



# Permit Application

for residential and non-residential development

## 1. APPLICANT INFORMATION

Applicant Name(s) Blue Sky East, LLC Attn: David Fowler	Daytime Phone 207-653-2466	FAX 207-221-1605	E-mail dfowler@firstwind.com
Mailing Address 129 Middle Street, 3rd floor, Portland, ME 04101			

## 2. AGENT AUTHORIZATION AND APPLICANT SIGNATURES

Agent Name Stantec Consulting Attn: Brooke Barnes	Daytime Phone 207-729-1199	FAX 207-729-2715	E-mail brooke.barnes@stantec.com
Mailing Address 30 Park Drive, Topsham, ME 04086			

All persons listed on the deed, lease or sales contract as owners or lessees of the property must read the statement and sign below.

*I hereby authorize the above-listed individual to act as my legal agent in all matters relating to this permit application. 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 true and accurate. 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 LURC.*

Applicant Signature(s) *David Fowler*

Date 1/31/11

## 3. PROJECT LOCATION AND DESCRIPTION

Describe in detail what you are proposing and the purpose of the work to be accomplished (use additional paper if you need more space).

See Sections 1 and 4 and Exhibit 1

Property Location	Township, Town or Plantation T16 MD	County Hancock	Lessor and Lease Lot Numbers (check your lease) Exhibit 4A
	Tax Plan and Lot Numbers (check your tax bill) Exhibit 4A		Book and Page Numbers (check your deed) Exhibit 4A
Lot Size (in acres, or in square feet if less than 1 acre) Exhibit 4A		Zoning (check a LURC map - list all subdistricts covering your property) Section 1, Figure 2	
Road Frontage. Is your property adjacent to any roads, streets or other rights-of-way (including any camp roads)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, write the name and frontage (in feet) for each road: See Section 1, Figure 1		Water Frontage. Is there a lake, pond, river, stream, brook, or other water body on or adjacent to your lot? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, write the name and frontage (in feet) for each water body: West Branch Narraguagos River Spring River Mahanon Brook	
If no, describe how you access your property:			

## 4. LAND DIVISION HISTORY See Exhibit 4B

Using your deed as a starting point, trace the ownership history and configuration changes of your property back to 20 years from today. List all changes in ownership and all divisions of those lots from which your property originated (use additional paper if you need more space).

Description of Transaction (including seller's and buyer's names)	Date of sale or lease	Lot size

**5. EXISTING USES, STRUCTURES AND FEATURES**

**Existing Use:** What is the current use of your property?  
 Residential    Residential with Home Occupation    Commercial or Industrial    Public or Institutional    Other: Forestry

**Existing Structures:** Are there any structures on your property?    Yes    No   On premises; To be demolished  
 If yes, fill in a line on the table below for each structure on your lot (use additional paper if necessary):

Type of structure (dwelling, garage, deck, porch, shed, etc.)	Year built	Exterior dimensions (LxWxH)	Number of:			Type of Foundation (full basement, slab, post, etc.)	Distance (in feet) of structure from nearest:				
			Bedrooms	Plumbing or water fixtures			Road	Property line	Lake or pond	River or stream	Wetland
Camp	UNK	20x25 (est)	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK
Camp	UNK	20x30 (est)	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK	UNK
Temp Met Towers	2009	8in x 197 ft									

**Other Existing Features:** If any of these features exist on your property, check off the feature and answer the appropriate questions.

<input type="checkbox"/> Driveways	Dimensions (LxW): _____ Shared driveway? <input type="checkbox"/> Yes <input type="checkbox"/> No Distance of driveway (in feet) from nearest: _____	<input type="checkbox"/> Parking areas	Number of parking areas: _____ Dimensions (LxW): _____ Distance of parking areas (in feet) from nearest: _____
	Property line   Lake or pond   River or stream   Wetland		Road   Property line   Lake or pond   River or stream   Wetland
<input type="checkbox"/> Water supply	What type of water supply serves your property?	<input type="checkbox"/> Exterior lighting	List the fixtures that have been installed to illuminate your property:
<input type="checkbox"/> Signs	Number of signs: _____ Dimensions (LxWxH): _____ Are any signs lighted? <input type="checkbox"/> Yes <input type="checkbox"/> No Distance of signs (in feet) from advertised structure or activity: _____		Type of bulb   Watts   Date fixture installed   Cutoff fixture?   Motion activated?

**6. CHANGES TO EXISTING STRUCTURES OR FEATURES**

Will you be expanding, reconstructing, relocating, or otherwise altering any existing structures on your property?    Yes    No  
 If yes, fill in a line on the table below for each structure proposed to be altered (use additional paper if necessary):

Structure to be altered (dwelling, garage, porch, shed, driveway, sign, etc.)	Proposed alterations (check all that apply)						New exterior dimensions (LxWxH)	New number of:		Distance (in feet) of altered structure from nearest:				
	Expand or add on	Reconstruct or replace *	Permanent foundation	Relocate	Enclose deck or porch	Other **		Bedrooms	Plumbing or Water fixtures	Road	Property line	Lake or pond	River or stream	Wetland
CAMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Removed							
CAMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Removed							
Met Towers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Removed							
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>								

**\* Reconstruction or installation of a permanent foundation.** If you are reconstructing an existing structure, or if you are installing a permanent foundation beneath an existing structure:

- Has the existing structure been damaged, destroyed or removed from your property?    Yes    No  
 If yes, provide the date the structure was damaged, destroyed or removed: \_\_\_\_\_
- If the reconstructed structure or permanent foundation will not meet LURC's minimum setback requirements from property lines, roads, water bodies or wetlands, explain what physical limitations (such as lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting such setbacks:  
 \_\_\_\_\_  
 \_\_\_\_\_

**\*\* Other.** If you selected "Other" from the table above, describe in detail the type of alteration you are proposing (use additional paper if needed):  
 \_\_\_\_\_  
 Two camps and temporary met towers on the premises will be removed by demolition or practice burn with fire department.  
 \_\_\_\_\_

**7. PROPOSED USES, STRUCTURES AND FEATURES**

**Proposed Use:** What is the proposed use of your property? See Sections 1, 5, 7, 10 and Associated Exhibits  
 Residential  Residential with Home Occupation  Commercial or Industrial  Public or Institutional  Other: \_\_\_\_\_

**New Structures:** Will you be constructing or installing any new structures on your property?  Yes  No  
 If yes, fill in a line on the table below for each new structure.

Type of structure (dwelling, garage, porch, shed, etc.)	Exterior dimensions (LxWxH)	Number of:			Type of Foundation (full basement, slab, post, etc.)	Distance(in feet) of structure from nearest:					
		Bedrooms	Plumbing or water fixtures			Road	Property line	Lake or pond	River or stream	Wetland	

**Other Proposed Features:** If you are proposing to add any of these features, check off the feature and answer the appropriate questions:

<input type="checkbox"/> Driveways	Dimensions (LxW): _____ Shared driveway? <input type="checkbox"/> Yes <input type="checkbox"/> No Distance of driveway (in feet) from nearest: _____	<input type="checkbox"/> Parking areas	Number of parking areas: _____ Dimensions (LxW): _____ Distance of parking areas (in feet) from nearest: _____																
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Road	Property line	Lake or pond	River or stream	Wetland															
<input type="checkbox"/> Water supply	What type of water supply will serve the property? _____	<input type="checkbox"/> Signs exceeding LURC standards	Number of signs: _____ Dimensions (LxWxH): _____ Will any signs be lighted? <input type="checkbox"/> Yes <input type="checkbox"/> No Distance of signs (in feet) from advertised structure or activity: _____ What features of the signs exceed LURC standards? _____ Why do the signs need to exceed LURC standards? _____ Will the signs be a hazard to traffic? <input type="checkbox"/> Yes <input type="checkbox"/> No How will the signs' design elements (color, bulk, materials, height, etc.) be compatible with the property and fit harmoniously into the surroundings? _____ _____																
<input type="checkbox"/> Exterior lighting	List the fixtures that will be installed to illuminate your property:																		
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**8. SEWAGE DISPOSAL FOR NEW AND ALTERED STRUCTURES** See Section 10 and Exhibit 8

Will any proposed new or altered structures include bedrooms, bathrooms or plumbing/water fixtures, or otherwise generate waste water?  Yes  No

**9. WETLAND ALTERATIONS** See Section 12 and Exhibit 12A

Will your proposal alter any amount of land that is a mapped P-WL subdistrict or any ground below the normal high water mark of a lake, pond, river, stream, or intertidal area?  Yes  No  
 Will your proposal alter an acre or more of any land area, either upland or wetland?  Yes  No

**10. FEMA FLOOD ZONING**

Are you proposing first-time development or making substantial improvements to any existing development within a mapped FEMA floodplain?  Yes  No

**11. VEGETATION CLEARING** See Section 6 and Exhibit 1

Will your project involve any clearing of vegetation? (If yes, answer the following questions)  Yes  No

▪ Total area of clearing: \_\_\_\_\_ sq. ft.

▪ Distance between edge of cleared area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland

**12. BUFFERING IN PROSPECTIVELY ZONED AREAS** N/A

Is your property located in a development subdistrict within a prospectively zoned area?  Yes  No

▪ If yes, how wide are any existing wooded buffers (as measured at the narrowest point) between existing and proposed structures on your property and the nearest:

Road	Side property line	Rear property line	Subdistrict boundary (if in D-ES or D-CI)

▪ Do these buffers or any other features of your property screen the proposed development from view from the road and adjacent properties?  Yes  No

**13. EROSION AND SEDIMENTATION CONTROL** See Section 1, Table 1; Section 11; Exhibit 11A

▪ Total area of new or expanded soil disturbance: \_\_\_\_\_ sq. ft.

▪ Distance between the disturbed area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland

▪ If soil disturbance will occur within 250 feet of a water body or wetland, what is the average slope of the land between the disturbed soil and the normal high water mark or upland edge? Slope: \_\_\_\_\_ %

▪ Will soil disturbance occur when the ground is frozen or saturated?  Yes  No

▪ Will soil disturbance occur (a) in water bodies, wetlands, natural drainage systems, or water crossings; (b) on slopes exceeding 15%; or (c) in other sensitive areas?  Yes  No

If yes, how will you stabilize disturbed areas and minimize the amount and duration of soil exposure?

\_\_\_\_\_

\_\_\_\_\_

▪ Will existing catch basins and culverts on or near the property be protected from sediment by the use of hay bale check dams, silt fences or other effective measures?  Yes  No

▪ Will topsoil be stripped from the property?  Yes  No

If yes, will the topsoil be stockpiled at least 100 feet from water and wetlands?  Yes  No

▪ Will all disturbed areas and stockpiled soils be effectively stabilized at the end of each workday?  Yes  No

▪ Will any fill used be free of hazardous or toxic materials, debris, trash and rubbish?  Yes  No

▪ What will you do (during site preparation, construction, cleanup, and post-construction) to stabilize disturbed soil and prevent sediment from entering water, wetlands, natural drainage systems, catch basins, culverts or adjacent properties?

\_\_\_\_\_

\_\_\_\_\_

▪ What provisions will you make for the continued maintenance of all proposed erosion and sedimentation control measures?

\_\_\_\_\_

\_\_\_\_\_

▪ Provide a general timeline of construction activities on your property, including clearing, grading, construction and landscaping:

\_\_\_\_\_

\_\_\_\_\_

**14. ADDITIONAL INFORMATION**

State any facts that further explain your proposal or may help us in our review of your application (Use additional paper if needed).

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**15. REQUIRED FEES, EXHIBITS AND SUPPLEMENTS**

Submit all necessary fees, exhibits and supplemental information with this application, as described in the instructions.



# Supplement S-2

## Requirements for Non-Residential Development

<b>Applicant Name(s):</b> Blue Sky East, LLC	<b>Project Location (Township and County):</b> T 16 MD, Hancock County
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### TECHNICAL AND FINANCIAL CAPACITY See Sections 2 and 3 and Associated Exhibits

1. Will you hire any consultants, contractors or staff to design and construct the proposed development? If yes, summarize the previous experience and training of your staff. If no, summarize your own previous experience and training in construction.
2. What is the estimated total cost of the proposed development (including all proposed improvements, structures and facilities)? How will the development be financed (e.g. by the applicant, bank, state government loan, etc.)?

Refer to Section 10.25,C of the Commission's Land Use Districts and Standards for rules relating to technical and financial capacity.

### IMPACT ON SERVICES See Section 10 and Associated Exhibits

3. Will your proposed development involve any sources of potential contamination (such as junkyards, auto repair, gas stations, and bulk storage of petroleum)? If so, will the project site be located at least 300 feet from any existing private and public water supplies?
4. If your proposed development will use an existing or new well, where will the well be sited and how will it be constructed to prevent infiltration of surface water and contaminants?
5. Will the project site have electric power? If yes, how will the power be generated (on site, by power company, etc.)? How far is the project site from the nearest existing utility pole?
6. What state-approved dump will you use for the regular collection and disposal of site-generated solid wastes? Provide the name and location of the dump. How will you dispose of construction debris, stumps, brush, wood wastes, asphalt and pavement products?
7. Who will provide fire protection to your project site? Provide the name and distance to the nearest fire station.

### VEHICULAR CIRCULATION, ACCESS AND PARKING See Sections 1 and 7 and Associated Exhibits

8. How will you provide safe, uncongested vehicular access to and circulation within your project area? Will you limit the number and width of entrances and exits onto a roadway to that necessary for safe entering and exiting? Will access be designed so that vehicles can exit the site without backing onto a roadway or shoulder? Will shared access be implemented? If not, describe why shared access is not possible.
9. At what angle will access between the roadway and property intersect the roadway? What curb radius will the access way have? How will sight triangles be designed and maintained on each side of the intersection of the access way and the roadway?
10. If you are proposing to use any existing or new parking areas, explain how such parking will meet the needs of the development and how such parking areas will be designed.
  - a. Are you proposing to use on-street or off-street (on-site) parking? If using on-street parking, will parking be parallel or diagonal? If using off-street parking, will parking be located to the side or rear of the principal structure? If not, explain why side or rear parking is not possible.
  - b. How will parking areas be visually buffered from the roadway? If your project area is adjacent to residential structures or uses, how will parking areas be visually buffered from such development?
11. If you are proposing to build or upgrade any roads to be used to access your project site, explain how any existing or proposed roadways will meet the needs of the development and describe how such roadways will be designed. Describe what site-specific best management practices will be used to ensure that the roadways will not cause erosion or safety problems.
  - a. Provide the following information about each road you propose to build or upgrade:
 

- Length and travel width of roadway	- Number of culverts and/or water crossings
- Right-of-way width	- Type and depth of wearing surface
- Average and maximum sustained grade	- Type and depth of base
  - b. How will the roadways be designed to minimize the use of ditching, cuts and fills. How will the roadways be designed to protect any scenic vistas?
  - c. Who will be responsible for continued maintenance of any proposed roadways? If any roadway will be dedicated to a town, plantation, county or other government, will its design comply with that government's roadway construction standards?
  - d. If any proposed roadways will be co-utilized for forest management purposes, explain how and where turnouts will be installed to accommodate wood haulers and other large vehicles.

Refer to Section 10.25,D; Section 10.27,D; and Section 10.27,H of the Commission's Land Use Districts and Standards for LURC's traffic management and road construction requirements.