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

SEP 22 2014

For office use:

After-the-Fact*

47821 BP 7793-C \$ 136.40 ATF

Building Permit Amendment

1. APPLICANT INFORMATION 292.00 ATF SHORT FORM for Residential Development

Applicant Name(s) Bruce Kerns		Daytime Phone 415 364-6839	FAX (if applicable)
Mailing Address 530 Crofton Ave		Email (if applicable)	
Town Oakland	State CA	Zip Code 94610	

2. PROJECT LOCATION AND PROPERTY DETAILS *Reference EC-14-55, resolved with this permit. (47904). KEB

Township, Town or Plantation Monhegan	County Lincoln
Tax Information (check Tax Bill) Map: _____ Plan: 7 Lot: 5	All Zoning at Development Site (check the LUPC map) P-AR, D-GN, D-RS
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: Burnt Head Trail Frontage 222 ft. Road #2: Odum Place Frontage 261 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: _____ 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
Dwelling	1991	35 x 29 x 22	Full	77	34					
Porch (To reconstruct)		12 x 16 x 14	post	65	46					
Deck (Be expanded)	1991	4 x 5 x 3	post	60	46					
Deck (Be expanded)	1991	19 x 10 x 5	post	87	32					
Porch	2011	24 x 8 x 14	post	82	44					
Shed	1991	24 x 16 x 12	post	30	30					

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
porch	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8' 16 x 6 x 3	>50	57'				
deck	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	28 x 12 x 5	>50	36'				
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>							

* 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:
 * Actual size of porch = 8' x 16' 5" ; Actual size of deck = 12' 8" x 28' 6"

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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: LUPC - DOWNEAST

5. VEGETATION CLEARING, FILLING AND GRADING, SOIL DISTURBANCE (If applicable, fill in this table)

Table with columns: 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. Includes handwritten note: (already cleaned and graded)

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:

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

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.

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) [Handwritten Signature] Date 9/11/14
[Handwritten Signature: Candis Cousins-Kemus] Date 9/11/14

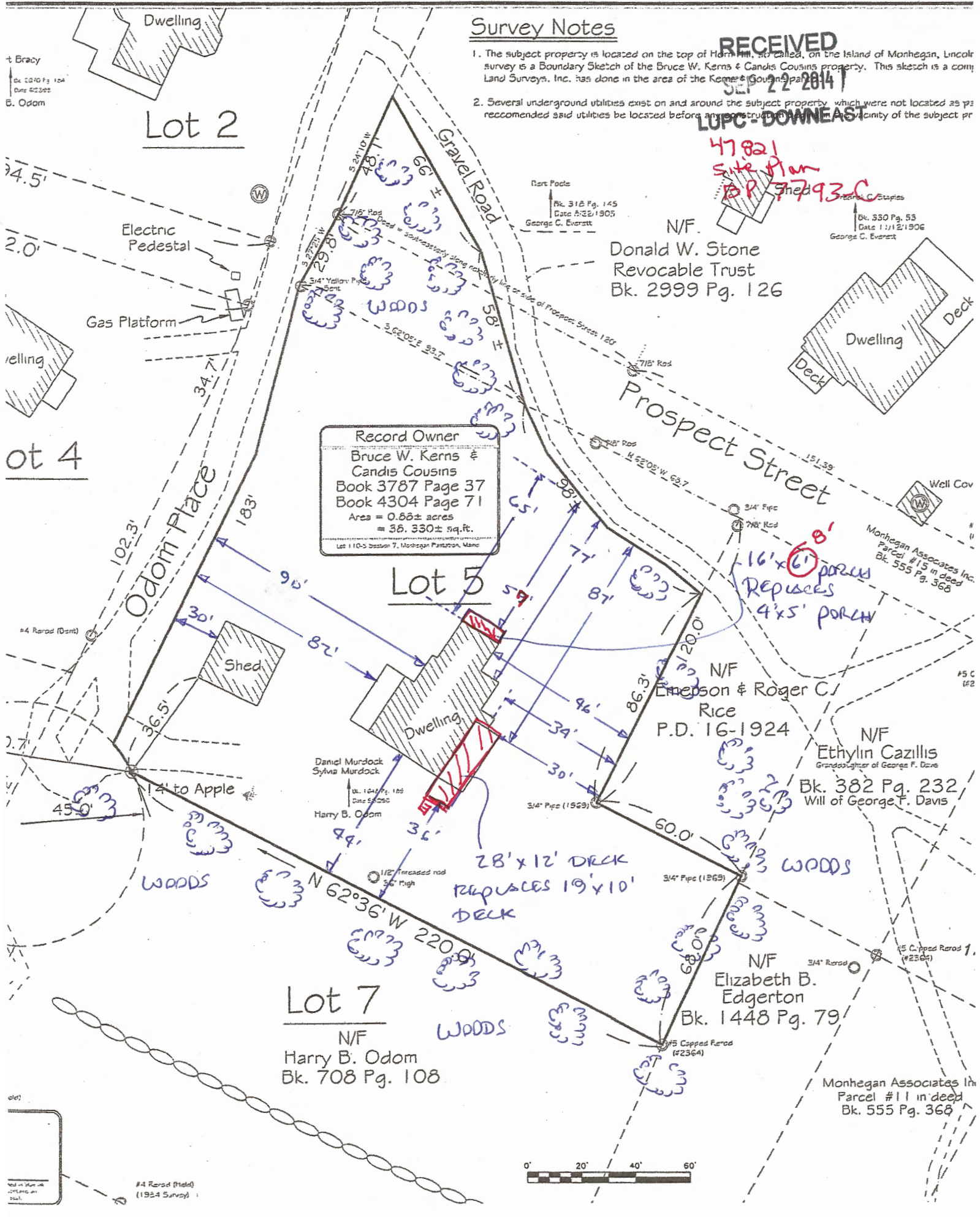
Survey Notes

1. The subject property is located on the top of Horn Hill, so called, on the Island of Monhegan, Lincoln survey is a Boundary Sketch of the Bruce W. Kerns & Candis Cousins property. This sketch is a copy Land Surveys, Inc. has done in the area of the Kerns & Cousins property.
2. Several underground utilities exist on and around the subject property, which were not located as per recommended said utilities be located before any construction.

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LUPC-DOWNEAST

47821
Site Plan
BP 7793-C



Record Owner
Bruce W. Kerns &
Candis Cousins
Book 3787 Page 37
Book 4304 Page 71
Area = 0.88± acres
= 38,330± sq.ft.
Lot 110-3 Section 7, Monhegan Pasture, Maine

N/F.
Donald W. Stone
Revocable Trust
Bk. 2999 Pg. 126

N/F
Emerson & Roger C.
Rice
P.D. 16-1924

N/F
Ethlyn Cazillis
Granddaughter of George F. Davis
Bk. 382 Pg. 232
Will of George F. Davis

Lot 7
N/F
Harry B. Odom
Bk. 708 Pg. 108

N/F
Elizabeth B.
Edgerton
Bk. 1448 Pg. 79

Monhegan Associates Inc
Parcel #11 in deed
Bk. 555 Pg. 368



Bracy
Bk. 2070 Pg. 154
Date 5/25/05
B. Odom

Next Pools
Bk. 318 Pg. 145
Date 5/22/1905
George C. Everett

Bk. 330 Pg. 55
Date 1/12/1906
George C. Everett

Monhegan Associates Inc.
Parcel #15 in deed
Bk. 555 Pg. 368

#4 Road (Field)
(1924 Survey)

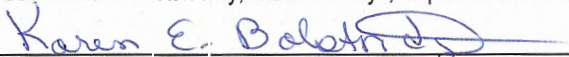
CONDITIONS OF APPROVAL

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. 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 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 01, 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.



LUPC Authorized Signature

10-21-2014

Effective Date