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JUL 28 2014

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

For office use:

47664 BP 5518-A \$ 572.40

LUPC - MILLINOCKET

Building Permit Amendment

SHORT FORM for Residential Development

1. APPLICANT INFORMATION

Applicant Name(s) James Bither	Daytime Phone 723-6303	FAX (if applicable)
Mailing Address HC 74, Box 584	Email (if applicable) call 723-3712	
Town Millinocket, ME 04462	State ME	Zip Code 04462

2. PROJECT LOCATION AND PROPERTY DETAILS

Township, Town or Plantation Indian Purchase + 4 Twp	County Piscataquis Cnty
Tax Information (check Tax Bill) Map: _____ Plan: _____ Lot: _____	All Zoning at Development Site (check the LUPC map)
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: Turkey Tail Rd Frontage 176 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: South Twin Lake Frontage 208 ft.
Road #2: _____ Frontage _____ ft.	Waterbody #2: _____ Frontage _____ ft.

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	Waters	Ocean/Tidal
Camp	1986	24x28	cement blocks	750'	>15'	83'				
w/ addition	1986	8x9		"	"	75'				
w/ attached deck	1986	8x18		"	"	75'				
Bunkhouse (Converted Boat house)	1986	14x20	cement blocks	750'	"	75'				
w/ addition	1986	8x8'		750'	"	84'				
Multiple sheds (see by diagram)										

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	Permanent foundation*		Road	Property line	Lake or pond	River or stream	Wetland	Waters
Attached Garage	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>				slab	24x24	750'	715'	83'			
Camp addition (ATF)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8x9	750'	715'	75'			
Bunkhouse addition (ATF)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		8x8	750'	715'	84'			
Carport (relocate)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		10x12	750'	715'	7100'			
Carport / sheds A, B, D - Relocate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			Remove from property					

* 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:

ATF Shed E 12x16 - Relocate to meet 100' setback from water body / 50' Rd / 15' Property Line

ATF Shed F 8x8 - Relocate to meet 100' setback from water body / 50' Rd / 15' Property Line

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
Cleared area	576 sq ft	>50	>15	83'	_____	_____
Filled/disturbed area						
What is the average slope of land between the area to be filled/disturbed and the waterbody or wetland?						<5 % <input type="checkbox"/> 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 Plt. Dallas Plt. Richardsontown Twp. Lincoln Plt. Sandy River Plt. Magalloway 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:

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

X Signature(s) James O. Deather Date 7/28/2014

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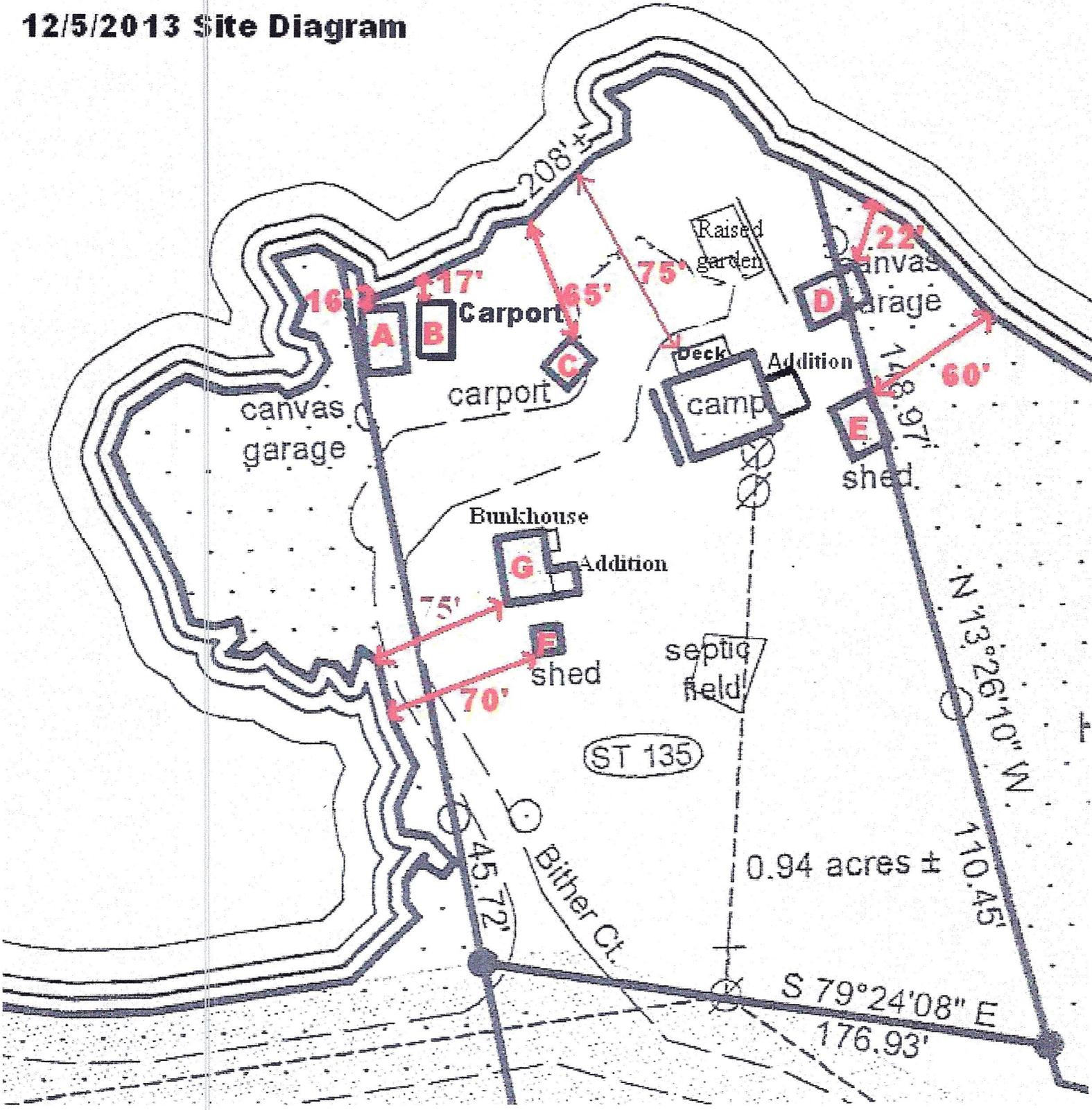
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Before Site Diagram

EC 13-26 Bither

12/5/2013 Site Diagram



EC1326 / BP5518-A

BP 5518-A

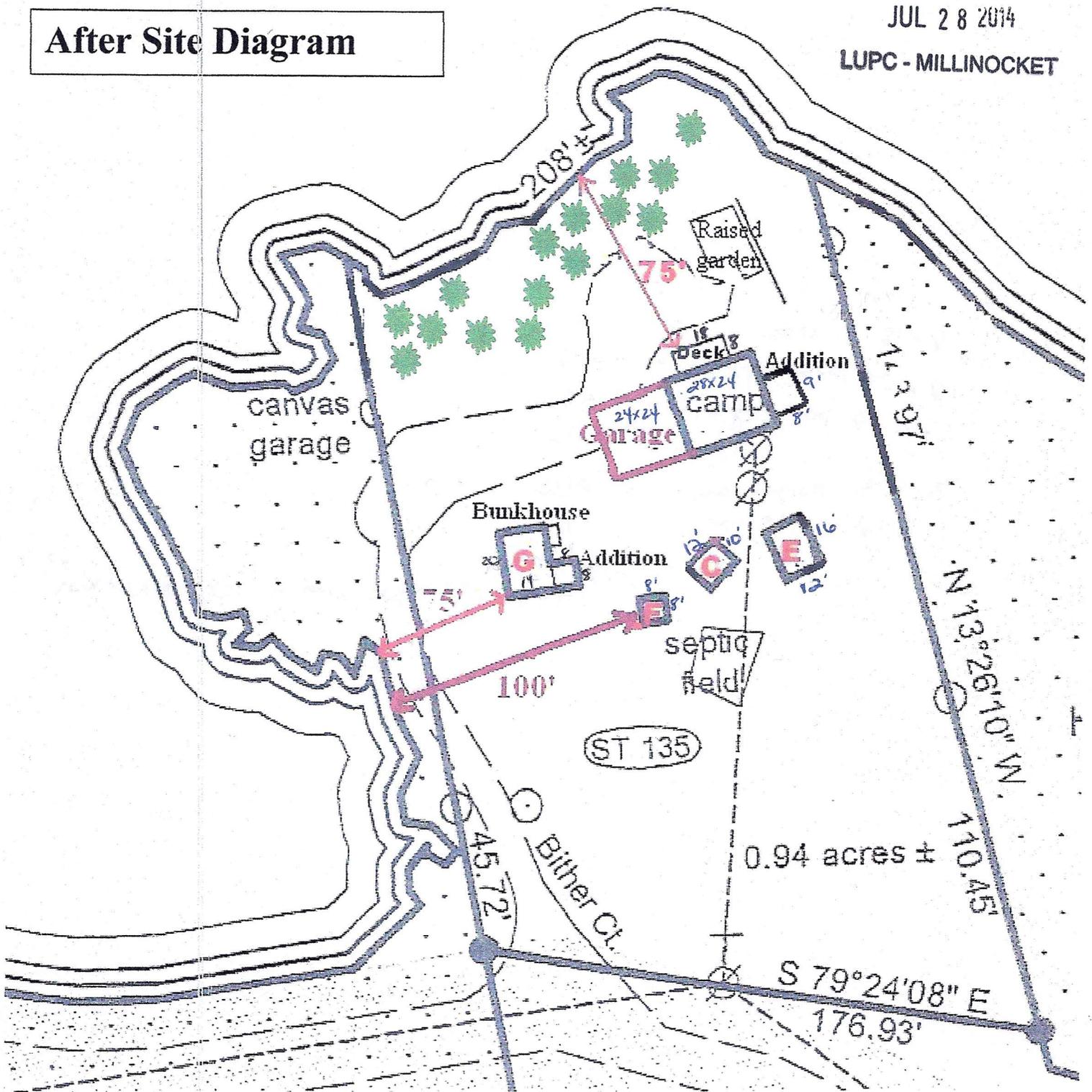
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After Site Diagram



Proposed 24'x24' Attached Garage

Remove Sheds A, B, & D

Relocate Sheds C, E & F to meet 100-foot waterbody, 50-foot road, & 15 ft property line setbacks.

Plant and maintain staggered rows of native trees and shrubs within 50 feet of the normal high water mark of the lake with a minimum of 15 native trees & shrubs planted in a staggered pattern and allow native understory vegetation to re-establish

1,444 sqft Total within 100 ft of NHWm of South Twin Lake

CONDITIONS OF APPROVAL

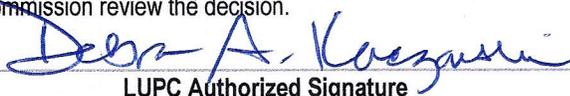
BUILDING PERMIT BP 5518, AMENDMENT A

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. Structures authorized under this permit, as well as filled and graded areas 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 the tables in Sections 4 and 5 and approved by this permit.
3. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
4. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
5. Upon completion of the authorized structures within the terms of this permit, any existing structures to be removed from the lot and other construction debris must be disposed of in a proper manner, in compliance with applicable state and federal solid waste laws and rules.
6. Soil disturbance must not occur when the ground is frozen or saturated.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. If the permittee holds interest in this parcel of land via a sales contract or other binding agreement, the permittee shall submit a copy of the deed transferring title of this parcel to the Commission upon final execution of such deed.
13. 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.
14. By October 15, 2014, the permittee shall remove and/or relocate all unauthorized sheds/carports located within 75 feet of the lake as proposed and plant and maintain a minimum of fifteen (15) native trees and shrubs in a staggered pattern within 50 feet of the normal high water mark of South Twin Lake, as shown on the After Site Diagram dated July 28, 2014. The trees shall be a minimum of 5 feet in height and the shrubs shall be a minimum of 3 feet in height when planted. Plantings must be maintained in a healthy condition, with any diseased, dead or dying trees and shrubs promptly replaced with the same or similar species. In addition, vegetation under three (3) feet in height and other ground cover must be re-established by allowing the native forest understory vegetation to become established.
15. **Nothing in this permit shall be construed to release the permittee from any liability or responsibility arising from any violation, including Enforcement Case EC 13-26, or to be considered a waiver of the authority of the Commission or the state to fully pursue or prosecute such violations.**

This permit is approved only upon the above stated conditions and remains valid only if the permittee complies with all of these conditions. Any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.

LUPC AUTHORIZATION (for office use)

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 above, 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



Effective Date