BUILDING PERMIT BP10910,AMENDMENT A
(After-the-Fact)

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

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.

Debra A. Kaczynski — LUPC Authorized Signature

6/27/2016 — 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. 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 and 5 and approved by this permit.
5. 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.
6. 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.
7. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
8. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
9. Unless otherwise proposed in Question 8.4 and by the submittal of **Exhibit G, Erosion and Sediment Control Plan**, and approved by this permit, soil disturbance must not occur when the ground is frozen or saturated.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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.
15. 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.
16. Structures authorized under this permit must not be sited on a ridge or knoll such that they are visible above the tree line from any water body. All authorized structures must be located, designed and landscaped to reasonably minimize their visual impact on the surrounding area, particularly when viewed from existing roadways or shorelines.
17. 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.
18. **To protect the scenic quality of Boyd Lake, the 2nd story dwelling expansion and covered porch approved under this permit must not exceed 25 feet in height as measured from the peak of the roof to the lowest point of the structure (including the foundation) at the original grade along the downhill side.**
19. 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.
20. **Nothing in this permit shall be construed to release the permittee(s) from any liability or responsibility arising from any violation, including Enforcement Case EC 2010-8, or to be considered a waiver of the authority of the Commission or the state to fully pursue or prosecute such violations.**

Development in Flood Prone Areas

21. The permitted structure(s) must be constructed according to the information submitted in the **Supplement S-4: Requirements for Development in Flood Prone Areas and associated Exhibits**.
22. Notwithstanding Condition 1, construction activities authorized within P-FP subdistricts, FEMA zones, and other areas prone to flooding must be substantially started within 180 days 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.
23. All other required state or federal permits must be submitted to the Commission PRIOR to the start of construction.
24. The permitted structures must be designed or modified and adequately anchored to prevent flotation (excluding floating piers and docks), collapse or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
25. The permittee(s) must use construction materials that are resistant to flood damage, use construction methods and practices that will minimize flood damage, and use electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during flooding conditions.
26. The improvements to the dwelling must not increase the market value of the structure by more than 50%.

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Building Permit Amendment

SHORT FORM for Residential Development

1. APPLICANT INFORMATION

Applicant Name(s)	Daytime Phone	FAX *(if applicable)*
Gary & Cheryle Strout	285-7011	
Mailing Address		**Email** *(if applicable)*
647 Bradford Rd		
Town	**State**	**Zip Code**
Charleston	ME	04422

2. PROJECT LOCATION AND PROPERTY DETAILS

Township, Town or Plantation	County
Orneville Twp	Piscataquis
Tax Information *(check Tax Bill)* Map: PI082 Plan: Ole Lot 36 & 36.2	**All Zoning at Development Site** *(check the LUPC map)* D-RS, FEMA
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:	**Water Frontage.** List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot:
Road #1: Lake Rd South Frontage ~ ft.	Waterbody #1: Boyd Lake Frontage
Road #2: Frontage ft.	Waterbody #2: Frontage

3. EXISTING STRUCTURES (Fill in a line for each existing structure)

Previously issued Building Permit BP

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	Ocean/Tidal waters
Dwelling	pre-1971	20' x 24'	posts	>50	15'	25'			
Shed	pre-1971	12' x 12'	posts	39'	15'	60'			
Deck to be reduced in size (see EC 2010-8) to 4'x10' for water access		12x10'		>50	>15	3' over NHWM			

4. PROPOSED ACTIVITIES (Fill in a line for each new or modified structure)

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Proposal (check all that apply): New structure*	Reconstruct*	Expand	Relocate*	Remove	Enclose deck/porch	Permanent foundation*	Change dimensions or setbacks	Exterior Dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
ATF Expansion in height of Dwelling to 21 feet	☐	☐	☒	☐	☐	☐	☐	☐	20x24x21	>50	15'	25'			
	☐	☐	☐	☐	☐	☐	☐	☐							
Porch w/ roof cover	☒	☐	☒	☐	☐	☐	☐	☐	10'x24'x14'	>50	15'	25'			
Water Access Walkway	☒	☐	☐	☐	☐	☐	☐	☐	4'x10'	>50	15'	0'			

*** Reconstructions, Relocations, Permanent Foundations and New Accessory Structures:**

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:

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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:

5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE (If applicable, fill in this table)

	Proposed New Area (in sq. ft.) of cleared/filled/disturbed soil:	Distance (in feet) between edge of cleared/filled area and the nearest:					
		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal Waters
Cleared area	N/A						
Filled/disturbed area							

6. PROSPECTIVELY ZONED AREAS (RANGELEY AREA ONLY)

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.

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:

	Width of Vegetated Buffers			
	Road	Side Property Line	Rear Property Line	Subdistrict Boundary (If D-ES or D-CI)
Standard Minimum Required:	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	_____ feet

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

7. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)

Agent Name *(if applicable)*	Daytime Phone	FAX *(if applicable)*	
Mailing Address		Email *(if applicable)*	
Town		State	Zip Code

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 complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. 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. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, The Commission's review is limited only to land use issues and the Commission does not make any findings related to the MUBEC nor do the LUPC staff inspect buildings or enforce any provisions of that Code.

Please check **one** of the boxes below: *(see "Accessing the Project Site for Site Evaluation and Inspection")*

☐ I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

☑ I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s) Gary R Shaw Date 2-10-16
Cheryl Shaw Date 2-10-16

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10910-A Permit No.

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Maine Land Use Planning Commission
Department of Agriculture, Conservation and Forestry

Supplement S-4

Requirements for development in flood prone areas

Applicant Name(s): Gary + Cheryl Strout

Project Location (Township): Orneville Twp

Project Location (County): Piscataquis

SECTION A: GENERAL INFORMATION

All applicants must complete Sections A and B.

1. What type of flood prone area is your property located in? (Refer to maps and check all that apply)
   - ☐ P-FP Flood Prone Area Protection Subdistrict
   - ☒ FEMA Zone A, A1-30 or AE
   - ☐ FEMA Zone VE (Coastal Floodplains) ***(also complete Section E)***
   - ☐ Unmapped Flood Prone Area

2. Will you be making a Substantial Improvement to an existing structure? ☐ Yes ☐ No

   If you are proposing maintenance and repair or renovations to an existing structure costing $1,000 or more; or if you plan to expand or rebuild a portion of an existing structure, within the next 2-3 years, it is possible that your project could be considered a substantial improvement. This worksheet will assist you in determining which structures would be substantially improved.

SUBSTANTIAL IMPROVEMENT WORKSHEET *(check your tax evaluation or recent appraisal)*

Structures to be altered (dwelling, garage, etc.*)	A. Current Market Value ($) of ONLY the structure being altered (Do not include land)	B. Estimated Improvement Costs ($) of the proposed improvements (Include labor costs)	C. Market Value Increase (%) (Estimated Improvement Costs (B) ÷ Current Market Value (A) x 100)
Dwelling	$ 50,000	$ 5,000 (porch)	10 %
	$	$ 10,000 (height expansion)	20 %
	$	$	%
			%

30% total

*The value of a new or improved deck that is attached to any structure must be included in your calculations for that structure. If the Market Value Increase is 50% or greater, your improvement to that structure will be considered a substantial improvement. Please check the appropriate box(es) in Question 3 below and complete the required sections. If the Market Value Increase is less than 50%, your improvement to that structure will NOT be considered a substantial improvement.

3. What type of development are you proposing within the Flood Prone Area? (Check **ALL** that apply)
   - ☐ Normal Maintenance and Repair or Renovations costing $1,000 or more to any type of existing structure that do not constitute a Substantial Improvement
   - ☒ An Addition or Expansion that does not constitute a Substantial Improvement to any type of existing structure
   - ☐ Relocation, Reconstruction, or Replacement of an existing structure that does not constitute a Substantial Improvement ***(also complete Section C)***
   - ☐ New Permanent Foundation; Reconstruction or Replacement of an Existing Permanent Foundation ***(also complete Section C)***
   - ☐ Driveway, Land Management Road, Road Project, or Trail
   - ☐ Docking Structure, Noncommercial, in VE Zone ***(also complete Section E)***
   - ☐ Shoreland Alteration (Riprap, etc.)
   - ☐ Other Development or Activity (Describe): _____

   New Construction or Placement or Substantial Improvement of the following:
   - ☐ Residential Structure, including Accessory Structures in P-FP, A1-A30, AE or A Zones ***(also complete Sections C and D)***
   - ☐ Residential Structure, including Accessory Structures in VE Zone ***(also complete Sections C and E)***
   - ☐ Manufactured Home ***(also complete Sections C and F)***
   - ☐ Recreational Vehicle ***(also complete Sections C and F)***
   - ☐ Nonresidential Structure, including Accessory Structures ***(also complete Sections C and G)***, or Fish and Lobster Sheds in VE Zone ***(also complete Section E)***
   - ☐ Bridge ***(also complete Section H)***
   - ☐ Docking Structure, Commercial ***(also complete Sections C and I)***, in VE Zone ***(also complete Section E)***
   - ☐ Containment Wall ***(also complete Section J)***

4. Will any of the proposed development, structure(s) or any fill (including for a driveway) be located within the floodway of a river, stream or other flowing water? ☐ Yes ☒ No

   If YES, *you must attach* ***Exhibit S4-A: Floodway Development Certification****. See Instructions.*

All applicants must complete Section B (continue to next page...)

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SECTION B: CONSTRUCTION SPECIFICATIONS

All applicants must complete Sections A and B. ***N/A means not applicable.***

5. Will your development be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy? ☒ Yes ☐ No ☐ N/A

Explain: Proposed structures to be anchored to posts

6. Will your construction materials be resistant to flood damage? ☒ Yes ☐ No ☐ N/A

Explain

7. Will your construction methods and practices minimize flood damage? ☒ Yes ☐ No

Explain

8. Will the proposed electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities be designed and/or located to prevent water from entering or accumulating within the components during flooding conditions? ☐ Yes ☐ No ☒ N/A - porch

Explain: Porch will not have any electric, heating or plumbing
Expansion in height resulting in 1½ story structure - above flood elev.

9. Will any new or replacement water supply system be designed to minimize or eliminate infiltration of flood waters into the system? ☐ Yes ☐ No ☒ N/A

Explain

10. Will any new or replacement sanitary sewage system be designed to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters? ☐ Yes ☐ No ☒ N/A

Explain

11. Will any on-site waste disposal system be located and constructed to avoid impairment to it or contamination from it during floods? ☐ Yes ☐ No ☒ N/A

Explain

12. Will your development alter or relocate any portion of a watercourse? ☐ Yes ☒ No

If YES, describe the nature and extent of the watercourse alteration or relocation and show it on the site plan for your application:

*If YES, you must attach **Exhibit S4-B: Notification of Watercourse Alteration or Relocation**, and if you are in the floodway of the river or stream, you must attach **Exhibit S4-A: Floodway Development Certification**. See Instructions.*

If your answers to Section A do not require that you complete additional Sections C—J of this supplement, you may STOP HERE and attach this supplement and any required exhibits (see Instructions, p. vi) to your application.

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SECTION C: DEVELOPMENT ALLOWED BY SPECIAL EXCEPTION *(Complete this section if applicable)*

13. Is any portion of your lot(s) located outside the flood prone area? ☐Yes ☒No

If YES, explain why it is not feasible to locate your proposed structure(s) outside the flood prone area:

14. Will your project be buffered from those other uses and resources with which it is incompatible? ☒Yes ☐No

Explain Development compatible with surrounding residential uses + similar to other development in area

SECTION D: RESIDENTIAL DEVELOPMENT INCLUDING ACCESSORY STRUCTURES IN A P-FP OR FEMA A1-30, AE, OR A ZONE *(Complete this section if applicable)*

15. *Does your proposed structure qualify as an exempt accessory structure in a* P-FP or FEMA A1-30, AE or A zone by meeting **ALL** of the following requirements a-f? ☐Yes ☐No

a. The structure will be 500 square feet or less in size and have a value less than $3,000.
b. The structure will have unfinished interiors and not be used for human habitation.
c. The structure will have hydraulic openings in at least two different walls in accordance with Section 10.25,T,2,I,(2) of the *Land Use Districts and Standards.*
d. The structure will be located outside the floodway.
e. When possible, the structure will be constructed and placed on the site so as to offer the minimum resistance to the flow of floodwaters **AND** be placed further from the source of flooding than the primary structure.
f. The structure will have only ground fault interrupt electrical outlets and have the electric service disconnect located above the base flood elevation **AND** when possible outside the flood prone area.

If YES, your accessory structure in a P-FP or FEMA A1-30, AE or A zone is considered exempt and an Elevation Certificate or Certified Plan is not required for this structure.

If NO, you must demonstrate that the lowest floor (including basement) of all new and substantially improved structures will be elevated to at *least one foot above the base flood elevation and answer Question 16 below.*

You must attach ***Exhibit S4-C: Elevation Certificate or Certified Plan****. See Instructions.*

16. *Will your development involve enclosing any area below the lowest floor of an existing or proposed structure?* ☐Yes ☐No

If YES, will the enclosed area be used for anything other than for building access, parking of vehicles, or storage? ☐Yes ☐No

If YES, *you must attach* ***Exhibit S4-D: Design Plan for Openings or Hydraulic Opening Certificate****. See Instructions.*

SECTION E: DEVELOPMENT IN COASTAL FLOODPLAINS (ZONE VE) *(Complete this section if located in VE Zone)*

17. Will all development, except any wharves, piers, and docks, or exempt lobster or fishing sheds (see question 21 below), be located landward of the reach of mean high tide? ☐Yes ☐No

18. Will fill be used for structural support? ☐Yes ☐No

19. Will you be altering any sand dunes within the VE Zone? ☐Yes ☐No

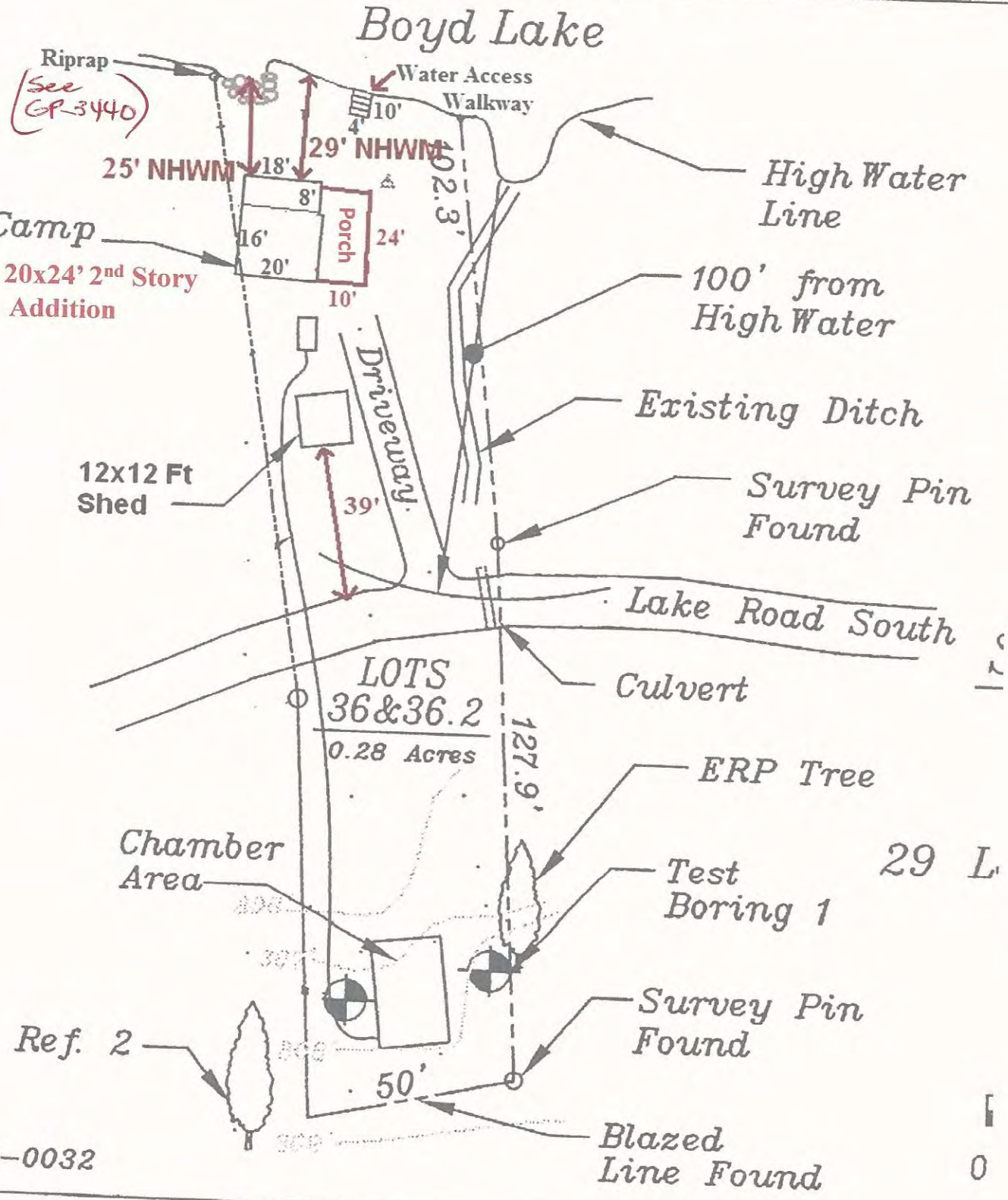
If YES, explain how this alteration will not increase potential flood damage *(attach additional sheet if needed)*: ☐Yes ☐No

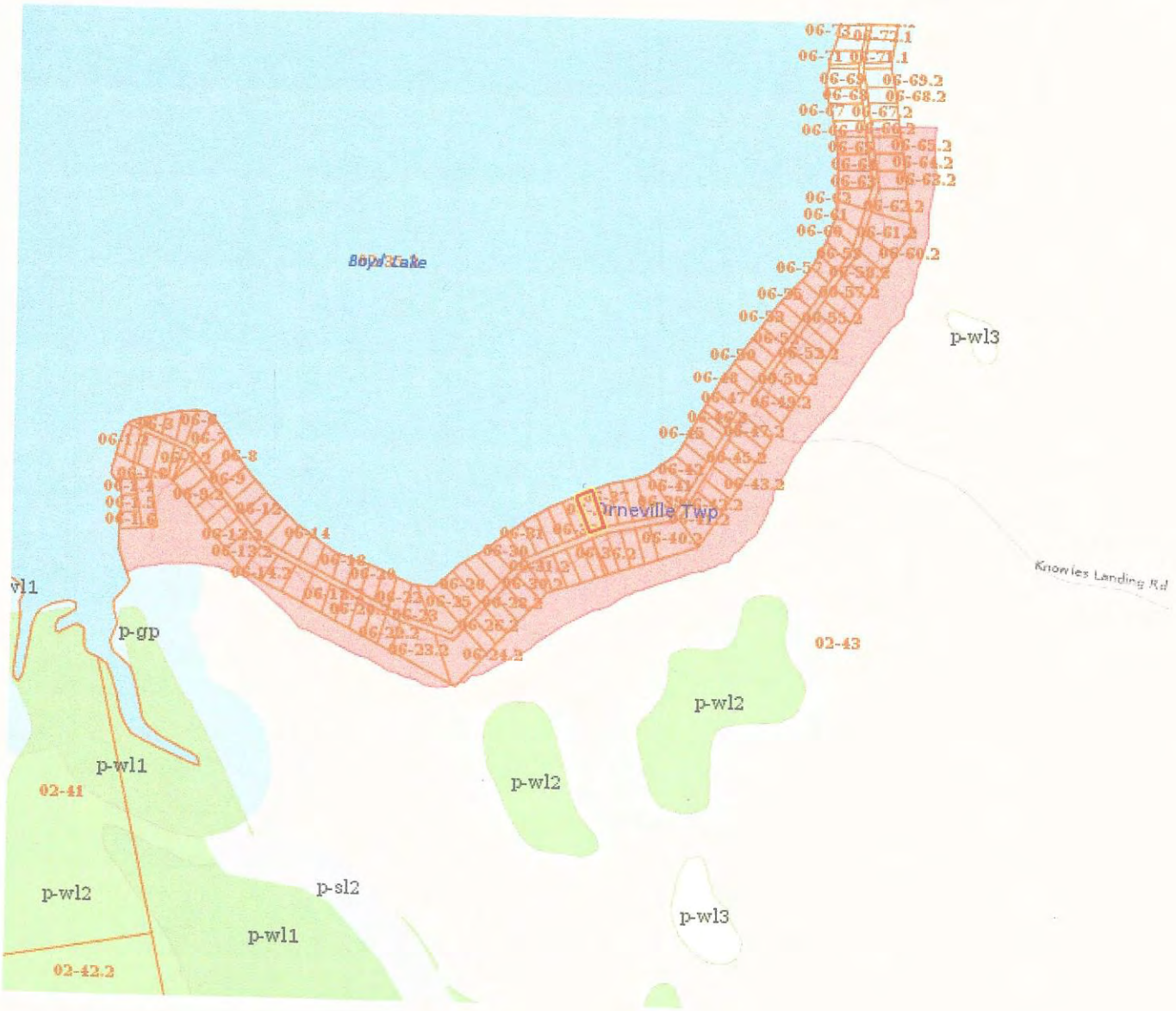
20. Are you proposing a new structure or a substantial improvement to an existing structure or placement of an RV on site for more than 90 days in a VE zone? ☐Yes ☐No

If YES, continue to Question 21. **If NO,** you may **STOP HERE** in this Section.

Section E continues onto the next page…

After Site Diagram
Strout, Gary & Cheryl
Plan 06, Lots 3533, 36, & 36.2




Bog Lake
Orneville Twp
Knowles Landing Rd
p-wl3
p-gp
p-wl1
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