 Barry J. Hosmer, ASLA  
Landscape Architect

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196 Whitney Avenue, Portland, Maine 04102 207-874-0248

May 12, 2023

Ms. Erin Zwirko, Director of Planning and Development  
Town of Yarmouth  
200 Main Street  
Yarmouth, Maine 04096

Subject: 111 Madeline Point Road, Cousins Island, Yarmouth, Maine

Dear Ms. Zwirko,

On behalf of my clients Andrea and Peter Cooper, I am pleased to submit this completed Shoreland Zone Permit Application for your review. We are tentatively scheduled for the Yarmouth Planning Board hearing on June 28<sup>th</sup> and look forward to attending that meeting and presenting the project for consideration and approval. Below is a list of the associated forms and supporting documents and plans.

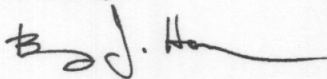
List of Forms, Documents and Plans

1. Shoreland Zone Application
2. Letter of Agent Authorization
3. Project Narrative
4. Property Deed
5. Tax Map
6. Coastal Bluff Map
7. Letter to Maine Historic Preservation Commission
8. Property Survey - Existing Conditions
9. FEMA National Flood Insurance Map
10. Conceptual Maximum Development Plan
11. Tree Inventory, Basal Area and Clearing Plan
12. Proposed Development Site and Erosion Control Plan
13. Architectural Drawings (5)
14. Site Photographs

Additionally, please find the application fee of \$250

If you have any questions, please do not hesitate to contact me. I can be reached at 207-874-0248 or [barrybjhla@earthlink.net](mailto:barrybjhla@earthlink.net).

Sincerely,



Barry J. Hosmer LA  
Maine, New Hampshire, Vermont  
Massachusetts Licensed Landscape Architect

# TOWN OF YARMOUTH

200 Main Street

Yarmouth, Maine 04096

(207)846-2401

WWW.YARMOUTH.ME.US

Fax: (207)846-2438

## SHORELAND ZONING PERMIT APPLICATION

PERMIT # \_\_\_\_\_ ISSUE DATE \_\_\_\_\_ FEE AMOUNT \_\_\_\_\_

Date: 5/12/23 Zoning District \_\_\_\_\_ LDR/ SOD \_\_\_\_\_ Map 53A Lot 21 Ext \_\_\_\_\_

APPLICANT NAME: Andrea & Peter Cooper PHONE NO: 207-939-9734

MAILING

ADDRESS: 110 Portland St. Yarmouth, ME 04096 e-mail pdcoop927@gmail.com

OWNER (other than applicant)

NAME: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

MAILING

ADDRESS: \_\_\_\_\_ e-mail \_\_\_\_\_

CONTRACTOR

NAME: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

MAILING

ADDRESS: \_\_\_\_\_ e-mail \_\_\_\_\_

PROPERTY

LOCATION: 111 Madeline Point Road, Yarmouth

*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: Single Family Home

Estimated cost of construction \$397,000

Lot area (sq. ft.) .53 acres/ 23,087 sf

Frontage on Road (FT) 233.93'

SQ. FT. of lot to be covered by non-vegetated surfaces 1,302 sf existing, 1,572 sf proposes

Elevation above 100 YR Flood Plain 100 year Flood Elev. = 12', propsoed crawl space floor elev. = 13' +

Frontage on water body (FT.) 427'

Height of proposed structure 17' - 6" From Finish Floor Elevation, First Floor



Existing use of property Existing 3 season cottage/ single family home

Proposed use of property Year round cottage/ single family home

*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: 902 sf        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): 37' - 6" to Highest Annual Tide
- C) Building footprint area of expansions of portion of structure that is less than required setback from 1/1/89 to present: 270 sf        SQ.FT.
- D) Building footprint area of proposed expansion of portion of structure that is less than required setback: 270 sf        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 =  $((C+D) \times 100) / A =$         % Existing and proposed structures are non-conforming
- F) Floor Area and Market Value of Structure prior to improvements: (a) Area: 707 sf Living Area Value: \$63,838. 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 re-calculate 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](http://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. Entire parcel is in SOD
- ☒ 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 21' - 10" See A200
- ☒ Building elevations of any proposed structures as viewed from side and rear lot lines See A200
- ☐ % 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: 707 sf Living Area  
Value: \$66,838 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
- ☒ 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

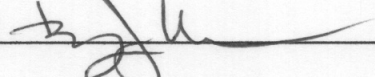
The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions 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 \_\_\_\_\_

Date \_\_\_\_\_

Agent Signature Barry Hosmer   
(if applicable)

Date 5/12/23

-----  
Code Enforcement Officer \_\_\_\_\_

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

April 29, 2023

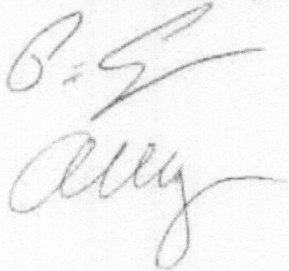
Peter and Andrea Cooper  
111 Madeline Point Road  
Cousins Island, Yarmouth, Maine 04096

Dear Yarmouth Planning Office,

We hereby authorize Barry Hosmer of Barry J Hosmer – Landscape Architect to act as our agent in the preparation of the Shoreland Zoning Permit Application for our property at 111 Madeline Point Road.

Sincerely,

Peter and Andrea Cooper

Two handwritten signatures in cursive script. The top signature is 'P. Cooper' and the bottom signature is 'A. Cooper'.



## Project History:

Andrea and Peter Cooper purchased the property at 111 Madeline Point Road in 2021. Their intent was to renovate and winterize the existing structure and add on a first-floor bedroom.

The property is located on Cousins Island, Tax Map 53A, Lot 21, in the Low Density Residential District. The property is additionally within the Shoreland Overlay District and is identified on the Coastal Bluff Maps from the Maine Geologic Survey as having both Stable and Unstable Bluffs. The coastal bluffs are additionally located in the Resource Protection District. See Zoning Map and Coastal Bluff Map.

The lot is .53 acres in size and located on a point of land at the end of Madeline Point Road and abutting the Town Pier property. The property facing to the north is essentially surrounded on three sides by Casco Bay and on the fourth side abuts Madeline Point Road with approximately 234' of frontage. The high point of the property is in the vicinity of the driveway and slopes generally to the north, east and west to the ocean. In the building areas the slopes are approximately 10% until you reach the top of the bluffs when the land quickly drops to the water's edge. See Property Survey Plan

The property is entirely within the 250' shoreland zone and the existing structure is entirely within the 75' setback from a water body. The existing structure closest point to the H.A.T (Highest annual Tide) line is approximately 37' 6". The structure is also at its closest point approximately 32' 8" from the top of the Coastal Bluff. Accordingly, the structure is considered non-conforming. Current building setbacks from Public Streets are 40', resulting in a very small potential building expansion envelope. A further consideration is the location of the subsurface septic field located between Madeline Point Road and the structure. See Proposed Development Site and Erosion Control Plan.

The existing cottage structure is currently served by a private well and a subsurface septic field. (Permitted #1804 and reconstructed in 1996) These existing systems will be utilized for this project.

## Project Description:

The property owners and project team has had a number of meetings both on site and via zoom with Nick Ciarimboli, discussing the goals for the project and the limitations to the site. After a year of exploration into renovation and expansion, this detailed exercise has resulted in issues of building structure soundness, life safety and energy code requirements that could not be overcome and meet current building codes. Due to these issues, the current project envisions removal of the existing structure and rebuilding it to the existing dimensions and architectural style with a first-floor bedroom addition. See Site Photographs and Architectural Drawings. To provide for four season use, a heated crawl space is also proposed allowing for water and sewer connections as well as fire suppression storage tanks for the required sprinkler system. The crawl space floor elevation would be constructed no lower than 13' which is 1' above the 100-year flood elevation. See FEMA National Flood Insurance Program Map 0544 Cumberland County.

## Project Review:

This project appears to fall under two zoning standards which guide the ability to develop this site as requested.

Ordinance Ch. 701. Art. IV.R.5.a(1)(c.) (i), *For structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be made greater than 20 feet or the height of the existing structure, whichever is greater.*

### Review Criteria:

1. The existing total footprint for all structures is 970 Square Feet, the proposed cottage structure is 902 sf (existing footprint + 270 sf 1<sup>st</sup> floor addition) = 28% larger.
2. The height of the existing structure = 17'-6" from Finish Floor Elevation, First Floor, the proposed structure = 17'-6" from Finish Floor Elevation, First Floor.

Ordinance Ch. 701. Art. IV.R.5.a(4)(a.), *Any non-conforming structure which is less than the 75' setback from the waterbody and which is wholly or partially removed, regardless of cause, by more than 50% of the market value before such damage may be reconstructed or replaced provided that approval is obtained from the Planning Board within 18 months of the damage, and provided that such reconstruction or replacement is in compliance with the water setback requirement to the greatest practical extent. The existing non-conforming residential dwelling is proposed to be completely removed and reconstructed, far exceeding the 50% damage to market value requirement.*

### Review Criteria:

1. Size of the Lot: The property is 23,087 square feet. The existing structure is entirely within the 75' H.A.T and coastal bluff setback. Due to the 40' municipal building setback and existing septic field building setbacks, the existing structure and permitted expansion can only be located in one location which does not increase the building non-conformance.
2. Slope of Land: The existing structure, driveway and septic field are located on the flattest areas of the site with a slope in the 5% to 15% range. Closer to the Casco Bay, the site becomes much steeper as it drops to the water's edge.
3. Potential for Soil Erosion: The building will not be placed closer to the unstable Coastal Bluff than is existing. No stormwater will be channelized to flow overland which will increase soil erosion. The current topography will be maintained and/ or restored to existing grades after construction, allowing for sheet flow of stormwater as it currently exists. During construction, a soil erosion berm of fence will be placed on all downhill sides of the site to prevent any erosion that might occur in storm events.



4. The property contains a small 68 sf pump house building. This structure will remain.
5. Location of Septic System: The existing septic system will be utilized for the proposed structure.
6. The proposed construction will remove the existing shallow piers that currently support the cottage. The proposed structure will have a frost wall/ crawl space foundation under most of the structure. Frost walls with no crawl space will be constructed under the bedroom expansion and concrete piers will support the porches.
7. Size and Type of Vegetation to be Removed: Two hazard trees were removed after significant storm damage over the winter. Two other small trees may require removal for the proposed project and are included in the calculations below. The site contains a mixture of coniferous and deciduous trees with approximately 76 trees 4" dbh and greater in size. The total basal area is 849". The total basal area of trees removed = 47" or 5.5%. The shoreland zone allows for 40% over a ten-year period. The existing clearing area on site = 4,390 sf and after construction the total cleared area is 4,589 sf, <10,000 sf.
8. Structure footprint, height, lot coverage, and lot line non-conformity: The existing structure is approximately 17'-6" tall. The proposed structure will be 17'-6". The existing structure is 902 sf. The existing structure is non-confirming for both the setback from the HAT (Highest Annual Tide Line) and erodible Coastal Bluff. The proposed structure will be 902 sf exactly matching the existing structure plus a 270 sf addition. The ordinance allows for a structure of 1,000 sf or 30% larger, whichever is greater. The proposed addition is 28% larger. The proposed structure will not increase the non-conformance of either the HAT or Coastal Bluff setbacks. The current existing lot coverage of impervious areas is 1,302 sf. The proposed lot coverage will be 1,572 sf or 6.6%. The total allowable lot coverage is 20%. The current structure is setback approximately 51' from the property line the proposed structure will be setback by 40'-6" from the property line.

Exhibit "A"

A certain lot or parcel of land, together with any buildings thereon, situated in Yarmouth, Cumberland County, Maine, being further described in a deed from Evelyn M. Entwisle to Robert D. Entwisle, dated August 4, 2003, recorded in Book 76414, Page 19899 of the Cumberland County, Maine, Registry of Deeds, being more particularly bounded and described as follows to wit:

"A certain lot or parcel of land on the westerly side of Cousins Island, Yarmouth, Cumberland County, Maine, bounded and described as follows:

Beginning at a stake at the line of high water, distant Northeasterly 30 feet from the Westerly side of the road leading to the old Madeleine Wharf; thence

Running Northeasterly along the line of high water 119 feet to the high water mark of the Westerly shore of Pleasant Cove; thence

Running Southeasterly along the line of high water of said cove 207 feet to a blazed spruce tree; thence

Southerly from said spruce tree 63 feet to a stake on the Westerly side of the head of said cove, which stake is a distance 18 feet from the present Northeasterly side of the Bridge; thence

Running Westerly about 19 feet 9 inches to the Easterly side of the said road to the old Madeleine Wharf; thence

Running Northwesterly along the Easterly side of said road 221 feet to the point or place of Beginning, be the said several distances and dimensions slightly more or less; together with all the right, title and interest of the Grantor in and to the shore and lands between high and low water mark and to the lands under the water in front of and adjacent to the said premises, and together with the right of passage at all times to and over the said Road to the former Madeleine Wharf.

Being the same premises conveyed to the said David C. Entwisle and Evelyn M. Entwisle by Frank N. Entwisle by deed dated July 7, 1981 and recorded in the Cumberland County (Maine) Registry of Deeds at Book 4827, Page 180. Evelyn M. Entwisle is the surviving joint tenant as well as the sole beneficiary of the Estate of David C. Entwisle, the said David C. Entwisle having died a resident of New Jersey on August 12, 2002.

Received  
Recorded Register of Deeds  
Apr 26, 2021 11:07:33A  
Cumberland County  
Nancy A. Lane

DS  
PL

DS  
AL

DS  
RDE

DS  
2BE



Deed.pdf

Open with Google Docs

DocuSign Envelope ID: C19AD9AC-AB64-46E9-BFED-BAD90E9FE86E

Doc#: 29600 Bk:38114 Pg: 232

WARRANTY DEED

**ROBERT D. ENTWISLE**, whose mailing address is 4 Pulaski Road, White House Station, New Jersey 08889 for consideration paid, GRANTS to **ROBERT D. ENTWISLE**, whose mailing address is 4 Pulaski Road, White House Station, New Jersey 08889 and **WILLIAM ENTWISLE**, whose mailing address is 78 Old County Road, Sedgwick, Maine 04676, with WARRANTY COVENANTS, as JOINT TENANTS, a certain lot or parcel of land, together with any and all structures and improvements situated thereon, and appurtenances thereto, situated in Yarmouth, Cumberland County, Maine, and being more particularly described on Exhibit "A" attached hereto.

Grantor's source of title is a deed from Evelyn M. Entwisle to Robert D. Entwisle, dated August 4, 2003, recorded in Book 76414, Page 19899 of the Cumberland County, Maine, Registry of Deeds.

TOGETHER WITH all rights, easements, privileges and appurtenances belonging to the granted estate.

WITNESS my hand and seal this 10<sup>th</sup> day of April, 2021.

[Signature]  
ROBERT D. ENTWISLE

STATE OF New Jersey  
COUNTY OF Hunterdon

4/10, 2021

Then personally appeared the above named, **ROBERT D. ENTWISLE** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]  
Notary Public/Attorney at Law

My Commission Expires:

6/28/21

SEAL

Nikki Naylor  
Print Name / Affix Seal

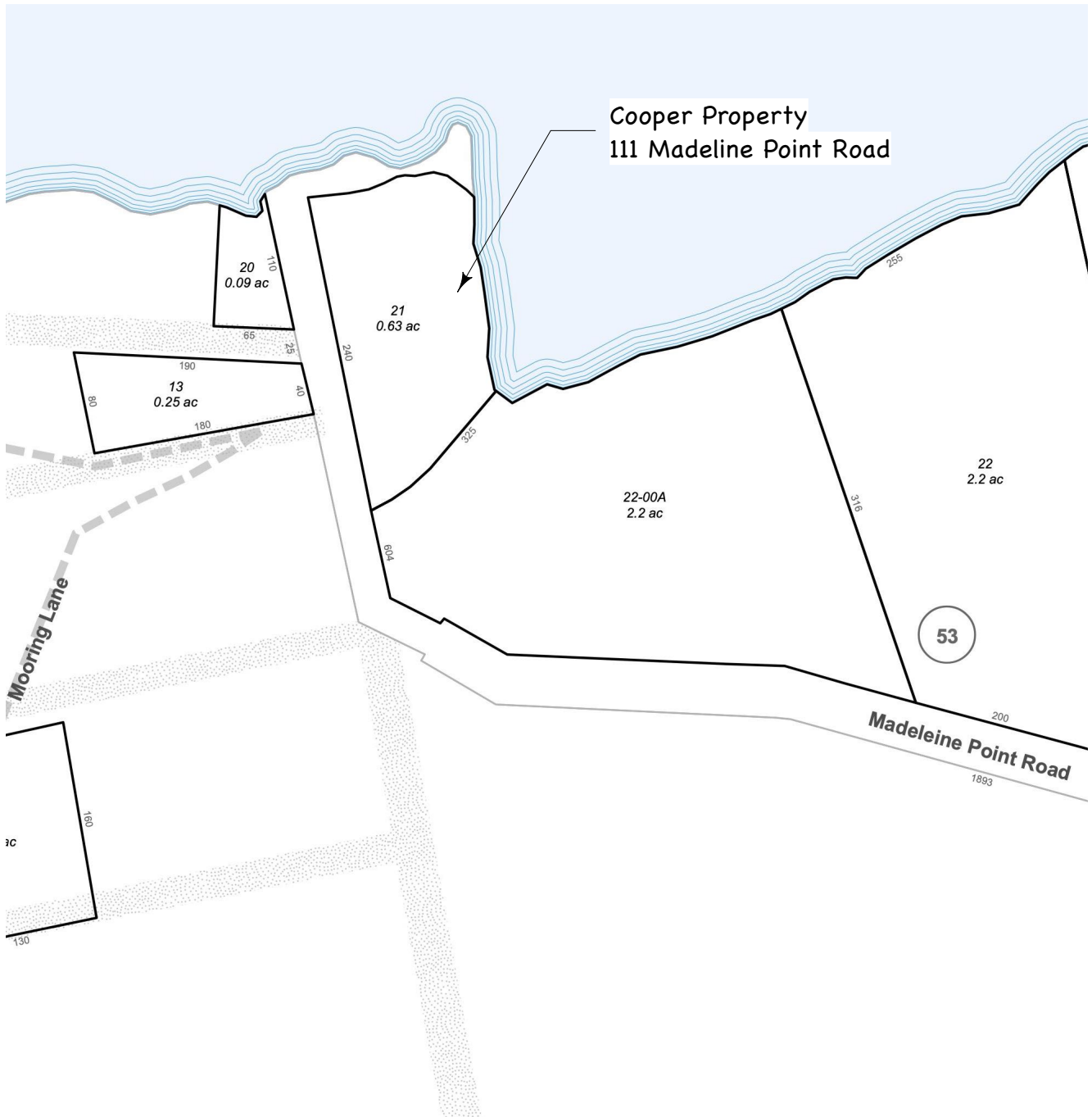
PL AL

NIKKI A. NAYLOR  
NOTARY PUBLIC OF NEW JERSEY  
COMMISSION NO. 50040750  
MY COMMISSION EXPIRES JUNE 28, 2021

DS DS  
RDE [Signature]

DocuSign Envelope ID: C19AD9AC-AB64-46E9-BFED-BAD90E9FE86E

Doc#: 29600 Bk:38114 Pg: 233



Notes:

Partial Plan Town of Yarmouth  
Tax Map 53A

Zoning Distict: LDR

**Andrea and Peter Cooper**

111 Madeline Point Road  
Yarmouth, Maine 04096

**Tax Map**

May 12, 2023

Barry J. Hosmer - Landscape Architect





Notes:

Partial Plan Yarmouth  
Quadrangle

- Stable Bluff
- Unstable Bluff

Andrea and Peter Cooper

111 Madeline Point Road  
Yarmouth, Maine 04096

Coastal Bluff  
Map

May 12 , 2023

Barry J. Hosmer - Landscape Architect

Barry J. Hosmer, ASLA  
Landscape Architect

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196 Whitney Avenue, Portland, Maine 04102 207-874-0248

April 27, 2023

Mr. Kirk F. Mohny  
Maine Historic Preservation Commission  
55 Capitol Street  
65 State House Station  
Augusta, Maine 04333-0065

Subject: 111 Madeline Point Road, Cousins Island, Yarmouth, Maine

Dear Mr. Mohny,

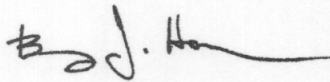
On Behalf of my clients Andrea and Peter Cooper, and as a requirement of the Shoreland Zone Permit Application, I am contacting you to determine if there are any known historically or culturally sensitive sites on this property that would be affected by this project.

The project consists of a two-story cottage reconstruction on the current footprint, no larger or closer to the protected resources and a one-story ground level bedroom addition. Reconstruction is necessary because a proposed first floor bedroom addition, consistent with shoreland zone requirements, resulted in issues of building structure soundness, life safety and energy code requirements that could not be overcome and meet current building codes.

Attached please find a 7.5-minute USGS map of the property, photographs and a Conceptual Potential Development Plan of the existing cottage property.

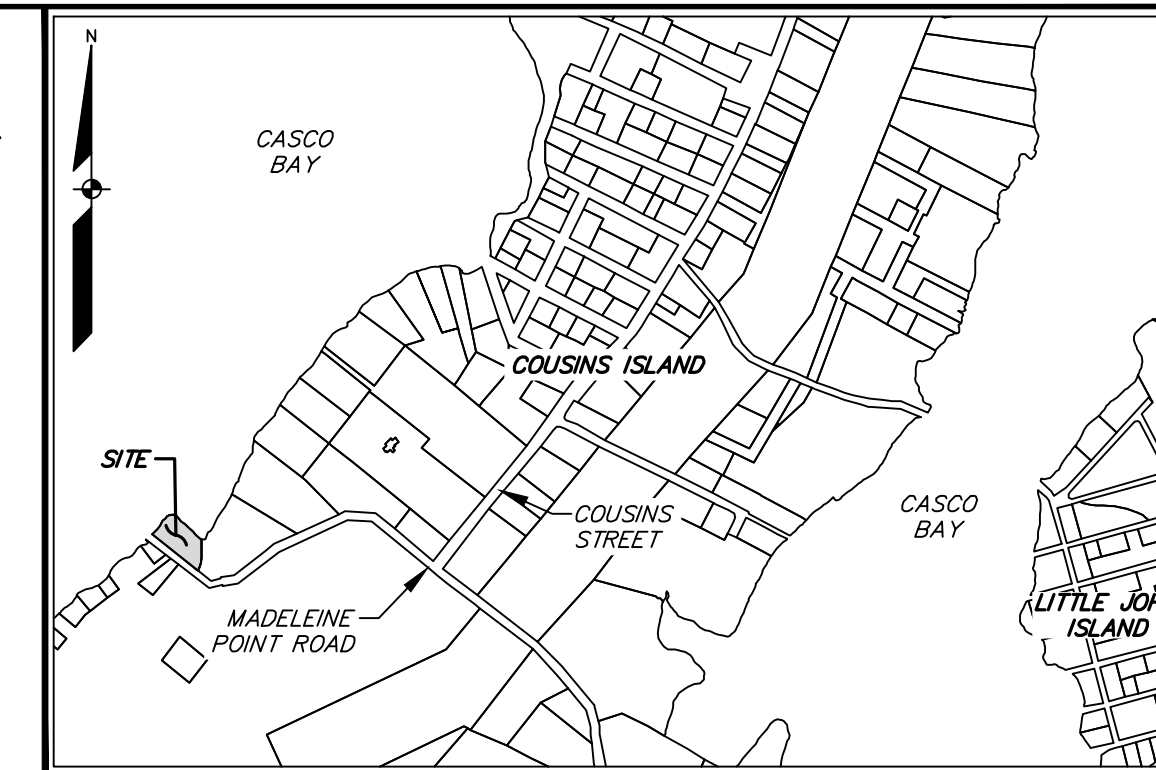
If you have any questions, please do not hesitate to contact me.

Sincerely,



Barry J. Hosmer LA  
Maine, New Hampshire, Vermont  
Massachusetts Licensed Landscape Architect





GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS PETER AND ANDREA COOPER BY DEED DATED 16 JULY 2021 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 38435, PAGE 265, AND IS SHOWN AS LOT 21 ON THE TOWN OF YARMOUTH TAX MAP.
2. THE PROPERTY IS LOCATED IN THE LDR DISTRICT.  
LAND USE REGULATIONS ARE AS FOLLOWS:  

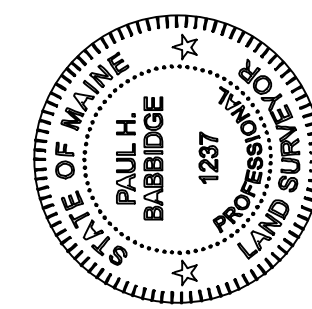
MINIMUM H.A.T. SETBACK:	75 FT.
MINIMUM FRONT YARD:	40 FT.
MINIMUM SIDE YARD:	20 FT.
MINIMUM REAR YARD:	40 FT.

  - SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 0.53 ACRES.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN AUGUST, 2021.
- 4.1. TOPOGRAPHIC INFORMATION UPDATED JANUARY, 2023.
5. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED GPS OBSERVATIONS.
6. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SUE LEVEL C), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
7. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
8. PLAN REFERENCES:
  - A. "PLAN OF COTTAGE LOTS ON COUSINS ISLAND" DATED SEPTEMBER 1893, AND RECORDED IN PLAN BOOK 10, PAGE 111.
  - B. "PLAN OF PARTITION OF NANCY H. HAMILTON ESTATE" DATED SEPTEMBER 1933, AND RECORDED IN PLAN BOOK 22, PAGE 4.
  - C. "PLAN OF WHARF ROAD AND MADELINE POINT ROAD AS REDEFINED BY COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING HEARING ON SAME AUGUST 14, 1957" PLAN DATED DECEMBER 2, 1958 BY H.I. & E.C. JORDAN - SURVEYORS.
9. BOUNDARY NOTES:
  - 9.1. THE SOUTHWESTERLY BOUNDARY OF THE SURVEYED PREMISES IS THE SAME AS THE NORTHEASTERLY BOUNDARY OF MADELINE POINT ROAD AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY (PLAN REFERENCE C).
  - 9.2. THE SOUTHEASTERLY BOUNDARY OF THE SURVEYED PREMISES IS DEFINED BY THE BOUNDARY LINE AGREEMENT RECORDED IN BOOK 12276, PAGE 132.
  - 9.3. THE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY BOUNDARY OF THE SURVEYED PREMISES IS THE WATERS OF CASCO BAY. THE LOCUS DEED DESCRIBES THE BOUNDARY AS THE "LINE OF HIGH WATER" BUT INCLUDES THE RIGHT, TITLE AND INTEREST TO THE SHORE AND LANDS BETWEEN HIGH AND LOW WATER MARK ("AND TO THE LANDS UNDER THE WATER...").
  - 9.4. THE BOUNDARY ALONG THE SHORE AS DEPICTED HEREON IS THE HIGHEST ANNUAL TIDE (H.A.T.), AND WAS USED FOR CALCULATING THE LOT AREA. THE LIMITS OF THE (H.A.T.) IS PUBLISHED BY THE MAINE D.E.P. AS ELEVATION OF 6.7' NAVD88. THIS LOCATION WAS ESTABLISHED BY A TOPOGRAPHIC SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN AUGUST, 2021.

N/F	NOW OR FORMERLY
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
□	MONUMENT FOUND
⊗	IRON PIPE/ROD FOUND
●	IRON ROD W/CAP SET
Ⓢ	POTABLE WELL
Ⓜ	ELECTRIC METER
-○-	UTILITY POLE
←	GUY WIRE
=====	PROPERTY LINE
-----	ABUTTER LINE
-----	RIGHT-OF-WAY LINE
-----	RECORD PLAN LINE
-----	SETBACK
== == == ==	CULVERT
—OHU—	OVERHEAD UTILITY
=====	EDGE GRAVEL
=====	HIGHEST ANNUAL TIDE (H.A.T.)
—□—	POST AND RAIL FENCE

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

2/01/2023  
DATE



2	TMM	2/1/23	ADDED TOPOGRAPHIC DATA
1	PHB	9/10/21	ADDED SEPTIC FIELD AND APPROX. LOCATION OF SEWER LINES
REV:	BT:	DATE:	STATUS:



207.440.3487  
41 CHURCH ROAD, BRUNSWICK, MAINE 04011  
[www.northernsurveyengineering.com](http://www.northernsurveyengineering.com)

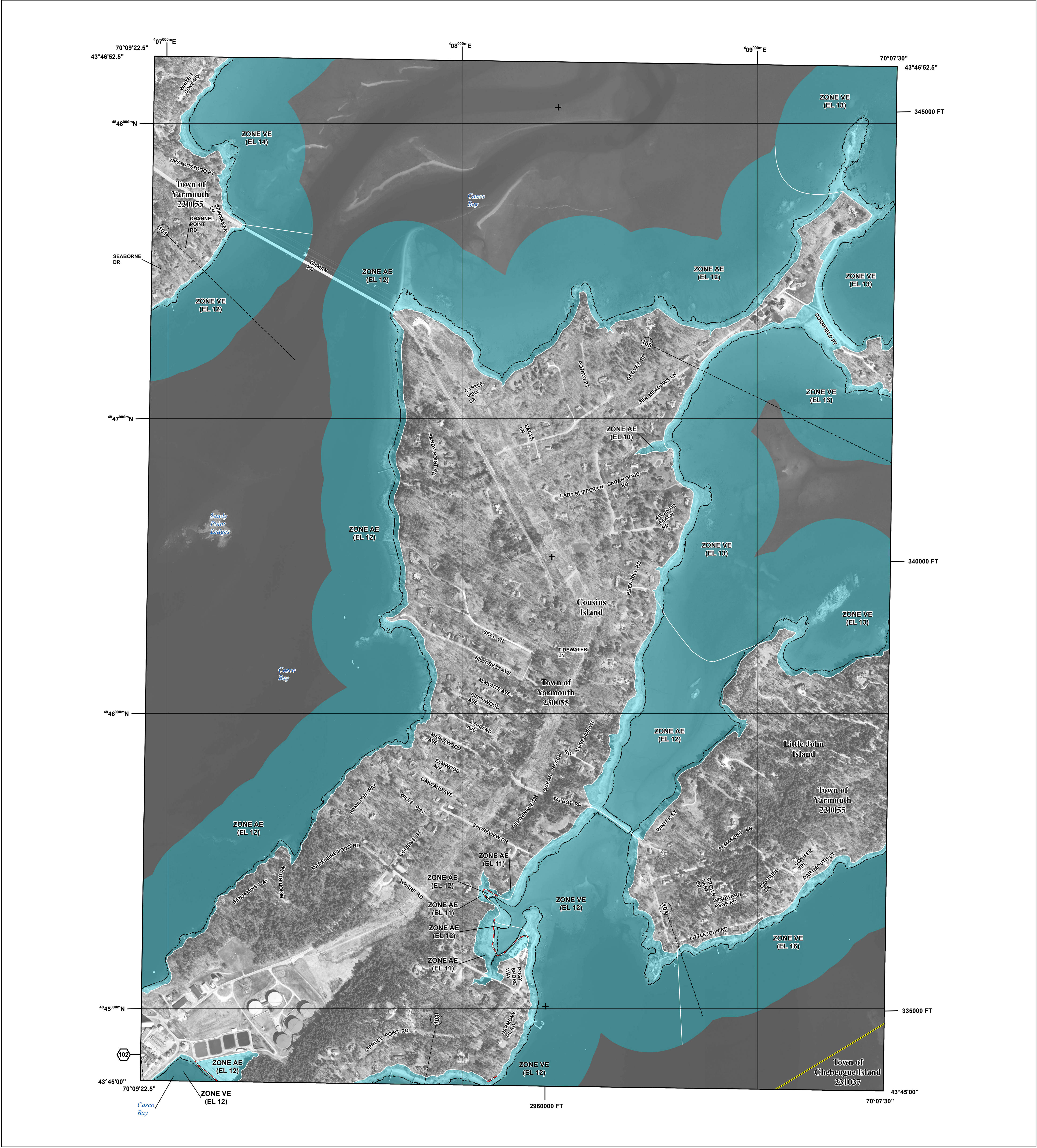
BOUNDARY SURVEY  
OF:  
COOPER PROPERTY  
11111 MADELINE POINT ROAD  
COUSINS ISLAND, YARMOUTH, MAINE

FOR: **PETER COOPER**  
110 PORTLAND STREET  
YARMOUTH ME 04096

DRAWN	CHECKED
PHB	SPP
PROJECT NO.	DATE
21079	8/31/202
SHEET SIZE	SCALE
24" X 36"	1" = 20'

SHEET 1 OF 1





FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT  
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING  
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT  
[HTTP://MSC.FEMA.GOV](http://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A,V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM provided in digital format by State of Maine, Maine office of GIS (MeGIS). This information was derived from MeGIS, dated 2012.

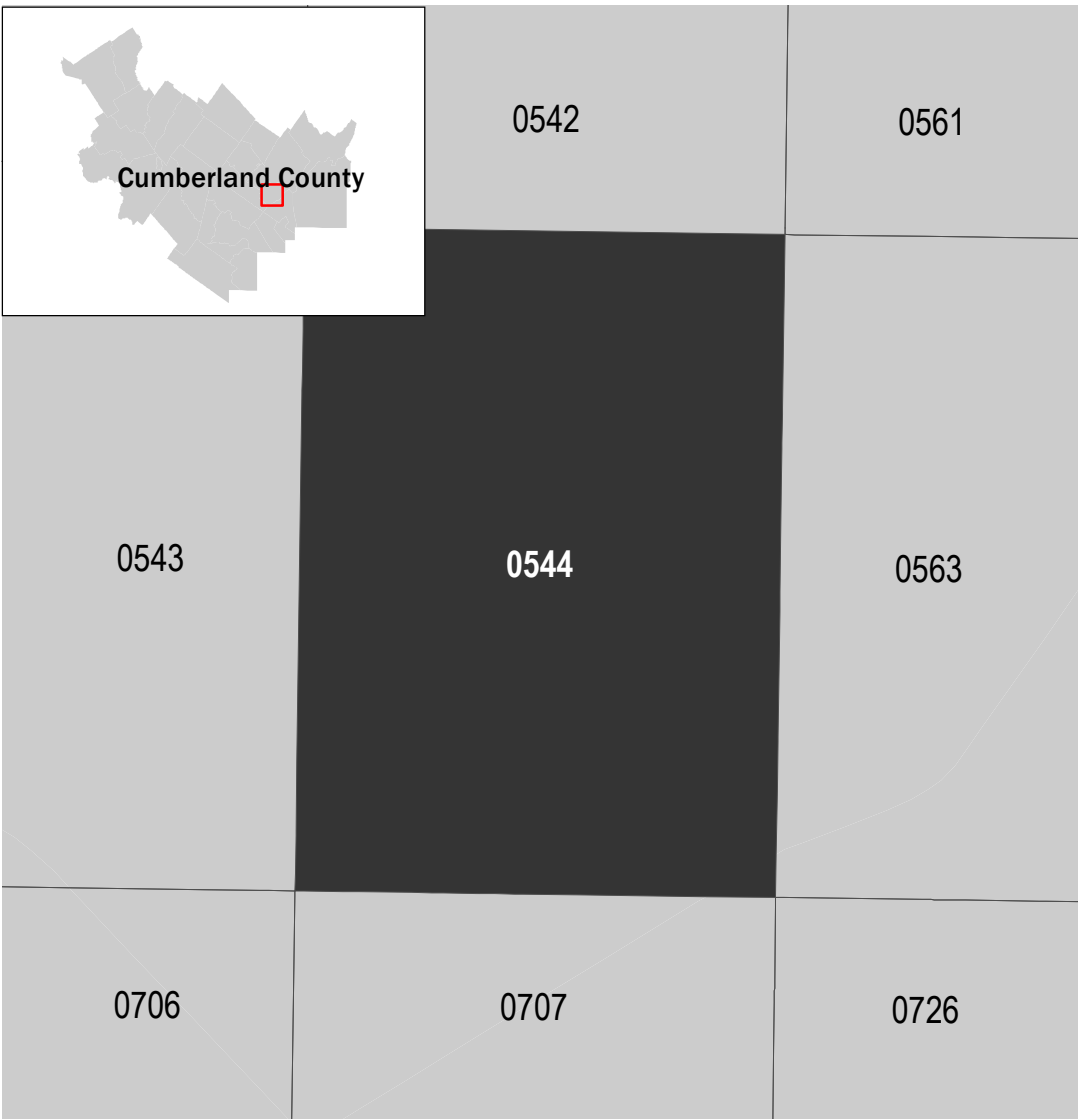
The AE Zone category has been divided by a Limit of Moderate Wave Action (LiMWA). The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between the VE Zone and the LiMWA (or between the shoreline and the LiMWA for areas where VE Zones are not identified) will be similar to, but less severe than those in the VE Zone.

**Limit of Moderate Wave Action (LiMWA)**

SCALE



PANEL LOCATOR



**National Flood Insurance Program**

**NATIONAL FLOOD INSURANCE PROGRAM**  
FLOOD INSURANCE RATE MAP

**CUMBERLAND COUNTY, MAINE**  
All Jurisdictions

PANEL **0544** of **0837**

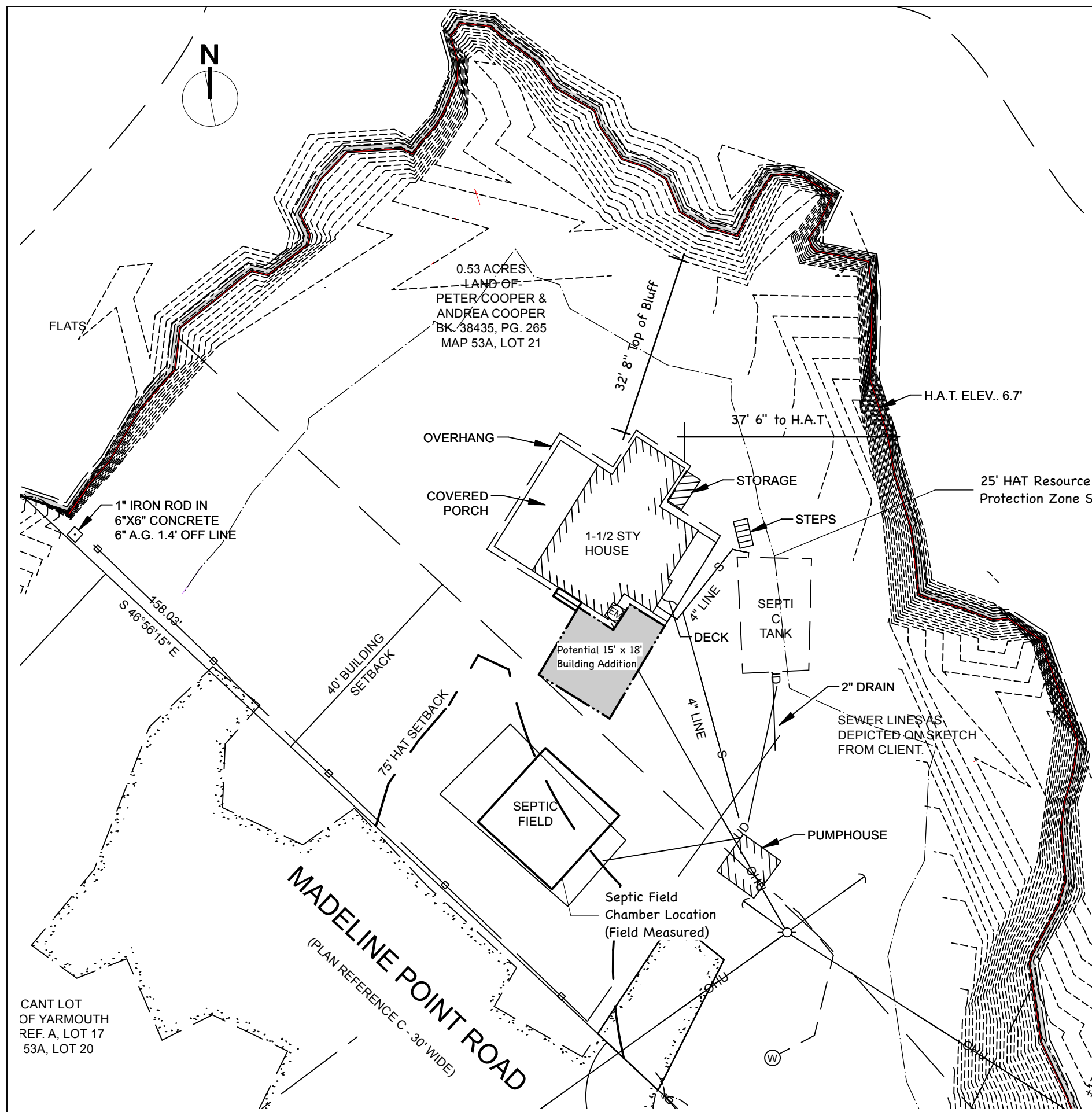
Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CHEBEAGUE ISLAND,	231037	0544	F
TOWN OF YARMOUTH,	230055	0544	F

**REVISED PRELIMINARY**  
4/14/2017

VERSION NUMBER  
**2.3.2.1**  
MAP NUMBER  
**23005C0544F**  
EFFECTIVE DATE



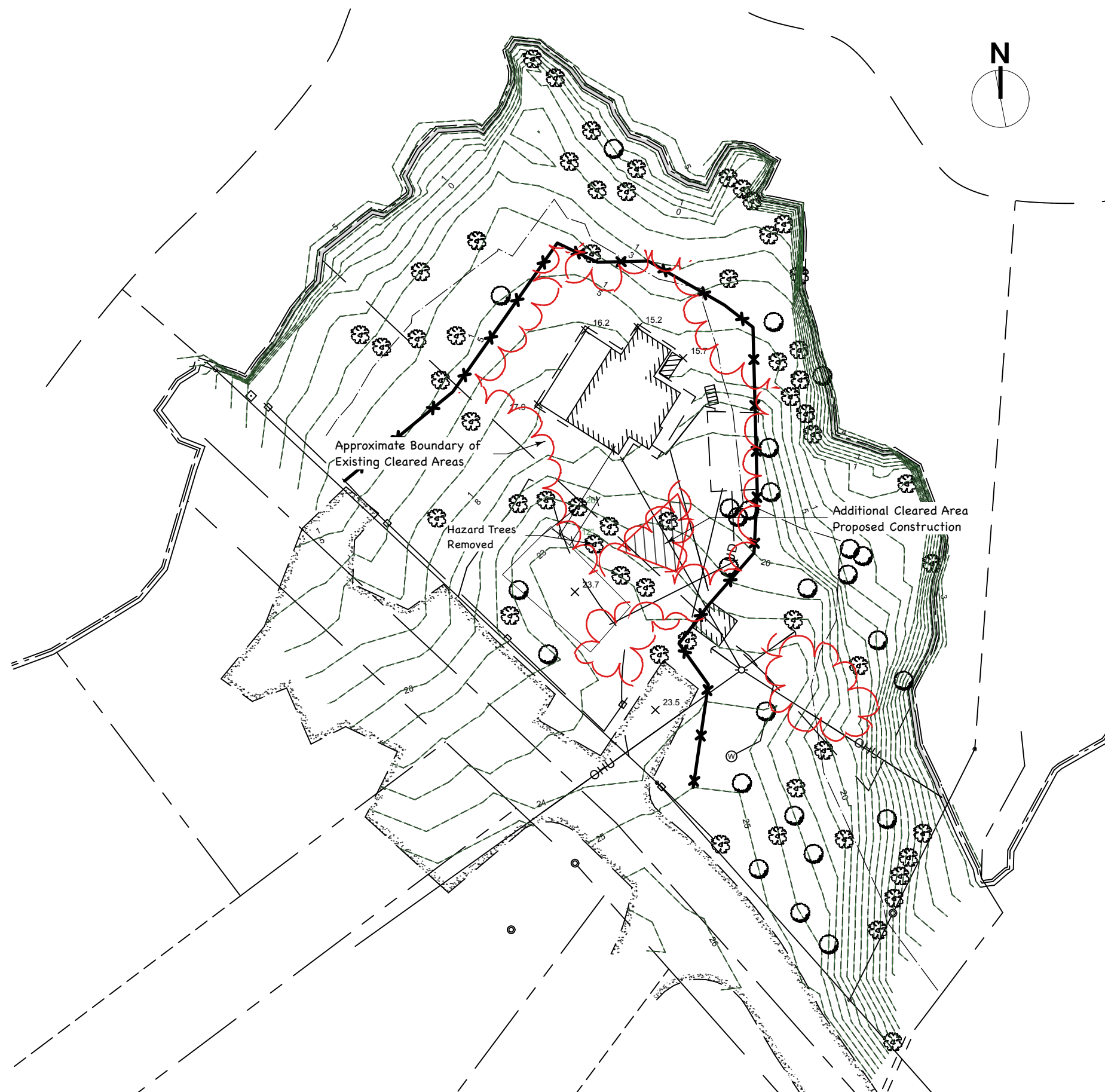


Barry J. Hosmer - Landscape Architect

Andrea and Peter Cooper  
111 Madeline Point Road  
Yarmouth, Maine 04096

## Tree Inventory, Basal Area and Clearing Plan

May 12, 2023  
Barry J. Hosmer - Landscape Architect  
Scale = 1" = 30'



### Tree Inventory

Approximately 75% of the tree species are evergreen including: White Pine, Balsam Fir and Red Spruce.

The remaining 25% are deciduous trees including; Red Oak Paper Birch, American Beech and Red Maple.

Number of trees > 4" dbh = 76 trees

Total Basal area of the trees > 4" dbh = 849"

### Basal Area:

Two trees were removed because of the hazard they presented in March 2023 = 38" plus we anticipate the removal of two more trees to improve access for construction = 9".

The total number and Basal percentage of trees removed within the shoreland zone is 47" = 5.5%.

### Clearing Area:

Total Cleared area prior to Construction = 4,390 sf.

Total Cleared are after Construction = 4,580 sf. < 10,000 sf

Percentage of Lot Cleared (Pre + Post Construction) = 20%

### Notes:

1. This plan is based on "Boundary Survey of Cooper Property, 111 Madeline Point Road, Cousins Island, Yarmouth, Maine", Sheet 1 of 1 by Norse Northern Survey Engineering, 41 Church Road Brunswick, Maine 04011 Dated 8-31-2021, last revised 2-1-2023.
2. Barry J. Hosmer - Landscape Architect added trees from 4" diameter, dbh to 6" dbh as well as several trees in the southeast corner of the property.

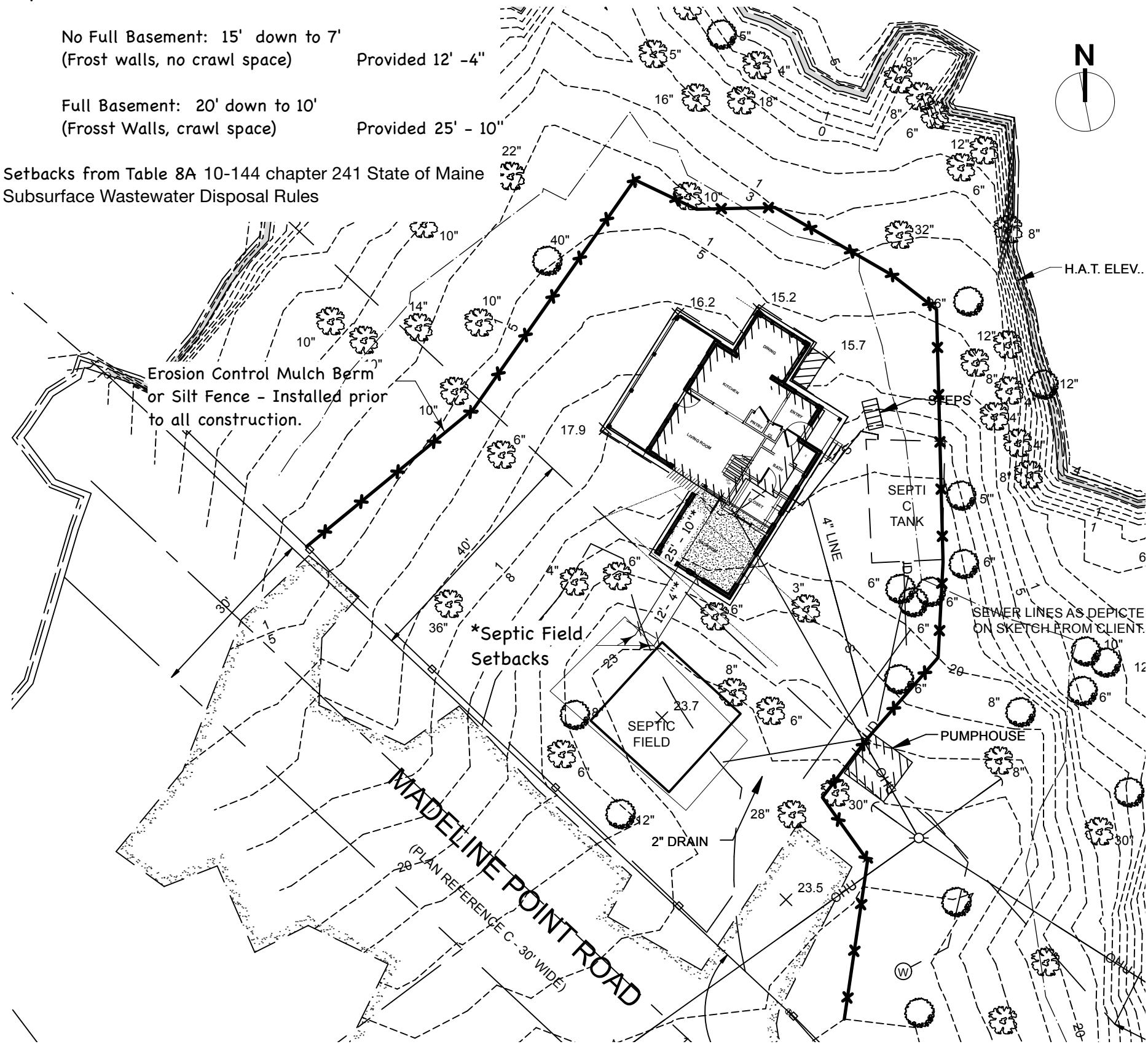


Septic Field Setbacks:

No Full Basement: 15' down to 7'  
(Frost walls, no crawl space)      Provided 12' - 4"

Full Basement: 20' down to 10'  
(Frost Walls, crawl space)      Provided 25' - 10"

Setbacks from Table 8A 10-144 chapter 241 State of Maine  
Subsurface Wastewater Disposal Rules



Andrea and Peter Cooper  
111 Madeline Point Road  
Yarmouth, Maine 04096

Proposed Development  
Site and Erosion Control Plan

May 12, 2023  
Barry J. Hosmer - Landscape Architect  
Scale = 1" = 20'

Erosion Control Notes:

An erosion control mulch berm or row of silt fence or will be installed as shown on the drawing. It will be installed prior to any construction activity. For areas not being actively worked for more than 7 days, and prior to expected rainfall, hay or straw will be applied at a minimum rate of 2 bales per 1000 square feet of disturbed area for temporary stabilization. Actively worked disturbed areas and material stockpiles will be mulched prior to a predicted rain event at the same minimum rate as described above.

Erosion control devices will be installed and maintained according to Maine Erosion and Sediment Control Best Management Practices (BMPs). Any accumulated silt or sediment will be carefully removed from the barrier after a rain event, and the silt fence/ berm will be inspected to ensure that it will continue to function properly.

Permanent stabilization will be accomplished by either the placement of grass seed with straw mulch over suitably prepared topsoil. Erosion control devices will remain in place and will be maintained until it is determined that the surface has sufficient catch of grass. During a typical growing season, allow a minimum of 6 weeks for grass seed to germinate and grow in.

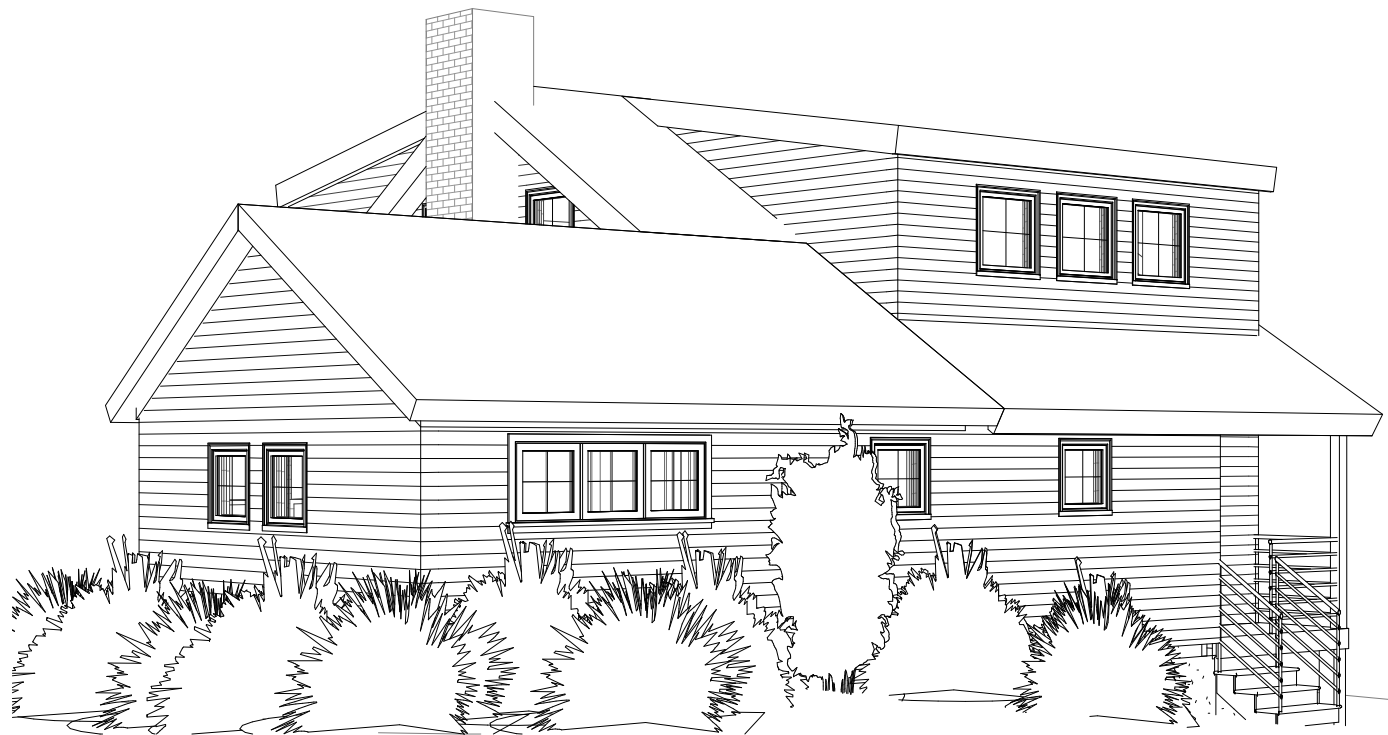
Site Contractors shall be aware of 38 MRSA Section 439-B Shoreland Overlay Distinct and shall follow all requirements.

Notes:

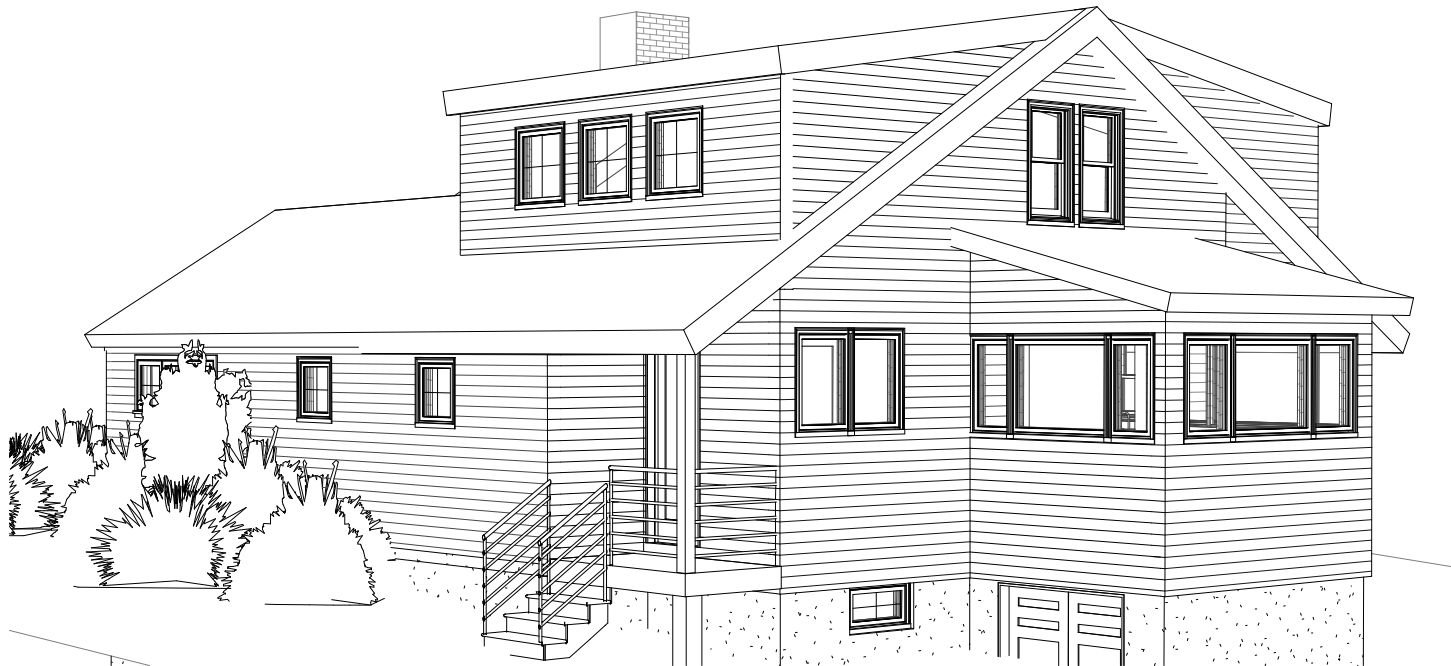
1. This plan is based on "Boundary Survey of Cooper Property, 111 Madeline Point Road, Cousins Island, Yarmouth, Maine", Sheet 1 of 1 by Norse Northern Survey Engineering, 41 Church Road Brunswick, Maine 04011 Dated 8-31-2021, last revised 2-1-2023.
2. Barry J. Hosmer - Landscape Architect added trees from 4" diameter, dbh to 6" dbh as well as several trees in the southeast corner of the property.



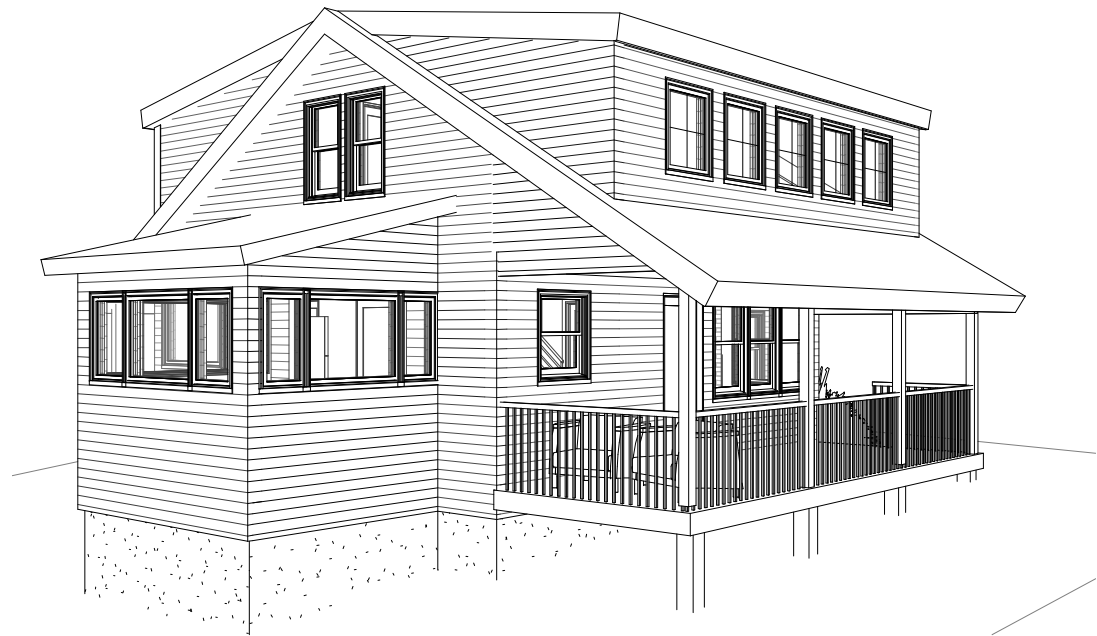
1 3D - SOUTH WEST



5 3D - SOUTH EAST



2 3D - NORTH EAST



3 3D - NORTH WEST

DRAWING TITLE:

## 3D VIEWS

PROJECT NAME:

111 Madeleine Point Rd  
YARMOUTH, MAINE

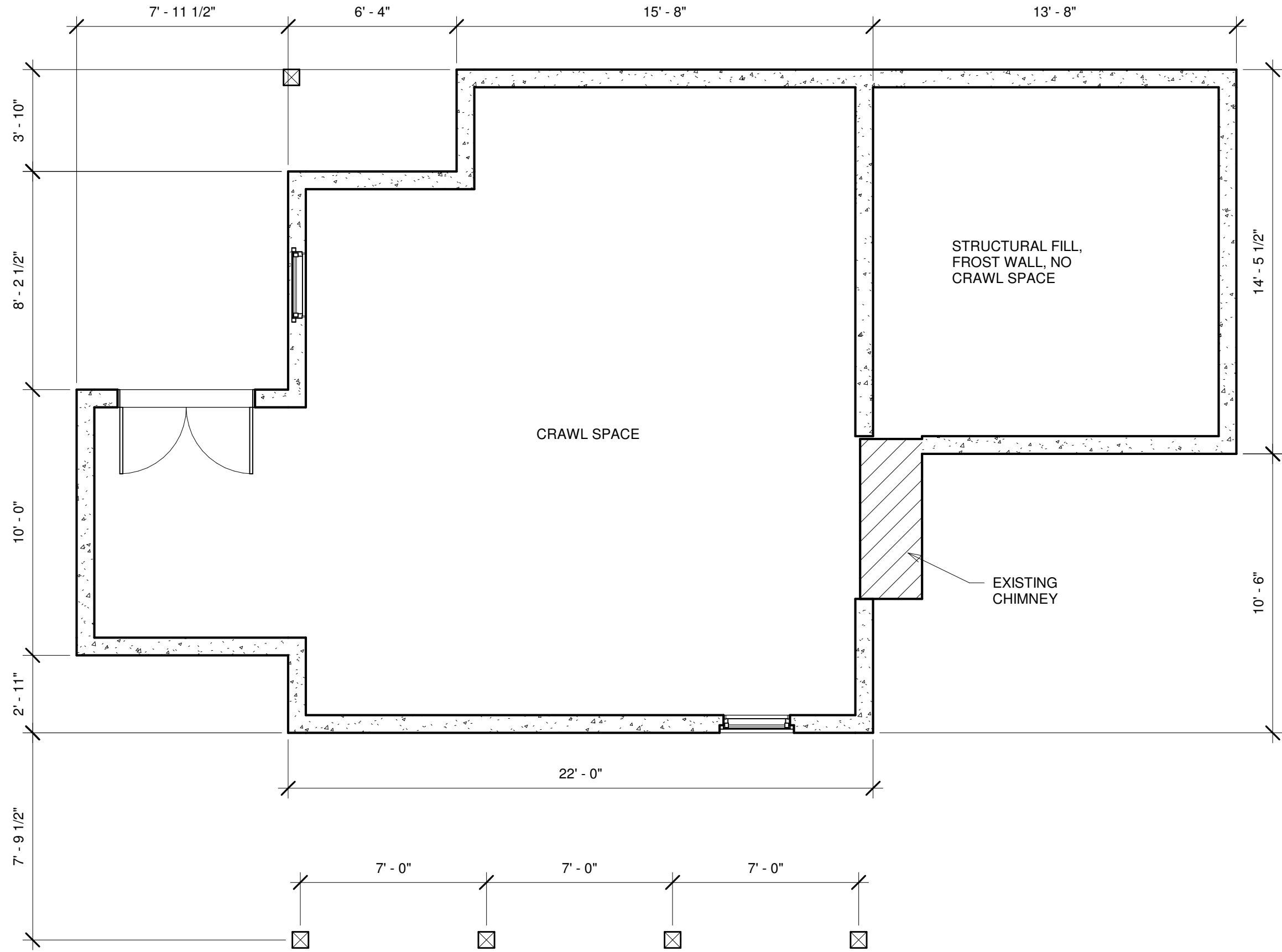
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DATE OF ISSUE  
MAY 2, 2023  
DESCRIPTION  
CONCEPTUAL  
SCALE

PROJECT NUMBER  
2021-0770

# A001





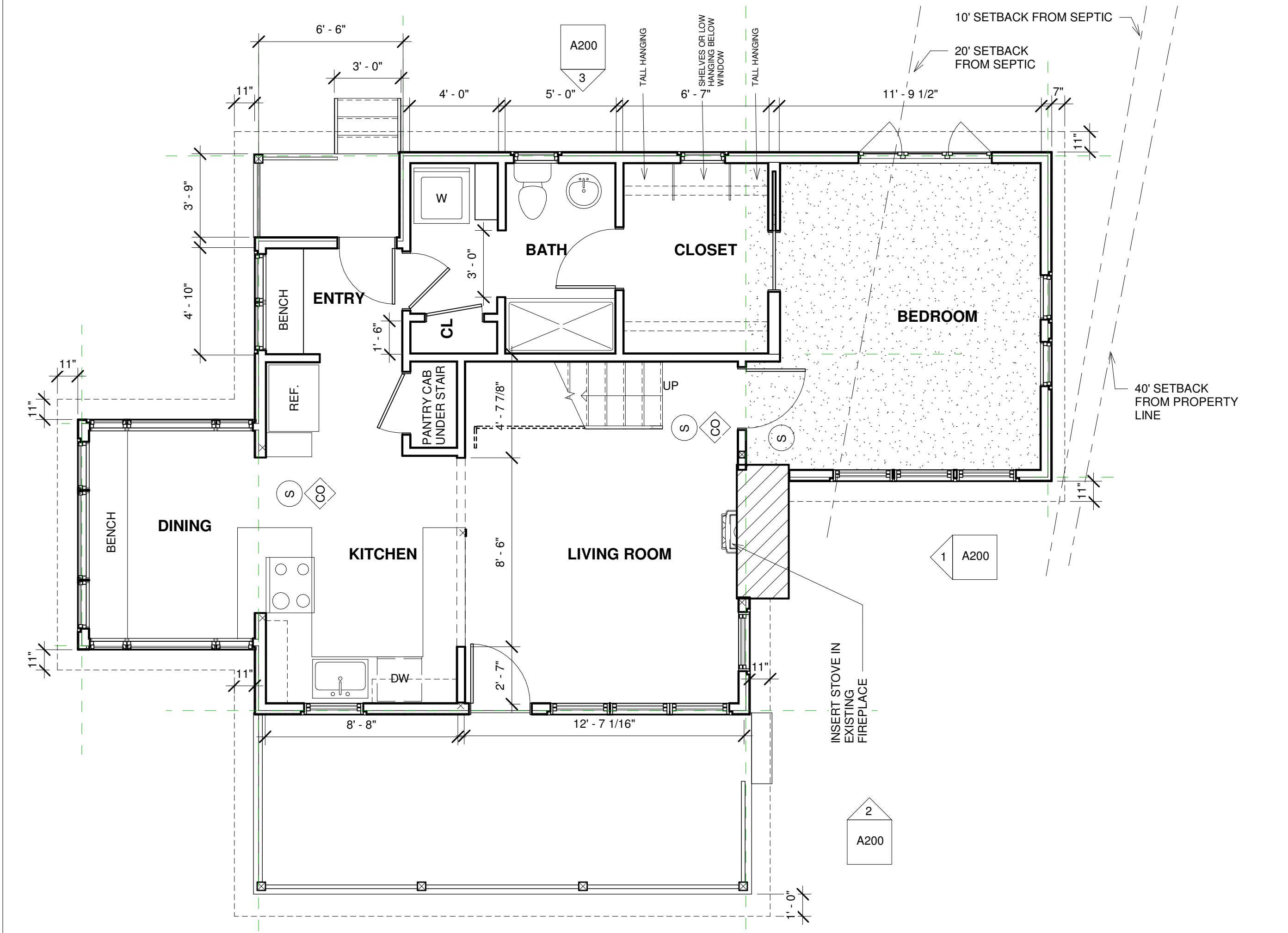
DRAWING TITLE:  
**FOUNDATION PLAN**

PROJECT NAME:  
**111 Madeleine Point Rd  
YARMOUTH, MAINE**

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DATE OF ISSUE  
MAY 2, 2023  
DESCRIPTION  
CONCEPTUAL  
SCALE  
1/4" = 1'-0"  
PROJECT NUMBER  
2021-0770

**A100**



DRAWING TITLE:  
**FIRST FLOOR PLAN**

PROJECT NAME:  
**111 Madeleine Point Rd  
YARMOUTH, MAINE**

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DATE OF ISSUE  
MAY 2, 2023  
DESCRIPTION  
CONCEPTUAL  
SCALE  
1/4" = 1'-0"  
PROJECT NUMBER  
2021-0770

**A101**



DRAWING TITLE:

# SECOND FLOOR PLAN

PROJECT NAME:

111 Madeleine Point Rd  
YARMOUTH, MAINE

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DATE OF ISSUE

MAY 2, 2023

DESCRIPTION

CONCEPTUAL

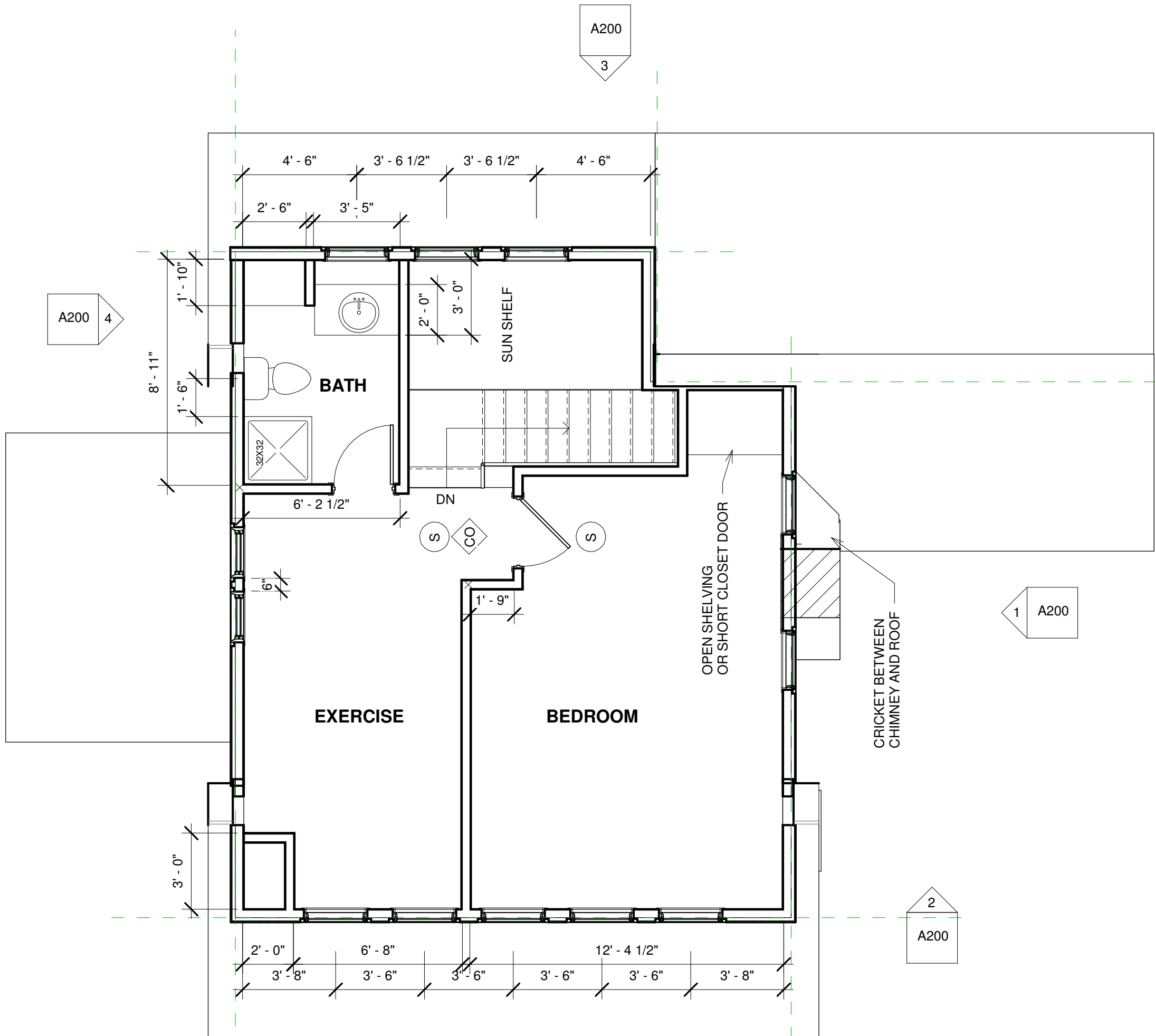
SCALE

1/4" = 1'-0"

PROJECT NUMBER

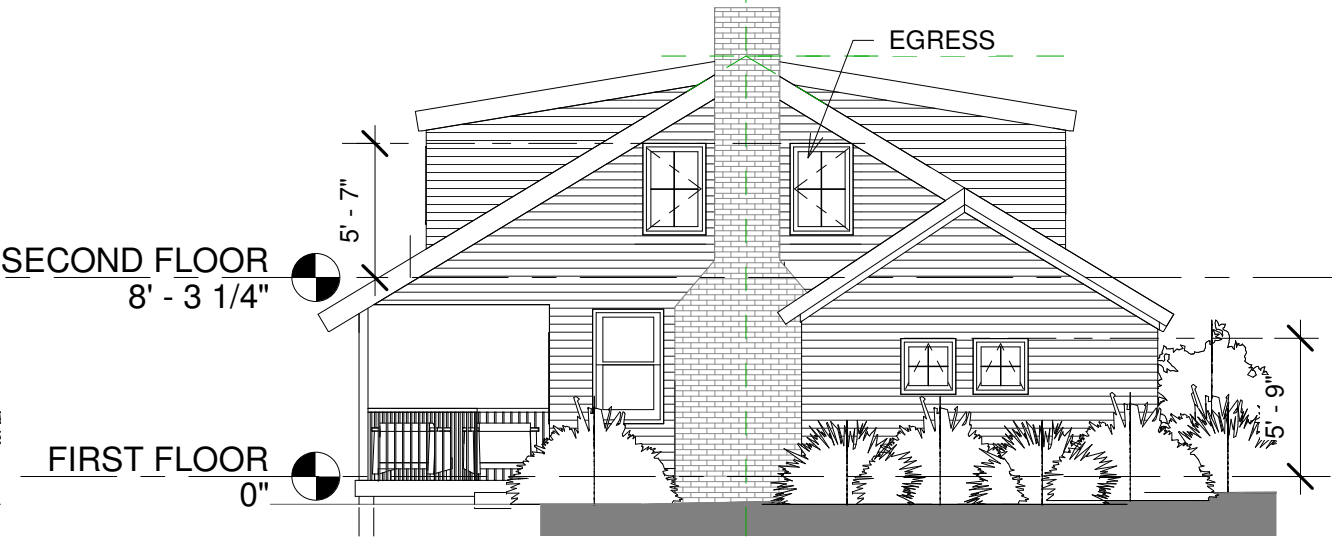
2021-0770

## A102

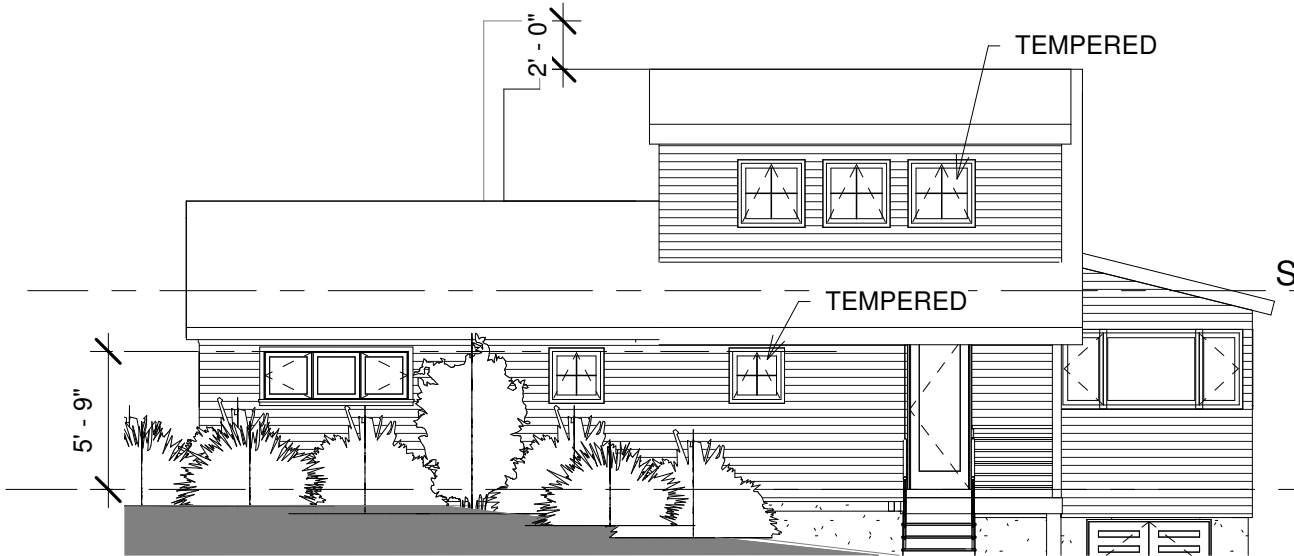




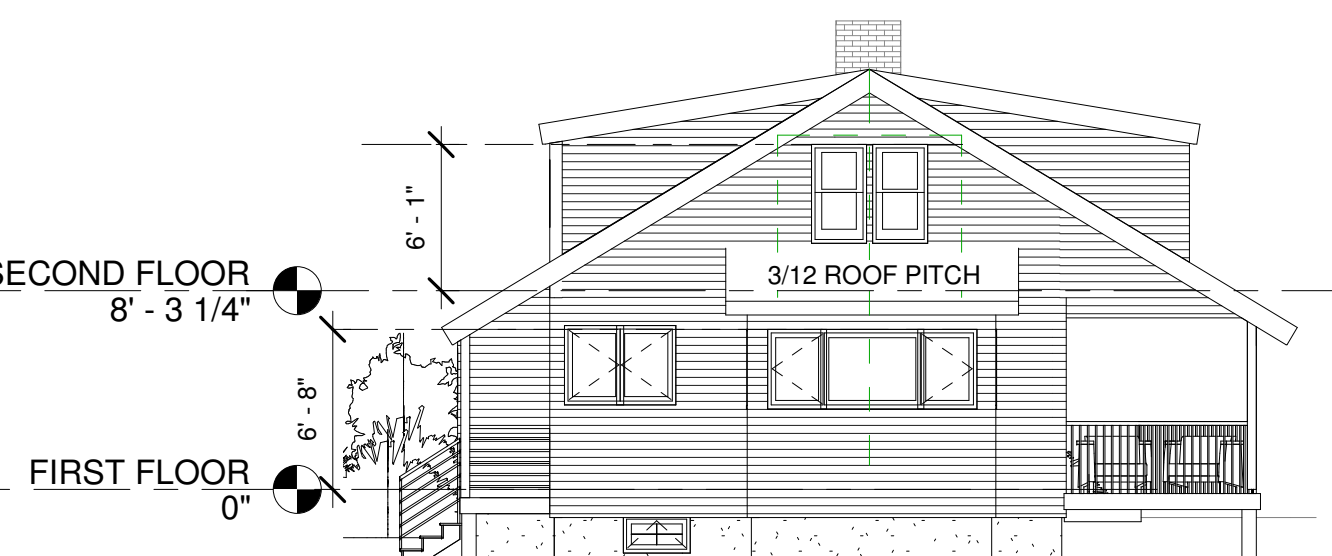
2 West Elevation  
 1/8" = 1'-0"



1 South Elevation  
 1/8" = 1'-0"



3 East Elevation  
 1/8" = 1'-0"



4 North Elevation  
 1/8" = 1'-0"

DRAWING TITLE:

# EXTERIOR ELEVATIONS

PROJECT NAME:

111 Madeleine Point Rd  
 YARMOUTH, MAINE

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DATE OF ISSUE

MAY 2, 2023

DESCRIPTION

CONCEPTUAL

SCALE

1/8" = 1'-0"

PROJECT NUMBER

2021-0770

A200





Existing - South Elevation



Existing - West Elevation



Existing - North Elevation

Cooper

## Site Photographs

May 12, 2023

Page 1





Existing - East Elevation



Existing - Top of Bluff Setback



Existing - H.A.T. Setback

Cooper

## Site Photographs

May 12, 2023

Page 2