



PAUL RICHARD LEPAGE  
GOVERNOR

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

WALTER E. WHITCOMB  
COMMISSIONER

# PERMIT

## GREAT PONDS PERMIT GP 3429

The staff of the Maine Land Use Planning Commission, after reviewing the application and supporting documents submitted by Susan K. Dernlan for Great Ponds Permit GP 3429, finds the following facts:

1. Applicant: Susan K. Dernlan  
14575 Paddock Drive  
Wellington, FL 33414
2. Date of Completed Application: September 23, 2015
3. Location of Proposal: Sinclair Twp., Aroostook County  
Lot #195 on Plan 06, Map AR 021
4. Zoning: (D-RS) Residential Development Subdistrict  
(P-FP) Flood Prone Protection Subdistrict by virtue of Section 10.23, C, 2 of the Commission's Land Use Districts and Standards

5. Affected Waterbody: Long Lake

The Commission has identified Long Lake as a management class 7, resource class 2, accessible, developed lake with the following resource ratings: significant fisheries resources, significant cultural resources.

6. The applicant's lot is developed with a dwelling, garage, and shed [Reference: Building Permit BP 13573]. The shoreline consists of gravel, loosely scattered round rocks and small pads of concrete placed on the shore by a prior owner. The applicant has stated that there is no filter fabric behind the smaller rocks to prevent fine sediment from washing out and the existing rocks are not large enough and are subject to movement by ice.
7. The applicant proposed to install 152 feet of rip-rap along the shoreline at height of approximately 4-6 feet from south to north. The riprap will begin at about the normal high water mark and extend back towards the dwelling approximately 10-14 feet. Filter fabric would be installed as underlayment and rock set at approximately a 2 to 1 ratio. A silt fence and/or hay bales would be placed between the water body and work area to prevent erosion and sedimentation.
8. Under provisions of Sections 10.21,J,3,c(16), and 10.23,C,3,c(15) of the Commission's Land Use Districts and Standards, shoreland alterations are an allowed use in a (D-RS) Residential

Development Subdistrict, and (P-FP) Flood Prone Areas Protection Subdistrict, respectively, upon issuance of a permit.

9. The facts are otherwise as represented in Great Ponds Permit Application GP 3429 and supporting documents.

Based upon the above Findings, the staff concludes that:

1. The proposed shoreland alteration would be in conformance with the provisions of Sections 10.21,J,3,c(16), and 10.23,C,3,c(15) of the Commission's Land Use Districts and Standards.
2. 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 staff approves the application of Susan K. Dernlan with the following conditions:**

1. The Standard Conditions for Shoreland Alterations (ver. 4/91), a copy of which is attached.
2. The Standards for Installation of Riprap (ver. 4/91), a copy of which is attached.
3. Any excavation or construction must be done when the water level is low.
4. Any debris or fill material must be stored on the shore until reused or removed. Silt fences, hay bales, and tarps must be used to prevent sedimentation from stockpiled materials, where necessary.
5. All areas of disturbed mineral soil must be promptly reseeded and stabilized with mulch, and maintained in a vegetated state to prevent soil erosion. In areas where revegetation is not initially successful, additional measures to control erosion and sedimentation must be undertaken as often as necessary to be effective.
6. All material used for shoreline alteration stone and gravel shall be clean.
7. Upon completion of the project within the terms of this permit, any debris or excavated materials remaining must be removed from the lot and all solid waste and other debris disposed of in a proper manner, in compliance with all applicable state and federal solid waste laws and rules.
8. Should any erosion or sedimentation occur during construction, the permittees shall contact the Land Use Planning Commission immediately, notifying it of the problem and describing all proposed corrective measures.
9. Wheeled or tracked equipment may be operated below the normal high water mark of Long Lake or in the vegetated area above the normal high water mark but in no instance shall be operated in the open water or below the water line of Long Lake.
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.

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 ASHLAND, MAINE, THIS 23<sup>RD</sup> DAY OF SEPTEMBER, 2015.

By Billie J. Macdon  
for Nicholas D. Livesay, Executive Director



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

**STANDARD CONDITIONS OF APPROVAL**  
**FOR ALL SHORELAND ALTERATION PERMITS**

1. The permit certificate must be posted in a visible location on your property during performance of the activities approved by this permit.
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 therefrom is subject to the prior review and approval of the Maine Land Use Planning 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. Construction activities authorized in this permit must be substantially started within two (2) years of the effective date of this permit and substantially completed within five (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. The recipient of this permit ("permittee") shall secure and comply with all applicable licenses, permits, and authorizations of all federal, state and local agencies including, but not limited to, permits required under the Natural Resources Protection Act administered by the Maine Department of Environmental Protection.
5. 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.
6. All areas of exposed mineral soil above the normal high water line or wetland boundary shall be promptly seeded and mulched so as to avoid soil erosion and lake sedimentation. Rocks and trees which are holding the shoreline and preventing erosion shall not be removed.
7. Unless otherwise specified in this permit, all work must be conducted at periods of low water when the water level is lower than the work area.
8. Unless otherwise specified in this permit, no mechanical equipment, machinery or vehicles shall be operated below the normal high water line or wetland boundary.
9. If pressure treated wood is to be used, such wood must be allowed to cure, away from the waterbody or wetland, for a minimum of three weeks prior to installation.
10. Once the activity is completed, the permittee shall notify the Commission that all requirements and conditions of approval have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of the application and the conditions of approval. Following notification of completion, the Commission's staff may arrange and conduct a compliance inspection.

*Administrative Policy Revised 04/04*



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

**STANDARDS FOR THE  
INSTALLATION OF RIPRAP**

Riprap shall be installed in accordance with the following standards:

1. Riprap shall be placed in such a manner as to form a slope not steeper than 2 feet horizontal for every 1 foot vertical. Flatter slopes are more stable, and, therefore, slopes of 3:1 or 4:1 are preferable.
2. Riprap shall be irregularly shaped rocks (not round rocks) of 10 inches to 12 inches in diameter (about the size of a basketball), and shall be placed in a manner that the rocks fit together and interlock. Riprap should consist of more than one layer of rocks to be stable.
3. Riprap shall be placed on top of and embedded into coarse gravel, or a sediment barrier such as filter fabric, if the original soils are clay, light sand, or other highly erodible soils.
4. Riprap shall be secured into the toe of the slope of the embankment, meaning the first layer should start approximately 6 inches below the original grade at the base of the embankment. As indicated in 5 below, this does not mean that you may encroach into the water body or wetland.
5. Riprap placed at the normal high water line shall begin at the existing shoreline and shall not extend toward the water body or wetland. The top of the shoreline shall be cut back as necessary to obtain the required 2:1 or flatter slope.
6. Rocks used for riprap shall not be obtained from the bottom of the water body or wetland, the immediate shoreline area or from areas where their removal will cause soil erosion into the water body or wetland.
7. Surface water drainage shall be diverted around the area being riprapped.
8. The riprap may not be covered with gravel, clay, loam, or any other materials.