

SAND POINT

256 Sand Point Road

Bar Harbor

\$895,000



Distinctive Properties.
Legendary Service.

EST. 1898



This architect designed house was created to take in the the water view of Frenchman's Bay from every room in the house. From waking up in bed with a view of the water, to cooking in the kitchen one is gifted views of Frenchman's Bay and the sky above. Open layout with cathedral ceiling lets the light pour in. A lofted second floor with two bedrooms benefit from the open concept with water views. The layout on the first floor is cleverly designed with large sliding pocket doors that allow for flexibility of use. The sliding doors are designed to partition off a room that could be used as an office or first floor bedroom. The well designed kitchen opens to the living room and the view beyond. A deck caresses the house and the natural landscape of blueberries and sweet fern, flow down the hillside. Located within minutes to Acadia National Park.

For more information, please contact: THE KNOWLES COMPANY

One Summit Road
Northeast Harbor, Maine 04662
207.276.3322
info@KnowlesCo.com
www.KnowlesCo.com

The Knowles Company represents both sellers and buyers, and practices an Appointed Agency Policy. We have a fiduciary responsibility to disclose to our client all information material to the sale of this property acquired from any source.

SAND POINT

256 Sand Point Road

Bar Harbor



Living Room View



Living Room



Living Room



Kitchen



Spiral Stairs



Bedroom

Public Detail Report

MLS #: 1680518

County: Hancock

Seasonal: No

List Price: \$895,000

Status: Active

Property Type: Residential

Original List Price: \$895,000

Directions: From downtown Bar harbor head north on RT 3. Turn right on Old Bar Harbor Rd. Turn Right on Sand Point Rd. 256 Sand Point Rd is on the right. Sign on Property.



**256 Sand Point Road
Bar Harbor, ME 04609-
7596**

**List Price: \$895,000
MLS#: 1680518**



General Information

Sub-Type: Single Family Residence	Year Built: 1988	Rooms: 5	Sqft Fin Abv Grd+/-: 1,640
Style: Contemporary	Fireplaces Total: 0	Beds: 2	Sqft Fin Blw Grd+/-: 0
Levels: Two		Baths: 2/0	Sqft Fin Total+/-: 1,640
			Source of Sqft: Public Records

Land Information

Leased Land: No	Waterfront: No	Water Body: Frenchmans Bay	Zoning: IresonHillResSewered
Lot Size Acres +/-: 2.05	Water Views: Yes	Water Body Type: Bay; Ocean	Zoning Overlay: No
Source of Acreage: Public Records			
Surveyed: Yes			

Interior Information

Full Baths Bsmnt: 0	Half Baths Bsmnt: 0	VA Certification:
Full Baths Lvl 1: 1	Half Baths Lvl 1: 0	
Full Baths Lvl 2: 1	Half Baths Lvl 2: 0	
Full Baths Lvl 3: 0	Half Baths Lvl 3: 0	
Full Baths Upper: 0	Half Baths Upper: 0	

Appliances: Dishwasher; Dryer; Electric Range; Refrigerator; Washer

Room Name	Length	Width	Level	Room Features
Kitchen	10.1	12.9	First	Kitchen Island
Living Room	18.1	18	First	Built-Ins, Cathedral Ceiling(s)
Den	11.75	10.6	First	
Bedroom 1	11.8	15.8	Second	Closet, Vaulted Ceiling(s)
Bedroom 2	14.1	12.6	Second	Closet, Vaulted Ceiling(s)

Property Features

Site: Open; Rolling/Sloping	Construction: Wood Frame
Driveway: Gravel	Basement Info: None
Parking: 1 - 4 Spaces	Foundation Materials: Poured Concrete
Location: Near Town; Rural	Exterior: Clapboard; Shingle Siding; Wood Siding
Restrictions: No Restrictions	Roof: Metal
Rec. Water: Nearby; Oceanfront	Heat System: Heat Pump
Roads: Public	Heat Fuel: Electric
Electric: Circuit Breakers	Water Heater: Gas; Tank
Gas: Bottled	Cooling: Heat Pump
Sewer: Engineered Septic	Floors: Laminate; Slate; Tile
Water: Private	Other Structures: Shed(s)
Equipment: Generator	Veh. Storage: No Vehicle Storage
Basement Entry: Not Applicable	Garage: No
	Garage Spaces: 0
	Amenities: Laundry - 1st Floor
	Patio and Porch Features: Deck
	View: Fields; Mountain(s); Scenic; Trees/Woods

Tax/Deed Information

Book/Page/Deed: 7054/195/All	Full Tax Amt/Yr: \$6,643/ 2026	Map/Block/Lot: 209//008
Deed/Conveyance Type Offered: Trustee		Tax ID: BARH-000209-000000-000008

Remarks

Remarks: This architect designed house was created to take in the the water view of Frenchman's Bay from every room in the house. From waking up in bed with a view of the water, to cooking in the kitchen one is gifted views of Frenchman's Bay and the sky above. Open layout with cathedral ceiling lets the light pour in. A lofted second floor with two bedrooms benefit from the open concept with water views. The layout on the first floor is cleverly designed with large sliding pocket doors that allow for flexibility of use. The sliding doors are designed to partition off a room that could be used as an office or first floor bedroom. The well designed kitchen opens to the living room and the view beyond. A deck caresses the house and the natural landscape of blueberries and sweet fern, flow down the hillside. Located within minutes to Acadia National Park. Find your place on Mount Desert Island

LO: The Knowles Company

Listing provided courtesy of:

The Knowles Company

One Summit Road Northeast Harbor, ME 04662
207-276-3322 info@knowlesco.com

Prepared by The Knowles Company on Tuesday, September 15, 2026 4:04 PM.
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PROPERTY LOCATED AT: 256 Sand Point Rd, Bar Harbor, ME 04609**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 _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

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:

a) Been reported as unsatisfactory or satisfactory with notation?..... ☐ Yes ☒ No

b) Detected perfluoroalkyl and polyfluoroalkyl (PFA) substances? ☐ Yes ☒ No

If Yes to (a) and/or (b) above, are test results available? ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Thought to be Southwest corner of house.

Installed by: unk

Date of Installation: 1987+/-

USE: Number of persons currently using system: 0

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

Comments: Confirming location of well head.

Source of Section I information: Seller, Broker

Buyer Initials _____

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Seller Initials

Initial
MDT

PROPERTY LOCATED AT: 256 Sand Point Rd, Bar Harbor, ME 04609

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: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: East side of the house off the deck. OR ☐ Unknown

Date installed: 7/6/1988 Date last pumped: April 2026 Name of pumping company: Haslam Septic

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: _____ Name of company servicing tank: _____

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: East side of the house off the deck in field

Date of installation of leach field: 7/6/1988 Installed by: unknown

Date of last servicing of leach field: _____ Company servicing leach field: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: No malfunctions.

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: 100 gallon tank with 2-bedroom leachfield.

Source of Section II information: Public record, Broker observation, Seller

Buyer Initials _____

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Seller Initials AMDT

PROPERTY LOCATED AT: 256 Sand Point Rd, Bar Harbor, ME 04609**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 Pumps			
Age of system(s) or source(s)	5+/- years (1 heat pump)			
TYPE(S) of Fuel				
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)				
Name of company that services system(s) or source(s)	Dave'sWorld			
Date of most recent service call	Oct 1, 2026			
Malfunctions per system(s) or source(s) within past 2 years	none			
Other pertinent information	Serviced annually 1 heat pump age unk			

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☒ Yes ☐ No ☐ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☐ Yes ☒ NoIf Yes, are they lined: ☐ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☐ No ☐ UnknownHad a chimney fire: ☐ Yes ☐ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: _____

Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: _____

Source of Section III information: **Seller, Broker observation****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 ☐ UnknownIf 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 ☐ UnknownAre tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown

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

Location: _____

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Seller Initials AMDT

PROPERTY LOCATED AT: 256 Sand Point Rd, Bar Harbor, ME 04609

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

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

Comments: No known underground tanks.

Source of information: Seller

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: _____ ☐ Yes ☒ No ☐ Unknown

Comments: No known asbestos

Source of information: Seller, Broker observation

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: Never tested for radon air.

Source of information: Seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? ☐ Yes ☐ No

Results/Comments: Never tested for radon water.

Source of information: Seller

E. METHAMPHETAMINE - Current or previously existing:

☐ Yes ☒ No ☐ Unknown

Comments: No known methaphetamines

Source of information: Seller

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PROPERTY LOCATED AT: 256 Sand Point Rd, Bar Harbor, ME 04609

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: Exterior painted fall 2023 and deck painted annually.

Source of information: Seller, Broker onbservation

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: _____

Source of information: No known hazardous materials.

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: _____

Source of information: Seller, Deed

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? Town road

Road Association Name (if known): _____

Source of information: Public record

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Seller Initials AMDT

PROPERTY LOCATED AT: 256 Sand Point Rd, Bar Harbor, ME 04609**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 ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has 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 ☐ Unknown

If Yes, indicate the date of each payment: _____

Is 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?

Relevant Panel Number: 23009C0992D Year: 7/20/2016 (Attach a copy)

Comments: _____

Source of Section VI information: Fema Map, Broker, Seller

Buyer Initials _____

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Seller Initials

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and

PROPERTY LOCATED AT: 256 Sand Point Rd, Bar Harbor, ME 04609**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: _____

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ UnknownIs 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: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, solar panels, wind turbines): Type: None. Seller owns propane tanks.

From Whom: _____

Year Principal Structure Built: 1988 What year did Seller acquire property? 1986Roof: Year Shingles/Other Installed: 1988 Standing seam metal roomWater, moisture or leakage: None

Comments: _____

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: No known water.Mold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? ☐ Yes ☐ NoComments: Never tested for moldElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: _____

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 ☐ UnknownComments: Treated organic bi- monthly program. Modern Best Pests.

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Seller Initials

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AMD

PROPERTY LOCATED AT: 256 Sand Point Rd, Bar Harbor, ME 04609

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: _____

Source of Section VII information: Seller, Broker observation

SECTION VIII - ADDITIONAL INFORMATION

Bathrooms remodeled 2022.

Driveway resurfaced 2025 by John Goodwin Jr.

Exterior painted Fall 2023 and deck painted annually.

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: Aaron M Drown Trustee 9/14/2026

SELLER ADF2A587DB474AC... DATE SELLER DATE

Aaron M. Drown, Trustee

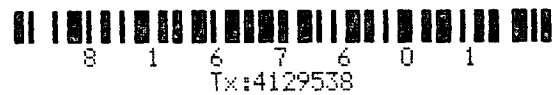
SELLER DATE SELLER DATE

of the Drown=Family-Irrevocable Income Only Trust

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



BOOK: OR 7054 PAGE:195, # OF PGS: 2
09/14/2020 12:07:17 PM INSTR#: 2020033865
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX NOT PAID

RELEASE DEED

We, **Maurice E. Drown and Charla J. Drown**, with a mailing address of PO Box 124, Latham, New York 12110, for consideration paid, release to **Aaron M. Drown, Trustee of the**
~~**Drown Family Irrevocable Income Only Trust dated May 14, 2019**~~, with a mailing address of

PO Box 124, Latham, New York 12110, all our right, title and interest in and to a certain lot or parcel of land together with buildings thereon, situated in Bar Harbor, Hancock County, Maine, described in a deed dated September 12, 1986, recorded in Book 1604, Page 310 at the Hancock County, Maine, Registry of Deeds, being further bounded and described as follows, to wit:

"Beginning at an iron pin set in the ground in the southeasterly sideline of the Ovens Road so-called marking a corner of land belonging to Blueberry Hill Development Corp.; thence South sixty degrees fifty-three minutes East (S. 60° 53' E.) but always following line of said land of Blueberry Hill Development Corp., three hundred twenty (320) feet to an iron pin set in the ground; thence South forty degrees forty-three minutes West (S. 40° 43' W.) but always following line of said land of Blueberry Hill Development Corp., two hundred ninety-two and five tenths (292.5) feet to an iron pin set in the ground for a corner bound; thence North sixty degrees forty-seven minutes West (N. 60° 47' W.) but always following line of Parcel #2 on subdivision plan hereinafter referred to, two hundred ninety-eight and six tenths (298.6) feet to an iron pin set in the ground in the southeasterly sideline of said Ovens Road; thence North thirty-six degrees thirty-three minutes East (N. 36° 33' E.) but always following the southeasterly sideline of said Ovens Road, two hundred eighty-nine and one tenth (289.1) feet to the iron pin set in the ground at the point of beginning. Containing 2.04 acres.

The above described lot or parcel of land being depicted as Parcel #3 on survey plan entitled "Subdivision Plan for John M. O'Donnell at Bar Harbor Maine March 1986" by Robert Raynes R.L.S. #113.

MEANING AND INTENDING TO CONVEY a portion of the premises described in Quitclaim Deed with Covenant from Donald N. Medearis, Jr. et al to John M. O'Donnell, dated June 21, 1985 and recorded in Book 1541, Page 359 of the Hancock County, Maine, Registry of Deeds.

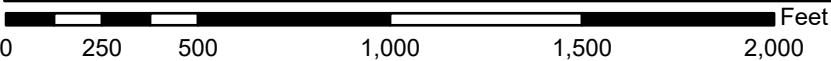
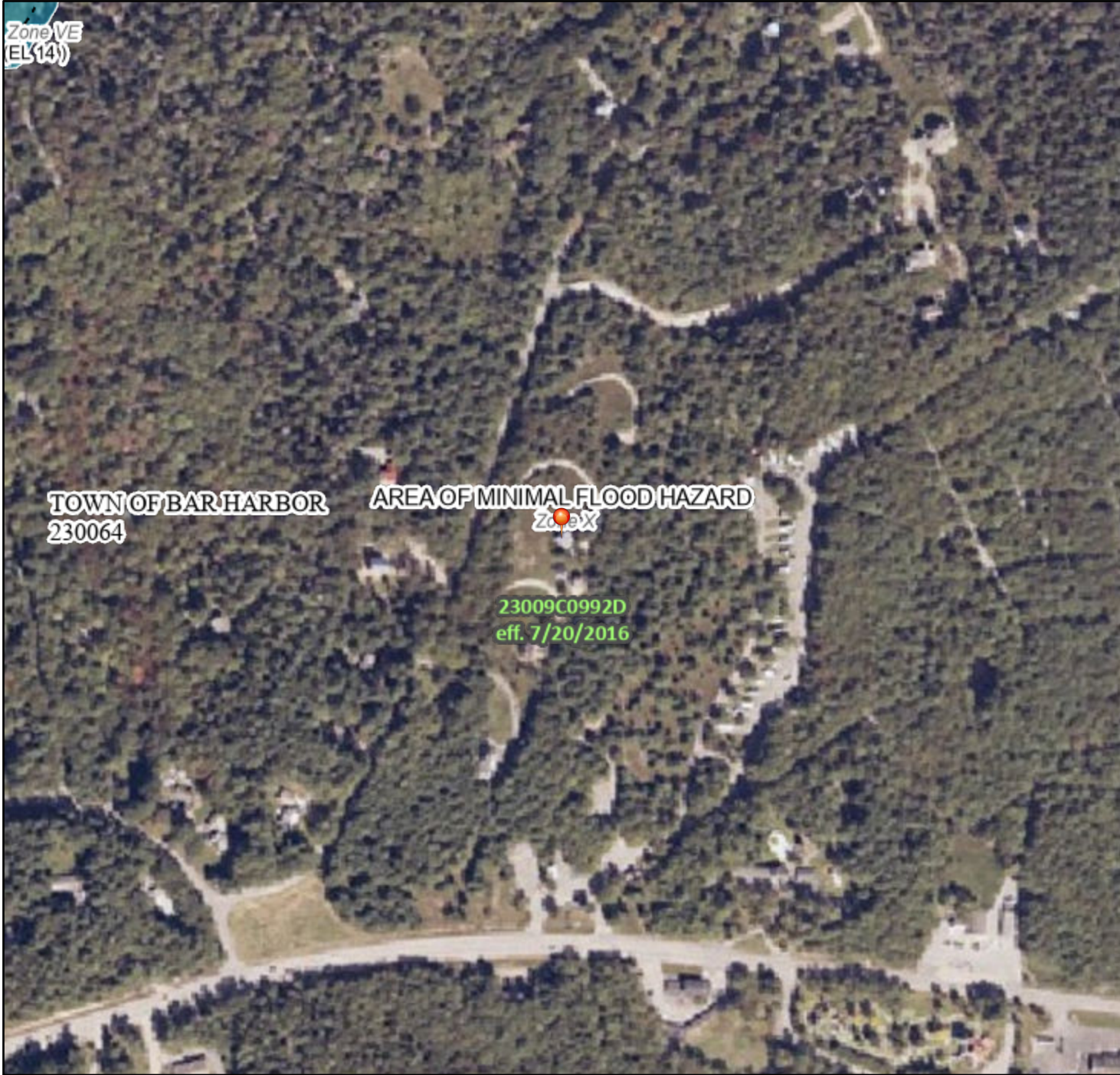
HANCOCK COUNTY

Image Not Available

National Flood Hazard Layer FIRMMette



68°16'35"W 44°26'14"N



1:6,000

68°15'57"W 44°25'48"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
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		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
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped

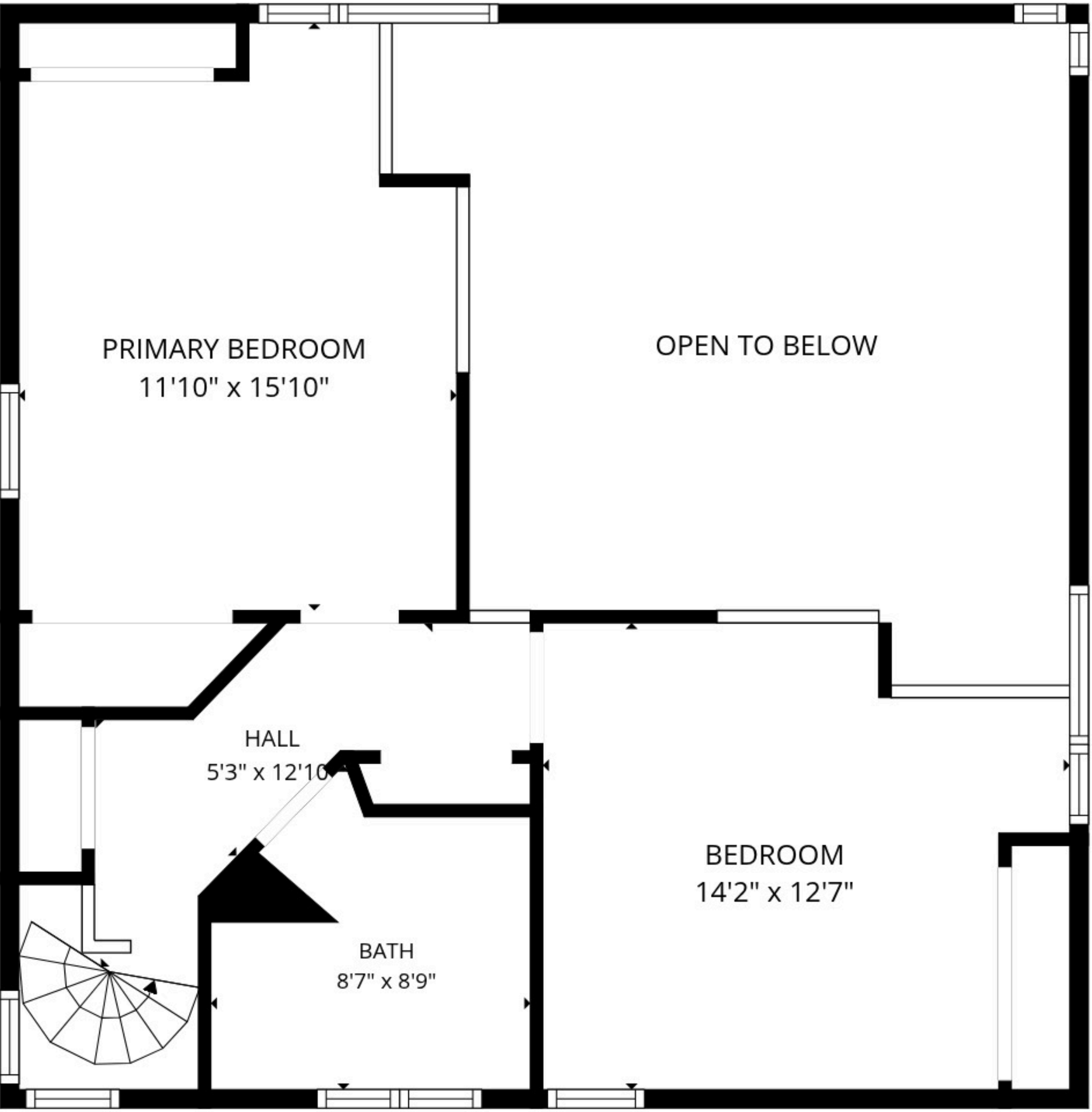


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

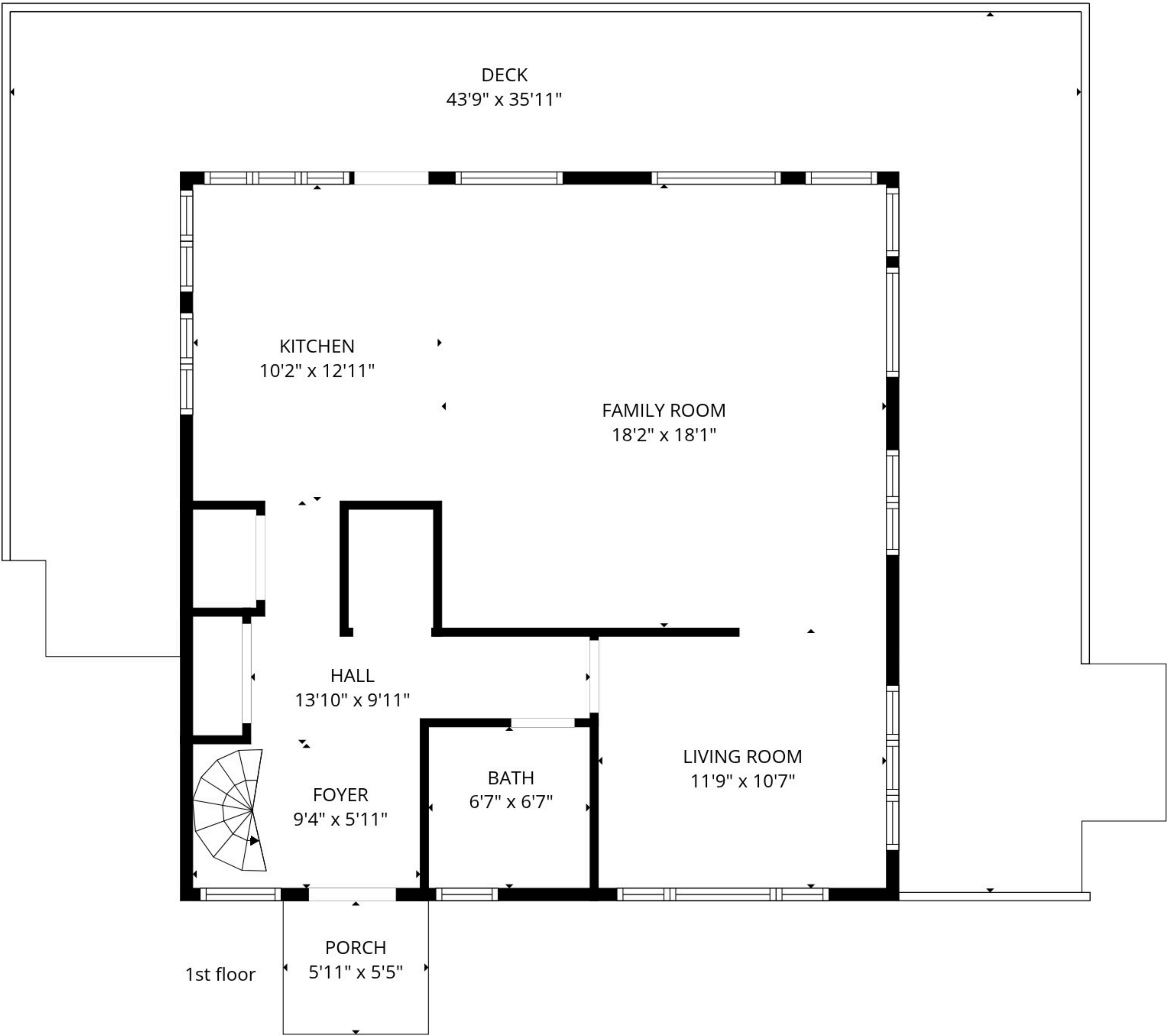
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/7/2026 at 12:07 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.

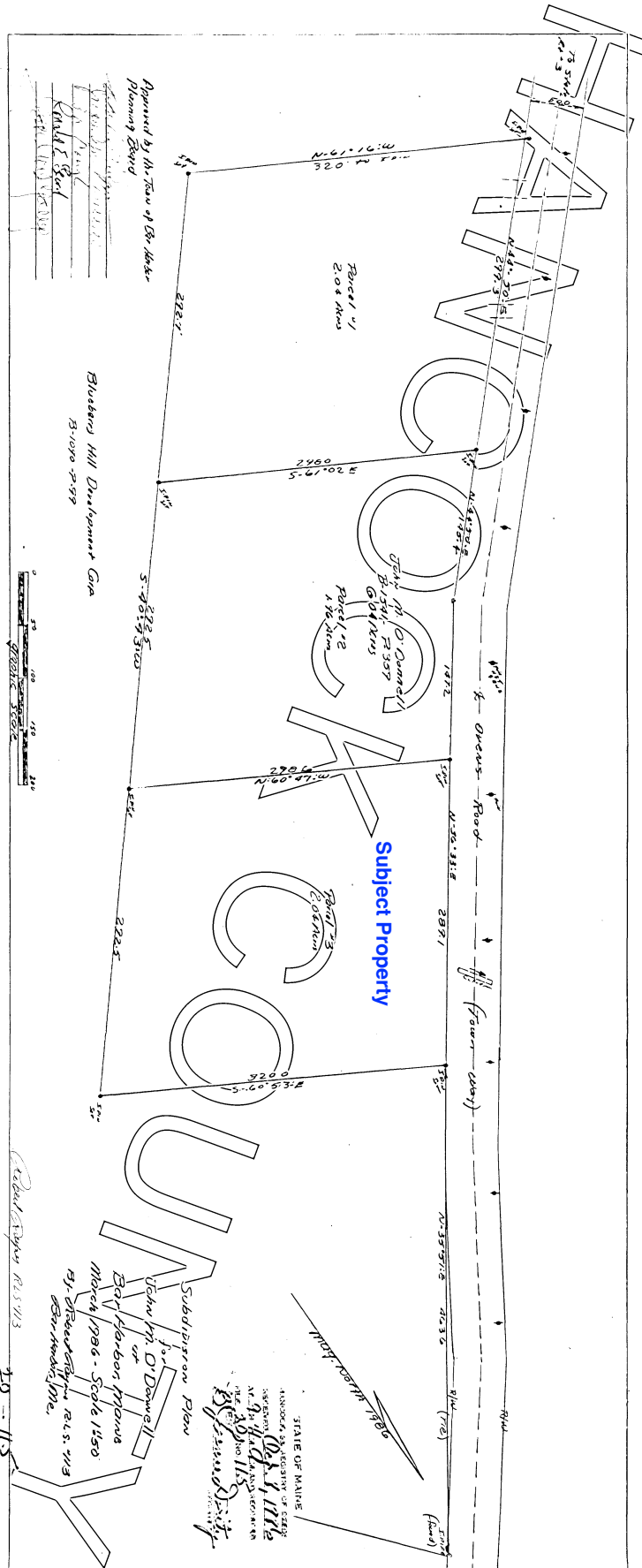
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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



2nd floor



1st floor



20 # 115



- (4) Minimum front setback without sewers: 50 [feet].
- (5) Minimum side setback for principal structures with sewers: 10 [feet].
- (6) Minimum side setback for accessory, nonresidential structures with sewers: five [feet].
- (7) Minimum side setback for principal structures without sewers: 25 [feet].
- (8) Minimum side setback for accessory, nonresidential structures without sewers: five [feet].
- (9) Minimum rear setback for principal structures with sewers: 15 [feet].
- (10) Minimum rear setback for accessory, nonresidential structures with sewers: five [feet].
- (11) Minimum rear setback for principal structures without sewers: 25 [feet].
- (12) Minimum rear setback for accessory, nonresidential structures without sewers: five [feet].
- (13) Maximum lot coverage: 25%.
- (14) Maximum height: 40 [feet].
- (15) Minimum area per family: 10,000 square feet with sewers; 20,000 square feet without sewers.

C. Allowed activity or structure. Activity or structure allowed without a permit, provided that it complies with all provisions of this chapter:

Activities necessary for managing and protecting the land, such as surveying, fire protection, emergency operations, etc.

Agriculture, homestead

Filling/earthmoving activity of less than 10 cubic yards

Nonintensive recreational uses not requiring structures, such as hunting, fishing and hiking

Public utility installation

Vacation rental-1 provided that it be registered per Chapter **174**. Short-Term Rental Registration.

D. Activity or structure requires site plan approval. Activity or structure requires approval through site plan review process before it may be commenced or built:

Cemetery

Eleemosynary, educational or scientific institution

Lodging I

Municipal school

Place of worship

Road construction

Solar photovoltaic system, principal use (SPVS-PU)

Wireless communications facility

[Amended 11-5-2024 ATM by Art. 3]

- (1) Accessory uses or structures. Planning Board/Planning Department approval required for uses or structures accessory to uses or structures requiring Planning Board/Planning Department approval:

Uses or structures accessory to permitted uses or structures

- (2) Total developed area less than 2,000 square feet. Planning Board approval required for uses or structures with total developed area of more than 2,000 square feet:

Government facility and grounds

- (3) Permanent pier, dock, wharf, breakwater. Planning Board approval required for permanent structures:

Pier, dock, wharf, breakwater or other use projecting into the water

- (4) Accessory essential services. Planning Board/Planning Department approval required for services accessory to uses or structures requiring Planning Board approval:

Essential services accessory to a permitted use or structure

- (5) Uses or structures greater than 2,000 square feet. Planning Board/Planning Department approval required for uses or structures with gross leasable area of more than 2,000 square feet:

Commercial structure

- (6) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees; otherwise, Code Enforcement Officer permit:

Home occupation

- (7) Wind turbine. Minor site plan review required:

Wind turbine

- E. Activity or structure requires permit from Code Enforcement Officer. Activity or structure requires permit issued by Code Enforcement Officer (CEO) before it may be commenced or built:

Agriculture, avocational

Driveway construction

Filling/earthmoving activity of 10 cubic yards or more

Multifamily dwelling I

Noncommercial greenhouse

Noncommercial stable

Public or private park with minimal structural development

Roadside stand

Single-family dwelling

Two-family dwelling

Uses or small structures accessory to permitted uses or structures

- (1) Accessory uses or structures. CEO permit required for uses or structures accessory to uses or structures requiring CEO permit:

Uses or structures accessory to permitted uses or structures

- (2) Total developed area less than 2,000 square feet. CEO permit required for uses or structures with total developed area not exceeding 2,000 square feet:

Government facility and grounds

- (3) Temporary pier, dock, wharf, breakwater. CEO permit required for temporary structures:

Pier, dock, wharf, breakwater or other use projecting into the water

- (4) Accessory essential services. CEO permit for services accessory to uses or structures requiring CEO permit:

Essential services accessory to a permitted use or structure

- (5) Uses or structures less than 2,000 square feet. CEO permit required for uses or structures with gross leasable area not exceeding 2,000 square feet:

Commercial structure

- (6) Home occupation. Minor site plan for lots with frontage on Route 3 and Route 102 for home occupations with nonfamily members as employees; otherwise, Code Enforcement Officer permit:

Home occupation

- F. Activity or structure requires permit from local Plumbing Inspector. Activity or structure requires permit issued by local Plumbing Inspector before it may be commenced or built:

Private sewage disposal system accessory to permitted uses

§ 125-33. McFarland Hill Residential.

[Amended 6-12-2018; 11-2-2021; 6-14-2022; 6-11-2024 ATM by Art. 4]