



APPLICATION for SHORELAND ZONING PERMIT

All activity involving forestry and/or clearing of vegetation in the Shoreland Zone requires a SZO Permit. **Commercial activity is prohibited in the Shoreland Zone.** The following information is required in order to determine whether the application is complete for processing. Additional information may be required.

Fee: _____

Date Paid: _____

Check # _____

Tax Map # _____

Lot # _____

Permit # _____

SECTION 1: Applicant

- Name: Brooke Joslyn
- Mailing Address: 110 Main Street, Whitefield, ME 04353
- Email address: brookeannejoslyn@gmail.com
- Telephone number (mobile): 646-248-0751
- Telephone number (landline): _____

SECTION 2: Property Owner (if different than Applicant)

- Name: Fund to Support Historic Alna (Historic Alna)
- Mailing Address: 1574 Alna Road, Alna, ME 04535
- Email address: historicalna@gmail.com
- Telephone number: (mobile): 207-315-0070
- Telephone number (landline): _____

SECTION 3: Agent

- Name: N/A
- Mailing Address: _____
- Email address: _____
- Telephone number: (mobile): _____
- Telephone number (landline): _____

SECTION 4: Property Information

- 1. Street address: 45 Head Tide Road
- 2. Tax Map U02 Lot # 025 & 026
- 3. Size of lot: 0.75 (approx.) acres
- 4. What waterbody(ies) is the property in the Shoreland of: Sheepscot River
- 5. Shoreland Zone district: Head Tide Village District
- 6. The property is in: (Check all that apply) Tree Growth Farm Open Space Program
- 7. Is the property in a special flood hazard area, Zone A, as identified by the Federal Emergency Management Agency? Yes No
- 8. Has property been surveyed? Yes No
- 9. The property is subject to or benefited by: (Check all that apply)
 easement deed restriction right of way covenants other See note in addendum.

SECTION 5: Existing Structures

A non-conforming structure that existed on January 1, 1989 may be expanded by less than 30% during the remainder of its lifetime. The 30% is based on both the floor area and the volume of the structure as it existed on January 1, 1989, but only applies to the part of the building that is within the required setback. "Floor area" includes all floors, porches, and decks; "volume" includes spaces that are within the roof and fixed exterior walls. The law does not permit any expansion, including decks or patios, towards the water or wetland if the structure is already less than the required setback from the water or wetland.

If the application proposes the expansion of a portion of an existing structure which existed on Jan. 1, 1989 and which is less than required setback, please provide the following: N/A (No expansion proposed.)

- A. Total floor area and volume of portion of structure as it existed on Jan. 1, 1989 that is less than the required setback:
 square feet volume
- B. Floor area and volume of expansions since Jan. 1, 1989 which are less than the required setback:
 square feet volume
- C. Floor area and Volume of Proposed Expansions which are less than the required setback:
 square feet volume
- D. Percentage (%) Increase of Floor Area and Volume of Actual and Proposed Expansions since Jan. 1, 1989 which are less than the required setback: 0 % (**%Increase = (B+C/A x 100)**)

SECTION 6: Narrative

a) Describe in detail the purpose of the proposed activity and project, including the reason it is located in the Shoreland Zone. **b)** Describe the specific project including all land clearing, proposed activities, and proposed structures, and the relationship if any, to existing clearing, activities, and structures. **c)** Describe how the project and activity will be designed to minimize adverse impacts on the Shoreland Zone. **d)** List and attach copies of any issued permits or other applications for local, state, or federal permits that are pending or planned.
 See addendum.

SECTION 7: Exhibits

Please attach the following exhibits to this application form and submit to the Town Clerk: **See addendum.**

1. Map of property showing street names and location in town
2. Portion of Tax Map showing the property and adjacent properties
3. Flood Plain Map (*if applicable*)
4. Survey (*if one exists*)
5. Deed
6. Easements/Covenants (*if applicable*)
7. Other permits — any related town, state, or federal permits (e.g. prior building or plumbing permits; Department of Transportation driveway permit; Natural Resources Protection Act permit, Army Corps of Engineers permit, etc.)
8. Site plan(s) drawn to scale, showing:
 - a. property boundary
 - b. all wetlands and waterbodies
 - c. the Shoreland Zone from those wetlands and waterbodies
 - d. the Resource Protection Districts from wetlands and waterbodies
 - e. any areas of special flood hazard, Zone A, as identified by the Federal Emergency Management Agency
 - f. the location of any state or federal listed rare, threatened, or endangered species
 - g. location of all existing and proposed structures
 - h. location of other proposed activities
 - i. access roads and driveway
 - j. any other roads or right of ways
 - k. setbacks from property boundaries
 - l. any existing wells, septic systems, and utilities
 - m. areas to be cleared, filled, or graded
9. Soil Erosion and Sediment Control Plan: For all projects involving filling, grading or other soil disturbance, you must provide a soil erosion control plan describing measures to be taken to stabilize disturbed areas before, during and after construction.
10. Written narrative addressing the requirements listed in Section 6(a), 6(b), 6(c), and 6(d)
11. Agent authorization letter (*if applicable*)

ATTESTATION:

TO THE BEST OF MY KNOWLEDGE, ALL INFORMATION ON THIS APPLICATION IS TRUE, CORRECT, AND COMPLETE.

DATE: 1/21/26 NAME PRINTED: Brooke Joslyn

SIGNATURE OF OWNER OR APPLICANT/AGENT: Brooke Joslyn

INSTRUCTIONS AND NOTES:

Forestry and/or vegetation clearing in the Shoreland Zone requires a Shoreland Zone permit. If the proposed activity is removal of non-native invasive vegetation, use the separate application form for that specific activity found on the town website (www.alna.maine.gov).

The completed application with all exhibits should be submitted to the Town Clerk with the required fee. The fee schedule may be found on the town website (www.alna.maine.gov).

Depending on the proposed activity or project, applicants are advised to consult with the Code Enforcement Officer or state and federal officials to determine if additional permits including a Flood Hazard Development Permit, a Land Use Permit (formerly known as a Building Permit), a Plumbing Permit, and/or a Subdivision and Site Plan Review Permit issued by the Town of Alna may be required.

A copy of the Alna Shoreland Zoning Map and Tax Maps may be found on the Town website (www.alna.maine.gov).

If you have questions, you may contact the Planning Board Chair whose contact information is on the Town website (www.alna.maine.gov).

ADDENDUM

Section 6.

- a) Describe in detail the purpose of the proposed activity and project, including the reason it is located in the Shoreland Zone.

The purpose of the proposed activity is the business described in the business permit application that accompanies this shoreland zoning permit application. This business is being proposed at this location within the shoreland zone because it is consistent with the historic uses for which the property was built and has been used for more than a century.

- b) Describe the specific project including all land clearing, proposed activities, and proposed structures, and the relationship if any, to existing clearing, activities, and structures.

The specific project is described in the business permit application that accompanies this shoreland zoning permit application. No new structures, structural modifications, or clearing are proposed to support the business.

- c) Describe how the project and activity will be designed to minimize adverse impacts on the Shoreland Zone.

The business is intended to operate in a manner similar to that Richard Plunkett's antiques business operated at the same site, from 2009 through the final liquidation sales in September 2025, and is expected to have a similarly minimal impact on the shoreland zone.

- d) List and attach copies of any issued permits or other applications for local, state, or federal permits that are pending or planned.

See attached Subsurface Wastewater Disposal Permit approved by Alna's CEO/LPI and the Maine Department of Environmental Protection in May 2008.

SECTION 7: Exhibits

1. Map of property showing street names and location in town

See attachment to corresponding business permit application.

2. Portion of Tax Map showing the property and adjacent properties

See attachment to corresponding business permit application.

3. Flood Plain Map (if applicable)

See attachment to corresponding business permit application.

4. Survey (if one exists) N/A

5. Deed

See attached municipal quitclaim deed, dated September 11, 2025.

6. Easements/Covenants (if applicable)

See attached municipal quitclaim deed, dated September 11, 2025.

7. Other permits — any related town, state, or federal permits (e.g. prior building or plumbing permits; Department of Transportation driveway permit; Natural Resources Protection Act permit, Army Corps of Engineers permit, etc.)

See attached Subsurface Wastewater Disposal Permit.

8. Site plan(s) drawn to scale, showing:

- a. property boundary. See tax map attached to business permit.

- b. all wetlands and waterbodies. See tax map, flood plain map, and shoreland zone maps attached to business permit application.

- c. the Shoreland Zone from those wetlands and waterbodies. See shoreland zone map attached to business permit application.

- d. the Resource Protection Districts from wetlands and waterbodies. See shoreland zone map attached to business permit application.

- e. any areas of special flood hazard, Zone A, as identified by the Federal Emergency Management Agency. See FEMA flood plain map attached to business permit application.

- f. the location of any state or federal listed rare, threatened, or endangered species

- g. location of all existing and proposed structures. See attached screenshot from Google Earth.
 - h. location of other proposed activities. N/A
 - i. access roads and driveway. See attached screenshot from Google Earth.
 - j. any other roads or right of ways. See attached screenshot from Google Earth.
 - k. setbacks from property boundaries. See attached screenshot from Google Earth.
 - l. any existing wells, septic systems, and utilities. See attached Subsurface Waste Disposal permit application.
 - m. areas to be cleared, filled, or graded. N/A
9. Soil Erosion and Sediment Control Plan: For all projects involving filling, grading or other soil disturbance, you must provide a soil erosion control plan describing measures to be taken to stabilize disturbed areas before, during and after construction. N/A.
10. Written narrative addressing the requirements listed in Section 6(a), 6(b), 6(c), and 6(d)
11. Agent authorization letter (if applicable). See Historic Alna letter attached to corresponding business permit application.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Health Engineering, 10 SPS
(207) 287-6622 Fax: (207) 287-3168

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| PROPERTY LOCATION | | >> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW << | |
| City, Town or Municipality | Alna | ALNA PERMIT # 471 STATE COPY End Permit Issued: 1/11/09 \$ 11130 Local Plumbing Inspector Signature: [Signature] L.P.I.# 10919 | |
| Street or Road | Hood Tide Rd | | |
| Subdivision, Lot # | # 45 | | |
| OWNER/APPLICANT INFORMATION | | | |
| Name (Last, First, MI) | Plunkett, Richard D | | |
| Role | Owner | | |
| Mailing Address of Owner/Applicant | 576 Back River Rd Brookley ME 04537 | | |
| Daytime Tel # | (207) 633-7423 | | |
| OWNER/APPlicant STATEMENT | | CAUTION: INSPECTOR REQUIRED | |
| I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is a violation of the Department and/or Local Plumbing Inspector to deny a Permit | | I have inspected the installation submitted above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application (date approved) | |
| Signature of Owner or Applicant _____ Date _____ | | Local Plumbing Inspector Signature _____ (date approved) | |

| PERMIT INFORMATION | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TYPE OF APPLICATION | THIS APPLICATION REQUIRES | DISPOSAL SYSTEM COMPONENTS |
| 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: <u>OPD</u> Year installed: <u>3</u> 3. Expanded System a. Minor Expansion b. Major Expansion 4. Experimental System 5. Seasonal Conversion | 1. No. Rule Variance 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input checked="" type="checkbox"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit | <input checked="" type="checkbox"/> 1. Complete Non-engineered System 2. Primitive System (graywater & all toilet) 3. Alternative Toilet, specify: _____ 4. Non-engineered Treatment Tank (only) 5. Holding Tank _____ stations 6. Non-engineered Disposal Field (only) 7. Separated Laundry System 8. Complete Engineered System (2000 gpd or more) 9. Engineered Treatment Tank (only) 10. Engineered Disposal Field (only) 11. Pre-treatment, specify: _____ 12. Miscellaneous Components |
| SIZE OF PROPERTY | DISPOSAL SYSTEM TO SERVE | |
| 1/2 ± ACRES 90 FT X ACRES | 1. Single Family Dwelling Unit, No. of Bedrooms: _____ 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>Antique Shop</u> (specify) | |
| SHORELAND ZONING | Current Use | |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | Current Use: _____ Seasonal <input checked="" type="checkbox"/> Year Round _____ Undeveloped _____ | |

| DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3) | | | |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TREATMENT TANK | DISPOSAL FIELD TYPE & SIZE | GARBAGE DISPOSAL UNIT | DESIGN FLOW |
| 1. Concrete a. Regular b. Log Frame <input checked="" type="checkbox"/> 2. Plastic 3. Other CAPACITY: <u>750</u> GAL | 1. Stone Bed 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device a. cluster array b. lines c. regular load d. H 20 load 4. Other SIZE: <u>288</u> sq. ft. 1st. 2. | <input checked="" type="checkbox"/> 1. No 2. Yes 3. Maybe If Yes or Maybe specify one below: a. multi-compartment tank b. tanks in series c. increase in tank capacity d. Filter on Tank Outlet | <u>87</u> gallons per day BASED ON: Table 501.1 (dwelling unit) <input checked="" type="checkbox"/> 2. Table 501.2 (other facilities) SHOW CALCULATIONS for other facilities 1 Employee Equivalent to 87 GPD 3. Section 503.D (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area: Lat: <u>N 41° 06' 52.05"</u> Lon: <u>W 69° 37' 11.78"</u> if g.p.s. state margin of error: <u>± 3.2'</u> |
| SOIL DATA & DESIGN CLASS | DISPOSAL FIELD SIZING | EFFLUENT/EJECTOR PUMP | |
| PROFILE CONDITION DESIGN <u>2, C, 1</u> at Observation Hole # <u>A</u> Depth <u>36"</u> of Most Limiting Soil Factor | 1. Small—2.0 sq. ft./gpd 2. Medium—2.6 sq. ft./gpd <input checked="" type="checkbox"/> 3. Medium-Large 3.3 sq. ft./gpd 4. Large—4.1 sq. ft./gpd 5. Extra Large—5.0 sq. ft./gpd | 1. Not Required 2. May Be Required 3. Required Specify only for engineered systems: DISE: <u>75-100</u> gpd/day | |

| SITE EVALUATOR STATEMENT | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|----------------|
| I certify that on <u>1/7/09</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241). | | |
| Site Evaluator Signature | SE # | Date |
| <u>Donnie P. Collier</u> | <u>286</u> | <u>1/7/09</u> |
| Site Evaluator Name Printed | Telephone Number | E-mail Address |
| <u>Donnie P. Collier</u> | <u>(207) 882-5742</u> | |

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Professional Engineer
 State of North Carolina
 License No. 10071-EXP-0001

Town City Application

Street/Road Elevation

Owner's Name

Alma

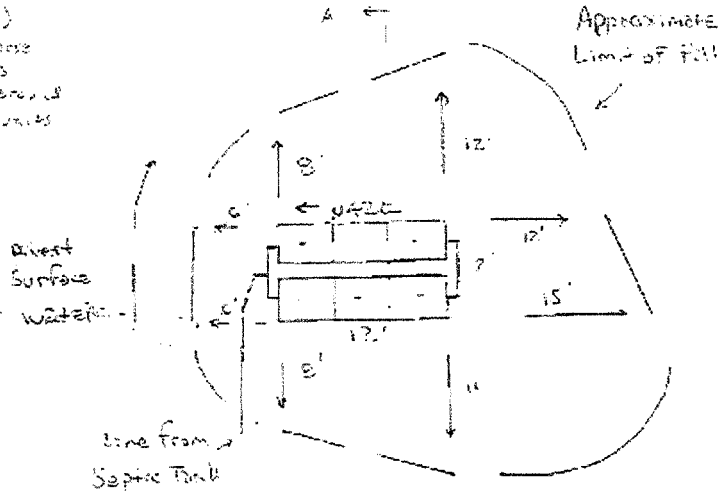
4.5 Head Tide Rd

R. Charles Plunkett

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 10' ±

6 Type B (12x14x20")
 Infiltrators with 6" coarse
 sand under the units
 and 12" coarse sand around
 the perimeter of the units



FILL REQUIREMENTS

Depth of Fill (Underfoot)
 Depth of Fill (Overfoot)

6"
27"

CONSTRUCTION ELEVATIONS

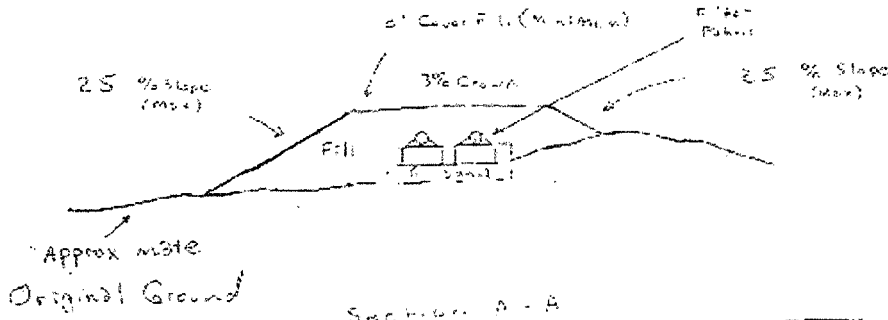
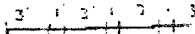
Finished Grade Elevation
 Top of Distribution Box
 Bottom of Disposal Area

33.0'
41.0'
38.0'

ELEVATION REFERENCE POINT

Location & Description: North Side in
Corner of Board of Boro
 Reference Elevation: 0' 0"

DISPOSAL AREA CROSS SECTION



SCALE
 VERTICAL 1" = 5'
 HORIZONTAL 1" = 10'

David A. [Signature]
 Site Evaluator/Engineer

2016
 SE

1/7/16
 Date

Page 1 of 2
 MW-100 Rev 1/15

RECEIVED FORM

REPLACEMENT SYSTEM VARIANCE REQUEST

MAY 06 2008

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application (HHE-200) for the proposed replacement system which requires a variance to the Rules. The LPI shall review the Replacement System Variance Request an HHE-200 and may approve the Request if all of the following (WASTEWATER & PLUMBING PROGRAM) variations requested are within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System as defined in the Rules (Sec. 2000)
2. There will be no change in use of the structure except as authorized for one-time exempted expansions outside the shoreland zone of major waterbodies/courses
3. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater
4. The BOD5 plus S.S. content of the wastewater is no greater than that of normal domestic effluent.

GENERAL INFORMATION

Town of Alna

Permit No. 471 Date Permit Issued 10-16-08

Property Owner's Name: Richard Plunkett Tel No. 633-7423

System's Location: 576 Back River Road

Property Owner's Address: Southbay, Maine 04537

(if different from above)

SPECIFIC INSTRUCTIONS TO THE LOCAL PLUMBING INSPECTOR (LPI):

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

SITE EVALUATOR:

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

PROPERTY OWNER:

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

PROPERTY OWNER

I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

Richard P. Plunkett
SIGNATURE OF OWNER

4-24-08
DATE

LOCAL PLUMBING INSPECTOR

I, Stan Waitz, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):

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

Comments: On April 29th the Shagmoct River rose with the 53" of rain and the measurement from the floor to high water was 15 feet 2 inches in receding foot.
Stan Waitz 1044
LPI SIGNATURE

5-1-08
DATE

HHE-204 Rev 600

FORMS

Replacement System Variance Request

| VARIANCE CATEGORY | LIMIT OF LPPS APPROVAL AUTHORITY | | | | | | VARIANCE REQUESTED TO: | |
|------------------------------------------------------------------------------------------------------|----------------------------------|------------------------|------------------------|-----------------------|-----------------------|-----------------------|------------------------|--------------|
| SOILS | | | | | | | | |
| Soil Profile | Ground Water Table | | | | | | to 7" inches | |
| Soil Condition | Restrictive Layer | | | | | | to 7" inches | |
| from HHE-200 | Bedrock | | | | | | to 12" inches | |
| SETBACK DISTANCES (in feet) | Disposal Fields | | | Septic Tanks | | | Disposal Fields | Septic Tanks |
| From | Less than 1000 gpd | 1000 to 2000 gpd | Over 2000 gpd | Less than 1000 gpd | 1000 to 2000 gpd | Over 2000 gpd | To | To |
| Wells with water usage of 2000 or more gpd or public water supply wells | 350 ft (a) | 300 ft (a) | 300 ft (a) | 100 ft (a) | 100 ft (a) | 100 ft (a) | | |
| Owner's wells | 100 down to 60 ft | 200 down to 100 ft | 300 down to 150 ft | 100 down to 50 ft (b) | 100 down to 50 ft | 100 down to 50 ft | | |
| Neighbor's wells | 100 down to 60 ft (a) | 200 down to 120 ft (b) | 300 down to 180 ft (b) | 100 down to 50 ft (b) | 100 down to 75 ft (b) | 100 down to 75 ft (b) | 62' | 80' |
| Water supply line | 10 ft (a) | 20 ft (a) | 25 ft (a) | 10 ft (a) | 10 ft (a) | 10 ft (a) | | |
| Water course, major - for replacements only, see Table 400.4 for major expansions | 100 down to 60 ft | 200 down to 120 ft | 300 down to 180 ft | 100 down to 50 ft | 100 down to 50 ft | 100 down to 50 ft | 45' | 50' |
| Water course, minor | 50 down to 25 ft | 100 down to 50 ft | 150 down to 75 ft | 50 down to 25 ft | 50 down to 25 ft | 50 down to 25 ft | | |
| Drainage ditches | 25 down to 12 ft | 50 down to 25 ft | 75 down to 35 ft | 25 down to 12 ft | 25 down to 12 ft | 25 down to 12 ft | 14' | |
| Edge of fill extension - Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams | 25 ft (d) | 25 ft (d) | 25 ft (d) | 25 ft (d) | 25 ft (d) | 25 ft (d) | | |
| Slopes greater than 3:1 | 10 ft | 15 ft | 24 ft | N/A | N/A | N/A | | |
| No full basement (e.g. slab, frost wall, columns) | 15 down to 7 ft | 30 down to 15 ft | 40 down to 20 ft | 8 down to 5 ft | 14 down to 7 ft | 20 down to 10 ft | 11' | 5' |
| Full basement (below grade foundation) | 20 down to 10 ft | 30 down to 15 ft | 40 down to 20 ft | 8 down to 5 ft | 14 down to 7 ft | 20 down to 10 ft | | |
| Property lines | 10 down to 5 ft (c) | 15 down to 9 ft (c) | 20 down to 10 ft (c) | 10 down to 4 ft (c) | 15 down to 7 ft (c) | 20 down to 10 ft (c) | | |
| Burial sites or graveyards, measured from the down toe of the fill extension | 25 ft | 25 ft | 25 ft | 25 ft | 25 ft | 25 ft | | |

OTHER

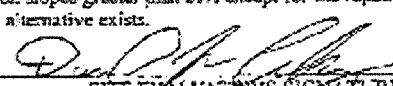
1. Fill extension Grade - to 3:1

2.

3.

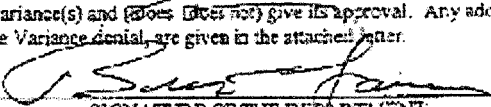
Footnotes:

- a. This setback distance cannot be reduced by the LPI, but may be considered for reduction by State variance.
- b. May not be any closer to neighbor's well than the existing disposal field or septic tank unless written permission is granted by the neighbor.
- c. Sufficient distance shall be maintained to assure that the toe of the fill does not extend to the 3:1 slope or property line.
- d. Natural Resources Protection Act requires a 25 foot setback on slopes with less than 20% from the edge of disturbance and 100 feet on slopes greater than 20% except for the repair or installation of a replacement system when no practical alternative exists.

 1/7/08
 SITE EVALUATOR'S SIGNATURE DATE

FOR USE BY THE DEPARTMENT ONLY

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

 5/13/08
 SIGNATURE OF THE DEPARTMENT DATE



MUNICIPAL QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS That **The Inhabitants of the Town of Alna**, a duly organized Municipality with a mailing address of 1574 Alna Road, Alna, ME 04535, release to the **Fund to Support Historic Alna**, a Maine nonprofit corporation with a mailing address of 1574 Alna Road, Alna, ME 04535, the following described real estate:

PARCEL ONE

A certain lot or parcel of land, with buildings thereon, situated at Head Tide in the Town of Alna, County of Lincoln and State of Maine, more particularly bounded and described as follows:

BEGINNING at a point on the highway leading from Head Tide to Alna village near the northeast corner of the bridge which crosses the Sheepscot River at said Head Tide; thence along said highway in an easterly and southeasterly direction to an iron rod driven in the ground for a corner; thence southwesterly in a straight line to an iron rod driven in the ground on the north bank of the Sheepscot River, said line being approximately five (5) feet distance from the northerly side of the garage formerly owned by the late Lon Jewett; thence northerly by the Sheepscot River to the first mentioned bound.

EXCEPTING AND RESERVING a pedestrian easement five (5) feet in width, for the benefit of the remaining land of Michael J. Herz and Kate P. Josephs situated on the northerly side of the highway, for the purposes of access to the Sheepscot River to launch and haul out row boats, canoes, kayaks and other small boats and the right to carry said vessels, by hand only, on said easement, which runs along the southeasterly side of the barn and north along the water to a launch site behind the barn located on the premises conveyed herein from the Head Tide Road to the waters of the Sheepscot River.

The premises described hereinabove are conveyed free of the septic tank and pipe easement described in a deed of Patricia Paine-Dougherty and Robert Dougherty to Naomi Schalit and Michael J. Herz personally and Naomi Schalit and Michael J. Herz, as conservators for their children, Hallie R. Herz and Nathaniel B. Herz, dated August 2, 1991 and recorded in Book 1709, Page 328 in the Lincoln County Registry of Deeds.

The premises described hereinabove are conveyed without the water and well easement described in the deed recorded in Book 1709, Page 328 in the Lincoln County Registry of Deeds.

PARCEL TWO

A certain lot or parcel of land with the buildings thereon (Garage), situated in said Alna, Lincoln County and State of Maine on the Southerly side of the road leading from Alna to Head Tide, and bounded and described as follows:

BEGINNING on the Southerly side of said road at an iron rod (said rod marking the southeasterly corner of the premises conveyed by Amy C. Jewett, et als to Robert W. Tolley); thence southwesterly in a straight line to an iron rod driven in the ground on the North bank of Sheepscot River (said line being approximately five feet distance from the Northerly side of the garage on the herein granted premises); thence Southeasterly by said river to the land conveyed by Lon Jewett to Emma L. Robinson by deed dated August 19, 1936 and recorded in the Lincoln County Registry of Deeds in Book 413, Page 530; thence Northeasterly by said Robinson land to the said Road leading from Alna to Head Tide; thence Northwesterly by said Road to the point of beginning.

Being the third lot described in a deed of Cynthia H. Brants to Robert T. Wright, Jr. and Linda C. Wright dated July 17, 1978 and recorded in the Lincoln County Registry of Deeds in Book 966, Page 170 and a deed of Robert T. Wright, Jr. to Linda C. Wright in a deed dated December 14, 1979 and recorded in Book 1018, Page 214. The parcel of land conveyed herein was excepted in the conveyance described in a deed of Linda C. Stetson to Corey Lander, dated May 12, 2020 and recorded in Book 5527, Page 128 in the Lincoln County Registry of Deeds by utilizing the following description:

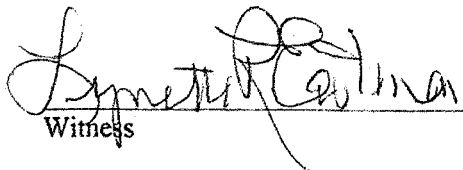
A certain parcel of land depicted on the Alna Tax Maps as Lot 25 on Tax Map U2, described as follows:

- Bounded on the North by Route 194;
- Bounded on the Southwest by the Sheepscot River;
- Bounded on the Southeast by land of Gail Ciampa Buczkowski and David J. Buczkowski described in a deed recorded July 31, 2014, in Book 4804, Page 181;
- Bounded on the West by land of Richard E. Plunkett described in a deed recorded June 27, 2008 in Book 4021, Page 293.

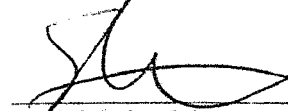
BEING the same premises described in a deed of Anthony Caprioni and Christopher Visco, Personal Representatives of the Estate of Richard E. Plunkett, dated June 10, 2025 and recorded in Book ~~6261~~, Page ~~298~~ in the Lincoln County Registry of Deeds.

IN WITNESS WHEREOF, the said Inhabitants of the Town of Alna have caused this instrument to be signed by Nicholas Johnston, Steven Graham and Coreysha Stone, its Selectpersons, thereunto duly authorized, this 10th day of September, 2025.

Signed, Sealed and Delivered
in Presence of


Witness

INHABITANTS OF THE TOWN
OF ALNA


By: Nicholas Johnston
Its Selectperson

Symetta R. Graham
Witness

Steven Graham
By: Steven Graham
Its Selectperson

Symetta R. Graham
Witness

Coreysha Stone
By: Coreysha Stone
Its Selectperson

STATE OF MAINE
Lincoln, ss.

9/10, 2025

Personally appeared the above named *Nicholas Johnston, Steven Graham and Coreysha Stone*, *Selectpersons of the Inhabitants of the Town of Alna*, and acknowledged the foregoing instrument to be their free act and deed and that of said municipality.

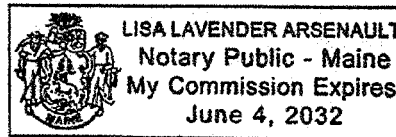
Before me,

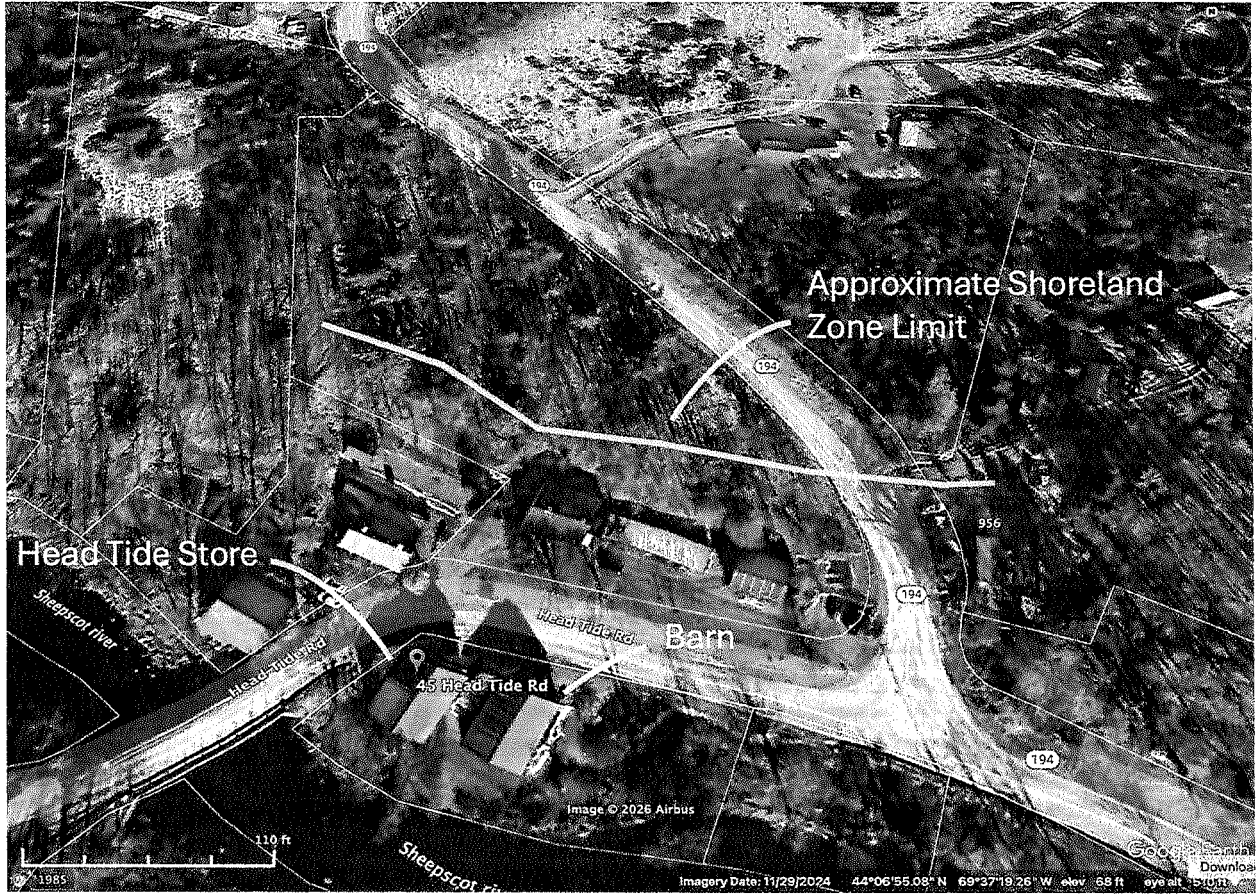
Lisa Arsenault

Notary Public/Attorney at Law

Print Name: Lisa Arsenault

Commission Expiration Date:





Site plan showing approximate lot and shoreland zone boundaries, as well as the locations of all existing buildings on the subject properties.