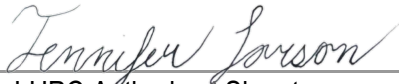


BUILDING PERMIT BP-17709-A

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*. This permit is approved upon the proposal as set forth in the application and supporting documents, except as modified in the below stated conditions of approval and remains valid only if the Permittee complies with all these conditions of approval. Except for structures allowed without a permit in compliance with Maine Land Use Planning Commission 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

May 09, 2025
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. 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 3, 6 and 7 and approved by this permit.
6. 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.
7. 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.
8. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
9. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
10. Unless otherwise proposed by the submittal of **Exhibit G, Erosion and Sediment Control**, and approved by this permit, soil disturbance must not occur when the ground is frozen or saturated.

11. 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.
12. 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.
13. 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.
14. 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. Exterior lighting must have a Correlated Color Temperature of 3,000 Kelvin or less. Lighting brighter than 1,800 lumens must be fully shielded.
15. 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.
16. 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.
17. 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.
18. Structures authorized under this permit must not be sited on a ridge or knoll such that they are visible above the tree line from any water body. All authorized structures must be located, designed and landscaped to reasonably minimize their visual impact on the surrounding area, particularly when viewed from existing roadways or shorelines.
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. The driveway must be located and constructed so that (a) it will not erode or create any undue restriction or disruption of existing surface water drainage ways and (b) it will divert runoff to a vegetated buffer strip so as to prevent it from directly entering a water body, mapped P-WL1 wetland or roadway.
21. The lot may not be further divided without the prior review and approval of the Commission. In addition, certain restrictions, including subdivision, setback and minimum lot size requirements, and activities on the original parcel from which the lot was first divided, may limit or prohibit further division of the lot in the future. The permittee(s) is (are) hereby advised to consult applicable land use laws and rules and with the Commission prior to any future further division of the lot.
22. 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.

Hillside Development

23. All stormwater controls must be constructed and maintained as approved by this permit.
24. Structures must not extend above the ridgeline.
25. Development, including vegetation clearing, must not alter the existing ridgeline profile when viewed from existing roadways, major water bodies, coastal wetlands, permanent trails, and public property.
26. All clearing of vegetation on the project site, for construction and long-term use of the property, must comply with the vegetation management plan approved by this permit.
27. Site work must minimize cuts and fills to the fullest extent practicable, and all structures must be oriented parallel with the natural contours and according to the site plan drawings approved by this permit.
28. Exterior colors of new structures and of the expanded portions of existing structures permitted after June 17, 2019, must be muted tones naturally found in the surrounding landscape. Examples of muted tones include gray, tan, brown, and most greens.

29. Building materials including, but not limited to, windows, roofing, gutters, vents, and chimneys, must have low or non-reflective surfaces.
30. If a highly reflective material, such as aluminum or other smooth metal, is needed for an essential part of a structure, reduced reflectivity must be incorporated and maintained to the greatest extent practicable by, for example, painting the part with a muted color naturally found in the surrounding landscape, boxing in the part with non-reflective material, or using a textural or pre-weathered version of the part.
31. Roads, driveways, utility corridors, and other linear infrastructure must be located and constructed to minimize the visibility of corridor openings to the extent practicable. Roads, driveways, utility corridors, and other linear infrastructure must follow site topography and not be wholly perpendicular to the contour lines, must minimize cuts and fills, and must retain existing vegetation to the extent practicable.

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Tracking No.

Permit No.

Fee Received

Building Permit

1. PROJECT LOCATION AND PROPERTY DETAILS

Applicant Allan and Jenna Mulandi		Township, Town or Plantation Sandy River Plantation		County Franklin	
Tax Information <i>(check tax bill)</i>			Deed or Lease Information <i>(check deed or lease)</i>		
Map: 18 FRP04 Plan: 18 Lot: 7			Book: 4344 Page: 253 Lease #:		
Lot size <i>(in acres, or in square feet if less than 1 acre)</i> 1.9 Acres			Lot Coverage <i>(in square feet)</i> 8457 sq. ft		
All Zoning on Property <i>(check the LUPC map)</i> P-GP D-RS3			Zoning at Development Site D-RS3		
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: Wickup Lane Frontage 160 ft. Road #2: Frontage ft.			Water Frontage. List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot: Waterbody #1: Beaver Mountain Lake Frontage 194 ft. Waterbody #2: Frontage ft.		
LUPC Approved Subdivision. List the LUPC approved subdivision number: SP 3122 and SP Lot #: 2					
If your property is not part of subdivision previously approved the Commission, please continue to Land Division History below. <i>(check your deed, use the additional instructions on the website, or hire a land use professional to help you prepare this)</i>					
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).					

2. EXISTING STRUCTURES OR USES (Fill in a line for each existing structure)

Previously issued Building Permit number (if applicable)

[illegible]

3. PROPOSED STRUCTURES OR USES (INCLUDING DRIVEWAYS AND PARKING AREAS) (Use additional sheet if needed)3.1 What is the proposed use of your property? ☒ Residential only ☐ Residential with Home Occupation* ☐ Campsite**

Type of structure (dwelling, garage, deck, porch, shed, driveway****, camper, RVs, parking lots, etc.)	Proposal (check all that apply)								Exterior dimensions (in feet) (LxWxH)	Horizontal Distance (in feet) of structure from nearest:					
	New structure***	Reconstruct***	Expand	Relocate	Remove	Enclose deck/porch	Permanent foundation***	Change dimensions or setbacks		Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetlands
Dwelling	☒	☐	☐	☐	☐	☐	☒	☐	30'x38'x30'	97'	25'	277'			
Decks	☒	☐	☐	☐	☐	☐	☐	☐	12'x 46' 8'x30'	85'	25'	265'			
Driveway	☒	☐	☐	☐	☐	☐	☐	☐	125'x16'	0'	35'	210'			
Parking Area	☒	☐	☐	☐	☐	☐	☐	☐	40'x60' 25'x40'	65'	25'	280'			
	☐	☐	☐	☐	☐	☐	☐	☐							
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* **3.2 HOME OCCUPATIONS:** If use of your property includes expanding or starting a home occupation, you must complete Supplement S-1: Questions for Home Occupations. Contact the LUPC office serving your area or download at www.maine.gov/dacf/lupc/.

Please note additional fees apply to home occupations, see instructions for the appropriate fees.

** **3.3 CAMPSITES:** If use of your property includes a campsite for your personal use (e.g., will not be rented):

- a. Will the tents, tent trailer(s), pickup camper(s), recreational vehicle(s), trailer(s) or similar devices be located on the lot for less than 120 days in a calendar year? ☐ YES ☐ NO
- b. Will the camper(s), trailer(s), and/or recreational vehicle(s) be registered and road ready? ☐ YES ☐ NO
- c. Will the campsite have access to an on-site pressurized water supply (and not a self-contained water tank with pump)? ☐ YES ☐ NO
- d. Will the campsite have access to permanent structures other than an outhouse, fireplace, picnic table, or lean-to? ☐ YES ☐ NO

*** **3.4 RECONSTRUCTIONS OR NEW ACCESSORY STRUCTURES:** If you are constructing a new accessory structure, reconstructing an existing structure, or adding a permanent foundation:

- a. If the structure or foundation will not meet the LUPC's minimum setback distances from property lines, roads, water bodies or wetlands, explain what physical limitations (lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting setbacks: _____

- b. For reconstructions, has the existing structure been damaged, destroyed or removed from your property? ☐ YES ☐ NO
 If YES, was the structure in regular active use within a 2-year period preceding the damage, destruction or removal? ☐ YES ☐ NO
 If YES, provide the date the structure was damaged, destroyed or removed: _____

**** **3.5 DRIVEWAYS:** If you are located on a public road:

- a. Are you constructing a new driveway or entrance or changing a current driveway in a way that will increase traffic volume, or create a safety or drainage concern regarding a State or State-Aid Highway? ☐ YES ☒ NO
 If YES, you must submit Exhibit H: Driveway/Entrance Permit. Note: If your property is located along a County or Town/Plantation Road, you should check with that office before submitting this application to see what is required.

BP 17709-A

4. SUBSURFACE WASTEWATER DISPOSAL (SEPTIC SYSTEM) (Note: Exhibit may be required. See instructions)

- 4.1 Mark the existing type of system serving the property: ☐ None ☒ **Combined Subsurface System** (Tank, leach field)
☐ **Primitive Subsurface Disposal** (Privy, greywater – non-pressurized); ☐ **Common Sewer** (Connected to a sewer district)
☐ **Holding Tank** ☐ **Self-Contained Camper or RV** ☐ **Other** _____
- 4.2 Will any new, expanded, or reconstructed structure include new bedrooms or bathrooms, add plumbing, water fixtures, pressurized water, or the ability for human habitation, or otherwise generate additional wastewater? New septic system? ☒ YES ☐ NO
If YES, you may need to submit Exhibit E: Subsurface Wastewater Disposal. (see instructions)

5. DEVELOPMENT IN FLOOD PRONE AREAS (Note: Supplement may be required. See instructions.)

- 5.1 Is your proposed activity located within a mapped P-FP (Flood Prone Area Protection) Subdistrict, a mapped FEMA (Federal Emergency Management Agency) flood zone, or an unmapped area prone to flooding?
P-FP Subdistrict ☐ YES ☒ NO
FEMA Flood Zone ☐ YES ☒ NO
Unmapped Area Prone to Flooding ☐ YES ☒ NO
- If you answer YES to any of these questions, you must complete Supplement S-4: Development in Flood Prone Areas. Contact the LUPC office serving your area or download at www.maine.gov/dacf/lupc/application_forms/index.shtml.

6. VEGETATIVE CLEARING (Note: Exhibit may be required. See instructions.)

- 6.1 What is the total amount of proposed vegetative clearing not including the driveway and the footprint of proposed structures? ☐ NA 9900 sq. ft
If you answer NA (not applicable) for 6.1 go to Section 7.
- 6.2 Will the total amount of existing and proposed vegetative clearing within 250 feet of any lakes or rivers be less than 10,000 square feet? ☒ YES ☐ NO ☐ NA Total: 1400 sq. ft.
- 6.3 Will the proposed clearing be located at least 50 feet from the right-of-way or similar boundary of all public roadways? ☒ YES ☐ NO ☐ NA How Close? 35 Feet
- 6.4 Will the proposed clearing be located at least 75 feet from the normal high water mark of any body of standing water less than 10 acres in size, any coastal wetland, or flowing water draining less than 50 square miles? ☒ YES ☐ NO ☐ NA How Close? _____ Feet
- 6.5 Will the proposed clearing be located at least 100 feet from the normal high water mark of the lake or river? ☒ YES ☐ NO ☐ NA How Close? _____ feet
- 6.6 If you answer NO to any of these questions, please explain why your vegetative clearing proposal is necessary and how it will not create an undue adverse impact on the resources and uses in the area:

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- 6.7 **Buffering in Prospectively Zoned Areas.** Is your property located in one of the following Prospectively Zoned Plantations or Townships? ☒ YES ☐ NO

Adamstown Twp. Dallas Plt. Lincoln Plt. Magalloway Plt.
Rangeley Plt. Richardsontown Twp. Sandy River Plt. Townships C, D, and E.

If YES, please complete the following table regarding the width of the vegetative buffers at the narrowest point between the existing and proposed structures and the nearest applicable road, property line, and subdistrict setbacks as applicable:

Standard Minimum Required:	Width of Vegetated Buffers			
	Road	Side Property Line	Rear Property Line	Subdistrict Boundary (If D-ES or D-CI)
	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-CI	15 feet	15 feet	50 feet Buffer to other Subdistricts
This property:	65 feet	15 feet	140 feet	_____ feet

Note: You may be required to submit Exhibit F: Documentation for Exceptions to Buffering Requirements. (See instructions)

BP **17709-A**

7. SOIL DISTURBANCE, FILLING AND GRADING AND EROSION CONTROL (Note: Exhibit may be required. See instructions.)

- 7.1 Will your project involve disturbing soil or filling and grading? ☒ YES ☐ NO
If YES, please answer the following questions. If NO, go to Section 8.
- 7.2 What is the total area of proposed soil disturbance or filling and grading? 8457 sq. ft.
- 7.3 What is the total square feet of soil disturbance or filling and grading within 250 feet of a body of standing water, flowing water, or wetland? 1400 sq. ft.
- 7.4 Will any soil disturbance or filling and grading be done when the ground is frozen or saturated? ☐ YES ☒ NO
If YES, you will need to submit Exhibit G: Erosion and Sedimentation Control Plan
- 7.5 Will all fill used be free of hazardous or toxic materials, trash and rubbish? ☒ YES ☐ NO
- 7.6 How and when will disturbed areas be seeded or stabilized at the end of the construction season and at the completion of the project? We will stabilize all disturbed areas with mulch and re-vegetation
- 7.7 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?
Temporary runoff control features hay bales or temporary silt fencing on the downslope side of the project
- 7.8 What is the average slope of land between the area to be disturbed and the nearest waterbody or wetland? 15-20% slope
- 7.9 What will the sustained slope of land be between the area to be disturbed and the nearest waterbody or wetland? 15-20% slope
- 7.10 Please explain how your project will not create an undue adverse impact on the resources and uses in the area. Include information about erosion control devices and other plans to stabilize the site:
We plan to use temporary runoff control features hay bales or temporary silt fencing on the downslope side of the project. We also plan to stabilize disturbed areas with mulch and revegetation.
Be sure to include the following information on your site plans (Exhibits D1 and D2): size and location of the area to be disturbed, and the proximity of the area to be disturbed to water bodies, flowing waters, and wetlands.

8. LAND AND WETLAND ALTERATION (Note: Exhibit or Supplement may be required. See instructions.)

- 8.1 Will your proposal alter a total of one acre or more of land area, whether upland or wetland? ☐ YES ☒ NO
If YES, you must also complete Exhibit G: Erosion and Sedimentation Control Plan and Supplement S-3: Requirements for Wetland Alterations.
- 8.2 Will your proposal alter any amount of land that is mapped P-WL Subdistrict, or any ground below the normal high water mark of any lake, pond, river, stream, or intertidal area? ☐ YES ☒ NO
If YES, you must also complete Supplement S-3: Requirements for Wetland Alterations.

9. APPLICATION FEE (see worksheet at end of the application)

Check one of the following:

- ☐ I have enclosed a check or money order for my application fee;
☒ I would like to pay my application fee online, please contact me with the necessary information.

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EXHIBIT : Hillside Development - Allan and Jenna Mulandi, Wickup Lane, Sandy River Plantation

Location on a Hillside and Ridgeline Protection

The proposed development at this property consists of a single family dwelling, septic, well , driveway and parking area. The development is located on a private road, Wickup Lane. State Route 4 and Beaver Mountain Lake are within three miles of this development. The property is part of a subdivision and sits amongst other similar residential development.

This property is vegetated with a native mixed forest. The proposed dwelling is not located on a ridgeline. The property is located on a sustained 15-25%+ slope from west to east, terminating at Beaver Mountain Lake.

The maximum height of house will be 30'. The first floor elevation will be roughly 2 feet above the grade of the existing slope of the land, at approximately 1780 feet. In contrast, the elevation at the top of the closest hill / ridgeline to the east is approximately 1860 feet. The proposed development will be visually buffered to the south by native forest, to the west by proposed buffers, to the east by proposed buffers and increasing elevation and to the north by proposed buffers, and increasing elevation (see attached topo map).

Vegetation Management Plan

- See VMP attached-

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Stormwater Management

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An erosion control mix berm and/or filter fabric fencing and staked hay bales are proposed directly downslope of areas of soil disturbance and will remain in place following construction. In addition, the native soils downslope of the development are well vegetated with native tree saplings and trees and an organic duff layer above the mineral soils. Both will help to retain surface water and reduce runoff.

There are no watercourses onsite. A surface water diversion ditch is proposed around the eastern and northern perimeter of the development terminating in a level spreader. The driveway shall be sloped to the east to allow surface water to sheet flow into the vegetative buffer. Maine DEP Erosion Control BMP's shall be used at this site.

Construction Materials

Muted Colors and Relectivity

Proposed roofing will be matte asphalt, slate in color. The siding and trim will be olive green. Windows will be trimmed in matte black. Non-reflective and natural colored exterior building materials will be used for the windows, roofing, gutters, vents, and chimneys, and other exterior architectural features. Full cutoff motion activated exterior lighting is proposed.

Linear Infrastructure

The house is oriented with the long axis along the contour, and the foundation recessed into the uphill slope, minimizing view footprint. A vegetative buffer is located between the house site and Wickup Road to block the view of the house from the road.

Vegetation Management Plan

Allan and Jenna Mulandi, Wickup Lane, Sandy River Plantation, Maine

The purpose of this document is to establish a long term maintenance plan for clearing limits within the Hillside Development zone.

This property slopes from East to West terminating at the Beaver Mountain Lake shore. The westernmost section of this parcel is separated from the proposed development by Wickup Lane. A drainage ditch on the east side of Wickup Lane diverts surface water away from the lakeside parcel. Slopes at the site are 15-25%+ and it is well vegetated by native coniferous and deciduous trees.

Notes specific to the Vegetation Plan are indicated on the attached Vegetation Plan.

Should cutting within the proposed vegetative buffers occur, the affected area shall be revegetated with native onsite saplings and/or trees and shrubs from the list of plants native to Maine (attached).

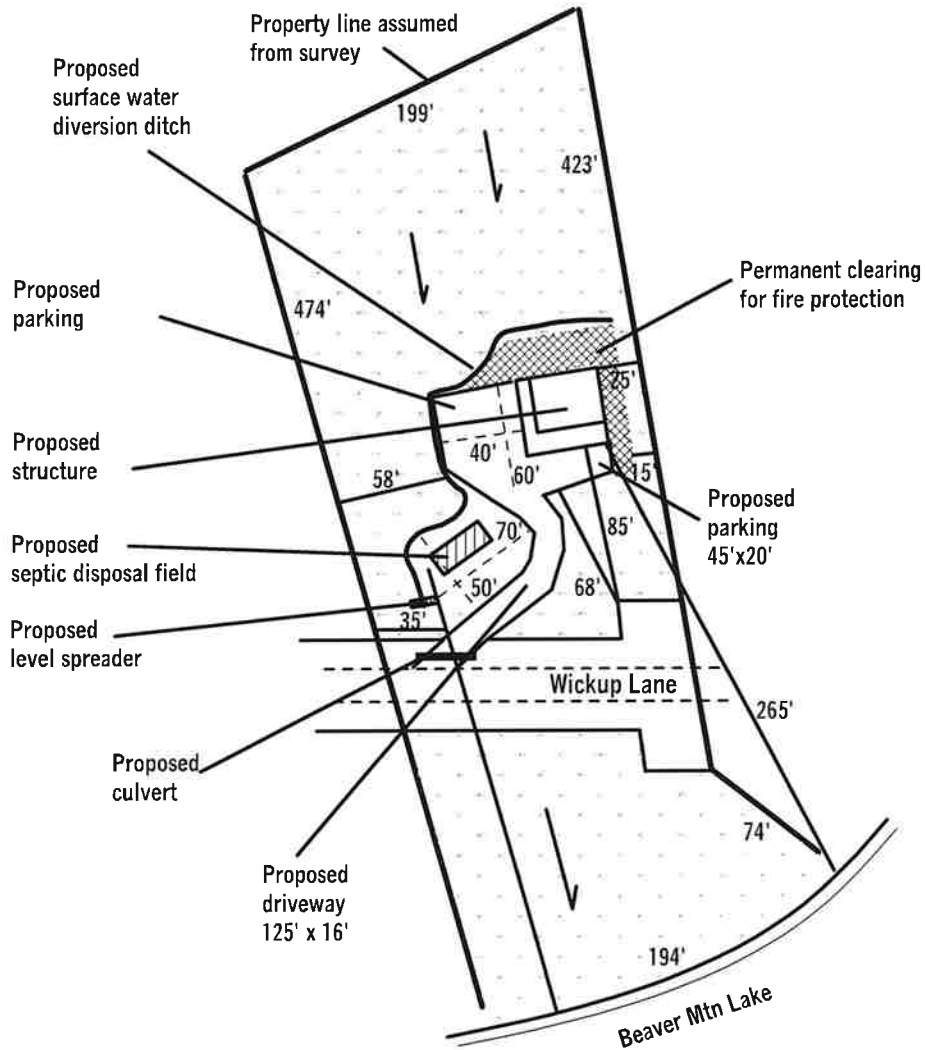
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NOTES

- LUPC Vegetation Standards 10.27,B apply to all vegetative buffers.
- MDEP Erosion Control BMP's shall be followed.

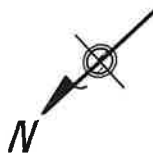


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MAP IS NOT A SURVEY



MAP IS NOT A SURVEY

Allan and Jenna Mulandi
Wickup Lane, Sandy River Plantation, Maine

Site Plan

Scale : 1" = 100' see scale

North Country Soil Services
Rangeley, Maine

Date: 4 - 30 - 25 R1

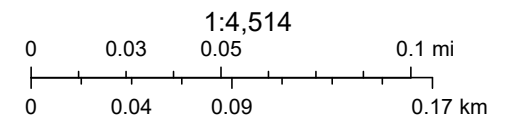
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|--|---|
|  Towns |  P-GP: Great Pond Protection |
|  LUPC Zones |  P-SL2: Shoreland - 75' Protection |
|  D-RS3: Residential Recreation Development |  Unorganized Territory Parcels |
|  M-GN: General Management | |



Source: Esri, USDA FSA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community,