

CODE OFFICER REPORT  
FOR  
MONTH OF NOVEMBER 2025

**PERMITS.**

- Land Use Permits issued: 1
- Internal Plumbing Permits issued: 0
- Septic System Permits issued: 0
- Complaints/Inquiries: 2
- Total Permits Issued: 3
- Site Inspections: 3

**INSPECTIONS/PROJECT UPDATES**

Pending Applications. There are no pending applications for November.

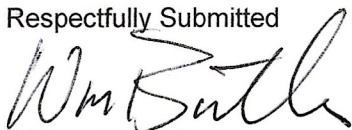
977 Alna Road (Map R1 Lot 010). On November 6<sup>th</sup>, the planning board chair and I met with representatives that wish to locate 30 to 50 glamping sites on the property. The discussion was general, in nature, discussing the requirements for code officer and planning board approval. Web links to our ordinances was provided. At some future date, after hiring a professional consultant, they will be back in touch with an anticipated detailed plan to review.

Land Use Ordinance Revisions. On November 20<sup>th</sup>, the planning board chair and I met to discuss her initial draft for incorporating manufactured housing and camper trailers into the existing land use ordinance. A subsequent draft was submitted to me after our initial meeting and I provided some additional comments.

326 Golden Ridge Road (Map R4, Lot 009). An application for an accessory structure (garage) was received at the town office. The application was not complete and upon closer examination the proposed garage would be less than the 20 foot setback off the nearest property line. I met with the property owner for confirming the location of the property lines and issued the land use permit contingent on it meeting the setbacks.

85 Lion's Ridge Road (Map R1 Lot 021). I was contacted by a realtor on whether the proposed sale to an interested buyer of the house and accompanying 5.5 acres constituted an unlawful subdivision. The owner gifted two lots. By statute, gift transfers by the property owner has to wait until the owner had owned the property for 5 years. This had not occurred and therefore the gift lots were unlawful. The attorney for the owner provided to me the attached document signed by the Select Board. The validity of the document is currently being evaluated.

Respectfully Submitted



William W. Butler

**Town of Alna**  
**1574 Alna Rd., Alna ME**  
**Phone: (207) 586-5313**  
**Fax: (207) 687-7010**  
**"No Action Letter"**

**To:** RICK L. HEABERLIN and CAROL L. HEABERLIN of 85 Lions Ridge Drive Alna, ME 04535  
**From:** Selectman, Town of Alna  
**Re:** No Action Letter Proposed sale of Land to J. MARTIN HEABERLIN of 11 Branch Road Phippsburg, ME 04562  
**Dated:** November 17, 2021

You have requested a "No Action" Letter from the Town of Alna regarding the application of the Subdivision laws as applied to the proposed sale of a certain lot or parcel of land situated in the Town of Alna, County of Lincoln and State of Maine bounded as follows:

*A certain lot or parcel of land on the southeasterly side of Route #218, in the town of Alna, County of Lincoln, and State of Maine, being further bounded and described as follows:*

*BEGINNING at a 5/8" rebar and cap (PLS #2364) in stonewall on the southeasterly side of said Route #218, said rebar being at the most northerly corner of Lot 5 as shown on a plan recorded in Plan Book 112, page 64 of the Lincoln County Registry of Deeds, said rebar also being shown on an EXHIBIT attached hereto;*

*THENCE South 32° 20' East ± along said stonewall four hundred feet (400') to a point in said wall as shown on said EXHIBIT;*

*THENCE South 55° 55' West ± four hundred forty feet, more or less (440'±) to a point as shown on said EXHIBIT;*

*THENCE North 32° 20' West ± four hundred feet (400') to a point on the southeasterly side of said Route #218, said point shown on Exhibit;*

*THENCE in a northeasterly direction along the southeasterly side of said Route #218, being in a clockwise direction along a curve with a radius of three thousand eight hundred fifty six and six tenths feet (3856.6') four hundred forty feet (440') to the point of beginning*

*Containing four acres, more or less (4±).*

*See deed of Heidi E. Faulkner to these grantors recorded in Book 5604, Page 20 on October 19, 2020.*

1. You acquired title to the land of Heidi E. Falkner of a parcel of land which was originally part of a subdivision. See Book 5604, Page 20.
2. You conveyed by gift a portion of that land to your daughter Melinda Jones by deed recorded at Book 5610, Page 43.
3. You created a confirmatory deed separating out a parcel of land by deed to yourselves recorded at Book 5720, Page 74 for the purpose of granting that parcel as security to First National Bank by Mortgage recorded at book 5720, Page 74.

You have asked for a no action letter confirming that the proposed conveyance to J. MARTIN HEABERLIN of 11 Branch Road Phippsburg, ME 04562 of the parcel of land described above does NOT create a subdivision, and this No Action Letter is granted for that purpose. The sale you have proposed may proceed without violating the Subdivision rules which are enforced by the Town of Alna.

Signed:

2nd Linda Kristian  
 Selectman  
 3rd Charles Colbertson  
 Selectman

\_\_\_\_\_  
 Selectman

\_\_\_\_\_  
 Selectman

State of Maine, Lincoln, SS

Linda Kristian

Personally appeared the above named Charles Colbertson and acknowledged for foregoing as his/her/their free act and deed.

Lisa Arsenault  
 Notary Public

LISA ARSENAULT  
 Notary Public, Maine  
 My Commission Expires July 27, 2023