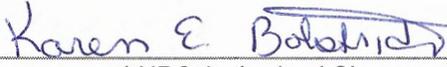


AMENDMENT A TO BUILDING PERMIT BP-680

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* (Chapter 10; ver. August 24, 2015). 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



Effective Date

CONDITIONS OF APPROVAL

General Conditions

1. **At least one week prior to commencing the permitted activities**, the permittee or the designated agent must contact the Commission staff and notify them of the estimated date construction work will start. Notice may be provided in writing, in person, by email, or by calling. If you leave or send a message, please include your full name, telephone number, permit number, and the date the work will start.
2. All authorized structures **must be set back a minimum of 92 feet from the normal high water mark of West Grand Lake**, 50 feet from the traveled portion (edge) of Bonney Brook Road and 15 feet from other property boundary lines.
3. The permitted structure **must not exceed 25 feet in height** as measured as the vertical distance between the mean original (prior to construction) grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area.
4. 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.
5. 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.
6. 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.
7. Temporary and permanent sedimentation control measures must be implemented to effectively stabilize all areas of disturbed soil and to catch sediment from runoff water before it leaves the construction site so that sediment does not enter water bodies, drainage systems, water crossings, wetlands or adjacent properties. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning.
8. Effective, temporary stabilization of all disturbed and stockpiled soil must be completed at the end of each work day. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
9. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
10. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
11. Soil disturbance must not occur when the ground is frozen or saturated.
12. Topsoil must not be removed from the site except for that necessary for construction activities authorized in this permit. Topsoil must be stockpiled at least 100 feet from any water body.
13. The permittee shall not advertise Land Use Planning Commission approval without first obtaining approval for such advertising.

Any such advertising shall refer to this permit only if it also notes that the permit is subject to conditions of approval.

14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. Upon completion of the authorized structures within the terms of this permit, any existing structures authorized to be removed from the lot and other construction debris must be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.
20. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. For parcels that are part of a Commission-approved subdivision, all conditions of the subdivision permit as they pertain to the permittee's parcel shall remain in effect.

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MAINE LAND USE PLANNING COMMISSION
Department of Agriculture, Conservation, and Forestry

LUPC - DOWNEAST

Permit Application

For office use:

Tracking No. 48488 BP 680-A Permit No. \$ 347.20 Fee Received

for non-residential development

1. APPLICANT INFORMATION

Applicant Name(s) <u>Nancy Hazelwood-Sprague</u>	Daytime Phone <u>207-796-5364 (same)</u>	FAX <u>nan 45 @ midmaine.com</u>	E-mail <u>nan 45 @ midmaine.com</u>
Mailing Address <u>2 Hazelwood Lane Grand Lake Stream, Me. 04668-4081</u>			

2. AGENT AUTHORIZATION AND APPLICANT SIGNATURES

Agent Name	Daytime Phone	FAX	E-mail
Mailing Address			
<p>All persons listed on the deed, lease or sales contract as owners or lessees of the property must read the statement and sign below. I hereby authorize the above-listed individual to act as my legal agent in all matters relating to this permit application. I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is true and accurate. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by the LUPC.</p>			
Applicant Signature(s) <u>Nancy Hazelwood-Sprague</u> <u>Meagan Moore</u>	Date <u>9/15/15</u> <u>9/15/15</u>		

3. PROJECT LOCATION AND DESCRIPTION

Describe in detail what you are proposing and the purpose of the work to be accomplished (use additional paper if you need more space).
Remove 16x23 structure and Rebuild to same dimensions. New rental unit will have a frost wall and septic system

Property Location	Township, Town or Plantation <u>TEND BPP</u>	County <u>WASHINGTON</u>	Lessor and Lease Lot Numbers (check your lease)
	Tax Plan and Lot Numbers (check your tax bill) <u>WA017 Plan 01 Lot 11.2</u>		Book and Page Numbers (check your deed) <u>BK 4024 pg 245 (12/30/13)</u>
Lot Size (in acres, or in square feet if less than 1 acre) <u>0.50 AC = 21,780 SQ FT</u>	Zoning (check a LUPC map - list all subdistricts covering your property) <u>DRS</u>		
Road Frontage. Is your property adjacent to any roads, streets or other rights-of-way (including any camp roads)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, write the name and frontage (in feet) for each road: _____	Water Frontage. Is there a lake, pond, river, stream, brook, or other water body on or adjacent to your lot? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If YES, write the name and frontage (in feet) for each water body: <u>West Grand Lake</u> <u>150' mol</u>		
If NO, describe how you access your property: <u>Hazelwood Lane is off of Bonney Brook Road</u>			

4. LAND DIVISION HISTORY

Using your deed as a starting point, trace the ownership history and configuration changes of your property back to 20 years from today. List all changes in ownership and all divisions of those lots from which your property originated (use additional paper if you need more space).

Description of Transaction (including seller's and buyer's names)	Date of sale or lease	Lot size
<u>Louis Coffee → Robert Hazelwood</u>	<u>10/24/1967</u>	
<u>Robert Hazelwood → Jean Lawlis</u>	<u>12/21/1987</u>	<u>portion</u>
<u>Robert Hazelwood → Nancy Hazelwood</u>	<u>6/06/1990</u>	<u>portion</u>
<u>Robert Hazelwood → Martin Smith</u>	<u>11/21/1994</u>	<u>portion</u>
<u>Robert Hazelwood probate → Nancy Hazelwood-Sprague & Meagan Moore</u>	<u>12/30/13</u>	<u>Remainder 0.50 AC</u>

5. EXISTING USES, STRUCTURES AND FEATURES LUPC - DOWNEAST

Existing Use: What is the current use of your property?
 Residential Residential with Home Occupation Commercial or Industrial Public or Institutional Other: rental units

Existing Structures: Are there any structures on your property? Yes No
 If YES, fill in a line on the table below for each structure on your lot (use additional paper if necessary):

Rental
Rental
Rental

Type of structure (dwelling, garage, office building, rental cabin, deck, porch, shed, etc.)	Year built	Exterior dimensions (LxWxH)	Number of:		Type of Foundation (full basement, slab, post, etc.)	Distance (in feet) of structure from nearest:					
			Bedrooms	Plumbing or water fixtures		Road	Property line	Lake or pond	River or stream	Wetland	
Hog Cabin	1936		2	4	posts						
Guest Camp	1960	12x15 additions w/2	1	4	posts						
shed	1936	8x20+10x8			posts						
Cabin	1973	16x23			posts						

Other Existing Features: If any of these features exist on your property, check off the feature and answer the appropriate questions.

<input checked="" type="checkbox"/> Driveways	Dimensions (LxW): <u>10x300</u>	<input type="checkbox"/> Parking areas	Number of parking areas: _____				
	Shared driveway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Dimensions (LxW): _____				
	Distance of driveway (in feet) from nearest:		Distance of parking areas (in feet) from nearest:				
	Property line		Road				
	Lake or pond		Property line				
	River or stream		Lake or pond				
	Wetland		River or stream				
	<u>10</u>		Wetland				
	<u>100</u>						
<input checked="" type="checkbox"/> Water supply	What type of water supply serves your property? <u>drilled well @ new house</u>	<input type="checkbox"/> Exterior lighting	List the fixtures that have been installed to illuminate your property:				
<input type="checkbox"/> Signs	Number of signs: <u>1</u>		Type of bulb	Watts	Date fixture installed	Cutoff fixture?	Motion activated?
	Dimensions (LxWxH): <u>8" x 16"</u>						
	Are any signs lighted? <input type="checkbox"/> Yes <input type="checkbox"/> No						
	Distance of signs (in feet) from advertised structure or activity: _____						

6. CHANGES TO EXISTING STRUCTURES OR FEATURES

Will you be expanding, reconstructing, relocating, or otherwise altering any existing structures on your property? Yes No
 If YES, fill in a line on the table below for each structure proposed to be altered (use additional paper if necessary):

Structure to be altered (dwelling, garage, office building, rental cabin, porch, shed, driveway, sign, etc.)	Proposed alterations (check all that apply)						New exterior dimensions (LxWxH)	New number of:		Distance (in feet) of altered structure from nearest:				
	Expand or add on	Reconstruct or replace *	Permanent foundation	Relocate	Enclose deck or porch	Other **		Bedrooms	Plumbing or water fixtures	Road	Property line	Lake or pond	River or stream	Wetland
16x23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	16x23x25'	1-2	4					
Remove	<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"/>								

* Reconstruction or installation of a permanent foundation. If you are reconstructing an existing structure, or if you are installing a permanent foundation beneath an existing structure:

- Has the existing structure been damaged, destroyed or removed from your property? Yes No
 If YES, provide the date the structure was damaged, destroyed or removed: _____
- If the reconstructed structure or permanent foundation will not meet the Commission's minimum setback requirements from property lines, roads, water bodies or wetlands, explain what physical limitations (such as lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting such setbacks:

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** Other. If you selected "Other" from the table above, describe in detail the type of alteration you are proposing (use additional paper if needed):

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7. PROPOSED USES, STRUCTURES AND FEATURES

LUPC - DOWNEAST

Proposed Use: What is the proposed use of your property?

Commercial or Industrial Public or Institutional Other: Rental unit

New Structures: Will you be constructing or installing any new structures on your property? Yes No
 If YES, fill in a line on the table below for each new structure.

Type of structure (Office Building, Rental Cabin, porch, shed, etc.)	Exterior dimensions (LxWxH)	Number of:			Type of Foundation (full basement, slab, post, etc.)	Distance(in feet) of structure from nearest:				
		Bedrooms	fixtures	Plumbing or water		Road	Property line	Lake or pond	River or stream	Wetland
Rental cabin entrance deck	16x23x25- 4x4'	1-2	4		post wall	15-	92-96			
							92			

Other Proposed Features: If you are proposing to add any of these features, check off the feature and answer the appropriate questions:

<input type="checkbox"/> Driveways	Dimensions (LxW): _____ Shared driveway? <input type="checkbox"/> Yes <input type="checkbox"/> No Distance of driveway (in feet) from nearest:	<input type="checkbox"/> Parking areas	Number of parking areas: _____ Dimensions (LxW): _____ Distance of parking areas (in feet) from nearest:																
	<table border="1"> <thead> <tr> <th>Property line</th> <th>Lake or pond</th> <th>River or stream</th> <th>Wetland</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Property line	Lake or pond	River or stream	Wetland					<table border="1"> <thead> <tr> <th>Road</th> <th>Property line</th> <th>Lake or pond</th> <th>River or stream</th> <th>Wetland</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Road	Property line	Lake or pond	River or stream	Wetland			
Property line	Lake or pond	River or stream	Wetland																
Road	Property line	Lake or pond	River or stream	Wetland															
<input checked="" type="checkbox"/> Water supply	What type of water supply will serve the property? <u>drilled well @ new house</u>	<input type="checkbox"/> Signs exceeding LUPC standards	Number of signs: _____ Dimensions (LxWxH): _____ Will any signs be lighted? <input type="checkbox"/> Yes <input type="checkbox"/> No Distance of signs (in feet) from advertised structure or activity: _____ What features of the signs exceed LUPC standards? _____ Why do the signs need to exceed LUPC standards? _____																
<input type="checkbox"/> Exterior lighting	List the fixtures that will be installed to illuminate your property:		Will the signs be a hazard to traffic? <input type="checkbox"/> Yes <input type="checkbox"/> No How will the signs' design elements (color, bulk, materials, height, etc.) be compatible with the property and fit harmoniously into the surroundings? _____																
	<table border="1"> <thead> <tr> <th>Type of bulb</th> <th>Watts</th> <th>Cutoff fixture?</th> <th>Motion activated?</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td></td> <td></td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </tbody> </table>	Type of bulb	Watts	Cutoff fixture?	Motion activated?			<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>		
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		<input type="checkbox"/>	<input type="checkbox"/>																
		<input type="checkbox"/>	<input type="checkbox"/>																
		<input type="checkbox"/>	<input type="checkbox"/>																

8. SEWAGE DISPOSAL FOR NEW AND ALTERED STRUCTURES

Will any proposed new or altered structures include bedrooms, bathrooms or plumbing/water fixtures, or otherwise generate waste water? Yes No

9. WETLAND ALTERATIONS

Will your proposal alter any amount of land that is a mapped P-WL subdistrict or any ground below the normal high water mark of a lake, pond, river, stream, or intertidal area? Yes No
 Will your proposal alter an acre or more of any land area, either upland or wetland? Yes No

10. DEVELOPMENT IN FLOOD PRONE AREAS

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? Yes No

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11. VEGETATION CLEARING

Will your project involve any clearing of vegetation? (If YES, answer the following questions) Yes No

Total area of clearing: 400 sq. ft.

Distance between edge of cleared area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland
90	0	90		

12. BUFFERING IN PROSPECTIVELY ZONED AREAS

Is your property located in a development subdistrict within a prospectively zoned area? Yes No

If YES, how wide are any existing wooded buffers (as measured at the narrowest point) between existing and proposed structures on your property and the nearest:

Road	Side property line	Rear property line	Subdistrict boundary (if in D-ES or D-CI)

Do these buffers or any other features of your property screen the proposed development from view from the road and adjacent properties? Yes No

13. EROSION AND SEDIMENTATION CONTROL

Total area of new or expanded soil disturbance: 400 sq. ft.

Distance between the disturbed area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland
90	5	90		

If soil disturbance will occur within 250 feet of a water body or wetland, what is the average slope of the land between the disturbed soil and the normal high water mark or upland edge? Slope: _____ %

Will soil disturbance occur when the ground is frozen or saturated? Yes No

Will soil disturbance occur (a) in water bodies, wetlands, natural drainage systems, or water crossings; (b) on slopes exceeding 15%; or (c) in other sensitive areas? Yes No

If yes, how will you stabilize disturbed areas and minimize the amount and duration of soil exposure?

Will existing catch basins and culverts on or near the property be protected from sediment by the use of hay bale check dams, silt fences or other effective measures? Yes No

Will topsoil be stripped from the property? Yes No

If YES, will the topsoil be stockpiled at least 100 feet from water and wetlands? Yes No

Will all disturbed areas and stockpiled soils be effectively stabilized at the end of each workday? Yes No

Will any fill used be free of hazardous or toxic materials, debris, trash and rubbish? Yes No

What will you do (during site preparation, construction, cleanup, and post-construction) to stabilize disturbed soil and prevent sediment from entering water, wetlands, natural drainage systems, catch basins, culverts or adjacent properties?

silt screen and hay bales towards lake

What provisions will you make for the continued maintenance of all proposed erosion and sedimentation control measures?

visual inspection during construction, before rainfall & after rainfall

Provide a general timeline of construction activities on your property, including clearing, grading, construction and landscaping:

Year #1 - get permit Year #2 site prep: Remove old structure and 5 mature trees Year 2+3 foundation and rough frame Year #4 conste & Septic installation

14. ADDITIONAL INFORMATION

State any facts that further explain your proposal or may help us in our review of your application (Use additional paper if needed).

Site visit by K. Bolsteridge 8/14/15 to determine location of new building & Septic

15. REQUIRED FEES, EXHIBITS AND SUPPLEMENTS

Submit all necessary fees, exhibits and supplemental information with this application, as described in the instructions.

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For office use:

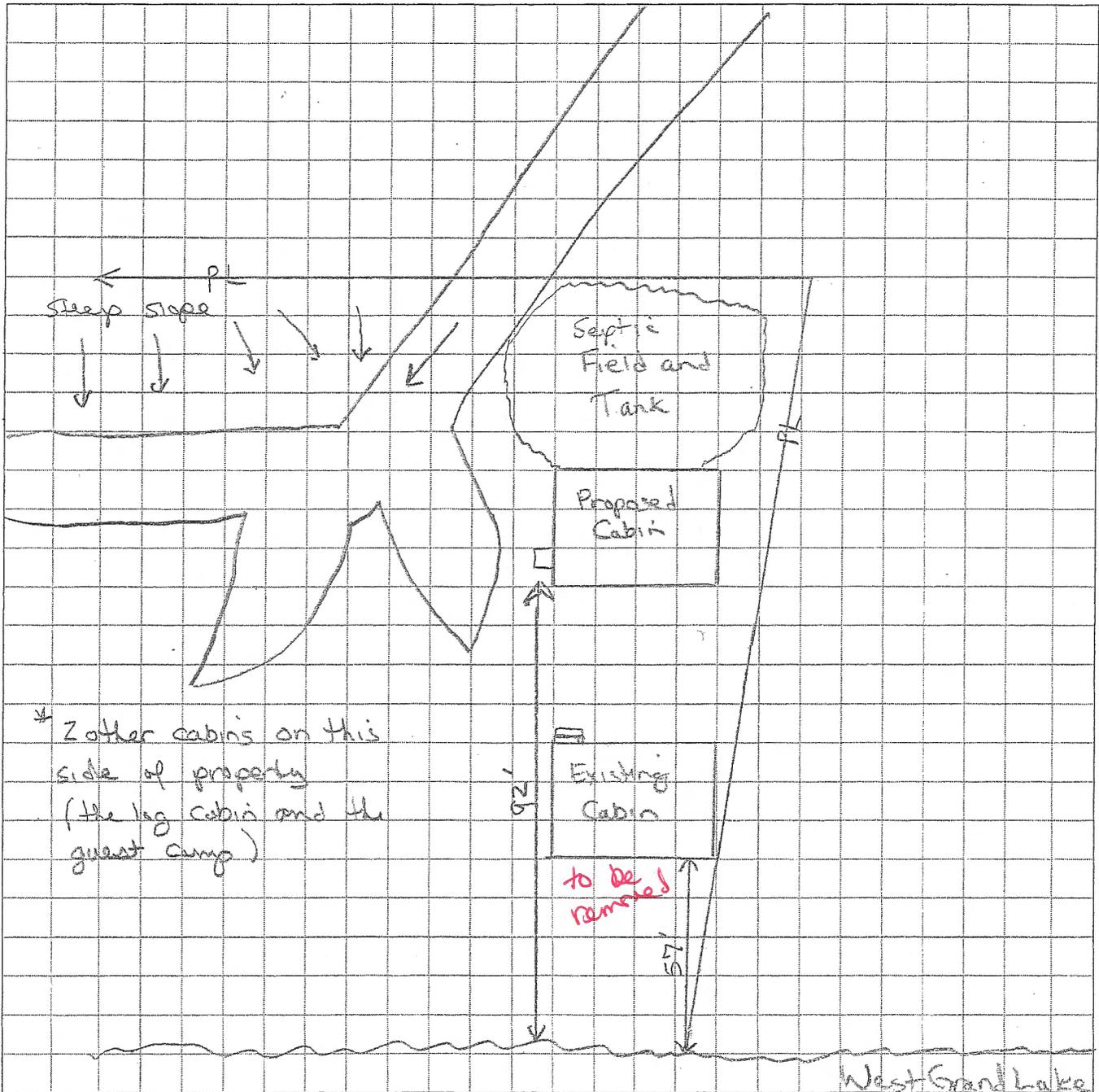
48488
Tracking No.

BP

680-A
Permit No.

EXHIBIT D-1: SITE PLAN

Prepare a bird's-eye view site plan that shows your entire property and includes all the elements described for Exhibit D in the instructions. Do not use colors. Refer to the instructions for a sample site plan.



Notes/Legend:
