

BUILDING PERMIT BP-17462-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.


LUPC Authorized Signature

July 03, 2024
Effective Date

CONDITIONS OF APPROVAL

General Conditions

1. **At least one week prior to commencing the permitted activities**, the permittee or the designated agent must contact the Commission staff and notify them of the estimated date construction work will start. Notice may be provided in writing, in person, by email, or by calling. If you leave or send a message, please include your full name, telephone number, permit number, and the date the work will start.
2. **Prior to commencing the permitted activities**, the permittee, or the designated agent acting on behalf of the permittee, must provide a copy of the permit, including its attached conditions, to contractors that will be performing work or will be responsible for work at the site.
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. The enclosed permit certificate must be posted in a visible location at the project site immediately after receipt of this permit and during development of the site, and construction of the structures and associated activities and infrastructure approved by this permit.
5. 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 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.
6. 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 Exhibits 4 and 5 and approved by this permit.
7. 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.
8. 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.
9. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
10. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
11. Unless otherwise proposed by the submittal of **Exhibit 8, Erosion and Sediment Control**, and approved by this permit, soil disturbance must not occur when the ground is frozen or saturated.

12. 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.
13. 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.
14. 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. Any change in use where different or additional standards shall apply must be reviewed by the LUPC.
15. 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.
16. 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.
17. 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.
18. 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.
19. The authorized structure(s) must not exceed 30 feet in height as measured as the vertical distance between the mean original (prior to construction) grade at the downhill side of the structure and the highest point of the structure, excluding chimneys, steeples, antennas, and similar appurtenances that have no floor area.
20. Upon completion of the authorized structures within the terms of this permit, any existing structures authorized 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.
21. The permitted bunkhouse is limited to 750 square feet in size, must not contain any plumbing fixtures, and must not be used for commercial purposes.

For office use:

56207

Tracking No.

BP

17462

Permit No.

\$ 222.20

Fee Received

**Property Information -
LUPC Building Permit Application**

PROPERTY INFORMATION. Provide the following details about your property location. Tax map, plan, and lot numbers are listed on your property tax bill. If you lease your property, check your lease to find out whether any unique lease lot numbers have been assigned to the property.

Applicant(s) (list all)

KURTIS GRAVER

Township, Town, or Plantation

THE FORKS

County

SOMERSET

Tax Map, Plan, and Lot Numbers [list all applicable; check tax bill(s)]

617-043 SOP 04/17-43

Lot Size (in acres, or in square feet if less than 1 acre) Deed Book and Page #'s, and lease information if applicable (include any lessor or lease lot numbers assigned by a property owner)

1.45 ACRES

B 1704 P 202, DOC 778 BK 4871 PG 29

All Zoning on Property (check the LUPC Land Use Guidance Map)

D-RS, M-GN

Zoning at Development Site

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 N/A Frontage _____ ft.

Road #2 N/A Frontage _____ ft.

Water Frontage: List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams (named and unnamed), or coastal wetlands on or adjacent to your lot:

Waterbody #1 PLEASANT POND Frontage 216 ft.

Waterbody #2 _____ Frontage _____ ft.

If there is no road frontage, describe the access for the property.

BOAT ACCESS, WALKING TRAIL

LUPC Approved Subdivision: If the lot is part of an LUPC approved subdivision, provide the subdivision permit and lot numbers:

Subdivision Permit (SP) # _____ and Lot # _____ (usually included in deed description)

PROJECT SUMMARY (for example: year-round dwelling and driveway; add deck; install new septic system; reconstruct damaged addition; etc.)

SEASONAL BUNKHOUSE FOR EXISTING CAMP, THERE WILL BE NO IMPACT TO SOILS

APPLICATION FEE (see instructions for more information, including surcharges if paying online)

Please check **one** of the boxes below:

☒ I have enclosed a check or money order to pay my application fee.

☐ I would like to pay my application fee online. Please contact me with the necessary information.

Exhibit 4: Development Table – All Existing and Proposed

Refer to

(Exhibit 4) for instructions. Name development consistent with the

(Exhibit 5).

Structures, Driveways, and Parking Areas (specify if temporary)	Year Built or Duration (if temporary)	Proposed alterations (check all that apply)							Dimensions in feet; L x W x H or L x W	Type of Foundation	Number of:		Distance (in feet) of structure from nearest:					
		Change in Use	New Construction	Expand or Add On	Reconstruct or Replace	Permanent foundation ¹	Relocate or Remove	Enclose deck or porch	Setbacks	Other	Bedrooms	Plumbing or water fixtures	Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
<u>Existing/Modified</u>																		
CAMP (EXISTING-)	1967 PARCEL REPLACE 1991									26x16 x16.5 24x10	3	1		60	50			
DECK (EXISTING)	1967 REPLACE 1991									30x16				60	20			
wooden walkway										3x182				60	44			
shed										16x12x14				45	???			
<u>Proposed</u>																		
BUNKHOUSE with porch										32x16 w/ PORCH 28x8			0 allowed	35	125			

¹ Permanent foundations include full foundations, basements, slabs, and frost walls. Sono tubes or posts installed with augers are not considered permanent foundations.

Exhibit 5: Lot Coverage, Vegetation Clearing, Soil Disturbance Tables Applicant Name: KURTIS GRAVEL

Use the following tables to calculate **Lot Coverage Percentage** and total areas of **Vegetation Clearing** and **Soil Disturbance**. Use with the Site Plan (Exhibit 5).

Lot Coverage (the maximum total lot coverage is 30%)

Area of Lot: _____ sq. ft.

Existing/Proposed Non-Vegetated Development	Dimensions (ft)	Footprint Area (sq ft)
EXISTING CAMP	26x16 = 416, 24x10 = 240	656
EXISTING DECK	30x16 = 480	480
PROPOSED BUNKHOUSE	32x16 = 512	512
PROPOSED PORCH on bunkhouse	28x8 =	224
shed	16x12	192
wooden walkway	3x182	546

Received

MAY 23 2024

LUPC - Greenville

Total Area of Non-Vegetated Development: 1872 sq. ft.

Lot Coverage Percentage = Total Area of Development / Area of Lot x 100% = _____ sq ft / _____ sq ft x 100% = _____ %

Vegetation Clearing (clearing outside of the footprint of structures, driveways, parking areas, etc. but including clearing for septic systems)

Location, Name, or Number of Cleared Area on Site Plan	Dimensions (ft)	Cleared Area (sq ft)
N/A	N/A	N/A

Total Area of Vegetation Clearing: _____ sq. ft.

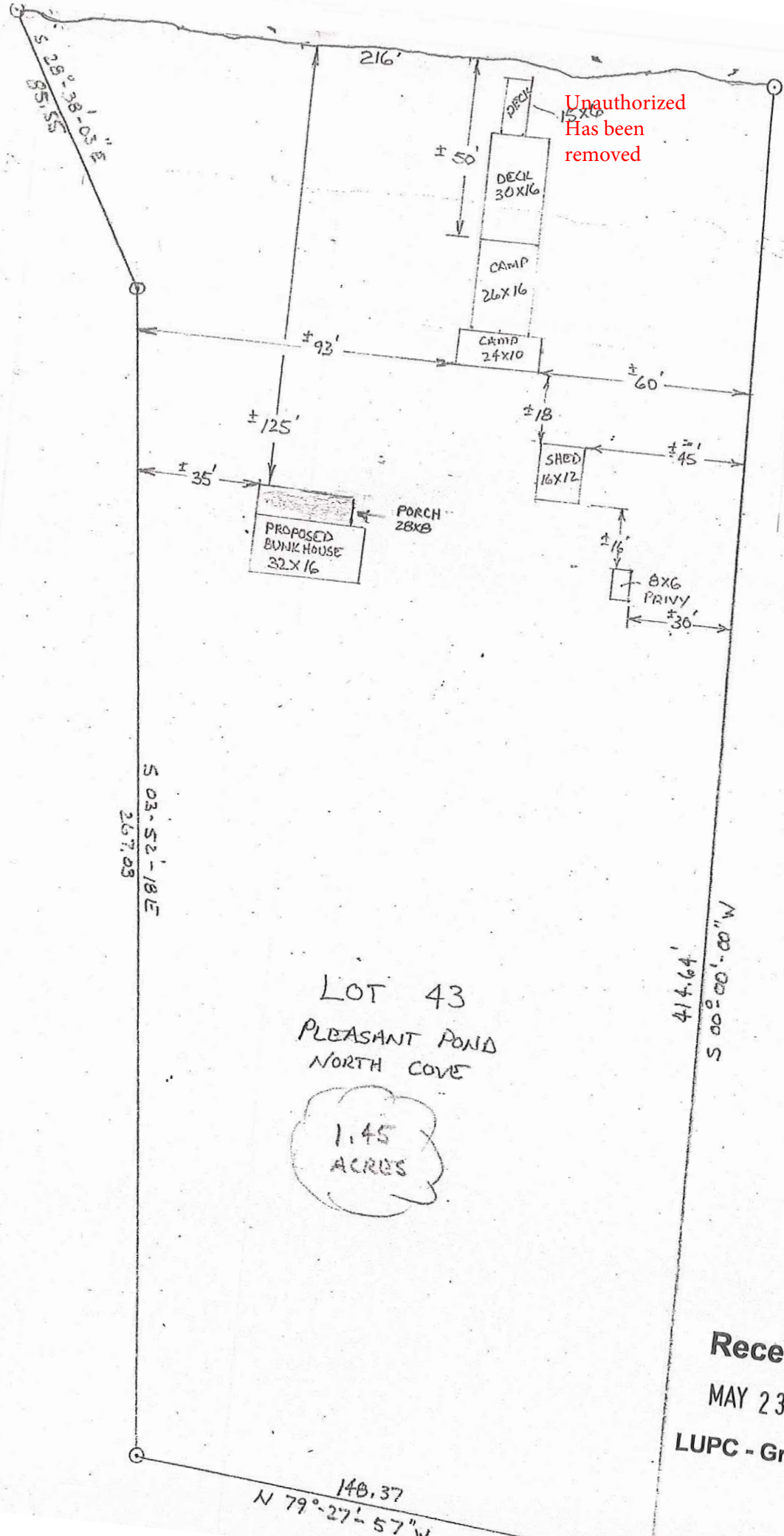
Soil Disturbance

Location, Name, or Number of Disturbed Area on Site Plan	Dimensions (ft)	Disturbed Area (sq ft)
N/A	N/A	N/A

Total Area of Soil Disturbance: _____ sq. ft.

EXHIBIT 4
EXHIBIT 4

Unauthorized
Has been
removed

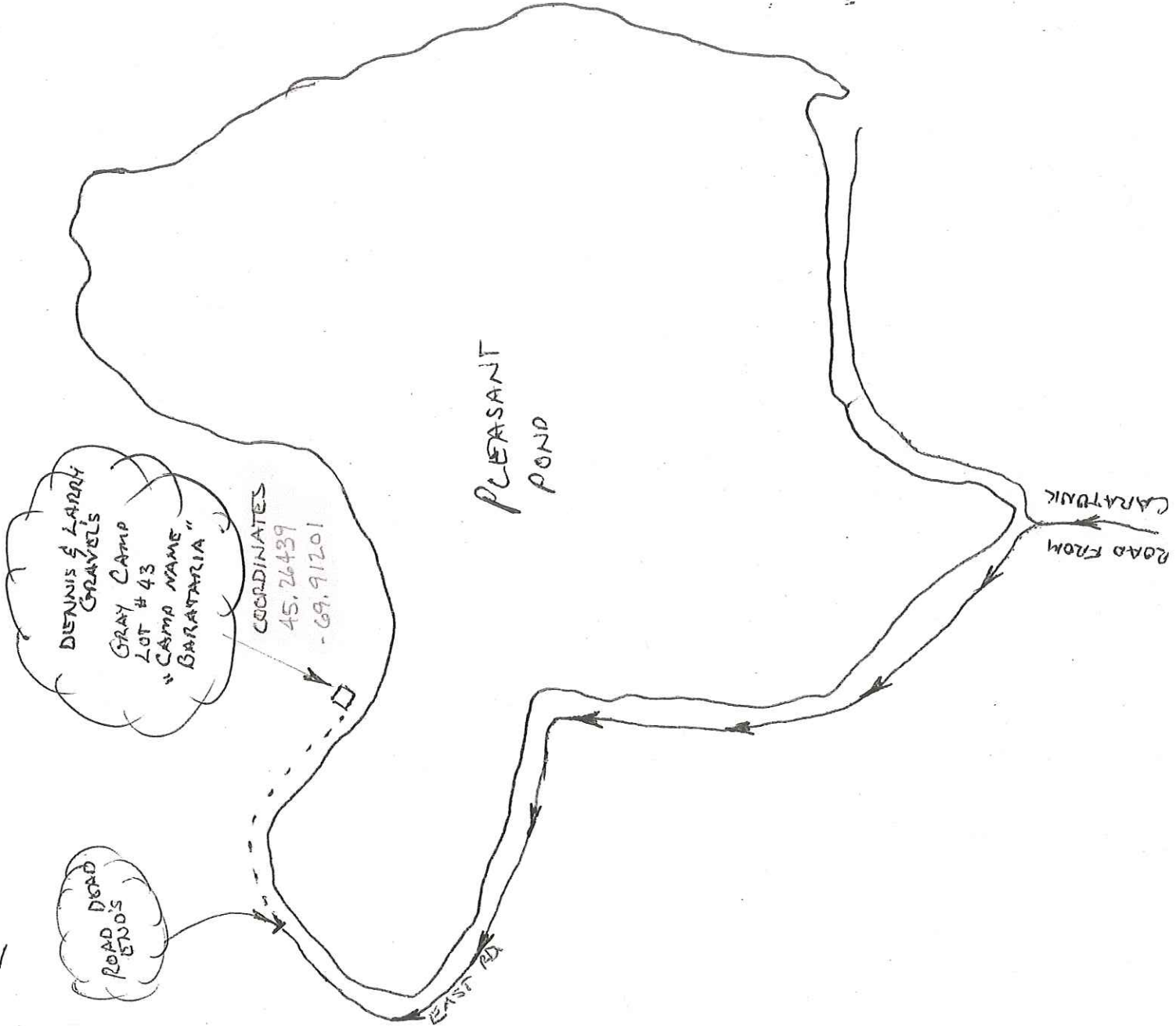


LOT 43
PLEASANT POND
NORTH COVE

1.45
ACRES

Received
MAY 23 2024
LUPC - Greenville

SCALE 1" = 40'



MAY 23 2024

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LUPC Zoning and Parcel Viewer



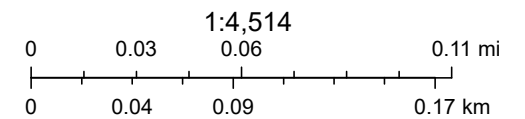
3/4/2024, 8:01:06 AM

 Towns

 Unorganized Territory Parcels

Zones

 D-RS: Residential Development



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Maine Land Use Planning Commission
2018