BUILDING PERMIT BP-8786-A



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. Mac Lean	August 8, 2014
LUPC Authorized Signature	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. 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 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.
- 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. 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.
- 16. 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.

Development in Flood Prone Areas

- 17. 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**.
- 18. Notwithstanding Condition 1, construction activities authorized within P-FP subdistricts, FEMA zones, and other areas prone to flooding must be substantially started within 180 days 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.
- 19. All other required state or federal permits must be submitted to the Commission PRIOR to the start of construction.
- 20. 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.
- 21. 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.
- 22. The improvements to the Dwelling must not increase the market value of the structure by more than 50%.

For	off	CP	use:	

Applicant Name(s)

1. APPLICANT INFORMATION

RECEIVED MAINE LAND USE REGULATION COMMISSION Department of Conservation

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Daytime Phone FAX

Building Permit

For All Residential Development

Frenchville	ERTY DETAI	15	1001		Email State M	1		7	ip Cod	•	
Town Frenchville	ERTY DETAI	ıs	4 22 4 77 1		State A	1		7	in Cod		
2. PROJECT LOCATION AND PROPE	RTY DETAI	18			IV	IE			04	745)
Township, Town or Plantation			County	0							
Sinclair Tup Tax Information (check tax bill)	and the second second	12.11.22.11.	Deed or Leas	se Information	n <i>(check dee</i>	d or leas	se)				
Map: ARO21 Plan: 06	- Indiana de la companya del companya de la companya del companya de la companya	196	Book: 90		age: 9			_ease #	<u>!</u> :		
Lot size (in acres, or in square feet if less than 1 acr All Zoning on Property (check LURC map)	e) 1,4				rage (in squ t Developr						
D-RS / FEN	1A		7	D-k	5/	FE	MA				
Road Frontage. List the name(s) and frontour private roads, or other rights-of-way adjact Road #1: Baile Creuse Road #2:	ent to your lo	t: age <u>150,8</u> ft.	Water Fronts ponds, rivers Waterbody # Waterbody #	, streams, or 1: Lon	other wate	rs on c	ntage(s) or adjac	ent to y	et) for a vour lot rontage rontage	150	
LURC Approved Subdivision. List the LUI	RC approved	subdivision num	ber:	SP			SP Lo	Automotive			
If your property is not part of a LURC app serves your area)	roved subdiv	vision, please co	ontinue to Lan	d Division Hi	story below	I. (ched	ck deed o	r contact	the LUR	RC office	e that
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 (use additional sheet of paper if needed).	(example:	7 my 7 d	lams to Rob Rol				1/12/1			O acres	
3. EXISTING STRUCTURES OR USES	(Fill in a line f	or each existing st	ructure)	Previously is	sued Buildir			er (if ap al Dista			
							struc	ture fro	m nea	rest:	
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	Waters
Dwelling	1994	38x4L		full	osen	70	12	70			
Deck Road-Side		5/20		Post		10	30	100			
Deck-Lake-Side		10X20)	Post			30				
Boat Shed	19605	14x21)	None		POI	7	10			
Garage	1995	24/128)	Slab		55	15	14		111111111111111111111111111111111111111	
			100								
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4.	What is the proposed use of your	prope	erty?	X	Resi	dent	ial only		Residenti	al with Home Occi			Perso		The state of the s	
				Prop	osal	(che	ck all th	at apply	()		H	orizonta struct	ai Distai ure froi			ΣT
	Type of structure relling, garage, deck, porch, shed, way****, camper, RVs, parking lots, etc.)	New structure***	Reconstruct***	Expand	Relocate	Remove	Enclose deck/porch	Permanent foundation***	Change CHNCC dimensions or setbacks Wound	Exterior dimensions (in feet) (LxWxH)	Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Tidal waters
D	welling - New Roof								EX	38x44	70	12	70			0,
	3 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7															
	a service of the serv										-					
	and the second s										***************************************	-				
										100						
												10000				
*** 4.4	d. Will the campsite have access to RECONSTRUCTIONS OR NEW Adexisting structure, or adding a post. If the structure or foundation will explain what physical limitations	CCES erma	SSO inent	RY S t four	TRUC ndati RC's r	CTUI on: ninim	RES: If	you ar	e constru	cting a new acce	ssory s	tructur vater bo	e, reco dies or	nstruc wetlan	ting a	
	b. For reconstructions, has the exist If YES, was the structure in regu	ular a	ctive	use	withi	na2	-year pe	eriod pr	eceding th]NO
+++ 4 =	If YES, provide the date the stru				- 6	l, des	stroyed	or remo	oved:							
4.5	DRIVEWAYS: If you are located of a. Are you constructing a new drive					cha	naina a	current	drivoway	in a way that will in	orooco	traffic				
	volume, or create a safety or dra	ainag	e coi	ncern	rega	arding	g a Stat	e or Sta	ite-Aid Hig	hway?]NO
	If YES, you must submit Exhibit you should check with that office	H: D e befa	rivev ore s	vay/E ubmi	ntrar itting	ice P this a	Permit. I applicati	Note: If ion to se	your prope ee what is	erty is located alori required.	ig a Cou	inty or T	own/Pi	lantatio	n Roa	d,
5. SL	BSURFACE WASTEWATER DI	SPO	SAL	. (SE	PTIC	SY	STEM	(Note	: Exhibit m	nay be required. S	ee instr	uctions)				
5.1	Mark the existing type of system ser ☐ Primitive Subsurface Disposal ☐ Holding Tank ☐ Self-	(Priv	y, gra	aywat	er – n	on-pr				ned Subsurface S on Sewer (Connec				d)		
5.2	Will any expanded, reconstructed, o pressurized water, or the ability for h	rnev	v stru	icture	es inc	lude	new be							. TYE	s []NO
	If YES, you may need to submit Ext															

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6. D	EVELOPMEN	NT IN FLOOD PRONE AREA	Unote. Supplement may t	ue reguireu. See i	ngu ucuons.	/	The specific section of the section	
6.1	Protection) S	osed activity located within a map subdistrict, a mapped FEMA (Fed d zone, or an unmapped area pro	leral Emergency Manageme	ent \prec FEMA	Flood Zone		Flooding	YES NO
		er YES to any of these question g your area or download at http://			elopment in	Flood F	Prone Areas. Conta	act the LURC
7. VI	EGETATIVE	CLEARING (Note: Exhibit may	be required. See instruction	nns.)				
7.1	What is the to driveway and	otal amount of proposed vegetati I the footprint of proposed structu	ve clearing not including the		սուսաստությ	MA		sq. ft
		er NA (not applicable) for 7.1 go				1		1
7.2	Will the total feet of any la	amount of existing and proposed kes or rivers be less than 10,000	vegetative clearing within 2 square feet?	250YES	□NO	□NA	Total:	sq. ft.
7.3	Will the propo	osed clearing be located at least lary of all public roadways?	50 feet from the right-of-way	y or	□NO	□NA	How Close?	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	□NO	□NA	How Close?	feet
7.5		osed clearing be located at least f the lake or river?			□NO	□NA	How Close?	feet
7.6		er NO to any of these questions se impact on the resources and u					ary and now it will i	not create an
7 7		Durantinal Zanad Assaula	vous proporty located in one	o of the following E	Prosportivol	y Zonod	I Plantations	
7.7	or Townships'	e complete the following table re	Plt. Lincoln Plt. Lincoln Plt. Sandy Rive garding the width of the vegu	. Maga er Plt. Town etative buffers at t	lloway Plt. ships C, D, a he narrowe	nd E. st point		
7.7	or Townships'	? Adamstown Twp. Dallas F Rangeley Plt. Richard	Plt. Lincoln Plt. Lincoln Plt. Sandy Rive garding the width of the vege e road, property line, and su	. Maga er Plt. Town etative buffers at t ubdistrict setbacks	lloway Plt. ships C, D, a he narrowe	nd E. st point		
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	or Townships' If YES, pleas proposed stru Standard Minimum	Adamstown Twp. Dallas I Rangeley Plt. Richard e complete the following table re- uctures and the nearest applicabl Road 25 feet in D-GN, D-GN2, D-GN3 50 feet in D-RS, D-RS2, D-RS3	Pit. Lincoln Pit. Lincoln Pit. Sandy Rive garding the width of the vege e road, property line, and su Width of Vegetated Side Property Line	Maga er Plt. Town etative buffers at t ubdistrict setbacks Buffers Rear Property L	lloway Plt. ships C, D, a he narrowe as applicab	nd E. st point ble: ubdistrict	between the existing the between the existing the between the existing the between the bet	ng and
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8. SC 8.1 8.2 8.3 8.4	If YES, pleas proposed structured Standard Minimum Required: This property: Note: You man DIL DISTURE Will your project of YES, pleas What is the to Will the area of a. If NO, who will all soil distributions.	Adamstown Twp. Dallas F Rangeley Plt. Richard Richard Richard Road 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-Cl feet ay be required to submit Exhibit F BANCE, FILLING AND GRAD ect involve disturbing soil or filling and area of proposed soil disturbation of soil disturbance or filling and grat is the total square feet of soil of sturbance or filling and grading but meed to submit Exhibit G: Erosil Manual Park Policy Plants Park Policy Plants	Pit. Lincoln Pit. Sandy Rive garding the width of the vege e road, property line, and su Width of Vegetated I Side Property Line 15 feet 15 feet Feet Find AND EROSION COMMAND AND EROSION COMMAND EROSION	Maga er Plt. Towns etative buffers at tubdistrict setbacks Buffers Rear Property L 15 feet tions to Buffering NTROL (Note: E	lloway Plt. ships C, D, a he narrowe as applicat ine Si Requiremer Exhibit may L in 5,000 sq. et?	nd E. st point ble: ubdistrict 50 feet E	between the existing Boundary (If D-ES of Buffer to other Subdising feet instructions on particle. See instructions on particle.	ng and r D-CI) tricts age iv) sq. ft. ES □NO sq. ft.
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Question 8 continues onto the next page...

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8. SOIL DISTURBANCE, FILLING AND GRA	ADING AND EROSION CONTROL (continu	ied from previous page)	
8.8 Will all disturbed or filled area (other than dr OR be heavily mulched with hay that is tack		nulched prior to September prevent sedimentation in t	r 15 he
8.9 Will existing waterbodies, wetlands, and cul		pales, silt fence or other	YES NO
8.10 What is the average slope of land between the area to be disturbed and the nearest waterbody or 50	0% or Less (Requires minimum setback of 100') 0-39% (Requires minimum setback of 170') 0-59% (Requires minimum setback of 250') 0% or Greater (Requires minimum setback of 330')	☐ 20-29% (Requires n	ninimum setback of 210')
8.11 If you answer NO to any of these questio how your project will not create an undue ac devices and other plans to stabilize the site:	dverse impact on the resources and uses in the a	n setback for your slope area. Include information a	in 8.10, please explain about erosion control
9. LAND AND WETLAND ALTERATION (Mo			□YES ŒNO
If YES, you must also complete Exhibit G: I Wetland Alterations.	Erosion and Sedimentation Control Plan and Sup	pplement S-3: Requiremen	its for
	rtidal area?	pelow the normal high water	er YES YO
If YES, you must also complete Supplement	1 S-3: Requirements for Wetland Alterations.		eller or an apparature of fermion of the
10. APPLICANT SIGNATURE (REQUIRED) A			
Agent Name	Daytime Phone	FAX	
Mailing Address		Email	
Town		State	Zip Code
I have personally examined and am familiar with the and to the best of my knowledge and belief, this appor without any required exhibits that it will result in dinarrative and depiction of what currently exists on a conditions to any contractors working on my project with all conditions and limitations of any permits issubusiness to act as my legal agent in all matters related building and Energy Code (MUBEC) administered by is limited only to land use issues and LURC does not provisions of that Code.	plication is complete with all necessary exhibits. lelays in processing my permit decision. The informal what is proposed at the property. I certify that I am ultimately responsible found to me by LURC. If there is an Agent listed alting to this permit application. I understand that by the Maine Department of Public Safety, Burea	I understand that if the apportunation in this application to the will give a copy of this per complying with all applications, I hereby authorize the while there is a required Start of Building Codes & Start	plication is incomplete is a true and adequate permit and associated able regulations and pat individual or tatewide Maine Uniform andards, LURC's review
Please check one of the boxes below: (see "Acces. I authorize staff of the Land Use Regulation Comevaluating the site to verify the application matering regulatory requirements, and the terms and control of the cont	mission to access the project site as necessary rials I have submitted, and for the purpose of ins	at any reasonable hour for	r the purpose of
request that staff of the Land Use Regulation C access the project site for purposes of any necessity.	ssary site evaluation and compliance inspection.	ne in advance to obtain my	permission to fully
All appropriate persons listed on the deed, lease	or sales contract must sign below.		
Signature(s)	Date	00.	
Les P Za	Date Date		





RECEIVED AUG 0 8 2014 LUPC - ASHLAND



Supplement S-4

Requirements for development in flood prone areas

Project Location (County): SECTION A: GENERAL INFORMATION All applicants must complete Sections A and B. What type of flood prone area is your property located in? (Refer to maps and check all that apply) PFP Flood Prone Area Protection Subdistrict FEMA Zone VE (Coastal Floodplains) (also complete Section E) Will you be making a Substantial Improvement to an existing structure? Will you be making a Substantial Improvement to an existing structure? Will you be making a Substantial Improvement to an existing structure costing \$1,000 or more; or if you plan to expand or rebuild a portion of an existing structure, within the next 2-3 years, it is possible that your project could be considered a substantial improvement. This worksheet will assist you in determining which structures would be substantially improved. SUBSTANTIAL IMPROVENENT WORKSHEET (check your tax evaluation or recent appraisal) Structures to be alread (willing, of OML? the structure being altered of the proposed improvement Costs (S) (Estimated Improvement Costs (S) (Current Market Value Increase (%) a size of the proposed improvement Costs (S) (Current Market Value Increase (%) is \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$			
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complete Section C) □ Driveway, Land Management Road, Road Project, or Trail □ Docking Structure, Noncommercial, in VE Zone (also complete Section E) □ Bridge (also complete Section H) □ Shoreland Alteration (Riprap, etc.) □ Docking Structure, Commercial (also complete Sections C and I), in VE Zone (also complete Section E) □ Other Development or Activity (Describe): □ Containment Wall (also complete Section J) Will any of the proposed development, structure(s) or any fill (including for a driveway) be located within the floodway of a river, stream or other flowing water?			the state of the s
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Will any of the proposed development, structure(s) or any fill (including for a driveway) be located within the floodway of a river, stream or other flowing water?			
river, stream or other flowing water?		Containment Wall (also con	nplete Section J)

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

SE	CTION B: CONSTRUCTION SPECIFICATIONS All applicants must complete Sections A and B. N/A means not a	pplicable
5.	Will your development be designed or modified and adequately anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy?	□No
	Explain Roofing will be a Hached to Structure	
6.	Will your construction materials be resistant to flood damage?	□No
	Explain_Alphalt shingles or metal	***************************************
7.	Will your construction methods and practices minimize flood damage?	□No
8.	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	□No
	Explain	
9.	Will any new or replacement water supply system be designed to minimize or eliminate infiltration of flood waters into the system?	□No
	Explain	
10.	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? Yes WA	□No
	Explain	
11.	Will any on-site waste disposal system be located and constructed to avoid impairment to it or contamination from it during floods?	□No
	Explain	
12.	Will your development alter or relocate any portion of a watercourse?	(No

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

river or stream, you must attach Exhibit S4-A: Floodway Development Certification. See Instructions.

If YES, you must attach Exhibit S4-B: Notification of Watercourse Alteration or Relocation, and if you are in the floodway of the

