



TOWN OF GRAY
ZONING BOARD OF APPEALS
AGENDA • FEBRUARY 23, 2022

**Zoning Board of
Appeals Regular
Meeting**

Online Via Zoom
<https://us06web.zoom.us/j/81882873413>

7:00 PM

I. MEETING COMMENCES

Roll Call

II. MINUTES APPROVAL

a. Minutes Approval for January 26, 2022

III. NEW BUSINESS: PUBLIC HEARINGS

a. 72 Shaw Brook Lane Variance Request:

Bryant Wing is requesting a variance for a 10' reduction to a 50' front setback requirement for an existing single-family dwelling located at 72 Shaw Brook Lane, Tax map 14, Lot 21-32-1, located in the Rural Residential and Agricultural and Stream Protection (shoreland) Zoning District.

IV. ADJOURNMENT

** The Town of Gray is an equal opportunity employer and complies with all applicable equal access to public accommodations law. If you are planning to attend a Town Council or Town committee or board meeting and need assistance with a physical disability, please contact the Town Manager's office at least 48 hours in advance of the meeting to have the Town assist you. 657-3339. TTY 657-3931.*

**Gray Zoning Board of Appeals
Minutes from January 26, 2022 Meeting
Meeting held virtually via Zoom link**

Attending: Brad Fogg (ZBA Chair), John Swiger (ZBA), Joshua Sibert (ZBA), Lena Reichardt (ZBA, joined at 7:18), Martin Meany (TC liaison), Scott Dvorak (CEO), Richard Sanborn (applicant), and Doug Webster (Comm Dev, scribe for meeting)

Chair Fogg opened the meeting at 7:01.

Roll call was called. Chair Fogg asked if Doug or Scott had received any correspondence regarding Lena's attendance. Both Scott and Doug replied that they had not. Chair Fogg announced that the voting members tonight were Mr. Fogg, Mr. Swiger, and Mr. Sibert. The decision was made to move forward with the meeting with hopes that Ms. Richardt would join later.

Chair Fogg stated the first item on the agenda, the minutes from the 10-27-21 meeting. He asked if there were any comments or corrections to the minutes. No comments from members. Mr. Swiger moved to accept the minutes from the 10-27-21 ZBA meeting as written. Chair Fogg seconded the motion. Chair Fogg asked members if there was any discussion and then called for a vote. Chair Fogg, Mr. Sibert, and Mr. Swiger all voted in favor. The motion carried 3-0.

Chair Fogg asked if there was a motion to open the public hearing for the agenda item. Mr. Swiger moved to open the public hearing for the agenda item, seconded by Mr. Sibert. Chair Fogg called for a vote on the motion. Chair Fogg, Mr. Sibert, and Mr. Swiger all voted in favor. The motion carried 3-0.

Chair Fogg announced the agenda item as it is stated on the agenda. Chair Fogg asked if the applicant was present. Richard Sanborn stated that he was attending. Chair Fogg asked Mr. Sanborn to outline the relevant history leading to the ZBA application before the board.

Mr. Sanborn stated that the setback encroachment appears to have been the result of the excavating contractor measuring along the 2 to 3% slope on the property and not measuring horizontally per the ordinance requirement. He indicated that he typically has the building envelope staked/pinned by at PLS but he did not for this property.

Mr. Sanborn indicated that he was not aware that there was an encroachment until Gray assistant CEO George Froehlich was on site for the inspection for the occupancy permit. Apparently, CEO Froehlich received a call very shortly (same day of the inspection) before leaving for the already scheduled occupancy inspection from a mortgage survey company indicating the encroachment. A portion of the existing porch is not within the setback but 2 and 1/2 feet +/- of the porch is within the 50' front setback from Dutton Hill Road. The parcel is a corner lot per the zoning ordinance and as such as two front setbacks.

Chair Fogg asked how the setback was measured. CEO Dvorak stated that excavating contractors typically use a tape and follow the profile of the land which appears to be what happened for this situation. This approach usually works well but apparently did not in this instance.

Mr. Swiger asked the applicant why the house was placed so close to the 50' front setback. Mr. Sanborn indicated that they had two front setbacks and a small watercourse on the parcel and they were trying to balance all of the requisite setbacks for the building envelope.

Mr. Swiger moved to approve the practical difficulty variance for Dutton Hill Properties LLC for a 4' reduction to a 50' front setback from Dutton Hill Road for the existing single-family dwelling located at 104 Dutton Hill Road, as shown on Tax Map 68, Lot 35-18-9 in a Rural Residential and agricultural zoning district. Seconded by Mr. Sibert. The main motion to approve the requested practical difficulty was on the table.

Chair Fogg moved that the requested variance application meets the first practical difficulty criteria in "a" (prevailing character of the area). Seconded by Mr. Sibert. Chair Fogg asked if there was any discussion or input. Seeing none, he called for a vote. Chair Fogg, Mr. Swiger, and Mr. Sibert all voted in favor. The motion carried 3-0.

Chair Fogg moved that the requested variance application meets the second practical difficulty criteria in "b" (special screening to separate the property from abutting owners). Seconded by Mr. Swiger. Chair Fogg asked for member input. Mr. Sibert stated that it is a nice home. Mr. Swiger stated that a 4' variance request is not a significant request given the 50' setback. Chair Fogg called for a vote on the motion. Chair Fogg, Mr. Sibert, and Mr. Swiger all voted in favor. The motion carried 3-0.

Mr. Sibert moved that moved that the requested variance application meets the second practical difficulty criteria in "c" (create drainage, erosion, or flooding problems). Seconded by Mr. Swiger.

Chair Fogg noted that Ms. Reichardt has joined the meeting. She indicated that she has technical difficulties joining. She stated that the access to her house is on the same road, Sashas Way, that she uses to get to her house. She also stated that she believes she can be objective and participate as a unbiased ZBA member for the application.

Chair Fogg asked how long Ms. Reichardt had been viewing the meeting. She replied only for a few minutes. Chair Fogg provided an overview of what the board had covered for the agenda item and Mr. Sibert indicated that the board was presently deliberating on the third criteria.

Doug Webster raised a point of order that the balance of the board should determine if Ms. Reichardt should be able to be on the ZBA for this application taking into account the proximity of her property and her statement that she can be unbiased. Chair Fogg, Mr.

Sibert, and Mr. Swiger all indicated that they agreed that Ms. Reichardt could be on the ZBA for the application.

Ms. Reichardt indicated that she has some concerns regarding the possible precedence regarding the excavating contractor, who was hired by the applicant (Dutton Hill Properties LLC), regarding meeting practical difficulty standard "c" reading as follows: *the practical difficulty is not the result of action taken by the petitioner or prior owner.* She questioned if the excavating contractor were considered to be the petitioner, given that the excavating contractor had been hired by the petitioner, which could have a bearing on meeting this particular practical difficulty threshold.

Mr. Sibert suggested that the board should not be more stringent with the applicability of the practical difficulty thresholds. If there is a gray-area question, it would seem that the board should decide in favor of the applicant. Ideally, the thresholds and their meaning should be as clear as possible.

Ms. Reichardt stated that it is her understanding that there is case law indicating that contractors hired by the petitioner are considered to be petitioner for the purposes of applying variance thresholds. Mr. Sibert indicated that he would like to see examples of the situations that Ms. Reichardt is mentioning.

Ms. Reichardt indicated that moving forward with possible future applications that it seems relevant to look into any applicable case law. She does not want to set a precedent with regards to the boards interpretation for this particular application. Mr. Sibert pointed out that there are possibly significant financial implications for this application for both the seller and the buyer.

CEO Dvorak suggested that it may be prudent for the Town to consider an ordinance change that would require that a PLS demarcate the building envelope to avoid situations such as the present application. He noted that he has noted that the timing of mortgage inspections has changed from towards the beginning of the building process (i.e. footings and/or foundation) to later in the process (near completion). Ms. Reichardt pointed out that mortgage inspections are done by lending institutions to protect their investment.

Mr. Swiger noted that the Town's zoning ordinance does not have an on-point definition of a "petitioner". He believes that in the absence of specific language that the default position should be in favor of the property owner. He endorses the recommendation that the Planning Board and/or Town staff review the possible ordinance change regarding pinning of the building envelope. He requests input from the Town's legal counsel regarding case law and what party/parties constitute the petitioner.

Mr. Sanborn reminded the board that he has a buyer and does not want to lose this party.

Ms. Reichardt commented that the excavating contractor did a good job with the site and that it functions very well as currently developed. It is her impression that the contractor is well experienced with site work.

Mr. Sibert, who made the motion on the table for approving "c" asked the Chair for a vote on the motion on the table. Chair Fogg called for a vote on "c". Chair Fogg, Mr. Sibert, Mr. Swiger, and Ms. Reichardt all voted in favor. The motion carried 4-0.

Ms. Reichardt moved that moved that the requested variance application meets the fourth practical difficulty criteria ("d", no other feasible alternative is available to the petitioner). Seconded by Mr. Sibert. Chair Fogg asked if there was any board input or discussion. Seeing none, he called for a vote. Chair Fogg, Ms. Reichardt, Mr. Swiger, and Mr. Sibert all voted in favor. The motion carried 4-0.

Chair Fogg moved that the requested variance application meets the fifth practical difficulty criteria ("e", granting of the variance will not unreasonably affect the natural environment). Seconded by Ms. Reichardt. Chair Fogg asked if there was any board input or discussion. Seeing none, he called for a vote. Chair Fogg, Ms. Reichardt, Mr. Swiger, and Mr. Sibert all voted in favor. The motion carried 4-0.

Ms. Reichardt moved that the requested variance application meets the sixth practical difficulty criteria ("f", subject parcel not located in whole or in part in the shoreland zone). Seconded by Mr. Sibert. Chair Fogg asked if there was any board input or discussion. Seeing none, he called for a vote. Chair Fogg, Ms. Reichardt, Mr. Swiger, and Mr. Sibert all voted in favor. The motion carried 4-0.

Mr. Swiger moved to vote on the main motion: to approve the practical difficulty variance for Dutton Hill Properties LLC for a 4' reduction to a 50' front setback from Dutton Hill Road for the existing single-family dwelling located at 104 Dutton Hill Road, as shown on Tax Map 68, Lot 35-18-9 in a Rural Residential and agricultural zoning district. Seconded by Mr. Sibert. The main motion to approve the requested practical difficulty was on the table.

Chair Fogg moved to amend the main motion by adding the following language: "This decision of the Zoning Board of Appeals shall not be precedent setting for future similar appeals resulting from miscommunication and/or errors in measurement." Seconded by Ms. Reichardt. Chair Fogg asked if there was any board discussion or input regarding the proposed amendment to the main motion. Seeing none, he called for a vote on the amendment to the main motion. Chair Fogg, Ms. Reichardt, Mr. Swiger, and Mr. Sibert all voted in favor. The motion to amend the main motion carried 4-0.

Chair Fogg called for a vote on the main motion as amended: To approve the practical difficulty variance for Dutton Hill Properties LLC for a 4' reduction to a 50' front setback from Dutton Hill Road for the existing single-family dwelling located at 104 Dutton Hill Road, as shown on Tax Map 68, Lot 35-18-9 in a Rural Residential and agricultural zoning district. This decision of the Zoning Board of Appeals shall not be precedent setting for future similar appeals resulting from miscommunication and/or errors in measurement.

Chair Fogg asked if there was any input from the board or any party regarding the main motion as amended. Seeing none, he called for a vote on the main motion as amended. Chair Fogg, Ms. Reichardt, Mr. Swiger, and Mr. Sibert all voted in favor. The main motion, as amended, carried 4-0.

Mr. Sibert expressed appreciation for the boards discussion and thorough deliberations for the application. He recommended that the Town seriously consider requiring that building envelopes be required to be pinned/staked to avoid such situations. Ms. Reichardt suggested that perhaps there should be different thresholds for different types of projects/applicants.

Mr. Sanborn indicated that he had talked with assistant CEO Froehlich this afternoon (day of the meeting, 1-26-22) regarding the next steps and requisite timing. Mr. Sanborn stated that they tentatively have a closing set for this coming Monday 1-31-22. Mr. Sanborn said that the variance needs to be recorded at the registry in order for the certificate of occupancy (c/o) to be issued by the Town. The c/o is necessary for the closing.

CEO Dvorak said that the Town staff will do what it can to meet the desired timeline but that there are many important details that need to be addressed. There are reasons that it takes time for all the steps and to ensure that they are completed properly.

Ms. Reichardt moved to adjourn the meeting. Mr. Sibert seconded. Chair Fogg called for a vote. Chair Fogg, Ms. Reichardt, Mr. Swiger, and Mr. Sibert all voted in favor. The motion carried.

The meeting was adjourned at 7:51 P.M.

Note: *These minutes drafted and submitted by Doug Webster, Community Development Department.*



VARIANCE APPLICATION-SHORELAND
ZONING BOARD OF APPEALS
TOWN OF GRAY MAINE

For Office Use Only
Date Submitted: 1/28/2022
Tent. Sched. for: 2/23/2022
Amount Paid: 21122

PROPERTY INFORMATION

| | | | |
|---------------------------|---------------------------|--------------------|-------------------------|
| Property Location/Address | 72 Shaw Brook Lane | Property Map/Lot | 14 . 21 . 32 . 1 |
| Zoning District | RRA/SP | Lot Acreage | 4.6 Acre |
| Owner Name | Braynt Wing | Owner Phone Number | 615-4168 |
| Number of Dwelling Units | one | | |

APPLICANT

| | | | |
|--------------------------------|--------------------------|------------------------|----------------------------|
| Name (IF different than owner) | | Email Address | rumps2378@gmail.com |
| Mailing Address | P.O.Box 430 | Contact Phone Number | 615-4168 |
| Mailing City/State/Zip | Gray, Maine 04039 | Alternate Phone Number | |

VARIANCE INFORMATION

Per Shoreland Zoning Ordinance 403.16.H.2: Variance Appeals:

Except as provided in subsection 2-A, Variances may be permitted only under the following conditions:

- a. Variances may be granted only from dimensional requirements including but not limited to, lot width, structure height, percent of lot coverage, and setback requirements.
- b. Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance.
- c. The Board shall not grant a variance unless it finds that:
 - (i) The proposed structure or use would meet the provisions of Section 15 except for the specific provision which has created the non-conformity and from which relief is sought; and
 - (ii) The strict application of the terms of this Ordinance would result in undue hardship.
- d. The Board of Appeals shall limit any variances granted as strictly as possible in order to insure conformance with the purposes and provisions of this Ordinance to the greatest extent possible, and in doing so may impose such conditions to a variance as it deems necessary. The party receiving the variance shall comply with any conditions imposed.
- e. A copy of each variance request, including the application and all supporting information supplied by the applicant, shall be forwarded by the municipal officials to the Commissioner of the Department of Environmental Protection at least twenty (20) days prior to action by the Board of Appeals. Any comments received from the Commissioner prior to the action by the Board of Appeals shall be made part of the record and shall be taken into consideration by the Board of Appeals.

Describe request (description may be attached separately). Survey of property required to be attached.

I am asking for a front back from 50 to 40 feet. I have reduced the width of the right of way from 60ft to 50ft to help in the distanc eof the setback.

| | Current Requirement | Currently Existing | Proposed |
|----------------------|---------------------|--------------------|--------------------------|
| Road Setback | 50 | 42 | Reduction of 10ft |
| Rear Setback | 50 | 240 | 0 |
| Side Setback | 25 | 100 | 0 |
| Water Setback | 75 | 100+ | 0 |
| Max. Lot Coverage | N/A | | |
| Min. Lot | N/A | | |
| Min. Street Frontage | 200 | 406 | 0 |
| Other (describe) | | | |

PLEASE RESPOND TO EACH REQUIREMENT: (YOU'RE ENCOURAGED TO ATTACH SEPERATELY)

a. That the land in question cannot yield a reasonable return unless a variance is granted;
I spent the last 2yrs building it to sell. It is under contract waiting for the varience for the loan to clear. If I don't get a varience I would have to tear part of it down wich would not give me a reasable return.

b. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
The house its self is located in RRA Zone off of a right of way (Shaw Brook Lane). Has Shaw brook running through the back of the property, and a narrow lot. this will not effect anyone but me, because I am the neighbor.


c. That the granting of a variance will not alter the essential character of the locality; and
Granting a varience would not alter the essential character of the neighborhood due to several structure located with in the setbacks along Shaw Brook Lane.

d. That the hardship is not the result of action taken by the applicant or a prior owner.
I submitted my permit around April 2020 and a fill in Code Officer ok'd my permit with 10ft setback, which I already had set my pins according to that. I picked up permit and was informed of new setbacks, because he was wrong and then had to move pins and septic system to make it fit. We didn't realize how far we had turned the house with a farmers porch closer to the road not thinking about setbacks.

Per 403.16.H.5 b.: Decision by Board of Appeals
 (i) A majority of the board shall constitute a quorum for the purpose of deciding an appeal. A member who abstains shall not be counted in determining whether a quorum exists.
 (ii) The concurring vote of a majority of the members of the Board of Appeals present and voting shall be necessary to reverse an order, requirement, decision, or determination of the Code Enforcement Officer or Planning Board, or to decide in favor of the applicant on any matter on which it is required to decide under this Ordinance, or to affect any variation in the application of this Ordinance from its stated terms. The board may reverse the decision, or failure to act, of the Code Enforcement Officer or Planning Board only upon a finding that the decision, or failure to act, was clearly contrary to specific provisions of this Ordinance.
 (iii) The person filing the appeal shall have the burden of proof.
 (iv) The Board shall decide all appeals within thirty five (35) days after the close of the hearing, and shall issue a written decision on all appeals.
 (v) All decisions shall become a part of the record and shall include a statement of findings and conclusions as well as the reasons or basis therefor, and the appropriate order, relief or denial thereof. The Board shall cause written notice of its decision to be mailed or hand-delivered to the applicant and to the Department of Environmental Protection within seven (7) days of the Board's decision. Copies of written decisions of the Board of Appeals shall be given to the Planning Board, Code Enforcement Officer, and the municipal officers.

Per 403.16.H.6.: Appeal to Superior Court
 Any party may take an appeal, within forty five (45) days of the date of the vote on the original decision, to Superior Court from any order, relief or denial in accordance with the Maine Rules of Civil Procedure, Rule 80B. This time period may be extended by the court upon motion for good cause shown. The hearing before Superior Court must be without a jury.

PLEASE REFER TO THE CURRENT FEE SCHEDULE FOR APPLICABLE FEES TO INCLUDE REQUIRED ADVERTISING AND ABUTTER NOTIFICATIONS

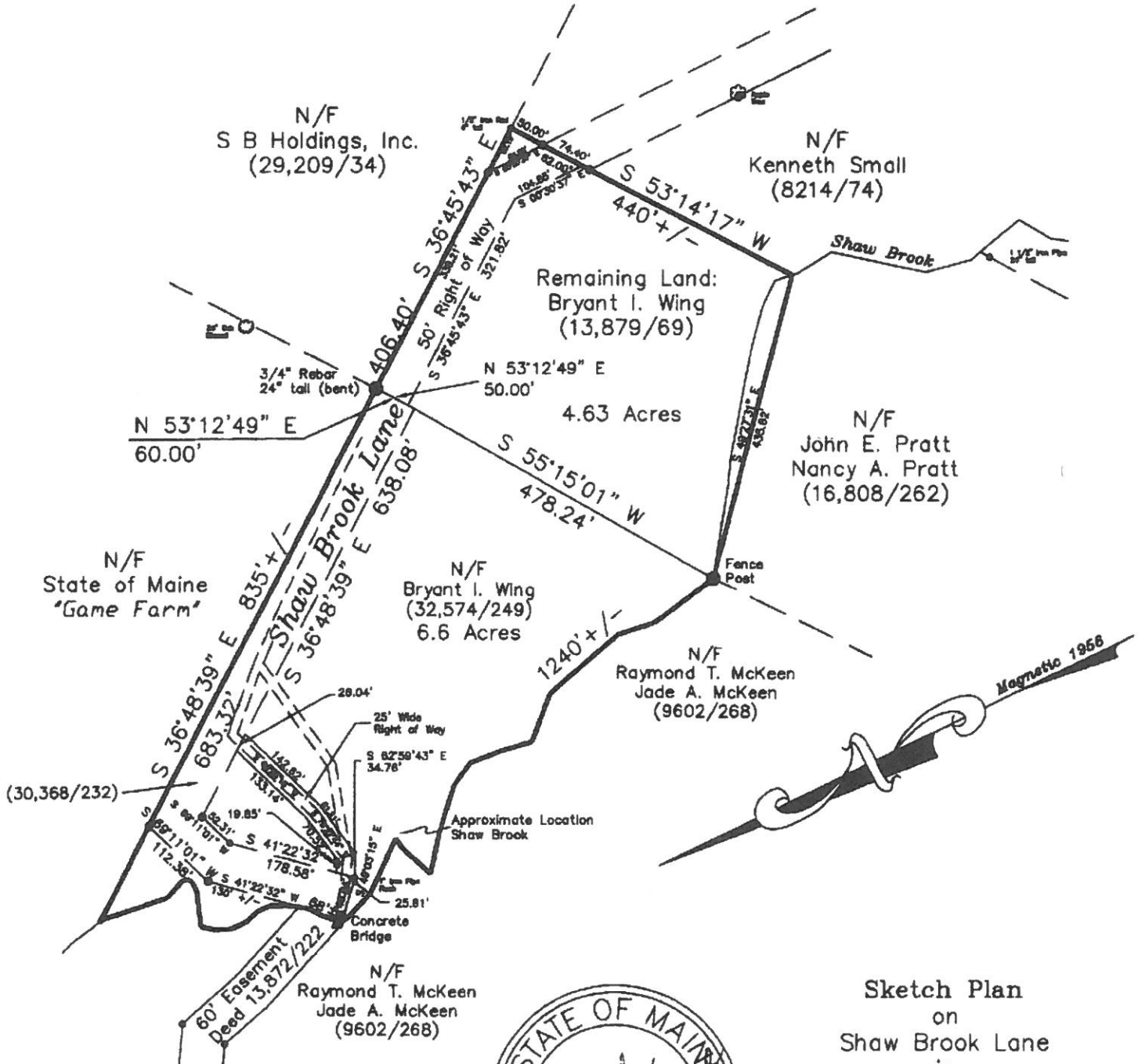
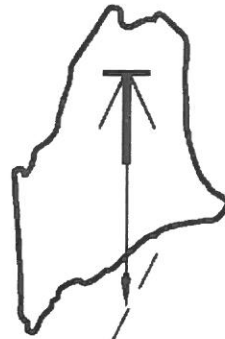
| | | |
|--|------------------------------------|------------------------|
| Applicant Signature  | Printed Name Bryant Wing | Date 1-21-22 |
|--|------------------------------------|------------------------|

WAYNE

WOOD & CO.

PROFESSIONAL LAND SURVEYING
and LAND PLANNING
30 Wood Drive, Gray, Maine 04039

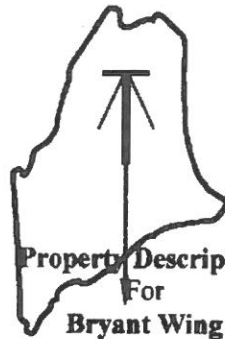
WETLANDS DELINEATION
Telephone (207) 657-3330
wtwco@securespeed.net



Sketch Plan
on
Shaw Brook Lane
in
Gray, Maine
for
Bryant Wing
1" = 200' January 2022
Job #215063A

WAYNE

WOOD & CO.



Property Description
For
Bryant Wing

4.63 acres on Shaw Brook Lane, Gray, Maine
Revised 01/25/22

PROFESSIONAL LAND SURVEYING
and LAND PLANNING
30 Wood Drive, Gray, Maine 04039

WETLANDS DELINEATION
Telephone (207) 657-3330
wtwco@securespeed.net

A certain lot or parcel of land with the buildings thereon situated on the southwesterly side of Shaw Brook Lane in the Town of Gray, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 3/4" iron pipe found set in the ground on the Northeasterly side of Shaw Brook Lane at the Westerly corner of land now or formerly of S. B. Holdings, Inc. (29,209/34) and the Southerly corner of land now or formerly of the State of Maine (Game Farm);

Thence S 36°45'43" E along land of the said S. B. Holdings, Inc. 406.40 feet to a 1/2" iron rod found set in the ground at the Northerly corner of land now or formerly of Kenneth Small (8214/74);

Thence S 53°14'17" W along land of the said Small 440 feet more or less to a point in the center of Shaw Brook at the Westerly corner of land of the said Small and at the Easterly corner of land now or formerly of John E. and Nancy A. Pratt (16,808/262);

Thence N 49°27'31" W along land of the said Pratt 436 feet more or less to a fence post found set in the ground at the Northerly corner of the said Pratt;

Thence N 55°15'01" E across land of the Grantor 478.24 feet to a 5/8" capped rebar (#1328) found set in the ground on the Southwesterly side line of the said Shaw Brook Lane;

Thence N 53°12'49" E continuing across land of the Grantor 60.00 feet to the point of beginning. Containing 4.63 acres.

The above described lot is conveyed together with the rights in common with others in and to the said Shaw Brook Lane a 60 foot wide private right of way running Southeasterly from the Weymouth Road to the above described lot. Shaw Brook Lane is intended to be used for any and all purposes for which a Town Road would be used including utilities.

The above described lot is conveyed subject to the rights of others in and to a 50 foot wide right of way running across the above described lot along the Northeasterly side line of the above described lot being more particularly described as follows:

Beginning at the iron pin found set in the ground at the Northerly corner of the above described lot;

Thence S 36°45'43" E along the Northeasterly side line of the above described lot 338.21 feet to a 5/8" capped rebar (#1328) found set in the ground;

Thence S 00°30'37" E across the above described lot 84.55 feet to a 5/8" capped rebar #1328) found set in the ground on the Southeasterly side line of the above described lot;

Thence S 53°14'17" W along the said Southeasterly side line of the above described lot 62.00 feet to a point;

Thence N 00°30'37" W across the above described lot 104.85 feet to a point;

Thence N 36°45'43" W continuing across the above described lot 321.82 feet to a point on the Northwesterly side line of the above described lot;

Thence N 55°15'01" E along the said Northwesterly side line of the above described lot 50.00 feet to the point of beginning.

This 50 foot wide private right of way is intended to be used for any and all purposes for which a Town Road would be used including utilities.

This conveyance is made together with a 25 foot wide private right of way running across other land of the Grantor (32,574/249) being more particularly described as follows:

Beginning at the 1" iron pipe found set in the ground at the Southerly corner of Shaw Brook Lane right of way as described in a deed recorded in the Cumberland county Registry of Deeds in Book 32,574 on Page 249;

Thence S 62°59'43" E across land of the Grantor 34.76 feet to a point;

Thence N 79°27'44" E continuing across land of the Grantor 81.21 feet to a point;

Thence N 69°25'18" E continuing across land of the Grantor 142.62 feet to a point on the Southwesterly side line of the said Shaw Brook Lane;

Thence N 36°48'39" W along the Southwesterly side line of the said Shaw Brook Lane 26.04 feet to a point;

Thence S 69°25'18" W across land of the Grantor 133.14 feet to a point;

Thence S 79°27'44" W continuing across land of the Grantor 70.52 feet to a point;

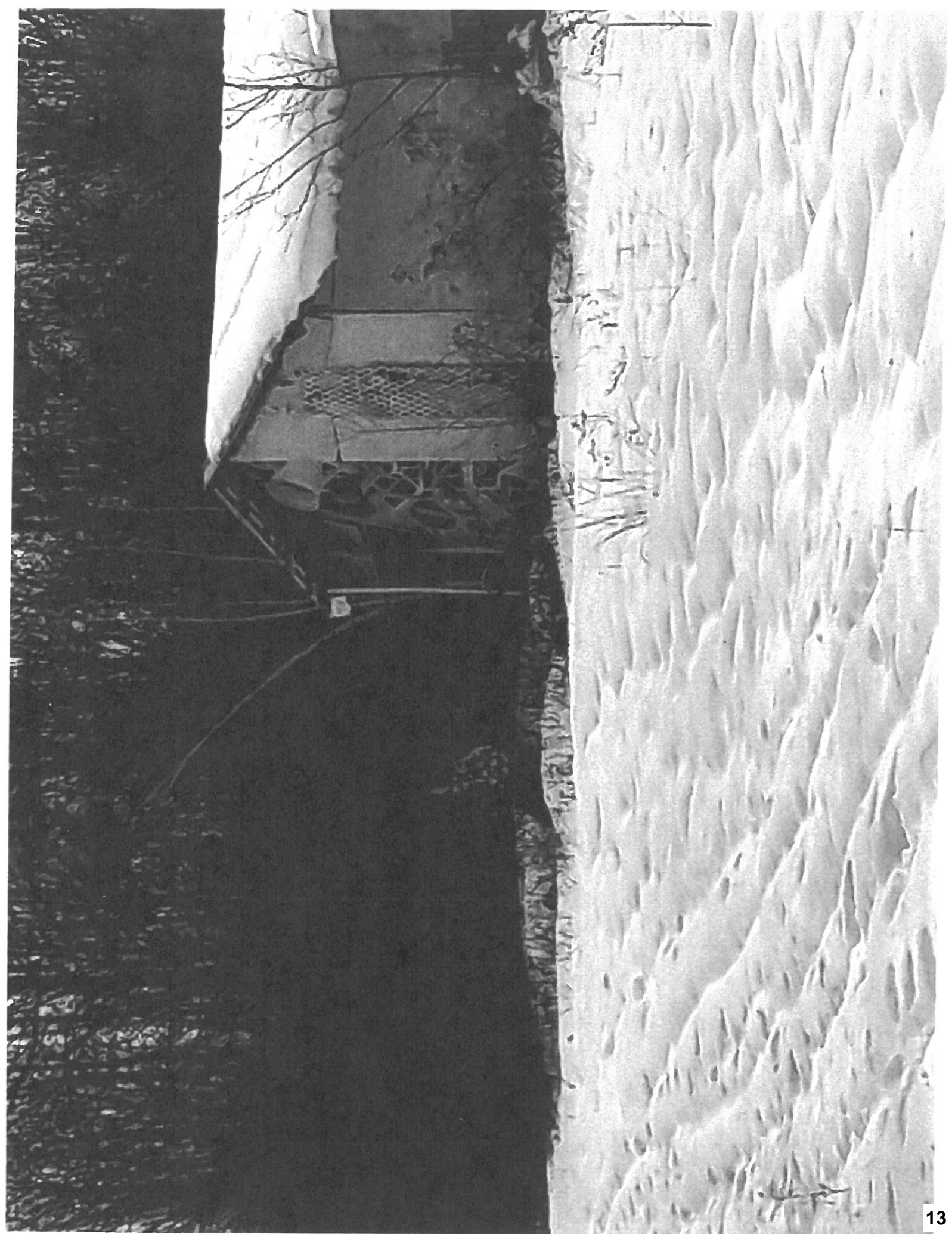
Thence N 49°03'15" W continuing across land of the Grantor 19.85 feet to a point on the Southeasterly side line of the said Shaw Brook Lane;

Thence S 41°22'32" W along the Southeasterly side line of the said Shaw Brook Lane 25.81 feet to the point of beginning.

Meaning and intending to convey a 25 foot wide easement for the use of the existing driveway across land conveyed to the Grantor by a deed recorded in the Cumberland County Registry of Deeds in Book 32,574 on Page 249.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by deed recorded in the Cumberland county Registry of Deeds in book 13,879 page 69.

215063-4.63acres





THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK as proposed PAGE --- COUNTY Cumberland
 PLAN BOOK unrecorded PAGE --- LOT Proposed Lot

ADDRESS: 72 Shaw Brook Lane, Gray, Maine

Job Number: 1147-69

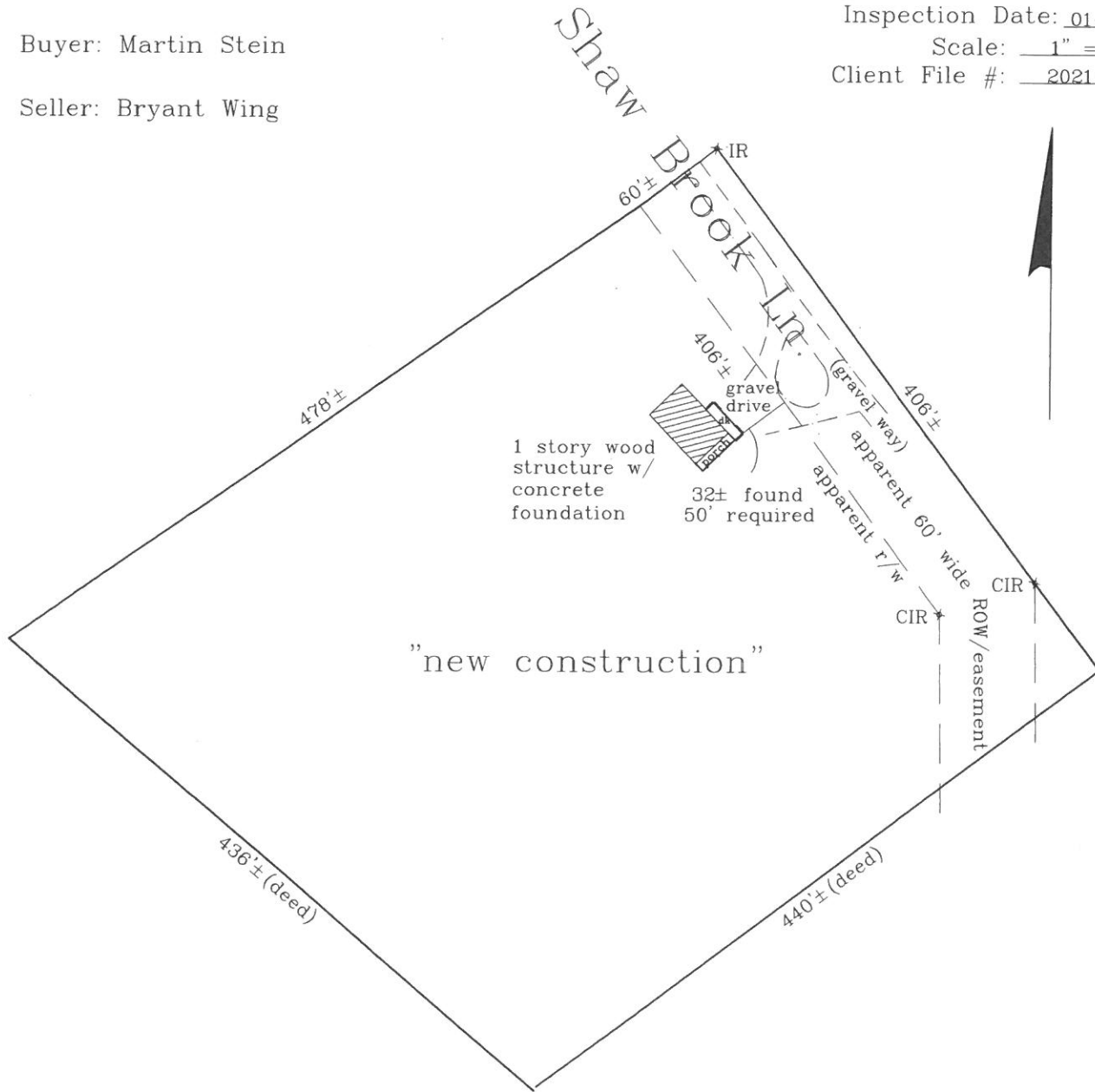
Inspection Date: 01-12-22

Scale: 1" = 100'

Client File #: 2021-43325

Buyer: Martin Stein

Seller: Bryant Wing



I HEREBY CERTIFY TO: Red Door Title LLC; the Lender
and its title insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do ~~not~~ violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel 230148-0005 A :
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY. copyright©

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04046
 207-967-9761 phone 207-967-4831 fax
 www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY