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

LUPC - DOWNEAST

Building Permit Amendment

For office use:

Tracking No. **47247** BP **13120-C** \$ **66.00** Fee Received

SHORT FORM for Residential Development

1. APPLICANT INFORMATION

Applicant Name(s) <b>MATTHEW J. WEBER</b>	Daytime Phone <b>596 7289</b>	FAX (if applicable)
Mailing Address <b>P.O. BOX 33</b>	Email (if applicable) <b>scenseldonly@gmail.com</b>	
Town <b>MONHELAN ISLAND</b>	State <b>MAINE</b>	Zip Code <b>04852</b>

2. PROJECT LOCATION AND PROPERTY DETAILS

Township, Town or Plantation <b>MONHELAN PLANTATION</b>	County <b>LINCOLN</b>
Tax Information (check Tax Bill) Map: <b>5</b> Plan: _____ Lot <b>7</b>	All Zoning at Development Site (check the LUPC map) <b>D-RS D-GN</b>
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: Road #1: <b>LOBSTER COVE RD/BRIDLE PATH</b> Frontage <b>200</b> ft. Road #2: <b>DAVIS STREET</b> Frontage <b>60</b> ft.	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: Waterbody #1: _____ Frontage _____ ft. Waterbody #2: _____ Frontage _____ ft.

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

Previously issued Building Permit BP **13120**

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	
<b>DWELLING</b>	<b>2008</b>	<b>24x32x20</b>	<b>BASEMENT</b>							
<b>with UTILITY SHED</b>	<b>2012</b>	<b>20x24x16</b>	<b>POST</b>	<b>20'</b>	<b>28'</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>500'</b>	
<b>12x32 deck</b>				<b>22'</b>	<b>26'</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>500'</b>	
<b>10x12 deck</b>				<b>&gt;20'</b>	<b>&gt;15'</b>					<b>4'</b>
<b>10x12 addition</b>				<b>"</b>	<b>"</b>					<b>4'</b>
<b>(proposed + existing) Total S.F. = 1952 = &lt; 30%</b>										

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)							Exterior Dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest:					
	New structure*	Reconstruct*	Expand	Relocate*	deck/porch	Enclose foundation*	Permanent foundation*		Change dimensions or setbacks	Road	Property line	Lake or pond	River or stream	Wetland
<b>BACK DECK</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>8'x10'</b>	<b>42'</b>	<b>21'</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>500'</b>
	<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"/>							

\* 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)

Table with columns: 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. Rows: Cleared area, Filled/disturbed area, What is the average slope of land between the area to be filled/disturbed and the waterbody or wetland? % NA

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. Rangeley PIt. Dallas PIt. Richardsontown Twp. Lincoln PIt. Sandy River PIt. Magalloway PIt. 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:

Table: Width of Vegetated Buffers. Columns: Road, Side Property Line, Rear Property Line, Subdistrict Boundary (If D-ES or D-CI). Rows: Standard Minimum Required, This property:

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.

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

[X] 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) [Handwritten Signature] Date JANUARY 31, 2014

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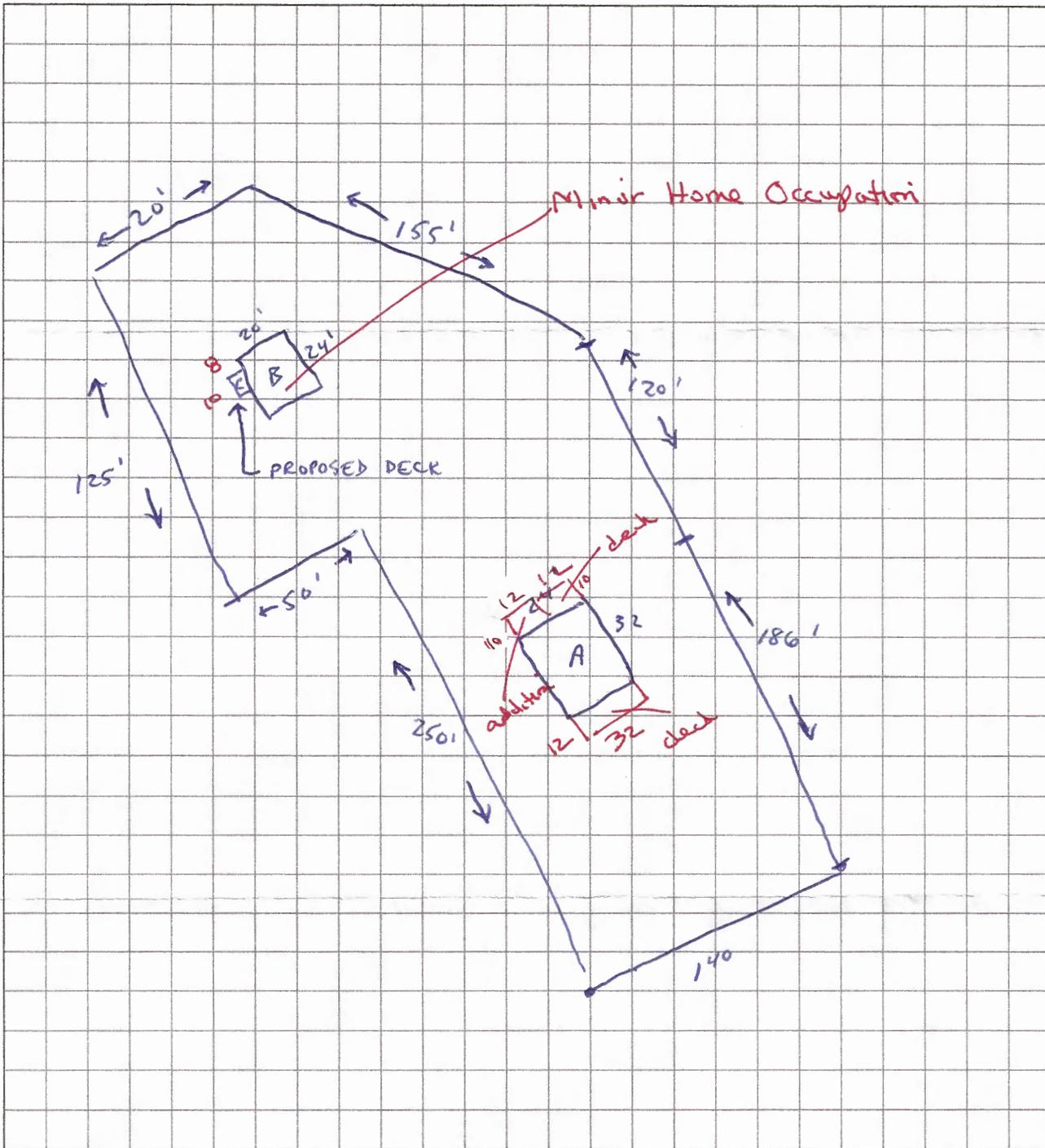
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EXHIBIT C: SITE PLAN

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



Notes/Legend:

NOT TO SCALE

A. EXISTING DWELLING

B. EXISTING SHOP

C. PROPOSED DECK TO SUPPORT WALK IN COOLER

Attachment: 10, 27, N

Total Floor area = 2,720 s.f.

Total used for minor home occupation = 560 s.f.

# AMENDMENT C TO BUILDING PERMIT BP-13120



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. September 1, 2013). 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.

A handwritten signature in purple ink that reads "Karen E. Babin".

LUPC Authorized Signature

March 04, 2014

Effective Date

## CONDITIONS OF APPROVAL

### General Conditions

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
7. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

13. 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.
14. 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.
15. 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.
16. All structures must be set back a minimum of 20 feet from the traveled portion (edge) of coastal island roadways, and 15 feet from other property boundary lines.
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.

### Home Occupations

18. The minor home occupation must be clearly incidental and secondary to the use of the dwelling unit for residential purposes; wholly carried on within a dwelling unit or other structure accessory to a dwelling unit; carried on by a resident of the dwelling unit; and utilize no more than 50 percent of all floor area of the dwelling unit or of the total combined floor area of the dwelling unit and accessory structures in which the occupation is carried out.
19. The level of vehicular traffic generated by a home occupation must not significantly exceed that generated by a residence, except for home child day care providers or home adult day services programs.
20. A home occupation must not generate any noise, vibration, smoke, fumes, dust, odors, heat, light, glare, electrical interference, or other effects such that levels common to a residential area are exceeded beyond the property lines or beyond the walls of the dwelling unit, if the unit is part of a multifamily dwelling.
21. The minor home occupation must be limited to 1,000 sq. ft. (except for home daycare or adult day services), must not employ anyone who resides outside of the home, must not include exterior display, exterior storage of materials, or other exterior indications of a minor home occupation with the following exceptions: (1) Outdoor activity areas are allowed for home child day care providers and home adult day services programs; (2) Signs are allowed in conformance with Section 10.27, J except in D-RS, D-RS2 and D-RS3 subdistricts where one unlighted sign no greater than two square feet in area is allowed for the home occupation; and (3) Vehicles and equipment as allowed in the following condition.
22. A minor home occupation: (1) must not attract clients, customers, or students to the premises for sales or services on a regular basis, except for home child day care providers or home adult day services programs; (2) must not result in more than occasional, short-term parking, except for home child day care or adult day services providers; (3) must not involve the regular on-premise use or storage of more than one tractor truck and semitrailer and one piece of heavy equipment such as construction equipment; (4) must not generate hazardous wastes in amounts that exceed normal residential household quantities.