BUILDING PERMIT BP-15168



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.

Karen E. Balotrad

LUPC Authorized Signature

June 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.

Common Conditions

15. 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 2014-27, or to be considered a waiver of the authority of the Commission or the state to fully pursue or prosecute such violations.

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MAINE LAND USE PLANNING COMMISSION (ver. 10/2013) Building Permit Application page 1 of 4

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	If you answe office serving	r YES to any of thes your area or downloa	e questions, yo d at <u>www.maine</u>	u must complete Supple .gov/doc/LUPC/forms.s	ement S-4: Dev html.	elopment	in Flood I	Prone Areas. (Contact t	he LUPC
VE	GETATIVE	CLEARING (Note: E	xhibit may be re	equired. See instruction	s.)			ningen an de gegen en ander den sen ander en ander en andere en andere en andere en andere en andere en andere		
	What is the to	tal amount of propose	ed vegetative cle	earing not including the			🕅 NA			sq. ft
		er NA (not applicable)						1999 and a share and a special second of the		
7.2	Will the total a feet of any lak	amount of existing and tes or rivers be less th	t proposed vege nan 10,000 squa	tative clearing within 25 re feet?	0 YES			Total:		sq. ft.
7.3	Will the propo	sed clearing be locate	ed at least 50 fee	et from the right-of-way	or	□NO		How Close?		feet
7.4	mark of any b	ody of standing water	less than 10 ac	et from the normal high res in size, any tidal wat	er, or	□NO		How Close?		feet
.5	Will the propo	sed clearing be locate	ed at least 100 fe	eet from the normal high				How Close?		feet
				ase explain why your ve						
	undua aduara	a impact on the recou	rces and uses ir	n the area:				•		
	unque auvers	e impaction the resou					and the second second			
	Buffering in F	Prospectively Zoned	Areas. Is your p	property located in one of	of the following F	Prospective	ely Zoned			
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JUN 0 3 2014 | LUPC - DOWNEAST

Maine Land Use Planning Commission (ver. 10/2013)

Building Permit Application page 3 of 4

BP 15168			RECEIVED
8. SOIL DISTURBANCE, FILLING AND GRADING AN	DEROSION CONTROL (continu	ed from previous page)	MAY 2 8 2014
 8.8 Will all disturbed or filled area (other than driveways or <u>OR</u> be heavily mulched with hay that is tacked down a spring? 8.9 Will existing waterbodies, wetlands, and culverts in the 	walkways) be properly seeded and m nd a minimum of 4 inches in depth to p area be protected by the use of hay b	ulched prior to September 15 prevent sedimentation in the vales, silt fence or other	
and the nearest waterbody or 50-59% (Red		20-29% (Requires minim 40-49% (Requires minim 60-69% (Requires minim	um setback of 130') um setback of 210')
8.11 If you answer NO to any of these questions, or you how your project will not create an undue adverse impa devices and other plans to stabilize the site: Soil a 16×30 area. We only graded to make a clear apea & did n was done with rakes.	act on the recourses and uses in the a	and include information about	t orogion control
9. LAND AND WETLAND ALTERATION (Note: Exhibit	or Supplement may be required. See	instructions.)	
 9.1 Will your proposal alter a total of one acre or more of la <i>If YES, you must also complete Exhibit G: Erosion and Wetland Alterations.</i> 9.2 Will your proposal alter any amount of land that is map mark of any lake, pond, river, stream, or intertidal area 	d Sedimentation Control Plan and Sup ped P-WL Subdistrict, or any ground b ?	olement S-3: Requirements for elow the normal high water	r
If YES, you must also complete Supplement S-3: Requ	uirements for Wetland Alterations.		
10. APPLICANT SIGNATURE (REQUIRED) AND AGEI Agent Name	NT AUTHORIZATION (OPTIONAL Daytime Phone) FAX	
Mailing Address		Email	
Town		State	Zip Code
I have personally examined and am familiar with the informatic and to the best of my knowledge and belief, this application is or without any required exhibits that it will result in delays in pr narrative and depiction of what currently exists on and what is conditions to any contractors working on my project. I underst with all conditions and limitations of any permits issued to me business to act as my legal agent in all matters relating to this Building and Energy Code (MUBEC) administered by the Mair Commission's review is limited only to land use issues and the inspect buildings or enforce any provisions of that Code.	complete with all necessary exhibits. rocessing my permit decision. The info proposed at the property. I certify that tand that I am ultimately responsible fo by the LUPC. If there is an Agent liste permit application. I understand that we be Department of Public Safety, Bureau e Commission does not make any finding	understand that if the applicat rmation in this application is a l will give a copy of this permi r complying with all applicable d above, I hereby authorize that while there is a required Statew of Building Codes & Standard ngs related to the MUBEC, nor	tion is incomplete true and adequate t and associated regulations and at individual or ride Maine Uniform ds, the do the LUPC staff
Please check one of the boxes below: (see "Accessing the Price of the Land Use Planning Commission to a evaluating the site to verify the application materials I have regulatory requirements, and the terms and conditions of r	access the project site as necessary at a submitted, and for the purpose of insp	any reasonable hour for the pu	irpose of
□ I request that staff of the Land Use Planning Commission r access the project site for purposes of any necessary site	make reasonable efforts to contact me evaluation and compliance inspection.	in advance to obtain my permis	ssion to fully
All appropriate persons listed on the deed, lease or sales	contract must sign below.	Conv	es atten with
Signature(s) Robert & Marin	Date RECEIVED Date	Fertelephone (0/4/2014 R	6/4/14
	JUN 0 3 2014)		
Maine Land Use Planning Commission (ver. 10/2013)	LUPC - DOWNEAS	T Building	Permit Application page 4 of 4

For office use:	
47403 B	P 15168
Tracking No.	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 on page iv. Do not use colors. Refer to the instructions on page v for a sample site plan.

