

Consent Agreement

This Consent Agreement is entered into on the 26 day of OCT., 2020, by and between the Town of Woolwich, County of Sagadahoc, State of Maine ("Town") and Kelly Wyman, the owner of a parcel located at 437 Barley Neck Road and described in Book 2850, Page 145, dated April 9, 2007 at the Sagadahoc County Registry of Deeds.

The Town and Kelly Wyman stipulate to the following facts:

1. The Town is a municipal corporation organized under the laws of the State of Maine.
2. Bruce Engert is the duly authorized Code Enforcement Officer of the Town and authorized under the state law to administer and enforce the Town's Zoning Ordinance. Mr. Engert was not the Town's CEO in 2007.
3. Kelly Wyman has owned and lived at 437 Barley Neck Road since 2007.
4. The said property (1.2 acres) is zoned Residential.
5. The front yard setback is Twenty-Five (25) feet and the side yard setback is Twenty (20) feet in the Residential Zone.
6. Kelly Wyman discovered, in the attached survey plan Exhibit A, that a house and barn are located within the front yard setback.
7. Due to the ambiguity of the edge of the Town's ROW, the home and barn were inadvertently placed within the front yard setback (8'± from the Town's ROW). Kelly Wyman is under contract for the sale of her home and the encroachment came to light during a recent mortgage inspection. Jack Shaw, Road Commissioner has confirmed that that portion of Barley Neck Road is 2 rods (33 ft.) in width.
8. The Code Enforcement Officer has investigated the matter and determined that the aforementioned house and barn location, within the front yard setback, does not result in any significant health, safety, or welfare problem.
9. With respect to Kelly Wyman, all fees and costs associated with the review of this Consent Agreement will be waived.
10. The house and barn shall be allowed to remain and be maintained and repaired, as the structures currently sit on the property. The house and barn shall not be expanded, except in conformance with the requirements of the Town of Woolwich Zoning Ordinance.

11. The Town agrees to relinquish its rights to prosecute the Kelly Wyman and her heirs, assigns, and successors in interest for any alleged violation arising from the placement or construction of the house and barn, as they exist, as of the date of this Agreement.
12. This Consent Agreement shall be binding upon the Town and the Kelly Wyman and her heirs, assigns, and successors in interest.
13. This Consent Agreement shall be recorded in the Sagadahoc County Registry of Deeds, at no cost to Kelly Wyman, with a copy of the instrument to be provided to the Code Enforcement Officer.
14. At a meeting of the Town of Woolwich Selectboard, on the 26th day of October, 2020, the Town approved this resolution of the alleged zoning violation, based upon the terms and conditions set forth in this agreement and authorized the Chairperson of the Selectboard to execute this Consent Agreement on behalf of the Town.

IN WITNESS WHEREOF, the undersigned, Kelly Wyman executed this Agreement on the date appearing beside her name.

Date: 10.28.2020

Kelly E. Wyman
Kelly Wyman

*** NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY ***

Personally appeared before me, the above named Kelly Wyman and acknowledged the foregoing instrument to be her free act and deed.

[Signature]
Notary Public

JOHN T. VOORHEES, JR.
Attorney-at-Law/Notary Public
My Commission does not expire.

In WITNESS WHEREOF, the undersigned David A. King, Sr., the duly authorized Chairperson of the Town of Woolwich Selectboard, on the date appearing beside his name.

Date: 10-26-2020

Town of Woolwich

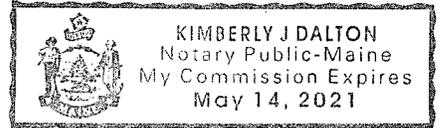
By: _____

David A. King, Sr., Chairperson
Town of Woolwich Selectboard

Personally appeared before me, the duly appointed David A. King, Sr. and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Town of Woolwich.

Kimberly Dalton

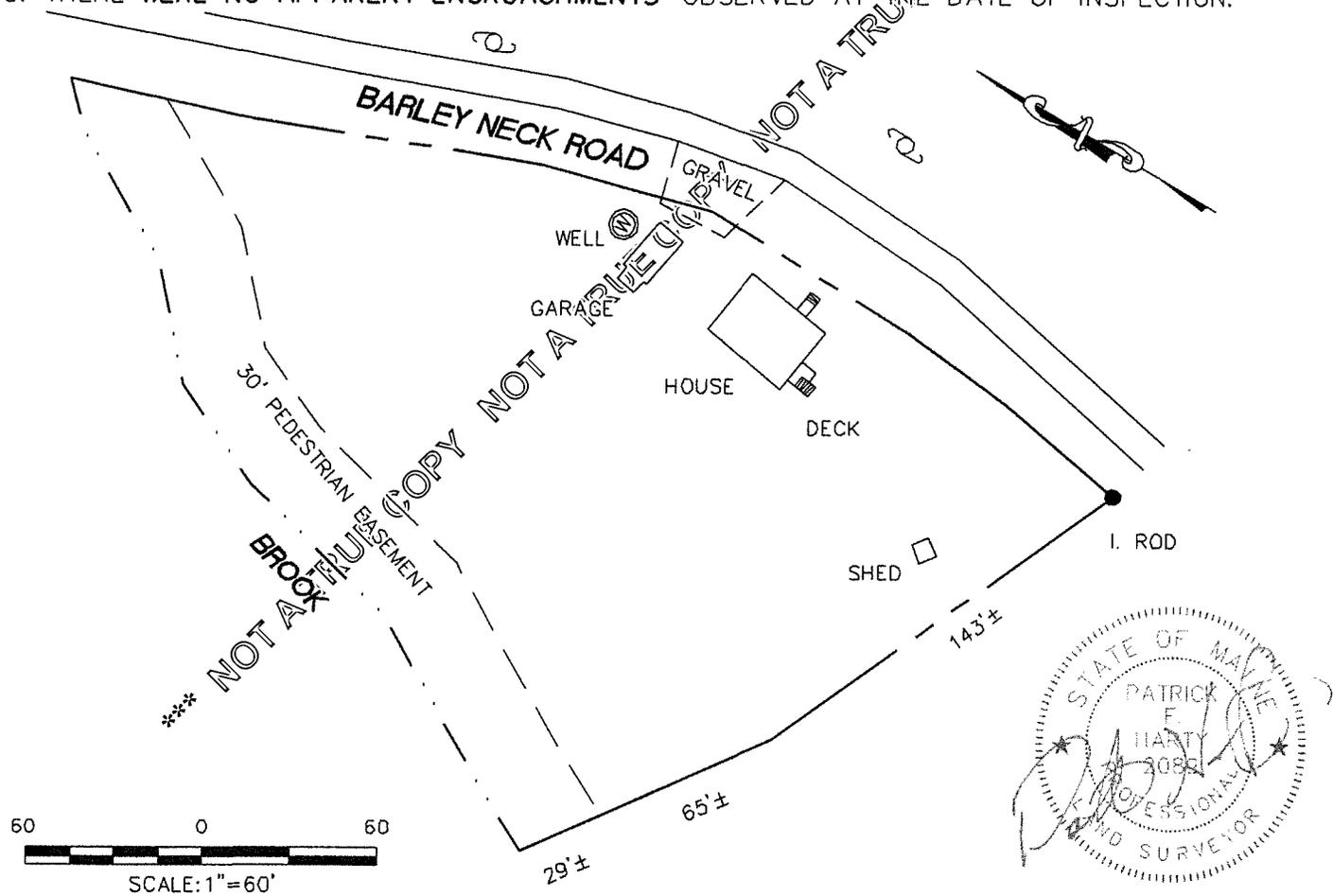
Notary Public



*** NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY NOT A TRUE COPY ***

EXHIBIT A

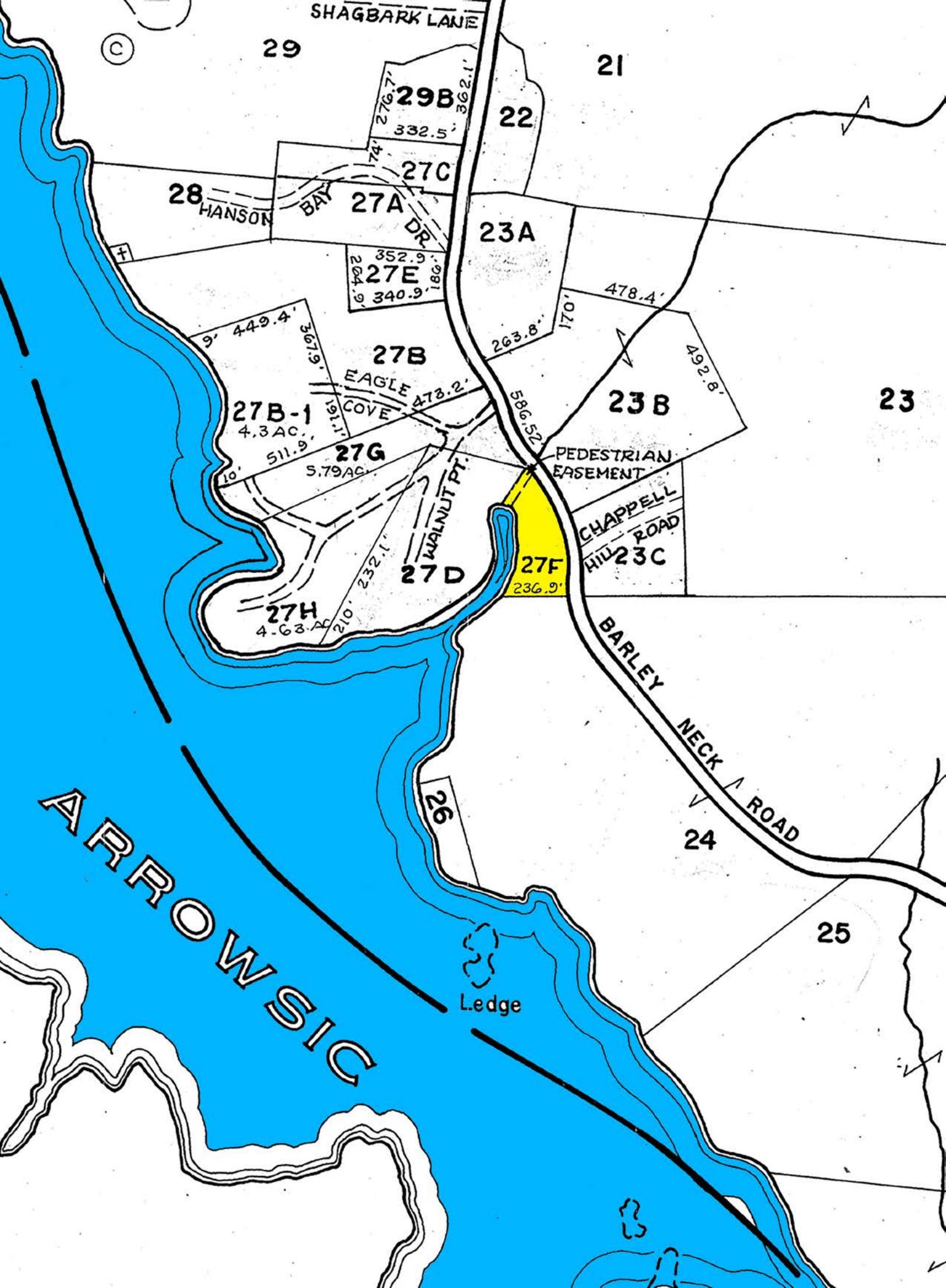
1. THIS PLAN HAS BEEN PREPARED FROM AN INSPECTION OF THE SITE ON **OCTOBER 15, 2020**.
2. THIS IS NOT A BOUNDARY SURVEY. THIS PLAN IS A MORTGAGE LOAN INSPECTION AND IS TO BE USED FOR MORTGAGE PURPOSES ONLY.
3. IT APPEARS THAT THE PREMISES MAY NOT CONFORM WITH LOCAL ZONING ORDINANCES, ADDRESSING BUILDING SETBACK LINES, AT THE TIME OF ORIGINAL CONSTRUCTION. THE HOUSE & GARAGE ARE APPROXIMATELY 8'± FROM THE ROAD R/W; THE SETBACK IS 25'.
 - THE SELLER HAS INDICATED THE HOUSE LOCATION WAS APPROVED BY THE TOWN.
 - THE TOWN CEO HAS INDICATED HE HAS NO RECORDS ON THE PROPERTY.
 - IT APPEARS THE HOUSE WAS BUILT IN 2007 AND THE GARAGE BUILT IN 2012.
4. AS DELINEATED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (H.U.D.) F.E.M.A. MAP 23023C 0217 F, DATED 07/16/2015:
 - THE STRUCTURE IS NOT WITHIN A FLOOD HAZARD ZONE.
5. THERE WERE NO APPARENT ENCROACHMENTS OBSERVED AT THE DATE OF INSPECTION.



MORTGAGE LOAN INSPECTION 437 BARLEY NECK ROAD, WOOLWICH, MAINE

MORTGAGOR: RENEE ADELE
 SELLER: KELLY WYMAN
 MORTGAGEE: (PRIVATE)
 PROPERTY DATA: TAX MAP R-02 LOT 27-F
 S.C.R.D. BK/PG 2850/145
 S.C.R.D. PLAN BK/PG 43/83
 DATE: OCTOBER 20, 2020

Harty & Harty
 Professional Land Surveyors
 540 Bay Rd.
 Bowdoinham, Maine 04008
 Phone/FAX 207-729-4571



National Flood Hazard Layer FIRMette

69°47'9"W 43°54'36"N



Legend

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

SPECIAL FLOOD HAZARD AREAS



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*



OTHER AREAS OF FLOOD HAZARD

OTHER AREAS



GENERAL STRUCTURES



CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION



OTHER FEATURES



MAP PANELS



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 **11/15/2025 at 11:33 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.



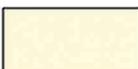
69°46'32"W 43°54'10"N



Basemap Imagery Source: USGS National Map 2023

Legend

Zoning

-  General Purpose
-  Residential
-  Resource Protection
-  Rural
-  Water

