BUILDING PERMIT BP-15208

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



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.

Billie J. MacLean

LUPC Authorized Signature

July 8, 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 Regulation 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. The permittee shall not remove and replace or reinforce more than 50% of the structural components by surface area of the roof (sheathing and trusses), walls (sheathing or studs), and floor (subfloor/floor joints).
- 4. The permittee shall not remove and replace or reinforce more than 50% of the foundation wall by surface area.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
- 9. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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 Regulation 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.

- 14. 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.
- 15. 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.
- 16. 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.
- 17. 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.

18. <u>Two weeks prior to commencing the permitted activities</u>, the permittee must contact the Commission staff and arrange a pre-construction site visit in order to review the applicable standards and requirements of the permit.

Development in Flood Prone Areas

- 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.
- 20. Notwithstanding Condition 1, construction activities authorized within P-FP subdistricts, FEMA zones, and other areas prone to flooding must be substantially started within <u>180 days</u> 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.
- 21. All other required state or federal permits must be submitted to the Commission PRIOR to the start of construction.
- 22. 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.
- 23. 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.
- 24. The improvements to the dwelling must not increase the market value of the structure by more than 50%.

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For office use: 17409 47409 Tracking No. BP 15208 Permit No.	\$1	15 65 Fee Received		JN 0 2 20)14		Buil	din	gР	ern	nit
1. APPLICANT INFORMATION				C-ASHL			For	All Resid	dential D	evelop	oment
Applicant Name(s) Paul R. Kelly Mailing Address 70 PLEASANT	AND JOY	CE KELLY	Daytime Pho 207-80	ne)7-7864	FAX						
Mailing Address 70 PERSONT	STREE	+			Email CE	BRH	KEL	LYC	PAO	L.C	OM
TOWN FORT KENT	Unite				State M				p Code		3
2. PROJECT LOCATION AND PROPE	RTY DETAIL	S									
Township, Town or Plantation CROSS	LAKE		County	Aroos	TOOK						
Tax Information (check tax bill) Map: ARO3 Plan:) / Lot:		Deed or Lea Book: 58		on (check deed Page: 22	or lease	L	ease #	N	A	
Lot size (in acres, or in square feet if less than 1 acr	e) 2482	19 sq.ft.			erage (in squa			28		-	
All Zoning on Property (check the LUPC man)				D-	- RS		P=	WE	*		-
Road Frontage. List the name(s) and front	age(s) (in feet) cent to your lot	for any public	Water Front ponds, rivers Waterbody #	s, streams, o	r other water	s on o	tage(s) r adjac	ent to y	t) for ar our lot: rontage		
Boad #2	Fronta	ageft.	Waterbody #	#2:					rontage		ft.
LUPC Approved Subdivision. List the LU	PC approved s	subdivision num	ber:	SP		and	SP Lo	t#:_/	00		_
If your property is not part of subdivision or contact the LUPC office that serves your area)	n previously a	pproved the C	ommission, p	please contin	ue to Land [Divisior	h Histor	y below	IV. (LIIEL		
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	(example: <u>INTERNA</u>	AMY AC FIONAL PAPE	iams to Rob Ro <u>R REALTY</u> (oberts DRP TO PA	ul R. Kell	Y AND IC	1/12/1 Joyce 1/27/		4	acres,	1
(use additional sheet of paper if needed).											
3. EXISTING STRUCTURES OR USE	S (Fill in a line f	or each existing s	tructure)	Previously iss	ued Building						-
						H	orizont	al Dista	ance (in om near	feet) (tc
Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior di (in fi (LxW	eet) /xH)	(full base	oundation ment, slab, , etc.)	Road	Property line	Lake or pond	River or stream		Ocean/Tidal waters
CAMP DEWELLING	1950	26 28 × 28	x 20	4FOOT	FROST	50	10	25	NA	65	NA

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4. PROPOSED STRUCTURES OR USES (INCLUDING DRIVEWAYS AND PARKING AREAS) (Use additional sheet if needed)

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Type of structure (dwelling, garage, deck, porch, shed, driveway****, camper, RVs, parking lots, etc.)		New structure***	Reconstruct***	Expand	Relocate	Remove	Enclose deck/porch	Permanent foundation***	Change dimensions or setbacks	Exterior dimensions (in feet) (LxWxH)	Road	Property line	Lake or pond	River or stream	Wetland	Ocean/ I loal waters
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_	HOME OCCUPATIONS: If use o											and a		- Cupp	lomon	+
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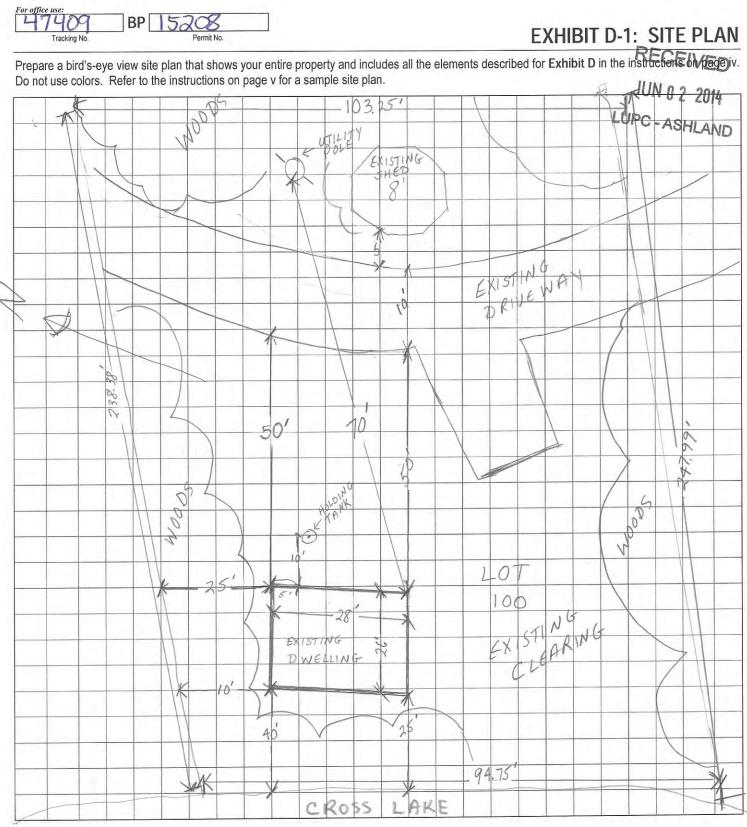
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				LUPC	-ASHLA	ND		
6.1	VELOPMEN	T IN FLOOD PRONE AREAS	(Note: Supplement may b					/
	Protection) Su	sed activity located within a mapp ubdistrict, a mapped FEMA (Fede zone, or an unmapped area pror	ral Emergency Manageme	ent ≺ FEM	A Flood Zon	ne		ES DNO
	If you answe office serving	r YES to any of these questions your area or download at <u>www.m</u>	s, you must complete Supp aine.gov/dacf/lupc/applicat	tion forms/inde	evelopment x.shtml.	in Flood F	Prone Areas. Contac	t the LUPC
7. VE	GETATIVE (CLEARING (Note: Exhibit may b	be required. See instruction	ns.)				
7.1	What is the to driveway and	tal amount of proposed vegetative the footprint of proposed structure	e clearing not including the es?)				sq. ft
	If you answe	er NA (not applicable) for 7.1 go to	o Section 8.					
7.2	Will the total a feet of any lak	amount of existing and proposed vices or rivers be less than 10,000 s	vegetative clearing within 2 square feet?	250 	s ⊡no		Total:	sq. ft
7.3	Will the propo	sed clearing be located at least 5 ary of all public roadways?	0 feet from the right-of-way	y or			How Close?	feet
7.4	mark of any b	sed clearing be located at least 7 ody of standing water less than 1	0 acres in size, any tidal wa	ater, or	s ⊡no		How Close?	feet
7.5	Will the propo	draining less than 50 square mile sed clearing be located at least 1 the lake or river?	00 feet from the normal hig	gh DVE			How Close?	feet
7.6		r NO to any of these questions,			ng proposa	l is necess	sary and how it will n	ot create a
1.0	undue advers	e impact on the resources and us	ses in the area:					
77	Rufforing in I	Prospectively Zoned Areas Is y	your property located in one	e of the followin	a Prospectiv	velv Zoneo	Plantations	
1.1	or Townships?	?						ES IN
	If YES, please	e complete the following table reg	arding the width of the veg	etative buffers	at the narro	west point	between the existing	g and
	proposed stru	ctures and the nearest applicable	e road, property line, and su	ubdistrict setba	cks as appli	cable:		
		Deed	v		hulino	Subdistric	t Boundary (If D-ES or	D-CI)
	Standard	- 18	Side Property Line	Real Floper	ly Line			
	Required:	50 feet in D-RS, D-RS2, D-RS3 75 feet in D-ES and D-CI	15 feet	15 fee	t.	50 feet	Buffer to other Subdist	ricts
T	his property:	feet	feet		feet		feet	
	Note: You ma	ay be required to submit Exhibit F:	Documentation for Except	otions to Bufferi	ng Requiren	nents. (Se	ee instructions on pa	ge iv)
2 8		ANCE, FILLING AND GRADI	NG AND EROSION CO	NTROL (Note	: Exhibit ma	ay be requ	ired. See instruction	15.)
		ect involve disturbing soil or filling						
0.1		e answer the following questions.						
~ ~		otal area of proposed soil disturba						sq. ft.
82	Will the area	of soil disturbance or filling and gr	rading within 250 of a lake	or river be less	than 5,000	sq. ft.?		ES INO
8.2	a If NO wh	at is the total square feet of soil d	isturbance or filling and gra	ading within 250) feet?			sq. ft.
8.2 8.3								04110
8.3	Will all coil di	sturbance or filling and grading be	done when the around is	N() frozen or				
8.3		sturbance or filling and grading be			saturateu :			
8.3 8.4	If NO, you wi	Il need to submit Exhibit G: Erosic	on and Sedimentation Cont	trol Plan				ES DNO
8.3	If NO, you wi What will be t		on and Sedimentation Cont to be disturbed to the nea	<i>trol Plan</i> rest waterbody	or wetland?	·		ES DNO
7.7	or Townships? If YES, pleas proposed stru	Adamstown Twp. Dallas P Rangeley Plt. Richards e complete the following table reg ictures and the nearest applicable Road 25 feet in D-GN, D-GN2, D-GN3	It. Lincoln Ptt sontown Twp. Sandy Riv arding the width of the veg e road, property line, and su Width of Vegetated Side Property Line	t. Ma rer Plt. To jetative buffers ubdistrict setbar Buffers Rear Proper	agalloway Plt wnships C, D at the narro cks as appli ty Line), and E. west point cable: Subdistric	between the existing the between the existing the	nı

Question 8 continues onto the next page ...

			RECEIVED	
BP 15208			JUN 0 2 2014	
8. SOIL DISTURBANCE,	FILLING AND GRADING AND EROS	ION CONTROL (continued from previous page)	
8.8 Will all disturbed or fille OR be heavily mulched	ed area (other than driveways or walkways d with hay that is tacked down and a minin	be properly seede num of 4 inches in d	d and mulched prior to September 1 epth to prevent sedimentation in the	5 taties ⊡NO
8.9 Will existing waterbodie	es, wetlands, and culverts in the area be p	protected by the use	of hay bales, silt fence or other	
8.10 What is the average slope of land between the area to be disturbed and the nearest	10% or Less (Requires minimum setbu Note: Between 10% and 20% average slop average slope of 12% requires a minimum set 30% (Requires minimum setback of 170 50% (Requires minimum setback of 250	ack of 100') oe, an additional 3 foot etback of 106 feet.)) 0')	20% (Requires minimum setback o	% of slope (example: an f 210')
waterbody or wetland?	☐ 70% (Requires minimum setback of 330 (Note: Between 21% and 70% average slop average slope of 36% requires a minimum so	pe, an additional 4 foot etback of 194 feet.))		Contract Contract Contract
8.11 If you answer NO to a how your project will no devices and other plan	any of these questions, or your project ot create an undue adverse impact on the is to stabilize the site:	will not meet the m resources and uses	ninimum setback for your slope in s in the area. Include information about the state of the sta	8.10, please explain but erosion control
	ALTERATION (Note: Exhibit or Supple	ement may be requi	red See instructions)	
	r a total of one acre or more of land area,			
If YES, you must also Wetland Alterations.	complete Exhibit G: Erosion and Sedimer	ntation Control Plan	and Supplement S-3: Requirements	for
mark of any lake, pond	r any amount of land that is mapped P-WL d, river, stream, or intertidal area? complete Supplement S-3: Requirements			
Agent Name	IRE (REQUIRED) AND AGENT AUTH	Daytime Phone	FAX	
Mailing Address			Email	
Town			State	Zip Code
and to the best of my knowled or without any required exhibit narrative and depiction of what conditions to any contractors of with all conditions and limitation business to act as my legal age Building and Energy Code (M Commission's review is limited inspect buildings or enforce and	nd am familiar with the information submitting lage and belief, this application is complete ts that it will result in delays in processing at currently exists on and what is proposed working on my project. I understand that I bons of any permits issued to me by the LU gent in all matters relating to this permit ap UBEC) administered by the Maine Departu d only to land use issues and the Commission my provisions of that Code.	with all necessary e my permit decision. d at the property. I c am ultimately respo IPC. If there is an A oplication. I understa ment of Public Safe sion does not make	exhibits. I understand that if the appli The information in this application is certify that I will give a copy of this pe possible for complying with all applicat gent listed above, I hereby authorize and that while there is a required Sta ty, Bureau of Building Codes & Stand any findings related to the MUBEC,	cation is incomplete s a true and adequate rmit and associated ble regulations and that individual or tewide Maine Uniform dards, the nor do the LUPC staff
I authorize staff of the Lan evaluating the site to verif	d Use Planning Commission to access the y the application materials I have submitte and the terms and conditions of my permit.	e project site as nec ed, and for the purpo	essary at any reasonable hour for the	e purpose of
access the project site for	and Use Planning Commission make reas purposes of any necessary site evaluation	n and compliance in	ntact me in advance to obtain my pe spection.	rmission to fully
Þ	ed on the deed, lease or sales contract	must sign below.	Date 5-26-2014	4
Signature(s)	und a period		Date 0 26-201	
	V		Date	



Notes/Legend:

THIS WILL BE A RENDVATION OF A LEGALLY EXISTING, NON CONFORMING STRUCTURE OF AN EXISTING 4 FOOT FROST WALL THAT EXISTED WHEN CAMP WAS PURCHASED. THERE IS NO PROPOSAL TO DISTURB ANY AREA OUTSIDE EXISTING DWELLING.

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

Supplement S-4

	licant Name(s): PAL	-7	R.	KELLY	AND		JOYCE	KELLY		JUN O	2 201
Proj	ect Location (Townsh CROSS		KE				Project Location	n (County): DSTOOK		LUPC - AS	SHLAN
SE	CTION A: GENER	RAL	INFOR	MATION	All a	appl	icants must con	nplete Section	ns A and B.		
	What type of flood pro P-FP Flood Prone FEMA Zone A, A	e Arei	a Protec			Refer	FEMA Zo	all that apply) ne VE (Coastal F d Flood Prone Ar		complete Sec	tion E)
2.	Will you be making a	Subs	tantial Ir	nprovement t	to an existing	a stru	icture?			Yes	XNo
	If you are proposing r rebuild a portion of ar improvement. This w	nainte n exis lorksh	enance a ting stru neet will	and repair or cture, within f assist you in	renovations the next 2-3 determining	to an years whicl	n existing structure c s, it is possible that y h structures would b	osting \$1,000 or i your project could be substantially in	more; or if you pl be considered a proved.	lan to expand a substantial	or
		-					HEET (check your t				101)
rail	2 Structures to be altered (dwelling, garage, etc.*)		ONLY the	ent Market V e structure be not include la	eing altered	B. E	Estimated Improve of the proposed im (Include labor	provements	(Estimated Imp	alue Increase rovement Cos at Value (A) x	sts (B) ÷
4	CAMP DWELLIN G	\$		000-20		\$	24,000	\$14,500	489	0	%
		\$	00	,)	\$		1, 1, 5-0			%
		\$				\$					%
	Market Value check the app	Incre	ase is 5 ate box(0% or greate es) in Questi	r, your impro on 3 below a	overne ind co	ny structure must be ent to that structure omplete the required sidered a substantia	will be considered d sections. If the	d a substantial in	nprovement.	Please
3.	Market Value check the app 50%, your imp What type of develop	Incre propri prove ment	ase is 5 ate box(ment to are you nd Repa	0% or greate es) in Question that structure proposing with ir or Renoval	r, your impro on 3 below a e will NOT be ithin the Floo tions costing	overna and consecons od Pro	ent to that structure omplete the required sidered a substantia one Area? (Check <u>A</u> <u>New Constru</u>	will be considered d sections. If the al improvement. <u>ALL</u> that apply) action or Placem	d a substantial in Market Value Ind	nprovement. crease is less	Please than
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All applicants must complete Section B (continue to next page...)

For office use:

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SECTION B: CONSTRUCTION SPECIFICATIONS

All applicants must complete Sections A and B.

N/A means not applicable.

j , , , , , , , , , , , , , , , , , , ,	No
Explain	
Will your construction materials be resistant to flood damage?	⊡No
Explain	
Will your construction methods and practices minimize flood damage?	□No
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 N/A Explain THERE WILL BE NO REPLACEMENT OF THE EXISTING EQUIPMENT	□No
Will any new or replacement water supply system be designed to minimize or eliminate infiltration of flood waters into the system? System? System? Explain THERE WILL BE NO REPLACEMENTOF THE EXISTING WATER SUPPLY SYSTEM	⊡No
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? Image: Structure of the system int	□No
Will any on-site waste disposal system be located and constructed to avoid impairment to it or contamination from it during floods?	⊡No
Will your development alter or relocate any portion of a watercourse?	XNo
If YES, you must attach Exhibit S4-B: Notification of Watercourse Alteration or Relocation, and if you are in the floodway or river or stream, you must attach Exhibit S4-A: Floodway Development Certification. See Instructions.	of the
	Explain Image: Imag