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**CRAIG G. COFFIN**  
**POOL HOUSE**  
*Falmouth, Maine*

Project No. 21165

MAY 25, 2021

CONDITIONAL USE APPLICATION

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May 25, 2021

Anthony DeRice, Chair, Board of Zoning Appeals  
c/o Justin Brown, CEO  
Falmouth Town Office  
271 Falmouth Road  
Falmouth, ME 04105

Re: Coffin Pool House Renovations  
Map 165/ Lot U14-037  
189 Foreside Road Falmouth, ME  
Project No. 21165  
Conditional Use Application - Electronic Submittal

Dear Mr. DeRice:

On behalf of our client, Craig Coffin, we are pleased to submit the Conditional Use Permit Application with supporting plans and documents for renovations and an addition to his existing pool house. The pool house was constructed prior to January 1989 and is located on tidal water contiguous with the adjacent swimming pool deck. It includes an existing kitchenette, seating area and sunroom as well as bathroom and storage area for water and pool related uses. The existing building is located in the Residence - A zoning district and the LR-Shoreland Zone. The building is a legal, non-conforming structure because it pre-existed shoreland zoning (January 1989) and is located less than the required 100 ft. shoreland setback from NHW.

Mr. Coffin is proposing to renovate the existing building and incorporate a small addition as allowed under shoreland zoning so that it may be used year-round.

**Supporting Documents**

1. Application for Hearing Application Form
2. Proof of Right Title and Interest/Deed
3. Application Fee (under separate cover)

**Plans**

4. Site Plans based on a site survey showing the following:
  - 4.1 Sheet Title and information
  - 4.2 Property address, tax ID and Owner
  - 4.3 Scale
  - 4.4 Property Boundaries (key plan)
  - 4.5 Structure footprint, existing and proposed
  - 4.6 Setbacks to boundary lines
  - 4.7 Site improvements
5. Architectural Floor Plans
6. Architectural Building elevations and Dimensions

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Coffin Pool House  
May 25, 2021

7. Site summary – structure and lot coverage calculations for existing and proposed structures and uses.
8. Site Photographs

We look forward to meeting with the Board of Zoning Appeals and answering any questions you may have. We very much appreciate Justin Brown's assistance in preparing this application.

Sincerely,  
Harriman

Thomas N. Emery, RLA  
Senior Landscape Architect  
[temery@harriman.com](mailto:temery@harriman.com)

Cc: Craig G. Coffin  
Mark Burnes, AIA Principal  
Dan Ellingson, AIA

Enclosures:

- Application for Hearing Application Form
- Exhibit 1. Proof of Right Title and Interest/Deed
- Exhibit 3. Site summary – structure and lot coverage calculations for existing and proposed structures and uses.
- Exhibit 4. Site Photographs

Plans  
G00-1 Cover Sheet

C00-1 Site Overview Plan  
C20-1 Site Plan

A10-1 (Architectural) Floor Plans  
A20-1 (Architectural) Elevations



Conditional Use Application  
Town of Falmouth Board of Zoning Appeals  
**19-86 Nonconforming Structures in a Shoreland Zone**

Name of Applicant: CRAIG G. COFFIN Phone # (207) 874-2700  
Address of Property 189 FORESIDE ROAD FALMOUTH, ME 04105  
Map/Lot 165/U14-037 Tax Sheet \_\_\_\_\_ Zone RA AND LR (SHORELAND ZONE)  
Mailing Address (if different) \_\_\_\_\_  
Property Owner (if not applicant) \_\_\_\_\_  
Email Address: CRAIGC@FIRSTATLANTIC.COM

**This application and all documentation must be filed with the Code Enforcement Office by the 4<sup>th</sup> Tuesday of the month. Public hearings on applications are held the following 4<sup>th</sup> Tuesday of the month at 6:30p.m. A one hundred and seventy-five-dollar (\$175) fee and two (2) complete copies of all information for this application are due at submission deadline.**

The undersigned requests that the Board of Appeals consider the following conditional use request:  
(Describe the general nature of the request.)  
RENOVATION AND ADDITION TO EXISTING POOL HOUSE. PLEASE SEE ATTACHED PLANS AND SUPPORTING DOCUMENTS

**To the Applicant:**

- The *Conditional Use Criteria* form must be filled out explaining how the request will comply with each of the criteria listed.
- Photos, blueprints, surveys and other documents are often very helpful in explaining the request.
- Failure to provide adequate documentation of the request may delay the hearing until adequate information is provided.

In addition to the Conditional Use criteria set forth in Section 19-119, the applicant is directed to the **additional criteria outlined in Section 19-86, Expansions of Nonconforming Structures in the Shoreland Zone**, a copy of which is attached. After fully reviewing each of these sections, the applicant should prepare a detailed written response demonstrating that the pertinent criteria of all applicable sections have been satisfied. Should the applicant fail to address the sections of the ordinance, which are pertinent, the application may be deemed incomplete.

I certify that the information contained in this application and its supplement is true and correct.

Date MAY 25, 2021 Signed *Thomas N. Emery* APPLICANT'S AGENT

**\*Please contact the Code office prior to submission of this application\* (207) 781.5253**

**COFFIN POOL HOUSE**  
**CONDITIONAL USE APPLICATION CHECKLIST**  
**MAY 25, 2021**

The following checklist is provided to assist applicants in submitting a complete and informative application package for consideration by the Board of Zoning Appeals (the "Board"). Applications deemed incomplete by the Code Enforcement Officer (the "CEO") will not be placed on the agenda. If the applicant believes that a required item is not applicable to a specific proposal, a written statement addressing the reason shall be provided. All applicants are strongly encouraged to schedule a meeting with staff prior to applying to the Board.

- Unless approved by the CEO or Board, no information may be added to an application after the submission deadline has passed.
- Unless approved by majority vote of the Board, no information is to be submitted to staff or Board members the evening of a hearing.
- If information is submitted late and deemed to be material to an application or appeal, and concerned abutters have been deprived of an opportunity to review the information due to late submission, the new information may not be accepted and the application may be tabled until the next scheduled meeting.

**Application packages shall include two (2) complete sets of the following:**

**A link for downloading electronic pdf files will be sent to Justin Brown CEO from Harriman Architects.**

- 1. A completed request for hearing and application form.
- 2. Proof that the applicant has sufficient right, title or interest in the subject property to submit the application to the Board. This may include a copy of the deed, purchase and sales agreement, or lease agreement. If the applicant is someone other than the property owner, owner must submit written permission for applicant to submit on their behalf.
- 3. Payment of the appropriate application fee.
- 4. A scaled plot plan or boundary survey to include the following:
  - 4.1 title, date, revision dates, prepared by;
  - 4.2 property address, tax ID, property owner;
  - 4.3 scale;
  - 4.5 property boundaries;
  - 4.6 structure footprints (existing and proposed);
  - 4.7 setbacks to boundary lines;
  - 4.8 improvements such as parking and driveways (existing and proposed).
- 5. Scaled building elevations with dimensions.
- 6. Plan of general interior layout.
- 7. Structure and lot coverage calculations for existing and proposed structures and uses.
- 8. Photographs of subject and/or nearby properties to illustrate conditions as necessary.

Refer to the specific section(s) of the Code that your application/appeal is filed under for other specified material information that may be required. Please note that this checklist covers the minimum information required by the Board to review an application, depending on the nature of the proposed project the Board may request additional information not listed here. A signed copy of this document must be included with the application submittal package.

Applicant(s)/Authorized Representative (Print Name(s) & Signature) \_\_\_\_\_

Thomas N. Emery, RLA

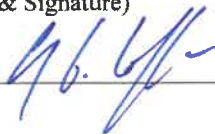


Date: \_\_\_\_\_

May 25, 2021

Property Owner (Print Name(s) & Signature) \_\_\_\_\_

Craig Coffin



Date: \_\_\_\_\_

5-25-21

Received by: Date/Time: \_\_\_\_\_

ADDRESS 189 Foreside Road MAP/LOT 156/ U14-037 NAME Coffin Pool House

# COFFIN POOL HOUSE MAY 25, 2021

## CONDITIONAL USE CRITERIA – as required under 19-119

Please fully explain in the space provided or on a separate sheet how your request will meet the Ordinance criteria below.

THE EXISTING POOL HOUSE WAS CONSTRUCTED PRIOR TO JANUARY 1989. IT IS A NON-CONFORMING STRUCTURE BECAUSE IT DOES NOT MEET THE MINIMUM 100' SHORELAND SETBACK IN THE LR SHORELAND DISTRICT. THE PROPOSED RENOVATIONS AND

a. will meet the definition and specific requirements set forth in this Ordinance for such particular use:

ADDITION ARE WITHIN 30% MAXIMUM EXPANSION ALLOWANCE FOR BOTH FLOOR AREA AND BUILDING VOLUME. THE TOTAL COVERAGE OF ALL BUILDINGS INCLUDING THE RENOVATED POOL HOUSE DOES NOT EXCEED 20% MAXIMUM ALLOWED IN THE SHORELAND DISTRICT.

b. will be compatible with the general character of the neighborhood with regard to design, scale, and bulk of proposed structures;

THE POOL HOUSE RENOVATIONS AND ADDITION HAVE BEEN DESIGNED BY HARRIMAN ARCHITECTS. THE RENOVATION DESIGN WILL BETTER INTEGRATE THE BUILDING AND SITE. IT WILL NOT INCREASE THE OVERALL HEIGHT AND INCLUDES A SMALL ADDITION.

c. will not have a significant detrimental effect on the use and peaceful enjoyment of abutting property as a result of noise, vibrations, fumes, odor, dust, light or glare.

THE POOL HOUSE IS AN EXISTING USE AND STRUCTURE WHICH IS NOT LOCATED NEAR ABUTTING PROPERTIES. THE RENOVATIONS WILL NOT AFFECT ABUTTING PROPERTIES AS A RESULT OF NOISE, VIBRATIONS, FUMES, DUST, LIGHT OR GLARE.

d. will not have a significant adverse effect on adjacent or nearby property values;

THE POOL HOUSE RENOVATION WILL IMPROVE THE EXISTING BUILDING AND SITE AND NOT ADVERSELY IMPACT ADJACENT OR NEARBY PROPERTY VALUES.

e. will not have a significant adverse impact on water views from adjacent and nearby properties and public right of ways; [Adopted 7/24/06]

THE EXISTING POOL HOUSE IS SET INTO THE EXISTING HILLSIDE AND IS LOW PROFILE AND DOES NOT POSE ANY SIGNIFICANT ADVERSE IMPACT ON WATER VIEWS FROM ADJACENT AND NEARBY PROPERTIES. THE EXISTING MAIN RESIDENCE AND GUEST HOUSE ARE LOCATED WELL UPSLOPE AND ARE OWNED BY THE APPLICANT.

f. will not result in significant hazards to pedestrian or vehicular traffic or significant traffic congestion;

THE POOL HOUSE IS AN EXISTING BUILDING SERVING THE COFFIN FAMILY. THERE ARE NO IMPACTS ON PEDESTRIAN OR VEHICULAR TRAFFIC AND SAFETY OR CONGESTION.

g. will not result in significant fire danger;

THE POOL HOUSE IS NOT A SOURCE OF SIGNIFICANT FIRE.

h. will not result in significant flood hazards or flood damage, drainage problems, ground or surface water contamination, or soil erosion;

THE EXISTING POOL HOUSE IS BUILT INTO THE HILLSIDE; IT IS PRIMARILY SLAB ON GRADE CONSTRUCTION AND THE RENOVATION WILL NOT RESULT IN CHANGES IN FLOOD HAZARD, DRAINAGE, GROUND OR SURFACE WATER CONTAMINATION OR SOIL EROSION.

i. will be served adequately by, but will not overburden, existing public services and facilities, including fire protection services, sanitary sewers, roads, water and storm drainage systems.

THE EXISTING POOL HOUSE IS SERVED BY PUBLIC WATER AND WILL HAVE A REPLACEMENT SUBSURFACE DISPOSAL FIELD AND SEPTIC TANK INSTALLED COMPLYING WITH LOCAL AND STATE REGULATIONS. IT IS SERVED BY PRIVATE DRIVEWAY.

j. upon a showing that a proposed use is a conditional use in the district where it is to be located, a conditional use permit shall be granted unless the Board determines that the proposed use will not meet one of the standards set forth in paragraphs a. through i. of this subsection, or paragraphs a. through g. of subsection 19-123, due to unique or distinctive characteristics or effects associated with the proposed use or its location which differ substantially from the characteristics or effects which would normally occur from such a use in that district. [Adopted, 4/27/87.]

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**COFFIN POOL HOUSE  
Falmouth, Maine  
Board of Zoning Appeals**

**CONDITIONAL USE APPLICATION**

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Exhibit 1.	Deed
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**Exhibit 1**

**Deed**

The Property is held in Trust of which Craig G. Coffin is the Trustee and Owner. The Deed is included as Exhibit 1.

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**ACCEPTANCE OF APPOINTMENT AS SUCCESSOR CO-TRUSTEES BY  
CRAIG G. COFFIN, JOHN M. BRENNAN, AND KENNETH S. JONES**

WHEREAS, Ronald C. Coffin, as Settlor, established the "RONALD C. COFFIN LIVING TRUST", dated May 30, 1986, as amended and restated September 1, 2017, as amended May 10, 2018, as amended October 26, 2018 (the "Trust");

WHEREAS, Ronald C. Coffin is deceased;

WHEREAS, subparagraph 2.1(b) of the Trust states that upon Ronald C. Coffin's death, the Successor Co-Trustees are Craig G. Coffin, John M. Brennan, and Kenneth S. Jones;

WHEREAS, the above-named Successor Co-Trustees desire to accept their appointment to serve as the Successor Co-Trustees of the Trust;

NOW, THEREFORE, it is agreed as follows:

1. The foregoing recitals are true, accurate, and correct.
2. By their signatures hereto, Craig G. Coffin, John M. Brennan, and Kenneth S. Jones hereby accept their appointments as the Successor Co-Trustees of the Trust, effective as of the date below, and they agree to comply with the terms of the Trust.

Dated this 6<sup>th</sup> day of January, 2021.

  
\_\_\_\_\_  
CRAIG G. COFFIN

STATE OF Maine  
COUNTY OF Cumberland

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6<sup>th</sup> day of January, 2021, by CRAIG G. COFFIN, who is  personally known to me or who has  produced a \_\_\_\_\_ as identification, and he acknowledged before me that he executed the same as his free act and deed and for the uses and purposes therein stated.

  
\_\_\_\_\_  
NOTARY PUBLIC

Jennifer I. Clarke, Notary Public  
My commission expires 01/03/2024

**SIGNATURE PAGE FOR JOHN M. BRENNAN**

Dated this 16<sup>th</sup> day of December, 2020.

  
\_\_\_\_\_  
JOHN M. BRENNAN

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of December, 2020, by JOHN M. BRENNAN, who is  personally known to me or who has  produced a \_\_\_\_\_ as identification, and he acknowledged before me that he executed the same as his free act and deed and for the uses and purposes therein stated.




Jessica Rolon  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG947628  
Expires 5/8/2024

  
\_\_\_\_\_  
NOTARY PUBLIC

6692001

**SIGNATURE PAGE FOR KENNETH S. JONES**

Dated this 16 day of December, 2020.

  
KENNETH S. JONES

STATE OF MAINE  
COUNTY OF Clumberland

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of December, 2020, by KENNETH S. JONES, who is  personally known to me or who has  produced a Maine Drivers License as identification, and he acknowledged before me that he executed the same as his free act and deed and for the uses and purposes therein stated.

  
NOTARY PUBLIC

6692001

CALI M. BLACKMAN  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
November 6, 2021

TRUST CERTIFICATION

The undersigned, RONALD C. COFFIN, hereby certifies the following:

1. I have established the "RONALD C. COFFIN LIVING TRUST", dated May 30, 1986, as amended and restated September 1, 2017, RONALD C. COFFIN, Settlor and Trustee. During my lifetime said trust is solely for my benefit and the benefit of my spouse. In addition, I have retained the right to revoke or amend said trust at any time, but said trust shall be irrevocable upon my death.

2. Attached hereto are true and correct copies of the following pages from said Trust Agreement:

- a. First page;
- b. Signature pages;
- c. Excerpts from said Trust Agreement which set forth my rights and powers under the Trust Agreement as Settlor and Trustee.
- d. The pages omitted from this Certification are of a personal nature dealing with the distribution of the Settlor's estate and in no way affect the powers of the Settlor and Trustees.

DATED this 1<sup>st</sup> day of September, 2017.

  
\_\_\_\_\_  
RONALD C. COFFIN

STATE OF MAINE  
COUNTY OF Cumberland

I HEREBY CERTIFY that on this 1<sup>st</sup> day of September, 2017, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared RONALD C. COFFIN, who is personally known to me to be the person described in and who executed the foregoing instrument, or he produced \_\_\_\_\_ as identification, and acknowledged before me that he executed the same as his free act and deed and for the uses and purposes therein stated.

  
\_\_\_\_\_  
NOTARY PUBLIC



12223E

No 12223 Bk 11304 Pg 100

SHORT FORM QUITCLAIM DEED WITHOUT COVENANT

RONALD C. COFFIN of Tierra Verde, Florida, FOR CONSIDERATION PAID, grants to RONALD C. COFFIN, TRUSTEE OF THE RONALD C. COFFIN DECLARATION OF TRUST DATED MAY 30, 1986, certain real property together with any improvements thereon, located at Falmouth, Cumberland County, Maine, more particularly bounded and described on Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor herein by deed from Eric F. Saunders, Trustee of the Foreside Road Realty Trust, dated September 11, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10280, Page 288.

WITNESS my hand and seal this 22 day of October, 1993.

WITNESS:

Ellen S. Doogan  
Name:

Ronald C Coffin  
RONALD C. COFFIN

STATE OF Maine

COUNTY OF Cumberland, ss

October 22, 1993

PERSONALLY APPEARED the above-named Ronald C. Coffin and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Anne Hazelton SEAL  
Notary Public  
Print Name: Anne Hazelton

ANNE HAZELTON - Notary Public  
My commission expires 06/22/1999

EXHIBIT A

A certain lot or parcel of land, together with the buildings thereon situated in Falmouth, County of Cumberland and State of Maine, and being the same premises which was conveyed to Albert B. Pohlman, et al. by deed of James F. Nields and Martha B. Nields dated March 31, 1977, and recorded in the Cumberland County Registry of Deeds in Book 3995, Page 336.

EXCEPTING, HOWEVER, that portion of the premises which was conveyed by Albert B. Pohlman, et al. to P B Associates by deed dated July 5, 1977, and recorded in said Registry of Deeds in Book 4056, Page 267.

TOGETHER WITH the right and easement reserved to the said Albert B. Pohlman, et al. in the aforesaid deed from Albert B. Pohlman, et al. to P B Associates to pass on foot or by vehicle across certain "paved roadways" on said portion of the premises which was conveyed to P B Associates.

Recorded  
Cumberland County  
Registry of Deeds  
02/24/94 02:17:47PM  
John B. O'Brien  
Register

**TOWN OF FALMOUTH, MAINE**

271 FALMOUTH ROAD  
FALMOUTH ME 04105-2098

TEL (207) 781-5253

**PROPERTY TAX BILL**

**REAL ESTATE**

FISCAL YEAR : JULY 1, 2020 to JUNE 30, 2021

BILL NUMBER: 2993  
PARCEL MAP/LOT: U14-037  
PROPERTY LOCATION: 189 FORESIDE RD



CURRENT BILLING INFORMATION		TAX DISTRIBUTION	
LAND VALUE	2,107,100	SCHOOL	39,756.44
BUILDING VALUE	955,800	MUNICIPAL	10,107.57
EXEMPTIONS	0	COUNTY	2,358.44
TAXABLE VALUE	3,062,900		
TAX RATE/\$1,000	17.05		
TOTAL TAX	52,222.45	ACRES	0



COFFIN RONALD C TRUSTEE  
COFFIN RONALD C TRST %1ST ATLA  
100 WATERMAN DRIVE FLOOR 4TH  
SOUTH PORTLAND, ME 04106

265-00-900-906300-000  
KB  
P10  
\$26,111.23  
RE Taxes 189 fside rd

DUE DATE TAX AMOUNT  
November 5, 2020 28,111.23  
May 6, 2021 26,111.22

**ENTERED**

COMPLETE INFORMATION ON YOUR TAX ACCOUNT MAY BE FOUND ON-LINE AT [www.falmouthme.org](http://www.falmouthme.org)  
INTEREST AT 6% PER ANNUM CHARGED AFTER NOVEMBER 5, 2020 AND MAY 6, 2021.  
PER STATE LAW, TAXES ASSESSED TO OWNER OF RECORD ON APRIL 1, 2020.  
FOR THOSE ELIGIBLE, HOMESTEAD EXEMPTION IS SHOWN ON "EXEMPTION" LINE ABOVE.  
"TAXABLE VALUE" LINE REFLECTS ALL APPLICABLE EXEMPTIONS.

**TAXPAYER'S NOTICE**

Notice is hereby given that the first installment of school, county and municipal property tax is due by November 5, 2020 and the second installment is due May 6, 2021. *Interest will be charged on unpaid taxes at an annual rate of 6% for payments made after due date.*  
Per State Law, the ownership and valuation of all real and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, the tax assessment date is April 1, 2020.  
As of the date of this tax bill, the total outstanding bonded indebtedness of the town of Falmouth is \$43,060,000.

**INFORMATION**

State Law requires that the Town inform you that your property tax has been reduced by 24.5%, as a result of the money the Town receives from sources including the Municipal Revenue Sharing program, State Aid to Education and Homestead Exemption Reimbursement. Questions regarding the assessed value of your property should be directed to the Assessor's office at (207) 699-2475. Questions regarding payments, interest and balances due should be directed to the Tax Collector's office at (207) 781-5253, press '1'.  
If your bank pays this bill, please send this bill to your bank or mortgage company.  
After eight months and no later than one year from date of commitment, a lien will be placed on all real estate for which taxes remain unpaid. All payments received and posted as of 9/08/20 are reflected in the amount due.

**REMITTANCE INSTRUCTIONS**

Taxes may be paid by mail or on-line at [www.falmouthme.org](http://www.falmouthme.org) by credit card or e-check.  
Please make check or money order payable to: TOWN OF FALMOUTH and mail to:  
TOWN OF FALMOUTH, TAX OFFICE, 271 FALMOUTH RD., FALMOUTH, ME 04105-2098

(TEAR ON PERFORATED LINE)

DUE DATE	AMOUNT DUE
November 5, 2020	26,111.23
AMOUNT PAID	

PLEASE REMIT THIS PORTION WITH YOUR REAL ESTATE PAYMENT

DUE DATE	AMOUNT DUE
May 6, 2021	26,111.22
AMOUNT PAID	

PLEASE REMIT THIS PORTION WITH YOUR REAL ESTATE PAYMENT.

LOCATION: 189 FORESIDE RD

PARCEL: U14-037

BILL NO: 2993

NATHAN A POORE  
COLLECTOR OF TAXES

LOCATION: 189 FORESIDE RD

PARCEL: U14-037

BILL NO: 2993

NATHAN A POORE  
COLLECTOR OF TAXES

00002082020600002993400026111237

00002082020600002993400026111229

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**Exhibit 2**

**Application Fee**

The Application Fee of \$100 is being submitted under separate cover by the Applicant.

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**COFFIN POOL HOUSE HA NO 21165 Date: MAY 25, 2021****SHORELAND ZONING - MAXIMUM COVER IN SHORE LAND ZONE****REFERENCES**

Google Maps Satellite View/ Aerial Map  
 Partial Survey Base Oest 1986 Falmouth by the Sea  
 Partial Base Schematic Plan two added lots on shorefront (Craig Coffin)  
 Baker Des Grp Existing Conditions Plan 09.21.18  
 Assessor Vision Card Building Areas  
 Pool House Floor Plan Harriman Architects 2015

**AREA CALCULATIONS\***

	Sq. Ft.	Acres
Existing Area within 250' Shoreland Zone*	<b>163,186.03</b>	<b>3.746</b>
20% Max Coverage	<b>32,637.21</b>	<b>0.749</b>

**EXISTING COVER CALCULATIONS****BUILDINGS**

Main House (1)		
First Floor	3,148.00	
Porches	826.00	
Deck	176.00	
<b>Total</b>	<b>4,150.00</b>	<b>0.095</b>
Guest House (3)		
First Floor	770.00	
Porches	240.00	
<b>Total</b>	<b>1,010.00</b>	<b>0.023</b>
Pool House	Footprint	1,049.00
<b>Total Buildings</b>	<b>6,209.00</b>	<b>0.143</b>

**PAVEMENT HARDSCAPE**

Pool Deck & Pool	3,013.30	0.069
Stair & Dock (part)	217.78	0.005
Access Dr & Parkg	5,783.48	0.13
<b>Total</b>	<b>9,014.56</b>	<b>0.207</b>
Sidewalks 4ft' wide ave.	1,833.24	0.042
Main House Pavement	3,021.43	0.069
<b>Total Pavement</b>	<b>13,869.23</b>	<b>0.318</b>

<b>Grand Total Imperv</b>	<b>20,078.23</b>	<b>0.461</b>
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**CONCLUSION**

Max Coverage Allowed 20% Shoreland District	32,637.21	0.749
Existing Coverage* 12.3%	20,078.23	0.461
<b>Available Additional Impervious Area</b>	<b>12,558.98</b>	<b>0.288</b>
Proposed Building Expansion	505.00	0.012
<b>Total Impervious Area</b>	<b>20,583.23</b>	<b>0.473</b>

\* Note: Areas are approximate only. Base information compiled from several sources as referenced above.

See Architectural Plans for 30% floor area and volume calculations.

See Drawing C00-1 Site Overview Plan for Pool House location and overall site within the Shoreland Zone.

See Drawing C20-1 Site Plan for Existing Pool House Site and New Addition Site Plans.

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**Exhibit 4**

**Site Photographs**

**Existing Site Photographs**



**Image A) Google Earth Site Context**  
View looking northeast



**Image B) Pool House Access**  
View from access driveway easterly to Pool House  
(Main House & Guest House to left and back left)



**Exhibit 4**

**Site Photographs**



**Image C) Pool House**

View of entrance and pump house from upslope toward Casco Bay  
(Proposed addition this side)



**Image D) Pool House**

View from Pool House deck up to Main House and Guest House (right)



**Exhibit 4**

**Site Photographs**



**Image E) Pool House Deck**

View looking westerly from deck to pool house, deck and existing stone retaining wall



**Image F) Pool Deck**

View from Pool House/ swimming pool/ deck looking northeasterly to abutter through trees. (Guest House to left)



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