## **BUILDING PERMIT BP-15221**

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.

LUPC Authorized Signature

ITT 3014

#### **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. The parking area must be located and constructed a minimum of 50 feet from the road, a minimum of 15 feet from property boundary lines, and a minimum of 100 feet from Boyd Lake.
- 16. The driveway must be located and constructed so that (a) it will not erode or create any undue restriction or disruption of existing surface water drainage ways and (b) it will divert runoff to a vegetated buffer strip so as to prevent it from directly entering a water body, mapped P-WL1 wetland or roadway.
- 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. The lot may not be further divided without the prior review and approval of the Commission. In addition, certain restrictions, including subdivision, setback and minimum lot size requirements, and activities on the original parcel from which the lot was first divided, may limit or prohibit further division of the lot in the future. The permittee(s) is (are) hereby advised to consult applicable land use laws and rules and with the Commission prior to any future further division of the lot.
- 19. 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.



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

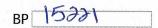
JUN 26 2014 | **Building Permit** 

1. APPLICANT INFORMATION		LL	Fo	r All Re	sidentia	al Deve	lopment				
Applicant Name(s) Gregory C+ Terry A. Clus	Kley		•••••••••••••••••••••••••••••••••••••••	hone 192-3576	FAX						
Mailing Address P.O. Poor 18	4)				Email C	luke	y 186	Mid	MAL	ne. C	m
Town West Enfield					State	E		Ž	Zip Cod	de 149	9
2. PROJECT LOCATION AND PROF	PERTY DETAIL	_S									
Township, Town or Plantation Orneville TWF	7		County	Pisco	itagi	iis					T. 18
Tax Information (check tax bill)  Map: PIDSA Plan: OL	) Lot:	85.1	Deed or Le Book:	ease Informatio				Lease	#:		
Lot size (in acres, or in square feet if less than 1 a	***************************************	•		Lot Cove	rage (in squ	ıare feet,	)				
All Zening on Property (check the LUPC man	H(Z)A	100		Zoning a	t Develop		ite				
Road Frontage. List the name(s) and fror or private roads, or other rights-of-way adja	acent to your lot:		ponds, rive	ntage. List the	other water						kes,
Road #1: Liftle Red North		ge <u>50</u> ft.	•	#1: <b>96</b> 0	jd L61	4	······································		rontag		ft.
Road #2:	Fronta	geft.	Waterbody	#2:	7.			F	rontag	e	ft.
If your property is not part of subdivision or contact the LUPC office that serves your area)  Land Division History. Using your	on previously ap		ommission,		ie to Land	Divisio	n Histo 1/12/1			eck you 10 acre	
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 (use additional sheet of paper if needed).	Herbert	ELSMATE ELSMAN	to the second	texbert 2 gong CIU	Omarl Key ti	e Ge	gon gon	Cluk j + Iz	erny	930 Clu	lef() Keijle
3. EXISTING STRUCTURES OR USE	ES /Eill in a line for	r oach ovieting et	ruoturo)	Previously issu	od Building	Dormit r	umbor	(if appli	cablo)	***************************************	
3. EXISTING STRUCTURES OR USE		r each existing st	ructure)	Previously issu	ed Building	· · · · · · · · · · · · · · · · · · ·	orizont	al Dista			of
Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior din (in fe (LxW)	et)	Type of fo (full basem post,	ent, slab,	Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
CAMP	1960'5	36×20	χ	Post	5		***************************************				
camp out building	19000	10×16		P054	ろ						



4.1	OPOSED STRUCTURES OR US What is the proposed use of your p									al with Home Occu		DOV	Perso	ST Ca	mpsite	·**
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		Proposal (check all that apply)										·y	ure fro			
	Type of structure elling, garage, deck, porch, shed, vay****, 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/Tidal waters
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# JUN 26 2014



6. D	EVELOPMEN	T IN FLOOD PRONE AREAS	S (Note: Supplement may b	e required. See instruc	UPC - DOWNEAS tions.)	ST
6.1	Protection) S	osed activity located within a map subdistrict, a mapped FEMA (Fed d zone, or an unmapped area pro	eral Emergency Manageme	$\dashv$ FEMA Flood	ict Zone ea Prone to Flooding	ØYES □NO
		er YES to any of these question gyour area or download at <u>www.r</u>			ent in Flood Prone Areas.	Contact the LUPC
7. V	EGETATIVE	CLEARING (Note: Exhibit may	be required. See instruction	ns.)	(20'x 3	o' Darking Or
7.1	driveway and	otal amount of proposed vegetati I the footprint of proposed structu	res?	Uready Cleare	ed Ma 90	Sq. ft
	If you answ	<b>er NA</b> (not applicable) for 7.1 <u>go</u>	to Section 8.			
7.2		amount of existing and proposed kes or rivers be less than 10,000			O   NA Total:	sq. ft.
	similar bound	osed clearing be located at least lary of all public roadways?			O   NA How Close	e?feet
7.4	mark of any b	osed clearing be located at least body of standing water less than draining less than 50 square mil	10 acres in size, any tidal wa	ater, or	O <b>☑</b> NA How Close	e?feet
7.5	Will the propo	osed clearing be located at least f the lake or river?	100 feet from the normal hig	h Avec Th	O □NA How Close	e?feet
7.6	If you answe	er NO to any of these questions	s, please explain why your ve	egetative clearing propo	sal is necessary and how	it will not create an
		se impact on the resources and u		-gottamo ottoming propo		
	***************************************		,			
	If YES, pleas	Adamstown Twp. Dallas F Rangeley Plt. Richard e complete the following table requirements applicable	Plt. Lincoln Plt. sontown Twp. Sandy Rive garding the width of the vege	etative buffers at the nar	c, D, and E. rowest point between the	
	proposed sur	ictures and the hearest applicable	Width of Vegetated E	•	piicabie.	
-		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	
1	his property:	feet	feet	feet		feet
	Note: You ma	ay be required to submit Exhibit F	: Documentation for Except	ions to Buffering Requir	ements. (See instruction	s on page iv)
0 0/						
		SANCE, FILLING AND GRAD				
8.1		ect involve disturbing soil or filling				✓YES □NO
	If YES, pleas	e answer the following questions	If NO, continue to Section	<u>9</u> .	16	500
8.2	What is the to	tal area of proposed soil disturba	ance or filling and grading?		10	sq. ft.
8.3	Will the area	of soil disturbance or filling and o	rading within 250 of a lake o	r river be less than 5,00	0 sq. ft.?	
						MAE2 MINO
0.4	a. If NO, wh	at is the total square feet of soil of	listurbance or filling and grad	ding within 250 feet?		sq. ft.
8.4	a. If NO, wh Will all soil dis		listurbance or filling and grade e done when the ground is <u>N</u>	ding within 250 feet? OT frozen or saturated	?	Sq. ft   YES □NO
8.4	a. If NO, wh Will all soil dis If NO, you will	at is the total square feet of soil of sturbance or filling and grading be	listurbance or filling and grade done when the ground is $\underline{N}$ on and Sedimentation Control	ding within 250 feet? OT frozen or saturated of Plan	?	sq. ft.
	a. If NO, wh Will all soil dis If NO, you will What will be t	at is the total square feet of soil of sturbance or filling and grading be Il need to submit Exhibit G: Erosi	listurbance or filling and grade done when the ground is North and Sedimentation Control to be disturbed to the nearest	ding within 250 feet? IOT frozen or saturated Iol Plan est waterbody or wetlan	?d?	sq. ft  SYES □NO  feet
8.5	a. If NO, wh Will all soil dis If NO, you will What will be t Will any remo	at is the total square feet of soil of sturbance or filling and grading be If need to submit Exhibit G: Erosi the closest distance from the area	isturbance or filling and grade done when the ground is Non and Sedimentation Control to be disturbed to the neare 100 feet from water and we	ling within 250 feet? IOT frozen or saturated ol Plan est waterbody or wetlan tlands?	?d?	sq. ft  Sq. ft  MYES □NO  feet  MYES □NO

Question 8 continues onto the next page...

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8. SOIL DISTURBANCE, FILLING AND GRADING AND EROSION CO	NTROL (continued from previous page	MEAST
8.8 Will all disturbed or filled area (other than driveways or walkways) be proportion of the spring?	erly seeded and mulched prior to Septem inches in depth to prevent sedimentation	nber 15 in the
8.9 Will existing waterbodies, wetlands, and culverts in the area be protected measures?	by the use of hay bales, silt fence or othe	r ,
8.10 What is the average slope of land between the area to where the area to slope of 12% requires minimum setback of 100 (Note: Between 10% and 20% average slope, an add average slope of 12% requires a minimum setback of	')	back of 130')
be disturbed and 30% (Requires minimum setback of 170')	☐ 40% (Requires minimum sett	back of 210')
the nearest	☐ 60% (Requires minimum sett	back of 290')
wetland?  70% (Requires minimum setback of 330')  (Note: Between 21% and 70% average slope, an add average slope of 36% requires a minimum setback of	tional 4 foot setback is required for each addit 94 feet.))	ional 1% of slope (example: an
8.11 If you answer NO to any of these questions, or your project will not a how your project will not create an undue adverse impact on the resource devices and other plans to stabilize the site:		
9. LAND AND WETLAND ALTERATION (Note: Exhibit or Supplement ma	v be required. See instructions.)	
9.1 Will your proposal alter a total of one acre or more of land area, whether		TYES NO
If YES, you must also complete Exhibit G: Erosion and Sedimentation Co Wetland Alterations.		
9.2 Will your proposal alter any amount of land that is mapped P-WL Subdistr mark of any lake, pond, river, stream, or intertidal area?		
If YES, you must also complete Supplement S-3: Requirements for Wetla	nd Alterations.	
10. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZAT	ION (OPTIONAL)	
Agent Name Daytim		
Mailing Address	Email	
Town	State	Zip Code
I have personally examined and am familiar with the information submitted in this and to the best of my knowledge and belief, this application is complete with all n or without any required exhibits that it will result in delays in processing my perminarrative and depiction of what currently exists on and what is proposed at the proconditions to any contractors working on my project. I understand that I am ultim with all conditions and limitations of any permits issued to me by the LUPC. If the business to act as my legal agent in all matters relating to this permit application. Building and Energy Code (MUBEC) administered by the Maine Department of P Commission's review is limited only to land use issues and the Commission does inspect buildings or enforce any provisions of that Code.	ecessary exhibits. I understand that if the decision. The information in this application of the decision. The information in this application of the decision. The information in this application of the decision of the dec	application is incomplete tion is a true and adequate is permit and associated plicable regulations and orize that individual or d Statewide Maine Uniform Standards, the
Please check one of the boxes below: (see "Accessing the Project Site for Site Is authorize staff of the Land Use Planning Commission to access the project sevaluating the site to verify the application materials I have submitted, and for regulatory requirements, and the terms and conditions of my permit.	ite as necessary at any reasonable hour f	for the purpose of
☐ I request that staff of the Land Use Planning Commission make reasonable e access the project site for purposes of any necessary site evaluation and con		ny permission to fully
All appropriate persons listed on the deed, lease or sales contract must sig	n below.	
Signature(s)	Date	
Terri Clukley	Date 0-35-14	

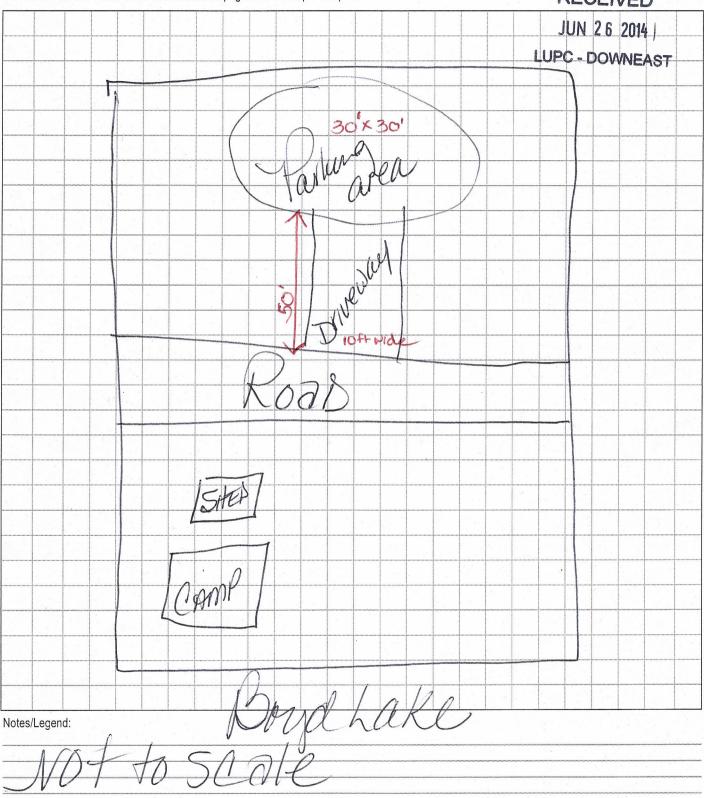
Maine Land Use Planning Commission (ver. 10/2013)

Building Permit Application page 4 of 4



## **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.







# Supplement S-4

Requirements for development in flood prone areas

Applicant Name(s):	011	
Project Location (Township):	Project Location (County):	
Orreville	Piscotoqu	ûs
SECTION A: GENERAL INFORMATION All	applicants must complete Sectio	ns A and B.
<ol> <li>What type of flood prone area is your property located in?</li> <li>P-FP Flood Prone Area Protection Subdistrict</li> <li>FEMA Zone A, A1-30 or AE</li> </ol>		floodplains) (also complete Section E) rea
Will you be making a Substantial Improvement to an existing	a structure?	
If you are proposing maintenance and repair or renovations rebuild a portion of an existing structure, within the next 2-3 improvement. This worksheet will assist you in determining	s to an existing structure costing \$1,000 or s years, it is possible that your project could	more; or if you plan to expand or did not be considered a substantial
SUBSTANTIAL IMPROVEMENT WO	ORKSHEET (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)
\$	\$	%
5	\$	%
\$	\$	%
<ul> <li>50%, your improvement to that structure will NOT b</li> <li>What type of development are you proposing within the Flo</li> <li>Normal Maintenance and Repair or Renovations costing \$1,000 or more to any type of existing structure that do</li> </ul>	od Prone Area? (Check <u>ALL</u> that apply)  New Construction or Placem	ent or Substantial Improvement of
constitute a Substantial Improvement		
☐ An Addition or Expansion that does not constitute a	A1-A30 AF or A Zones (a)	ding Accessory Structures in P-FP, so complete Sections C and D)
Substantial Improvement to <u>any type of existing structure</u> Relocation, Reconstruction, or Replacement of an existing structure that does not constitute a Substantial Improve	ng Residential Structure, inclument (also complete Sections Ca	ding Accessory Structures in VE Zone and E)
(also complete Section C)	☐ Manufactured Home (also	
New Permanent Foundation; Reconstruction or Replacement of an Existing Permanent Foundation (als	Recreational Vehicle (also	
complete Section C)	complete Sections C and G	cluding Accessory Structures (also), or Fish and Lobster Sheds in VE Zone
Driveway, Land Management Road, Road Project, or Tr	ail (also complete Section E)	
<ul> <li>Docking Structure, Noncommercial, in VE Zone (also complete Section E)</li> </ul>	☐ Bridge (also complete Sect	
☐ Shoreland Alteration (Riprap, etc.)	in VE Zone (also complete	rcial (also complete Sections C and I), Section F)
Other Development or Activity (Describe):  30X30' Porking Arco	☐ Containment Wall (also con	
Will any of the proposed development, structure(s) or any fi river, stream or other flowing water?		
If YES, you must attach Exhibit S4-A: Floodway D		

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

### **SECTION B: CONSTRUCTION SPECIFICATIONS**

All applicants must complete Sections A and B.

N/A means not applicable.

Explain	∐Yes ☑N/A	
Will your construction methods and practices minimize flood damage?  Explain	\XYes	
	□Yes ⊠N/A	
Will your development alter or relocate any portion of a watercourse?	□Yes cation:	×
	Explain  Will your construction materials be resistant to flood damage?  Explain  Will your construction methods and practices minimize flood damage?  Explain  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?  Explain  Will any new or replacement water supply system be designed to minimize or eliminate infiltration of flood waters into the system?  Explain  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?  Explain  Will any on-site waste disposal system be located and constructed to avoid impairment to it or contamination from it during floods?  Explain	Will your construction materials be resistant to flood damage?

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