

**TOWN OF ELIOT  
INCORPORATED 1810  
1333 STATE ROAD  
ELIOT, MAINE 03903  
439-1813**

## **AGENDA ELIOT BOARD OF APPEALS**

**TYPE OF MEETING: REGULAR MEETING**

**DATE: August 17, 2023**

**TIME 7:00 P.M.**

**LOCATION: ELIOT TOWN HALL & REMOTE (OPTION)**

**1. 7:00 PM: ROLL CALL**

**2. PUBLIC COMMENT PERIOD**

**3. PUBLIC HEARINGS:**

**a) Request for a Practical Difficulty Variance by Randy Townsend/Oracle Industries LLC, DBA Auroz, for property located at 32 Brook Rd., Map 37, lot 2/3, 5.2 ac. in the Commercial/Industrial Zone to allow for construction of an off-site sign to be located within the right-of-way of Brook Rd. at the intersection of Rte. 236.**

**b) Request for a Practical Difficulty Variance by Jessica Mason and Lisa Couture for property located at 480 Main St., Map 4, Lot 29, .28 ac., in the Village zone for a 50% reduction in side setback to build a garage.**

**4. REVIEW AND APPROVE PREVIOUS MINUTES**

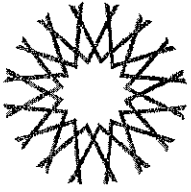
**5. OTHER BUSINESS**

**6. ADJOURN**

**Bill Hamilton, Chairman  
Board of Appeals**

**cc: CEO,**

**S/M, BOA MEMBERS**



# ATTAR

ENGINEERING, INC

CIVIL STRUCTURAL MARINE

Mr. William Hamilton, Board of Appeals Chairman  
Town of Eliot, Maine  
1333 State Road  
Eliot, Maine 03903

June 29<sup>th</sup>, 2023  
Project No. C033-21

**RE: Request for Practical Difficulty Variance  
28-32 Brook Road (Tax Map 37, Lot 2-3)  
Eliot, Maine**

Dear Mr. Hamilton:

On behalf of Oracle Industries, LLC., I have enclosed for your review and consideration a Request for Practical Difficulty Variance application, along with associated Plot Plan and attachments, for the above-referenced parcel.

To provide a brief overview of the parcel, it was home to the Island Seafood business from 2001 to 2021, operating as a Warehousing, Cold Storage, and Live Lobster processing facility. The business was expanded multiple times over the 20 years, adding a second building in 2004 and a third in 2007. In early 2021 the Planning Board received Shoreland Zoning Permit, Site Plan Amendment, and Change of Use applications to transition the existing commercial buildings from the above-described uses into an Adult-Use Marijuana Cultivation facility for Cultivation, Manufacturing, and Retail. These applications were approved by the Planning Board as PB21-02 on April 20<sup>th</sup>, 2021, and since then the site has been in construction to retrofit the interior of all three buildings to accommodate these new uses.

The reason for this variance request is to allow this new business to effectively advertise itself to prospective customers. This variance seeks relief specifically from Article XI, §45-529, which reads:

***Sec. 45-529 – Message***

*Signs shall identify or advertise only a use or activity conducted on the lot in which they are placed, unless the appeals board, upon request, makes a determination that an offsite sign conforming to those district regulations in which the sign is located is necessary to protect the interests of a use not occupying the same lot. Written authorization for such signs shall be required from the landowner of the lot in question.*

The subject parcel and location of the Applicant's business is located at the western terminus of Brook Road, a private, dead-end travelway roughly 730' in length, with the Applicant's frontage on the right-of-way beginning roughly 550' westerly into the road from its intersection with Route 236. Were the Applicant to construct a company sign in strict compliance with Article XI, it would grant zero visibility to any abutting properties, let alone any potential customers, and would fail to properly advertise the business and protect the Applicant's interest. Prospective customers would have to drive nearly to the end of Brook Road – a dead-end private drive which serves no other businesses after the first ~100' – in order to be able to see a sign constructed as outlined in the Zoning Ordinance.

As shown in the quoted excerpt above, the Town of Eliot Zoning Ordinance has outlined in §45-529 a method for the placement of an offsite sign for situations such as this. Constructing an offsite sign within the Brook Road travelway near its intersection with the Route 236 travelway allows the business to be properly advertised to potential customers and found by customers attempting to reach the business. Written authorization from the landowner of the Brook Road right-of-way (Paul and Helen Goransson) is attached as required by §45-529.

A concept detail of the proposed sign is attached. The proposed sign meets the area and measurements requirements of Article XI for commercial signs located in the C/I base zone. Additionally, since the Brook Road right-of-way is considered an abutting property to Route 236, there are special provisions for the placement of this sign as outlined in §45-532.(h). The proposed sign is located to be greater than 20' from the edge of the Route 236 pavement (31') as well as at least 8' from the Route 236 right-of-way. See the attached Plot Plan for specific location and dimensions.

We look forward to discussing this project with you at the next-available Board of Appeals meeting. If any additional information is required, please contact me. Thank you for your assistance.

Sincerely;

A handwritten signature in black ink, reading "Michael J. Sudak". The signature is fluid and cursive, with the first name "Michael" and last name "Sudak" clearly legible.

Michael J. Sudak, E.I.  
Staff Engineer

cc: BMT Enterprises  
C033-21 Appeals Cover 29Jun2023

Zone: Commercial/Industrial  
Lot Size: 5.2 Acre  
Map/Lot: 37/2-3  
Date: 6/29/2023

**Request for Practical Difficulty Variance  
for legally nonconforming lots of record**

Applicant Name: Randy Townsend/ Oracle Industries LLC DBA Auraz Email: randy@islandseafoodlobster.com  
Mailing Address: 13 Eldredge Road Phone Number: 207-439-8508  
Town: Eliot State: ME Zip: 03903  
Owner of Property: Oracle Industries LLC  
Location (Address) of Property: 32 Brook Road  
York County Registry: Book: 18704 Page: 474

Please also include:

1. Site Location Map (Tax Map)
2. Proof of Ownership
3. Proof of Proper Representation (if you will not be appearing at the Public Hearing yourself)

In addition, a sketch plan, scaled not less than 1"=20', of the property must accompany this application. It must show dimensions and the shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural peculiarities of the lot in question.

Indicate the part of the Zoning Ordinance to which you are requesting a variance:

Article: XI - Signs Section: 45-529 Subsection: N/A

The undersigned requests the Board of Appeals consider granting a variance as follows:

- a) Nature of Variance: Describe generally the nature of the variance.

Applicant is requesting a variance to 45-529 to allow for the construction of an off-site sign to the benefit of the business residing at TM/L 37/2-3. Proposed sign is to be located within the Brook Road right-of-way at its intersection with Route 236, and sign placement complies with all other elements of Article XI, Section 45-532 (Placement). Written authorization from abutting landowner is attached.

- b) Justification for Variance: In order for a variance to be granted, the appellant must demonstrate to the Board of Appeals that the strict application of the terms of the Zoning Ordinance would cause practical difficulty. There are six criteria that must be met before the Board can find that a practical difficulty exists. Please explain **in detail** how your situation meets each of the criteria listed on the next page.

1. The need for a variance is due to the unique circumstances of the property and not to the general condition of the neighborhood.

The Applicant's business is located at the western terminus of Brook Road, a dead-end private drive. Constructing a sign meeting all provisions of Article XI would provide no advertisement or visibility to prospective customers. An off-site sign located as shown in the attached Plot Plan would protect the Applicant's interest of a functioning business by allowing advertisement of said business to travelers of the Route 236 corridor.

2. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties.

The requested sign is proposed to be constructed within the right-of-way of Brook Road at its intersection with Route 236. Abutting properties to the proposed sign (Eliot Agway, Northern Pool & Spa, Dollar General) are all commercial uses with similar standalone signs. The placement of the proposed sign shall not reduce the visibility of any existing abutting signs serving these businesses nor shall it impact the sight distances of patrons visiting the Applicant's business nor any abutting businesses.

3. The practical difficulty is not the result of action taken by the applicant or a prior owner.

The practical difficulty for this variance request is concerned with the location of the Applicant's parcel and business, its geometric constraints, and the ability of the business to advertise itself while also conforming to Article XI. Brook Road is a narrow, private drive with thick standing vegetation on both sides of the road. The closest portion of the Applicant's parcel is over 500 feet from the Route 236 corridor. A sign constructed on the Applicant's property would have zero visibility to any prospective customers as the business is at the end of a dead-end road.

4. No other feasible alternative to a variance is available to the applicant.

As described in Item #3 above, strictly conforming to Article XI's sign placement guidelines would not provide any visibility to any abutting property, let alone any potential customers of the business, and would directly impact the Applicant's interest by preventing any advertisement to occur. Granting this variance and allowing the sign to be constructed as proposed would additionally allow prospective customers to locate the turn onto Brook Road when attempting to visit the site from other marketing means, as the existing signage for the private drive is difficult to discern.

5. The granting of a variance will not unreasonably adversely affect the natural environment.

The construction of the proposed sign will result in no impacts to the existing vegetated buffer along Brook Road, nor will it impact any of the surrounding bufferyards or utility setbacks.

6. The property is not located in whole or in part within shoreland areas as described in title 38, M.R.S.A. section 435.

While the Applicant's parcel itself is partially located within both Limited Commercial Shoreland and  
Resource Protection (Freshwater Wetland), the proposed sign location does not reside within any of  
these overlays, being exclusively in the C/I base zone.

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Use additional sheets of paper if necessary

Date: 6/29/23

Signed: Michael J. Sudak, agent

Date Accepted by Town Clerk or Code Enforcement Officer: \_\_\_\_\_

**Oracle Industries, LLC**  
**DBA Auraz**  
**Randy Townsend**  
13 Eldredge Road  
Eliot, ME 03903

June 28<sup>th</sup>, 2023  
Project No.: C033-21

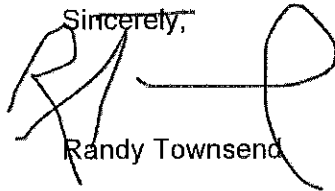
Mr. Jeff Brubaker, AICP  
Town Planner  
Town of Eliot  
1333 State Road  
Eliot, ME 03903

Dear Mr. Brubaker,

Please be informed that Kenneth A. Wood, P.E., Michael J. Sudak, E.I. and other assigned staff at Attar Engineering, Inc. will be acting as the agents for the applications and permitting of the project on Brook Road in Eliot, Maine.

Please contact me if I can provide any additional information.

Sincerely,

A handwritten signature in black ink, appearing to be 'Randy Townsend', written over the printed name.

cc: Kenneth A. Wood, P.E, Michael J. Sudak, E.I., Attar Engineering, Inc.

**Return to:**  
Noucas Law Office  
500 Market Street, Suite 8  
Portsmouth, NH 03801

DLN: 1002140149130

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that, **BMT ENTERPRISES, a New Hampshire Partnership**, whose only partners are **MARK P. BARLOW and RANDY TOWNSEND**, of 10 Nordic Lane, Rollinsford, Strafford County, New Hampshire, its successors or assigns, for consideration paid, grant to **ORACLE INDUSTRIES LLC**, a Maine limited liability company of 13 Eldredge Road, Eliot, Maine, with **WARRANTY COVENANTS**, the following described property situated at Brook Road/Julie Lane, Eliot, Maine, and more particularly described as follows:

### PARCEL 1

A certain lot or parcel of land situated on the northwesterly side of Route 236, also known as H. L. Dow Highway, in the Town of Eliot, County of York and State of Maine, and being "LOT 3" as shown on a certain plan entitled "SUBDIVISION PLAN LIBBEY SUBDIVISION MAP 37, LOT 2 ROUTE 236, ELIOT, MAINE FOR: ALBERT LIBBEY", dated July 28, 1995, by Attar Engineering, Inc., and approved by the Town of Eliot Planning Board on August 15, 1995, and recorded in the York County Registry of Deeds at Plan Book 227, Page 2. Said lot is more specifically bounded and described as follows:

Beginning at an iron pin located at the southwesterly corner of Lot 2 as shown on the aforementioned plan, and which pin is also located South 60° 50' 46" West a distance of 517.00 feet from the northwesterly sideline of said Route 236, and thence proceeding in the same direction a distance of 197.62 feet to a point; thence proceeding on a curve to the northwest having a radius of 205.00 feet a distance of 161.01 feet to a point; thence proceeding North 74° 09' 14" West a distance of 99.74 feet, more or less, to a point; thence proceeding on a curve to the northwest having a radius of 255.00 feet a distance of 88.57 feet to the centerline of the Great Brook; thence turning and proceeding in a mostly



northeasterly direction along the centerline of the Great Brook a distance of 425 feet, more or less, to a point at land now or formerly of David P. Libbey; thence turning and proceeding North 60° 34' 47" East a distance of 388.77 feet, more or less to an iron pin marking the northwest corner of Lot 1 as shown on the aforementioned plan; thence turning and proceeding South 29° 25' 13" East a distance of 296.55 feet along said Lot 1 to an iron pin at said Lot 2; thence turning and proceeding South 60° 34' 47" West a distance of 98.74 feet along said Lot 2 to an iron pin; thence turning and proceeding South 29° 09' 14" East a distance of 248.54 feet along said Lot 2 to an iron pin and being the place of beginning. Containing 5.35 acres of land, more or less.

The lot conveyed hereby is conveyed together with a right-of-way in common with Albert Libbey, his heirs, successors and assigns, over a certain 50.00 foot right-of-way running from the westerly sideline of said Route 236 along the southerly sideline of said Lot 2 and Lot 3 to other land of Libbey shown as Lot 4 on the aforementioned plan for the purposes of access, ingress and egress, and for the installation of utilities, and for all purposes consistent with the use of a right-of-way.

Being the same premises conveyed to BMT Enterprises by Warranty Deed from Albert H. Libbey dated January 30, 2002, and recorded in the York County Registry of Deeds in Book 11368, Page 65; and conveyed by BMT Enterprises by Warranty Deed to ISF Properties LLC, dated March 28, 2007, and recorded in the York County Registry of Deeds at Book 15117, Page 0155; and further being the same premises described in a Deed in Lieu of Foreclosure from ISF Properties, LLC, Island Seaford LC and Island Seafood Holdings, Inc. to BMT Enterprises dated January 8, 2010 and recorded in the York County Registry of Deeds in Book 15809, Page 646.

## **PARCEL2**

A certain lot or parcel of land, with the buildings thereon, situated in Eliot, County of York and State of Maine, lying on the southerly side of Julie Lane, said parcel being further bounded and described as follows:

Beginning at 5/8" iron rod set in the ground on the southerly sideline of Julie Lane, said point of beginning being the northeasterly corner of the herein described parcel; thence turning and running South 22° 07' 57" East 300.72 feet to a 5" iron rod set in the ground at other land now or formerly of BMT Enterprises; thence turning and running South 60° 34' 47" West by and along other land now or formerly of BMT Enterprises 228.77 feet to a monument set in the ground; thence turning and running South 36° 48' 01" West by and along other land now or formerly of BMT Enterprises 190.00 feet to a monument set in the ground; thence continuing on the same course approximately 12 feet to a point and other land now or formerly of BMT Enterprises; thence turning and running in a northerly direction by and along the center line of a brook 180.00 feet, more or less, to a point; thence continuing North 13° 28' 45" West by and along other land now or formerly of Julie Lane, LLC 400.01 feet to a

monument set in the southerly sideline of Julie Lane; thence turning and running North 75° 48' 49" East by and along the southerly sideline of Julie Lane 328.57 feet to a 5/8" iron rod set in the ground and the place of beginning. Containing 3.0 acres.

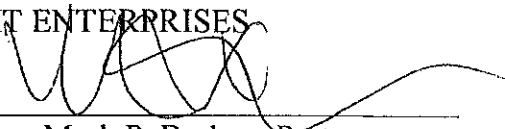
The courses and distances are derived from a plan entitled "Lot Line Adjustment and Division of Land Plan for Property at 32 Brook Road, Eliot, York County, Maine owned by: BMT Enterprises, C/O Randy Townsend, 32 Brook Road, Eliot, Maine 03903" by North Easterly Surveying, Inc. dated March 22, 2006 to be recorded in the York County Registry of Deeds. The above-described and conveyed property is labeled PROPOSED PARCEL ONE on the above-described plan.

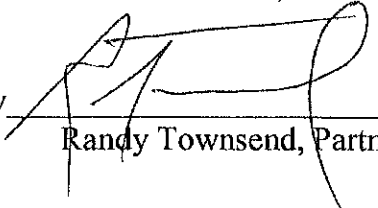
Being the same premises conveyed to BMT Enterprises by Warranty Deed of Julie Lane, LLC, dated December 13, 2006, and recorded in the York County Registry of Deeds at Book 15036, Page 887.

WITNESS my hand this 17 day of June, 2021.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

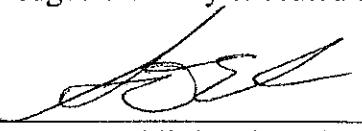
BMT ENTERPRISES  
By   
\_\_\_\_\_  
Mark P. Barlow, Partner

By   
\_\_\_\_\_  
Randy Townsend, Partner

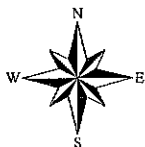
STATE OF Maine  
COUNTY OF York

June 17, 2021

Personally appeared **MARK P. BARLOW** and **RANDY TOWNSEND**, in their capacities, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained. Before me,

  
\_\_\_\_\_  
Notary Public/Justice of the Peace

Scott M. Edmunds  
ATTORNEY AT LAW



# Tax Map Excerpt

Town of Eliot, ME

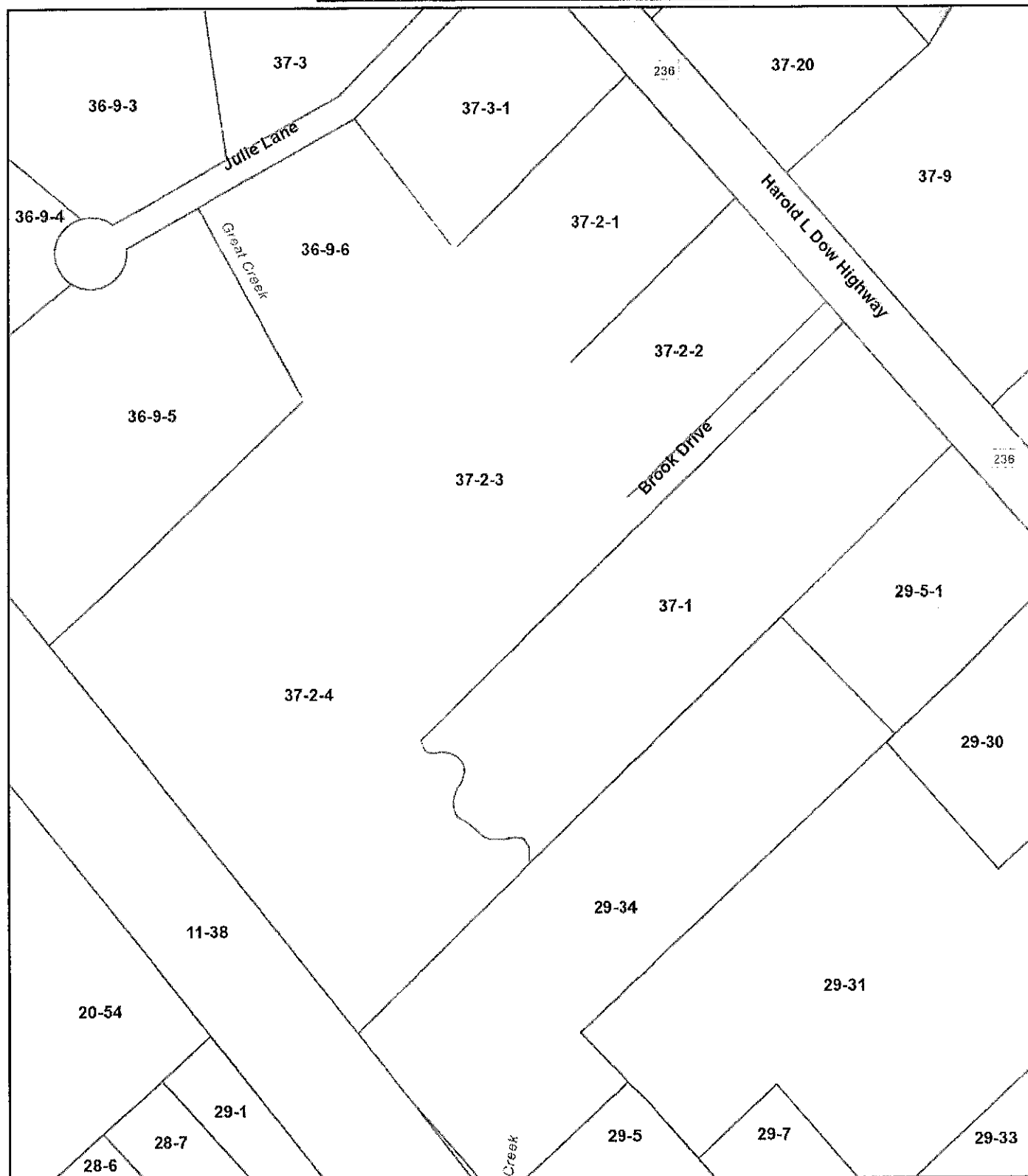
1 inch = 250 Feet



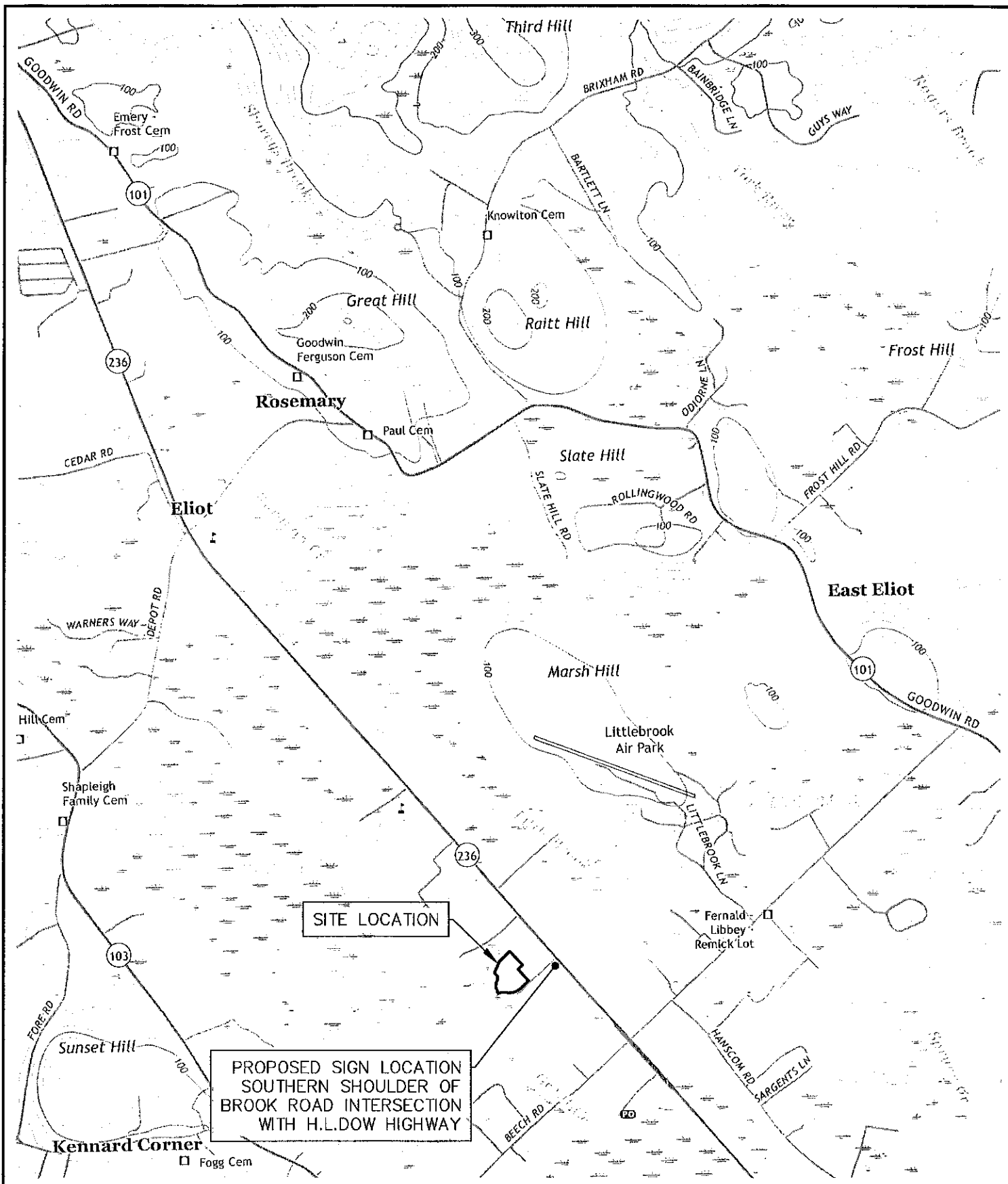
CAI Technologies  
Brewster, Maine 04005-0001


[www.cai-tech.com](http://www.cai-tech.com)

June 28, 2023



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



	<b>ATTAR ENGINEERING, INC.</b> CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128			<b>LOCATION:</b> OBI LAB/NORTHEAST GOLD 32 BROOK ROAD, ELIOT, MAINE TAX MAP 37, LOT 2-3		<b>BMT ENTERPRISES</b> P.O. BOX 574 ELIOT, MAINE 03903
	SCALE: 1" = 2,000'	APPROVED BY:	DRAWN BY: MJS	<b>INFORMATION:</b> USGS LOCATION MAP 7.5-MINUTE SERIES DOVER EAST QUADRANGLE		
	DATE: 06/28/23		REVISION DATE: - : -			
	JOB NO: C033-21		FILE: BROOK ROAD BASE.DWG		SHEET: 1	

## Mike Sudak

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**From:** Shelly Bishop <sbishop@eliotme.org>  
**Sent:** Thursday, June 15, 2023 2:02 PM  
**To:** Randy Townsend  
**Subject:** RE: Permit 2300167 BMT Enterprises  
**Attachments:** RE: Sign for Brook Road ; Eliot Board of Appeals - Request for Practical Difficulty Variance.pdf

Hi Randy,  
Thank you for the email.  
Could you include a plot plan showing proposed sign location and setbacks?  
Also, I think you mentioned and the application appears to show the property owner is Goransson.  
Where this appears to be an off site sign, Board of Appeals approval is required.  
Board of Appeals application is attached.  
Please let me know if you have any questions.  
Thank you,  
Shelly

Shelly Bishop  
Code Enforcement Officer  
Town of Eliot  
207-451-1208

**From:** Randy Townsend <randy@islandseafoodlobster.com>  
**Sent:** Wednesday, June 7, 2023 4:13 PM  
**To:** Shelly Bishop <sbishop@eliotme.org>  
**Subject:** Fwd: Permit 2300167 BMT Enterprises

Hello Shelly  
When you get a chance can you let me know the next steps for this sign permit acceptance. Thanks for your help  
Best regards  
Randy Townsend

Sent from my iPhone

Begin forwarded message:

**From:** Randy Townsend <randy@islandseafoodlobster.com>  
**Date:** May 29, 2023 at 10:36:01 PM EDT  
**To:** Shelly Bishop <sbishop@eliotme.org>  
**Subject:** Permit 2300167 BMT Enterprises

Hello Shelly

I wanted to make sure you received the sign diagram for the permit application 2300167 . This is the sign i would like to place on brook drive with your ok. Thanks  
Best regards  
Randy Townsend

Sent from my iPhone

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Under Maine's Freedom of Access ("Right to Know") law, all e-mail and e-mail attachments received or prepared for use in matters concerning Town business or containing information relating to Town business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law.

## Mike Sudak

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**From:** Shelly Bishop <sbishop@eliotme.org>  
**Sent:** Tuesday, May 16, 2023 4:32 PM  
**To:** Randy Townsend  
**Subject:** RE: Sign for Brook Road

Hi Randy,

Here is a link to the online permitting portal to submit sign permit applications - [Code Enforcement | Eliot ME \(eliotmaine.org\)](#)

Here is a link to the sign ordinance, including section regarding placement of sign and setbacks --

[https://library.municode.com/me/eliot/codes/code\\_of\\_ordinances?nodeId=SPBLAUSRE\\_CH45ZO\\_ARTXIS](https://library.municode.com/me/eliot/codes/code_of_ordinances?nodeId=SPBLAUSRE_CH45ZO_ARTXIS)

If a sign is proposed to be off site, Board of Appeals approval is required.

Please let me know if you have any questions.

Thank you,

Shelly

Shelly Bishop  
Code Enforcement Officer  
Town of Eliot  
207-451-1208

**From:** Randy Townsend <randy@islandseafoodlobster.com>  
**Sent:** Tuesday, May 16, 2023 2:18 PM  
**To:** Shelly Bishop <sbishop@eliotme.org>  
**Subject:** Sign for Brook Road

Hello Shelly,

I would like to get a permit to place a sign along brook road , beyond the route 236 town setback. I am not positive of the setback needed and would like your assistance. I have permission from Paul and Helen Goransson the owners of Brook Road. I would like to place the sign on the south side of the road. I have attached a sign design and imaged in it's approximate placement along Brook road. I am also attaching an email from Paul Goransson giving me his approval for the sign. Please let me know if you have any questions or concerns and I can come into the town for the permit or email any needs. Thanks for your assistance.

Best Regards,  
Randy Townsend  
BMT Enterprises / Island Seafood

## Mike Sudak

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**From:** paulg@bondgarden.net  
**Sent:** Friday, April 28, 2023 5:07 PM  
**To:** Randy Townsend  
**Cc:** Helen; paulg@bondgarden.net  
**Subject:** RE: 230428-Auraz Pylon Sign, Eliot.pdf

Hi Randy,

We are ok with the sign design. You are OK to proceed with the town.

Note that we believe the trailer partly blocking Brook Drive belongs to your business. If I am mistaken, please correct me. If it is, we have brought this up before and it really needs to be moved. We do have plans for an extension to Brook Drive that we cannot discuss further at this time, but within the next year I expect Brook Drive to be in use with others accessing land currently utilized to the southwest of your place. It is just a matter of time before this becomes an imperative, so it is better to find a new home for that trailer now.

Regards,

Paul Goransson

**From:** Randy Townsend <randy@islandseafoodlobster.com>  
**Sent:** Friday, April 28, 2023 8:26 AM  
**To:** Paulg@bondgarden.net  
**Subject:** Fwd: 230428-Auraz Pylon Sign, Eliot.pdf

Good morning Paul

Below is the design for the sign I would like to place on the south side of Brook Road. It would be just beyond the town line for route 236. They have a 25 ft set back from middle of 236.

If all looks OK to you I will go to town of Eliot and see how they would like the sign permit to be setup. I will contact you with their needs.

Thanks

Randy Townsend.

Sent from my iPhone

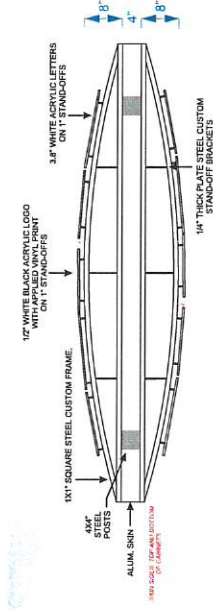
Begin forwarded message:

**Subject: 230428-Auraz Pylon Sign, Eliot.pdf**

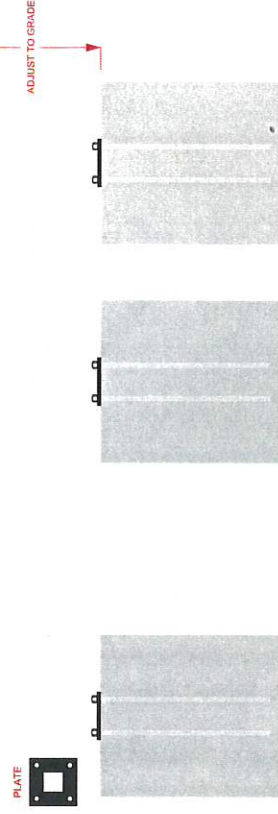
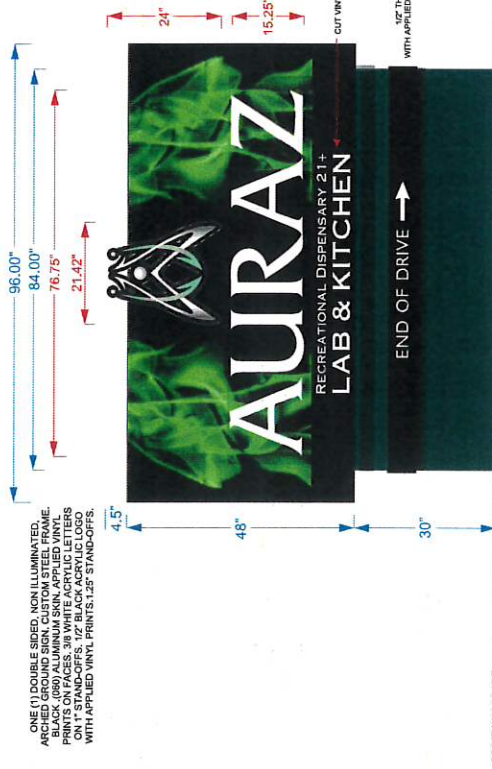
Here is the design for sign.

Sent from my iPhone





ONE (1) DOUBLE SIDED, NON ILLUMINATED,  
ACRYLIC LOGO WITH APPLIED VINYL PRINTS ON  
FACES. 38" ALUMINUM SKIN, APPLIED VINYL  
PRINTS ON FACES. 38" WHITE ACRYLIC LETTERS  
ON 1" STAND-OFFS. 1/2" BLACK ACRYLIC LOGO  
ON 1" STAND-OFFS. 1/2" STAND-OFFS.  
WITH APPLIED VINYL PRINTS ON 1/2" STAND-OFFS.



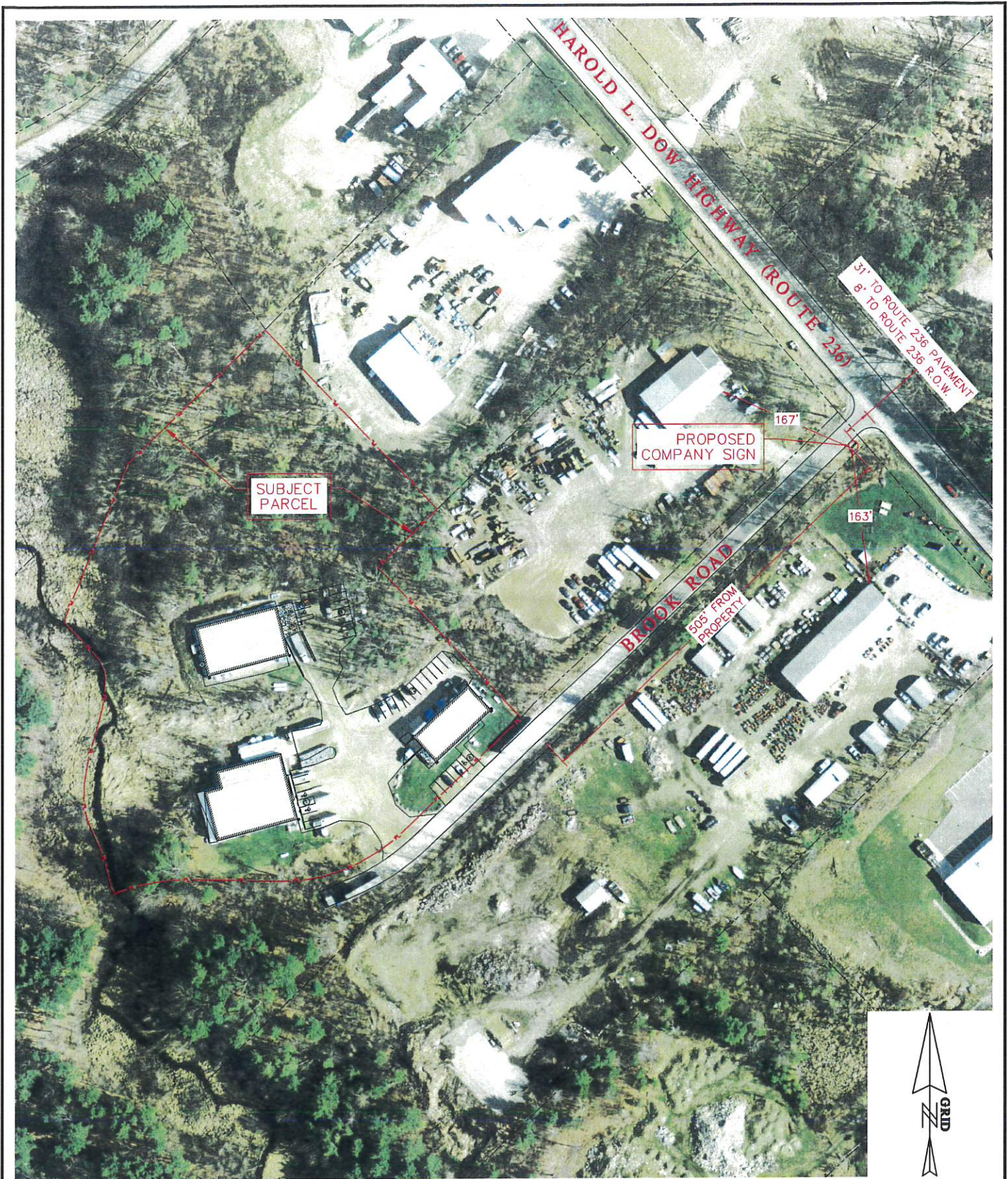
<p>PortsmouthSign.com 603-436-0047</p>	<p><b>REVISION:</b> All orders under \$250 include 1 revision only. All orders over \$250 include 2 revisions only. Additional revisions will be charged at \$25 per revision.</p> <p><b>PLEASE NOTE:</b> Designs are NOT actual size and color may vary depending on printer and/or monitor.</p>	<p>4/26/2023</p> <p>RETURN SIGNED TO: <a href="mailto:service@portsmouthsign.com">service@portsmouthsign.com</a></p> <p>I understand this Order Form is the final production order and replaces all previous drawings, notes and verbal instructions to this job. Standard vinyl &amp; paint colors will be used. Custom colors and specific matches to PMS colors will be an additional fee. I have carefully reviewed this form and verify that it contains all necessary specifications and represents my order. I authorize fabrication according to this approval.</p> <p>SIGNATURE: _____ Date: _____ IH</p>
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©COPYRIGHT 2019, BY PORTSMOUTH SIGN COMPANY. All designs and custom artwork remain the property of Portsmouth Sign Company until the order is complete and paid in full.

Shop Use Only ☐ Qty: ☐ SS ☐ DS ☐ Background Color: ☐ Vinyl Color: ☐ HP ☐ Int ☐ Other: \_\_\_\_\_

230428-auraz Pylon Sign, Eliot, fs Z:\ALL JOB FILES





# **ATTAR ENGINEERING, INC.**

CIVIL ♦ STRUCTURAL ♦ MARINE ♦ SURVEYING  
1284 STATE ROAD - ELIOT, MAINE 03903  
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE:

1" = 150'

DATE:

06/28/23

APPROVED BY:

DRAWN BY:

MJS

REVISION DATE:

- : -

JOB NO: C033-21

FILE: BROOK ROAD BASE.DWG

SHEET: 1

LOCATION:

OBI LAB/NORTHEAST GOLD  
32 BROOK ROAD, ELIOT, MAINE  
TAX MAP 37, LOT 2-3

INFORMATION:

USGS LOCATION MAP  
7.5-MINUTE SERIES  
DOVER EAST QUADRANGLE

ORACLE INDUSTRIES, LLC.  
13 ELDREDGE ROAD  
ELIOT, MAINE 03903



CURRENT OWNER										CURRENT ASSESSMENT										LOCATION									
ORACLE INDUSTRIES, LLC										INDUSTR.										5 Industrial									
13 ELDREDGE ROAD										IND LAND																			
ELIOT ME 03903										TOWN: TOWN OF																			
PHOTO										Assoc Pld#																			
GIS ID 37-2-3																													
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BMT ENTERPRISES										Description										Appraised Xf (B) Value (Bldg)									
ISF PROPERTIES LLC										Amount										Appraised Ob (B) Value (Bldg)									
BMT ENTERPRISES										Code										Appraised Land Value (Bldg)									
LIBBEY ALBERT										Description										Special Land Value									
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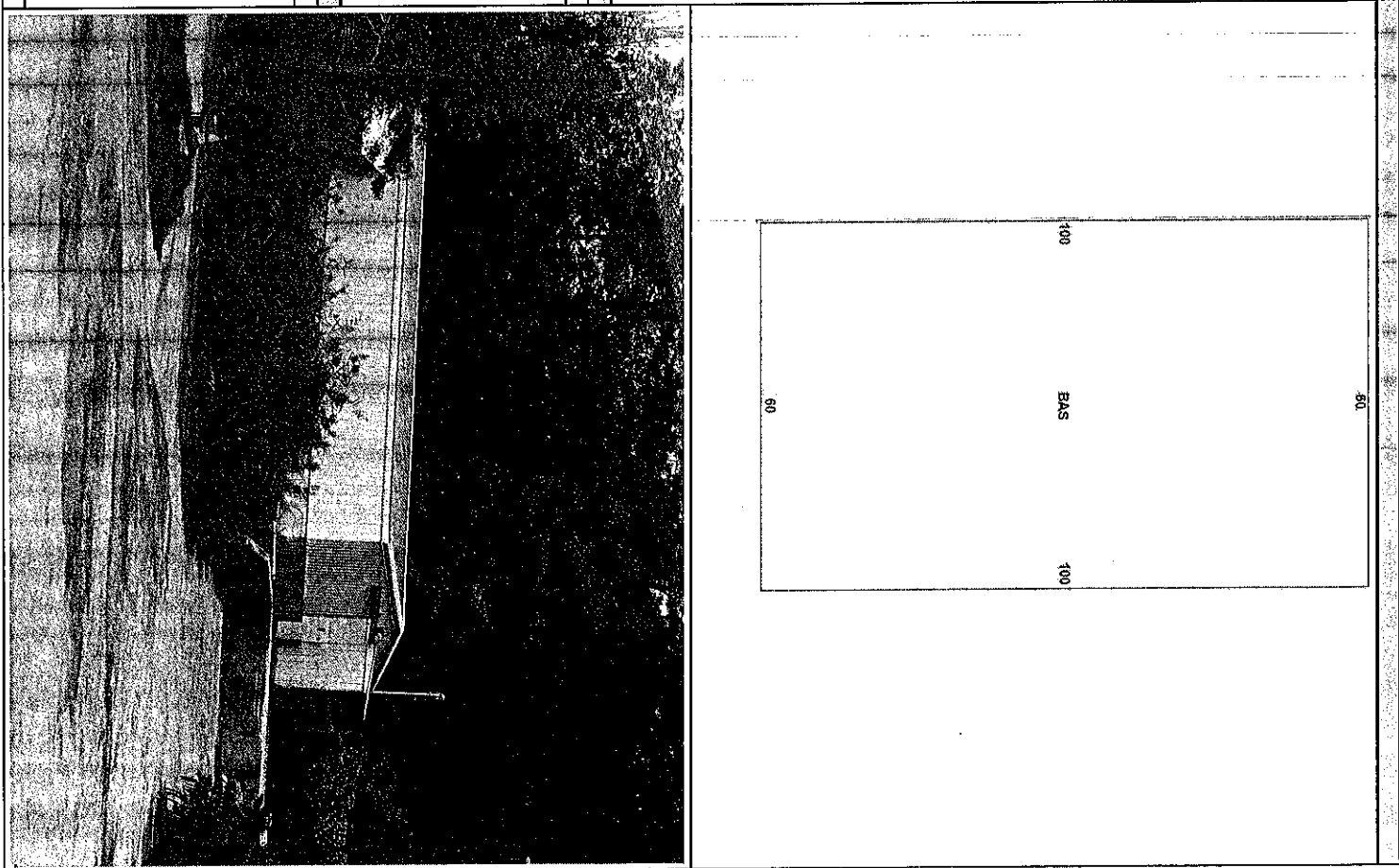


CURRENT OWNER				TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT						
ORACLE INDUSTRIES, LLC  13 ELDREDGE ROAD  ELIOT ME 03903  PHOTO GIS ID 37-2-3				1 Level	5 Well	6 Septic	1 Paved	5 Industrial	Description	Code	Appraised	Assessed	4509					
									INDUSTR.	4010	1,058,100	1,058,100	VISION					
									IND LAND	4010	444,100	444,100						
				SUPPLEMENTAL DATA														
				Air Pcd ID	PRECING HEART TIF				TOWN:TOWN OF									
STYLE GROSS EFEC																		
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ORACLE INDUSTRIES, LLC BMT ENTERPRISES ISF PROPERTIES LLC BMT ENTERPRISES LIBBEY ALBERT				18704	474	06-18-2021	U	II	1,550,000	1	Total	1,502,200	1,502,200					
				15809	0646	01-15-2010	U	I	0	1L	2022	4010	Year	Code	Assessed	Year	Code	Assessed
				15117	0155	03-28-2007	U	I	2,500,000	1	4010	1,025,500	2021	4010	916,100	2020	4010	916,100
				11368	0065	02-01-2002	Q	V	110,000	00	4010	348,000	4010	163,000	163,000		4010	163,000
				0			U		0		Total	1502200	Total	1373500	Total	1079100		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total				0.00														
ASSESSING NEIGHBORHOOD				Batch				APPRaised VALUE SUMMARY										
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0001	B							Appraised Xf (B) Value (Bldg)										
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								Special Land Value										
								Total Appraised Parcel Value										
								Exemption										
								Valuation Method										
								Total Appraised Parcel Value										
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BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY														
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value			
2	4010	IND WHSES	C/I		0 SF	0 1.00000	0	1.00	1.00		1.000			0	0			
Total Card Land Units 0.000 AC Parcel Total Land Area: 5.3300																		



CURRENT OWNER										TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT										4509		ELIOT, ME		VISION			
ORACLE INDUSTRIES, LLC  13 ELDREDGE ROAD  ELIOT ME 03903										1 Level	5 Well	1 Paved	5 Industrial	INDUSTRIAL IND LAND		Code	Appraised	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
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GIS ID 37-2-3										Assoc Plt#		Total		1,502,200		1,502,200		1,502,200		1,502,200		1,502,200		1,502,200		1,502,200		1,502,200							
RECORD OF OWNERSHIP										BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																			
ORACLE INDUSTRIES, LLC										18704	474	06-18-2021	U	I	1,550,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
BMT ENTERPRISES										15809	0646	01-15-2010	U	I	0	1L	2022	4010	1,025,500	2021	4010	916,100	2020	4010	916,100	2020	4010	916,100							
ISF PROPERTIES LLC										15117	0155	03-28-2007	U	I	2,500,000	1		4010	348,000		4010	163,000		4010	163,000		4010	163,000							
BMT ENTERPRISES										11368	0065	02-01-2002	Q	V	110,000	00																			
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EXEMPTIONS										OTHER ASSESSMENTS										APPRAISED VALUE SUMMARY															
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Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
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Date	Id	Type	Is	Cd	Purpose/Result	Date	Id	Type	Is	Cd	Purpose/Result	Date	Id	Type	Is	Cd	Purpose/Result	Date	Id	Type	Is	Cd	Purpose/Result	Date	Id	Type	Is	Cd	Purpose/Result	Date	Id	Type	Is	Cd	Purpose/Result
Total Appraised Parcel Value										Total Appraised Parcel Value										Total Appraised Parcel Value															
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LAND LINE VALUATION SECTION										LAND LINE VALUATION SECTION										LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value	B	Use Code	Description	Zone	Land Type	Land Units	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Price	Land Value		
3	4010	IND WHSES	C/I		0 SF	0 SF	0 1.00000	0	0	1.00	1.00	1.000					3	4010	IND WHSES	C/I		0 SF	0 SF	0 1.00000	0	0	1.00	1.00	1.000						
Total Card Land Units										Total Card Land Units										Total Card Land Units															
0.000										0.000										0.000															
AC										AC										AC															
Parcel Total Land Area: 5.3300										Parcel Total Land Area: 5.3300										Parcel Total Land Area: 5.3300															
Total Land Value										Total Land Value										Total Land Value															
444,100										444,100										444,100															

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style: 46		Food Process					
Model 96		Industrial					
Grade 03		Average					
Stories: 1							
Occupancy 1.00							
Exterior Wall 1 27		Pre-finish Metl					
Exterior Wall 2							
Roof Structure 03		Gable/Hip					
Roof Cover 01		Metal/Tin					
Interior Wall 1 01		Minimum Masonry					
Interior Wall 2							
Interior Floor 1 03		Concr-Finished					
Interior Floor 2							
Heating Fuel 04		Electric					
Heating Type 04		Forced Air-Duc					
AC Type 02		Heat Pump					
Bldg Use 3160		COMM WHSE					
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC 00		NONE					
Frame Type 05		STEEL					
Baths/Plumbing 00		NONE					
Ceiling/Wall 00		NONE					
Rooms/Ptrns 02		AVERAGE					
Wall Height 12.00							
% Conn Wall							
1st Floor Use:							
08 - OUTBUILDING & YARD ITEMS(D) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	U/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good
						Grade	Grade Adj
							Appr. Value
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	6,000	6,000	6,000	0		
Tot Gross Liv/ Lease Area		6,000	6,000	6,000			







# 500 feet Abutters List Report

Eliot, ME  
July 31, 2023

## Subject Property:

Parcel Number: 037-002-003  
CAMA Number: 037-002-003  
Property Address: 28 BROOK DR

Mailing Address: ORACLE INDUSTRIES, LLC  
13 ELDREDGE ROAD  
ELIOT, ME 03903

---

## Abutters:

Parcel Number: 011-038-000  
CAMA Number: 011-038-000  
Property Address: 299 BOLT HILL RD

Mailing Address: PUBLIC SERVICE CO OF NH DBA  
EVERSOURCE ENERGY  
PO BOX 270  
HARTFORD, CT 06141-0270

Parcel Number: 029-005-001  
CAMA Number: 029-005-001  
Property Address: 257 HAROLD L DOW HWY

Mailing Address: DG STRATEGIC II LLC ATTN: TAX DEPT  
STORE #15940  
100 MISSION RIDGE  
GOODLETTSVILLE, TN 37072

Parcel Number: 029-034-000  
CAMA Number: 029-034-000  
Property Address: PASSAMAQUODDY LN

Mailing Address: POLLARD, JOHN E ARCHER, CARL  
LEONARD  
PO BOX 61  
ELIOT, ME 03903

Parcel Number: 036-009-003  
CAMA Number: 036-009-003  
Property Address: 40 JULIE LN

Mailing Address: LORON LLC  
44 RIVERVIEW DR  
ELIOT, ME 03903

Parcel Number: 036-009-004  
CAMA Number: 036-009-004  
Property Address: 56 JULIE LN

Mailing Address: KAPH INC  
44 RIVERVIEW DR  
ELIOT, ME 03903

Parcel Number: 036-009-005  
CAMA Number: 036-009-005  
Property Address: 61 JULIE LN

Mailing Address: JULIE LANE LLC  
113 GOVERNMENT ST  
KITTERY, ME 03904

Parcel Number: 036-009-006  
CAMA Number: 036-009-006  
Property Address: 38 JULIE LN

Mailing Address: ORACLE INDUSTRIES, LLC  
13 ELDREDGE ROAD  
ELIOT, ME 03903

Parcel Number: 037-001-000  
CAMA Number: 037-001-000  
Property Address: 265 HAROLD L DOW HWY

Mailing Address: CHURCHILL, EVAN A/ROSALIE B  
REVOCABLE TR EVAN A AND ROSALIE  
B CHURCHILL TRUSTEES  
1288 STATE RD  
ELIOT, ME 03903

Parcel Number: 037-002-001  
CAMA Number: 037-002-001  
Property Address: 291 HAROLD L DOW HWY

Mailing Address: PAOLUCCI REALTY TRUST PETER J &  
CARMEN S PAUL TRUSTEES  
291 HAROLD L DOW HWY  
ELIOT, ME 03903

Parcel Number: 037-002-002  
CAMA Number: 037-002-002  
Property Address: 4 BROOK DR

Mailing Address: MORIARTY, MARIE  
23 LANDING DR  
METHUEN, MA 01844-5825



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

7/31/2023

Page 1 of 2



# 500 feet Abutters List Report

Eliot, ME  
July 31, 2023

Parcel Number:	037-002-004	Mailing Address:	GORANSSON, PAUL GORANSSON, HLEN 255 DEPOT RD ELIOT, ME 03903
CAMA Number:	037-002-004		
Property Address:	BROOK DR		
Parcel Number:	037-003-000	Mailing Address:	CRESTA, RALPH J CRESTA, KATHERINE A 295 WEST RD PORTSMOUTH, NH 03801
CAMA Number:	037-003-000		
Property Address:	6 JULIE LN		
Parcel Number:	037-003-001	Mailing Address:	NATURAL ROCKS SPRING WATER ICE CO INC 299 HAROLD L DOW HWY ELIOT, ME 03903
CAMA Number:	037-003-001		
Property Address:	299 HAROLD L DOW HWY		



[www.cai-tech.com](http://www.cai-tech.com)

PCVD  
7/27/2023  
PCVD

Zone: Village District  
Lot Size: .28 acres  
Map/Lot: 4/19  
Date: July 27, 2023

**Request for Practical Difficulty Variance**  
**for legally nonconforming lots of record**

Applicant Name: Jessica Mason + Lisa Couture Email: jessmason@aol.com

Mailing Address: 480 Main St Phone Number: 424 333-5242

Town: Eliot State: ME Zip: 03903

Owner of Property: Jessica L Mason Lisa R Couture

Location (Address) of Property: 480 Main St

York County Registry: Book: 861 Page: 239

Please also include:

1. Site Location Map (Tax Map)
2. Proof of Ownership
3. Proof of Proper Representation (if you will not be appearing at the Public Hearing yourself)

In addition, a sketch plan, scaled not less than 1"=20', of the property must accompany this application. It must show dimensions and the shape of the lot, the size and locations of existing buildings, the locations and dimensions of proposed buildings or alterations, and any natural peculiarities of the lot in question.

Indicate the part of the Zoning Ordinance to which you are requesting a variance:

Article: V Section: 45-194 Subsection: (c)(2)

The undersigned requests the Board of Appeals consider granting a variance as follows:

- a) Nature of Variance: Describe generally the nature of the variance.

Please see additional page for answers a)+b)

- b) Justification for Variance: In order for a variance to be granted, the appellant must demonstrate to the Board of Appeals that the strict application of the terms of the Zoning Ordinance would cause practical difficulty. There are six criteria that must be met before the Board can find that a practical difficulty exists. Please explain in detail how your situation meets each of the criteria listed on the next page.

## **Town of Eliot Board of Appeals-Request for Practical Difficulty Variance**

### **a) NATURE OF VARIANCE: Describe generally the nature of the variance.**

Applicants request a 50% reduction in the side setback in order to build a garage.

### **b) JUSTIFICATION FOR VARIANCE**

#### **1. The need for a variance is due to the unique circumstances of the property and not the general condition of the neighborhood.**

This is a non-conforming lot under one acre in the Village District. We are seeking to build a garage.

#### **2. The granting of a variance will not produce an undesirable change in the character of the neighborhood and will not unreasonably detrimentally affect the use or market value of abutting properties.**

It is not uncommon for homes in this neighborhood to have a garage. There remains additional open land next to the proposed garage with no undesirable change in the character of the neighborhood.

#### **3. The practical difficulty is not the result of action taken by the applicant or a prior owner.**

This is an existing non-conforming lot.

#### **4. No other feasible alternative to a variance is available to the applicant.**

The existing site does not offer any feasible alternative location for a garage.

#### **5. The granting of a variance will not unreasonably adversely affect the natural environment.**

The added building footprint is still well within the property's buildable limit. The existing topography and site drainage will be minimally impacted by this garage.

#### **6. The property is not located in whole or in part within shoreland areas as described in title 38, MRSA section 435.**

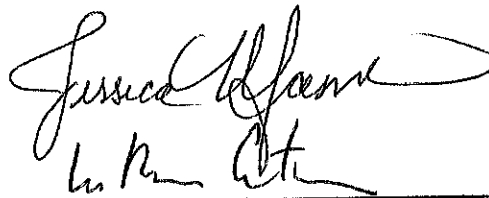
This property is not located in whole or in part within shoreland areas described in title 38, MRSA section 435.

6. The property is not located in whole or in part within shoreland areas as described in title 38, M.R.S.A. section 435.

Use additional sheets of paper if necessary

Date: 7/27/2023

Signed: \_\_\_\_\_



Date Accepted by Town Clerk or Code Enforcement Officer: \_\_\_\_\_

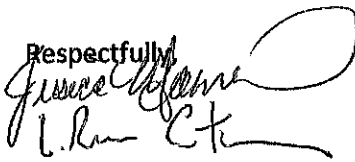
July 27, 2023

Board of Appeals  
Eliot, ME 03903

Dear Members of the Board of Appeals,

Please accept this letter granting our permission for Linda Braley to represent us in whole in the matter of seeking a practical variance for our property at 480 Main Street, Eliot, Maine, as we are out of country for a family matter.

Respectfully,

Handwritten signatures of Jessica L. Mason and Lisa Renee Couture. The signature of Jessica L. Mason is on top, and the signature of Lisa Renee Couture is below it. Both signatures are in cursive.

Jessica L. Mason and  
Lisa Renee Couture  
480 Main Street  
Eliot, ME 03903  
424.333.5242

009957

**WARRANTY DEED**

**KNOW ALL By THESE PRESENT** that the MAINE DISTRICT ADVISORY BOARD, FOR ITSELF, AND AS AGENT FOR THE MAINE DISTRICT CHURCH OF THE NAZARENE, THE SUCCESSOR IN INTEREST BY DISSOLUTION TO THE CHURCH OF THE NAZARENE OF ELIOT, with a principal place of business at PO Box 3550, Scarborough, Maine 04070-6550, for consideration paid, *grant(s)* to LISA R. COUTURE and JESSICA L. MASON, both with a mailing address of 22 Old Dennett Road South, Kittery, Maine 03904, with **Warranty Covenants**, as **Joint Tenants**, a certain lot or parcel of land situated in Eliot, County of York and State of Maine, lying on the easterly side of Main Street and being further bounded and described as follows:

**BEGINNING** at a point in the easterly sideline of Main Street, said point being the northwesterly most corner of the herein conveyed parcel and the southwesterly corner of land previously conveyed by the Grantor to Greg Odiome and Jean Odiome; thence running North 75° 40' 00" East by and along the land of Odiome 150.00 feet to a point; thence turning and running southeasterly by and along the land of Odiome 80.00 feet more or less to a point and the northerly sideline of Pickering Drive; thence turning and running South 75° 40' 00" West by and along the northerly sideline of Pickering Drive 150.00 feet to the intersection with the easterly sideline of Main Street; thence turning and running North 13° 24' 00" West by and along the northerly sideline of Main Street 80.00 feet more or less to the point and place of beginning.

MAINE R.E. TRANSFER TAX PAID

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor(s) by deed of Harold L. Dow dated May 27, 1935 and recorded in the York County Registry of Deeds at Book 861, Page 239.

**IN WITNESS OF**, Hal Whittet, Treasurer of the Maine District Advisory Board, duly authorized has set his hand this 20 day of February, 2004.

MAINE DISTRICT ADVISORY BOARD, FOR ITSELF AND AS AGENT FOR  
THE MAINE DISTRICT CHURCH OF THE NAZARENE

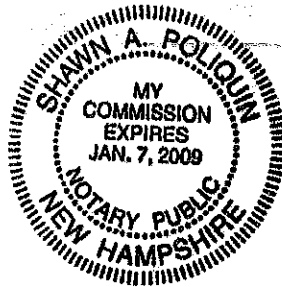
  
Witness

  
HAL WHITTET, TREASURER  
DULY AUTHORIZED

**STATE OF New Hampshire**  
**County of Rockingham**

February 20, 2004

Then personally appeared the above-named, HAL WHITTET, and acknowledged the foregoing instrument to be his free act and deed in his said capacity.



Before me,

Shawn A. Poliquin  
Attorney-at-Law/Notary Public

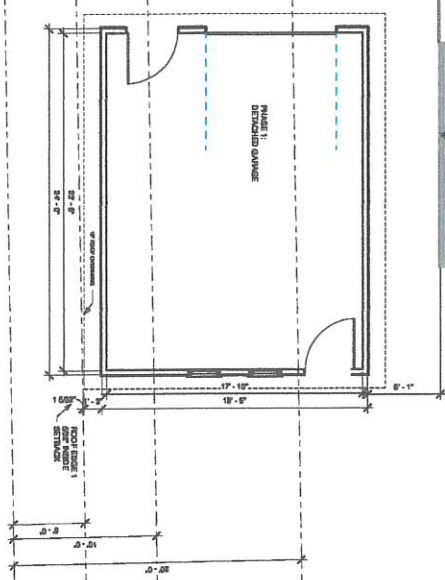
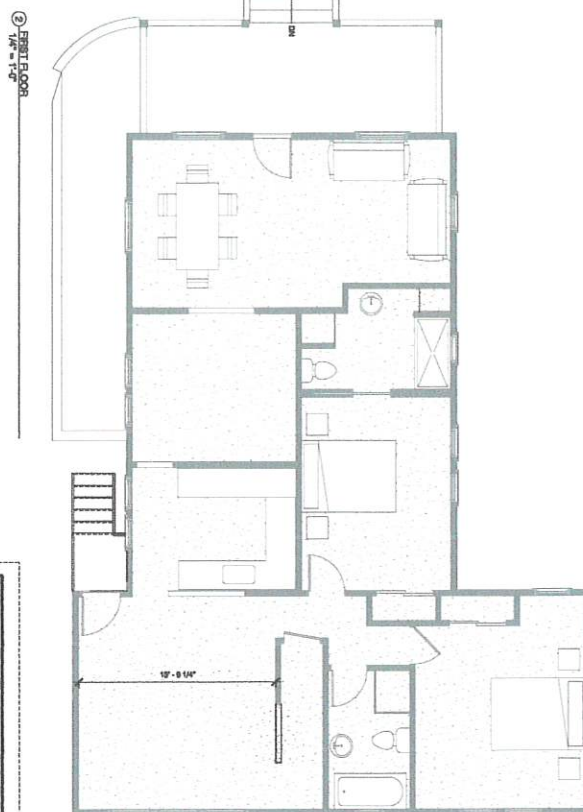
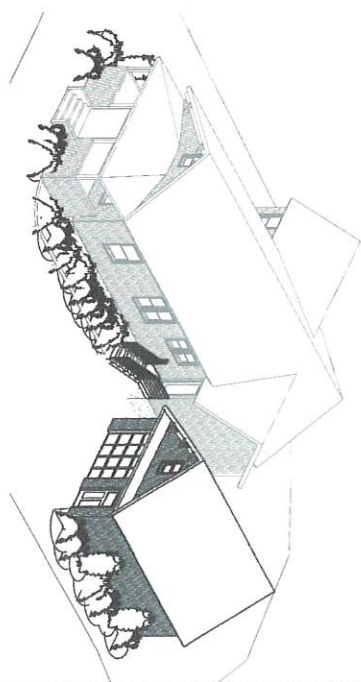
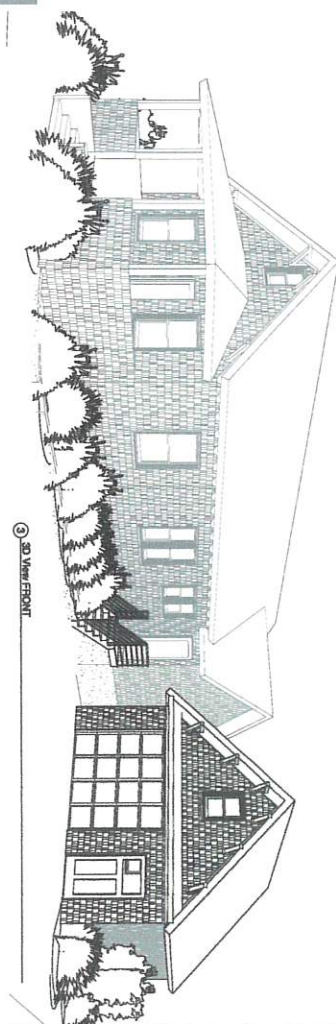
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2004 FEB 23 PM 2:39

Signature Title Corp  
55 Jewell Court, Ste 3  
Dartmouth NH 03801

2/23/04





② FIRST FLOOR  
1/4" = 1'-0"

⑤ 3D VIEW OVERHEAD

④ 3D VIEW REAR

30 VINYLFILON

DRAWING TITLE:  
**FLOOR PLANS**

PROJECT NAME:  
480 MAIN ST  
ELIOT, MAINE

Do not decide off the drawing. All dimensions are given in good faith and believed to be correct. All dimensions are to be verified by the contractor. These drawings represent a design intent and should be verified by the contractor prior to materials ordering and construction.

DATE OF ISSUE  
JULY 27, 2023  
REVISION DATE

DISCUSSION  
CONCEPTUAL PROGRAM SET  
PROJECT NUMBER  
2023-0-025

---

SCALE  
1/4" = 1'-0"



# Town of Eliot Assessor's Maps

- Map Labels
- Town Boundary
- Proprietor Boundary
- Right of Way
- Road Right of Way
- Common Area
- Cemetery
- Survey
- Waterbody

Map 8  
Block 81  
Unit 2

GIS  
Geographic Information System



Scale: 1 inch = 100 feet  
MAP 4



BASED ON SURVEYORS INFORMATION TO THE RIGHT  
 EXISTING HOME = 11,998 SF (13.1%)  
 PROPOSED COVERAGE = 2,488 SF (4.8%)  
 PROPOSED TOTAL LOT COVERAGE = 2,110 SF (17.9%)

ZONING DATA PER ELIOT ZONING ORDINANCE  
 LAST AMENDED OCTOBER 13, 2020 - SEE NOTE #61  
 ZONE: VILLAGE DISTRICT  
 REQUIREMENTS:  
 MINIMUM LOT SIZE: 1 Acre  
 MINIMUM FRONT SETBACK: 30 FT.  
 MINIMUM REAR SETBACK: 30 FT.  
 MINIMUM SIDE SETBACK: 10 FT.  
 MAXIMUM LOT COVERAGE: 20%  
 ACCESSORY BUILDING: 10%  
 MINIMUM FRONT SETBACK: 30 FT.  
 MINIMUM SIDE SETBACK: 10 FT.  
 MINIMUM REAR SETBACK: 10 FT.

LOT COVERAGE CALCULATION:  
 LOT AREA: 11,998 SQ. FT.  
 HOUSE: 1,998 SQ. FT.  
 COVERAGE: 16.65%  
 TOTAL: 1,9794 SQ. FT. (13.1%)

# PLAN REFERENCES:

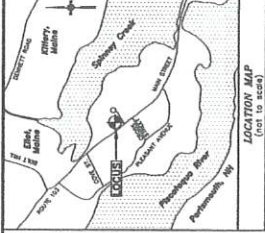
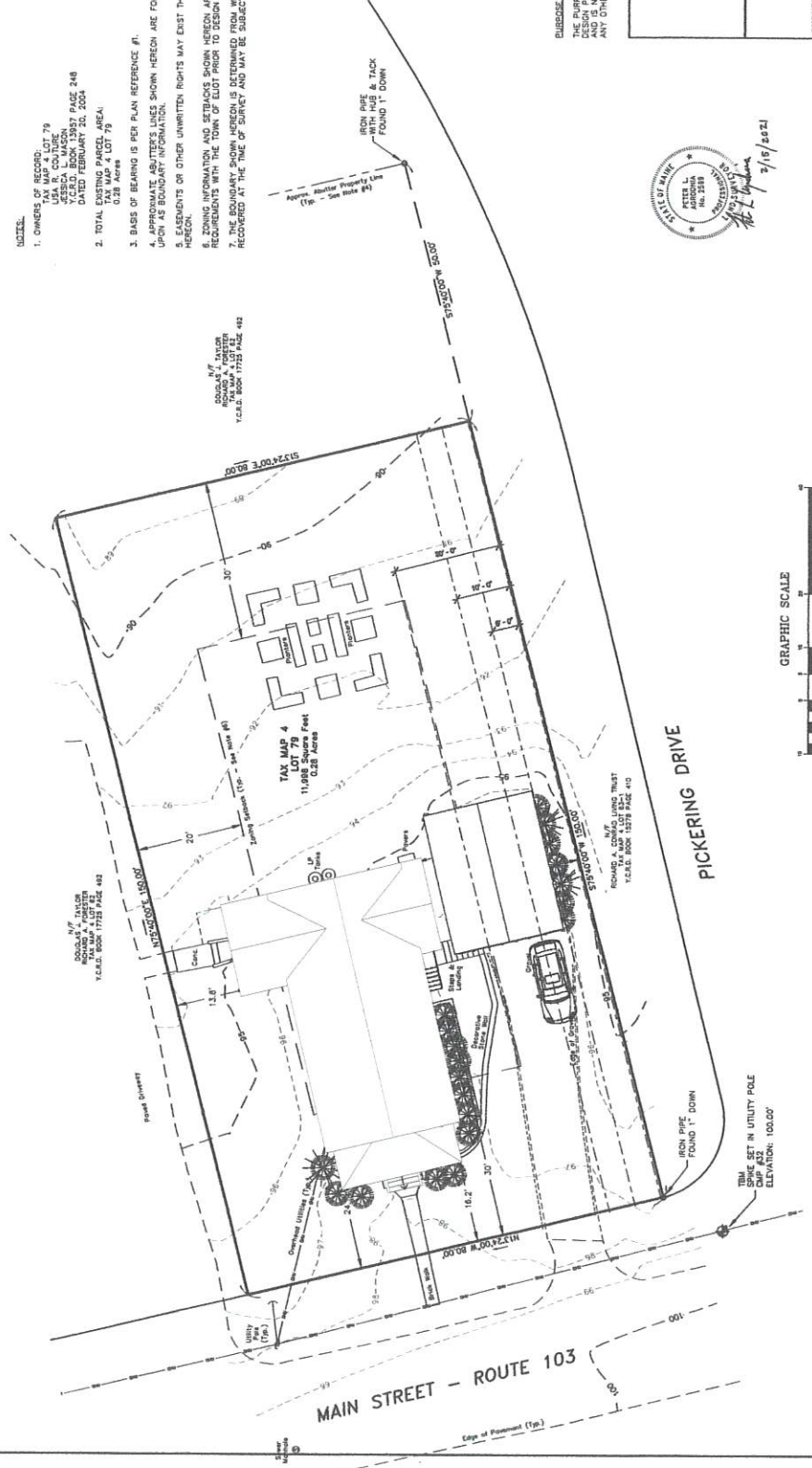
1. PLAN SHOWING PROPERTY OF THE CHURCH OF THE NAZARENE ELIOT, YORK COUNTY, MAINE. ALSO AN ADDITIONAL ACRE OF LAND TO BE CONVEYED BY HAROLD A. DOWN, PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED AUGUST 28, 1987, AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 43 PAGE 32.
2. "SUBDIVISION PLAN OF STAPLES POINT, PICKERING DRIVE, ELIOT, MAINE, OWNED BY BRUCE W. STAPLES", PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED AUGUST 1993 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 223 PAGE 16.

# NOTES:

1. OWNERS OF RECORD: LISA R. COULTER, 480 MAIN STREET, ELIOT, ME 03904. Y.C.R.D. BOOK 13957 PAGE 248 DATED FEBRUARY 20, 2004.
2. TOTAL EXISTING PARCEL AREA: 0.28 Acre 4 LOT 79.
3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
4. APPROXIMATE ADJACENT LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF ELIOT PRIOR TO DESIGN OR CONSTRUCTION.
7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.

N/E  
 DOUBLE 1" UTILITY  
 FOUND 1" DOWN  
 Y.C.R.D. BOOK 1723 PAGE 482

Approx. Boundary Property Line  
 (Typ. - See note #4)  
 IRON PIPE & TACK  
 FOUND 1" DOWN



PROJECT NAME: SITE PLAN  
 DRAWING TITLE: SITE PLAN  
 PROJECT NUMBER: 2021-001  
 DATE: 9/15/2021

# EXISTING CONDITIONS PLAN

FOR PROPERTY AT  
 480 Main Street  
 Eliot, York County, Maine  
 OWNED BY  
 Lisa R. Coulter  
 Jessica L. Mason  
 480 Main Street, Eliot, Maine 03904

DATE OF MEASUREMENT: OCTOBER 12, 2020  
 FIELD DATE: 10/12/2020  
 DATE OF PLOTTING: 9/15/2021

DESCRIPTION: CONCEPTUAL PRELIMINARY SITE PLAN  
 SCALE: 1" = 10' P.L.A.  
 SHEET: 1 OF 1  
 DRAWN BY: JLM  
 CHECKED BY: JLM

DATE OF MEASUREMENT: OCTOBER 12, 2020  
 FIELD DATE: 10/12/2020  
 DATE OF PLOTTING: 9/15/2021

A001









ZONING DATA PER ELIOT ZONING ORDINANCE  
(LAST AMENDED OCTOBER 13, 2020 - SEE NOTE #6):

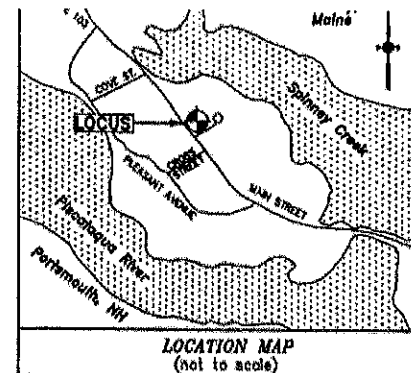
ZONE: VILLAGE DISTRICT

REQUIREMENTS:

MINIMUM LOT SIZE: 1 Acre  
MINIMUM FRONT SETBACK: 30 FT.  
MINIMUM SIDE SETBACK: 20 FT.  
MINIMUM REAR SETBACK: 30 FT.  
MAXIMUM BUILDING HEIGHT: 35 FT.  
MAXIMUM LOT COVERAGE: 20%  
ACCESSORY BUILDING:  
MINIMUM FRONT SETBACK: 30 FT.  
MINIMUM SIDE SETBACK: 10 FT.  
MINIMUM REAR SETBACK: 10 FT.

LOT COVERAGE CALCULATION:

LOT AREA: 11,998 SQ. FT.  
HOUSE: 1,309± SQ. FT.  
PORCH: 168± SQ. FT.  
STEPS: 93± SQ. FT.  
  
TOTAL: 1,570± SQ. FT. (13.1%)

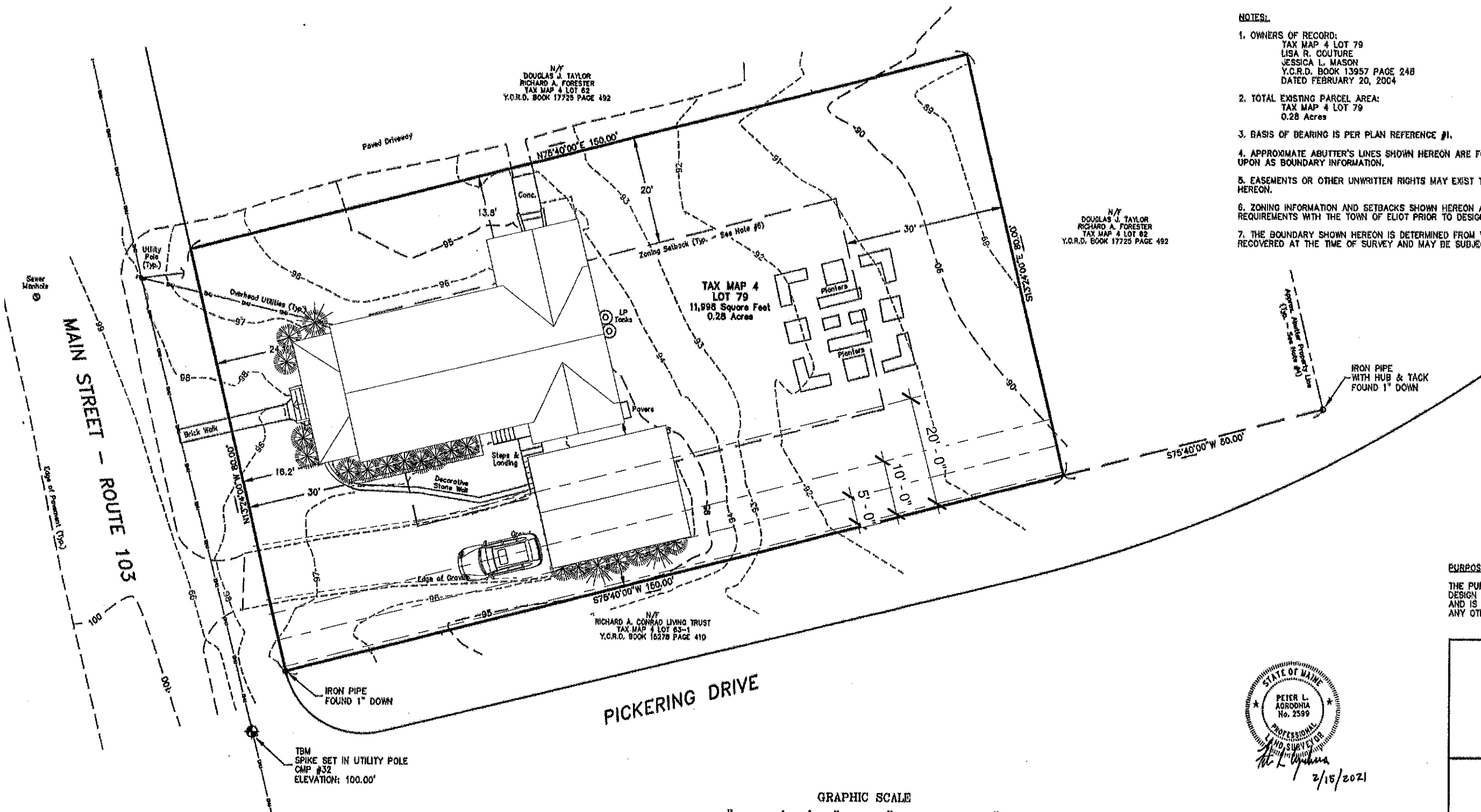


PLAN REFERENCES:

1. "PLAN SHOWING PROPERTY OF THE CHURCH OF THE NAZARENE ELIOT, YORK COUNTY, MAINE. ALSO AN ADDITIONAL ARE OF LAND TO BE CONVEYED BY HAROLD L. DOW", PREPARED BY MOULTON ENGINEERING CO., INC., DATED AUGUST 28, 1967, AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 43 PAGE 30.
2. "SUBDIVISION PLAN OF STAPLES POINT, PICKERING DRIVE, ELIOT, MAINE, OWNED BY BRUCE W. STAPLES", PREPARED BY ANDERSON LIVINGSTON ENGINEERS, INC., DATED AUGUST 1996 AND RECORDED AT THE Y.C.R.D. AS PLAN BOOK 225 PAGE 18.

NOTES:

1. OWNERS OF RECORD:  
TAX MAP 4 LOT 79  
LISA R. COUTURE  
JESSICA L. MASON  
Y.C.R.D. BOOK 13957 PAGE 24B  
DATED FEBRUARY 20, 2004
2. TOTAL EXISTING PARCEL AREA:  
TAX MAP 4 LOT 79  
0.28 Acres
3. BASIS OF BEARING IS PER PLAN REFERENCE #1.
4. APPROXIMATE ADJUTER'S LINES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS BOUNDARY INFORMATION.
5. EASEMENTS OR OTHER UNWRITTEN RIGHTS MAY EXIST THAT ENCUMBER OR BENEFIT THE PROPERTY NOT SHOWN HEREON.
6. ZONING INFORMATION AND SETBACKS SHOWN HEREON ARE FOR REFERENCE PURPOSES. CONFIRM CURRENT ZONING REQUIREMENTS WITH THE TOWN OF ELIOT PRIOR TO DESIGN OR CONSTRUCTION.
7. THE BOUNDARY SHOWN HEREON IS DETERMINED FROM WRITTEN RECORDS, FIELD EVIDENCE AND PAROL TESTIMONY RECOVERED AT THE TIME OF SURVEY AND MAY BE SUBJECT TO CHANGE IF OTHER EVIDENCE BECOMES AVAILABLE.



PURPOSE OF PLAN:

THE PURPOSE OF THIS PLAN IS TO SHOW EXISTING CONDITIONS FOR DESIGN PURPOSES. THIS PLAN IS NOT A STANDARD BOUNDARY SURVEY AND IS NOT INTENDED TO BE RECORDED, USED FOR CONVEYANCE, OR ANY OTHER TITLE PURPOSE.

EXISTING CONDITIONS PLAN

FOR PROPERTY AT  
480 Main Street  
Eliot, York County, Maine  
OWNED BY  
Lisa R. Couture  
Jessica L. Mason  
480 Main Street, Eliot, Maine 03903

North  
W EASTERLY  
SURVEYING, Inc.

SURVEYORS IN N.H. & MAINE 191 STATE ROAD, SUITE #1  
(207) 439-6333 KITTERY, MAINE 03904



2/16/2021

GRAPHIC SCALE





# 500 feet Abutters List Report

Eliot, ME  
July 31, 2023

## Subject Property:

Parcel Number: 004-079-000  
CAMA Number: 004-079-000  
Property Address: 480 MAIN ST

Mailing Address: COUTURE, LISA R MASON, JESSICA L  
480 MAIN ST  
ELIOT, ME 03903

---

## Abutters:

Parcel Number: 001-060-000  
CAMA Number: 001-060-000  
Property Address: 194 PLEASANT ST

Mailing Address: FRYE, MARSHALL SIMARD, KARA B.  
194 PLEASANT ST  
ELIOT, ME 03903

Parcel Number: 004-016-000  
CAMA Number: 004-016-000  
Property Address: 208 PLEASANT ST

Mailing Address: BRICKETT, BENJAMIN P BRICKETT,  
DEBRA H  
208 PLEASANT ST  
ELIOT, ME 03903-2133

Parcel Number: 004-017-000  
CAMA Number: 004-017-000  
Property Address: 202 PLEASANT ST

Mailing Address: MOWER, LOWELL M WALSH,  
KATHLEEN ELIZABETH  
202 PLEASANT ST  
ELIOT, ME 03903

Parcel Number: 004-019-000  
CAMA Number: 004-019-000  
Property Address: 16 CROSS ST

Mailing Address: DEMARCO, RAY L  
16 CROSS ST  
ELIOT, ME 03903

Parcel Number: 004-020-000  
CAMA Number: 004-020-000  
Property Address: 2 CROSS ST

Mailing Address: ELIOT MEMORIAL AMERICAN LEGION  
PO BOX 188  
ELIOT, ME 03903

Parcel Number: 004-021-000  
CAMA Number: 004-021-000  
Property Address: 12 CROSS ST

Mailing Address: NORTON, DANA L NORTON, KAREN A  
12 CROSS ST  
ELIOT, ME 03903

Parcel Number: 004-023-000  
CAMA Number: 004-023-000  
Property Address: 465 MAIN ST

Mailing Address: DARR, SHANNON C  
465 MAIN ST  
ELIOT, ME 03903

Parcel Number: 004-024-000  
CAMA Number: 004-024-000  
Property Address: 479 MAIN ST

Mailing Address: TAPLEY, PHILIP H  
479 MAIN ST  
ELIOT, ME 03903

Parcel Number: 004-025-000  
CAMA Number: 004-025-000  
Property Address: 5 ALVIN LN

Mailing Address: SEYMOUR, CAROLINE L  
5 ALVIN LN  
ELIOT, ME 03903

Parcel Number: 004-026-000  
CAMA Number: 004-026-000  
Property Address: 11 ALVIN LN

Mailing Address: MAVRIKIS, CRAIG P  
11 ALVIN LN  
ELIOT, ME 03903



[www.cai-tech.com](http://www.cai-tech.com)

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7/31/2023

Page 1 of 3





# 500 feet Abutters List Report

Eliot, ME  
July 31, 2023

Parcel Number: 004-027-000 CAMA Number: 004-027-000 Property Address: 13 ALVIN LN	Mailing Address: TUTTLE, KYLE L TUTTLE, ALLISON B 13 ALVIN LN ELIOT, ME 03903
Parcel Number: 004-028-000 CAMA Number: 004-028-000 Property Address: 16 ALVIN LN	Mailing Address: MAGDZIASZ, MELISSA 16 ALVIN LN ELIOT, ME 03903
Parcel Number: 004-029-000 CAMA Number: 004-029-000 Property Address: 14 ALVIN LN	Mailing Address: BRICKETT, ALEXANDER JAMES 208 PLEASANT ST ELIOT, ME 03903
Parcel Number: 004-030-000 CAMA Number: 004-030-000 Property Address: 6 ALVIN LN	Mailing Address: STAPLES, ROLAND III 503 MAIN ST ELIOT, ME 03903
Parcel Number: 004-031-000 CAMA Number: 004-031-000 Property Address: 487 MAIN ST	Mailing Address: PATERSON, JANE L PATERSON, JANE L 487 MAIN ST ELIOT, ME 03903
Parcel Number: 004-032-000 CAMA Number: 004-032-000 Property Address: 493 MAIN ST	Mailing Address: BURKE-ZABARSKY FAMILY REVOCABLE TRUST udt 5/19/202 BURKE, PAUL AND HANNAH R.Z., TRUSTEES 161 SOUTH STREET PORTSMOUTH, NH 03012
Parcel Number: 004-033-000 CAMA Number: 004-033-000 Property Address: 503 MAIN ST	Mailing Address: STAPLES, ROLAND III 503 MAIN ST ELIOT, ME 03903
Parcel Number: 004-034-000 CAMA Number: 004-034-000 Property Address: 525 MAIN ST	Mailing Address: HALL, EVERETT F 368 MAIN ST ELIOT, ME 03903
Parcel Number: 004-059-000 CAMA Number: 004-059-000 Property Address: 514 MAIN ST	Mailing Address: PERKINS, ARTHUR E PERKINS, GLENDA M 514 MAIN ST ELIOT, ME 03903
Parcel Number: 004-061-000 CAMA Number: 004-061-000 Property Address: 496 MAIN ST	Mailing Address: WICKMAN, JOHN A WICKMAN, JANE J 496 MAIN ST ELIOT, ME 03903
Parcel Number: 004-062-000 CAMA Number: 004-062-000 Property Address: 488 MAIN ST	Mailing Address: TAYLOR, DOUGLAS J FOERSTER, RICHARD A 488 MAIN ST ELIOT, ME 03903
Parcel Number: 004-063-001 CAMA Number: 004-063-001 Property Address: 15 PICKERING DR	Mailing Address: BRICKETT, ALISON BRICKETT, ADAM 15 PICKERING DR ELIOT, ME



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# 500 feet Abutters List Report

Eliot, ME  
July 31, 2023

Parcel Number: 004-063-002 CAMA Number: 004-063-002 Property Address: 17 PICKERING DR	Mailing Address: SELSBERG, CAROL SELSBERG, WILLIAM 17 PICKERING DR ELIOT, ME 03903
Parcel Number: 004-063-003 CAMA Number: 004-063-003 Property Address: 19 PICKERING DR	Mailing Address: MCDONALD, BRUCE D MCDONALD, KATHY A 19 PICKERING DR ELIOT, ME 03903
Parcel Number: 004-063-004 CAMA Number: 004-063-004 Property Address: 16 PICKERING DR	Mailing Address: OLSON, DARLENE M 16 PICKERING DR ELIOT, ME 03903
Parcel Number: 004-063-005 CAMA Number: 004-063-005 Property Address: 14 PICKERING DR	Mailing Address: GRAY, RICHARD N SCHEPIS-GRAY, SUZANNE 14 PICKERING DR ELIOT, ME 03903
Parcel Number: 004-063-006 CAMA Number: 004-063-006 Property Address: 12 PICKERING DR	Mailing Address: MAGNUSON FAMILY TRUST MAGNUSON, MYRON D & SHARON A TRUSTEES 12 PICKERING DR ELIOT, ME 03903
Parcel Number: 004-064-000 CAMA Number: 004-064-000 Property Address: 464 MAIN ST	Mailing Address: HOWELL, THOMAS L HOWELL, LORI A 13 KINGS HIGHWAY SO ELIOT, ME 03903
Parcel Number: 004-065-000 CAMA Number: 004-065-000 Property Address: 27 HOWELL DR	Mailing Address: HOWELL, THOMAS L HOWELL, LORI A 27 HOWELL DR ELIOT, ME 03903
Parcel Number: 004-065-001 CAMA Number: 004-065-001 Property Address: 16 HOWELL DR	Mailing Address: HOWELL, LEGRANDE R HOWELL, JANE L 16 HOWELL DR ELIOT, ME 03903
Parcel Number: 004-066-000 CAMA Number: 004-066-000 Property Address: 450 MAIN ST	Mailing Address: HOWELL, THOMAS L HOWELL, LORI A 13 KINGS HWY SO ELIOT, ME 03903
Parcel Number: 004-067-000 CAMA Number: 004-067-000 Property Address: 442 MAIN ST	Mailing Address: MCKINNEY, MICHAEL E MCKINNEY, CAROLYN A 442 MAIN ST ELIOT, ME 03903
Parcel Number: 004-068-000 CAMA Number: 004-068-000 Property Address: GARDENVIEW LN	Mailing Address: HOWELL, LORI A HOWELL, THOMAS L 13 KINGS HIGHWAY SOUTH ELIOT, ME 03903



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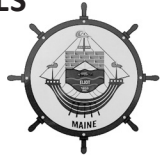
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7/31/2023

Page 3 of 3

**Town of Eliot**  
**ELIOT BOARD OF APPEALS**

**TYPE OF MEETING:** In-Person/Remote Option  
**DATE:** August 17, 2023  
**TIME:** 7:00 P.M.  
**LOCATION:** Town Hall/Remote Option



**PUBLIC HEARING:**

**A) Request for a Practical Difficulty Variance by Randy Townsend, Oracle Industries LLC, DBA Auroz, for property located at 32 Brook Road, Map 37, lot 2/3, 5.2 ac., in the Commercial/Industrial Zone to allow for construction of an off-site sign to be located within the right-of-way of Brook Road at the intersection of Rte. 236.**

**B) Request for a Practical Difficulty Variance by Jessica Mason and Lisa Couture for property located at 480 Main St., Map 4, Lot 29, .28 ac., in the Village zone for a 50% reduction in side setback to build a garage.**

Interested persons may be heard and written communication received regarding this application at this hearing. The application is on file and available for review in the Land Use Office at Eliot Town Hall, 1333 State Road, Eliot, ME 03903.

The meeting agenda and information on how to join the remote Zoom meeting will be posted on the web page at [eliotmaine.org/board-appeals](http://eliotmaine.org/board-appeals).