

BHYC ANNUAL MEETING SITE PLAN UPDATE

8/2/2026

BHYC Site Committee

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PROJECT OBJECTIVES

a holistic master plan vision that can serve as a road map for the future



CREATE A FLEXIBLE EVENT SPACE



ATTRACT AND RETAIN MEMBERS



ORGANIZE PARKING / DROP-OFF



HONOR HERITAGE / HISTORY



CONNECT WITH THE OUTDOORS



IMPROVE CIRCULATION & ACCESS



ENHANCE WATERFRONT RESILIENCE



OPTIMIZE ACTIVE REC FACILITIES



FOSTER ECOLOGY / MANAGE STORMWATER

Key:

1. Yacht Club
2. New Elevated Pier (+12)
3. Rough Granite Seawall
4. Loading Access
5. Secondary Drop-off
6. Multipurpose Event Lawn
7. New Grill Terrace
8. Underground Electrical Lines
9. ADA Accessible Ramp w/ Benches
10. Primary Stair
11. Upper Terrace/Relocated Leach Field
12. Main Drop-off
13. New Pedestrian Pathway
14. New Gravel Parking Lot
15. Refuse Enclosure
16. Path to Town
17. Overflow Parking Field
18. New Tennis Court
19. Dividing Fence and Benches
20. Granite Block Wall
21. Tetherball
22. Sailing School Parking / Trailer Storage
23. Preserve Existing Boat Ramp
24. Junior Sailing
25. Maintain Pier



3D MODEL AVAILABLE FOR VIEWING AT THE CLUB



Note—model does not incorporate latest revisions to the plan following BHYC board meeting review

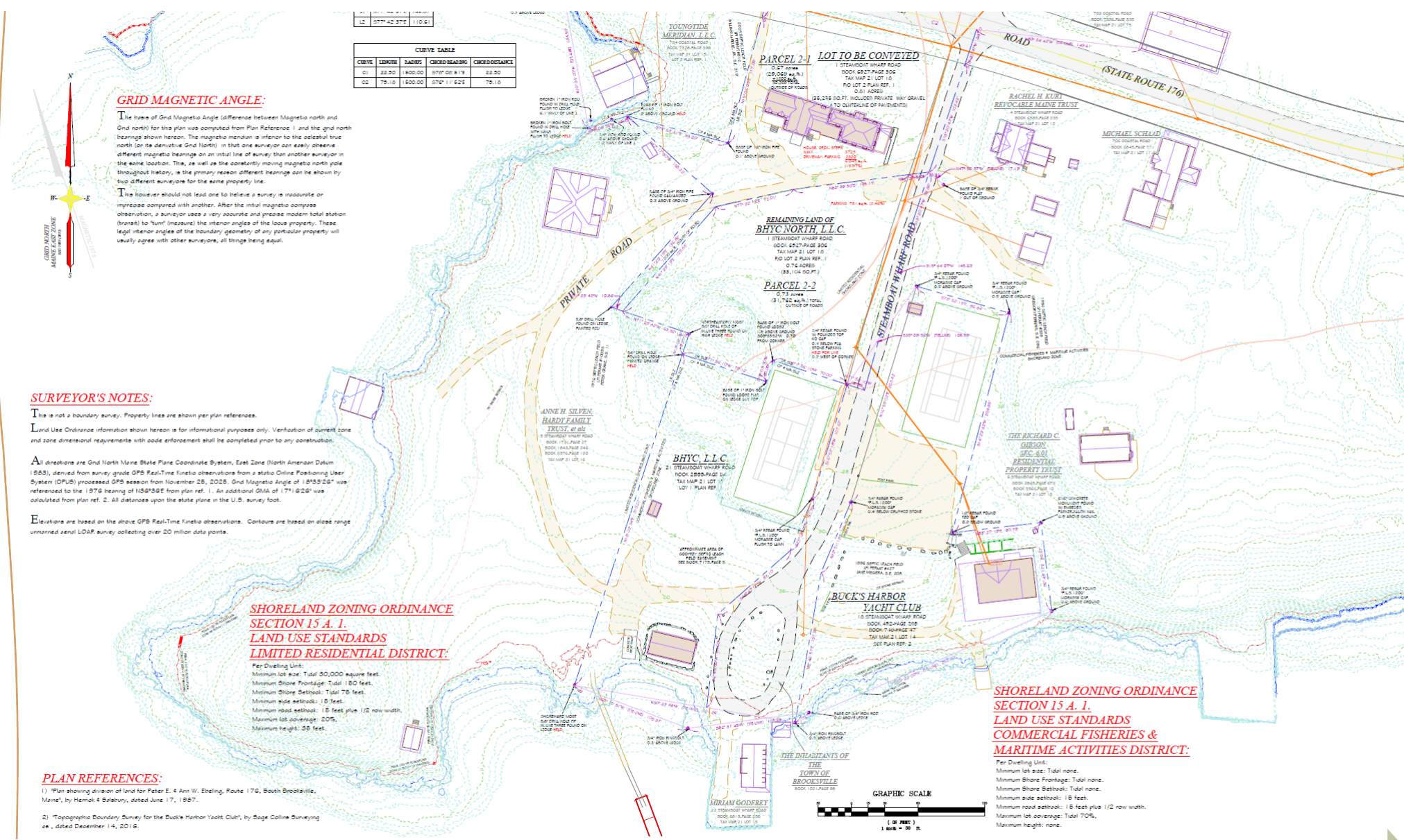
QUESTIONS



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STATION	CHORD BEARING	CHORD DISTANCE
12	S 77° 42' 57" E	110.51

CURVE	LENGTH	BEARING	CHORD BEARING	CHORD DISTANCE
C1	22.50	S 80° 00' 0" E	S 77° 42' 57" E	22.50
C2	79.10	S 80° 00' 0" E	S 77° 42' 57" E	79.10

GRID MAGNETIC ANGLE:

The base of Grid Magnetic Angle (difference between Magnetic north and Grid north) for this plan was computed from Plan Reference 1 and the grid north bearings shown hereon. The magnetic meridian is inferior to the celestial true north (or its derivative Grid North) in that one surveyor can easily observe different magnetic bearings on an initial line of survey than another surveyor in the same location. Thus, as well as the constantly moving magnetic north pole throughout history, is the primary reason different bearings can be shown by two different surveyors for the same property line.

The landowner should not lead one to believe a survey is inaccurate or imprecise compared with another. After the initial magnetic compass observation, a surveyor uses a very accurate and precise modern total station (traverse) to 'turn' (measure) the interior angles of the locus property. These legal interior angles of the boundary geometry of any particular property will usually agree with other surveys, all things being equal.

SURVEYOR'S NOTES:

This is not a boundary survey. Property lines are shown per plan references.

Land Use Ordinance information shown hereon is for informational purposes only. Verification of current zone and zone dimensional requirements with code enforcement shall be completed prior to any construction.

All directions are Grid North Maine State Plane Coordinate System, East Zone (North American Datum 1983), derived from survey grade GPS Real-Time Kinematic observations from a static Online Positioning User System (OPUS) processed GPS session from November 28, 2023. Grid Magnetic Angle of 18°33'26" was referenced to the 1876 bearing of N 82°30'E from plan ref. 1. An additional GMA of 17°11'02" was calculated from plan ref. 2. All distances upon the state plane in the U.S. survey foot.

Elevations are based on the above GPS Real-Time Kinematic observations. Contours are based on close range unmanned aerial LiDAR survey collected over 20 million data points.

**SHORELAND ZONING ORDINANCE
SECTION 15 A. 1.
LAND USE STANDARDS
LIMITED RESIDENTIAL DISTRICT:**

Per Dwelling Unit:
Minimum lot size: Total 30,000 square feet.
Minimum Shore Frontage: Total 180 feet.
Minimum Shore Setback: Total 75 feet.
Minimum side setback: 15 feet.
Minimum road setback: 15 feet plus 1/2 row width.
Maximum lot coverage: 20%.
Maximum height: 35 feet.

PLAN REFERENCES:

- 1) "Plan showing division of land for Peter E. & Ann W. Ebeling, Route 176, South Brookline, Maine", by Herold & Sullivan, dated June 17, 1987.
- 2) "Topographic Boundary Survey for the Bucks Harbor Yacht Club", by Sage Collins Surveying & Consulting, dated December 14, 2016.

**SHORELAND ZONING ORDINANCE
SECTION 15 A. 1.
LAND USE STANDARDS
COMMERCIAL FISHERIES &
MARITIME ACTIVITIES DISTRICT:**

Per Dwelling Unit:
Minimum lot size: Tidal none.
Minimum Shore Frontage: Tidal none.
Minimum Shore Setback: Tidal none.
Minimum side setback: 15 feet.
Minimum road setback: 15 feet plus 1/2 row width.
Maximum lot coverage: Tidal 70%.
Maximum height: none.