

PROPERTY LOCATED AT: **280 W Shore Rd, Westport Island, ME 04578-3402****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: _____ 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? None

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **8' off the bulkhead entrance (right side of driveway)**

Installed by: **Ace Well Service, Inc**

Date of Installation: **October 16, 1990**

USE: Number of persons currently using system: **3**

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **460' deep, 20' casing, 4 GPM**

Source of Section I information: **Seller and well cap**

Buyer Initials _____

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Seller Initials

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PROPERTY LOCATED AT: 280 W Shore Rd, Westport Island, ME 04578-3402

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public N/A ☐ 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: N/A
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))
 Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: N/A
 Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: N/A
 Location: Right side of house (see HHE200) OR ☐ Unknown

Date installed: 08/21/2006 Date last pumped: 07/15/2026 Name of pumping company: Webber

Have you experienced any malfunctions? ☐ Yes ☒ No

~~If Yes, give the date and describe the problem:~~ N/A

N/A

Date of last servicing of tank: None Name of company servicing tank: None needed

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Right side of house (see HHE200)

Date of installation of leach field: 08/21/2006 Installed by: Unknown

Date of last servicing of leach field: NONE Company servicing leach field: None needed

Have you experienced any malfunctions? ☐ Yes ☒ No

~~If Yes, give the date and describe the problem and what steps were taken to remedy:~~ N/A

N/A

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: Leachfield rated for 270 gallons per day (6 adults or 3 bedrooms)

Source of Section II information: Seller and HHE200

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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	Forced Hot Air	Stove	Stove	
Age of system(s) or source(s)				
TYPE(S) of Fuel	Oil	Propane	Wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)				
Date of most recent service call				
Malfunctions per system(s) or source(s) within past 2 years				
Other pertinent information				

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

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

 If Yes, date: N/A

Comments: **None**

Source of Section III information: **Seller**

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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PROPERTY LOCATED AT: 280 W Shore Rd, Westport Island, ME 04578-3402**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:~~ N/ADo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No~~If Yes, describe:~~ N/AAre you aware of any cracking, peeling or flaking paint? ☒ Yes ☐ NoComments: Some cracking, peeling or flaking paint found in some areasSource of information: Seller and visual inspection by agent.**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☐ No ☒ UnknownLAND FILL: ☐ Yes ☐ No ☒ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☐ No ☒ UnknownOther: N/ASource of information: Seller**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 ☐ UnknownIf Yes, explain: N/ASource of information: Seller and deedIs 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 ☐ UnknownIf No, who is responsible for maintenance? Town maintains roadRoad Association Name (if known): N/ASource of information: Seller and deed

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PROPERTY LOCATED AT: 280 W Shore Rd, Westport Island, ME 04578-3402**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: N/AHave any flood events affected a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, explain: N/AHas there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ UnknownIf Yes, indicate the dates of each claim: N/AHas 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: N/AIs 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 ☐ UnknownIf yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?
N/ARelevant Panel Number: 23015C0338D Year: 7/16/2015 (Attach a copy)Comments: NoneSource of Section VI information: FIRMette map attached

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PROPERTY LOCATED AT: 280 W Shore Rd, Westport Island, ME 04578-3402**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: Homestead Exemption available to most primary owner occupants after 1st year.

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: N/A

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane Tank

Year Principal Structure Built: 1870 What year did Seller acquire property? 2017

Roof: Year Shingles/Other Installed: Unknown

Water, moisture or leakage: None known

Comments: None

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☐ No ☒ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☐ No ☒ Unknown

Prior water, moisture or leakage? ☐ Yes ☐ No ☒ Unknown

Comments: _____

Mold: Has the property ever been tested for mold? ☐ Yes ☐ No ☒ Unknown

~~If Yes, are test results available? ☐ Yes ☐ No~~

Comments: None

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: None

Has all or a portion of the property been surveyed? ☐ Yes ☒ No ☐ Unknown

If Yes, is the survey available? ☐ Yes ☒ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ Unknown

Modular ☐ 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

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PROPERTY LOCATED AT: 280 W Shore Rd, Westport Island, ME 04578-3402

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: None

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

See attached deed, tax map, assessor record, HHE200, FIRMette map, 2025 tax bill, floorplans

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: David P. Caine Jr. Aug 5, 2026
SELLER DATE
David P. Caine Jr.

SELLER DATE

Signed by: Laurie J. McGuire Aug 5, 2026
SELLER DATE
Laurie J. McGuire

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

LEAD PAINT DISCLOSURE/ADDENDUM

AGREEMENT BETWEEN **David P. Caine Jr., Laurie J. McGuire**

_____ (hereinafter "Seller")
AND _____

_____ (hereinafter "Buyer")
FOR PROPERTY LOCATED AT **280 W Shore Rd, Westport Island, ME 04578-3402**

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).
N/A
N/A

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
N/A
N/A

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

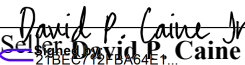
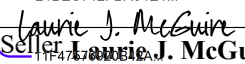
_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer	Date	Signed by:  David P. Caine Jr.	Aug 5, 2026
Buyer	Date	 Laurie J. McGuire	Date
Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
Agent	Date	Signed by:  Tim Dunham	Aug 5, 2026
			Date



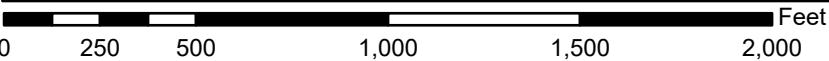
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National Flood Hazard Layer FIRMMette



69°44'9"W 43°54'15"N



1:6,000

69°43'31"W 43°53'49"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
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
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 7/3/2026 at 4:16 AM 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.

DPCJ Initial WM

Westport Island
Name: Caine, David P Jr.
MCGuire, Laurie J

Valuation Report

09/10/2025

Page 1

Account: 102 Card: 1 of 1

Map/Lot: 004-59
Location: 280 West Shore Road

Neighborhood 1 Default

Zoning/Use Inland
Topography ABOVE STREET
Utilities DRILLED WELL SEPTIC
Street GRAVEL

Sale Data
Sale Date 10/23/2017
Sale Price 260,000
Sale Type LAND & BUILDINGS
Financing CONVENTIONAL
Verified BUYER
Validity ARMS LENGTH SALE

Reference 1

Reference 2

Tran/Land/Bldg 0 1 1
0

Y Coordinate 0

Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Fr. A-BASELOT	42,700.00	46,970.00	100%		46,970
1.00	Impr-WELL	6,100.00	6,710.00	100%		6,710
1.00	Impr-SEPTIC	7,930.00	8,723.00	100%		8,723
Total Acres 1.50					Land Total	62,403

Dwelling Description**Replacement Cost New**

COLONIAL	ONE & 1/2 STORY	520 Sqft	Grade B 100	Base	126,913
Exterior	WOOD SIDING	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	ASPHALT SHINGLES	Roof	0

Foundation	CONCRETE	Basement	DRY 1/2 BMT	Basement	-4,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% FORCED	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	2,475
Attic	NONE			Attic	0
FirePlaces	0			Fireplace	0
Insulation	FULL			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	0	MODERN	MODERN	AVERAGE	TYPICAL	124,740
Functional Obsolescence		Economic Obsolescence		Phys. %	Func. %	Econ. %
NONE		NONE		80%	100%	122%
						Value(Rcnld)
						121,746

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
DECK	1870	665	B GRADE	11.704		80%	100%	122%	14.279
ENCLOSED	1870	18	B GRADE	1.188		80%	100%	122%	1.449
1-Story Frame	1870	280	B GRADE	28.874		80%	100%	122%	35.226
ATTACHED GARAGE	1870	840	B GRADE	90.552		80%	100%	122%	110.473
DECK	1870	177	B GRADE	3.115		80%	100%	122%	3.800
Outbuilding Total									165,227

Acpt Land

62,403

Accepted Bldg286,973 **Total**

349,376

Initial
DPC

Initial
LM

Westport Island
Name: Caine, David P Jr.
MCGuire, Laurie J
Account: 102

Valuation Report

Map/Lot:
Location:

09/10/2025
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004-59
280 West Shore Road



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DPCJ

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LM

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATIONMaine Dept. Health & Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165**PROPERTY LOCATION**

>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<

City, Town,
or Plantation

WESTPORT ISLAND

Street or Road

280 WEST SHORE ROAD

Subdivision, Lot #

WESTPORT

PERMIT # 737

STATE COPY

Date
Permit
Issued:

17, 26, 06

\$

126.00

FEE

If
Double Fee
Charged

L.P.I. #

664.5

OWNER/APPLICANT INFORMATION

Name (last, first, MI)

BROWN, JEANETTE

☒ Owner☐ ApplicantMailing Address of
Owner/Applicant280 WEST SHORE ROAD
WESTPORT ISLAND, ME 04578

Daytime Tel. #

882-6828

Municipal Tax Map #

4

Lot #

59

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.

Signature of Owner or Applicant

Date

7/26/06

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: STEEL TANK

Year installed: UNKNOWN

- ☐
3. Expanded System
-
- ☐
- a. Minor Expansion
-
- ☐
- b. Major 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

SIZE OF PROPERTY

1. ±

☐ SQ. FT.
☒ ACRES**SHORELAND ZONING**☐ Yes ☒ No**DISPOSAL SYSTEM TO SERVE**

- ☒
1. Single Family Dwelling Unit, No. of Bedrooms: 3
-
- ☐
2. Multiple Family Dwelling, No. of Units: _____
-
- ☐
3. Other: _____ (specify)

Current Use ☐ Seasonal ☒ Year Round ☐ Undeveloped**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

TYPE OF WATER SUPPLY

- ☒
1. Drilled Well
- ☐
2. Dug Well
- ☐
3. Private
-
- ☐
4. Public
- ☐
5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)**TREATMENT TANK**

- ☒
1. Concrete WITH 12"
- ☐
- a. Regular ZABEC
- ☐
- b. Low Profile A100 FILTER
-
- ☐
2. Plastic
-
- ☐
3. Other: _____
-
- CAPACITY: 2,000 GAL.

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: 180 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 FLOW270 gallons per day
BASED ON:
☒ 1. Table 501.1 (dwelling unit(s))
☐ 2. Table 501.2 (other facilities)
SHOW CALCULATIONS for other facilities**SOIL DATA & DESIGN CLASS**PROFILE CONDITION DESIGN
2 1 1 1
at Observation Hole # 1
Depth 36"
of Most Limiting Soil Factor**DISPOSAL FIELD SIZING**

- ☐
1. Small--2.0 sq. ft. / gpd
-
- ☐
2. Medium--2.6 sq. ft. / gpd
-
- ☒
3. Medium--Large 3.3 sq. ft. / gpd
-
- ☐
4. Large--4.1 sq. ft. / gpd
-
- ☐
5. 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 503.0 (meter readings)
-
- ATTACH WATER METER DATA

LATITUDE AND LONGITUDEat center of disposal area
Lat. 43 d 54 m 030 s
Lon. 069 d 43 m 947 s
if g.p.s., state margin of error: 22'**SITE EVALUATOR STATEMENT**

I certify that on 6/13/06 (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).

Site Evaluator Signature

SE #

Date

Site Evaluator Name Printed

Telephone Number

E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

HHE-200 Rev. 4/05

Initial
DPCJInitial
WM

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation

WESTPORT ISLAND

Street, Road, Subdivision

280 WEST SHORE ROAD

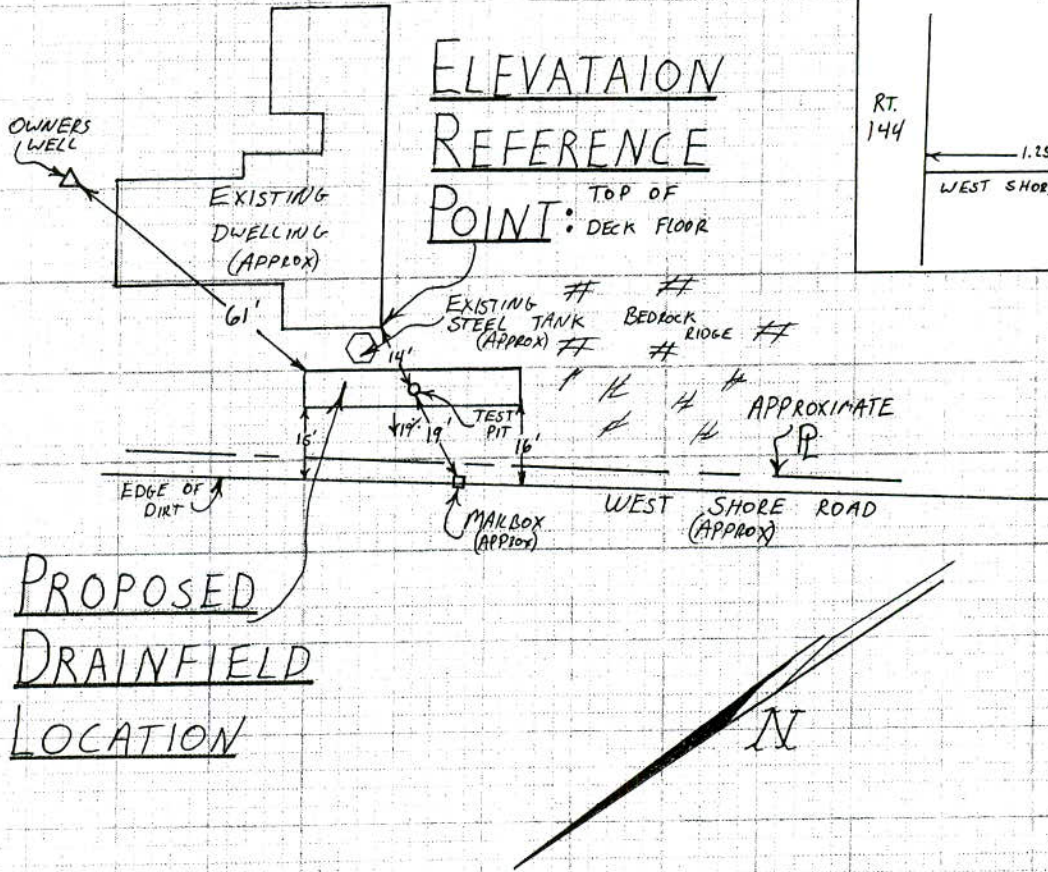
Owner or Applicant Name

BROWN

SITE PLAN

Scale: 1" = 40 ft.

SITE LOCATION MAP
(Attach map from Maine Atlas
for First Time System Variance)



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # 1 ☒ Test Pit ☐ Boring

SOD " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0			
6		BROWN	
12			
18	FRIABLE	YELLOWISH	
24		BROWN	
30		OLIVE	
36		BROWN	
42		OLIVE	
48		OLIVE	FAINT
		GRAY	
Soil Profile	Classification Condition	Slope 19% Percent	Limiting Factor 36" Depth
			☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Observation Hole # " ☐ Test Pit ☐ Boring

Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0			
6			
12			
18			
24			
30			
36			
42			
48			
Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth
			☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Site Evaluator Signature

172

Initial DPC

Initial LM

7/3/06

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

WESTPORT ISLAND

Street, Road, Subdivision

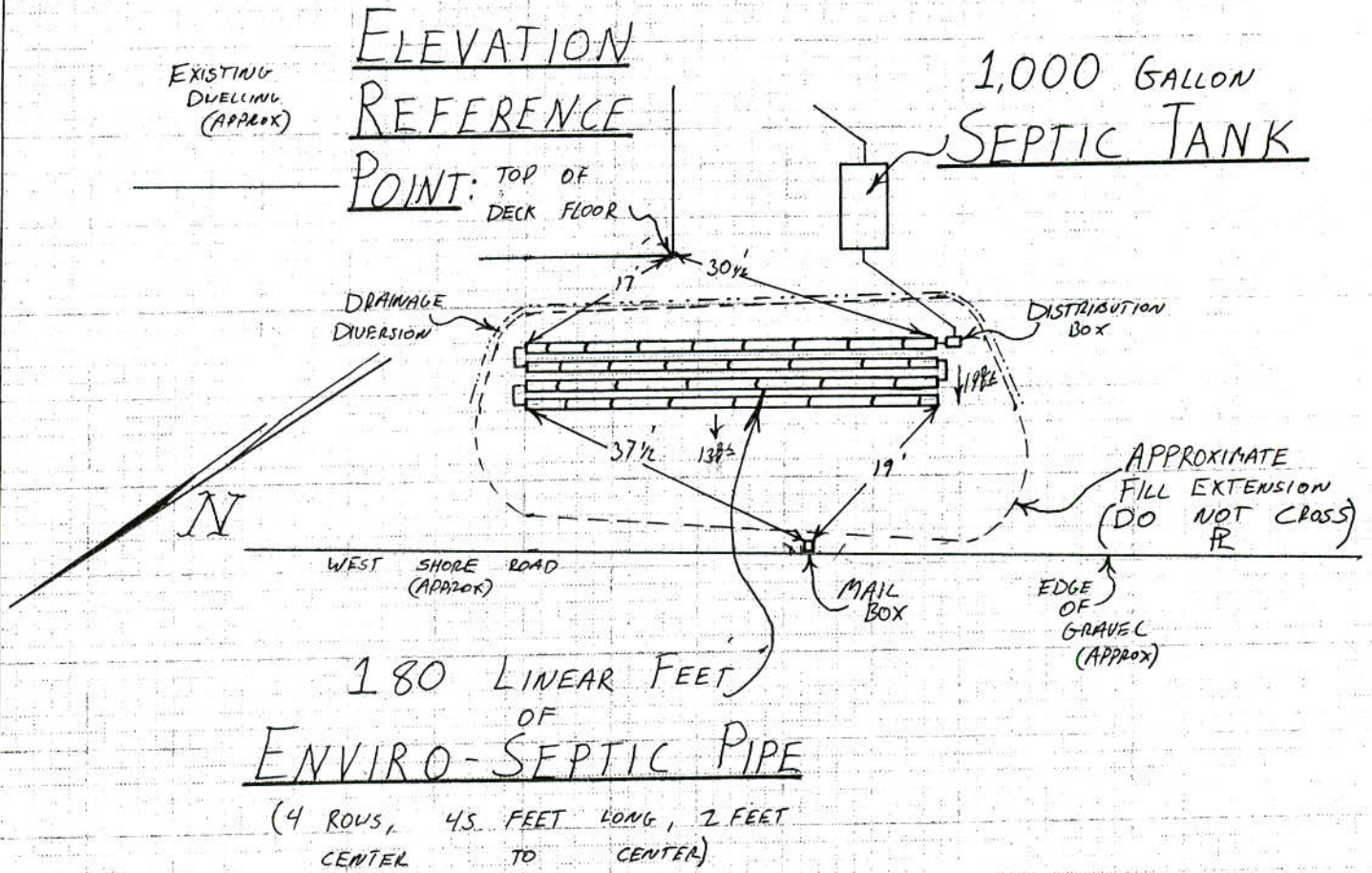
280 WEST SHORE ROAD

Owner or Applicant Name

BROWN

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 ft.



BACKFILL REQUIREMENTS

Depth of Backfill (upslope)

0-9 1/2"

Depth of Backfill (downslope)

6-18 1/2"

DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation

Top of Distribution Pipe or Proprietary Device

Bottom of Disposal Field

ELEVATION REFERENCE POINT

Location & Description: TOP OF DECK FLOOR

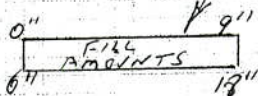
Reference Elevation is: 0.0' ±

DISPOSAL FIELD CROSS-SECTION

Scales:

Vertical: 1" = 1 ft.

Horizontal: 1" = 1 ft.



SEE ATTACHED CROSS SECTION

[Signature]
Site Evaluator Signature

172

SE # *[Signature]*

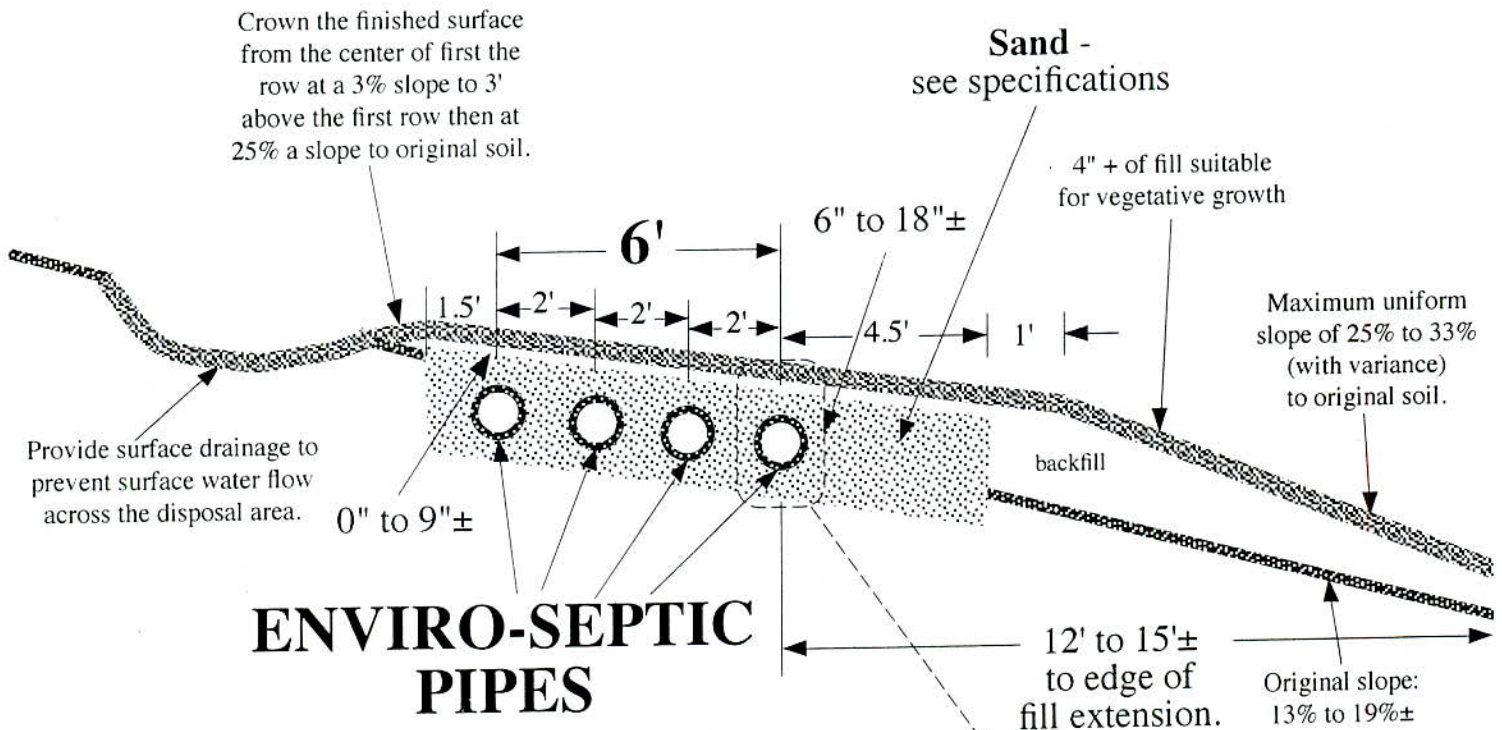
[Signature]

3/06
Date

DISPOSAL AREA CROSS SECTION

BROWN PROPERTY

Scale:
1/4" = 1'



Notes:

Remove vegetation and organic layer, old drainfield (if present), poor quality fill, saturated or contaminated soil, etc. under drainfield and fill extension area to at least 18" below the proposed pipe levels then scarify soil surface under drainfield and fill extension area before installing fill.

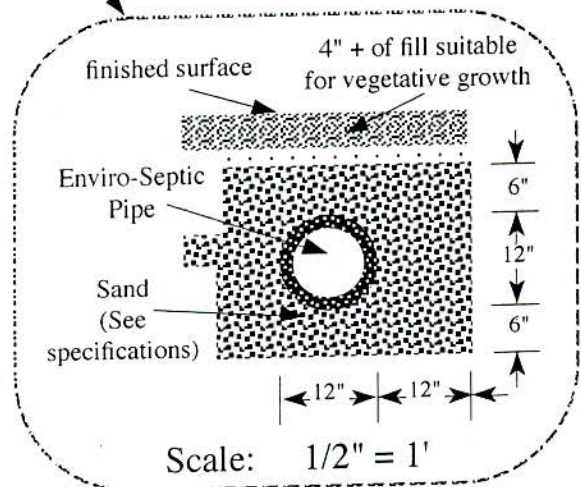
The soil texture for backfill is coarse sand to gravelly coarse sand with approximately 4 to 8 percent of the sand, silt and clay fraction passing a #200 sieve. The upper limit of clay sized particles in the sand, silt, and clay fraction shall be approximately 2%. The backfill shall contain approximately 15% to 30% (by weight) coarse fragments (gravel 2mm to 3 inches).

A minimum of 4 inches of backfill materials must be mixed (by plowing, disking, or rototilling) into the original soil to form a transitional horizon.

Enviro-Septic pipe requires a minimum of 6 inches of sand around the circumference. **See the Enviro-Septic Installation Handbook for sand specifications and other installation requirements.**

Bottom of pipe shall be level with a minimum grade tolerance of 1 inch per 100 feet.

Provide surface drainage away from drainfield area. Seed and mulch finished surface to prevent erosion.



Reference Elevation is: 0"

	Bottom of Pipe	Top of Pipe
Upper Row:	-72"	-60"
Row #2:	-76"	-64"
Row #3:	-80"	-68"
Lower Row:	-84"	-72"

[Signature]
Licensed Site Evaluator #172

Initial
DPCJ

Initial
LW

REPLACEMENT SYSTEM VARIANCE REQUEST

THE LIMITATIONS OF THE REPLACEMENT SYSTEM VARIANCE REQUEST

This form shall be attached to an application (HHE-200) for the proposed replacement system which requires a variance to the Rules. The LPI shall review the Replacement System Variance Request an HHE-200 and may approve the Request if all of the following requirements can be met, and the variance(s) requested fall within the limits of LPI's authority.

1. The proposed design meets the definition of a Replacement System as defined in the Rules (Sec. 1906.0)
2. There will be no change in use of the structure except as authorized for one-time exempted expansions outside the shoreland zone of major waterbodies/courses.
3. The replacement system is determined by the Site Evaluator and LPI to be the most practical method to treat and dispose of the wastewater.
4. The BOD5 plus S.S. content of the wastewater is no greater than that of normal domestic effluent.

GENERAL INFORMATION

Town of WESTPORT ISLAND
 Permit No. 737 Date Permit Issued 7/26/06
 Property Owner's Name: JEANETTE BROWN Tel. No.: 882-6828
 System's Location: 280 WEST SHORE ROAD
 Property Owner's Address: _____
 (if different from above) _____

**SPECIFIC INSTRUCTIONS TO THE:
LOCAL PLUMBING INSPECTOR (LPI):**

If any of the variances exceed your approval authority and/or do not meet all of the requirements listed under the Limitations Section above, then you are to send this Replacement System Variance Request, along with the Application, to the Department for review and approval consideration before issuing a Permit. (See reverse side for Comments Section and your signature.)

SITE EVALUATOR:

If after completing the Application, you find that a variance for the proposed replacement system is needed, complete the Replacement Variance Request with your signature on reverse side of form.

PROPERTY OWNER:

If has been determined by the Site Evaluator that a variance to the Rules is required for the proposed replacement system. This variance request is due to physical limitations of the site and/or soil conditions. Both the Site Evaluator and the LPI have considered the site/soil restrictions and have concluded that a replacement system in total compliance with the Rules is not possible.

PROPERTY OWNER

I understand that the proposed system requires a variance to the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

X Jeanette Brown
 SIGNATURE OF OWNER

7/21/06
 DATE

LOCAL PLUMBING INSPECTOR

I, Gerald Bodmer, the undersigned, have visited the above property and have determined to the best of my knowledge that it cannot be installed in compliance with the Rules. As a result of my review of the Replacement Variance Request, the Application, and my on-site investigation, I (check and complete either a or b):

- ☒ a. (I approve, ☐ disapprove) the variance request based on my authority to grant this variance. Note: If the LPI does not give his approval, he shall list his reasons for denial in Comments Section below and return to the applicant. --OR--
☐ b. find that one or more of the requested Variances exceeds my approval authority as LPI. I (☐ recommend, ☐ do not recommend) the Department's approval of the variances. Note: If the LPI does not recommend the Department's approval, the reasons shall be stated in Comments Section below as to why the proposed replacement system is not being recommended.

Comments: _____

Gerald Bodmer
 LPI SIGNATURE

7/26/06
 DATE

HHE-204 Rev 08/05

Initial
DPCJ

Initial
WM

FORMS

Replacement System Variance Request

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
SOILS								
Soil Profile	Ground Water Table						to 7"	inches
Soil Condition	Restrictive Layer						to 7"	inches
from HHE-200	Bedrock						to 12"	inches
SETBACK DISTANCES (in feet)	Disposal Fields			Septic Tanks			Disposal Fields	Septic Tanks
From	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	Less than 1000 gpd	1000 to 2000 gpd	Over 2000 gpd	To	To
Wells with water usage of 2000 or more gpd or public water system wells	300 ft	300 ft	300 ft	150 ft	150 ft	150 ft		
Owner's wells	100 down to 60 ft [a]	200 down to 100 ft	300 down to 150 ft	100 down to 50 ft [b]	100 down to 50 ft	100 down to 50 ft	61'	
Neighbor's wells	100 down to 60 ft [f]	200 down to 120 ft [f]	300 down to 180 ft [f]	100 down to 50 ft [f]	100 down to 75 ft [f]	100 down to 75 ft [f]		
Water supply line	10 ft	20 ft	25 ft [-h]	10 ft	10 ft	10 ft [h]		
Water course, major -	100 down to 60 ft [d]	200 down to 120 ft [d]	300 down to 180 ft [d]	100 down to 50 ft [b]	100 down to 50 ft	100 down to 50 ft		
Water course, minor	50 down to 25 ft [e]	100 down to 50 ft [e]	150 down to 75 ft [e]	50 down to 25 ft [e]	50 down to 25 ft [e]	50 down to 25 ft [e]		
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft		
Edge of fill extension -- Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams	25 ft [e]	25 ft [e]	25 ft [e]	25 ft [e]	25 ft [e]	25 ft [e]		
Slopes greater than 3:1	10 ft [g]	18 ft [g]	25 ft [g]	N/A	N/A	N/A		
No full basement [e.g. slab, frost wall, columns]	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft	9 (deck)	
Full basement [below grade foundation]	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Property lines	10 down to 5 ft [c]	18 down to 9 ft [c]	20 down to 10 ft [c]	10 down to 4 ft [c]	15 down to 7 ft [c]	20 down to 10 ft [c]		
Burial sites or graveyards, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		

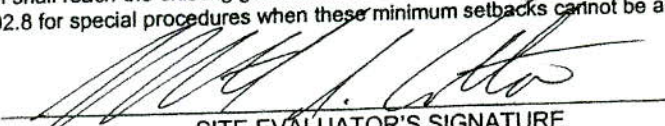
OTHER

1. Fill extension Grade - to 31 33" FILL EXTENSION TO END AT PROPERTY LINE.

2. THERE IS NO BETTER LOCATION FOR THE DRAINAGE

3. ON THE SUBJECT PROPERTY

- Footnotes: [a.] Single-family well setbacks may be reduced as prescribed in Section 701.2.
 [b.] This distance may be reduced to 25 feet, if the septic or holding tank is tested in the plumbing inspector's presence and shown to be watertight or of monolithic construction.
 [c.] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.
 [d.] Additional setbacks may be required by local Shoreland zoning.
 [e.] Natural Resource Protection Act requires a 25 feet setback, on slopes of less than 20%, from the edge of soil disturbance and 100 feet on slopes greater than 20%. See Chapter 15.
 [f.] May not be any closer to neighbors well than the existing disposal field or septic tank unless written permission is granted by the neighbor. This setback may be reduced for single family houses with Department approval. See Section 702.3.
 [g.] The fill extension shall reach the existing ground before the 3:1 slope or within 100 feet of the disposal field.
 [h.] See Section 1402.8 for special procedures when these minimum setbacks cannot be achieved.


SITE EVALUATOR'S SIGNATURE

7/13/06
DATE

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (☐ does ☐ does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

Page 2, HHE-204 Rev 08/05



58

60.1

60.2

59

55

69

West Shore Rd

68.4

Initial
DPCJ

Initial
LM

Receipt # 15686



Bk 5192 PG 245

10/23/2017 12:47:20 PM

Pages 1

DEEDS

Instr # 32658

Rebecca S. Wotton Lincoln County Registry of Deeds

WARRANTY DEED

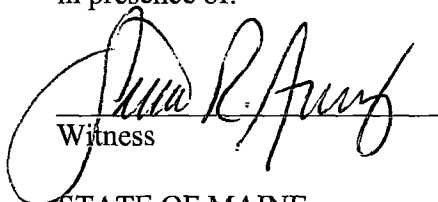
KNOW ALL MEN BY THESE PRESENTS, THAT I, Jeanette H. Gleason of 548 Sheepscot Road, Newcastle, ME 04553, by the power conferred by law, and every other power, for consideration paid, grant to **David Caine and Laurie McGuire**, of 28 Park Street, Lisbon, ME 04250, with Warranty Covenants, as Joint Tenants, the land and buildings in Westport Island, Lincoln County, Maine, described as follows:

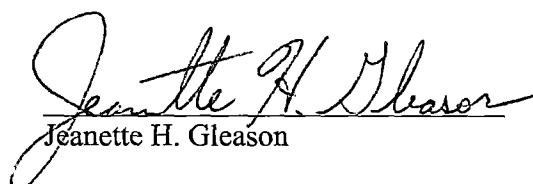
COMMENCING at land formerly of Jonas Heal on the County Road and running northerly by said County Road twenty (20) rods to another road; thence easterly on said road eight (8) rods; thence southerly to said Heal's land; thence westerly eight (8) rods on said land to the first mentioned bound containing one acre, more or less.

Being a portion of the premises described in a deed from Cynthia M. Brown and Dawn M. Brown to Jeanette H. Brown dated December 27, 2007 and recorded in the Lincoln County Registry of Deeds in Book 3952, Page 75 and confirmed in a deed from Cynthia M. Jester (f/k/a Cynthia M. Brown) and Dawn M. Brown to Jeanette H. Brown dated September 25, 2017 and recorded in the Lincoln County Registry of Deeds in Book 5184, Page 37.

Witness my hand and seal this 19th day of October, 2017.

SIGNED, SEALED and DELIVERED
in presence of:


Witness

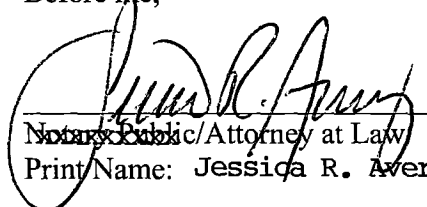

Jeanette H. Gleason

STATE OF MAINE
County of Sagadahoc

October 19, 2017

Personally appeared the above-named Jeanette H. Gleason and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/Attorney at Law

Print Name: Jessica R. Avery, #9228

U:\Common\Deeds\Pending\F-J\Gleason Caine & McGuire 13-035.docx

Initial
DPCJ

Initial
JMG

MAINE REAL ESTATE
TRANSFER TAX PAID

2025 Real Estate Tax Bill

Town of Westport Island
6 Fowles Point Road
Westport Island, ME 04578

R102
Caine, David P Jr.
MCGuire, Laurie J
280 West Shore Road
Westport Island ME 04578

Current Billing Information	
Land	62,403
Building	286,973
Assessment	349,376
Exemption	0
Taxable	349,376
Rate Per \$1000	8.500
Total Due	2,969.70

Acres: 1.50
Map/Lot 004-59 Book/Page B5192P245 Payment Due 10/15/2025 2,969.70
Location 280 West Shore Road

Information

Please note that if your taxes are paid through an escrow, you must forward the bill to your bank. We do not send tax bills to banks. If you would like your bill sent by email, please make the request to treasurer@westportisland.gov

****NOTE**** An interest rate of 6.5% will be charged on the unpaid principal after October 16, 2025. All payments are applied to the oldest delinquent tax bill.

Tax Collector: Ashley L. Murray
Tel: (207)882-8477 x 1
Office Hours: Tues. 10 am - 6 pm; Wed. 10 am - 2 pm; Thurs. 10 am - 2 pm

Questions regarding your assessed values should be addressed to RCS Assessment
Tel: (207)882-8477 x 5 or assessing@westportisland.gov

Current Billing Distribution	Remittance Instructions
County Tax 13.53% Municipal 52.85% School 33.62%	Please make checks or money orders payable to Town of Westport Island and mail to: Tax Collector Town of Westport Island 6 Fowles Point Road Westport Island, ME 04578

N/A

Due Date	Amount Due	Amount Paid
----------	------------	-------------

2025 Real Estate Tax Bill

Account: R102
Name: Caine, David P Jr.
Map/Lot: 004-59
Location: 280 West Shore Road

Initial

DPCJ

Initial

LJM

Please remit this portion with your first payment

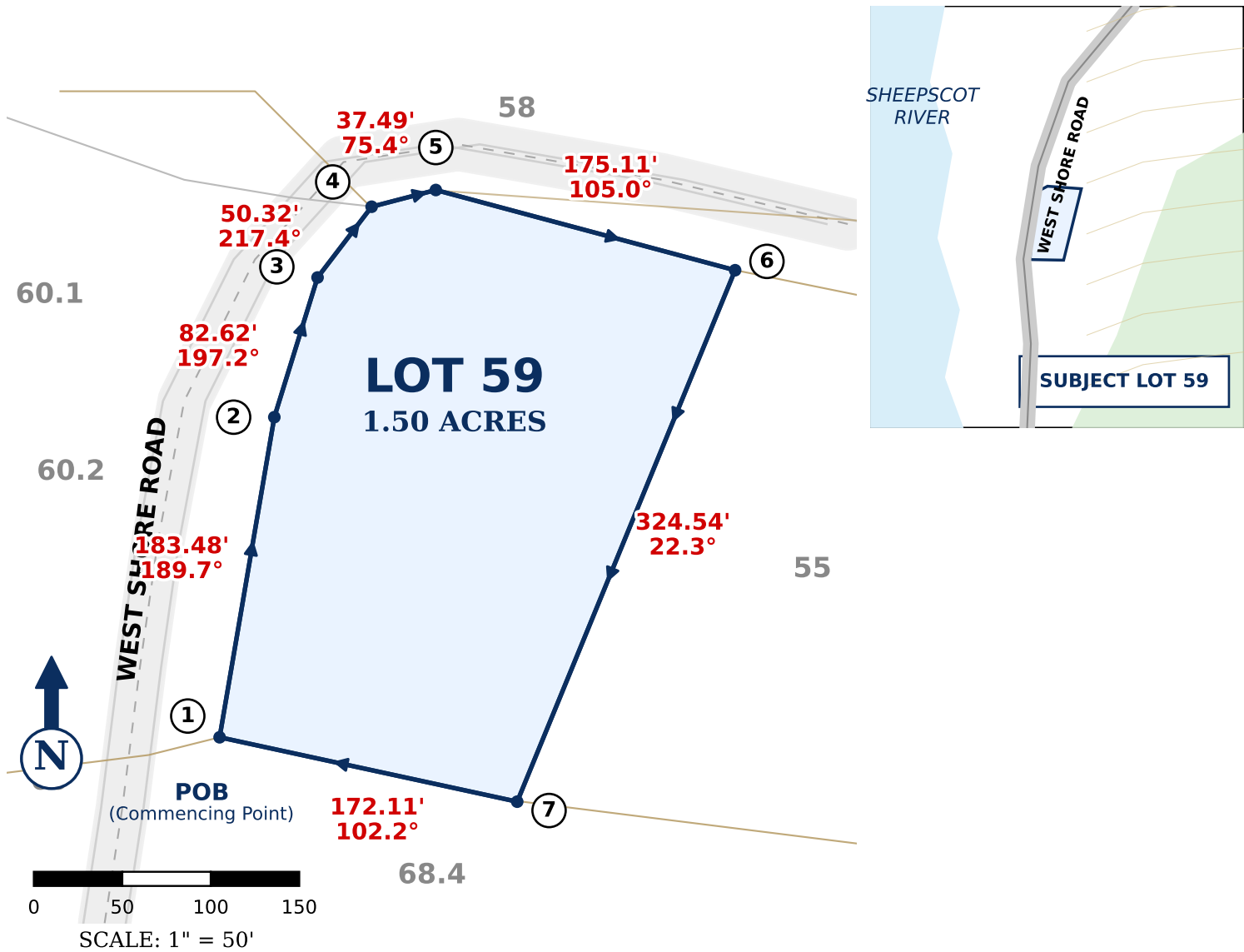
10/15/2025 2,969.70

Due Date Amount Due Amount Paid

First Payment

280 West Shore Road - Deed Sketch

Westport Island, Maine • Map 4 / Lot 59



NOTES:

- Based on deed chain, assessor, and GIS/tax map materials; not a survey.
- Tax/GIS: Map 4 / Lot 59, 1.50 acres.
- Current deed: Book 5192, Page 245.
- Prior deeds: Book 3952/Page 75 and Book 5184/Page 37.
- West frontage bows toward West Shore Road, consistent with the mapped GIS/tax outline.
- Numbered vertices are mapped approximations used to illustrate broader deed calls.

DEED CALL REFERENCE (Book 5192, Page 245)

- 1 Call 1 - P1 to P4 (via P2, P3):
running northerly by said County Road
twenty (20) rods to another road.
- 2 Call 2 - P4 to P6 (via P5):
thence easterly on said road eight (8) rods.
- 3 Call 3 - P6 to P7:
thence southerly to said Heal's land.
- 4 Call 4 - P7 to P1:
thence westerly eight (8) rods on said land
to the first mentioned bound.