



ck 9277

TOWN OF YARMOUTH

200 Main Street
Yarmouth, Maine 04096
WWW.YARMOUTH.ME.US

Fax: (207)846-2438

SHORELAND ZONING PERMIT APPLICATION

PERMIT # SOD 25-34 ISSUE DATE _____ FEE AMOUNT 150⁰⁰

Date: June 20, 2025 Zoning District _____ Map 024 Lot 062 Ext _____

APPLICANT NAME: Sam Rigby PHONE NO: 207-846-0978
MAILING ADDRESS: 797 Princes Point Rd e-mail sam.d.rigby@gmail.com

OWNER (other than applicant)
NAME: _____ PHONE NO: _____
MAILING ADDRESS: _____ e-mail _____

CONTRACTOR NAME: Falls Point Marine PHONE NO: 207-402-4567
MAILING ADDRESS: PO Box 61 South Freeport, ME 04078 e-mail info@fallspoint.com

PROPERTY LOCATION: 797 Princes Point Rd

Applicant must also include a narrative of the project including a description of all proposed construction, (E.G. Land clearing, road building, septic systems and wells – Please note: A site plan sketch is required on a separate sheet of paper no less than 11" x 17" or greater than 24"x36"

Please note: Plan set must be bound (not rolled) with a cover sheet and index.

Proposed use of project: Residential Seasonal Dock

Estimated cost of construction 40,000

Lot area (sq. ft.) 1.8 acres

Frontage on Road (FT) _____

SQ. FT. of lot to be covered by non-vegetated surfaces _____

Elevation above 100 YR Flood Plain _____

Frontage on water body (FT.) _____

Height of proposed structure 8' Temp.

Existing use of property Residential

Proposed use of property Residential

Note: NEXT Questions apply only to expansions of portions of existing structures that are less than the required setback.

- A) Total building footprint area of portion of structure that is less than required setback as of 1/1/89: _____ SQ.FT.
- B) Actual shore setback of existing structure proposed for expansion (measured as required in SOD, e.g.: Highest Annual Tide; Upland Edge of Coastal Wetland; Top of Bank (RP); Normal High Water Line of rivers and streams; as applicable): _____
- C) Building footprint area of expansions of portion of structure that is less than required setback from 1/1/89 to present: _____ SQ.FT.
- D) Building footprint area of proposed expansion of portion of structure that is less than required setback: _____ SQ.FT.
- E) % Increase of building footprint of previous and proposed expansions of portion of structure that is less than required setback since 1/1/89: % increase = $((C+D) \times 100) / A =$ _____ %
- F) Floor Area and Market Value of Structure prior to improvements: (a) Area: _____ Value: _____. Floor Area and Market Value of portions of Structure removed, damaged or destroyed: (b) Area: _____ Value: _____. If the floor area or market value of (b) exceeds 50% of the area or value of (a), then the Relocation provisions of Article IV.R.5.a.(3) and (4) shall apply. **Note: A value appraisal may be required or submitted in close cases where the applicant asserts that that 50% trigger and relocation assessment provision is not met. Any plan revisions after initial approvals to replace rather than renovate building components (foundations, framing, etc.) shall be required to recalculate the extent of removal, damage or destruction relative to retained structure.**
- Please provide a site plan to include lot lines, area to be cleared of trees and other vegetation; the exact position of proposed structures, including decks, porches, and out buildings with accurate setback distances from the shoreline, side and rear property lines; the location of proposed wells, septic systems, and driveways; and areas and amounts to be filled or graded. If the proposal is for the expansion of an existing structure, please distinguish between the existing structure and the proposed expansion.
- Note: For all projects involving filling, grading, or other soil disturbance you must provide a soil erosion control plan describing the measures to be taken to stabilize disturbed areas before, during and after construction.
- Draw a simple sketch showing both the existing and proposed structures with dimensions.

SHORELAND ZONING PERMIT CHECKLIST

Please note that this checklist is intended to help applicants identify major submittal components but it is the applicant's responsibility to review the SOD/RP provisions outlined in Chapter 701 of the Yarmouth Code and provide all required information as well as conform to all design components. Copies of Chapter 701 are available at the Yarmouth Town Hall or can be downloaded on the Town website which is www.yarmouth.me.us.

- Complete Shoreland Zoning Permit application including signatures of property owners and agents.
- Appropriate fee.
- Square footage of lot area within the 250' SOD
- Square footage and % of lot covered by non-vegetated surfaces within the SOD
- Square footage and % of cleared area within lot area within the SOD
- Delineation of 75' setback from upland edge of the coastal wetland
- Delineation of 250' SOD line from upland edge of the coastal wetland.
- Delineation of Resource Protection District
- Height of any proposed structures as measured between the mean original grade at the downhill side of the structure and the highest point of the structure
- Building elevations of any proposed structures as viewed from side and rear lot lines
- % Increase of expansions of portion of structure which is less than the required setback (if applicable)
- Floor Area and Market Value of Structure prior to improvements: (a) Area: _____ Value: _____. Floor Area and Market Value of portions of Structure removed, damaged or destroyed: (b) Area: _____ Value: _____.
- Elevation of lowest finished floor to 100 year flood elevation
- Evidence of submission of the application to the Maine Historic Preservation Commission (MHPC) at least twenty (20) days prior to the Planning Board meeting as required in Article IV.R.O
- Copy of additional permit(s) if applicable:
 - Planning Board (e.g. Subdivision, Site Plan Review)
 - Board of Appeals
 - Flood Hazard
 - Exterior plumbing permit (Approved HHE 200 Application Form)
 - Interior plumbing permit
 - DEP permit (Site Location, Natural Resources Protection Act)
 - Army Corps of Engineers Permit (e.g. Sec. 404 of Clean Waters Act)
- Please circle all habitat types, marine organisms and shoreline elements present:
(Sand beach) (boulder/cobble beach) (sand flat) (mixed coarse & fines) (salt marsh) (ledge) (rocky shore) (mudflat) (sediment depth if known) (Bluff/bank) (Mussels) (clams) (marine worms) (rockweed) (eelgrass) (lobsters) (other _____)
- Signs of intertidal erosion? (Yes) (no)
- Energy: (protected) (semi-protected) (partially exposed) (exposed)
- Copy of deed
- Soil erosion control plan N/A
- Photographs
- Plan view

NOTE: Applicant is advised to consult with the CEO and appropriate state and federal agencies to determine whether additional permits, approvals, and reviews are required.

CONDITIONS OF APPROVAL

The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

I certify that all information given in this application is accurate. All proposed uses shall be in conformance with this application and the Town of Yarmouth Shoreland Regulations in the Zoning Ordinance. I agree to future inspections by the Code Enforcement Officer / Planning Director / Planning Board members (as applicable) at reasonable hours and with advance notice.

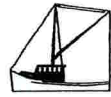
“I authorize appropriate staff within the Yarmouth Planning Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to collect facts pertaining to my application.”

Applicant Signature See attached LOA Date _____

Agent Signature  Date June 20, 2025
(if applicable)

Code Enforcement Officer _____

DATE OF APPROVAL / DENIAL OF APPLICATION _____
(by either staff or planning board)



FallsPointMarine

Waterfront Resources for Casco Bay & Beyond

**TIER 3 INDIVIDUAL NATURAL RESOURCE PROTECTION ACT PERMIT
BASIC ATTACHMENTS 1-11**

Attachment 1, Activity Description:

The project proposes to construct a limited, seasonal water access at a residential at 797 Princes Point Rd Yarmouth, Me. Specifically a 3'x40' aluminum/cedar gangway (ramp) will originate from a ledger beam pinned to a section of solid ledge at the top of the bank. It will be hinged at this anchor point and lead to a standard 12' x 20' saltwater float buoyed by standard sealed floatation drums. The float will rest on the mudflat on skids at low water and provide small boat access at approximately the half tide point. The float will be anchored by two Danforth anchors on chain to seaward and crossed chains pinned to ledge towards the shore. Off season the float will be stored off site at an appropriate facility and the gangway on the homeowners property. To facilitate this twice a year, a removable gallows frame for lifting the ramp will be situated at the landslide hinge point. All considerations have been taken to design this system to be functional yet removable with limited visual and environmental impact.

Attachment 2, Alternative Analysis Report:

This site location is relative isolated with marinas several miles away with no opportunity of sharing with neighbors. The 100% seasonal design will make this a successful project.

Attachment 3, See attached Caltopo Map

Attachment 4, See attached photos

Attachment 5, See attached drawing

Attachment 6, Additional plans- N/A

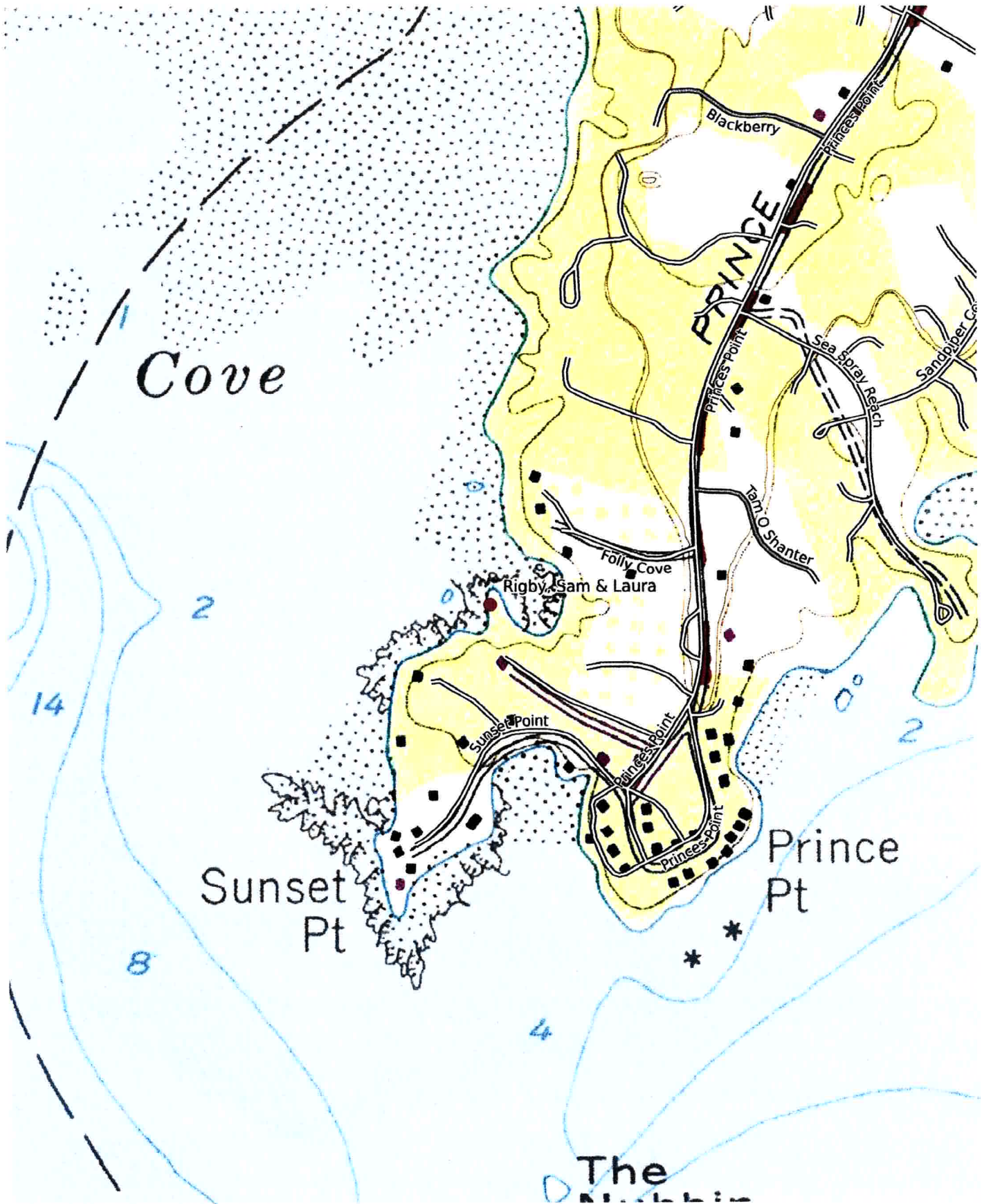
Attachment 7, Construction Plan:

All of the components will be pre-constructed off sight, transported and assembled on site.

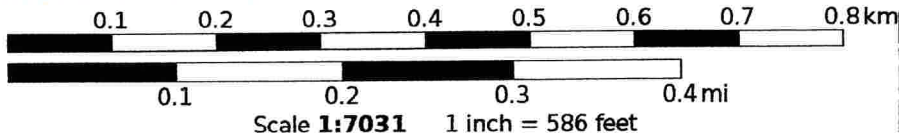
- * 6"x6"x5' wooden ledger/hinge beam
- * 4'w x 8' H removable gallows frame (service lifting) frame
- * 3'x40' aluminum/cedar gangway (ramp)
- * 12'x20' timber float- Constructed with marine grade timbers #1 SYPS4S-MCA UC4B, polyethylene molded floatation will be used with skids underneath to keep entire float off the substrate.
- * 2 Danforth anchors with approx 50' of 3/8" galvanized chain. 2 Additional lengths of same chain back towards shore

Assembly would take place summer/fall 2025.

No negation will be removed or soil disturbed. Two holes will be drilled in the whaleback ledge for pins to anchor the ledger hinge beam.



Mercator Projection
 WGS84
 UTM Zone 19T
 CALTOPO



Assessors Maps



Property Boundary

Paper Streets

Water Body

Map Number

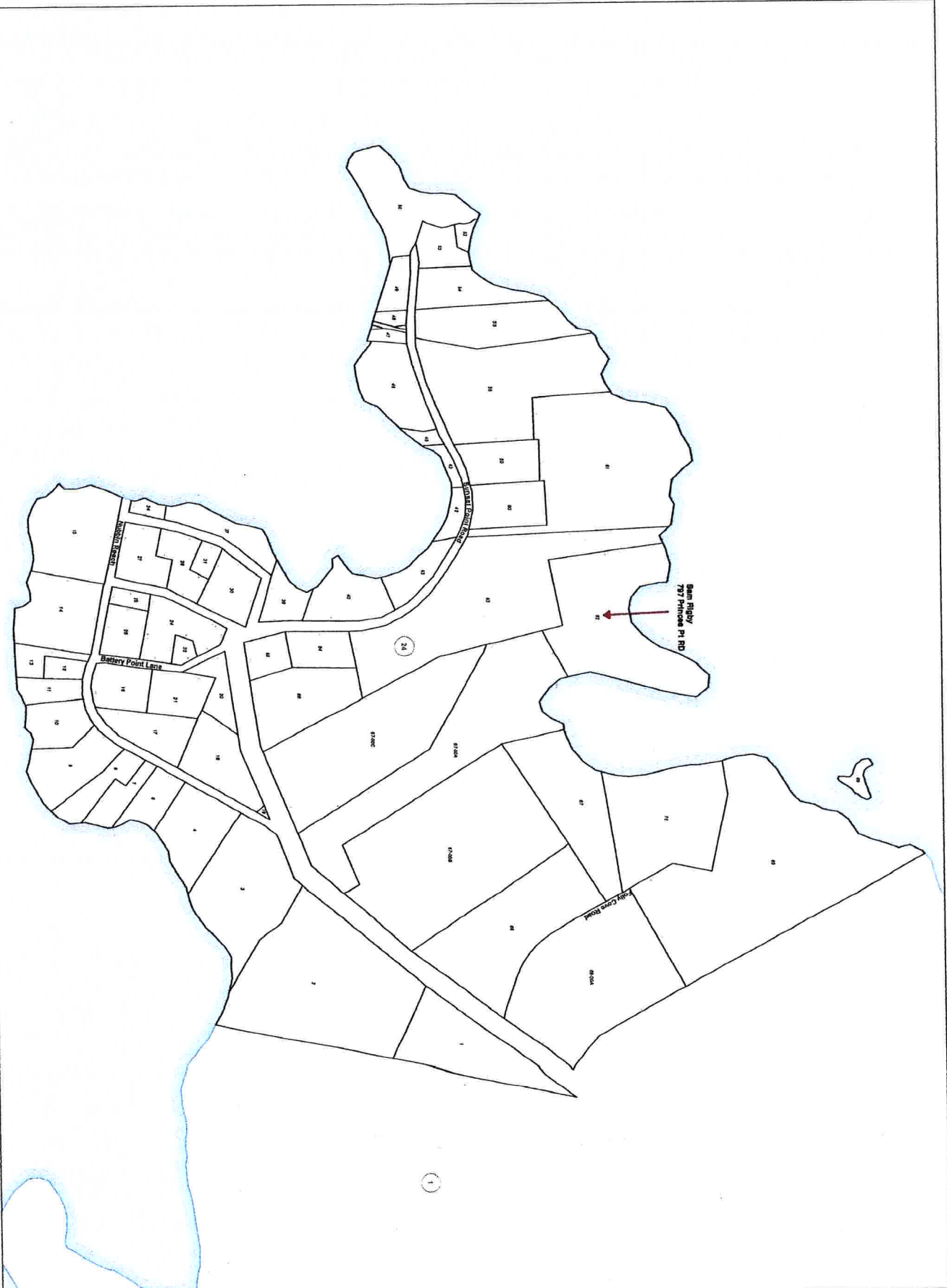
Sample Property Label

Lot 3
Unit 31
1.2 Acres



The Board of Assessors does not bear any responsibility for the accuracy of these maps. The maps are for assessing purposes only. Paper revised 12/2024.

MAP 24

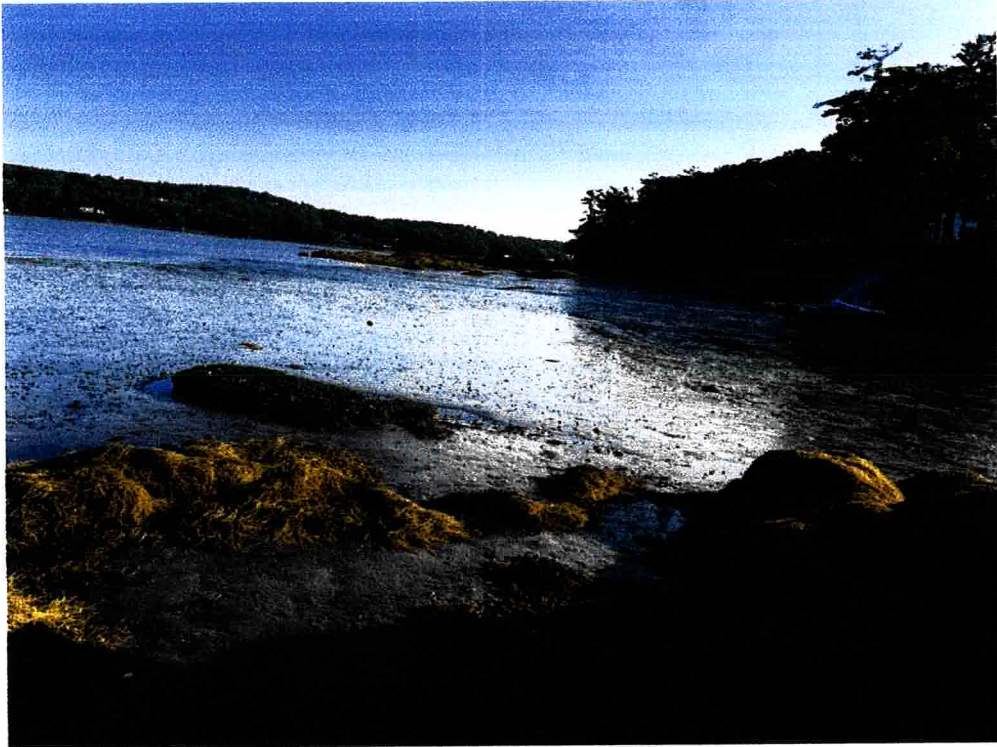




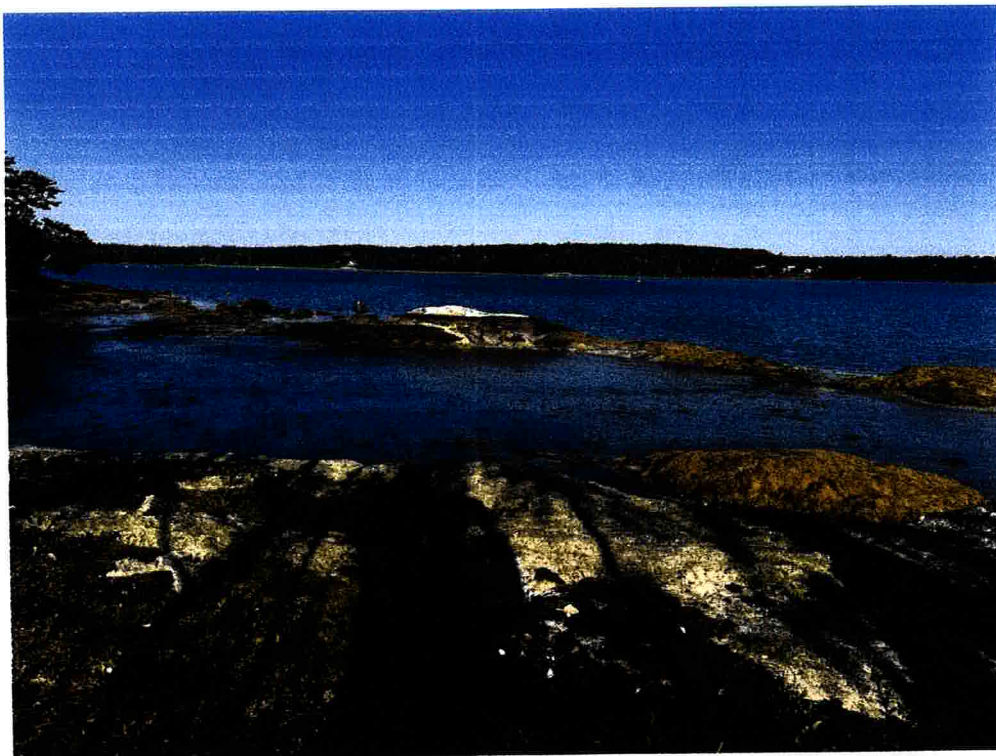
FallsPointMarine

Waterfront Resources for Casco Bay & Beyond

Sam Rigby
797 Princes Point Rd
Yarmouth, Me 04096



Looking North

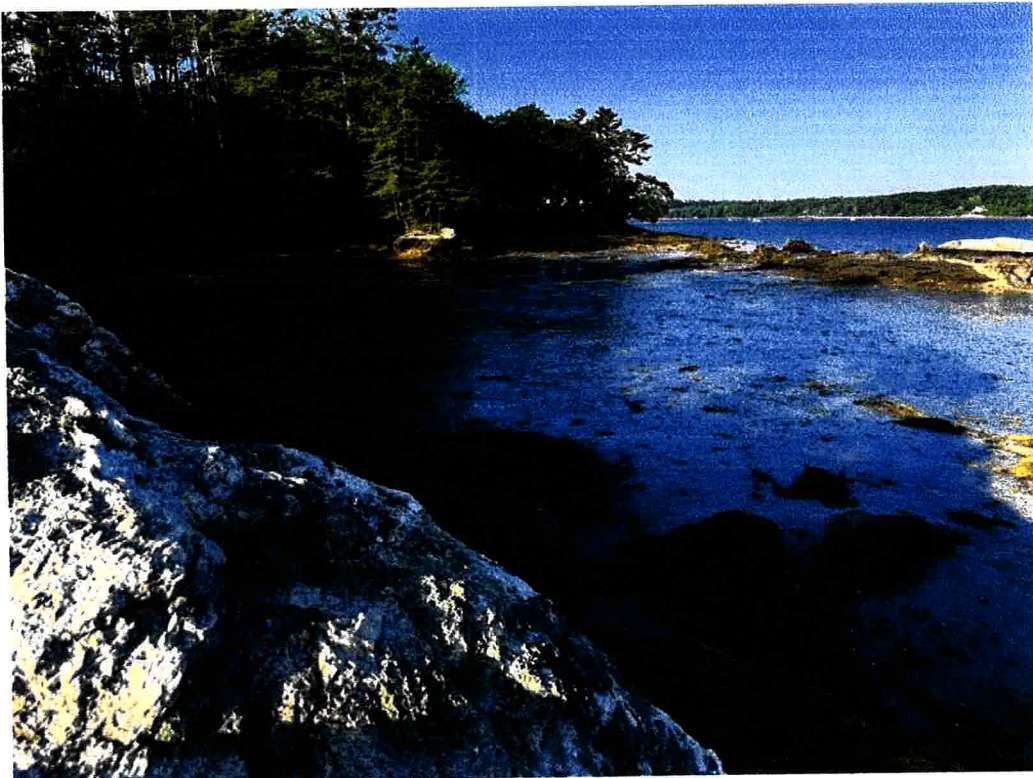


At ledger point looking out

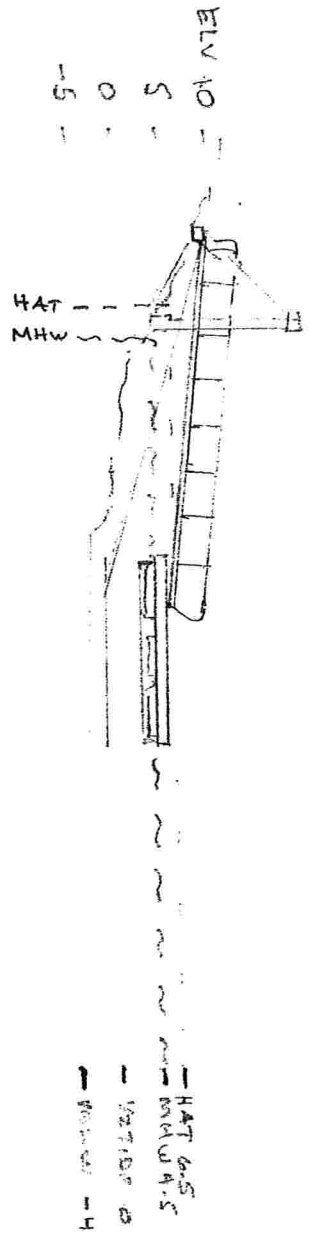
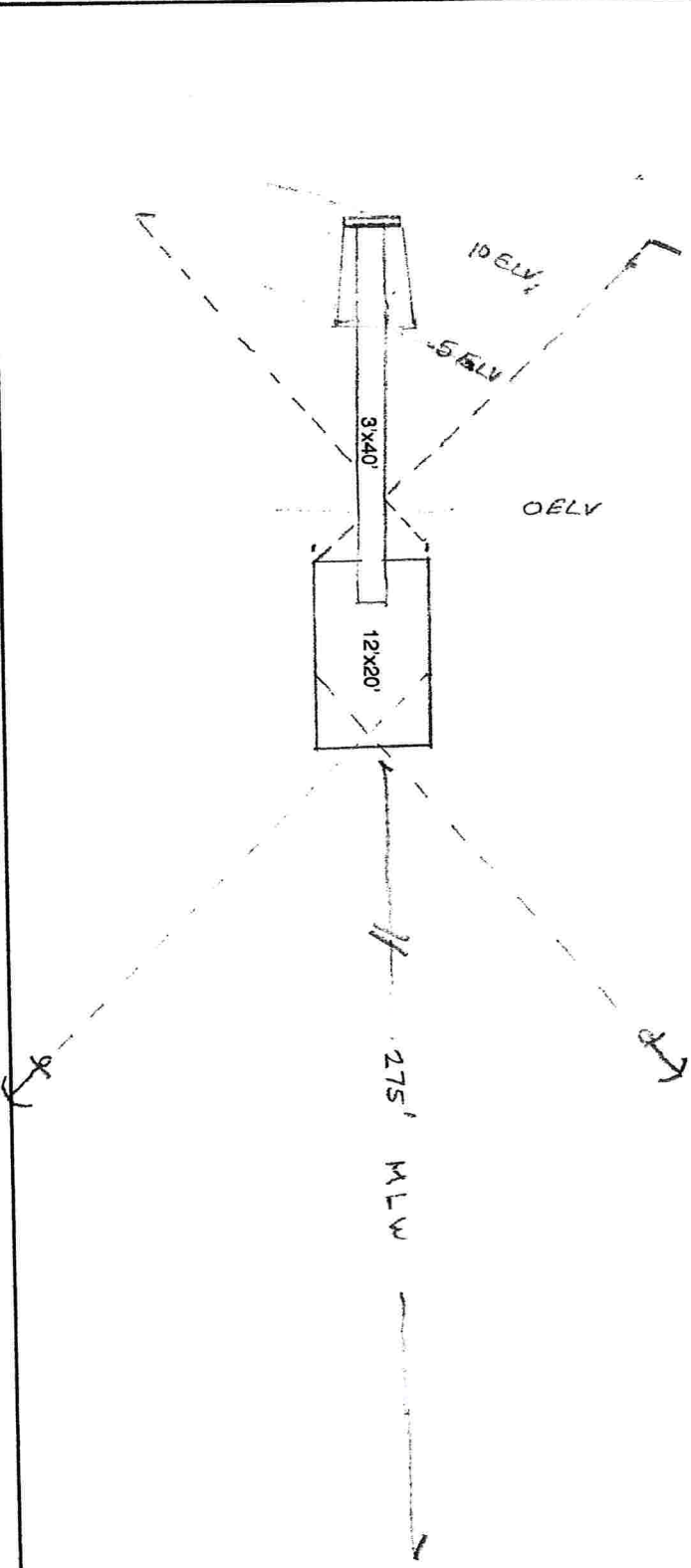
3 South Freeport Road, Freeport, Maine 04032
207-865-4567 www.fallspoint.com




Proposed site



Looking South West



SEASONAL: GALLOWS, GANGWAY, FLOAT


 Date June 2025
 Scale 1"=20'

Sam Rigby Tax Map 24 Lot 62
797 Princes Point Rd, Yarmouth
Prepared by Falls Point Marine

QUITCLAIM AND RELEASE DEED

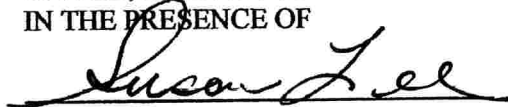
KNOW ALL BY THESE PRESENTS, that I, **Lucinda Washbourne** whose mailing address is 360 Rose Garden Lane, Alpharetta, GA 30009, individually AND I, **Suzanne T. Nelson** whose mailing address is 318 Harris Road, Cumberland, ME 04021, individually and as Trustee of the **Arlene S. Thompson Revocable Trust, u/a/d 6/30/1995**, for consideration paid, GRANT to **Sam D. Rigby, Trustee of the Sam D. Rigby Revocable Trust of 2015** and **Laura N. Rigby, Trustee of the Laura N. Rigby Revocable Trust of 2015**, whose mailing address is 63 Cedar Ridge, Yarmouth, Maine 04096, with QUITCLAIM COVENANTS, the real property located in the Town of Yarmouth, County of Cumberland, and State of Maine, and described more thoroughly as follows:

All rights, privileges and appurtenances including any interest that the Grantors may have in the portion of land located between the low water mark and high water mark of Casco Bay appurtenant to real property deeded to Grantee herein from Mary F. Conneen Living Trust dated September 7, 2006 and dated July 8, 2022 and recorded on July 11, 2022 in the Cumberland County Registry of Deeds in Book 39564, Page 114 and commonly known as 797 Princes Point Road, Yarmouth, Maine.

For title of Grantors, reference is hereby made to: a deed given to Arlene S. Thompson, Trustee of The Thompson Folly Cove Realty Trust, u/a/d 3/24/2004 and recorded in Book 21636, Page 61; a Declaration of Trust - The Thompson Folly Cove Realty Trust recorded in Book 21636, Page 58; and a Certificate and Abstract of Will recorded in Book 27993, Page 3.

WITNESS my hand and seal this 7 day of May, 2025.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF


WITNESS


Lucinda Washbourne, Individually

STATE OF GEORGIA
COUNTY OF FULTON, ss.

May 7th, 2025

Then personally appeared the above-named Lucinda Washbourne and acknowledged the foregoing instrument to be her free act and deed, before me,



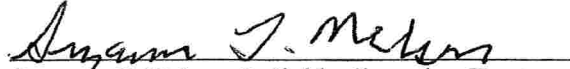
Notary Public

Print Name:

My commission expires:



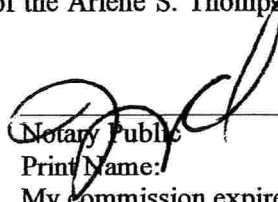
May 6, 2025


Suzanne T. Nelson, Individually and as Trustee
of the Arlene S. Thompson Revocable Trust,
u/a/d 6/30/1995

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 6, 2025

Then personally appeared the above-named Suzanne T. Nelson and acknowledged the foregoing instrument to be her free act and deed, individually and as Trustee of the Arlene S. Thompson Revocable Trust, u/a/d 6/30/1995, before me,


Notary Public
Print Name:
My commission expires:

JEROME J. GAMACHE
Notary Public, State of Maine
My Commission Expires June 23, 2027



06/05/2025

Maine Historic Preservation Commission (MHPC)
65 State House Station
Augusta, Maine 04333-0065

To Whom it may concern,

At the request of the US Dept of the Army, Falls Point Marine, Inc. is forwarding information regarding a proposal for a residential recreational seasonal dock. The installation is for Sam Rigby 797 Princes Point Rd, Yarmouth, ME 04096. Map 024/Lot 062.

Attached you will find photos, map and a drawing of the project.

There are no shipwrecks in the area. We hope that this project will not affect any historic resources and meets with your approval.

Please do not hesitate to call if you require any further information.

Sincerely,

Jen Ulrickson

Falls Point Marine, Inc.
PO Box 61
So. Freeport, Me 04078
207-751-5670
jen@fallspoint.com

Cc:

Mi'Kmaq Nation (Aroostook Band of Micmacs)
Passamaquoddy Tribe of Indians, Donald Soctomah Indian Township, Pleasant Point
Penobscot Indian Nation, Chris Sockalexis, THPO
Maliseet Indians, Isaac St. John
Maine Historic Preservation Commission, SHPO