BUILDING PERMIT BP-9137B

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

March 11, 2014
Effective Date

CONDITIONS OF APPROVAL

1. 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.
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 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.
3. 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 4, 7 and 8 and approved by this permit.
4. 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.
5. 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.
6. Cleared openings created as part of construction activities authorized under this permit must be effectively stabilized and revegetated.
7. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
8. Unless otherwise proposed in Question 8.4 and by the submittal of **Exhibit G, Erosion and Sediment Control Plan**, and approved by this permit, soil disturbance must not occur when the ground is frozen or saturated.
9. 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.
10. 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.
11. 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. The new owner or lessee should then contact the Land Use Planning Commission to have the permit transferred into his/her name. If there are no additional changes the transfer can be accomplished on a Minor Change Form.

12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.

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MAINE LAND USE REGULATION COMMISSION
Department of Conservation

For office use:
47262 Tracking No. ~~DP~~ BP 9137-B Permit No. $ 290.00 Fee Received

Permit Application

~~for non~~-residential development

1. APPLICANT INFORMATION

Applicant Name(s)	Daytime Phone	FAX	E-mail
TRACY ALLEN / PHILLIP DAW	706.492.7000		PDUNKIN11@att.net

Mailing Address
PO BOX 765 MINERAL BLUFF, GA 30559

2. AGENT AUTHORIZATION AND APPLICANT SIGNATURES

Agent Name	Daytime Phone	FAX	E-mail

Mailing Address

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) Tracy Allen PD — **Date** 2/12/14 2/12/14

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).

A 3-CAR GARAGE TO HOUSE BOAT, CAR, ETC

Property Location

Township, Town or Plantation	County	Lessor and Lease Lot Numbers (check your lease)
LAKEVILLE	PENOBSCOT	

Tax Plan and Lot Numbers (check your tax bill): SEE ATTACHED TAX BILL Plan 10 Lot 18.1

Book and Page Numbers (check your deed): BK 8865 PG 303

Lot Size (in acres, or in square feet if less than 1 acre): 27± ACRES

Zoning (check a LURC map - list all subdistricts covering your property): M-GN

Road Frontage. Is your property adjacent to any roads, streets or other rights-of-way (including any camp roads)? ☒ Yes ☐ No

If YES, write the name and frontage (in feet) for each road:
BOYCE COVE RD 650'±
PRIVATE PROPERTY ROAD 650±'

If NO, describe how you access your property:

Water Frontage. Is there a lake, pond, river, stream, brook, or other water body on or adjacent to your lot? ☐ Yes ☒ No

If YES, write the name and frontage (in feet) for each water body:

4. LAND DIVISION HISTORY

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
CYNTHIA BURGESS TO PHILLIP DAW/TRACY ALLEN	JULY 2003	27± ACRES
STEVE HALL TO CYNTHIA BURGESS	JUNE 2002	27± ACRES
STEVE & TERRY HESSOR TO STEVE HALL	? 6/6/02	

SEE ATTACHED COPY OF DEED

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: NOTHING

Existing Structures: Are there any structures on your property? ..... ☐ Yes ☒ No
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, office building, rental cabin, deck, porch, shed, etc.)	Year built	Exterior dimensions (LxWxH)	Number of: Bedrooms	Number of: Plumbing or water fixtures	Type of Foundation (full basement, slab, post, etc.)	Distance (in feet) of structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland
Note: Dwelling on Plan 10, Lot 19										
See BP 9137										

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

☐ Driveways
Dimensions (LxW): _____
Shared driveway? ☐ Yes ☐ No
Distance of driveway (in feet) from nearest:

Property line	Lake or pond	River or stream	Wetland

☐ Parking areas
Number of parking areas: _____
Dimensions (LxW): _____
Distance of parking areas (in feet) from nearest:

Road	Property line	Lake or pond	River or stream	Wetland

☐ Water supply
What type of water supply serves your property?

☐ Signs
Number of signs: _____
Dimensions (LxWxH): _____
Are any signs lighted? ☐ Yes ☐ No
Distance of signs (in feet) from advertised structure or activity: _____

☐ Exterior lighting
List the fixtures that have been installed to illuminate your property:

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, office building, rental cabin, porch, shed, driveway, sign, etc.)	Proposed alterations (check all that apply): Expand or add on	Reconstruct or replace *	Permanent foundation	Relocate	Enclose deck or porch	Other **	New exterior dimensions (LxWxH)	New number of: Bedrooms	Plumbing or water fixtures	Distance (in feet) of altered structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland
	☐	☐	☐	☐	☐	☐								
	☐	☐	☐	☐	☐	☐								
	☐	☐	☐	☐	☐	☐								
	☐	☐	☐	☐	☐	☐								

* **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):

7. PROPOSED USES, STRUCTURES AND FEATURES

Proposed Use: What is the proposed use of your property?
□ Commercial or Industrial □ Public or Institutional ☒ Other: GARAGE / PERSONAL

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 (Office Building, Rental Cabin, porch, shed, etc.)	Exterior dimensions (LxWxH)	Number of: Bedrooms	Number of: Plumbing or water fixtures	Type of Foundation (full basement, slab, post, etc.)	Distance(in feet) of structure from nearest: Road	Property line	Lake or pond	River or stream	Wetland
GARAGE	40x30x20	N/A	N/A	~~SLAB~~	50'	50'	250+	N/A	100'

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

☒ Driveways
Dimensions (LxW): 50x20
Shared driveway? □ Yes ☒ No
Distance of driveway (in feet) from nearest:

Property line	Lake or pond	River or stream	Wetland
50'	250+	N/A	100'

Will the driveway have a slope greater than 8%? □ Yes ☒ No
Will the driveway cross any flowing water? □ Yes ☒ No
If YES, what type of crossings will be used? □ Bridge □ Culvert
Will crossings be sized at least 2½ times the cross-sectional area of the flowing water? □ Yes □ No

□ Water supply
What type of water supply will serve the property? NONE

☒ Exterior lighting
List the fixtures that will be installed to illuminate your property:

Type of bulb	Watts	Cutoff fixture?	Motion activated?
~~FLOOD~~	~~100~~	□	□
EXTERIOR PORCH	100	☒	□
LIGHT		□	□

□ Parking areas
Number of parking areas:
Dimensions (LxW):
Distance of parking areas (in feet) from nearest:

Road	Property line	Lake or pond	River or stream	Wetland

□ Signs exceeding LURC standards
Number of signs:
Dimensions (LxWxH):
Will any signs be lighted? □ Yes □ 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? □ Yes □ No
How will the signs' design elements (color, bulk, materials, height, etc.) be compatible with the property and fit harmoniously into the surroundings?

8. SEWAGE DISPOSAL FOR NEW AND ALTERED STRUCTURES

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

9. WETLAND ALTERATIONS

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. DEVELOPMENT IN FLOOD PRONE AREAS

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? □ Yes ☒ No

11. VEGETATION CLEARING

Will your project involve any clearing of vegetation? (**If YES**, answer the following questions) ☒ Yes ☐ No

- Total area of clearing: 3600 sq. ft.
- Distance between edge of cleared area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland
20'	50'	250+	N/A	100'

12. BUFFERING IN PROSPECTIVELY ZONED AREAS

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

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- **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

- Total area of new or expanded soil disturbance: 2000' sq. ft.
- Distance between the disturbed area and the nearest:

Road	Property line	Lake or pond	River or stream	Wetland
25'	50'	250'	N/A	100'

- 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: ? BASICALLY FLAT %
- 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?
  EROSION FENCING
- What provisions will you make for the continued maintenance of all proposed erosion and sedimentation control measures?
  SEED W/ CONSERVATION MIX
- Provide a general timeline of construction activities on your property, including clearing, grading, construction and landscaping:
  MAY 2014 - NOVEMBER 2014

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).

AS STATED EARLIER, WANT TO BUILD A 3-BAY GARAGE TO STORE PERSONAL ITEMS SUCH AS BOAT & CAR DURING THE WINTER MONTHS

15. REQUIRED FEES, EXHIBITS AND SUPPLEMENTS

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

For office use:

47262 Tracking No. BP 9137-B Permit No.

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 on page iv. Do not use colors. Refer to the instructions on page v for a sample site plan.

SEE 2 ATTACHMENTS
EXHIBITS D-1a
D-1b

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Notes/Legend:

EXHIBIT D-16

47262 BP 9137-B

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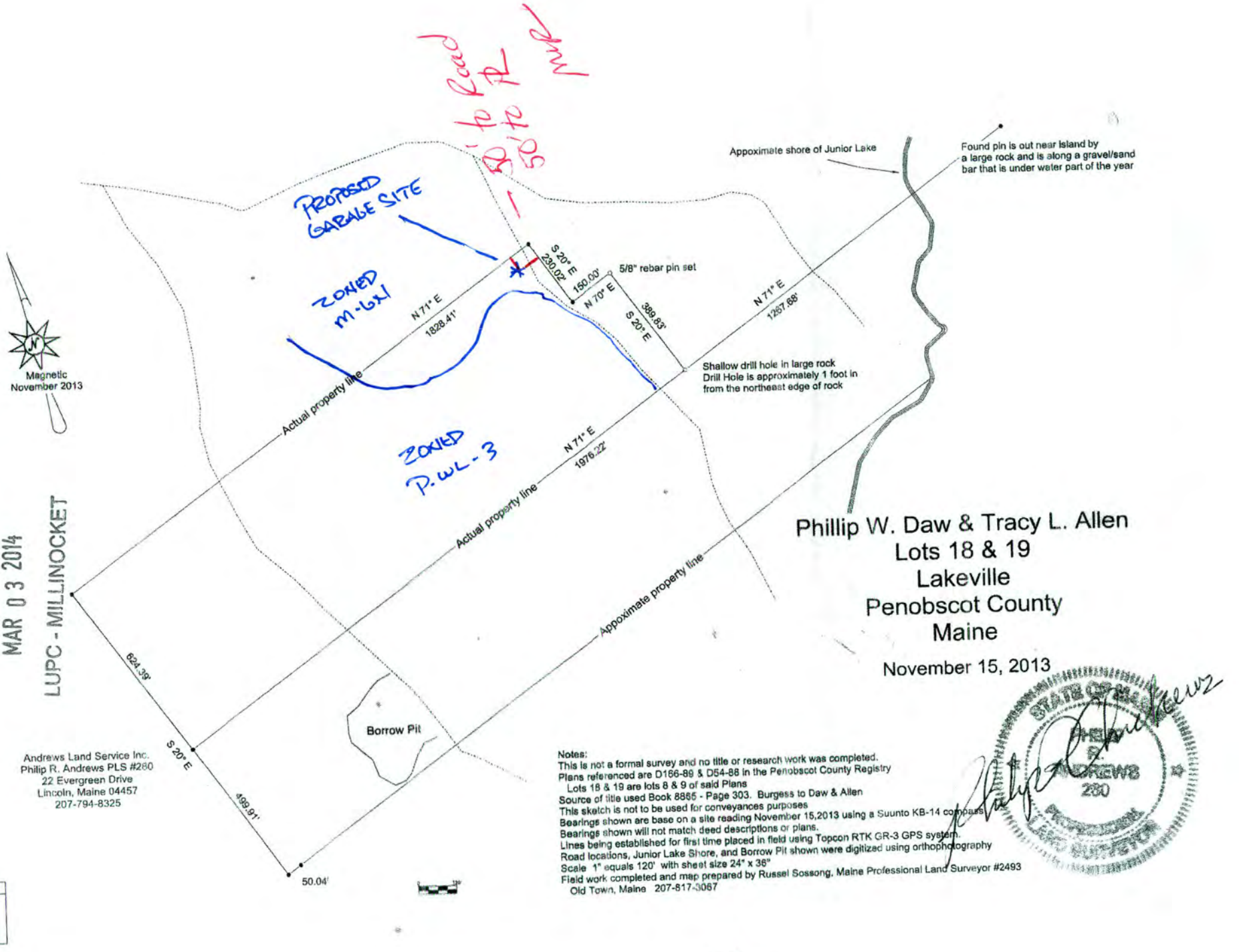

Notes:
This is not a formal survey and no title or research work was completed.
Plans referenced are D156-89 & D54-88 in the Penobscot County Registry
Lots 18 & 19 are lots 8 & 9 of said Plans
Source of title used Book 8865 - Page 303. Burgess to Daw & Allen
This sketch is not to be used for conveyances purposes
Bearings shown are base on a site reading November 15,2013 using a Suunto KB-14 compass
Bearings shown will not match deed descriptions or plans.
Lines being established for first time placed in field using Topcon RTK GR-3 GPS system.
Road locations, Junior Lake Shore, and Borrow Pit shown were digitized using orthophotography
Scale 1" equals 120' with sheet size 24" x 36"
Field work completed and map prepared by Russel Sossong, Maine Professional Land Surveyor #2493
Old Town, Maine 207-817-3067

27±