



WINTHROP MAINE

Permit #: 240096

Permit Date: 08/28/23

Permit Type: Conditional Use

Applicant Name: Thomas Meiser

Applicant Address: 27 Rocky Haven Lane

Applicant City, State, ZIP: Winthrop, ME 04364

Applicant Phone Number: [REDACTED]

Applicant Email:

Description: conditional Use

Project Cost: 0

Square Feet: 0

Floodplain: No

Map: 25

Lot: 23

Zone: Public Water

Permit For: Residential

Permit For (Subtype):

Case #: 23-03

Status: Pending

Assigned To: Mark Arsenaault

Property

Parcel #	Address	Legal Description	Owner Name	Owner Phone	Zoning
025-023-000-000	27 ROCKY HAVEN LANE		MEISER THOMAS J.		

Fees

Fee	Description	Notes	Amount
Conditional Use	fee for conditional use application		\$100.00
Total			\$100.00

Payments

Date	Paid By	Description	Payment Type	Accepted By	Amount
08/28/2023	Tom Meiser	conditional Use APP fee	#6302	Mark Arsenaault	\$100.00
Outstanding Balance					\$0.00

Tableted



**WINTHROP CODES OFFICE
17 HIGHLAND AVENUE
WINTHROP, ME 04364
207-377-7200 ext. 7**

LEGAL NOTICE

The Winthrop Planning Board will hold a public hearing on **Wednesday, September 13, 2023, at 7:00 PM** at the Winthrop Town Office (All Purpose Room) at **17 Highland Ave.** and via Zoom <https://us06web.zoom.us/j/82479790392>
Meeting ID: 824 7979 0392

on the following:

Case 23-02 Consideration of a request from Patricia Savory for a conditional use permit for earth moving of more than 25 cubic yards within 250 feet of lakes for the purpose of replacement of an existing retaining wall at 50 Maranacook Station Ln. on town map 56 lot 4.

Case 23-03 Consideration of a request from Thomas Meiser for a conditional use permit for earth moving of more than 25 cubic yards within 250 feet of lakes for the purpose of expanding an existing, non-conforming structure for living space and garage at 27 Rocky Haven Ln. on town map 25 lot 23.

Tableted

Case 23-04 Consideration of a request from Matthew Steele for a conditional use permit for earth moving of more than 25 cubic yards in the general residential zone for the purpose of building a 40 x 40 ft garage at 64 Pennwood Rd, on town map 37 lot 34.

David Lee, Chair
Winthrop Planning Board

TOWN OFFICE
17 Highland Avenue
Winthrop, ME 04364
Telephone: (207) 377-7200 ext. 427

Application Fee: \$100.00

Location: _____

Case # 23-03

Received: _____

Zone: PW

Map 25 Lot 23

CONDITIONAL USE PERMIT APPLICATION FORM

Name of Applicant: THOMAS MBISER
Address: 27 ROCKY HAVEN LANE, WINTHROP, MAINE
Daytime Telephone: [REDACTED]

The proposed land use is:

expansion of an existing, non-conforming use: _____

expansion of an existing, non-conforming structure: _____

earthmoving of 25+ cubic yards within 250 feet of lakes
(1000 feet of Narrows Ponds)

earthmoving of 100+ cubic yards in the Limited Residential Zone

Amount of earthmoving for proposed project 300 cubic yards

sand and gravel extraction or other mining activity

agriculture or livestock keeping

residential multi-family: _____ units

commercial use: _____

gross floor area: _____

of employees: _____

parking spaces/area: _____

restaurant or other on-premises food and beverage service

public buildings

waste processing or disposal facilities

junkyard or automobile graveyard

other: _____

adjustment of a zoning district boundary (0 – 50 feet)

Describe in detail the proposed project/use:

16x20 FT ADDITION TO LIVING SPACE, TO INCLUDE A BEDROOM AND BATH ROOM. ALSO A 24x26 FT GARAGE

TOWN OFFICE
CODES ENFORCEMENT DEPARTMENT
17 Highland Avenue
WINTHROP, MAINE 04364
TELEPHONE (207) 377-7200 ext. 427

APPLICATION FOR EARTHMOVING

NAME THOMAS MEISER DATE TO BEGIN SEPT/OCT 2023
MAILING ADDRESS 27 ROCKY HAVEN LANE, WINTHROP, ME 04364
PROJECT LOCATION SAME AS ABOVE
ESTIMATED CUBIC YARDS 300
REASON EXCAVATION FOR FOUNDATION FOR BEDROOM & GARAGE
WILL THE EARTH BE MOVED OFF SITE? Yes
IF YES, where? MONMOUTH, MAINE

GENERAL EROSION CONTROL STANDARDS (MAY 1 – AUGUST 15)

- 1) The applicant shall install an erosion control barrier, consisting of either a staked hay bale barrier or a silt fence, between the exposed earth, the waterbody, and abutting property. The location of the barrier should be at the edge of the disturbed soils. Hand-outs describing the proper installation of both methods are available at the Codes Enforcement Office.
- 2) The applicant shall apply a temporary hay mulch, about 4 inches thick, within one week of earthmoving, if seeding has not been done yet. Where slopes are steeper than 10 percent, the mulch should be held in place by either tacking netting down over the area or by cutting the mulch into the ground with a shovel.
- 3) The applicant shall permanently stabilize all exposed earth at project completion by seeding at the rate specified on the package and lightly mulching, at a rate of 2 bales per 1,000 square feet. Fertilizer should not be used on land adjacent to a lake, pond, or stream. In other areas, the amount of fertilizer is best determined by a soil test from the Maine Soil Testing Service (kits available from the Kennebec Soil and Water Conservation District, Augusta, tel. 622-7847).
- 4) If any earth will be taken off-site, the location of disposal shall be first approved by the Codes Enforcement Officer.

APPLICANT'S AGREEMENT: As a condition of my permit from the Town of Winthrop, I hereby acknowledge the above standards and agree to conduct all earthmoving in accordance with these standards.

SIGNATURE Thomas Meiser
===== **FOR OFFICE USE ONLY** =====
ZONE _____ MAP _____ LOT _____ PERMIT # EM - _____
SIGNATURE OF INSPECTOR _____ DATE _____

Lower Narrows Pond

Lots 28,29&30
Kennebec Registry of Deeds
Book 3830 / Page 69
Winthrop Town
Map 025/Lot 023

100' Setback
from Shore

Lot 28

Lot 29

Lot 30

153'
Property Line

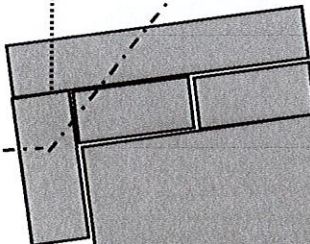
154'
Property Line

214'
Property Line

240'
Property Line

100' Setback
from Shore

20'
Setback



New
20' x 16'
Bedroom

New
26' Deep
x 24' Wide
Garage

20'
Setback

20'-0"

40'-0'
Setback

34'-0"

30'-0"

31'-0"

16'-0"

6'-0"

27 Rocky Haven Lane

Rocky Haven Lane

Traveled Way

10'-0" Wide

Existing
Structures



MORTGAGE LOAN INSPECTION

I hereby certify to Casco Northern Bank, N.A. and First American Title Insurance Company that this plan shows the result of a current examination of the premises described in a copy of current deed or deeds recorded in the Kennebec County Registry of Deeds in book 2783 at page 253.

All significant observed encroachments, buildings, and improvements on the ground are shown on the plan. The plan shows conditions existing on date herein. Measurements indicate that the principle and auxiliary structures do not meet the requirements of the Municipal ordinance, however, according to the Municipality, the structures were constructed prior to the advent of setback requirements, or was granted a variance.

The residence does not appear to fall within a flood hazard zone as delineated by the H.U.D. flood zone maps.

This document is a mortgage inspection and conforms with requirements established by the State board of Registration for Land Surveyors under Title 32, Chapter 24, Revised Statutes of 1964 (Public Laws, 1967, Chapter 423), Bylaws, Rules, and Regulations of the Board, page 33.

THIS IS NOT A BOUNDARY SURVEY, SHOULD A MORE ACCURATE DETERMINATION OF THE METES AND BOUNDS OF THIS PROPERTY BE DESIRED, A FULL BOUNDARY SURVEY IS RECOMMENDED.

SCALE 1" = 30'

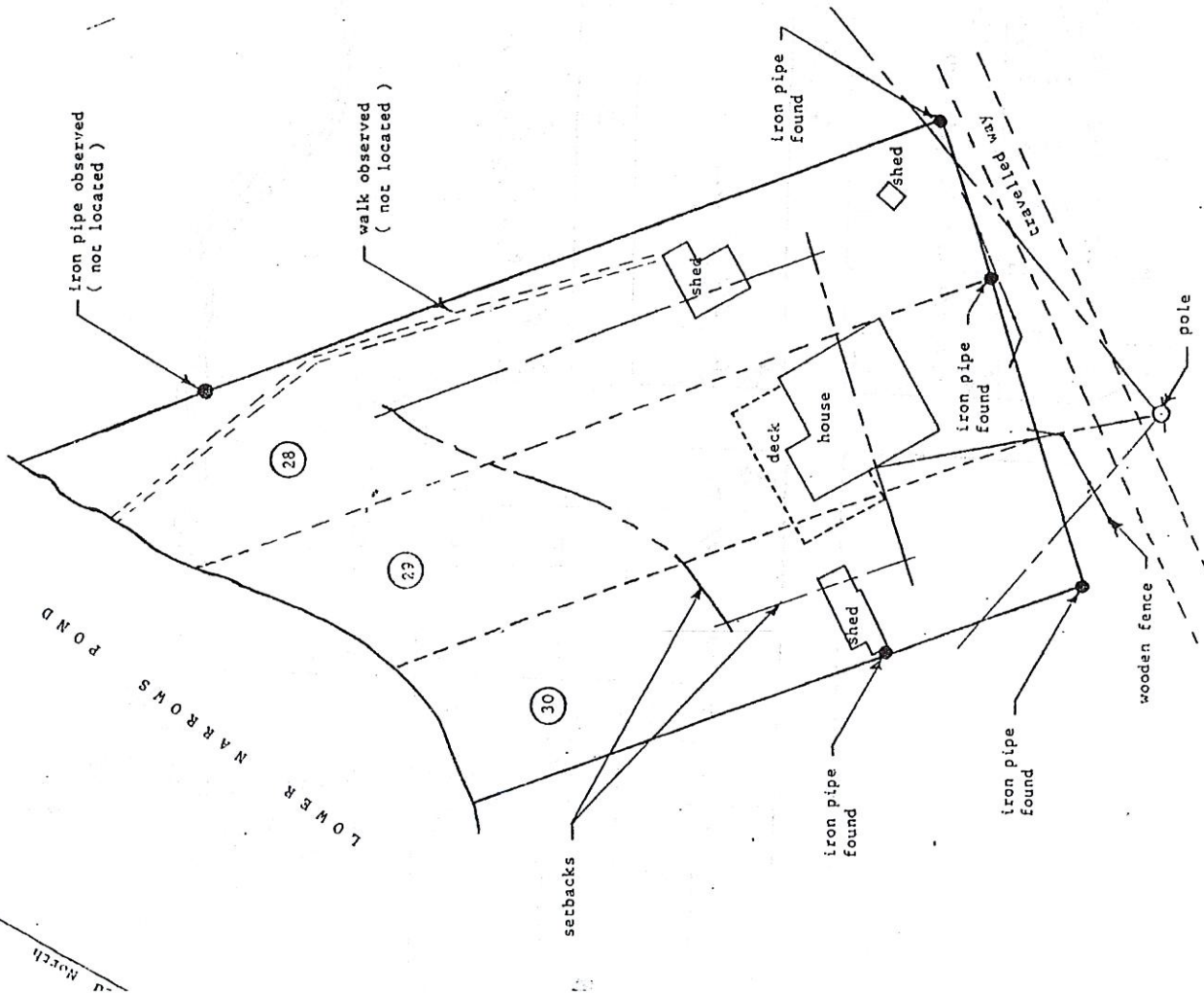
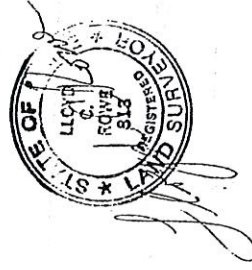


CERTIFICATION PLAN OF PROPERTY

for **Thomas J. Meiser**

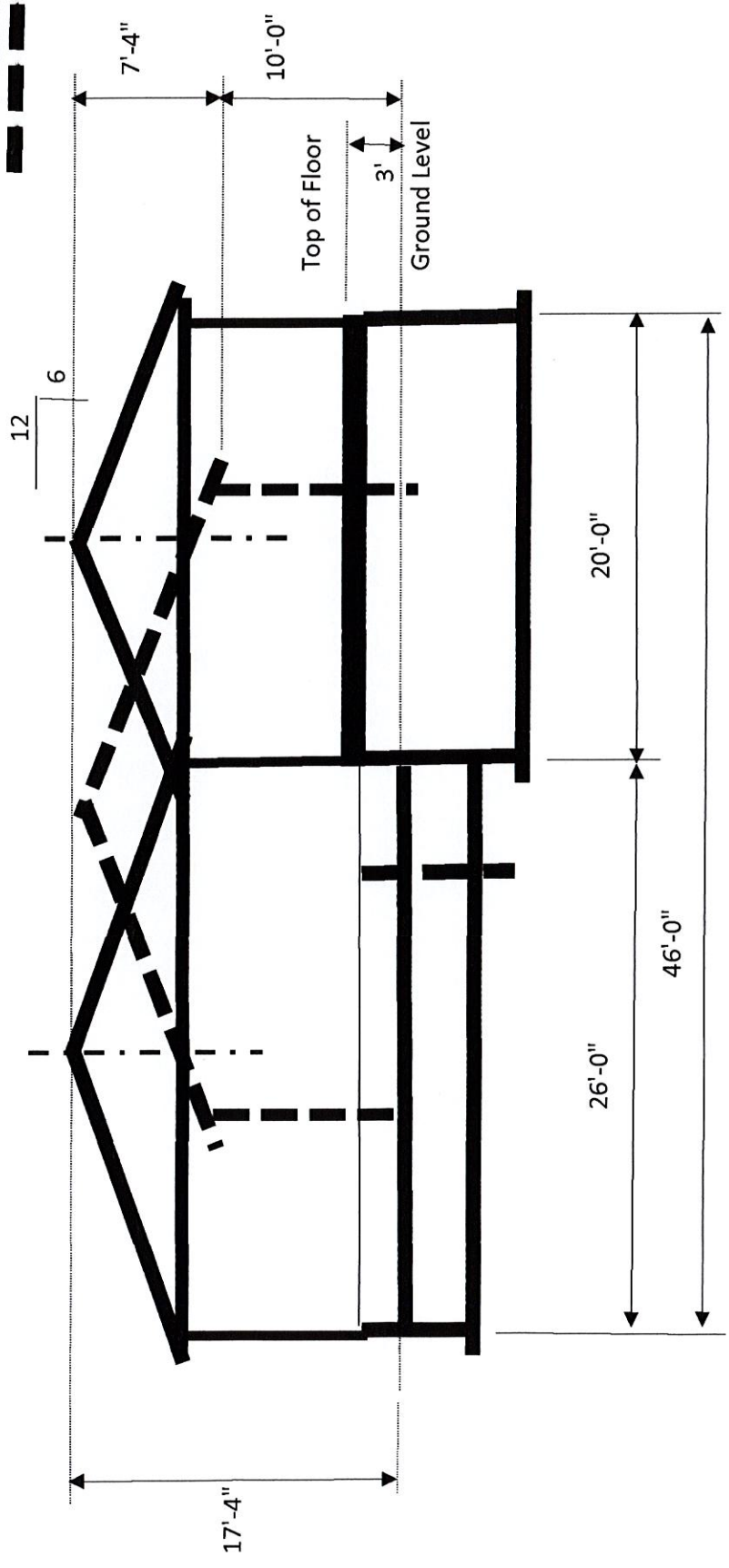
located at Lower Narrows Pond Road
Winthrop, Kennebec County, Maine

by **ROWE and WENDELL**
179 MAIN STREET, WATERVILLE, ME. 04901
November 6, 1990



North

Existing Structure



Section A-A Elevation 2

Building Areas/Lot

<u>Square Footage</u>
<u>Lot</u>

153' X 120 = 18,360
120' X 87' X .5 = 5,220
Total 23,580 Square Feet

<u>New Bedroom and Garage</u>

Bedroom
20' X 16' = 320
Garage
24' X 26' = 624
Total 944

<u>Existing Structures</u>

Out Building
7.5' X 19.5' = 146.25 146.25

Bunk House
15.33' X 17.5' = 268.28
9' X 6' = -54
214 214

Existing Home
35' X 14.5 = 507.5
16' X 28' = 448
955.5 955.5

Existing Total 1315.75

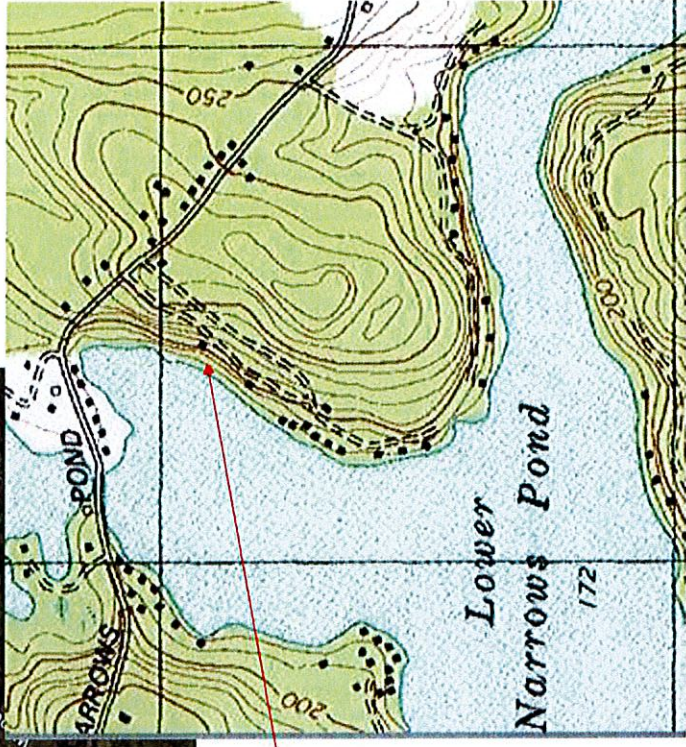
New Total 944

Total	2259.75	<u>Building Area</u>
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2,260 / 23,580 = 0.0958

<u>10%</u>

of Total Area



27 Rocky Haven Lane

House is 40-45' above Narrows Pond elevation of 172'







PROPOSED SITE
North Side









025/ / 019/ 000/000
ROY ARTHUR W JR & JEANNE
6500 SW 50TH TERRACE
OCALA, FL 34474

025/ / 045/ 000/000
KPI KIGAHIN, LLC
65 LAKEVIEW TERRACE
BURLINGTON, VT 05401

025/ / 021/ 000/000
PELSOR JAMES
MCMULLEN-PELSOR MARLENE
PO BOX 278
WINTHROP, ME 04364

029/ / 031/ 000/000
HADLEY MILTON III & PAMELA
1 ROCKY HAVEN LANE
WINTHROP, ME 04364

025/ / 022/ 000/000
WILLIAMS, MARGARET D
PO BOX 8
NAPLES, ME 04055

025/ / 023/ 000/000
MEISER THOMAS J.
27 ROCKY HAVEN LANE
WINTHROP, ME 04364

025/ / 030/ 000/000
BOLSTER, ARYN S
221 NARROWS POND ROAD
WINTHROP, ME 04364

025/ / 032/ A/000
BARRIOS DEBRA S
199 NARROWS POND ROAD
WINTHROP, ME 04364

~~025/ / 032/ 000/000
ROY ARTHUR W JR & JEANNE M
6500 SW 50TH TERRACE
OCALA, FL 34474~~

025/ / 033/ 000/000
ROY ARTHUR W JR & JEANNE
6500 SW 50TH TERRACE
OCALA, FL 34474

025/ / 045/ A/000
WILLIAMS DONALD & GAIL
231 NARROWS POND ROAD
WINTHROP, ME 04364

025/ / 045/ B/000
HOWE, DONALD & GLENNDA L
20 WOODLAWN LANE
WINTHROP, ME 04364

27 ROCKY HAVEN LANE

Location 27 ROCKY HAVEN LANE

Mblu 025 / 023 / 000 / 000

Acct# M1463R

Owner MEISER THOMAS J.

Assessment \$155,500

Appraisal \$155,500

PID 1992

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2016	\$66,000	\$89,500	\$155,500
Assessment			
Valuation Year	Improvements	Land	Total
2016	\$66,000	\$89,500	\$155,500

Owner of Record

Owner MEISER THOMAS J.

Sale Price \$0

Co-Owner

Certificate

Address 27 ROCKY HAVEN LANE

Book & Page 3830 / 69

WINTHROP, ME 04364

Sale Date

Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MEISER THOMAS J.	\$0		3830 / 69	1N	

Building Information

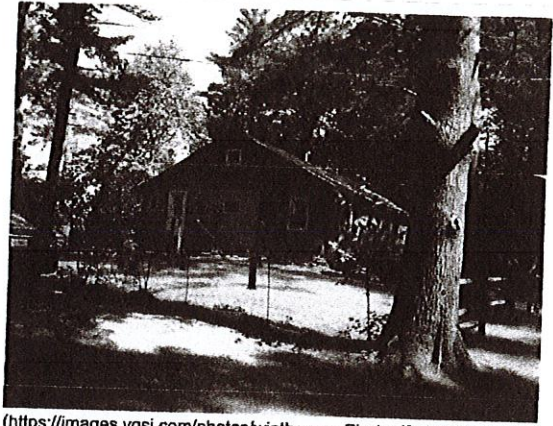
Building 1 : Section 1

Year Built: 1933
 Living Area: 938
 Replacement Cost: \$95,386
 Building Percent Good: 67
 Replacement Cost
 Less Depreciation: \$63,900

Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	Average
Stories:	1

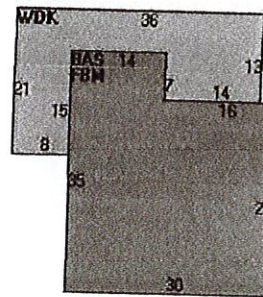
Occupancy	1
Exterior Wall 1	Wood on Sheath
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plywood Panel
Interior Wall 2	Drywall/Sheet
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Air-no Duc
AC Type:	None
Total Bedrooms:	1 Bedroom
Total Bthrms:	1
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	3
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(https://images.vgsi.com/photos/winthropmePhotos/\00100134\20.jpg)

Building Layout



(https://images.vgsi.com/photos/winthropmePhotos/Sketches/1992_1992.j)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	938	938	
FBM	Basement, Finished	938	0	
WDK	Deck, Wood	434	0	
		2,310	938	

Extra Features

Extra Features					Legend
Code	Description	Size	Value	Bldg #	
HRT	HEARTH	1 UNIT	\$300	1	

Land

Land Use

Use Code 1013
Description Single Fam Waterfront
Zone PW
Neighborhood 40
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.48
Frontage
Depth
Assessed Value \$89,500
Appraised Value \$89,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			42 S.F.	\$200	1
SHD1	SHED FRAME			180 S.F.	\$700	1
PAT1	PATIO-AVG			144 S.F.	\$200	1
SHD1	SHED FRAME			12 S.F.	\$0	1
SHD1	SHED FRAME			49 S.F.	\$200	1
SHD1	SHED FRAME			96 S.F.	\$400	1
SHD1	SHED FRAME			20 S.F.	\$100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$66,000	\$89,500	\$155,500
2013	\$66,000	\$89,500	\$155,500
2012	\$66,000	\$89,500	\$155,500

Assessment			
Valuation Year	Improvements	Land	Total
2014	\$66,000	\$89,500	\$155,500
2013	\$66,000	\$89,500	\$155,500
2012	\$66,000	\$89,500	\$155,500



Building & Land Use Permit Application

Tel: (207) 377-7200 Ext. 427

Town of Winthrop
17 Highland Avenue
Winthrop, ME 04364

The undersigned hereby applies for building/land use permits under provisions of the Town of Winthrop Zoning Ordinance, as enacted in May 1981 and as subsequently amended up to the date of application, with full knowledge and understanding of this Ordinance as follows: (* All Information Must Be Filled In *) (all areas with ● must be filled in)

Owners Name: THOMAS MEISER
Mailing Address: 27 ROCKY HAVEN LANE WINTHROP, ME 04364
Property Location: SAME AS ABOVE

Map: 025 Lot: 023 Ext: Site:
Zoning: Day-Time Tel:
Builder/Contractor: Dave Audet
Telephone:

Permit For: (Circle One)
Residential Commercial Exempt Auxiliary Other
New building Addition Repair/Replacement
Alteration/Renovation Demolish Moving
Home Occupation Tree Cutting Other
Mobile Home Moved: IN OUT Ser. #
Description:
Will this project involve any asbestos removal? [Y] [X]
Is this proposed (Dev/Project) in the Flood Plain? [Y] [X]
Room Count: 3 Water: Public Private
Bedroom Count: 1 Sewer: Public Private

ASSESSING DEPARTMENT USE ONLY
Table with columns: 1st Yr, % Date, By; 2nd Yr, % Date, By; 3rd Yr, % Date, By; Final, % Date, By.
Active Complete Expired
[] [] []

Number of Baths: 1
Type of Heat: K1/WOOD/ELECTRIC

ESTIMATED COST: \$ 150,000 - 200,000

This must be the estimated Retail Cost of Material and Labor as a Contractor would charge for the construction.

Permit Issuance and Certification:

The Town of Winthrop, by its Codes Enforcement Officer or his/her designee as undersigned, hereby approves this building/land use activity as described in this application, subject to all the requirements of the Town of Winthrop Zoning Ordinance, all other relevant Town Ordinance, and State Law, and subject to the following conditions: do not write in this section

I hereby certify that all information on this application is correct to the best of my knowledge.

Applicant's Signature

[] Permit Issued
[] Permit Denied

Permit No.

Revised

Code Enforcement Officer

Date Received