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GOVERNOR

STATE OF MAINE
DEPARTMENT OF CONSERVATION
LAND USE PLANNING COMMISSION
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WALTER E. WHITCOMB
COMMISSIONER

PERMIT

**AMENDMENT I TO
DEVELOPMENT PERMIT DP 3453
RECREATIONAL LODGING FACILITY
BY SPECIAL EXCEPTION**

The staff of the Maine Land Use Planning Commission (the Commission), after reviewing the application and supporting documents submitted by Libby Camps Holdings for Amendment I to Development Permit DP 3453, finds the following facts:

1. Applicant: Libby Camps Holding
Attn: Matt Libby
PO Box 810
Ashland, ME 04732

3. Date of Completed Application: August 18, 2014

4. Location of Proposal: Township 8 Range 9, Piscataquis County
Plan 01, Lot 1.11

5. Zoning: (D-GN) General Development Subdistrict

6. Lot Size: 20 Acres (Owned)

7. Principal Buildings :
 - Existing Main Lodge/Dining Hall w/Porch (33.5 ft. by 104 ft.) with
Proposed Change of Use from Storage to Living Quarters. (14 ft. by 32 ft.)
 - Existing Skyhawk Cabin w/Porch (18 ft. by 22 ft.)
 - Existing Point Cabin w/Porch (20 ft. by 33 ft.)
 - Existing Atkins Cabin w/Porch (18 ft. by 16 ft.)
 - Existing Olin Cabin w/Porch (16 ft. by 30 ft.)
 - Existing Memory Cabin w/Porch (12 ft. by 36 ft.)
 - Existing Guides Cabin w/Porch (19.5 ft. by 35 ft.)
 - Existing Phi Gam Cabin w/Porch (14 ft. by 27 ft.)
 - Existing Glover Cabin w/Porch (18 ft. by 17 ft. and 10 ft. by 29 ft.)
 - Existing Loon Cabin w/Porch (12 ft. by 26 ft.)
 - Existing Centennial Cabin w/Porch 16 ft. by 31 ft.)
 - Existing Fall Camp w/Porch (20 ft. by 20 ft.)
 - Existing Purple Camp (12 ft. by 14 ft.)
 - Existing Matt/Jess Residential Dwelling (24 ft. by 36 ft.)
 - Proposed Cabin w/Porch (28 ft. by 40 ft.)

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8. Accessory Structures:

- Existing Hawk Shed (8 ft. by 20 ft.)
- Existing Boathouse (16 ft. by 30 ft.)
- Existing Woodshed (12 ft. by 25 ft.)
- Existing Ice House (12 ft. by 25 ft.)
- Existing Generator Shed (14 ft. by 14 ft.)
- Existing Workshop/Garage (25 ft. by 48 ft.)
- Existing Woodshed (20 ft. by 20 ft.)
- Existing M+J Shed (12 ft. by 20 ft.)
- Existing Tool Shed (21 ft. by 21 ft.)
- Existing Grill Shack (12 ft. by 12 ft.)

9. Sewage Disposal:

- Existing 5 Pit Privies
- Existing 7 Combined Sewage Disposal Systems
- Existing 1 Primitive Wastewater Disposal System
- Proposed 1 Combined Sewage Disposal System

10. Affected Waterbody: Millinocket Lake

The Commission has identified Millinocket Lake as a Resource Class 1A, management class 7, relatively accessible, relatively developed lake with outstanding cultural resources, and significant fisheries, scenic, and shoreline resources.

Background

11. The applicant operates a pre-Land Use Planning Commission sporting camp complex at Millinocket Lake. The 20 acre complex originally included a central dining building with a full kitchen, seven cabins, pit privies, a central bath and shower building, a boathouse, and other accessory structures. The original developed portion of the sporting camp complex is within a (D-GN) General Development Subdistrict.
12. Development Permit DP 3453, issued to the applicant in October of 1980, authorized reconstruction of the central bathhouse and laundry facility, and the installation of a replacement combined sewage disposal system.
13. Amendment A to Development Permit DP 3453, issued to the applicant in April of 1987, authorized construction of a 24 foot by 30 foot housekeeping cottage, a 10 foot by 20 foot storage building, and the installation of a combined sewage disposal system in the portion of the property zoned as a (P-GP) Great Pond Protection Subdistrict.
14. Amendment B to Development Permit DP 3453, issued to the applicant in April of 1989, authorized construction of a 12 foot by 20 foot bedroom addition onto one of the sleeping cabins.
15. Amendment C to Development Permit DP 3453, issued to the applicant in July of 1989, authorized:

- A. Construction of two 20 foot by 24 foot sleeping cabins, one with a combined sewage disposal system and one with a primitive disposal system and pit privy;
 - B. Addition of a bathroom to existing sleeping quarters in the central dining hall and in a nearby cabin, and expansion of an existing sewage disposal system to accommodate the increased plumbing facilities; and
 - C. Installation of an infiltrator disposal system rather than the absorption bed previously approved under Amendment A to Development Permit DP 3453.
16. Amendment D to Development Permit DP 3453, issued to the applicant in June of 1995, authorized:
- A. Construction of a new 16 foot by 20 foot guest cabin with a 6 foot by 16 foot attached porch, and a detached 12 foot by 15 foot wood shed;
 - B. Construction of a 10 foot by 20 foot addition to the guide's cabin;
 - C. Construction of an 8 foot by 16 foot addition to a guest cabin;
 - D. Construction of an 8 foot by 29 foot addition to the kitchen portion of the main lodge;
 - E. Construction of a 12 foot by 20 foot wood shed and a 12 foot by 12 foot generator shed;
 - F. Relocation and enlargement of an existing wood shed;
 - G. Relocation of the ice house; and
 - H. The conversion and expansion of the existing bathhouse into a 20 foot by 20 foot worker cabin.

The applicant also proposed installation of a combined sewage disposal system for the new guest cabin. The new guest cabin was to be set back 150 feet from the normal high water mark of Millinocket Lake.

17. Amendment E to Development Permit DP 3453, issued to the applicant in February of 1996, authorized a change in the location of the guest cabin permitted under Amendment D to a location 100 feet from the normal high water mark of Millinocket Lake.
18. Amendment F to Development Permit DP 3453, issued to the applicant in August of 2003, authorized relocation of the 12 foot by 15 foot worker cabin, construction of an 8 foot by 8 foot grill house, and construction of a 24 foot by 40 foot garage with a 10 foot by 40 foot roof overhang.
19. Amendment G to Development Permit DP 3453 issued to the applicant in June of 2004 authorized the removal of a 21 foot by 21 foot tool shed and 13 foot by 21 foot wood shed and construct a 20 foot by 32 foot 2 bedroom sleeping cabin in their place. The proposed sleeping cabin located in the (D-GN) General Development Subdistrict was to be more than 100 feet from the Normal High Water Mark of Millinocket Lake, 75 feet from the access road, and 25 feet from the nearest property line. Also authorized was the resumption of a 1 acre lease on Brown Pond with the removal of an 18 foot by 27

- foot outpost cabin and reconstructing it to the dimensions of 20 feet by 28 feet to be setback more than 100 feet from the Normal High Water Mark of Brown Pond and more than 15 feet from the nearest property boundary line.
20. Amendment H to Development Permit DP 3453 issued to the applicant in July 2013 authorized a 14 foot by 32 foot expansion to the back of the Main Lodge to be used for storage. The expansion was to be located more than 150 feet from the Normal High Water Mark of Millinocket Lake.
 21. All previously approved structures, including sewage disposal systems, have been constructed with the exception of the storage building permitted under Amendment A, which is no longer proposed. The applicant estimates total gross floor area of principal buildings is currently is 9988 feet.

Proposal

22. The applicant proposes to construct a new 28 foot by 40 foot guest cabin 24 feet high on a permanent foundation to be setback more than 100 feet from the Normal High Water Mark of Millinocket Lake, more than 50 feet from the access road, and more than 15 feet from the nearest property boundary line along with a new Combined Subsurface Wastewater Disposal System. The applicant also proposes the change of use of the expansion of the storage area as authorized under Amendment H to Development Permit DP 3453 to living quarters. The applicant estimates total gross floor area of principal buildings at completion of the project will be 12,677 feet.
23. The applicant submitted supplement S-6, which provides information relevant to the categorization of recreational lodging facilities. In that supplement, the applicant indicates that most recreation activities, features and services will be screened by trees, except that motorboat rentals and airplane rides will take place on the lake. Airplane rides are for overnight guests, with rare exceptions being made for the public. Other activities include horseshoes, small firearms sighting-in range, and rental of motorized and non-motorized equipment. The applicant indicates that the noisiest activities on the property will be small 8 horsepower 4-stroke engines that will make minimal noise, and that airplane rides will also create noise.
24. The applicant indicates in Supplement S-6 that there is approximately 25,000 sq. ft. of clearing within 250 feet of the water; 150 sq. ft. of retail space; and a maximum overnight occupancy of 50 persons. Dining, retail, fuel sales and recreation activities all will be available to the public. The availability of services to the public on a routine basis is a change from what has been previously authorized for the facility when classified as a Commercial Sporting Camp.

Review Criteria

25. Under the provisions of Section 10.02, 33 of the Commission's Land Use Districts and Standards, a "Commercial Sporting Camp" is a "building or group of buildings devoted primarily to the offering of lodging facilities for a fee to persons primarily in pursuit of primitive recreation or snowmobiling." 12 M.R.S. § 682(14). In addition, for the purposes of the application of the Commission's rules, the term "commercial sporting camp" shall be construed according to the following: A facility which functions primarily as a destination for the above activities rather than as a transient development unit or as a base of operations for activities in another location, such as whitewater rafting. A sporting camp is usually located in a remote location and typically consists of, but does not have to include, all of the following: a number of cabins for the housing of guests, including but not limited to

housekeeping cabins; a main lodge for serving of meals and socializing for the guests; outbuildings for housing of the owners, guides, and other workers; workshop, woodsheds, laundry, equipment storage, and other utility buildings as needed. Outpost cabins are not a part of commercial sporting camp facilities. Guests of outpost cabins may use the services of the commercial sporting camp whether or not the commercial sporting camp is permitted for expanded access (Section 10.27,Q,1). A resident, on-site attendant must be available on a full-time basis to meet the needs of guests.

26. Under the provisions of Section 10.02, 168 of the Commission's Land Use Districts and Standards, "Recreational Lodging Facilities" are defined as: Site improvements, a building or group of buildings, or any part thereof, used, maintained, advertised or held out to the public as a place where sleeping accommodations are furnished to the public for commercial purposes. Recreational lodging facilities primarily cater to recreational users who engage in recreation activities that are primarily natural resource-based. The term includes, but is not limited to, commercial sporting camps, youth or group camps, back-country huts, rental cabins, outpost cabins, campgrounds, lodges, hotels, motels, inns, or any combination of these types of uses that exhibit characteristics of a unified approach, method or effect such as unified ownership, management or supervision, or common financing. To be included in a recreational lodging facility, rental units must be served by an on-site attendant while guests are present. Related development that is located more than one half mile, measured in a straight line, from the nearest structure providing guest services, such as dining, gathering places, retail shower house, dumping station, check-in office, and equipment rental shall be considered a separate facility, unless the owner chooses to consider them as one facility. Caretaker or attendant housing will not be used to establish the one half mile distance unless no other guest services are provided. If no guest services are provided then all development on the regulatory parcel shall be considered part of the same facility and may be part of a facility on an adjoining parcel. For the purposes of Land Use Planning Commission rules, recreational lodging facilities are divided into five levels: [Levels A through E] ...

Level D Facilities with Expanded Access have some impacts on existing resources within the development site and surrounding areas. Level D Expanded Access Facilities are specifically designated by Section 10.27,Q,1.

27. Under provisions of 10.27,Q,1, Tables A and B, of the Commission's Land Use Districts and Standards, Recreational Lodging Facilities Level D Expanded Access Facilities may contain the following:
- On-site recreation activities, features, and/or services that produce some noise and odor and are partially screened (as defined at 10.02,167);
 - Public utilities and indoor plumbing;
 - Up to 20,000 sq. ft. of principal buildings;
 - Up to 60,000 sq. ft. of clearing within 250 of certain waters;
 - Up to 500 sq. ft. of retail or not more than 10% of floor area of principal buildings, whichever is larger;
 - Dining; fuel sales; and recreation activities, features, and services which are available to the general public; and
 - Overnight occupancy for up to 400 persons.
28. Under provisions of Section 10.21,C,3,d of the Commission's Land Use Districts and Standards Recreational Lodging Facilities Level D Expanded Access, may be allowed in a (D-GN) General

Development Subdistrict by Special Exception upon issuance of a permit from the Commission. The special exception criteria for such a facility are:

- a) The use can be buffered from those other uses within the subdistrict with which it is incompatible;
 - b) Such other conditions are met that the Commission may reasonably impose in accordance with the policies of the Comprehensive Land Use Plan;
 - c) That there is sufficient infrastructure to accommodate the additional traffic and activity generated by the facility; and
 - d) That surrounding resources and uses that may be sensitive to such increased traffic and activity are adequately protected.
29. Under provisions of Section 10.11,C,2,b of the Commission's Land Use Districts and Standards, the maximum height of all structures within 100 feet horizontal distance from the normal high water mark of bodies of standing water greater than 10 acres shall be 25 feet, or the height of the existing structure, whichever is greater.
30. Under provisions of Section 10.26,D,1&2 of the Commission's Land Use Districts and Standards, all those structures within the recreational lodging facility constructed solely for the housing of guests must be set back a minimum of 100 feet from the normal high water mark of a body of standing water 10 acres or greater in size, at least 50 feet from the traveled portion of all roadways and at least 15 feet from side and rear property lines. All other structures within the recreational lodging facility, must be set back a minimum of 150 feet from the normal high water mark of a body of standing water 10 acres or greater in size, at least 75 feet from the traveled portion of all roadways and at least 25 feet from side and rear property lines.
31. Under provisions of Section 10.26,F,2 of the Commission's Land Use Districts and Standards, structures within 500 feet of the normal high water mark of a body of standing water 10 acres or greater shall be no higher than 30 feet.

The facts are otherwise as represented in the application for Amendment I to Development Permit DP 3453, and supporting documents.

Analysis and Discussion

32. The total gross floor area of principle buildings, as estimated by the applicant, will exceed 12,000 square feet but be less than 20,000 square feet after completion of the proposed construction and change of use. The applicant also offers airplane rides to overnight guests (and very occasionally to the public) and rents small motorboat engines. These on-site recreational activities and services generate some noise. Either factor by itself, the floor area of principle buildings or offering of on-site recreation activities or services that generate some noise, classify the facility as a Level D Recreational Lodging Facility. Historically, while it had been common practice for Commercial Sporting Camps to offer some modest level of services to passing snowmobilers and others, the facility had not been permitted to offer retail sales, dining, fuel sales and recreation activities to the public. Following the Commission's establishment of the Recreational Lodging Facility

categorization system and associated rulemaking, the applicant now proposes to offer, on a routine basis, services to the public, specifically dining; fuel sales; and recreation activities, features and services. The offering of these services to the public, in addition to guests, classifies the facility as a Level D Expanded Access Recreational Lodging Facility. Section 10.27,Q, Tables A and B. This level Recreational Lodging Facility is allowed by special exception in the D-GN subdistrict. Section 10.21,C,3,d,(3).

33. The facility is long-standing and continues to offer services consistent with past practice. In addition, as noted in Finding #32, the applicant plans to offer certain services to the public, in addition to guests. The facility is too far a drive from population centers to be a substantial draw for day trips on the road system. The existing road system has long supported the facility and could accommodate some additional traffic, whether members of the public making a day trip or overnight guests if capacity were moderately increased. A substantial portion of the public sales and services are expected to be to the snowmobiling public, who use the facility not only as a base but also as a destination. This use by snowmobilers is supported by an extensive trail system. A facility classified as a Level D Expanded Access Recreational Lodging Facility may offer for sale to the public up to two fuel types, with one pump per type, and may have an overnight occupancy of up to 400 individuals. The applicant's facility has a gasoline fuel pump capable of serving a single vehicle at a time that it plans to use to serve the public. This gasoline pump was in place and private use at the facility prior to August 5, 2013. The applicant's facility also presently accommodates 50 overnight guests. The applicant does not propose public sales of additional fuels. (See Finding #34 for a discussion of historic and existing fuel practices at the facility separate from the proposed sale of gasoline from a single, existing pump to the public.) Nor does the applicant propose an alteration of its current operations that would affect overnight occupancy. As a result, the Commission has not evaluated the potential impact of expanded fuel sales beyond the proposed sale of gasoline from a single pump or a considerable increase in overnight occupancy. Not all remote areas are suited for the level or intensity of activity that may occur at a Level D Expanded Access facility. Based on the Commission's evaluation, the location of the applicant's facility, in light of the current zoning (D-GN), the nature of the facility, the historic and proposed operation of the facility, and the location of surrounding recreation features (notably the snowmobile trail system), is suitable for a Level D Expanded Access Recreational Lodging Facility, provided the applicant operates the facility in accordance with Conditions #1 and #2.
34. In addition to the public sale of gasoline discussed in Finding #33 above, the applicant plans to use other fuels in a manner consistent with historic and existing practice. Three off-road diesel tanks are located at the facility. All three were in use prior to August 5, 2013. Two of these tanks provide fuel for generators and one provides fuel for equipment operated at the facility by the applicant. In addition, a single pre-August 5, 2013 tank and associated pump used to store and dispense aviation fuel is located at the facility. This tank is used almost exclusively to fuel planes operated by the facility. Occasionally, a guest at the facility will arrive in a privately owned plane and fuel will be sold to such a guest. Also on occasion, but very rarely, the Maine Warden Service, a nearby sporting camp, or Katahdin Air will purchase fuel for a plane. This historic practice is infrequent and incidental to the primary use of the aviation fuel at the facility by the facility for its own planes. Aviation fuel sales are not advertised and this fuel is not available for purchase by the general public. This type of incidental sale of aviation fuel is not sufficient to characterize the facility as one engaged in the public sale of aviation fuel. The facility plans to continue its historic practices with regard to off-road diesel and aviation fuel. These practices are consistent with the activities allowed at a Level D Expanded Access Facility.

35. Lake classification is an important consideration in evaluating where expanded access facilities are appropriate under the Commission's standards, particularly whether a lake is rated as remote, inaccessible, or undeveloped. As stated in Finding #10, the facility is located on a management class 7, relatively accessible, relatively developed lake, which while high value for certain characteristics (cultural, fisheries, scenic, shoreline). The facility historically has and presently is operated in a manner compatible with the lake and without known problems.

Based upon the above Findings, the Commission, through its staff, concludes:

1. The facility, including the proposed construction and change of use, meets the definition of a Recreational Lodging Facility under Section 10.02 of the Commission's Standards because the site and facility will:
 - a) be used, maintained, advertised or held out to the public as a place where sleeping accommodations are furnished to the public for commercial purposes;
 - b) primarily cater to recreational users who engage in recreation activities that are primarily natural resource-based;
 - c) be served by an on-site attendant while guests are present; and
 - d) include or be similar to commercial sporting camps, youth or group camps, back-country huts, rental cabins, outpost cabins, campgrounds, lodges, hotels, motels, inns, or any combination of these types of uses that exhibit characteristics of a unified approach, method or effect such as unified ownership, management or supervision, or common financing.
2. In accordance with Section 10.27,Q,1, Tables A and B, of the Commission's Standards, the facility, constitutes a Level D Expanded Access Recreational Lodging Facility. Specifically, the construction of the guest cabin and change of use of the expansion from storage to living quarters meets all applicable standards for construction and expansion and is consistent with Tables A and B. While the existing clearing is stated to be approximately 25,000 square feet, facilities in existence prior to July 1, 2013 may be categorized without regard to footprint of clearing. The stated floor area for all principal buildings upon completion is approximately 12,677 square feet, which is less than the maximum 20,000 square feet allowed for a Level D Facility. The limited retail sales would total less than the 10 % of the floor area of principal buildings allowed. The recreational activities offered would be horseshoes, firearms range, rental of non-motorized equipment, rental of motorized equipment, and airplane rides for guests (with rare exceptions for airplane rides for the public). The total overnight occupancy would be less than the 400 maximum allowed in a Level D Expanded Access Facility.
3. The proposal will meet the special exception criteria of Section 10.21,C,3,d of the Commission's Land Use Districts and Standards Recreational Lodging Facilities Level D Expanded Access for the following reasons.

The facility has successfully operated in and is compatible with the area. The lake, although high-value, has a rating that indicates that use by a commercial sporting camp is appropriate. Therefore,

the Commission concludes that the use can be buffered from those other uses within the subdistrict with which it is incompatible.

As discussed in Finding #33, through offering dining, fuel, or recreation activities/features/services to the public, the facility is not expected to draw substantial additional day use traffic over the road system. The existing road system can accommodate expected day use traffic and traffic associated with overnight occupancy at a number comparable to the or moderately exceeding the facility's existing capacity. Member of the snowmobiling public are expected to be the largest segment of the public who will visit the facility as a result of dining, fuel and recreation activities/features/services being offered to the public. Added snowmobile traffic will not exceed the capacity of the trail system.

Because the applicant is not proposing to develop the facility to the full extent of a Level D Expanded Access Recreational Lodging Facility, the Commission has not evaluated the potential impacts from expanded public fuel sales beyond a single gasoline pump or a substantial increase in overnight occupancy. Based on its evaluation and provided the applicant complies with Conditions #1 and #2, the Commission concludes that there is sufficient infrastructure to accommodate the additional traffic and activity generated by the facility, including snowmobiling, if it operates as a Level D Expanded Access facility, and that surrounding resources and uses that may be sensitive to such increased traffic and activity are adequately protected. As the applicant proposes to operate the facility it will comply with Conditions #1 and #2.

4. Based on the facts as presented and Chapter 10 Sections 10.11 and 10.26 of the Commission's Land Use Districts and Standards the current facility and proposal meets dimensional requirements.
5. If carried out in compliance with the Conditions below, the proposal will meet the Criteria for Approval, Section 685-B(4) of the Commission's Statutes, 12 M.R.S.A.

Therefore, the Commission, through its staff, approves the application of Libby Camps Holdings with the following conditions:

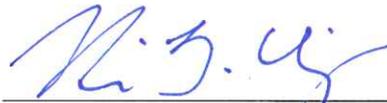
1. Notwithstanding the overnight occupancy limit stated in Section 10.27,Q,1, Tables A and B, of the Commission's Standards, the overnight occupancy limit of this facility shall be no more than 75 persons until such time as the applicant requests an increase and supplies supporting information that such a change will meet the criteria for the subdistrict designation in effect at the time. The Commission incorporates this condition not because it finds that an overnight occupancy capacity of greater than 75 would not satisfy the Commission's Standards, but rather because the Commission has not considered the potential impact of overnight occupancy greater than 75.
2. Notwithstanding the public fuel sales limit stated in Section 10.27,Q,1, Tables A and B, of the Commission's Standards, the facility shall be limited to one gas pump serving one vehicle at a time until such time as the applicant requests an increase and supplies supporting information that such a change will meet the criteria for the subdistrict designation in effect at the time. The Commission incorporates this condition not because it finds that operation of an additional pump for public fuel sales would not satisfy the Commission's Standards, but rather because the Commission has not considered the potential impact operation of a second pump to support expanded public sales. This condition does not apply to and is not intended to alter the continued operation of the fuel tanks and pumps in the manner described in Finding #34.

3. 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.
4. All those structures within the Recreational Lodging Facility constructed solely for the housing of guests must be set back a minimum of 100 feet from the normal high water mark (NHWM) of Millinocket Lake, at least 50 feet from all roads and at least 15 feet from other property boundary lines. All other structures within the Recreational Lodging Facility, must be set back a minimum of 150 feet from the normal high water mark of Millinocket Lake, at least 75 feet from all roads and at least 25 feet from other property boundary lines.
5. The proposed guest cabin shall not exceed 30 feet in height.
6. Retail space shall not exceed 10% of floor area of principal buildings.
7. Construction debris must not be disposed of in a wetland. All construction debris must be removed from the site upon completion of reconstruction activities.
8. 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. 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.
9. Construction with heavy equipment shall occur during the time of year when roads and soils are reasonably stable and not saturated or frozen.
10. 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.
11. 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.
12. Exterior finishes of all structures shall be non-reflective and natural colors to blend with the natural surroundings and minimize any adverse visual impacts. The permittee may plant native vegetation to help visually screen the facility from the adjacent water body and surrounding lands.
13. 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.

This permit is approved upon the proposal as set forth in the application and supporting documents, except as modified in the above stated conditions, and remains valid only if the permittee complies with all of these conditions. 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.

DONE AND DATED AT AUGUSTA, MAINE, THIS 26th DAY OF AUGUST, 2014.



Nicholas D. Livesay, Executive Director