing Existing Conditions Survey for Proposed Dock Improvements, Land of Laura R. Jacobus Living Trust, Located on the Main Road from Isle au Haut Village to Duck Harbor, Isle au Haut, Maine



DAVIDSON MOORES HARBOR TRUST  
February 18, 2014  
Book 4777 Page 49  
See Plan Reference Note 2D

Survey Tie-Line  
S 56°09'14" E  
9.93  
N 28°13'09" E  
14.03

Survey Tie-Line  
S 125°02'14" E  
10.01  
to corner stake in  
large of NPS boundary

OLD TOWN No. 19  
OLD TOWN No. 11

TOWN ROAD

CENTERLINE OF TOWN ROAD

R=150.00'  
D=207°54'00"  
L=188.03  
CB=N 40°16'15" E  
CL=186.54

R=130.00'  
D=273°04'00"  
L=152.18  
CB=S 81°14'46" E  
CL=83.31

8 ± acres  
2nd Parcel  
(See Note 1A)

Survey Tie-Line  
S 7°10'29" W  
899.03'

985 ± 70'  
centerline of brook  
(see note 5)

CENTERLINE OF BROOK  
(See Note 5)

DAVIDSON MOORES HARBOR TRUST  
February 18, 2014  
Book 4777 Page 51 (Parcel 1)  
See Plan Reference Note 2A

OLD DAM

R=180.00'  
D=70°14'00"  
L=169.86  
CB=N 70°55'14" W  
CL=169.86

R=100.00'  
D=34°45'25"  
L=91.04'  
CB=S 53°41'14" E  
CL=88.66

30' Culvert  
along tie-line

right rose in rock (found)  
along tie-line

R=150.00'  
D=34°45'25"  
L=91.04'  
CB=S 53°41'14" E  
CL=88.66

Survey Tie-Line  
S 54°11'19" E  
366.01'

Survey Tie-Line  
S 71°04'26" E  
77.86'

1.0 ± acres  
1st Parcel  
(See Note 1A)

166 ± 70'  
centerline of brook

Survey Tie-Line  
S 36°18'01" E  
41.73'

Survey Tie-Line  
S 69°23'57" E  
16.52'

Survey Tie-Line  
N 36°10'01" W  
21.03'

Survey Tie-Line  
S 80°37'54" W  
144.90'

Survey Tie-Line  
N 08°44'22" W  
07.72'

Survey Tie-Line  
S 74°31'17" W  
43.20'

Survey Tie-Line  
S 24°10'05" W  
179.48'

Survey Tie-Line  
S 36°56'30" W  
18.35'

Survey Tie-Line  
S 42°15'10" E  
54.22'

Survey Tie-Line  
S 36°28'30" W  
12.2'

Survey Tie-Line  
S 36°56'30" W  
18.35'

Survey Tie-Line  
S 42°15'10" E  
54.22'

Survey Tie-Line  
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Survey Tie-Line  
S 36°28'30" W  
12.2'

Survey Tie-Line  
S 36°56'30" W  
18.35'

**NOTES:**

- DEED REFERENCES (KNOX COUNTY REGISTRY OF DEEDS)
  - KATHRYN B. JENSEN, ELIZA S. BERGESON, EDITH B. GRIFFITHS AND HENRY T. BERGESON TO MOORE FARM LLC, JULY 25, 2008, BOOK 3998 PAGE 15
- PLAN REFERENCES
  - PLAN ENTITLED "PROPERTY SURVEYED FOR ANNE S. DAVIDSON, ISLE AU HAUT, MAINE", DATED NOVEMBER 1989, BY RICHARD A. BUXTON, PLS 187
  - PLAN ENTITLED "PROPERTY SURVEYED FOR DAVID D. JACOBUS, ISLE AU HAUT, MAINE", DATED AUGUST 1973, BY RICHARD A. BUXTON, PLS 187
  - PLAN ENTITLED "PLAN OF LAND DAVID D. JACOBUS", DATED DECEMBER 1046, BY R.F. JOHNSON, RECORDED IN CABINET 3 SHEET 65
  - PLAN ENTITLED "PROPERTY SURVEYED FOR TOWN OF ISLE AU HAUT, ISLE AU HAUT, MAINE", DATED DECEMBER 1980, LAST REVISED DECEMBER 1982, BY RICHARD A. BUXTON, RECORDED IN CABINET 19 SHEET 80
  - SEVERAL VERSIONS OF PLANS ENTITLED "GREAT ISLE OF HOLT" MADE BY LATHROP LEWIS, ESQ. RECORDED IN PLAN BOOK 7 PAGE 5, CABINET 3 SHEET 146, PLAN BOOK 67 PAGES 15 & PLAN BOOK 3 PAGE 77
  - PLAN ENTITLED "SKETCH PLAN, LAND AT MOORE'S HBR ISLE AU HAUT, MAINE", DATED AUGUST 15, 1947, BY KENNETH DAVIDSON
- BEARINGS REFER TO THE MAINE COORDINATE SYSTEM OF 2000 CENTRAL ZONE AND WERE DETERMINED BY GPS MEASUREMENTS
- THE LIMIT OF MEAN HIGH WATER WAS DETERMINED BY LOAD DATA AVAILABLE THROUGH THE MAINE STATE OFFICE OF GIS
- THE LOCATIONS OF THE OLD DAM AND CENTERLINE OF BROOK ON THE NORTHERLY SIDE OF THE TOWN ROAD WERE NOT LOCATED AS A PART OF THIS SURVEY. THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND WERE DETERMINED FROM THE PLAN AND FIELD LOCATIONS FROM THE PLAN REFERENCED IN NOTE 2A ABOVE

JACOBUS FAMILY ISLE AU HAUT TRUST  
August 6, 2012  
Book 4557 Page 147  
See Plan Reference Notes 2B&C

APPROXIMATE LIMIT OF MEAN HIGH WATER (mhw)

DAVIDSON MOORES HARBOR TRUST  
February 18, 2014  
Bk 4777 Pg 51  
(Parcel 2)  
See Plan Reference Notes 2A & 2F

PLAN SHOWING  
for  
**MOORE FARM LLC**

Located on the Main Road  
from Isle Au Haut Village to Duck Harbor  
**ISLE AU HAUT, KNOX COUNTY, MAINE**  
Date: Oct 14, 2015 Revised Jan 6, 2016

PREPARED FOR  
**Laura R. Jacobus**  
32 Edgehill Street  
Princeton, NJ 08540



**LEGEND**  
STANDARD SYMBOLS WHICH MAY APPEAR ON THE DRAWING  
IRON ROD, PIPE OR DRILL HOLE FOUND AS NOTED  
ANGLE POINT, NOT MONUMENTED







JACOBUS FAMILY  
ISLE AU HAUT TRUST  
August 6, 2012  
Book 4557 Page 147



- NOTES:**
- BEARINGS REFER TO THE MAINE COORDINATE SYSTEM OF 2011, CENTRAL ZONE.
  - THE LIMIT OF THE COASTAL WETLAND (HIGHEST ANNUAL TIDE - HAT) IS PUBLISHED BY THE MAINE DEP AT ELEVATION 0.0 (NAVD 83) AND WAS DETERMINED BY LIDAR DATA AVAILABLE THROUGH THE MAINE OFFICE OF GIS.
  - THE LIMIT OF MEAN HIGH WATER (MHW) AS SHOWN HEREON IS ELEVATION 4.7 (NAVD 83) AND WAS DETERMINED BY LIDAR DATA REFERENCED ABOVE.
  - THE SUBJECT PREMISES AS SHOWN HEREON IS FURTHER DEPICTED ON A SURVEY PREPARED BY THIS OFFICE ENTITLED "PLAN SHOWING A STANDARD BOUNDARY SURVEY FOR MOORE FARM LLC, LOCATED ON THE MAINE ROAD FROM ISLE AU HAUT VILLAGE TO DUCK HARBOR, ISLE AU HAUT, KNOX COUNTY, MAINE, DATED OCTOBER 14, 2015.
  - THE LIMIT OF ZONE VE (ELEVATION 16.0) IS SHOWN ON PRELIMINARY FEMA FLOOD INSURANCE RATE MAPS FOR ISLE AU HAUT MAINE. IT IS ANTICIPATED THAT THE ZONE AND MAPPING WILL NOT BECOME EFFECTIVE UNTIL JULY 2020.
  - THE CONTOUR ELEVATIONS AND SPOT GRADES AS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD 85) AND WERE EXTRACTED FROM LIDAR DATA REFERENCED ABOVE.
  - THE LIMIT OF THE RESOURCE PROTECTION DISTRICT AS SHOWN HEREON IS BASED UPON A "DIE SHAPE" FILE PROVIDED BY ROBERT G. GERBER, TOWN OF ISLE AU HAUT PLANNING BOARD CHAIRMAN. SAID DISTRICT IS SHOWN ON A MAP ENTITLED "ZONING 2015 NEAR MOORE'S HARBOR" BY ROBERT G. GERBER, DATED JULY 27, 2015.

- LEGEND**
- STANDARD SYMBOLS (WHICH MAY APPEAR ON THE DRAWING)
  - VE 16' - ZONE VE 16' (SEE NOTE 5)
  - WETLAND CONTOUR
  - INTERMEDIATE CONTOUR
  - PROPERTY LINE
  - HAT (SEE NOTE 2)
  - EDGE OF WATER
  - SPOT GRADE



**due north** LLC  
AND SURVEYING AND MAPPING SERVICES  
158 MAIN ST., 70 BOX 211 DEER BEE, ME 04427  
207-318-2502 WWW.DUENORTHLLC.COM

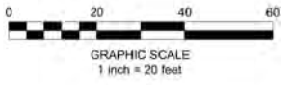
PLAN SHOWING  
EXISTING CONDITIONS SURVEY  
for  
PROPOSED DOCK IMPROVEMENTS  
LAND OF  
**Laura R. JACOBUS  
LIVING TRUST**

Located on the Main Road  
from Isle Au Haut Village to Duck Harbor  
**ISLE AU HAUT MAINE**  
Date: May 26, 2016

PREPARED FOR  
**Laura R. Jacobus**  
32 Edgehill Street  
Princeton, NJ 08540

Revision	
Drawn by:	ipc
Checked by:	swd
Scale:	1"=20'
Job No.:	15-015
Dwg. No.:	Jacobus Dock Survey 01.dwg

**15-015**



MOORES HARBOR

DAVIDSON MOORES  
HARBOR TRUST  
February 18, 2014  
Bk 4777 Pg 51

LIMIT OF WATER LEVEL  
BETWEEN 6:30-9:30 AM  
5/1/2016

"The Spit"  
0.3 ± acres

HIGHEST ANNUAL TIDE (HAT)  
ELEVATION 0.0

APPROXIMATE LIMIT  
OF MEAN HIGH WATER

iron rod #167 (found)  
S 38° 56' 30" W  
1.2 ±

iron rod #167 (found)  
S 38° 56' 30" W  
1.6 ±

R=180.00'  
D=26° 55' 02"  
L=54.55'  
CB=S 57° 36' 55" E  
CL=83.79'

TOWN ROAD  
S 71° 04' 26" E 77.86'

CENTERLINE  
OF BROOK

CENTERLINE OF  
TOWN ROAD

LIMIT OF RESOURCE  
PROTECTION DISTRICT  
FOR MOORE'S HARBOR (SEE NOTE 7)

house

barn

fish house

boulder

boulder

boulder

TOWN BROOK

MOORES HARBOR