

BOARD OF APPEALS

PACKET OF MATERIALS

MEETING DECEMBER 13, 2016

Cover page with date

Staff report for meeting

Agenda

Minutes for approval

Applications

Agenda
Bar Harbor Board of Appeals
December 13, 2016
Council Chambers - Municipal Building
93 Cottage Street
7:00 PM

I. ELECTION OF OFFICERS

II. CALL TO ORDER

III. ADOPTION OF THE AGENDA

IV. EXCUSED ABSENCES

V. APPROVAL OF MINUTES

- a. February 9, 2016

VI. REGULAR BUSINESS

- a. **Public Hearing** - AB-2016-01 – Relocation of Nonconforming Structure
Applicant – Jamien St. Pierre
Project Location – 11 Clark Cove Road, Bar Harbor, Maine 04609
Application – The applicant requests that the Boards of Appeals approve a request to relocate a nonconforming structure within the boundaries of the lot and make findings as outlined in section 125-55C of the Bar Harbor Land Use Ordinance.

VII. ADJOURNMENT

Application materials are on file with the Bar Harbor Planning Department, 93 Cottage Street, Bar Harbor, and can be viewed during regular business hours, Monday-Friday, 8:30 a.m. to 5:00 p.m.

The Board of Appeals strives to hold meetings that are accessible to all. Please contact the Bar Harbor Planning Department by calling 288-3329 or by e-mail to planningdirector@barharbormaine.gov if you have any questions about this process or to let us know what you may require to facilitate your participation.

BOARD OF APPEALS

RELOCATION OF NONCONFORMING STRUCTURE REVIEW FORM

APPLICATION INFORMATION

Date: November 22, 2016

Board of Appeals Application Number: AB-16-01

Applicant: Jamien St. Pierre

Property Address: 11 Clark Cove Road (Tax Map 219, Lot 015 - 000)

Application: Applicant Requests that the Board of Appeals approve a request to relocate a nonconforming structure within the boundaries of the lot and make findings as outlined in section 125-55C of the Bar Harbor Land Use Ordinance.

FINDINGS

Based on the evidence of the administrative record, and after conducting their review, the Town of Bar Harbor Board of Appeals finds:

1. The Bar Harbor Board of Appeals finds that the proposed new location and design are more appropriate with regard to location.

Agree _____, Disagree _____, Not Applicable _____.

2. The Bar Harbor Board of Appeals finds that the proposed new location and design are more appropriate with regard to character and natural features.

Agree _____, Disagree _____, Not Applicable _____.

3. The Bar Harbor Board of Appeals finds that the proposed new location and design is more appropriate with regard to fencing and screening.

Agree _____, Disagree _____, Not Applicable _____.

4. The Bar Harbor Board of Appeals finds that the proposed new location and design is more appropriate with regard to landscaping and topography.

Agree _____, Disagree _____, Not Applicable _____.

5. The Bar Harbor Board of Appeals finds that the proposed new location and design with regard to traffic and access is more appropriate.

Agree _____, *Disagree* _____, *Not Applicable* _____.

6. The Bar Harbor Board of Appeals finds that the proposed new location and design with regard to signs and lighting is more appropriate.

Agree _____, *Disagree* _____, *Not Applicable* _____.

7. The Bar Harbor Board of Appeals finds that the proposed new location and design with regard to potential nuisance is more appropriate.

Agree _____, *Disagree* _____, *Not Applicable* _____.

8. The Bar Harbor Board of Appeals finds that the relocation meets the setback to the greatest practical extent after considering the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, (the subject property is not on a septic system) and the type and amount of vegetation to be removed to accomplish the relocation.

Agree _____, *Disagree* _____, *Not Applicable* _____.

TOWN OF BAR HARBOR
Board of Appeals

93 Cottage Street, Suite I
Bar Harbor, Maine 04609-1400
Tel. 207-288-3329 Fax 207-288-3032

DECISION

Date: December 1, 2016
Board of Appeals Application Number: AB-16-01
Applicant: Jamien St. Pierre
Property Address: 11 Clark Cove Road (Tax Map 219, Lot 015 - 000)
Application: Applicant Requests that the Board of Appeals approve a request to relocate a nonconforming structure within the boundaries of the lot and make findings as outlined in section 125-55C of the Bar Harbor Land Use Ordinance.

Under the authority of 125-55C of the Bar Harbor Land Use Ordinance, the Board of Appeals at its December 13, 2016 meeting, by a motion duly made and seconded, and by a vote of _____ in favor and _____ against, found that the nonconforming structure may be relocated within the boundaries of the lot on which the structure is located based on the below noted findings.

FINDINGS

Based on the evidence of the administrative record, and after conducting their review, the Town of Bar Harbor Board of Appeals finds:

1. The Bar Harbor Board of Appeals finds that the proposed new location and design are more appropriate with regard to location.
2. The Bar Harbor Board of Appeals finds that the proposed new location and design are more appropriate with regard to character and natural features.
3. The Bar Harbor Board of Appeals finds that the proposed new location and design with regard to fencing and screening is not applicable.
4. The Bar Harbor Board of Appeals finds that the proposed new location and design is more appropriate with regard to landscaping and topography.
5. The Bar Harbor Board of Appeals finds that the proposed new location and design with regard to traffic and access is more appropriate.

6. The Bar Harbor Board of Appeals finds that the proposed new location and design with regard to signs and lighting is not applicable.
7. The Bar Harbor Board of Appeals finds that the proposed new location and design with regard to potential nuisance is not applicable.
8. The Bar Harbor Board of Appeals finds that the relocation meets the setback to the greatest practical extent after considering the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, (the subject property is not on a septic system) and the type and amount of vegetation to be removed to accomplish the relocation.

CONCLUSION

Based on the findings stated above, and the provisions of the Land Use Ordinance cited, the Board concludes that:

1. Based on the above noted findings, the Bar Harbor Board of Appeals approves the request to remove the existing residential structure and replace it with a similar sized 28 ft. by 36 ft. residential structure as shown in the application AB-2015-05 and permitted under 125-55C of the Bar Harbor Land Use Ordinance.

DECISION

Based on the findings and conclusions above the Board of Appeals voted to approve this application.

Any interested party is entitled to request a reconsideration of this decision by the Board of Appeals within 10 days from the hearing date when the decision was made.

Signed as a witness to the proceedings:

Ellen L. Dohmen, Chair

Date



RECEIVED

NOV 22 2016

BAR HARBOR BOARD OF APPEALS
APPLICATION FOR RELOCATION OF A NONCONFORMING STRUCTURE
(as permitted in Section 125-55.C of the Bar Harbor Land Use Ordinance)

APPLICATION # AB-16-01 DATE 11-22-2016

FEE \$ 380.00 MAP 219 LOT 15

USE OF STRUCTURE Garage/Shop

APPLICANT :

Name Jamien St. Pierre

Address 11 Clark Cove Rd.
Bar Harbor

Telephone 207.460.8757

Email jamien_st_pierre@hotmail.com

OWNER :

Name Same

Address _____

Telephone _____

Email _____

PROJECT REPRESENTATIVES:

Name Same

Address _____

Telephone _____



BAR HARBOR BOARD OF APPEALS
APPLICATION FOR RELOCATION OF A NONCONFORMING STRUCTURE
(as permitted in Section 125-55.C of the Bar Harbor Land Use Ordinance)

Email _____

SUBJECT PROPERTY

Physical Location 11 Clark Cove Rd. Bar Harbor

Zoning District Town Hill Business (AA)

Tax Map and Lot Number 219 Lot# 219-015-000

Please describe in detail the proposal and attach an existing and proposed site plan (use additional sheets if necessary):

Replace an existing two level garage/workshop/apartment with a new garage/shop as per the plan provided. The existing garage is positioned directly on the property line, while the new garage will be spaced off the line 2'6" as shown on the site plan. Other dimensions from the property lines will be shifted slightly to better accommodate the use of the new building as a two bay garage. The existing garage is as shown in the provided pictures. The new garage is to be single story, & finished on the outside to match the existing house on the property: cedar shingles with cream colored trim & green windows. Please see the detailed plans provided.

Please state how this proposed new location and design are more appropriate with regard to location:

The new garage/shop will be pulled off the property line where the existing structure is directly on the line. Moving the new garage back from the house will allow cars enough room for it to be used as a two-bay garage.
The design of the new garage will match the look of the existing house, which is traditional 'cottage style'.

Please state how this proposed new location and design are more appropriate with regard to character and natural features:

The existing garage is awkward both inside & out. The new garage will appear lower due to not having a second story, & will be finished in materials & colors that blend in more with the surrounding area & buildings.



BAR HARBOR BOARD OF APPEALS
APPLICATION FOR RELOCATION OF A NONCONFORMING STRUCTURE
(as permitted in Section 125-55.C of the Bar Harbor Land Use Ordinance)

Please state how this proposed new location and design are more appropriate with regard to fencing and screening:

No fencing or screening are being used.

Please state how this proposed new location and design are more appropriate with regard to landscaping and topography:

Minimal landscaping will be used. Native stone will be used to edge the driveway to match existing stonework on the property.

Please state how this proposed new location and design are more appropriate with regard to traffic and access:

Access to the current garage is severely restricted by proximity to the house. Moving the new garage back will allow for two car access, & greater parking in the driveway. Clark Cove road is a residential side street, so I do not anticipate (or currently have) any public traffic issues.



BAR HARBOR BOARD OF APPEALS
APPLICATION FOR RELOCATION OF A NONCONFORMING STRUCTURE
(as permitted in Section 125-55.C of the Bar Harbor Land Use Ordinance)

Please state how this proposed new location and design are more appropriate with regard to signs and lighting:

No signing needed. The new garage will have minimal residential style exterior lighting.

Please state how this proposed new location and design are more appropriate with regard to potential nuisance:

If applicable, please demonstrate that the present subsurface wastewater disposal system meets the requirements of State Law and the State of Maine Subsurface Wastewater Disposal Rules, or that a new system can be installed in compliance with the law and said Rules.

NA

In determining whether the building relocation meets the setback to the greatest practical extent, the Board of Appeals shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.



BAR HARBOR BOARD OF APPEALS
APPLICATION FOR RELOCATION OF A NONCONFORMING STRUCTURE
(as permitted in Section 125-55.C of the Bar Harbor Land Use Ordinance)

Please attach copies of the following:

- Your deed or other evidence of interest in the property and a letter of authorization signed by the property owner if you are not the property owner;
- A detailed diagram of subject property showing both the physical characteristics necessitating the relocation;
- A detailed diagram showing the proposed location of the relocated structure(s);
- Photographs of the subject property depicting those areas for which the relocation is sought;
- Other documentary evidence you wish to submit in order to demonstrate the requirements of the Bar Harbor Land Use Ordinance §125-55C will be met.
- List of landowners within 300 feet of the subject property (to be provided by staff upon submission).

CERTIFICATION:

This application and all information submitted herewith are true and correct to the best of my knowledge.


Applicant

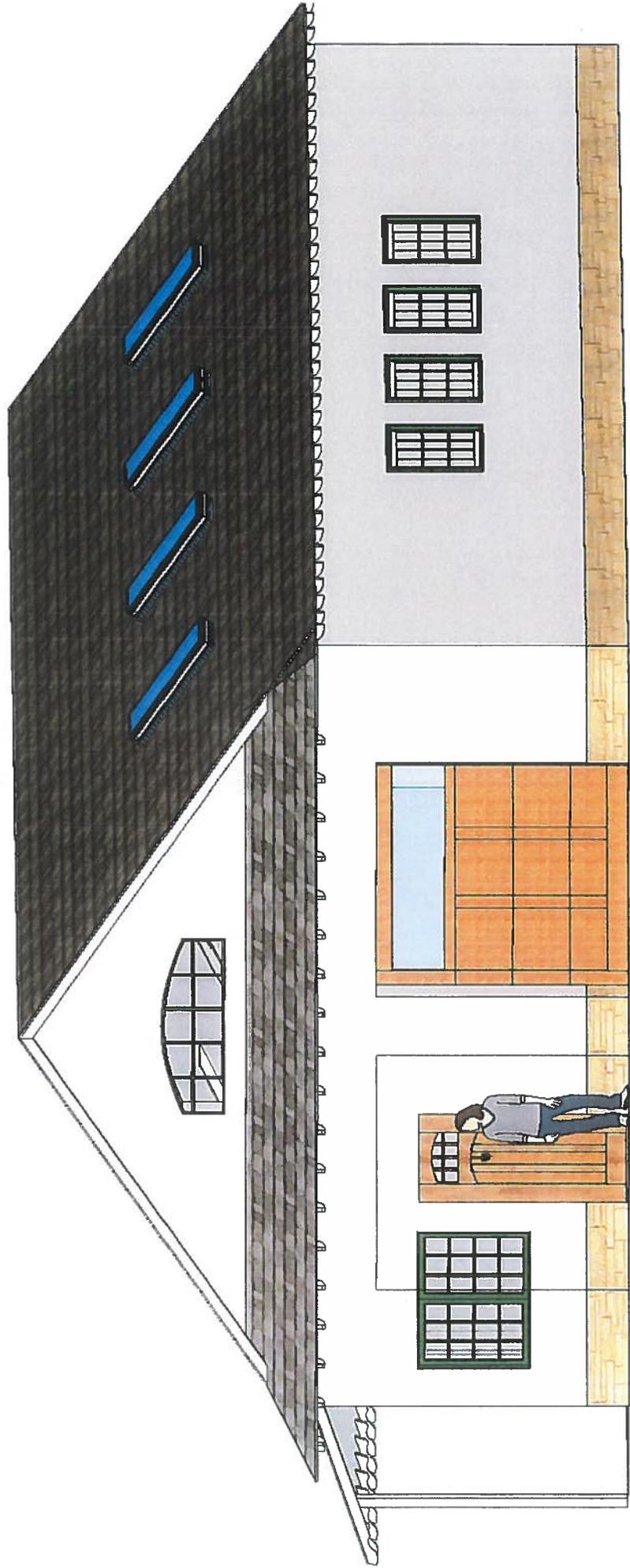
11.22.16
Date

PROPOSED MOTION

As required by section 125-55.C of the Bar Harbor Land Use Ordinance, the Appeals Board finds that the new location and design are more appropriate with regard to:

- a. Location;
- b. Character and natural features;
- c. Fencing and screening;
- d. Landscaping and topography;
- e. Traffic and access;
- f. Signs and lighting;
- g. Potential nuisance;

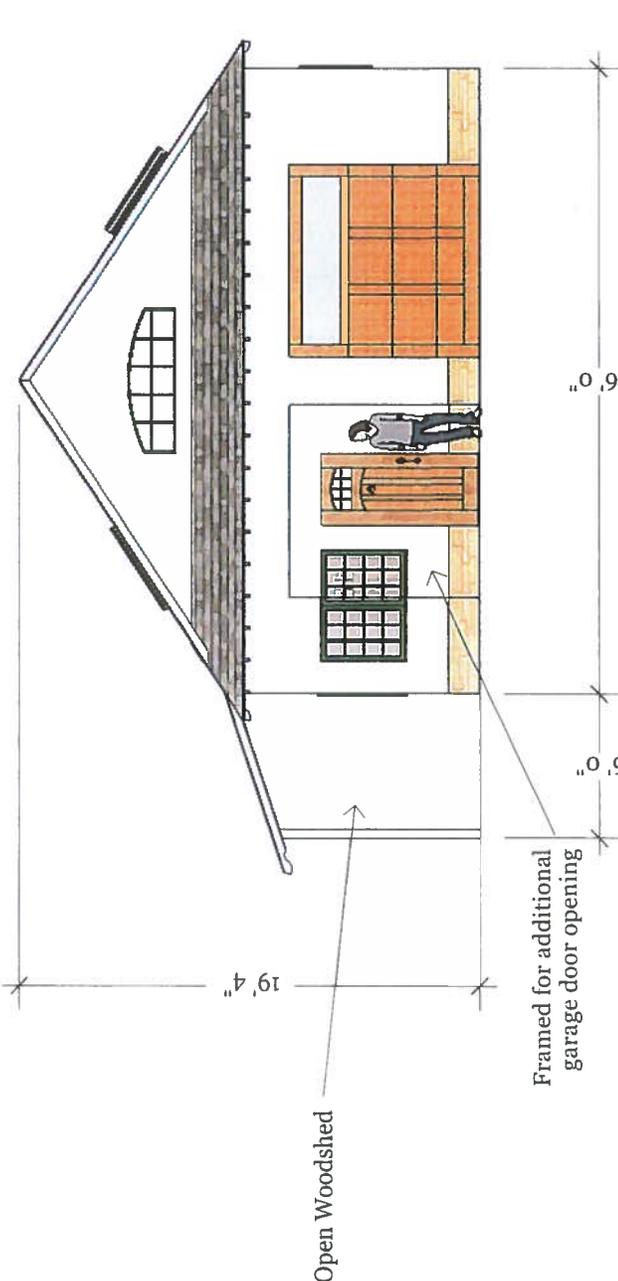
And that the site of relocation conforms to all setback requirements to the greatest practical extent.
In no case shall a structure be relocated in a manner that causes the structure to be more nonconforming.



Jamien St.Pierre
11 Clark Cove Road
Bar Harbor ME 04609
Replacement Garage/Shop Plans

11.16.16

South



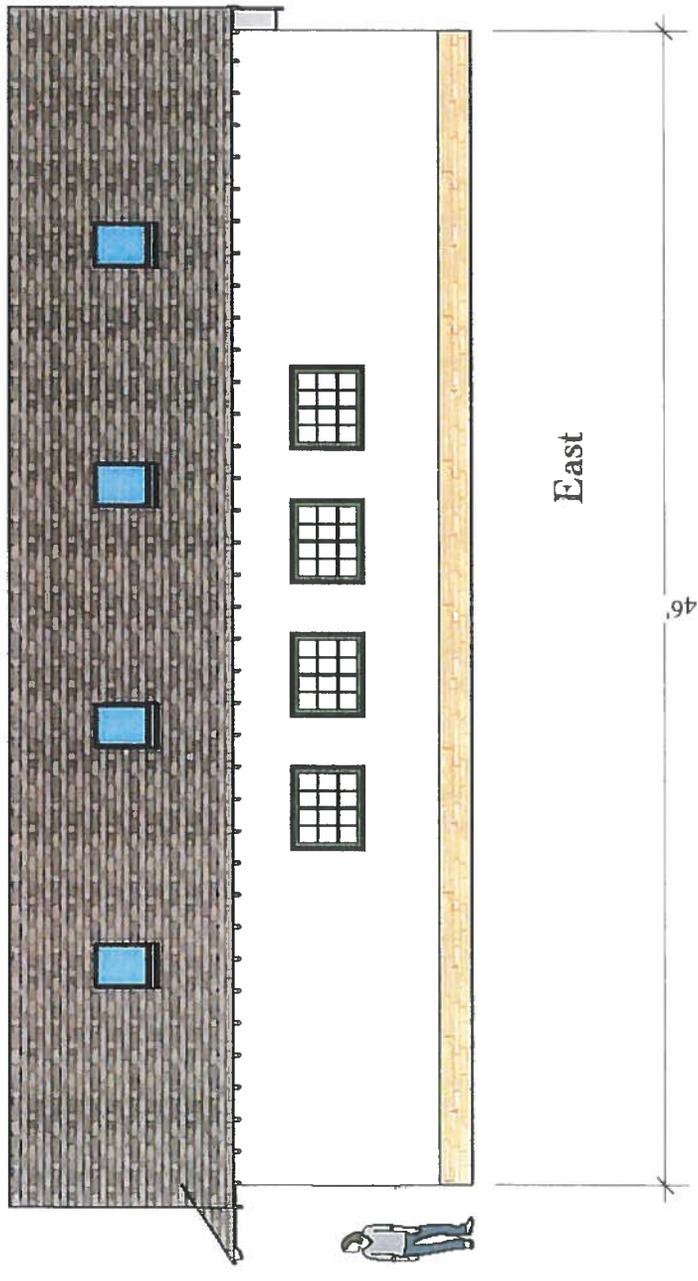
Open Woodshed

Framed for additional garage door opening

26' 0"

6' 0"

19' 4"



East

46'

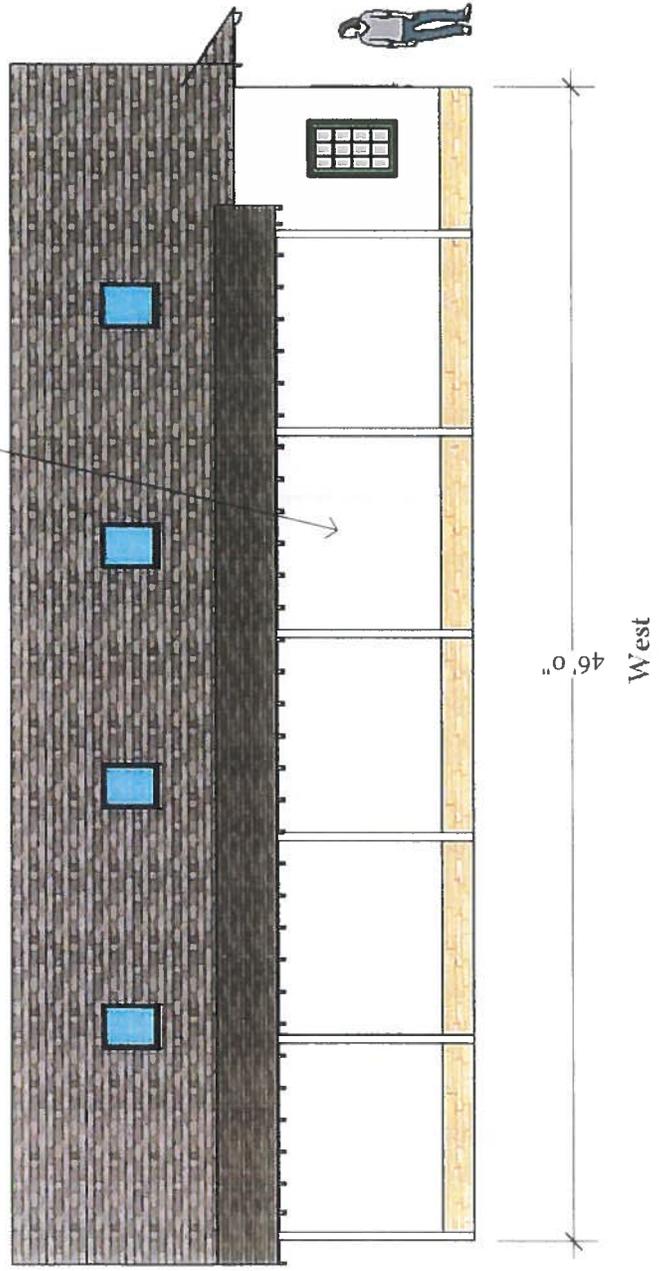
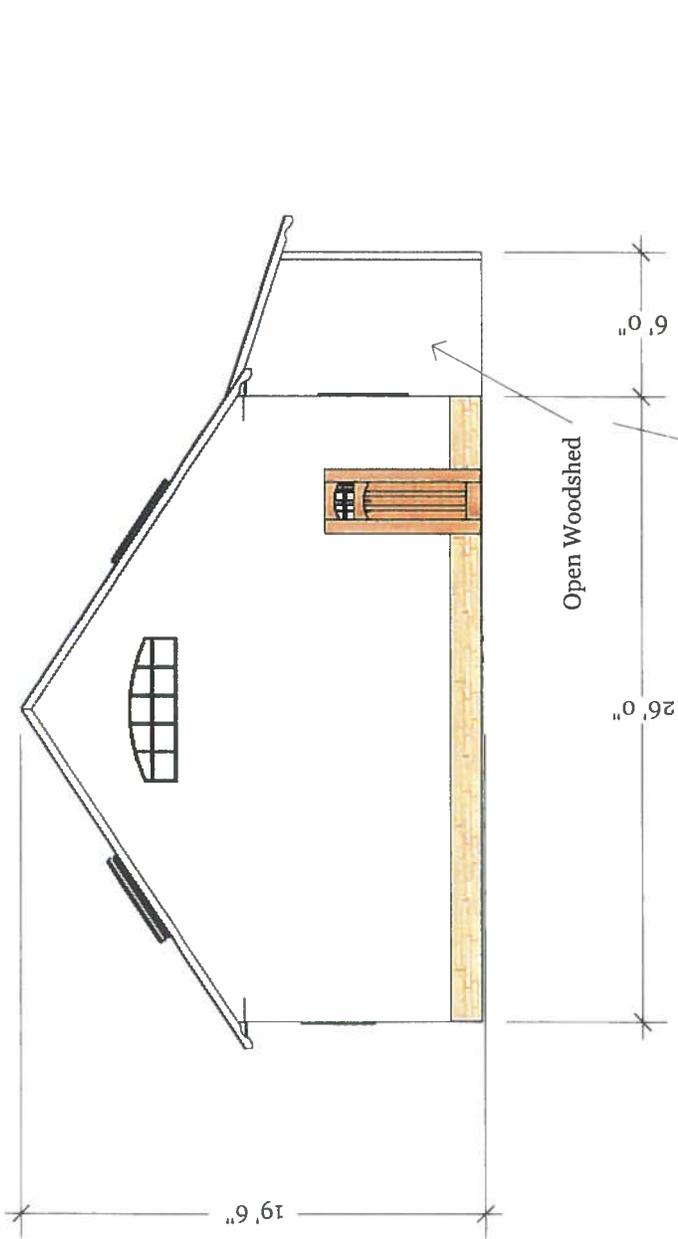
Elevation Views

11.16.16

1/8"=1'

A

North

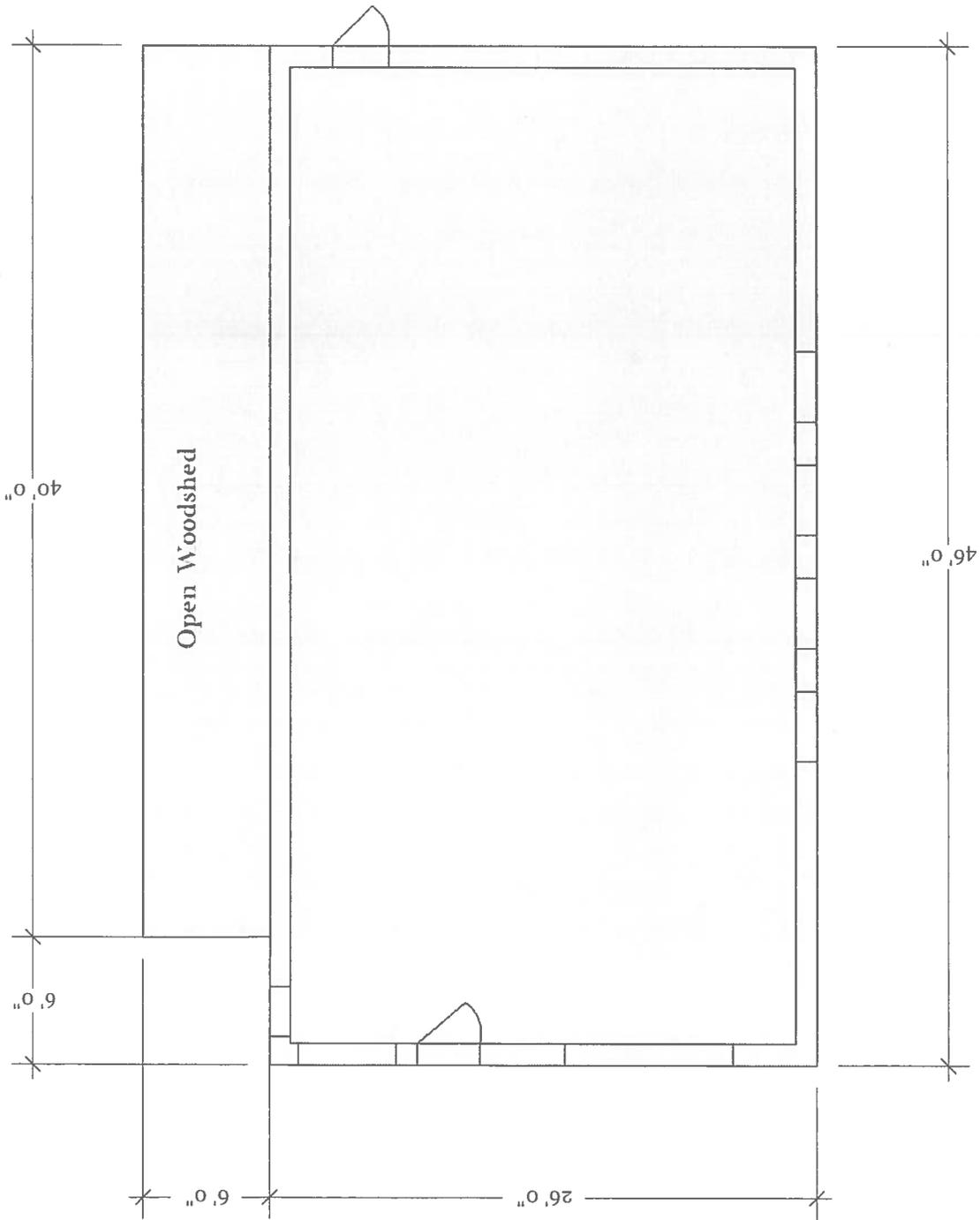


Elevation Views

11.16.16

1/8"=1'

A2

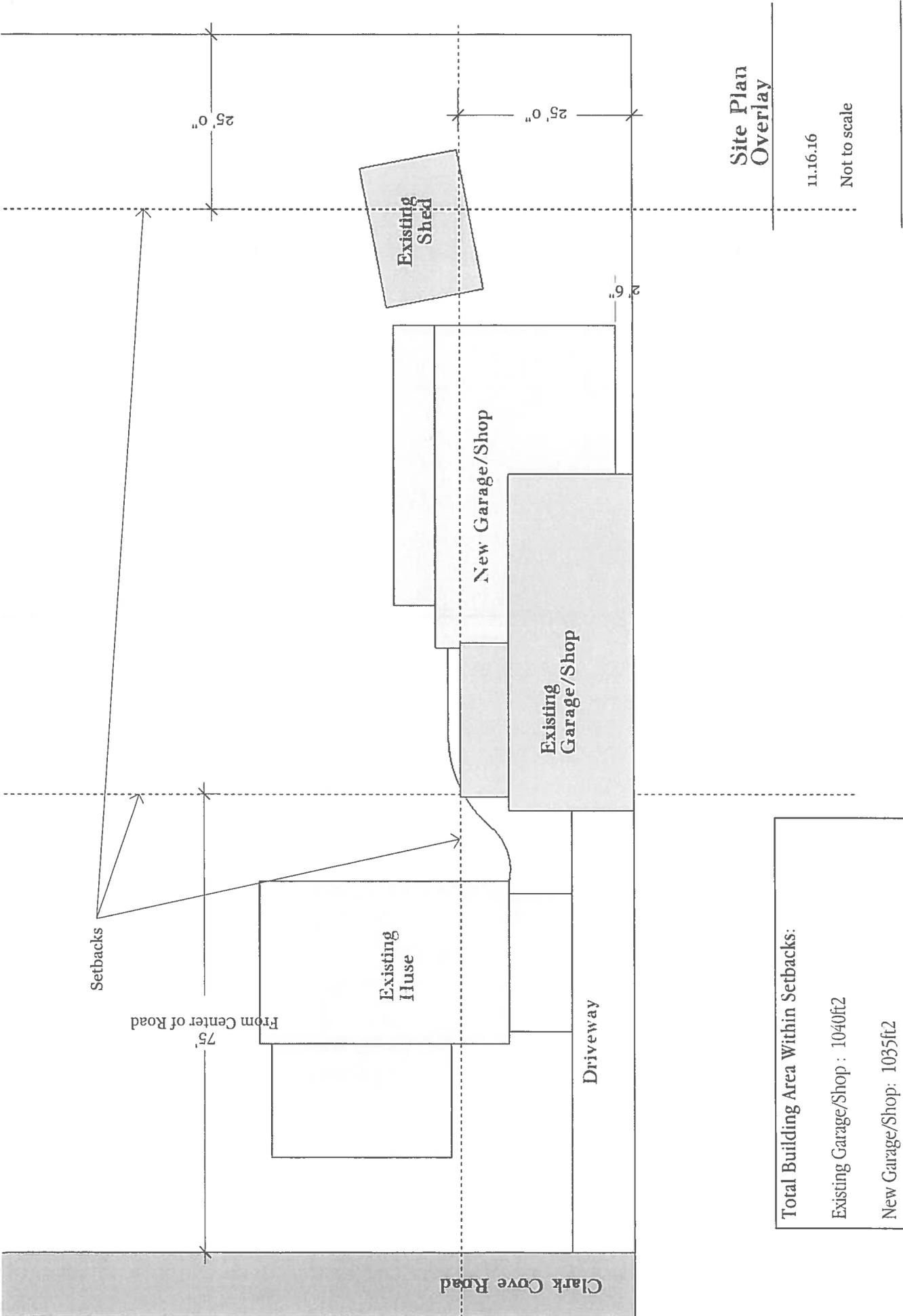


Floor Plan

11.16.16

1/8":1'

A3



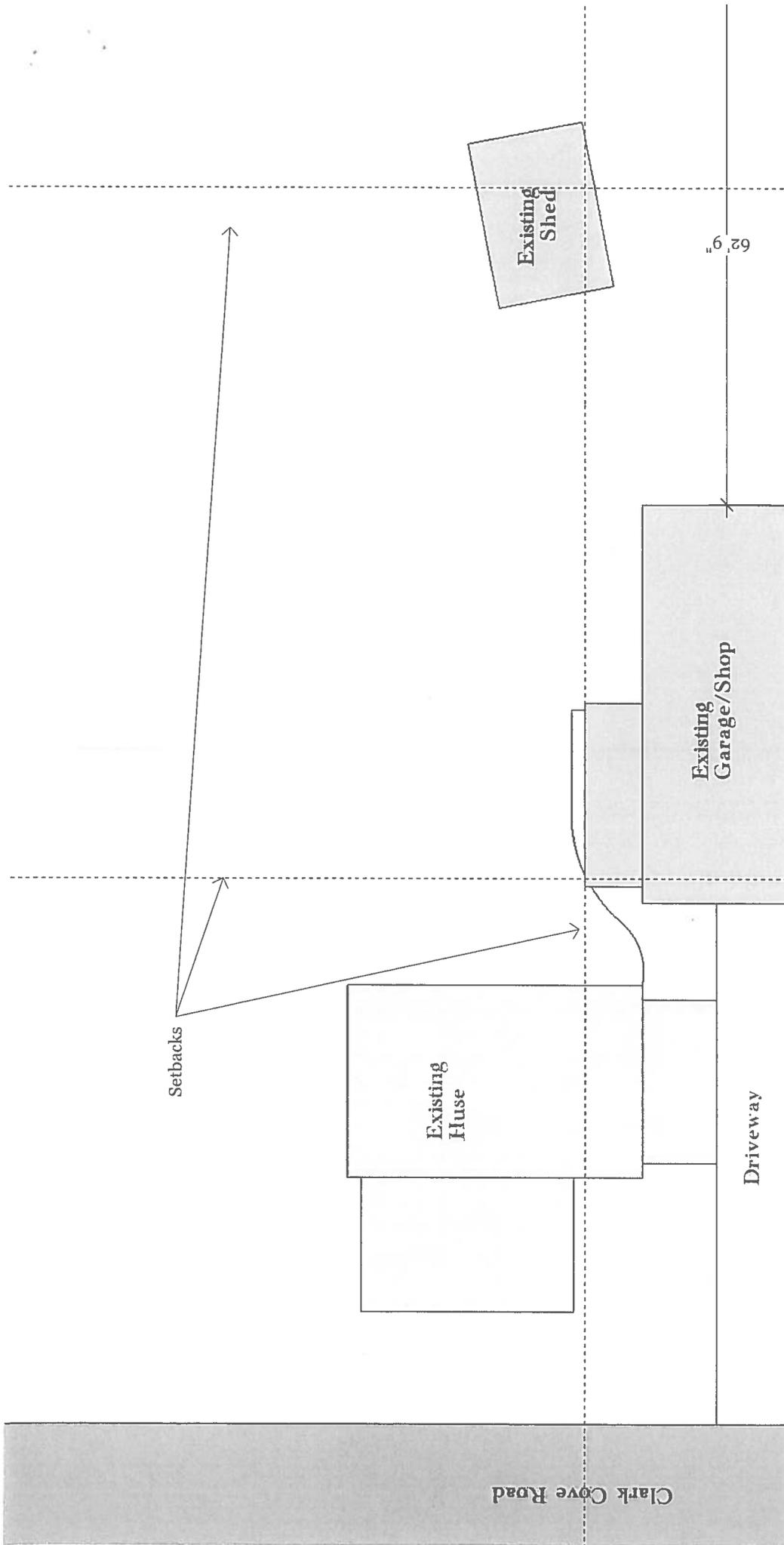
Site Plan
Overlay

11.16.16

Not to scale

Total Building Area Within Setbacks:
 Existing Garage/Shop : 1040ft²
 New Garage/Shop: 1035ft²

A4

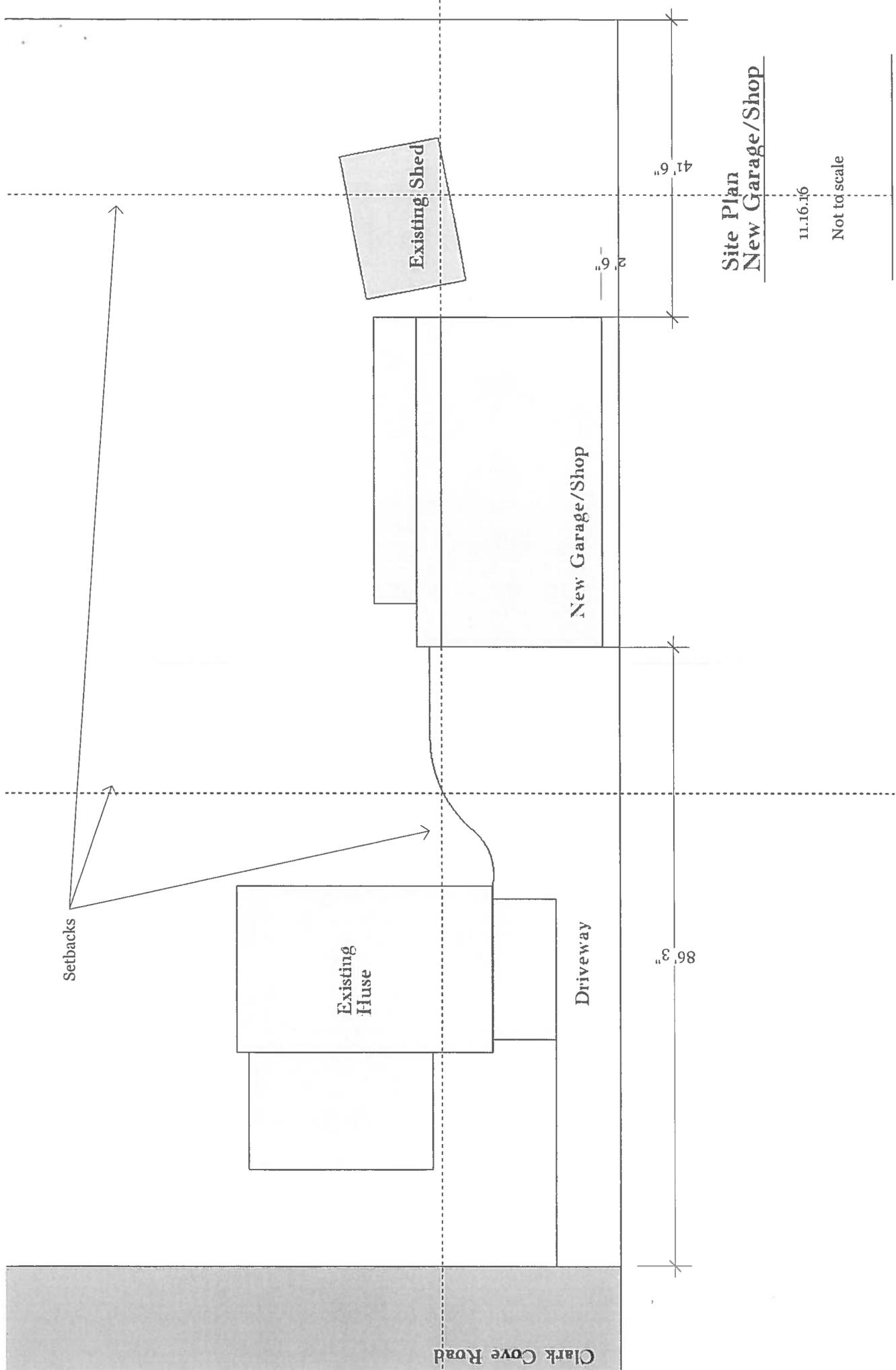


Site Plan
Existing

11.16.16

Not to scale

A5



Site Plan
New Garage/Shop

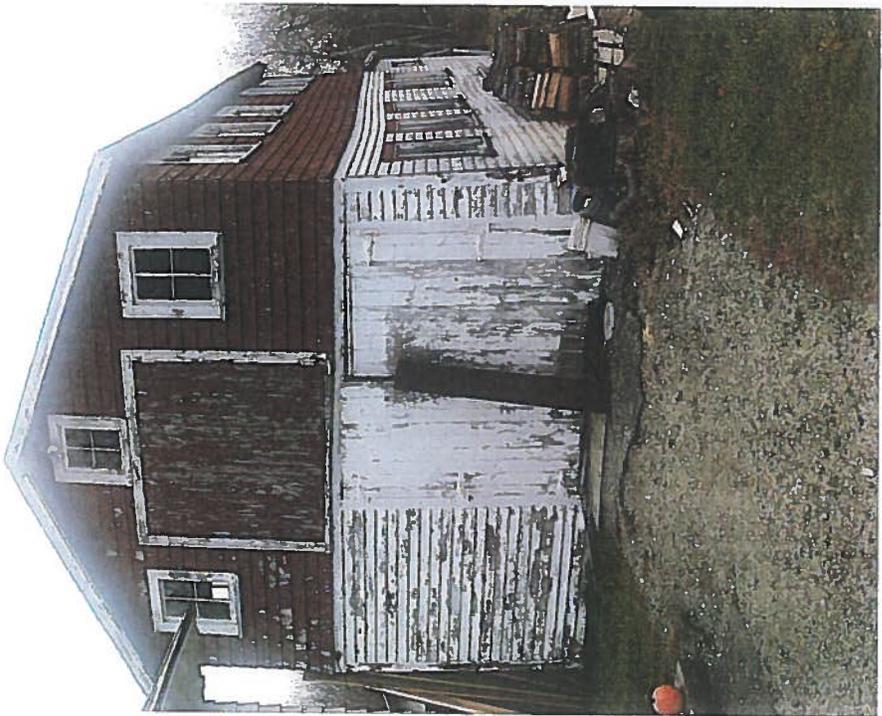
11.16.16

Not to scale

A6



North



South



East



West



South East View

Materials of new garage to match existing house in image.

Seaside Cottages
Carroll and Gail Leland
1500 State Highway 102
Bar Harbor, ME 04609

Nov 19, 2016

RE: Jamien St. Pierre application for a permit.

To Whom It May Concern:

We are writing regarding our neighbor Jamien St. Pierre. He has applied for a permit to improve his property. We have reviewed the plans for his new building and are in agreement with what he would like to do. We are aware of the set back limits but would not mind him replacing a new building in about the same location. His carpenter skills are evident, as witnessed, on his home and we are sure this new structure will be a great addition to the property, instead of what is there now.

The building he intends to replace is hazardous and an eyesore and needs attention.

We would like to support his plan and recommend that you issue the permits that he needs to go forward with this project to improve his property, knowing that we are in agreement.

Respectfully Submitted,

Carroll T. Leland / Gail Leland

Carroll and Gail Leland

MORTGAGE DEED

This is a Mortgage given on October 23, 2009 by Jamien A. St. Pierre
(Mortgagor) residing at 854 State Highway 3, Bar Harbor, ME 04609
and by N/A (Mortgagor) residing at N/A

to BAR HARBOR SAVINGS AND LOAN ASSOCIATION (the Bank), a corporation duly created by law and having a place of business at 103 Main Street, Bar Harbor, Maine 04609 to secure a loan in the amount of \$ 124,000.00.

MEANING OF WORDS IN THIS DOCUMENT

"I," "ME," and "MY" - mean each and all of those who sign this mortgage as Mortgagor.

"YOU" and "YOUR" - mean the Bank named above.

MORTGAGE - means this document.

NOTE - this refers to the separate Promissory Note signed this date by which I acknowledge that I have received the above amount and agree to repay it to you with interest as required by the Note, and includes any modifications and any extensions.

MORTGAGE COVENANTS - this means that I warrant the title to the Property I am mortgaging, that I own it and that I have the right to give this Mortgage and that I am responsible for any costs or losses to you if anyone else claims an interest in the Property.

PROPERTY - means the Property described below under "DESCRIPTION OF PROPERTY."

GIVING OF MORTGAGE AND ITS EFFECT

On this date, with Mortgage Covenants, in return for your loan to me for which I signed the Note, I mortgage, grant and convey to you the Property described below. By this I mean the following:

- A. I give you the rights in the Property which are stated in the Mortgage and which the law gives to holders of mortgages;
- B. I agree to keep all the promises which I make in the Note and Mortgage; and
- C. If I don't repay my loan according to the Note, or if I don't keep any of the promises I make in this Mortgage, you will have the right to foreclose by any method which the law then permits. If this happens, I can lose the Property.

DESCRIPTION OF PROPERTY

A certain lot or parcel of land with buildings situated in Bar Harbor, Hancock County, ME, bounded and described in EXHIBIT A, attached hereto and made a part hereof.

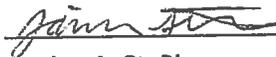
(DESCRIPTION CONTINUED ON REVERSE IF NECESSARY)

EXHIBIT A

Certain real estate situated in Town Hill in the Town of Bar Harbor, Hancock County, Maine described in a Deed from George B. Lauriat to Mildred E. Richardson dated January 30, 1953, and recorded with the Hancock County Registry of Deeds in Book 753, Page 84 and more particularly described as follows, to wit:

Beginning at a bolt driven in the ground and marking the southeasterly corner of a lot of land conveyed by Maud E. Richardson to Biesty, now of George McKay, in April 1937; thence northerly but always following the north line of said lot conveyed in April 1937 one hundred sixty-six (166) feet more or less to a bolt driven in the ground in the southerly line of land of Mrs. Barnes; thence North 58 degrees 30 minutes East but always following the said Barnes south line ninety-nine and five-tenths (99.5) feet to a bolt driven in the ground; thence South 36 degrees 30 minutes East one hundred sixty-four and eight-tenths (164.8) feet to a bolt driven in the ground on the north side of the town road known as Clark Cove Road; thence westerly following the north line of said Road one hundred (100) feet to the bolt at the point of beginning; containing 16,500 square feet, more or less, together with all buildings thereon.

Being the same premises conveyed to Mildred E. Richardson, Trustee of the Mildred E. Richardson Trust by Release Deed of Mildred E. Richardson, dated November 2, 1998 and recorded with the Hancock County Registry of Deeds in Book 2780 Page 658. And being the same premises conveyed to Jamien A. St. Pierre by Deed of Mildred E. Richardson, Trustee of the Mildred E. Richardson Trust to be recorded.

 10/23/04
Jamien A. St. Pierre

The Property also includes:

- A. Any building(s) and improvements now or later attached to the Property. Also fixtures now or later attached to the Property. Usually fixtures are items attached to the buildings, such as furnaces, but would not include moveable consumer goods, such as furniture.
- B. Any other rights I have now or may later have in this Property and in the streets next to it, including the right to rents, mineral rights and water rights. Also any rights I have in other Property as an owner of this Property, for example, easements.
- C. Anything paid or given to me which comes from the taking of all or any part of my Property by a government agency or anyone else authorized by law. You can apply this to the repayment of my loan even if it is not yet due.

MY PROMISES AND AGREEMENT

I promise and agree with you as follows:

NOTE

I will pay you, or any holder, all the amounts provided in the Note, and in any modification and extension of the Note to which you and I have agreed. I will also pay any amounts you may loan me as "Future Advances" under the paragraph below.

POSSIBLE FUTURE ADVANCES

I may ask you to make one or more loans to me in addition to the loan for which I have signed the Note. These are called "Future Advances." If you agree, you may make such additional loans to me while this Mortgage is still in force. This Mortgage will protect you if I don't keep the promises in any note or notes I sign for future advances, but only if such notes contain a statement that this Mortgage will protect you. The principal amount I owe you under the Note and for any future advances protected by this Mortgage may not at any one time be more than the original amount of the Note ~~XXXXX~~

~~XXXXXXXXXXXXX~~

INSURANCE AND TAXES

Until I have paid you in full, I will keep all buildings on the Property insured against damage from fire and from all other hazards insured by the usual policies protecting lenders, including flood insurance if required. I will insure the Property against other risks if you require it. I will assign and give the insurance policies to you, if you require me to, to protect you from any loss.

I will also pay all taxes, assessments, water and sewer bills on the Property when they are due.

If I do not insure the Property or if I do not pay the insurance premiums, taxes, or other charges when due, and you pay these amounts for me, the amount will be added to what I owe and I will repay you with interest at the same rate called for by my Note.

INSURANCE PROCEEDS

If you receive any insurance money, you need not pay me interest on it. You may choose whether to use the money to reduce my loan or to use it to repair the Property, or otherwise protect your interest in it.

CARE OF THE PROPERTY

To protect you, I will protect this property against waste. This means that I will keep the Property in good condition and the buildings in good repair. No building or improvement on the Property will be altered, demolished or removed without your consent.

SALE OF PROPERTY

I will not sell or transfer all or any part of the Property, or any rights in the Property, to any person unless all of the following conditions are met:

- A. I give you notice in writing before the sale or transfer;
- B. You agree that the person's credit is satisfactory;

If all of the above conditions are met you will release me from all of my obligations under the Note and Mortgage.

My agreement not to sell or transfer does not apply to the following: (a) lien or other claim against the Property which is junior to the Mortgage; (b) a transfer to a joint tenant by reason of my death; (c) a lease of the Property for three (3) years or less, provided it does not include an option to buy.

WHEN FULL AMOUNT IS DUE

After any notice the law requires you to give me; you may order me to make immediate payment of the full amount of my debt for any of the following reasons:

- (a) **Failure to Pay.** If I do not pay any amount when due under the Note.
- (b) **Taxes Not Paid.** If I do not pay any tax, water or sewer rate, or assessment within 30 days of the due date.
- (c) **Failure to Comply with Mortgage.** If I break any promise I make in this Mortgage.
- (d) **Repairs.** If I damage the Property of fail to keep it in good condition and repair.

MY PAYMENT OF YOUR COSTS

I will pay you for any amounts which you spend to protect your rights under the Mortgage, and if I don't do so, the amount will be added to what I owe and I will repay you with interest at the same rate called for by my Note.

If you foreclose, I will be responsible for the costs of foreclosure to the extent the law permits.

YOUR RIGHTS

You may exercise whichever of your rights you choose without giving up any other rights.

DISCHARGE OF MORTGAGE

If I keep all the promises and agreements I have made in this Mortgage, the Mortgage and Note will be void, and you will give me a discharge of the Mortgage and return the cancelled Note to me. Until such time as I have kept all the promises and agreements, and done all I have promised to do, the Mortgage and Note will remain in force.

WHO IS BOUND

Anyone who takes over my rights or obligations under this Mortgage will have all of my rights and obligations, and anyone who takes over your rights or obligations under this Mortgage will have all your rights and obligations.

If more than one person signs this Mortgage as Mortgagor, each person has to keep all of the Mortgage promises and obligations. You may exercise your rights against each signer individually or against all signers together. This means that any individual signer may be required to pay the full amount owed under the Note and under this Mortgage. However, any person who has not signed the Note is not personally obligated to make payments or to act under the Note or the Mortgage.

NOTICE TO CONSUMER: (1) Do not sign this agreement before you read it. (2) You are entitled to a copy of this agreement.

IN WITNESS WHEREOF, the Mortgage(s) set his hand(s) on the date first above written.

Witness: William R. Weir, Jr.

Jamien A. St. Pierre 10/23/09

County of Hancock STATE OF MAINE October 23, 2009 ss

Personally appeared the above-named Jamien A. St. Pierre

and acknowledged the foregoing instrument to be his free act and deed.

Before me, [Signature]

Notary at Law/Notary Public

William R. Weir, Jr.

Printed Name

 W.R. WEIR JR.
Notary Public • State of Maine
My Commission Expires May 11, 2015

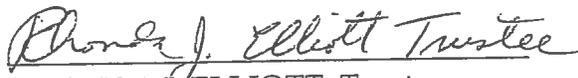
TRUSTEE'S DEED

KNOW ALL PERSON BY THESE PRESENTS that, RHONDA J. ELLIOTT and JUDITH E. LEWIS, Trustees under the MILDRED E. RICHARDSON TRUST, dated November 2, 1998, said Mildred E. Richardson residing in Bar Harbor, Hancock County, Maine, for consideration paid, grant to JAMIEN A. ST. PIERRE, of P.O. Box 5, Salisbury, Cove, ME 04672, with WARRANTY COVENANTS, a certain lot or parcel of land together with buildings thereon, in that part of the Town of Bar Harbor known as Town Hill, County of Hancock, State of Maine, bounded and described as follows, to wit:

Beginning at a bolt driven into the ground and marking the southeasterly corner of a lot of land conveyed by Maud E. Richardson to Biesty, now of George McKay in April 1937; thence northerly but always following the north line of said lot conveyed in April 1937 one hundred sixty-six (166) feet more or less to a bolt driven in the ground in the southerly line of land of Mrs. Barnes; thence North 58 degrees 30 minutes East but always following the said Barnes south line ninety-nine and five-tenths (99.5) feet to a bolt driven in the ground; thence South 36 degrees 30 minutes East one hundred sixty-four and eight-tenths (164.8) feet to a bolt driven in the ground on the north side of the town road known as Clark Cove Road; thence westerly following the north line of said Road one hundred (100) feet to the bolt at the point of beginning, containing 16,500 square feet, more or less, together with all the buildings thereon.

Being the same premises conveyed by George B. Lauriat to Rudolph E. Richardson (deceased) and Mildred E. Richardson, as joint tenants, said deed dated January 30, 1953 and recorded in the Hancock County Registry of Deeds in Book 753, Page 84. Further being the same premises conveyed by Mildred E. Richardson to the Mildred E. Richardson Trust dated November 2, 1998 and recorded November 4, 1998 in Book 2780, Page 658 in said Registry.

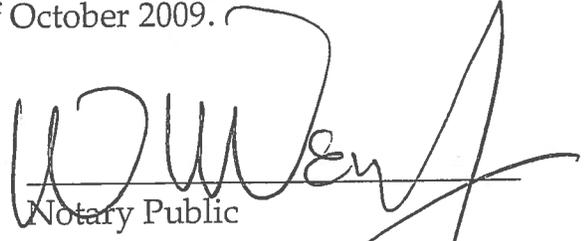
Witness our hands this 23rd day of October 2009.


RHONDA J. ELLIOTT, Trustee


JUDITH E. LEWIS, Trustee

STATE OF MAINE
COUNTY OF HANCOCK, ss.

Personally appeared the above named RHONDA J. ELLIOTT and JUDITH E. LEWIS, who signed this document and acknowledged the foregoing to be their free act and deed in their said capacity, this 23rd day of October 2009.



Notary Public

Notary: Print Name

 W.R. WEIR JR.
Notary Public • State of Maine
My Commission Expires May 11, 2015