

Building Permit

For All Residential Development

For office use:

Tracking No. **48079** BP **0163-A** \$ **50.00** Fee Received

1. APPLICANT INFORMATION

Applicant Name(s): **Colby Frost Carpentry Inc** Daytime Phone: **864-9959** FAX: **864-9959**

Mailing Address: **PO-Box 628** Email: _____

Town: **Rangely me** State: **Maine** Zip Code: **04970**

2. PROJECT LOCATION AND PROPERTY DETAILS

Township, Town or Plantation: **Sandy River Plantation** County: **Franklin**

Tax Information (check tax bill): Map: **14** Plan: **N/A** Lot: **33** Deed or Lease Information (check deed or lease): Book: **3378** Page: **317** Lease #: _____

Lot size (in acres, or in square feet if less than 1 acre): **1 acre +** Lot Coverage (in square feet): **2192 sq ft** → *change proposed*

All Zoning on Property (check the LUPC map): **D-GN2** Zoning at Development Site: **D-GN2**

Road Frontage. List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot: **200 ft**

Road #1: **Cascade Rd** Frontage: **450 ft** Waterbody #1: **Cascade Stream** Frontage: **80 ft**

Road #2: **Town Hall Road** Frontage: **400 ft** Waterbody #2: _____ Frontage: _____

LUPC Approved Subdivision. List the LUPC approved subdivision number: **SP N/A** and SP Lot #: _____

If your property is not part of subdivision previously approved the Commission, please continue to Land Division History below. (check your deed or contact the LUPC office that serves your area)

Land Division History. Using your deed as a starting point, trace the ownership history and configuration changes of your property back 20 years from today. List any division of those lots from which your property originated (use additional sheet of paper if needed).

(example: Amy Adams to Rob Roberts 11/2/1997 10 acres)

Blk 403 Ps. 80 to Joan Frost 5/18/67

Blk 2537 P. 161 Richard Frost to Joan Frost 11/18/04

Blk 2568 P. 141 J. Frost to Thomas & Colby Frost 2/20/05

3. EXISTING STRUCTURES OR USES (Fill in a line for each existing structure) Previously issued Building Permit number (if applicable): _____

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Horizontal Distance (in feet) of structure from nearest:				
				Road	Property line	Lake or pond	River or stream	Wetland
Single Family Dwelling	1940's	20' x 24' x 22' H	Full Foundation	N/A	N/A	N/A	N/A	N/A
Addition to Dwelling	↓	14' x 18' x 22' H	Frost Wall	N/A	N/A	N/A	N/A	N/A
Garage	↓	24' x 24' x 22' H	Slab	N/A	N/A	N/A	N/A	N/A
Storage building	↓	20' x 30' x 14' H	Posts	N/A	N/A	N/A	N/A	N/A
Deck (Back)	↓	10' x 20'	Posts	N/A	N/A	N/A	N/A	N/A
Deck (Front)	↓	6' x 14'	Posts	N/A	N/A	N/A	N/A	N/A
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4. PROPOSED STRUCTURES OR USES (INCLUDING DRIVEWAYS AND PARKING AREAS) (Use additional sheet if needed)

4.1 What is the proposed use of your property? Residential only Residential with Home Occupation* Personal Campsite**

Type of structure (dwelling, garage, deck, porch, shed, driveway, camper, RVs, parking lots, etc.)	Proposal (check all that apply)								Exterior dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest						
	New structure***	Reconstruct***	Expand	Relocate	Remove	Enclose deck/porch	Enclose foundation***	Permanent foundation***		Change dimensions or setbacks	Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
Single Family Dwelling	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	20'x24'x22'	N/A	N/A	N/A	N/A	N/A	N/A	
Addition to Dwelling	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14'x18'x22'	N/A	N/A	N/A	N/A	N/A	N/A	
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10'x20'	N/A	N/A	N/A	N/A	N/A	N/A	
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6'x15'	N/A	N/A	N/A	N/A	N/A	N/A	
* proposal is to raise walls on SFD	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		Refer to plan, Exhibit						
+ Addition to increase 2nd Floor Area. No change in height of building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								

* 4.2 HOME OCCUPATIONS: If use of your property includes expanding or starting a home occupation, you must complete Supplement S-1: Questions for Home Occupations. Contact the LUPC office serving your area or download at www.maine.gov/dacf/lupc/. Please note additional fees apply to home occupations, see instructions for the appropriate fees.

** 4.3 CAMPSITES: If use of your property includes a campsite for your personal use (e.g., will not be rented):

a. Will the tents, tent trailer(s), pickup camper(s), recreational vehicle(s), trailer(s) or similar devices be located on the lot for less than 120 days in a calendar year? YES NO

b. Will the camper(s), trailer(s), and/or recreational vehicle(s) be registered and road ready? YES NO

c. Will the campsite have access to an on-site pressurized water supply (and not a self-contained water tank with pump)? YES NO

d. Will the campsite have access to permanent structures other than an outhouse, fireplace, picnic table, or lean-tos? YES NO

*** 4.4 RECONSTRUCTIONS OR NEW ACCESSORY STRUCTURES: If you are constructing a new accessory structure, reconstructing an existing structure, or adding a permanent foundation:

a. If the structure or foundation will not meet the LUPC's minimum setback distances from property lines, roads, water bodies or wetlands, explain what physical limitations (lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting setbacks: N/A

b. For reconstructions, has the existing structure been damaged, destroyed or removed from your property? YES NO
 If YES, was the structure in regular active use within a 2-year period preceding the damage, destruction or removal? YES NO
 If YES, provide the date the structure was damaged, destroyed or removed: _____

**** 4.5 DRIVEWAYS: If you are located on a public road:

a. Are you constructing a new driveway or entrance or changing a current driveway in a way that will increase traffic volume, or create a safety or drainage concern regarding a State or State-Aid Highway? YES NO
 If YES, you must submit Exhibit H: Driveway/Entrance Permit. Note: If your property is located along a County or Town/Plantation Road, you should check with that office before submitting this application to see what is required. N/A

5. SUBSURFACE WASTEWATER DISPOSAL (SEPTIC SYSTEM) (Note: Exhibit may be required. See instructions)

5.1 Mark the existing type of system serving the property: None Combined Subsurface System (Tank, leach field)
 Primitive Subsurface Disposal (Privy, graywater - non-pressurized); Common Sewer (Connected to a sewer district)
 Holding Tank Self-Contained Camper or RV Other _____

5.2 Will any expanded, reconstructed, or new structures include new bedrooms or bathrooms; add plumbing, water fixtures, pressurized water, or the ability for human habitation; or otherwise generate additional wastewater? YES NO
 If YES, you may need to submit Exhibit E: Subsurface Wastewater Disposal. (see instructions on page iv)

Existing Horse 2 BR's 3 Bedrooms w/ proposed expansion

6. DEVELOPMENT IN FLOOD PRONE AREAS (Note: Supplement may be required. See instructions.)

6.1 Is your proposed activity located within a mapped P-FP (Flood Prone Area Protection) Subdistrict, a mapped FEMA (Federal Emergency Management Agency) flood zone, or an unmapped area prone to flooding?

P-FP Subdistrict	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
FEMA Flood Zone	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Unmapped Area Prone to Flooding	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

If you answer YES to any of these questions, you must complete Supplement S-4: *Development in Flood Prone Areas*. Contact the LUPC office serving your area or download at www.maine.gov/dacf/lupc/application_forms/index.shtml.

7. VEGETATIVE CLEARING (Note: Exhibit may be required. See instructions.)

7.1 What is the total amount of proposed vegetative clearing not including the driveway and the footprint of proposed structures? NA *for safety* *feet removed 2 trees at sq. ft. on back of house*

If you answer NA (not applicable) for 7.1 go to Section 8.

7.2 Will the total amount of existing and proposed vegetative clearing within 250 feet of any lakes or rivers be less than 10,000 square feet? YES NO NA Total: _____ sq. ft.

7.3 Will the proposed clearing be located at least 50 feet from the right-of-way or similar boundary of all public roadways? YES NO NA How Close? _____ feet

7.4 Will the proposed clearing be located at least 75 feet from the normal high water mark of any body of standing water less than 10 acres in size, any tidal water, or flowing water draining less than 50 square miles? YES NO NA How Close? _____ feet

7.5 Will the proposed clearing be located at least 100 feet from the normal high water mark of the lake or river? YES NO NA How Close? _____ feet

7.6 If you answer NO to any of these questions, please explain why your vegetative clearing proposal is necessary and how it will not create an undue adverse impact on the resources and uses in the area: _____

7.7 Buffering in Prospectively Zoned Areas. Is your property located in one of the following Prospectively Zoned Plantations or Townships? YES NO

- Adamstown Twp.
- Dallas Plt.
- Lincoln Plt.
- Magalloway Plt.
- Rangeley Plt.
- Richardsontown Twp.
- Sandy River Plt.
- Townships C, D, and E.

N/A - this is existing development on lot

If YES, please complete the following table regarding the width of the vegetative buffers at the narrowest point between the existing and proposed structures and the nearest applicable road, property line, and subdistrict setbacks as applicable:

Standard Minimum Required:	Width of Vegetated Buffers			
	Road	Side Property Line	Rear Property Line	Subdistrict Boundary (If D-ES or D-CI)
25 feet in D-GN, D-GN2, D-GN3 50 feet in D-RS, D-RS2, D-RS3 75 feet in D-ES and D-CI		15 feet	15 feet	50 feet Buffer to other Subdistricts
This property:	_____ feet	_____ feet	_____ feet	<i>N/A</i> feet

Note: You may be required to submit Exhibit F: Documentation for Exceptions to Buffering Requirements. (See instructions on page iv)

8. SOIL DISTURBANCE, FILLING AND GRADING AND EROSION CONTROL (Note: Exhibit may be required. See instructions.)

8.1 Will your project involve disturbing soil or filling and grading? YES NO

If YES, please answer the following questions. If NO, continue to Section 9.

8.2 What is the total area of proposed soil disturbance or filling and grading? _____ sq. ft.

8.3 Will the area of soil disturbance or filling and grading within 250 of a lake or river be less than 5,000 sq. ft.? NA YES NO

a. If NO, what is the total square feet of soil disturbance or filling and grading within 250 feet? _____ sq. ft.

8.4 Will all soil disturbance or filling and grading be done when the ground is NOT frozen or saturated? YES NO

If NO, you will need to submit Exhibit G: *Erosion and Sedimentation Control Plan*

8.5 What will be the closest distance from the area to be disturbed to the nearest waterbody or wetland? _____ feet

8.6 Will any removed topsoil be stockpiled at least 100 feet from water and wetlands? YES NO

8.7 Will any fill used be free of hazardous or toxic materials, trash and rubbish? YES NO

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Question 8 continues onto the next page...

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P-FP Subdistrict YES NO
 FEMA Flood Zone YES NO
 Unmapped Area Prone to Flooding YES NO

If you answer YES to any of these questions, you must complete Supplement S-4: Development in Flood Prone Areas. Contact the LUPC office serving your area or download at www.maine.gov/dacif/lupc/application_forms/index.shtml.

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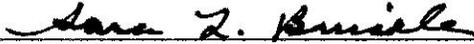
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Question 8 continues onto the next page...

BUILDING PERMIT BP 0163-A

Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval below, your proposal will meet the criteria for approval, 12 M.R.S.A. §685-B(4) of the Commission's statutes and the provisions of the Commission's *Land Use Districts and Standards*. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.



LUPC Authorized Signature: Sara L. Brusila, Regional Representative

April 13, 2015

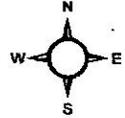
Effective Date

CONDITIONS OF APPROVAL

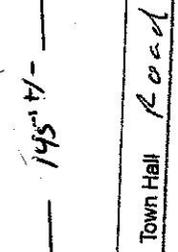
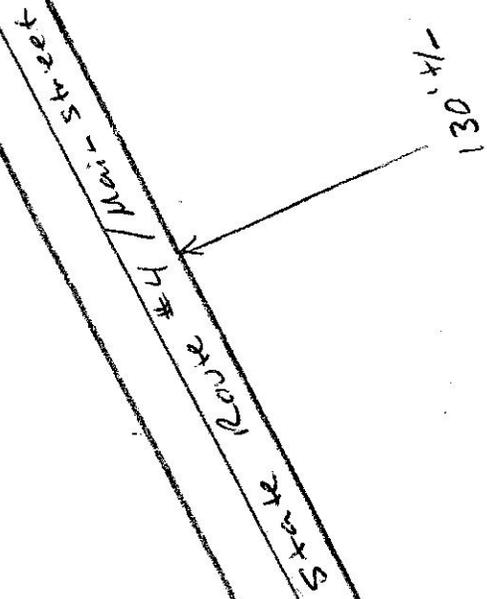
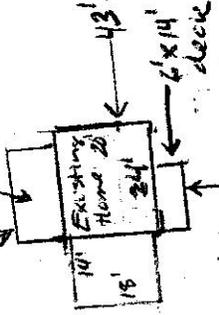
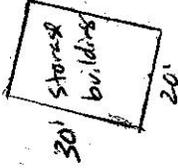
1. **At least one week prior to commencing the permitted activities**, the permittee must contact the Commission staff and notify them of the date construction will start. **If these activities include a permanent foundation**, the permittee must notify staff **of the date the forms will be set**. This will allow staff time to arrange a pre-construction site visit to review the applicable standards and requirements of the permit with the permittee. (**If you leave a telephone message**, please include your full name, telephone number, permit number, and the date/s the work will start.)
2. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
3. This permit is dependent upon and limited to the proposal as set forth in the application and supporting documents, except as modified by the Commission in granting this permit. Any variation is subject to prior review and approval of the Maine Land Use Planning Commission. Any variation from the application or the conditions of approval undertaken without approval of the Commission constitutes a violation of Land Use Planning Commission law.
4. Structures authorized under this permit, as well as filling/grading/soil disturbance and cleared openings created as part of construction activities authorized under this permit, must be located to meet the road, property line, water and wetland setback distances, exterior dimensions and building heights listed in Sections 4, 7 and 8 and approved by this permit.
5. In the event the permittee should sell or lease this property, the buyer or lessee shall be provided a copy of the approved permit and conditions of approval. The new owner or lessee should then contact the Land Use Planning Commission to have the permit transferred into his/her name. If there are no additional changes the transfer can be accomplished on a Minor Change Form.
6. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
7. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.
8. The permittee shall secure and comply with all applicable licenses, permits, authorizations, and requirements of all federal, state, and local agencies including but not limited to: Air and Water Pollution Control Regulations; Subsurface Wastewater Disposal System approval from the Local Plumbing Inspector and/or Maine Department of Health and Human Services, Subsurface Wastewater Program; and the Maine Department of Transportation, Driveway Entrance Permit, a physical E-911 address from your County Commissioner's Office.
9. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
10. The lot may not be further divided without the prior review and approval of the Commission. In addition, certain restrictions, including subdivision, setback and minimum lot size requirements, and activities on the original parcel from which the lot was first divided, may limit or prohibit further division of the lot in the future. The permittee(s) is (are) hereby advised to consult applicable land use laws and rules and with the Commission prior to any future further division of the lot.

SRP Tax Map 14, Lot #33

S. Brus. 14, LUPC
3/24/15 site visit notes



Cascade Road



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Legend

- E911 Roads
- Other Public Roads

1 inch = 40 feet

ck Deck 10' x 20'

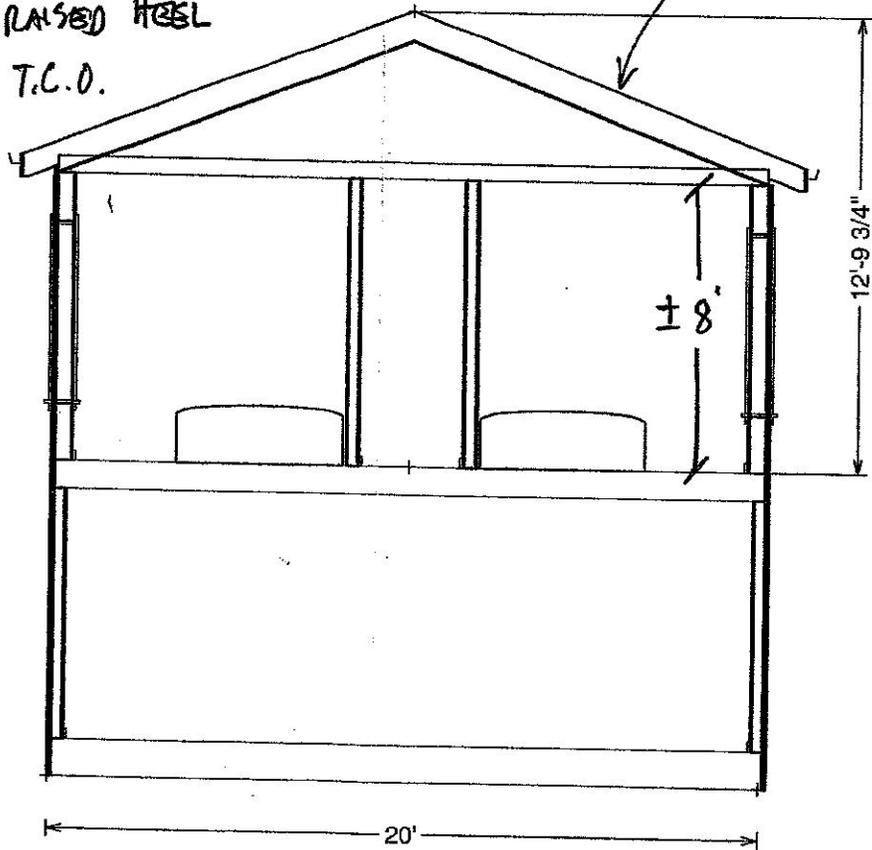
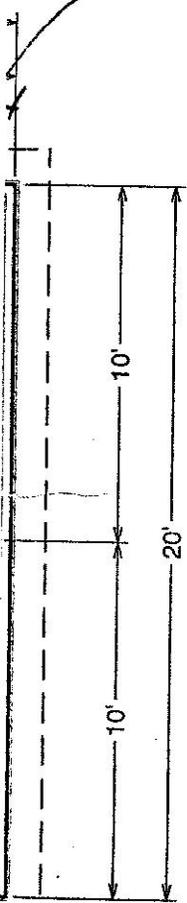
EXISTING stick FRAMES

Proposed Elevation View

14" RAISED HEEL
12" T.C.O.

VARY ROOF PITCH
± 4/12

EXISTING
PEAK HEIGHT



Existing 6' x 14' Front Deck

SECTION A-A

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THIS IS WHAT I
SENT TO TROSS MANUF.

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