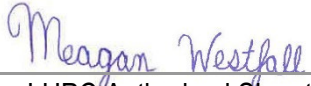


BUILDING PERMIT BP-17844

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

August 20, 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 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. **The permitted shed must be used for personal storage only, must not contain plumbing fixtures, and must not be used for commercial purposes or human habitation.**
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 workday. 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 an **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. Exterior lighting must have a Correlated Color Temperature of 3,000 Kelvin or less. Lighting brighter than 1,800 lumens must be fully shielded.
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.

For office use:

58719

Tracking No.

BP

17844

Permit No.

\$ 175.80

Fee Received

07/15/2025

Building Permit**1. PROJECT LOCATION AND PROPERTY DETAILS**

Applicant Amber Hoffman & Daniel Hoffman		Township, Town or Plantation Connor Twp		County Aroostook	
Tax Information (check tax bill)			Deed or Lease Information (check deed or lease)		
Map: Ar105	Plan: 03	Lot: 40	Book: 2310	Page: 38	Lease #: 2024001172
Lot size (in acres or in square feet if less than 1 acre) 2.32 acres 1.35 acres per past deeds			Lot Coverage (in square feet) 4,400		
All Zoning on Property (check the LUPC map) P-SL2, P-WL2, MGN-general			Zoning at Development Site General- over 220ft from brook P-SL2		
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: Sheen Rd Frontage 530 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: Little Black Brook (runs through lot) Frontage ft. Waterbody #2: Frontage ft.		
Once your lot is developed, an e911 (street) address can be obtained from the County Commissioners' office. If you already have an e911 address, please list it here: 75 Sheen Rd Connor Twp ME , 04736					
LUPC Approved Subdivision. List the LUPC-approved subdivision number:SP and SP Lot #:					
If your property is not part of a subdivision previously approved by the Commission, please continue to Land Division History below. (check your deed, use the additional instructions on the website, or hire a land use professional to help you prepare this)					
Land Division History. Using your deed as a starting point, trace your property's ownership history and configuration changes back 20 years from today. List any division of those lots from which your property originated (use an additional sheet of paper if needed).		(example: Amy Adams to Rob Roberts Map X, Plan X, Lot X 1/12/1997 10 acres)			
		Kwaku Baah to Daniel Hoffman & Amber Hoffman 4/12/2024 1.35			
		State of Maine to Kwaku Baah 3/15/2018 1.35			
		State tax acquired 2016/2017 from Joyce Ramsdell.			

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

Previously issued Building Permit number (if applicable)

Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.)	Year built	Exterior dimensions (in feet) (LxWxH)	Type of foundation (full basement, slab, post, etc.)	Number of Bedrooms	Number of Plumbing Fixtures	Horizontal Distance (in feet) of structure from nearest:					
						Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetlands
Driveway	2024	40ft x 110ft	Stone/shale				50+		100+	5	P-WL2

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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)	Number of Bedrooms	Number of Plumbing Fixtures	Horizontal Distance (in feet) of structure from nearest:					
	New structure***	Reconstruct***	Expand	Relocate	Remove	Enclose deck/porch	Enclose foundation***	Permanent foundations or setbacks				Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetlands
Shed/ garage - w/electric	☒	☐	☐	☐	☐	☐	☐	☐	14 x 36	0	0	65	50+	100+	5		
	☐	☐	☐	☐	☐	☐	☐	☐									
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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 that additional fees apply to home occupations; see instructions for the appropriate fees.

No campsite per 7/24/25
email from applicant.

**** 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-tos? ☐ YES ☒ NO

***** 3.4 RECONSTRUCTIONS:** If you are 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.

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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 the proposed structures? ☒ NA _____ 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: _____ 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? _____ 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:**

- 6.7 **Buffering in Prospectively Zoned Areas.** Is your property 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:	_____ feet	_____ feet	_____ feet	_____ feet

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

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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? 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? sq. ft.

7.4 Will 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?

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?

7.8 What is the average slope of land between the area to be disturbed and the nearest waterbody or wetland? % slope

7.9 What will the sustained slope of land be between the area to be disturbed and the nearest waterbody or wetland? % 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:

 Be sure to include the following information on your site plans (Exhibits D1 and D2): the size and location of the area to be disturbed and its proximity 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.*If the total area of soil disturbance on your property will be one acre or more you must submit a Maine Construction General Permit (MCGP) Notice of Intent to the Maine Department of Environmental Protection (https://www.maine.gov/dep/land/stormwater/mcgp_noi.pdf).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 in the instructions)**

Check one of the following:

☒ I would like to pay my application fee online, please email me with the necessary information☐ I will send the fee via check after LUPC staff have confirmed my application fee

58719

Tracking No.

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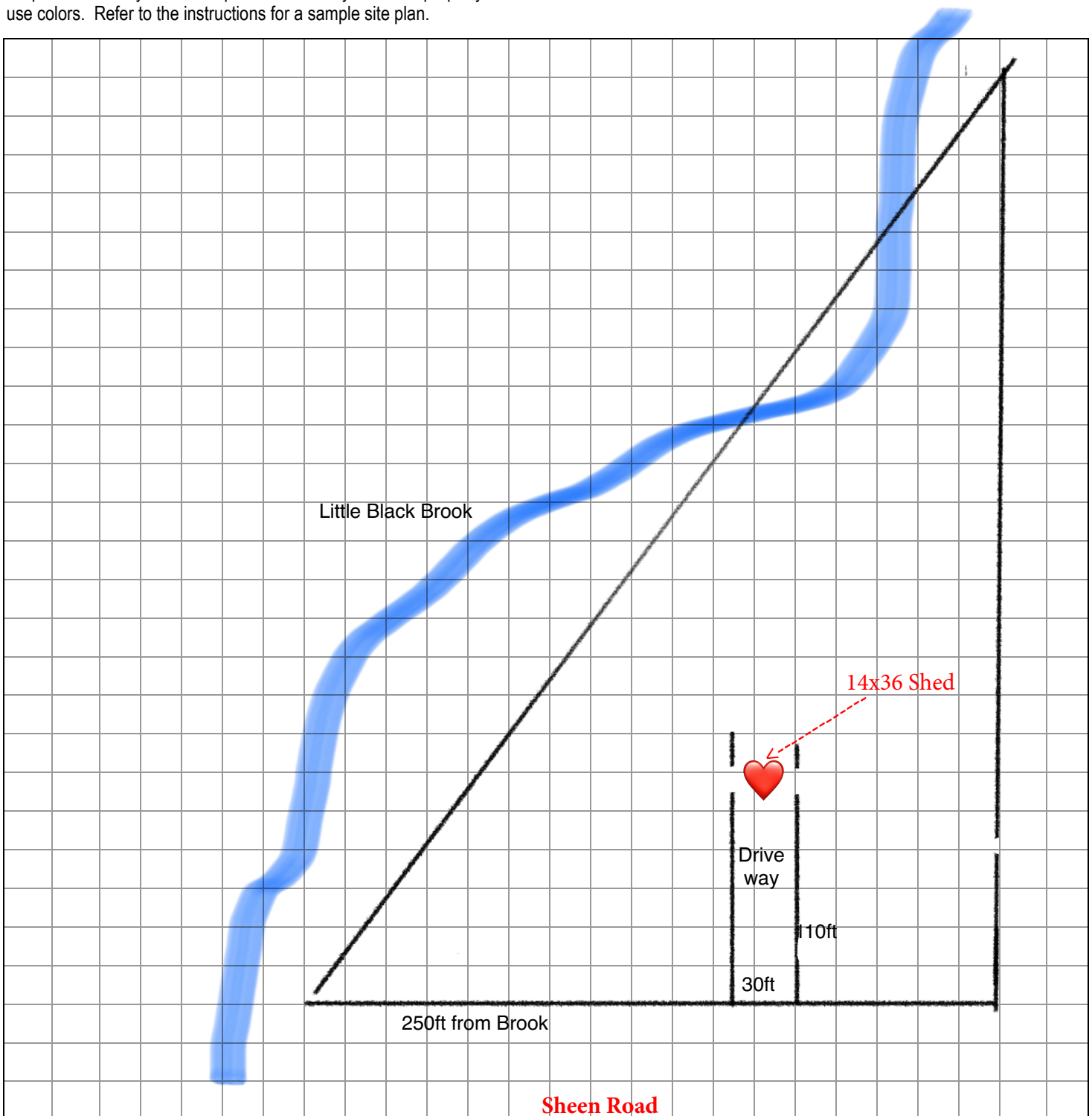
17844

Permit No.

07/15/2025

EXHIBIT D-1: SITE PLAN

Prepare a bird's-eye view site plan that shows your entire property and includes all the elements described for **Exhibit D** in the instructions. Do not use colors. Refer to the instructions for a sample site plan.

**Notes/Legend:**

The Heart represents where we plan to place the shed in the driveway that's there.

Per 7/24/25 and past emails, the shed will be at least 100 feet from the Little Black Brook, outside the P-WL2 wetland, 65 feet from the road, and over 50 feet from property lines.

