

PROPERTY LOCATED AT: Ben Island, Harpswell, ME 04079**PROPERTY DISCLOSURE**

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**SECTION I - WATER SUPPLY**

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal N/A ☐ Unknown
☒ Drilled ☐ Dug ☐ Other N/A

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the
 (public/private/other) water system?

Pump (if any): ☐ N/A ☐ Yes ☒ No ☐ Unknown
 Quantity: ☐ Yes ☒ No ☐ Unknown
 Quality: ☒ Yes ☐ No ☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☒ Yes ☐ No
 If Yes, Date of most recent test: 09/01/2020 Are test results available? .. ☒ Yes ☐ No
 To your knowledge, have any test results ever been reported as unsatisfactory
 or satisfactory with notation? ☒ Yes ☐ No
 If Yes, are test results available? ☐ Yes ☒ No
 What steps were taken to remedy the problem? Water treatment system installed

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: North of house, East of trail
 Installed by: L.A. Hanna & Sons, Bristol, ME 207-563-1202
 Date of Installation: June 11, 2001

USE: Number of persons currently using system: 4 (seasonally)
 Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: 80' depth, 20' of casing, 3 gallons per minute, static level: 16' (Serviced: Eric Wilson)

Source of Section I information: Well cap, Seller & Prior Disclosures

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SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):

Have you had the sewer line inspected? ☐ Yes ☐ No
 If Yes, what results: _____
 Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No
 What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
 Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____
 Tank Type: ☐ Concrete ☐ Metal ☐ Unknown ☒ Other: **Plastic**

Location: **Northeast corner of house** OR ☐ Unknown

Date installed: **2001** Date last pumped: **Unknown** Name of pumping company: **N/A**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: **Tank installed by Coley Mulkern Lionel Plante**

Association

Date of last servicing of tank: **None known** Name of company servicing tank: **N/A**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **South of tank**

Date of installation of leach field: **7/25/2018** Installed by: **Coastal Construction Services**

Date of last servicing of leach field: **N/A** Company servicing leach field: **N/A**

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: **2001 field was replaced with a new field on 7/25/2018.**

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ☒ Yes ☐ No

Is System located in a Shoreland Zone? ☒ Yes ☐ No ☐ Unknown

Comments: **This is a conventional system, not usually found on an island. Lightly used seasonally.**

Source of Section II information: **Seller & Prior Disclosures**

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)				
Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Heat stove	Tankless Water Heater	N/A	N/A
Age of system(s) or source(s)	8/20/2022	2018	N/A	N/A
TYPE(S) of Fuel	Propane	Propane	N/A	N/A
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Seldom used	Seldom used	N/A N/A	N/A N/A
Name of company that services system(s) or source(s)	None	None	N/A	N/A
Date of most recent service call	None	None	N/A	N/A
Malfunctions per system(s) or source(s) within past 2 years	None known	None known	N/A	N/A
Other pertinent information	None	None	N/A N/A	N/A N/A

Are there fuel supply lines? ☒ Yes ☐ No ☐ Unknown

Are any buried? ☐ Yes ☒ No ☐ Unknown

Are all sleeved? ☒ Yes ☐ No ☐ Unknown

Chimney(s): ☒ Yes ☐ No

If Yes, are they lined: ☒ Yes ☐ No ☐ Unknown

Is more than one heat source vented through one flue? ☐ Yes ☒ No ☐ Unknown

Had a chimney fire: ☐ Yes ☒ No ☐ Unknown

Has chimney(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: N/A

Date chimney(s) last cleaned: Unknown

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown

~~Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown~~

If Yes, date: N/A

Comments: Previous owner had a wood stove venting in the lined chimney.

Source of Section III information: Seller & Prior Disclosures

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service?

If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

Age of tank(s): Size of tank(s):

Location:

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What materials are, or were, stored in the tank(s)?

Have you experienced any problems such as leakage? Yes ☐ No ☒ Unknown ☐

Comments: Other than the 1,000 plastic septic tank disclosed in Section II, none others known.

Source of information: Seller & Prior Disclosures

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

~~Other: N/A ☐ Yes ☐ No ☐ Unknown~~

Comments: None

Source of information: Seller & Prior Disclosures

C. RADON/AIR - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: September 2, 2020 By: Pillar to Post Home Inspection

Results: <0.4 pCi/L (Maine's recommended action limit is 2.0 pCi/L and National is 4.0 pCi/L)

If applicable, what remedial steps were taken? None needed

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☒ Yes ☐ No

Results/Comments: See attached.

Source of information: Seller & attached test results.

D. RADON/WATER - Current or previously existing:

Has the property been tested? ☒ Yes ☐ No ☐ Unknown

If Yes: Date: September 1, 2020 By: Northeast Laboratory 207-878-6481

Results: <150 pCi/L (Maine's recommended action limit is 4,000 pCi/L)

If applicable, what remedial steps were taken? None needed

Has the property been tested since remedial steps? ☐ Yes ☒ No ☐ Unknown

Are test results available? ☒ Yes ☐ No

Results/Comments: See attached.

Source of information: Seller & attached test results.

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: None known

Source of information: Seller & Prior Disclosures

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F. LEAD-BASED PAINT/PAINT HAZARDS - (Note: Lead-based paint is most commonly found in homes constructed prior to 1978)

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property?
 Yes ☒ No ☐ Unknown ☐ Unknown (but possible due to age)

If Yes, describe location and basis for determination: *****

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☐ No

If Yes, describe: *****

Are you aware of any cracking, peeling or flaking paint? Yes ☐ No ☒

Comments: None (built in 2001)

Source of information: Seller and prior disclosures.

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: N/A

Source of information: Seller & Prior Disclosures

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Right of way, shared dock, parking 50/50 Map 56, lot 25

Source of information: Seller & Prior Disclosures (attached registry documents)

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? Catlin Shore Road Association

Road Association Name (if known): Catlin Shore Road and Quahog Bay Lot & Dock Associations

Source of information: Seller & Prior Disclosures

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PROPERTY LOCATED AT: Ben Island, Harpswell, ME 04079**SECTION VI – FLOOD HAZARD**

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: None known, observed or experienced.Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: None knownHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: None knownHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: None knownHas there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the date of each payment: None knownIs the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☒ Yes ☐ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Zone VE (14 feet), Zone AE (11 feet)Relevant Panel Number: 23005C0584F Year: 6/20/2024 (Attach a copy)Comments: 12/4/2020 FEMA issued attached letter removing the residence from the SFHA.Source of Section VI information: Attached FEMA letter (case #: 20-01-0129A)

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PROPERTY LOCATED AT: Ben Island, Harpswell, ME 04079**SECTION VII - GENERAL INFORMATION**

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....
 ☐ Yes ☒ No ☐ Unknown

If Yes, explain: None knownIs a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: None knownEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: NoneYear Principal Structure Built: 2001 What year did Seller acquire property? 2020Roof: Year Shingles/Other Installed: 2001 (metal roof)Water, moisture or leakage: None known, observed or experienced.Comments: None

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: Full dimension concrete foundation (dirt floor)Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ Unknown~~If Yes, are test results available? ☐ Yes ☐ No~~Comments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: Solar ☐ UnknownComments: 2017 New 6.7 KW solar system with Kohler diesel generator for back-up.Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ UnknownIf Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure
 ☐ Yes ☒ No ☐ Unknown

Comments: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

Comments: NoneSource of Section VII information: Seller & Prior Disclosures

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SECTION VIII - ADDITIONAL INFORMATION

Shelter Institute Hennin Timber Post & Beam

2017 new dock ramps and floats, 2018 new kitchen and appliances, baths

See attached: deeds, surveys, FEMA letter, FIRMette, Assessor records, tax map, 2024 tax bills, radon air/water and water quality test reports, mainland parcel registry docs (articles of incorporation, bylaws with amendment, declaration with amendment).

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☒ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Signed by: Edward Duffy Jun 5, 2025
SELLER 7ED38F2E10EF479... DATE
Edward Duffy

SELLER DATE

DocuSigned by: Amanda Duffy Jun 5, 2025
SELLER 700B9C94758D4DC... DATE
Amanda Duffy

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

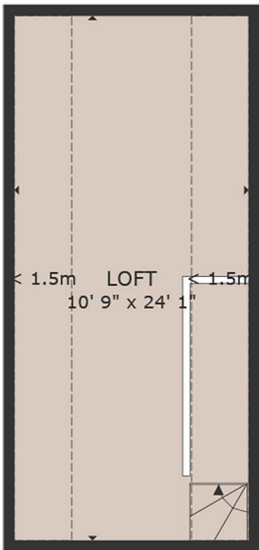
BUYER DATE



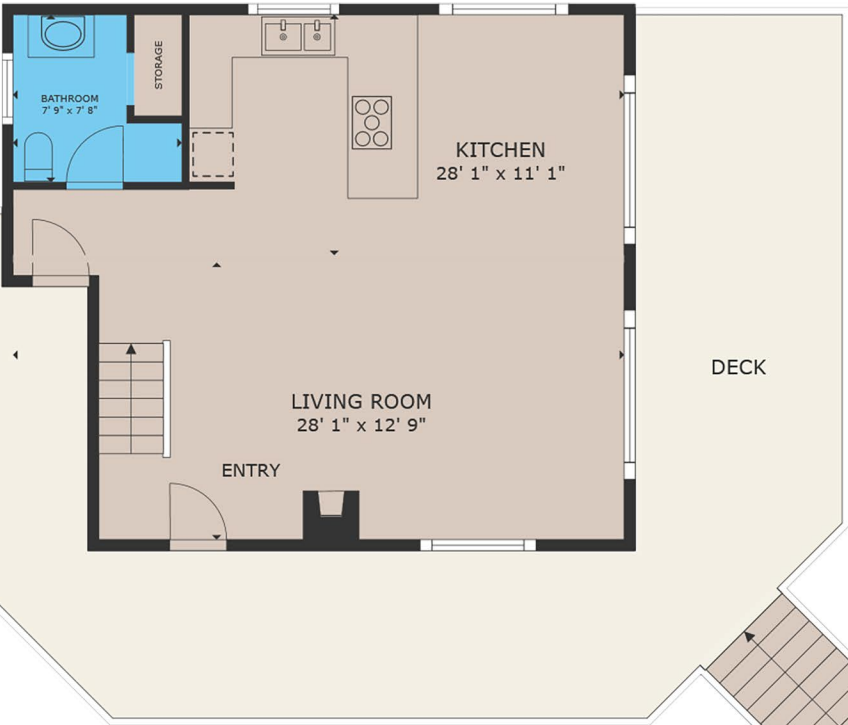
Floor 3 (bedrooms)



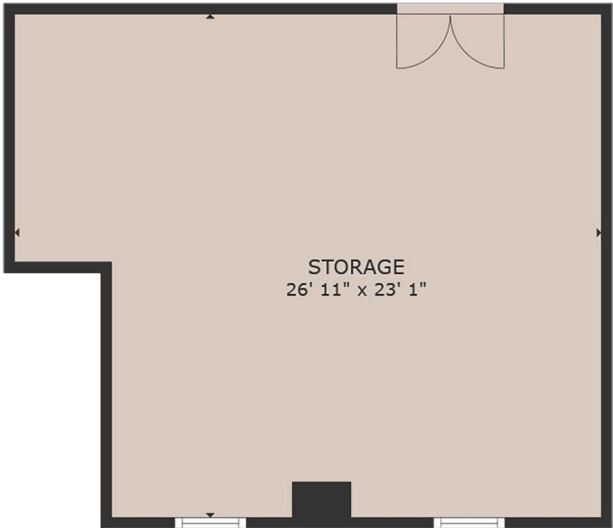
Floor 4 (loft)



Floor 2 (living area)

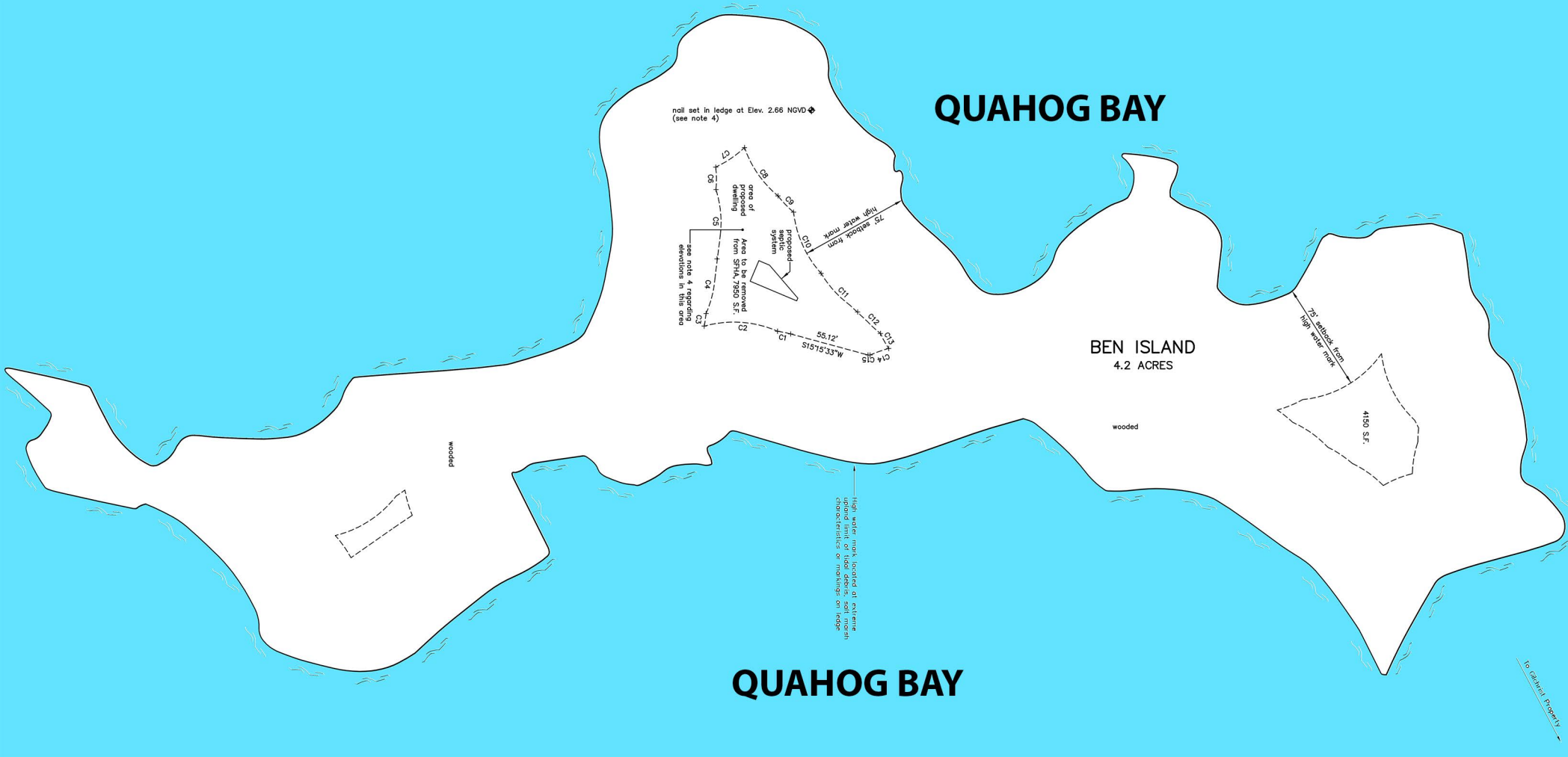


Floor 1 (Basement)



GROSS INTERNAL AREA
Floor 1 (Basement): 570 sq. ft.
Floor 2 (living area): 628 sq. ft.
Floor 3 (bedrooms): 471 sq. ft.
Floor 4 (loft): 133 sq. ft.
Reduced headroom: 220 sq. ft.
Deck: 588 sq.ft.
Total: 1,802 sq. ft.
Sizes and dimensions are approximate, actual may vary.



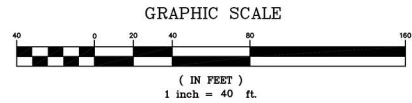


GENERAL NOTES

- Record owner of Ben Island is Richard A. Pfeffer & Charles A. Pfeffer, IV as described in a deed dated January 10, 2001 and recorded in Book 15955, Page 110 at the Cumberland County Registry of Deeds.
- The shoreline of Ben Island and the features upon said Island as shown hereon are based on an actual "on-the-ground" survey with a mathematical closure of 1:15132.
- Property surveyed is shown as Lot 2 on Town of Harpswell Property Map 56.
- The elevations within the 75' setback from high water in the area of proposed dwelling and septic system have been determined to be at Elevation 21 or above based on measurements taken from a nail set in ledge below high water mark (Elevation 2.66 NGVD). Further reference can be made to an "Elevation Certificate" dated May 23, 2001.
- Total land area of Ben Island is 4.2 acres as measured to the high water mark shown hereon.

LEGEND

- Zoning setback line & Limit of area to be removed from SFHA
- ~~~~~ Shoreline



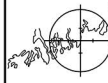
SETBACK LINE DATA

No.	Bearing	Radius	Arc Length	Chord
C1	07°02'39"	75.00	9.22	S11°42'49"W 9.21
C2	39°26'21"	75.00	51.63	S03°58'11"W 50.61
C3	06°44'00"	75.00	8.81	N81°35'23"W 8.81
C4	29°33'50"	75.00	38.70	N80°54'53"W 38.27
C5	36°34'52"	75.00	46.32	N89°01'36"W 47.49
C6	11°50'57"	75.00	15.51	S89°14'40"W 15.48
C7	18°21'19"	75.00	24.03	N34°07'54"W 23.92
C8	31°15'05"	75.00	40.91	N55°19'53"E 40.40
C9	11°54'08"	75.00	15.58	N48°11'05"E 15.55
C10	35°51'24"	75.00	46.94	N65°46'54"E 46.17
C11	28°19'58"	75.00	37.09	N44°59'55"E 36.71
C12	16°23'37"	75.00	21.46	N46°03'57"E 21.39
C13	09°01'03"	75.00	11.80	N61°15'21"E 11.79
C14	10°20'44"	75.00	13.54	S19°13'21"E 13.52
C15	01°06'52"	75.00	1.46	S00°21'32"W 1.46

Brian K. Johnson, PLS #1333

0023ECS.dwg

EXISTING CONDITIONS SURVEY
of
BEN ISLAND
Quahog Bay, Harpswell, Maine
for
RICHARD A. PFEFFER



MidCoast Survey Co.
land surveying services
37 South Street
Freeport, Maine 04032
Tel. (207) 865-6255

DATE: June 26, 2001

DRAWN BY: BKJ

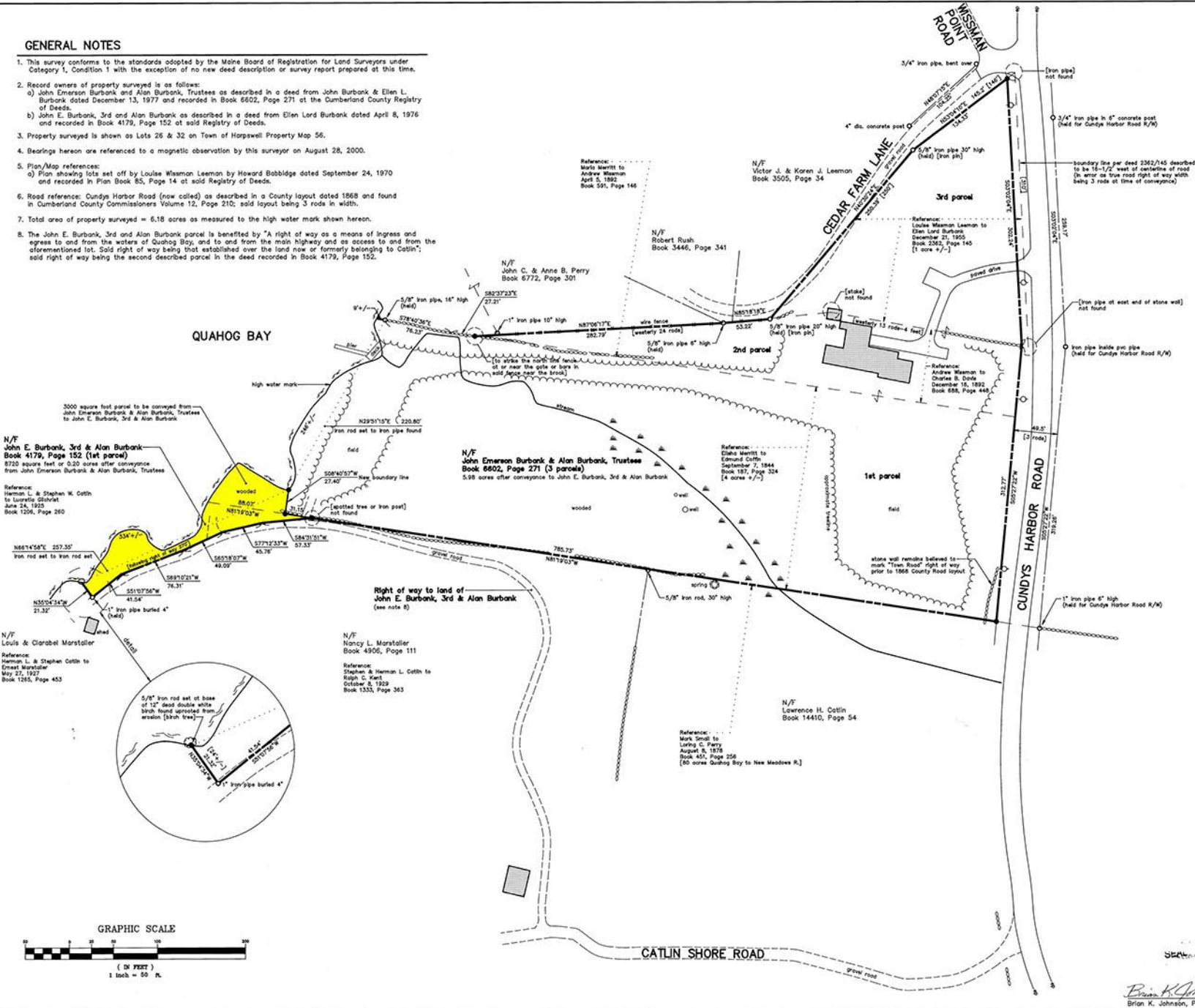
CHECKED BY: BKJ

SCALE: 1"=40'

PROJ. NO: 0023-H

GENERAL NOTES

1. This survey conforms to the standards adopted by the Maine Board of Registration for Land Surveyors under Category 1, Condition 1 with the exception of no new deed description or survey report prepared at this time.
2. Record owners of property surveyed is as follows:
- a) John Emerson Burbank and Alan Burbank, Trustees as described in a deed from John Burbank & Ellen L. Burbank dated December 13, 1977 and recorded in Book 6602, Page 271 of the Cumberland County Registry of Deeds.
 - b) John E. Burbank, 3rd and Alan Burbank as described in a deed from Ellen Lord Burbank dated April 8, 1976 and recorded in Book 4179, Page 152 of said Registry of Deeds.
3. Property surveyed is shown as Lots 26 & 32 on Town of Harpswell Property Map 56.
4. Bearings hereon are referenced to a magnetic observation by this surveyor on August 28, 2000.
5. Plan/Map references:
- a) Plan showing lots set off by Louise Wiseman Leeman by Howard Babbidge dated September 24, 1970 and recorded in Plan Book 85, Page 14 at said Registry of Deeds.
6. Road reference: Cundy's Harbor Road (now called) as described in a County layout dated 1868 and found in Cumberland County Commissioners Volume 12, Page 210; said layout being 3 rods in width.
7. Total area of property surveyed = 6.18 acres as measured to the high water mark shown hereon.
8. The John E. Burbank, 3rd and Alan Burbank parcel is benefited by "A right of way as a means of ingress and egress to and from the waters of Quahog Bay, and to and from the main highway and as access to and from the aforementioned lot. Said right of way being that established over the land now or formerly belonging to Catlin", said right of way being the second described parcel in the deed recorded in Book 4179, Page 152.



LEGEND

—	Boundary line
○	Iron pin/pipe found
●	5/8" iron rod set
—	Stone wall
—	Edge of pavement
—	Edge of gravel
○	Utility pole
—	Survey tie line
N/F	Now or formerly
—	Structure
—	Historic/interior boundary
—	Deed call or dimension
—	Shoreline
—	Treeline

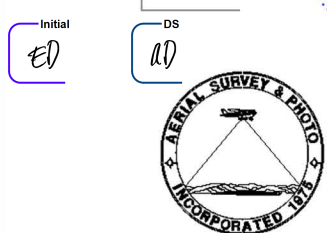
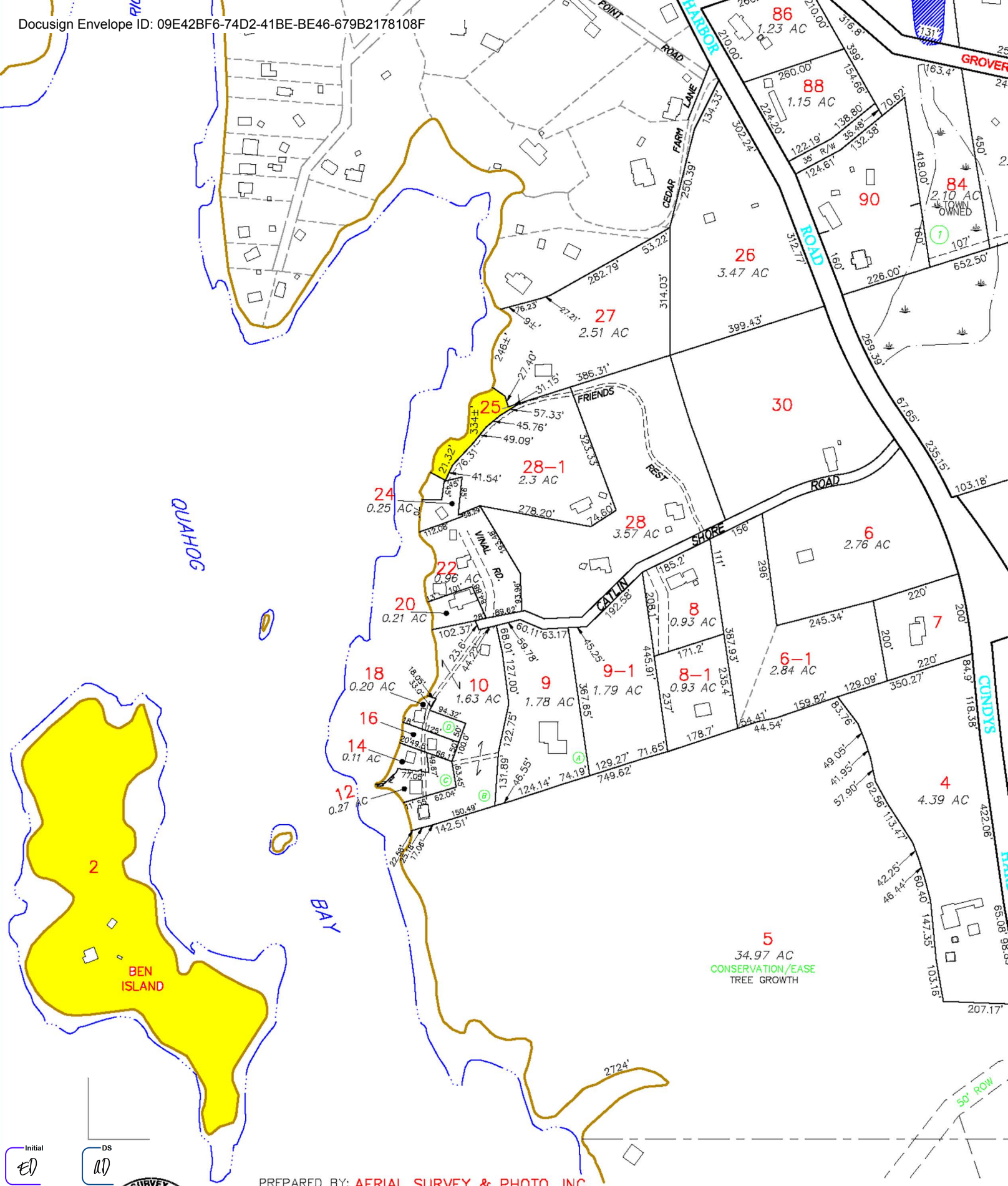
State of Maine, Cumberland Co.
Registry of Deeds
Received November 20, 2000
at 12:44 P.M. and recorded in
Plan Book 200 Page 487
John B. Brown

REVISED THROUGH SEPTEMBER 20, 2000

STANDARD BOUNDARY SURVEY
of
GILCHRIST PROPERTY
Cundy's Harbor Road, Great Island, Harpswell, Maine
for
ALAN BURBANK
2138 El Roble Lane Beverly Hills, CA 90210

DATE: Sept. 7, 2000
DRAWN BY: BKJ
CHECKED BY: BKJ
SCALE: 1"=50'
PROJ. NO: 0027-GI

Initial
ED
DS
AD



PREPARED BY: **AERIAL SURVEY & PHOTO, INC.**
AIRPORT ROAD, NORRIDGEWOCK, MAINE
(207) 634-2006
BASED ON PHOTOGRAPHY DATED: 05-07-96

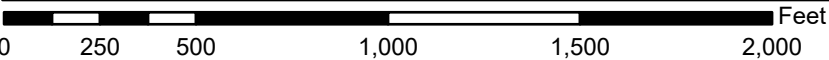
NOTE: The data on this map have been compiled from a variety of sources, granted voluntarily by private owner and official sources and are not to be considered legal locations of property boundary lines. The Town of Harpswell assumes no responsibility for the accuracy of individual parcels. For assessment purposes only. Not to be used for conveyances or legal description.

LEGEND: PARCEL NUMBER
SURVEY OR DEED D
BUILDING
MATCH LINE

National Flood Hazard Layer FIRMMette



69°54'34"W 43°49'22"N



1:6,000

69°53'56"W 43°48'56"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		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
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

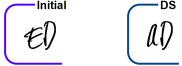


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/2/2025 at 11:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Page 1 of 2		Date: December 4, 2020	Case No.: 21-01-0129A	LOMR-VZ
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Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION – COASTAL HIGH HAZARD AREA DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	TOWN OF HARPSWELL, CUMBERLAND COUNTY, MAINE COMMUNITY NO: 230169	Ben Island, as described in the Warranty Deed recorded as Document No. 48827, in Book 33441, Pages 234 and 235, in the Office of the Register of Deeds, Cumberland County, Maine
AFFECTED MAP PANEL	NUMBER: 2301690006B DATE: 7/3/1985	

FLOODING SOURCE: ATLANTIC OCEAN; QUAHOG BAY	APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 43.819254, -69.904178 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83
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DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NGVD 29)	LOWEST ADJACENT GRADE ELEVATION (NGVD 29)	LOWEST LOT ELEVATION (NGVD 29)
-	-	-	0 Ben Island	Structure (Residence)	C	-	21.5 feet	-

Special Flood Hazard Area (SFHA) – The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below)

ZONE V
PORTIONS REMAIN IN THE SFHA
STATE AND LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we determined that the structure(s) on the property is/are not located in a Coastal High Hazard Area or the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the Coastal High Hazard Area and the SFHA located on the effective NFIP map; therefore, the federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.



Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

 Initial


 DS




Federal Emergency Management Agency
Washington, D.C. 20472

DECEMBER 04, 2020

MR. KEVIN E. JOHNSON
CHAIR, BOARD OF SELECTMEN
TOWN OF HARPSWELL
P.O. BOX 39
HARPSWELL, ME 04079

CASE NO.: 20-01-0129A
COMMUNITY: TOWN OF HARPSWELL,
CUMBERLAND COUNTY, MAINE
COMMUNITY NO.: 230169

DEAR MR. JOHNSON:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision (LOMR) V Zone Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property, and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMRs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

List of Enclosures

- LOMR-VZ DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Mr. Brian Buia, PE

Page 2 of 2		Date: December 4, 2020	Case No.: 21-01-0129A	LOMR-VZ
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Federal Emergency Management Agency

Washington, D.C. 20472

**LETTER OF MAP REVISION – COASTAL HIGH HAZARD AREA
DETERMINATION DOCUMENT (REMOVAL)
ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)**

ZONE V (This Additional Consideration applies to the preceding property)

A portion of this property, but not the subject of the Determination/Comment Document, is located within a Coastal High Hazard Area (Zone V, VE or V1-30). Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management. No construction using fill for structural support or that may increase flood damage to other property may take place in these areas.

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding property)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to the preceding property)

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.



Luis V. Rodriguez, P.E., Director
Engineering and Modeling Division
Federal Insurance and Mitigation Administration

Initial


DS


0 BEN ISLAND

Location 0 BEN ISLAND

Mblu 56/ 2/ / /

Acct# 4118

Owner DUFFY AMANDA & EDWARD

Assessment \$942,000

Appraisal \$942,000

PID 4118

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$352,200	\$589,800	\$942,000
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$352,200	\$589,800	\$942,000

Owner of Record

Owner DUFFY AMANDA & EDWARD
Co-Owner
Address 355 WINTER STREET
DUXBURY, MA 02332

Sale Price \$940,000
Certificate
Book & Page 37289/0184
Sale Date 10/08/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DUFFY AMANDA & EDWARD	\$940,000		37289/0184	00	10/08/2020
EQUITY TRUST COMPANY CUSTODIAN	\$455,000		33441/0234	00	09/14/2016
QUAHOG REPUBLIC LLC	\$0		27453/0240	1T	12/10/2009
PFEFFER RICHARD A	\$200,000		20780/0063	1P	01/28/2001

Building Information

Building 1 : Section 1

Year Built: 2001
Living Area: 1,458
Replacement Cost: \$333,433

Replacement Cost

Less Depreciation: \$296,800

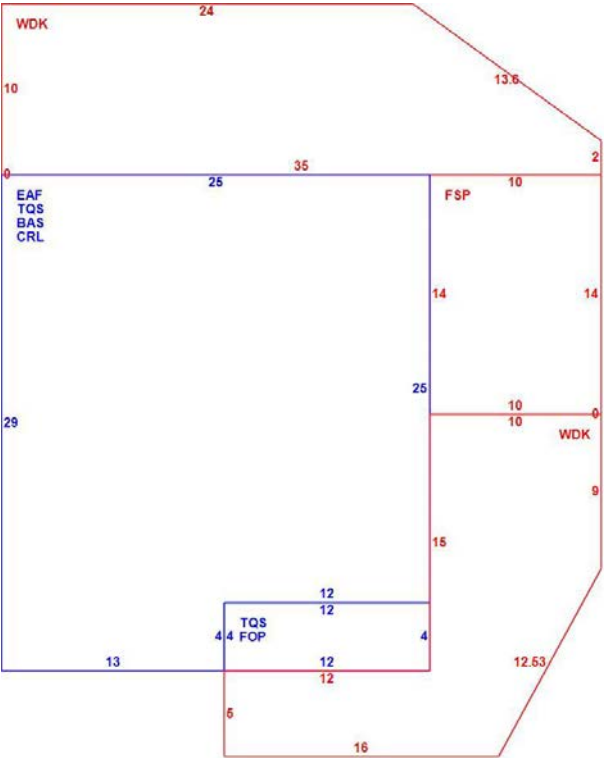
Building Attributes	
Field	Description
Style:	Cottage
Model	Residential
Grade:	Custom
Stories:	1.75
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Enam Metal
Interior Wall 1	K PINE/A WD
Interior Wall 2	SftWd Ceiling
Interior Flr 1	Slate
Interior Flr 2	Pine/Soft Wood
Heat Fuel	Electric
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	1
Total Rooms:	5
Bath Style:	Modern
Kitchen Style:	Good
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(https://images.vgsi.com/photos/HarpwellMEPhotos/\00\02\00\77.jpg)

Building Layout



(ParcelSketch.ashx?pid=4118&bid=4118)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	677	677
TQS	Three Quarter Story	725	544
EAF	Attic, Expansion, Finished	677	237
CRL	Crawl Space	677	0
FOP	Open Porch	48	0
FSP	Screen Porch	140	0
WDK	Deck, Wood	533	0
		3,477	1,458

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Extra Features

Extra Features				<u>Legend</u>
Code	Description	Size	Value	Bldg #
FPL3	2 STORY CHIM	1.00 UNITS	\$4,700	1
SOL1	SOLAR PANEL	20.00 UNITS	\$19,000	1
HRT	HEARTH	1.00 UNIT	\$700	1

Land

Land Use		Land Line Valuation	
Use Code	1012	Size (Acres)	4.2
Description	Single Fam Ocean	Assessed Value	\$589,800
Zone	RP	Appraised Value	\$589,800
Neighborhood	80		
Alt Land Appr Category	No		

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FLT	FLOAT			240.00 S.F	\$11,700	1
RMP	RAMP			96.00 S.F.	\$2,300	1
DCK1	DOCKS-RES TYPE			150.00 S.F.	\$13,500	1
SHD2	W/LIGHTS ETC			96.00 S.F.	\$1,400	1
WDK	DECK, WOOD			72.00 S.F.	\$1,000	1
SHD1	SHED FRAME			96.00 S.F.	\$1,100	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$352,200	\$589,800	\$942,000
2023	\$234,500	\$589,800	\$824,300
2022	\$234,500	\$589,800	\$824,300
2021	\$227,400	\$628,900	\$856,300
2020	\$227,400	\$352,700	\$580,100

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$352,200	\$589,800	\$942,000
2023	\$234,500	\$589,800	\$824,300
2022	\$234,500	\$589,800	\$824,300

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2021	\$227,400	\$628,900	\$856,300
2020	\$227,400	\$352,700	\$580,100

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TOWN OF HARPSWELL

P.O. BOX 39
HARPSWELL, ME 04079
TEL. (207) 833-5771

2024 PROPERTY TAX BILL

MAP 056 LOT 002
SUB 000 TYPE 000

THIS IS THE ONLY BILL YOU WILL RECEIVE

Acct No: B4110R
Location: BEN ISLAND

1384 DUFFY AMANDA & EDWARD
355 WINTER ST
DUXBURY, MA 02332-4655

BILLING DISTRIBUTION		
SCHOOL	4.13	3890.46
COUNTY	0.62	584.04
MUNICIPAL	1.61	1516.62
TOTAL	6.36	

BILLING INFORMATION		
LAND VALUE	\$	589,800
BUILDING VALUE	\$	352,200
TOTAL VALUE	\$	942,000
EXEMPTIONS	\$	0
HOMESTEAD EX	\$	0
TAX VALUE	\$	942,000
	\$	
	\$	
	\$	
	\$	
TOTAL TAX	\$	5,991.12
DATE DUE AMOUNT DUE		

Book: 37289 Page: 0184 Lot Size: 4.20

09/16/2024 2,995.56
12/16/2024 2,995.56

INTEREST AT 6% PER ANNUM CHARGED BEGINNING SEPTEMBER 17,2024 AND DECEMBER 17, 2024

TAXPAYER’S NOTICE

Without State Aid for Education, Homestead Exemption Reimbursement, State Revenue Sharing, and other sources, your tax bill would have been 3% higher. Ownership and valuation of all real and personal property is fixed, by State law, as of April 1, 2024. By State law, requests for abatement must be made no later than February 6, 2025.
All taxes are due in two equal installments with the first due September 16, 2024 and the second due December 16, 2024.
Current outstanding bonded indebtedness is \$4,060,000.

REMITTANCE INSTRUCTIONS

THIS IS THE ONLY TAX BILL YOU WILL RECEIVE.
THE BILL INCLUDES A TWO (2) PART PAYMENT OPTION.

If a bank, or some other person or institution, pays your taxes, please review this bill and forward a copy to them. Please make check payable to TOWN OF HARPSWELL (include your account number on the check) and mail to:

TOWN OF HARPSWELL, P.O. BOX 39, HARPSWELL, ME 04079-0039
OR USE ONLINE SERVICES AT WWW.HARPSWELL.MAINE.GOV

056 002 000 000

ACCT # B4110R
DUFFY AMANDA & EDWARD
355 WINTER STREET
DUXBURY, MA 02332

TOWN OF HARPSWELL, P.O. BOX 39, HARPSWELL, ME 04079
PROPERTY TAX PAYMENT

DATE DUE	AMOUNT DUE
12/16/2024	2,995.56
AMOUNT PAID \$	
Interest at 6% charged beginning December 17, 2024	

056 002 000 000

ACCT # B4110R
DUFFY AMANDA & EDWARD
355 WINTER STREET
DUXBURY, MA 02332

TOWN OF HARPSWELL, P.O. BOX 39, HARPSWELL, ME 04079
PROPERTY TAX PAYMENT

DATE DUE	AMOUNT DUE
09/16/2024	2,995.56
AMOUNT PAID \$	
Interest at 6% charged beginning September 17, 2024	

MAINE REAL ESTATE TAX-Paid

DLN: 1002040115427

WARRANTY DEED
{Maine Statutory Short Form}

KNOW ALL PERSONS BY THESE PRESENTS, THAT **EQUITY TRUST COMPANY CUSTODIAN f/b/o GARY F. VINCENT IRA**, with a mailing address of 1 Equity Way, Westlake, OH 44145, for consideration paid, GRANTS to **AMANDA DUFFY** and **EDWARD DUFFY**, both with a mailing address of 355 Winter Street, Duxbury, MA 02332, with WARRANTY COVENANTS, as joint tenants, the land in the Town of Harpswell, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A.

WITNESS, my hand and seal this 8th day of October, 2020.

SIGNED, SEALED AND DELIVERED in the presence of

EQUITY TRUST COMPANY
CUSTODIAN f/b/o
GARY F. VINCENT IRA

BY:

Hope Gonzales
 ITS: Corporate Alternate Signer

State of Ohio

County of Duxbury

October 8th, 2020

Then personally appeared the above named HOPE GONZALES (name)
Corporate Alternate Signer (title) and acknowledged the foregoing instrument to be his/her free
 act and deed in his/her said capacity and the free act and deed of **EQUITY TRUST COMPANY**
f/b/o GARY F. VINCENT IRA.

Before me,

Jason Nicholson
 Notary Public

Printed Name:

My commission expires:



JASON NICHOLSON
 Notary Public
 State of Ohio
 My Comm. Expires
 May 19, 2025

Initial

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Ben Island, Harpswell

Exhibit A

One Island located in Quahog's Bay, so-called, known as Ben's or Ben Island, sometimes formerly called Merritt's Island, located in the Town of Harpswell, County of Cumberland and State of Maine.

For source of title, reference is made to a Warranty Deed from Quahog Republic, LLC to Equity Trust Company Custodian FBO Gary F. Vincent, Dated September 14, 2016 and recorded at Book 33441, Page 234 in the Cumberland County Registry of Deeds.

0 FRIENDS REST

Location 0 FRIENDS REST

Mblu 56/ 25/ / /

Acct# 4133

Owner QUOHOG BAY SHARED LOT &
DOCK ASSOC.

Assessment \$137,500

Appraisal \$137,500

PID 4133

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$30,800	\$106,700	\$137,500
Assessment			
Valuation Year	Improvements	Land	Total
2024	\$30,800	\$106,700	\$137,500

Owner of Record

Owner	QUOHOG BAY SHARED LOT & DOCK ASSOC.	Sale Price	\$0
Co-Owner	C/O AMANDA & EDWARD DUFFY	Certificate	
Address	355 WINTER STREET	Book & Page	17642/0263
	DUXBURY, MA 02332	Sale Date	
		Instrument	

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
QUOHOG BAY SHARED LOT & DOCK ASSOC.	\$0		17642/0263		

Building Information

Building 1 : Section 1

Year Built:	
Living Area:	0
Replacement Cost:	\$0
Building Percent Good:	
Replacement Cost	
Less Depreciation:	\$0

Building Attributes	
Field	Description
Style:	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	
Usrflid 706	

Building Photo



(https://images.vgsi.com/photos/HarpswellMEPhotos/default.jpg)

Building Layout

 Building Layout (ParcelSketch.ashx?pid=4133&bid=4133)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1060
Description Acre Land Improved
Zone CF1
Neighborhood 60
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.2
Assessed Value \$106,700
Appraised Value \$106,700

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
RMP	RAMP			136.00 S.F.	\$2,200	1
DCK1	DOCKS-RES TYPE			474.00 S.F.	\$28,400	1
LNT	LEAN-TO			192.00 S.F.	\$200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$30,800	\$106,700	\$137,500
2023	\$30,800	\$106,700	\$137,500
2022	\$30,800	\$106,700	\$137,500
2021	\$20,600	\$100,100	\$120,700
2020	\$20,600	\$100,100	\$120,700

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$30,800	\$106,700	\$137,500
2023	\$30,800	\$106,700	\$137,500
2022	\$30,800	\$106,700	\$137,500
2021	\$20,600	\$100,100	\$120,700
2020	\$20,600	\$100,100	\$120,700

TOWN OF HARPSWELL

P.O. BOX 39
HARPSWELL, ME 04079
TEL. (207) 833-5771

2024 PROPERTY TAX BILL

MAP 056 LOT 025
SUB 000 TYPE 000

THIS IS THE ONLY BILL YOU WILL RECEIVE

Acct No: Q0050R
Location: FRIENDS REST

3884 QUOHOG BAY SHARED LOT & DOCK ASSOC
C/O AMANDA & EDWARD DUFFY
355 WINTER ST
DUXBURY, MA 02332-4655

BILLING DISTRIBUTION		
SCHOOL	4.13	567.88
COUNTY	0.62	85.25
MUNICIPAL	1.61	221.37
TOTAL	6.36	

BILLING INFORMATION	
LAND VALUE	\$ 106,700
BUILDING VALUE	\$ 30,800
TOTAL VALUE	\$ 137,500
EXEMPTIONS	\$ 0
HOMESTEAD EX	\$ 0
TAX VALUE	\$ 137,500
	\$
	\$
	\$
	\$
	\$
	\$
TOTAL TAX	\$ 874.50

Book: 17642 Page: 0263 Lot Size: 0.20

DATE DUE	AMOUNT DUE
09/16/2024	437.25
12/16/2024	437.25

INTEREST AT 6% PER ANNUM CHARGED BEGINNING SEPTEMBER 17,2024 AND DECEMBER 17, 2024

TAXPAYER’S NOTICE

Without State Aid for Education, Homestead Exemption Reimbursement, State Revenue Sharing, and other sources, your tax bill would have been 3% higher. Ownership and valuation of all real and personal property is fixed, by State law, as of April 1, 2024. By State law, requests for abatement must be made no later than February 6, 2025. All taxes are due in two equal installments with the first due September 16, 2024 and the second due December 16, 2024. Current outstanding bonded indebtedness is \$4,060,000.

REMITTANCE INSTRUCTIONS

THIS IS THE ONLY TAX BILL YOU WILL RECEIVE.
THE BILL INCLUDES A TWO (2) PART PAYMENT OPTION.

If a bank, or some other person or institution, pays your taxes, please review this bill and forward a copy to them. Please make check payable to TOWN OF HARPSWELL (include your account number on the check) and mail to:

TOWN OF HARPSWELL, P.O. BOX 39, HARPSWELL, ME 04079-0039
OR USE ONLINE SERVICES AT WWW.HARPSWELL.MAINE.GOV

056 025 000 000

TOWN OF HARPSWELL, P.O. BOX 39, HARPSWELL, ME 04079
PROPERTY TAX PAYMENT

DATE DUE AMOUNT DUE

ACCT # Q0050R
QUOHOG BAY SHARED LOT & DOCK ASSOC
C/O AMANDA & EDWARD DUFFY
355 WINTER STREET
DUXBURY, MA 02332

12/16/2024 437.25

AMOUNT PAID \$

Interest at 6% charged beginning
December 17, 2024

056 025 000 000

TOWN OF HARPSWELL, P.O. BOX 39, HARPSWELL, ME 04079
PROPERTY TAX PAYMENT

DATE DUE AMOUNT DUE

ACCT # Q0050R
QUOHOG BAY SHARED LOT & DOCK ASSOC
C/O AMANDA & EDWARD DUFFY
355 WINTER STREET
DUXBURY, MA 02332

09/16/2024 437.25

AMOUNT PAID \$

Interest at 6% charged beginning
September 17, 2024

Initial

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**QUOHOG BAY SHARED LOT AND DOCK ASSOCIATION
TRANSFER OF MEMBERSHIP INTEREST**

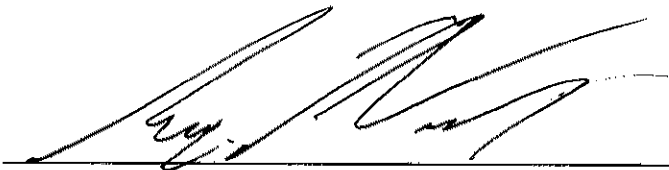
NOW COMES GARY F VINCENT, whose mailing address is 439 Long Point Rd., Harpswell, ME 04079, owner of two membership interests in the Quohog Bay Shared Lot & Dock Association, a non-profit, Maine corporation, and hereby transfer my two membership interests to AMANDA DUFFY and EDWARD DUFFY, as joint tenants with right of survivorship, whose mailing address is 355 Winter St., Duxbury, MA 02332. I resign as Director of the above referenced corporation. The ownership of Quohog Bay Shared Lot & Dock Association, upon this transfer, now consists of four membership interests, each owned by the following named individuals:

NAME	MEMBERSHIP INTEREST
Alan Burbank & John E. Burbank, III (joint tenants)	2
Amanda Duffy and Edward Duffy (joint tenants)	2

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 9th day of October, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness



GARY F VINCENT

STATE OF MAINE
CUMBERLAND, ss.

Then personally appeared the above named GARY F VINCENT and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public
Mark M. Waltz
Attorney at Law
Bar No. 7717

Initial
ED

DS
AD

Certificate of Analysis

Attention: Pillar to Post Home Inspection
 243 Roosevelt Trail Suite #1
 Windham, ME 04062

Lab ID Number: 302008794
P.O. Number: 302008794 Bens Island
Date/Time Collected: 8/31/2020 14:30
Date/Time Received: 9/1/2020 16:10
Date Reported: 9/2/2020

Owner: Duffy
Location: 0 Bens Island Harpswell ME
Sample Type: Potability

Legend

 Meets Acceptable EPA Limits

 See Notation

 Does Not Meet EPA Limits

Parameter:		Your Result:	EPA LIMIT:	Unit:	Method:	Preparation Date/Time	Analysis Date/Time:	Reporting Limit:
Chloride, Total		15	250	mg/L	SM 4500Cl- E		9/2/2020 / 08:22	0.50
Fluoride		<0.20	4.0	mg/L	SM 4500F E		9/2/2020 / 08:29	0.20
Nitrite-Nitrogen, Total		<0.20	1	mg/L	NECi Method 1.0		9/2/2020 / 10:28	0.20
Nitrate-Nitrogen, Total		<0.50	10	mg/L	NECi Method 1.0		9/2/2020 / 10:43	0.50
Arsenic, Total		<1.000	10.0	µg/L	EPA 200.8	9/1/2020 / 16:35	9/2/2020 / 11:31	1.000
Lead Total		<1.000	15.0	µg/L	EPA 200.8	9/1/2020 / 16:35	9/2/2020 / 11:31	1.000
Uranium Total		<1.000	30	µg/L	EPA 200.8	9/1/2020 / 16:35	9/2/2020 / 11:31	1.000
Copper Total		0.0435	1.3	mg/L	EPA 200.8	9/1/2020 / 16:35	9/2/2020 / 11:31	0.001
Iron Total		<0.050	0.3	mg/L	EPA 200.8	9/1/2020 / 16:35	9/2/2020 / 11:31	0.050
Manganese Total		<0.001	.05	mg/L	EPA 200.8	9/1/2020 / 16:35	9/2/2020 / 11:31	0.001
Sodium Total		9.02		mg/L	EPA 200.8	9/1/2020 / 16:35	9/2/2020 / 11:31	0.001
Hardness by calculation		<10		mg/L	SM 2340B	9/1/2020 / 16:35	9/2/2020 / 11:31	10
Calcium, Total		0.538		mg/L	EPA 200.8	9/1/2020 / 16:35	9/2/2020 / 11:31	0.100
Magnesium, Total		0.316		mg/L	EPA 200.8	9/1/2020 / 16:35	9/2/2020 / 11:31	0.100
pH Electrometric		4.82	6.5 to 8.5	stu@25C	EPA 150.1		9/1/2020 / 16:52	2.0
*This sample is below the SMCL pH 6.5-8.5 range established by the USEPA. See Notation 3.								
Total Coliform Colilert18		<1		MPN/100mL	SM9223B	9/1/2020 / 16:41	9/2/2020 / 10:51	1
E.Coli - Colilert Enumeration		<1	<1	MPN/100mL	SM9223B	9/1/2020 / 16:41	9/2/2020 / 10:51	1

Comments:

 For the above tests only, this water meets acceptable EPA Limits.

According to EPA methods 300.0 and 353.2 nitrate and nitrite samples must be thermally preserved to 4±2°C. However, the Maine CDC Drinking Water Program will accept non-thermally preserved test results.

Initial



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Certificate of Analysis

The following Notations may be referenced above.

Notation 1: The Maximum Exposure Guideline (MEG) is a health-based guideline set by the Maine Center for Disease Control and Prevention (MECDC). MEGs are recommendations for concentrations of chemical contaminants for all drinking water systems below which there is minimal risk of a harmful health effect resulting from long-term ingestion of contaminated water. These recommendations can be found online at <http://www.maine.gov/dhhs/mecdc/environmental-health/cohp/wells/documents/megtable2016.pdf>. Please contact one of the State of Maine's Bureau of Health Toxicologists, toll free, at 1-866-292-3474 for more information.

Notation 2: The Maximum Contamination Level (MCL) is set by the United States Environmental Protection Agency (USEPA) through the National Primary Drinking Water Regulations and are legally enforceable drinking water standards that apply to all public water systems. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above the MCL are considered to impart potential negative health effects.

Notation 3: The Secondary Maximum Contamination Level (SMCL) is set by the United States Environmental Protection Agency (USEPA) through the National Secondary Drinking Water Regulations and these contaminants are not considered to present a risk to human health at the SMCL. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above (or below, only for pH) the SMCL may cause aesthetic considerations, such as taste, color and/or odor.

Notation 4: According to the EPA revised total coliform rule (effective April 1st, 2016) total coliform bacteria are no longer considered a primary contaminant. Total coliform bacteria are still used as indicator organisms for the presence of pathogens. Their presence in drinking water may indicate there is a route for pathogens (certain bacteria, viruses or protozoa) to enter the drinking water. Even though there is no longer an EPA limit, the presence of total coliform bacteria in drinking water is a problem requiring further action and investigation. If your water has tested positive for total coliform bacteria it is important to examine your water system and take action to eliminate the total coliform bacteria when possible. Please see the well disinfection procedure for more information @ <http://www.nelabservices.com/pdf/Well-Disinfection-Instructions.pdf>.

This report shall not be reproduced, except in full, without written permission from Northeast Laboratory Services.

If you have any questions regarding your results please call 1-800-244-8378 ext 300

Authorized By


Zachary Smith, Laboratory Technical Director

9/2/2020

Review Date

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports, or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place, and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results, NEL does not make express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed or after a thirty-day period, whichever period is greater. NEL's liability extends only to the cost of the testing.

Winslow lab is accredited by the State of Maine Department of Health and Human Services, Maine Center for Disease Control and Prevention (ME00009) and by the National Environmental Laboratory Accreditation Program (NELAP) through the State of New Hampshire Environmental Laboratory Accreditation Program (#2534). To see a current list of certifications see our website: www.nelabservices.com.



Initial


DS




P.O. BOX 788
Waterville Maine, 04901-0788

120 Main Street
Westbrook, Maine 04092

Administrative Offices

Phone: 207-873-7711

Fax: 207-873-7022

Customer Service

Phone: 207-878-6481

Fax: 207-887-8387

Certificate of Analysis

Radon Water Report

Report Date: 9/1/2020

Attention: Brandon Lussier
Pillar to Post Home Inspection
243 Roosevelt Trail Suite #1
Windham, ME 04062

Legend



At or below Maine's Maximum Exposure Guideline (4,000 pCi/L)



Above Maine's Maximum Exposure Guideline (4,000 pCi/L)

Location:

Duffy
0 Ben's Island
Harpwell ME 04079

Lab ID Number	Water Source	Collection Date	Collection Time	Radon (pCi/L)
602004005	WELL	8/31/2020	14:30	<150

Radon Guidelines for Drinking Water

Maine's current Maximum Exposure Guideline (MEG) for radon in well water is 4,000 pCi/L. For further information, call the Maine Radiation Control Program at 1-800-232-0842.

If Your Radon Level Is High

Radon in water can be reduced by a number of different methods. Any remedial work should be done by a mitigation contractor, registered with the state of Maine. After completion of remedial work, NEL can re-test the water to verify that the contractor's remedy was effective.

EPA To Adopt Water Radon Standard

The U.S. Environmental Protection Agency is currently considering a maximum concentration limit between 300 pCi/L and 4000 pCi/L for public water supplies. Questions concerning public water supplies should be directed to the State of Maine Drinking Water Program 207-287-2070. Information on the health risks from radon in water is available from the State of Maine Radiation Control Program by calling 1-800-232-0842.

Should you have any questions concerning your radon test result, please feel free to call us.

Thank you for using NEL testing services. Contact NEL for your other environmental analytical needs, including water testing for lead and arsenic or indoor air quality.

Authorized By

Andrew McCaw, Laboratory Supervisor

Review Date

9/1/2020

Note: NEL meets EPA requirements for radon testing. The State of Maine Radon Registration Act (22 MRSA sec. 771 et seq.) requires this laboratory to report the test results, zip codes and street addresses of the structures tested.

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports, or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place, and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results and NEL makes no express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety, or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed. NEL liability extends only to the cost of the testing. NRSB Reg# ARL1401.

ME REG# SPC3.

602004005

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Page 1 of 1



Pillar to Post Home Inspectors of ME
243 Roosevelt Trail Suite 1
Windham, ME
Lussierteam@pillartopost.com | (207)749-3775

Customer Information

Eddie & Amanda Duffy
0 Bens Island
Harpowell, ME, 04079
USA

RADON CONCENTRATION AVERAGE

< 0.4 pCi/L

Dear Eddie & Amanda Duffy,

Best Regards,

John Watson

SMC3001

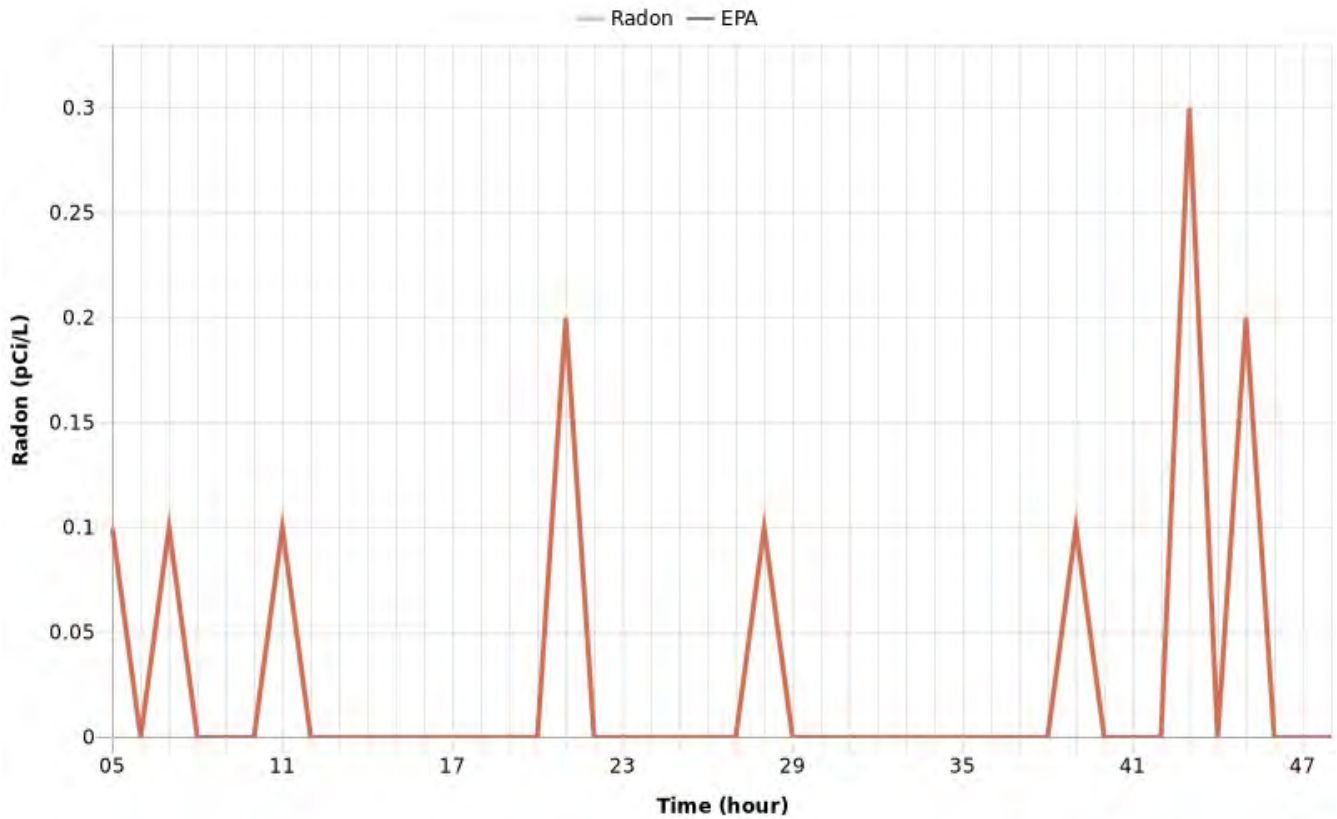
RSM50208

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Pillar to Post Home Inspectors of ME
 243 Roosevelt Trail Suite 1
 Windham, ME
 Lussierteam@pillarpost.com | (207) 749-3775



Test Results

Average: < 0.4 pCi/L

Minimum: 0.0 pCi/L

Maximum: 0.3 pCi/L

Test Information

Start Date: 08/31/2020 12:34 PM EST
End Date: 09/02/2020 12:52 PM EST
Delay: No delay
Instrument Location: 1st

Device Information

Device Type: Continuous Radon Monitor
Device:
Manufacturer: RadonAway
Device Model: RadStar α310
Serial #: 304

Tester Information

Started Test: John Watson
 SMC3001
Ended Test: John Watson
 SMC3001

Initial  DS 



Pillar to Post Home Inspectors of ME
243 Roosevelt Trail Suite 1
Windham, ME
Lussierteam@pillartopost.com | (207)749-3775

Test Data

Hour	Radon Level (pCi/L)	Alpha Counts	Tilt(T)	Battery (B)	Power (AC)
01	0.0	4			
02	0.2	12			
03	0.0	7			
04	0.0	8			
05	0.1	10			
06	0.0	6			
07	0.1	10			
08	0.0	8			
09	0.0	7			
10	0.0	8			
11	0.1	11			
12	0.0	7			
13	0.0	7			
14	0.0	3			
15	0.0	4			
16	0.0	5			
17	0.0	8			
18	0.0	3			
19	0.0	3			
20	0.0	6			
21	0.2	13			
22	0.0	9			
23	0.0	0			
24	0.0	4			
25	0.0	3			
26	0.0	6			
27	0.0	3			
28	0.1	11			
29	0.0	5			

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243 Roosevelt Trail Suite 1
Windham, ME
Lussierteam@pillartopost.com | (207)749-3775

30	0.0	5
31	0.0	6
32	0.0	8
33	0.0	5
34	0.0	5
35	0.0	8
36	0.0	9
37	0.0	5
38	0.0	5
39	0.1	10
40	0.0	7
41	0.0	5
42	0.0	2
43	0.3	15
44	0.0	7
45	0.2	13
46	0.0	7
47	0.0	5
48	0.0	8

Test Results

Average: < 0.4 pCi/L

Minimum: 0.0 pCi/L

Maximum: 0.3 pCi/L

Initial

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PROPERTY LOCATION		>>CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW<<	
City, Town, or Plantation Harpswell	Town/City <u>Harpswell</u>	Permit # 17-P212	
Street or Road Ben Island	Date Permit Issued <u>11-17-17</u>	Fee \$ <u>150.00</u>	Double Fee Charged []
Subdivision, Lot #	L. P. I. # <u>1205</u>		
OWNER/APPLICANT INFORMATION			
Name (last, first, MI) Vincent, Gary	☒ Owner ☐ Applicant	Local Plumbing Inspector Signature Fee: \$ <u>150.00</u> state min fee \$ <u>150.00</u> Locally adopted fee	
Mailing Address of Applicant 439 Long Point Road	Copy: ☐ Owner ☐ Town ☒ State		
Harpswell, ME 04079	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.		
Daytime Tel.# <u>207-522-4668</u>	Municipal Tax Map # <u>56</u> Lot # <u>2</u>		
Owner or Applicant Statement I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing inspector to deny a Permit. <u>[Signature]</u> Signature of Owner or Applicant		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal rules Application. (1st) date approved	
		Local Plumbing Inspector Signature (2nd) date approved	

PERMIT INFORMATION			
TYPE OF APPLICATION ☐ 1. First Time System ☐ 2. Replacement System Type replaced: Year installed: ☒ 3. Expanded System ☒ a. <25% expansion ☐ b. >25% expansion ☐ 4. Experimental System ☐ 5. Seasonal Conversion	THIS APPLICATION REQUIRES ☒ 1. No Rule Variance ☐ 2. First Time System Variance ☐ a. Local Plumbing Inspector Approval ☐ b. State & Local Plumbing Inspector Approval ☐ 3. Replacement System Variance ☐ a. Local Plumbing Inspector Approval ☐ b. State & Local Plumbing Inspector Approval ☐ 4. Minimum Lot Size Variance ☐ 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS ☐ 1. Complete Non-engineered System ☐ 2. Primitive System (graywater & alt. toilet) ☐ 3. Alternative Toilet, specify: ☐ 4. Non-engineered Treatment Tank (only) ☒ 5. Holding Tank, _____ gallons ☐ 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 +/- <u>4.2</u> SQ. FT. ☒ ACRES	DISPOSAL SYSTEM TO SERVE ☒ 1. Single Family Dwelling Unit, No. of Bdrms: <u>2</u> ☐ 2. Multiple Family Dwelling, No. of Units: ☐ 3. Other: _____ Specify _____ Current Use ☒ Seasonal ☐ Year Round ☐ Undeveloped	TYPE OF WATER SUPPLY ☒ 1. Drilled Well ☐ 2. Dug Well ☐ Private ☐ 4. Public ☐ 5. Other	
SHORELAND ZONING ☒ Yes ☐ No			

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK ☐ 1. Concrete ☐ a. Regular ☐ b. Low Profile ☒ 2. Plastic ☐ 3. Other: CAPACITY: <u>1,000</u> <u>Existing</u>	DISPOSAL FIELD TYPE & SIZE ☐ 1. Stone Bed ☐ 2. Stone Trench ☒ 3. Proprietary Device ☐ a. cluster array ☒ c. Linear ☐ b. regular load ☐ d. H-20 load ☐ 4. Other: Size: <u>768</u> sq. ft. ☐ lin. ft.	GARBAGE DISPOSAL UNIT ☒ 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	DESIGN FLOW <u>180</u> gallons per day BASED ON: ☒ 1. Table 4A (dwelling unit(s)) ☐ 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE <u>5</u> CONDITION <u>AIII</u> DESIGN at Observation Hole # <u>1</u> Depth <u>30"</u> of Most Limiting Soil Factor	DISPOSAL FIELD SIZING ☒ 1. Medium—2.6 sq. ft. / gpd ☐ 2. Medium—Large 3.3 sq. ft./gpd ☐ 3. Large—4.1 sq. ft. / gpd ☐ 4. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP ☐ 1. Not Required ☒ 2. May Be Required ☐ 3. Required Specify only for engineered systems: DOSE: _____ gallons	☐ 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43 d</u> <u>49 m</u> <u>160 s</u> Lon. <u>69 d</u> <u>54 m</u> <u>243 s</u> if g.p.s., state margin or error:

SITE EVALUATOR STATEMENT	
I certify that on <u>12-Oct-17</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). <u>[Signature]</u> Site Evaluator Signature Stephen P. Robbins 377-6707 <u>10 Nov 17</u> <u>narrowspd@aol.com</u> Note: Changes to or deviations from the design should be confirmed with the Site Evaluator	

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept Health & Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, or Subdivision

Owner's Name

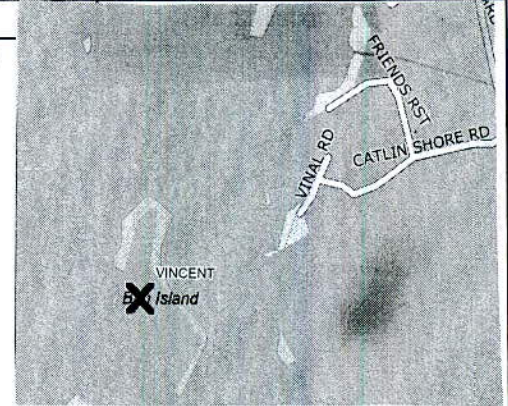
Harpswell

Ben Island,

Vincent, Gary

SITE PLAN

Scale 1" = **200'**
or as shown



SOIL DESCRIPTION AND CLASSIFICATION (LOCATION OF OBSERVATION HOLES SHOWN ABOVE)

Observation Hole **#1** ☒ Test Pit ☐ Boring

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Coarse Sand	Loose	Yellow Brown	None
10				
20				
30				
40				
50				

Soil Classification

5

AIII

Slope

Limiting

Factor

Ground Water

Restrictive Layer

Bedrock

Pit Depth

Profile

Condition

4%

30"

Observation Hole ☐ Test Pit ☐ Boring

" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification

Slope

Limiting

Ground Water

Restrictive Layer

Bedrock

Pit Depth

Profile

Condition

Stephen P. Robbins

301

10 Nov 17

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Site Evaluator Signature

SE #

Date

HHE-200 Rev 7/97

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Harpwell

Street, Road, Subdivision

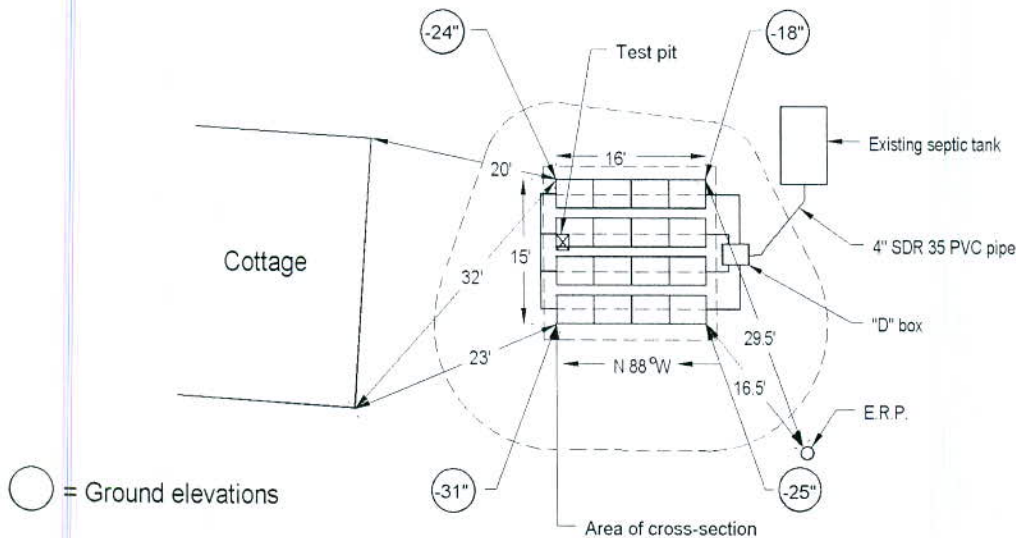
Ben Island,

Owner or Applicant Name

Vincent, Gary

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1"= **20** ft.



BACKFILL REQUIREMENTS

Depth of Backfill (upslope)

12-18 " Finished Grade Elevation

Depth of Backfill (downslope)

19-25 " Top of Distribution Pipe or Proprietary Device

CONSTRUCTION ELEVATIONS

-17 "

ELEVATION REFERENCE POINT

Location & Description:

Nail in

-25 "

18" oak, 56" above ground

DEPTHS AT CROSS-SECTION (shown below) Bottom of Disposal Field

-36 "

Reference Elevation is : 0.0" or:

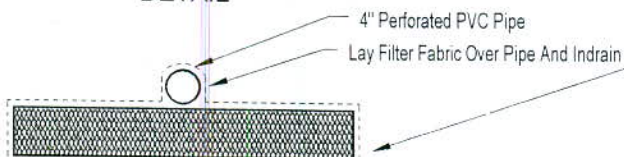
DISPOSAL FIELD CROSS-SECTION

Scales:

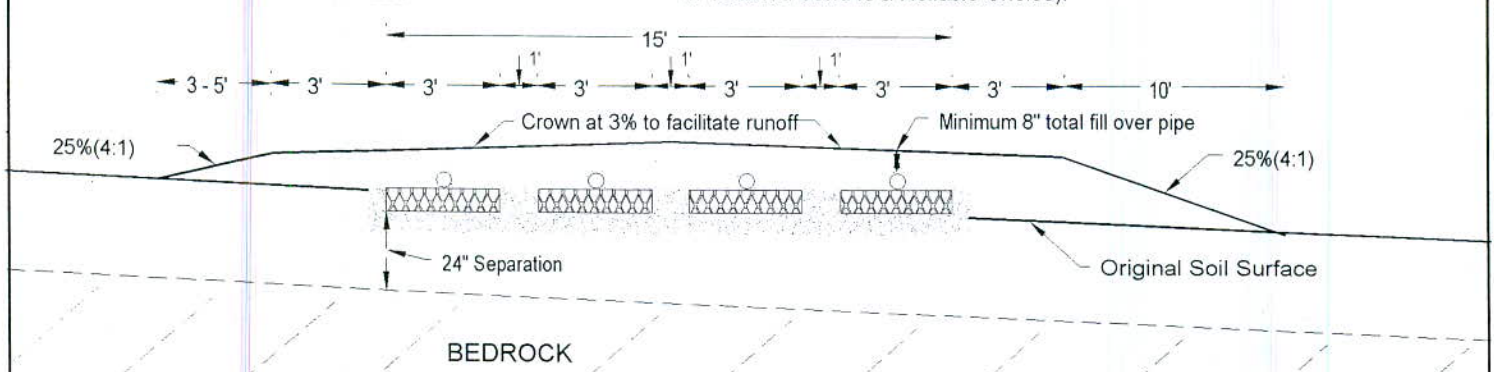
Vertical: 1"= **5** ft.

Horizontal: 1"= **5** ft.

DETAIL



Area Of Sand Fill, 6" Around Outside and Underneath Indrain Units
Sand Fill To Be Medium To Coarse Textured, No Greater Than 5%
Passing a #200 Sieve, And No Particles Larger Than 3/4 inch. (Concrete
or Washed Sand Is a Reliable Choice).



Stephen P. Robbins

SE # 301

10 Nov 17

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Town **Harpswell** Address **Ben Island** Owner **Vincent, Gary**

ATTACHMENT TO HHE-200

Caution: Before starting, contractor must insure fill depth amounts match with elevations given. Contact designer immediately with any discrepancies.

Notes:

1. Construction to conform to "State of Maine Subsurface Wastewater Disposal Rules".
2. Property lines shown are as provided by owner, agent, or municipality. No guarantee of accuracy is implied. Actual property lines must be confirmed by survey.
3. Remove organic material and **roto-till** area under drain-field and fill extensions.
4. Unless otherwise specified, all fill will be coarse sand to a gravelly coarse sand. See Sec. 804.0 in the State of Maine Subsurface Waste-water Disposal Rules for further clarification of fill requirements. In 8" lifts, compacted as placed. First lift to be thoroughly mixed with original soil, to form a transition horizon.
5. Septic tanks and pump stations shall be installed water-tight to prevent infiltration of ground and surface water.
6. Force mains, pump stations, and or gravity piping subject to freezing shall be adequately insulated.
7. Unless otherwise specified, septic tank to be located by contractor; at minimum; 8' to proposed or existing home and or buildings, 10' to property line & water supply line, 50' to all wells, 100' and shoreline.
8. A septic tank outlet filter is recommended.
9. If replacement system with new tank, existing tank or cesspool to be filled with soil or removed. If existing tank is to be utilized, thoroughly inspect & replace outlet baffle with plastic filter.
10. Unless otherwise specified, this plan does not allow the placement of pumps between the waste-water source and the septic tank.
11. Unless otherwise specified, disposal area to existing or proposed buildings setback is 20'.
12. Water from gutters, driveways, walks, and other surface water to be diverted away from system.
13. Loam, seed and mulch all disturbed areas to prevent erosion and facilitate runoff.
14. Unless otherwise specified, keep traffic heavier than lawn tractor away from all components of system.
15. Keep sanitary napkins, cigarette butts, coffee grounds, paper towels, grease, and nonbiodegradables out of system.
16. Many times it is impossible to locate water supplies. Property owner assumes responsibility of proper setback to any unknown water supplies.
17. Discharge from water treatment equipment and residential foundation/floor drains is not considered waste-water and must not be plumbed into septic system. This flow should be diverted into a separate drywell (disposal area that does not require design or permit). A floor drain used for anything other than fresh-water disposal does require design and permit.
18. Plumbing fixtures must be strictly maintained to insure excess water does not enter septic system. Excess water can lead to premature clogging and total failure of disposal area.
19. Venting of disposal area is not required, but can facilitate biological action in disposal area.
20. Pumped systems will be equipped with audible high water alarm, wired to separate circuit as pump.
21. If a BK2000 Waste-Water Management system or any other Norweco products are included in this design, or SoilAir or other GeoMatrix products are included in this design; the designer may have a financial interest in the sale of these products. Owner is encouraged to research comparable products and make final choice. If owner chooses a competitors product, design will be revised to note said change at no charge.
22. Take 3 copies of the plan to your local plumbing inspector for required permit.

Stephen P. Robbins

SE # 301

Date: **10 Nov 17**

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Main Department of Human Services Division of Health Services (603) 287-4472 FAX (603) 287-4172	
PROPERTY LOCATION		>> Caution: Permit Required - Attach in Space Below <<	
City, Town, or Plantation	HARPSWELL	HARPSWELL Date Permit Issued: <u>6/25/01</u> <u>151</u> <u>Aug 2001</u> Local Plumbing Inspector Signature PERMIT # 3281 \$ <u>111.00</u> FEE L.P.I. # <u>03451</u>	
Street or Road	BEN ISLAND		
Subdivision, Lot #			
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	PFEFFER RICHARD	Municipal Tax Map # <u>56</u> Lot # <u>2</u>	
Mailing Address of	46 SANDY TERRACE		
☒ Owner ☐ Applicant	PORTLAND, ME 04102		
Daytime Tel. #	282-1042		
Owner or Applicant Statement		Caution: Inspections Required	
I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner/Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) Date Approved _____ _____ (2nd) Date Approved _____	
PERMIT INFORMATION			
TYPE OF APPLICATION		THIS APPLICATION REQUIRES LOCAL APPROVAL FOR RP ZONE REQUIRED	
1. ☒ First Time System 2. ☐ Replacement System Type Replaced: _____ Year Installed: _____ 3. ☐ Expanded System a. ☐ One-time exempted b. ☐ Non exempted 4. ☐ Experimental System 5. ☐ Seasonal Conversion		1. ☐ No Rule Variance SEE LETTER OF JUNE 1, 2001 2. ☒ First Time System Variance a. ☒ Local Plumbing Inspector Approval b. ☐ State & Local Plumbing Inspector Approval 3. ☐ Replacement System Variance a. ☐ Local Plumbing Inspector Approval b. ☐ State & Local Plumbing Inspector Approval 4. ☐ Minimum Lot Size Variance 5. ☐ Seasonal Conversion Approval	
SIZE OF PROPERTY		DISPOSAL SYSTEM TO SERVE	
3.0 +/- ☐ sq. ft. ☒ acres		1. ☒ Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> 2. ☐ Multiple Family Dwelling, No. of Units: _____ 3. ☐ Other: _____ SPECIFY _____	
SHORELAND ZONING		DISPOSAL SYSTEM COMPONENT(S)	
☒ Yes ☐ No		1. ☒ Complete Non-Engineered System 2. ☐ Primitive System (graywater & all toilet) 3. ☐ Alternative Toilet, specify: _____ 4. ☐ Non-Engineered Treatment Tank (only) 5. ☐ Holding Tank, _____ Gallons 6. ☐ Non-Engineered Disposal Field (only) 7. ☐ Separated Laundry System 8. ☐ Complete Engineered System (2000 gpd) 9. ☐ Engineered Treatment Tank (only) 10. ☐ Engineered Disposal field (only) 11. ☐ Pre-treatment, specify: _____ 12. ☐ Miscellaneous components	
TYPE OF WATER SUPPLY		TYPE OF WATER SUPPLY	
1. ☐ Drilled Well 2. ☐ Dug Well 3. ☐ Private 4. ☐ Public 5. ☐ Other: _____		1. ☐ Drilled Well 2. ☐ Dug Well 3. ☐ Private 4. ☐ Public 5. ☐ Other: _____	
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK		DISPOSAL FIELD TYPE & SIZE	
1. ☐ Concrete a. ☒ Regular b. ☐ Low Profile 2. ☒ Plastic MONOLITHIC 3. ☐ Other: _____ CAPACITY <u>1000</u> gallons		1. ☐ Stone Bed 2. ☐ Stone Trench 3. ☒ Proprietary Device a. ☐ Cluster array c. ☒ Linear b. ☒ Regular d. ☐ H-20 loaded 4. ☐ Other: _____ SIZE <u>384</u> sq. ft. ☐ lin. ft. <u>8</u> ELJEN IN-DRAIN UNITS	
SOIL DATA & DESIGN CLASS		GARBAGE DISPOSAL UNIT	
PROFILE CONDITION DESIGN <u>2 / A / 1</u> AT Observation Hole # <u>TP1</u> Depth <u>28</u> " Elevation _____ OF MOST LIMITING SOIL FACTOR _____		1. ☒ No 3. ☐ Maybe 2. ☐ Yes >> Specify one below: a. ☐ Multi-compartment tank b. ☐ Tank in series c. ☐ Increase in tank capacity d. ☐ Filter on tank outlet	
DESIGN FLOW		PUMPING	
100 gallons per day BASED ON: 1. ☒ Table 501.1 (dwelling unit(s)) 2. ☐ Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities - 4 PLUMBING FIXTURES @ 25 GPD		1. ☐ Not required 2. ☒ May be required 3. ☐ Required >> Specify only for engineered or experimental systems: DOSE: _____ Gallons	
SITE EVALUATOR STATEMENT			
I certify that on <u>7/6/2001</u> (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
Signature of Site Evaluator		Date	
<u>Albert Frick</u>		<u>6/5/2001</u>	
SE *		Date	
ALBERT FRICK ASSOCIATES - 95A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 539-5583		Page 1 of 3 HHE-200 Rev. 1/99	

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation HARPSWELL	Street, Road Subdivision BEN ISLAND	Owner's Name RICHARD PFEFFER
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SITE PLAN Scale 1" = 200 Ft. or as shown

SITE LOCATION PLAN
(Attach Map from Maine Atlas for New System Variance)

SEE ATTACHED SURVEY PLAN

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 ☒ Test Pit ☐ Boring
 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (Inches)	Texture	Consistency	Color	Mottling
0			GRAY	
5	SANDY			
10	LOAM	FRIBLE		
15			YELLOW	
20			BROWN	
25				
30	// BEDROCK //			
35				
40				
45				
50				

Soil Classification 2 Profile	Slope A Condition	Limiting Factor 26"	☐ Ground Water ☐ Restrictive Layer ☒ Bedrock ☐ Pit Depth
--	--------------------------------	-------------------------------	--

Observation Hole TB 2-6 ☐ Test Pit ☒ Boring
 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (Inches)	Texture	Consistency	Color	Mottling
0				
5	TB 2	34"	TO BEDROCK	
10	TB 3	36"	TO BEDROCK	
15	TB 4	33"	TO BEDROCK	
20	TB 5	30"	TO BEDROCK	
25	TB 6	28"	TO BEDROCK	
30				
35				
40				
45				
50				

Soil Classification Profile	Slope Condition	Limiting Factor	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth
--------------------------------	--------------------	-----------------	---

Site Evaluator Signature

163
SE

6/5/2001
Date

Page 2 of 3
HHE-200 Rev. 7/97

ALBERT FRICK ASSOCIATES - 86A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 838-6883

Initial DS
ED RD

Initial	DS
ED	AD



Albert Frick Associates, Inc.
 Soil Scientists & Site Evaluators
 95A County Road - Casham, Maine 04038
 (207) 839-5563

Harpwell
 TOWN

Ben Island
 LOCATION

Richard Pfeffer
 APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and minimum lot size laws) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations.

Prior to the commencement of construction/installation, the local plumbing inspector shall inform the owner/applicant and Albert Frick Associates, Inc. of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as, utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter should be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment) and controlled or hazardous substances shall not be disposed of in this system.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

Harpwell
TOWN

Ben Island
LOCATION

Richard Pfeffer
APPLICANT'S NAME

- 6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than once every three years.
- 7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) x 7.48 cu.ft.(gallons per cu.ft.) ÷ # of days in period).
- 8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: **BEFORE CONSTRUCTION/INSTALLATION BEGINS**, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.
- 11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 5% fines (silt and clay).
- 12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil sweating/glazing may seal off the soil interface.
- 13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.



Albert Fitch Associates, Inc.
Soil Scientists & Site Consultants
1054 County Road 1, Guilford, Maine 04455
(207) 368-5555

Initial DS
ED AD



ANGUS S. KING, JR.
GOVERNOR

STATE OF MAINE
DEPARTMENT OF HUMAN SERVICES
DIVISION OF HEALTH ENGINEERING
10 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0010

June 20, 2001

KEVIN W. CONCANNON
COMMISSIONER

Albert Frick Associates, Inc.
Attn.: Albert Frick
85A County Road
Gorham, ME 04038

Re: Richard Pfeffer property, Bens Island, Harpswell

Dear Mr. Frick:

Thank you for your letter and HHE-200 forms for Richard Pfeffer's property. It is my understanding that the property is presently undeveloped, and that access is by water only.

You asked if a design flow of 100 gallons per day (gpd) is acceptable, given that the island has a limited water supply. Based upon similar experiences with off shore islands, particularly those with sole source or otherwise limited aquifers, the Division approves the use of a 100 gpd design flow for the proposed single family dwelling on the island.

If you have any further questions please feel free to contact me at (207) 287-5695.

Sincerely,

James A. Jacobsen

James A. Jacobsen, Environmental Specialist IV
Wastewater and Plumbing Control Program
Division of Health Engineering
e-mail: james.jacobsen@state.me.us

/s/

xc: File

Post-it® Fax Note	7671	Date	6/20	# of pages	7
To	AI Frick	From	Jim Jacobsen		
Co./Dept.		Co.			
Phone #	Copies will be mailed				
Fax #		Fax #			



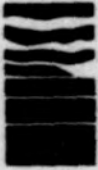
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Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038
(207) 839-5563 FAX (207) 839-5564

received
6/7/01

Albert Frick SS, SE
James Logan SS, SE
Matthew Logan SE
Brady Frick, SE

June 1, 2001

James Jacobsen
DHE
10 State Street Station
Augusta, ME 04333

Re: Richard Pfeffer, Bens Island, Harpswell

Dear Jim:

We spoke on June 1, 2001 about the proposed design flow. Richard Pfeffer proposes to construct a 3-bedroom dwelling on a small island, which is only accessible by boat.

You indicated that 25 gallons/day per fixture unit would be acceptable, due to the remoteness and limited water supply/resource.

We have enclosed the following for your information:

- Conventional subsurface wastewater disposal system (full design (back-up potential)
- Downsized subsurface wastewater disposal system (100 gpd)
- Advanced wastewater treatment system with drip irrigation.

You indicated that drip irrigation would be accepted by the Department for *seasonal* use only.

Respectfully,

Albert Frick
AF/nd

Enc.

cc. Doug Webster, LPI
Richard Pfeffer

Initial DS
ED AD