STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
LAND USE PLANNING COMMISSION
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0022

PAUL R. LEPAGE
GOVERNOR

WALTER E. WHITCOMB
COMMISSIONER

NICHOLAS D. LIVESAY
EXECUTIVE DIRECTOR

CONDITIONS OF APPROVAL FOR AMENDMENT B TO BUILDING PERMIT BP 6289-B

1. ***At least one week prior to commencing the permitted activities**, the permittee or the designated agent must contact the Commission staff and notify them of the estimated date construction work will start. Notice may be provided in writing, in person, by email, or by calling. If you leave or send a message, please include your full name, telephone number, permit number, and the date the work will start.*
2. 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.
3. 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.
4. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
5. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
6. 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..
7. Soil disturbance must not occur when the ground is frozen or saturated. 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. 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.

15. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. In addition, all conditions of any Subdivision Permit authorizing the creation of the permittee's parcel as they pertain to said parcel shall remain in effect.

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.

Ted Wagner — 7-15-15

LUPC Authorized Signature — **Effective Date**

For office use: G289-B

Tracking No.	BP Permit No.	Fee Received
48306	~~44306~~	$69.29

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

Building Permit Amendment

SHORT FORM for Residential Development

1. APPLICANT INFORMATION

Applicant Name(s)	Daytime Phone	FAX *(if applicable)*
Robert & Cheryl Bilodeau	508-221-7202	508-759-8536

Mailing Address	Email *(if applicable)*
P.O. Box 452	RWBMASON@AOL.COM

Town	State	Zip Code
Monument Beach	MA	02553

2. PROJECT LOCATION AND PROPERTY DETAILS

Township, Town or Plantation	County
Lexington Township	Somerset

Tax Information *(check Tax Bill)*
Map: 50 001 Plan: 01 Lot 65.1

All Zoning at Development Site *(check the LUPC map)*
M-GN

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: Oliver Rd. Frontage 490.5 ft.
Road #2: Right of way Frontage 723.05 ft.
note: Oliver was Prev. Peterson Rd.

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: NONE Frontage
Waterbody #2: Frontage

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	Ocean/Tidal waters
Dwelling Camp	Started 80's + Permit 12/1/06	24x30x19' 16x21 WELL	Block & Post	162'	16'3"	—	—	—	—
wood shed / snowmobile shed	80's-2012	36x16x12	Post.	194'	48.6'	—	—	—	—
Shed.	unknown 80's	19'6"x12'6"x8'	Post	129'	132'	—	—	—	—
This shed will be torn down once ADDition on MAIN Building is up.									
Shed	80's	20x16x20'	Post	101-4"	172'	—	—	—	—
Roof colapse 2012 Repaired RAISED pitch for snow load.									

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.)	New structure*	Reconstruct*	Expand	Relocate*	Remove	Enclose deck/porch	Permanent foundation*	Change dimensions or setbacks	Exterior Dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
Addition Front of Camp on existing Foundation	☐	☐	☐	☐	☐	☑	☐	☑	24'x30'x26'	158'	16'	—	—	—	—
& Deck - Going up	☐	☐	☐	☐	☐	☐	☐	☐				side line			
	☐	☐	☐	☐	☐	☐	☐	☐							
	☐	☐	☐	☐	☐	☐	☐	☐							

*** 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)

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

	Width of Vegetated Buffers			
	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 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)*	
Robert W. Bilodeau	508-221-7202	508-759-8536	
Mailing Address		Email *(if applicable)*	
P.O. Box 452		RWBMASON@AOL.com	
Town		State	Zip Code
Monument Beach MA 02553		MA	02553

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.

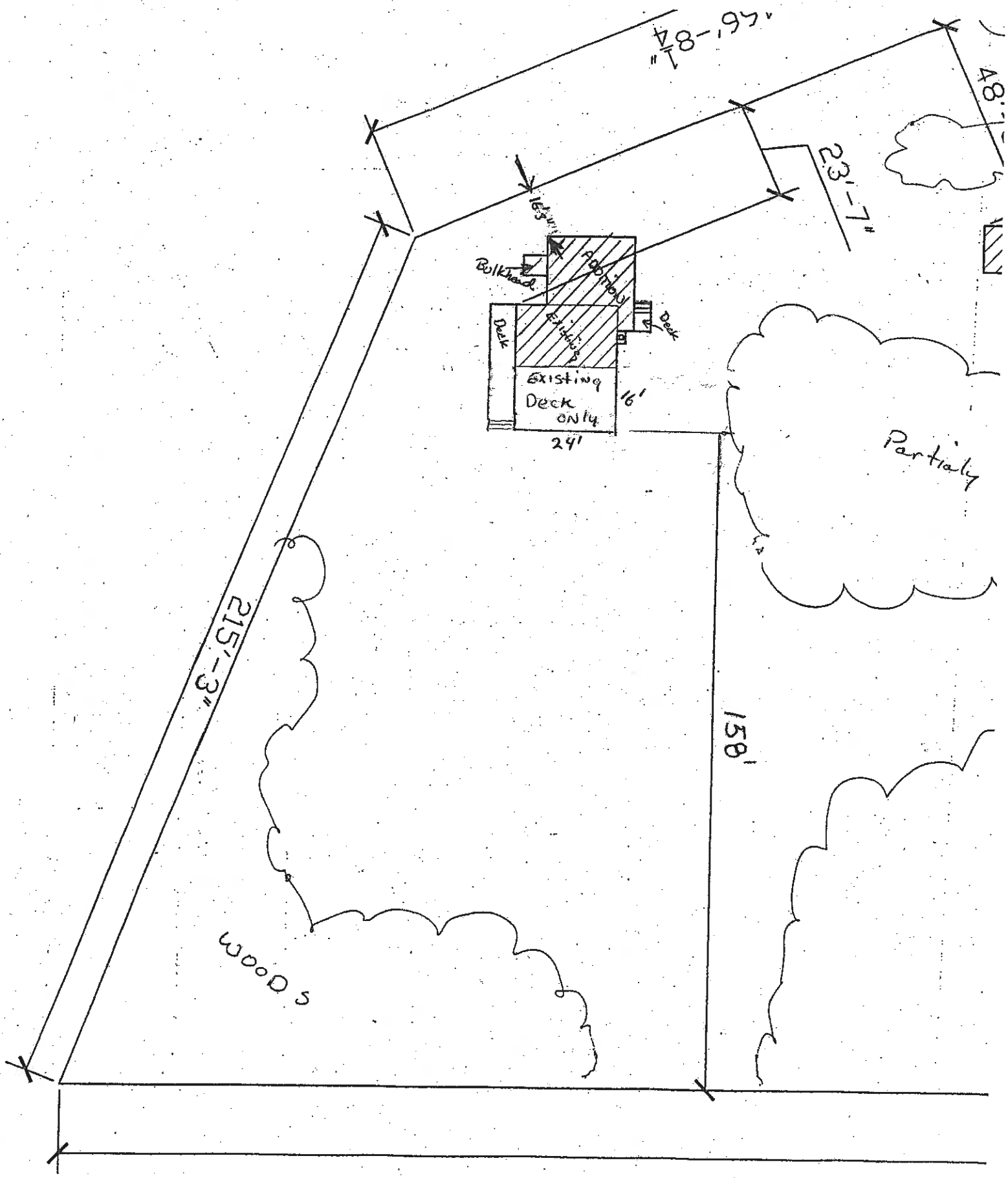
☐ I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

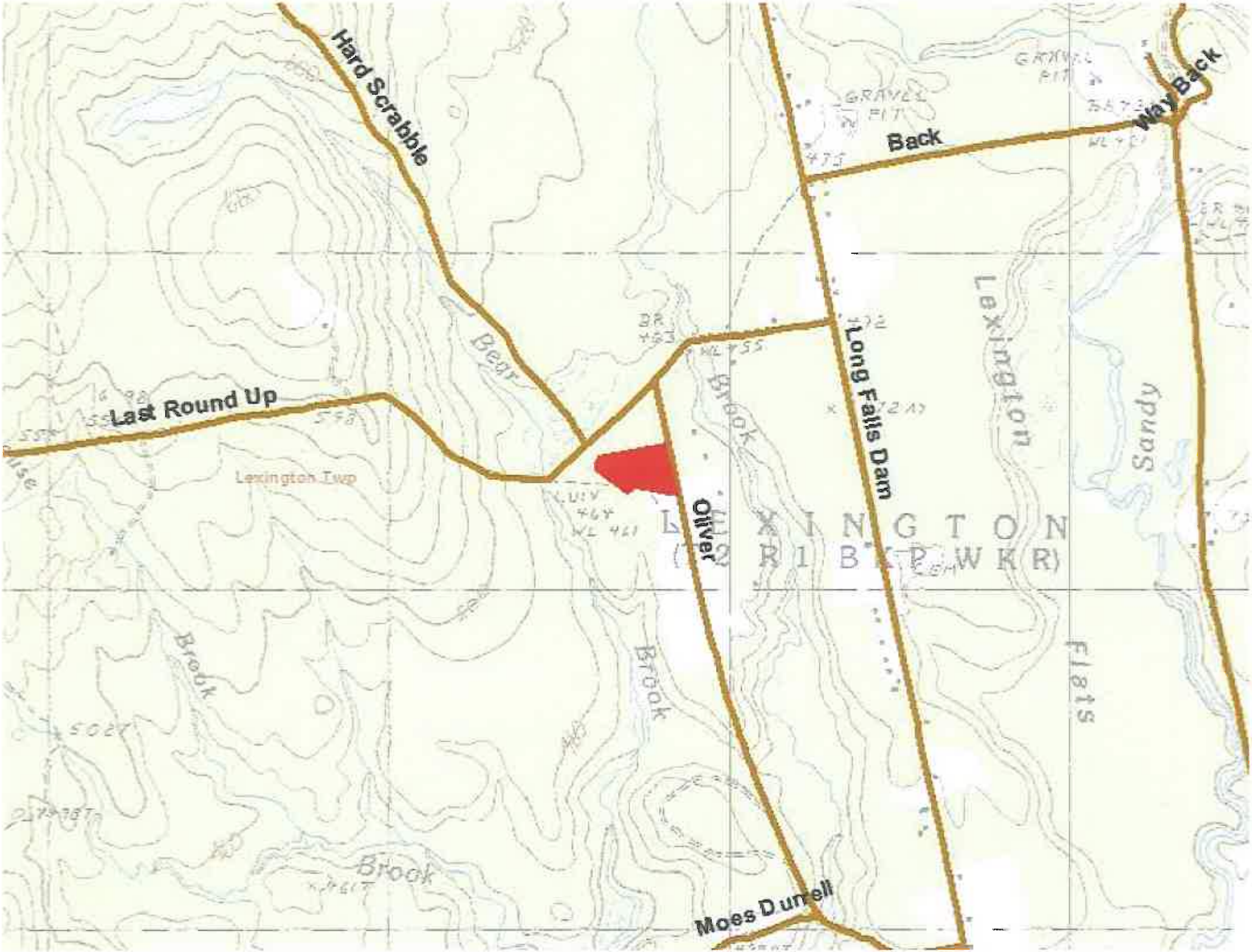
All appropriate persons listed on the deed, lease or sales contract must sign below.

Signature(s) Robert W Bilodeau **Date** 7/2/15

Cheryl T Bilodeau **Date** 7/2/15

T 41655/BP 6289-A




Hard Scrabble
Back
Way Back
Last Round Up
Long Falls Dam
Oliver
Moes Durrell
Lexington Twp
Bear
Brook
Lexington
Sandy
Flats
LEXINGTON
(T2 R1 BKP WKR)

July 2, 15

Dear LUPC

This "Building Permit Amendment" is so that I can finish an addition which was Permitted Dec 1, 2006 Tracking # T41655 Permit BP6289-A. The addition was not completed back then within the legal time frame because of lack of funds and having to work on two of the sheds which had roof failure due to Snow loading. I did at the time manage to get my foundation in and 1st Floor Deck capped over. I covered the deck with rubber Roofing and have been using it as a Deck until Present.

I would like to make a couple of changes to the original Permit.

1st Because of some miscommunication with the excavation & Mason Contractor my addition ended up 16'x24' instead of 10'x24'. I was planning on adding a 6' Deck out front but the contractor thought it was all addition.

2nd I would also like to increase the Pitch on the roof system for snow loading now that I have seen what the snow up there is like. I would like to add approx. a couple feet to the height of the addition.

If my math is correct I will owe
6'x16' for added foot print from my original
Permit which is 96#

96# x .20 a foot = $19.20 + 50.00 Base fee = $69.20

Thank you

Robert W. Bilodeau

Any questions the best #
to reach me at Day or night
is my cell # 508-221-7202