BUILDING PERMIT BP-17544

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.

Billie J. Theriault	August 22, 2024
LUPC Authorized Signature	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 or 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. 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.
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 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.
22. The permitted garages must be used for personal storage only and must not be used for commercial purposes or human habitation.

For office use:

57316	BP 17544	$ 1,000.00
Tracking No.	Permit No.	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)*	Township, Town, or Plantation	County
Burnt Jacket Holding I, LLC	Beaver Cove	Piscataquis

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

001-001-A

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)*
1423.5 acres	Book 2873 Page 52
All Zoning on Property *(check the LUPC Land Use Guidance Map)* P-WL1, P-WL3, P-GP, P-SL2 General Management Subdistrict (M-GN)	Zoning at Development Site General Management Subdistrict (M-GN)
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 Lily Bay Rd. Frontage 213 ft. Burnt Jacket Rd. - pvt.* 20,500 Road #2 Allagash Rd. - pvt.* Frontage 5,500 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 Moosehead Lake Frontage 12,176 ft. Waterbody #2 _____ Frontage _____ ft.

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

*Note: Burnt Jacket Road and Allagash Road fall within boundaries of Lot 001-001-A.

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

Subdivision Permit (SP) # Not Applicable and Lot # Not Applicable *(usually included in deed description)*

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

Year-round dwelling with attached garage, detached garage, driveway, and one shed. Install well, septic system, and utility lines.

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

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JUN 24 2024
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Please check **one** of the boxes below:

- [X] 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.

Applicant Name: Burnt Jacket Holding I, LLC

Exhibit 4: Development Table – All Existing and Proposed

Previously issued Building Permit (BP) number (if applicable):_____

Refer to Structures, Features, and Uses (Exhibit 4) for instructions. Name development consistent with the Site Plan (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 For Modified, Indicate Current (C) & Proposed (P)	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	Change Dimensions or Setbacks	Other			Bedrooms	Plumbing or water fixtures	Road	Property line	Lake or pond	River or stream	Wetland	Ocean/Coastal Wetland
Existing/Modified																				
NA																				
Proposed																				
Dwelling			X			X					30'x125'x32'	Full Foundation	3	4	336'	533'+ 1,857= 2,390'	162'+ 3,007= 3,169'		110'	
Garage - attached			X			X					27'x29'x32'	Frost walls w/ Slab			316'	516'+ 1,857= 2,373'	283'+ 3,007= 3,290'		123'	
Shed			X			X					17'x25'x14'	Frost walls w/ Slab			300'	507'+ 1,857= 2,364'	373'+ 3,007= 3,380'		178'	
Proposed																				
Garage - detached			X			X					29'x54'x20'	Frost walls w/ Slab		1	351'	562'+ 1,857= 2,419'	365'+ 3,007= 3,372'		223'	
Patios			X			X					12'x38' 15'x38'	Slabs			353'	551'+ 1,857= 2,408'	197'+ 3,007= 3,204'		97'	
Decks			X			X					8'x13' 8'x13' 8'x15'	Posts			351'	562'+ 1,857= 2,419'	162'+ 3,007= 3,169'		93'	
Parking areas			X								33'x35' 15'x70' 27'x68'	Gravel			280'	485'+ 1,857= 2,342'	313'+ 3,007= 3,320'		130'	
Driveway			X								16'x545' 16'~~x30'~~ 31	Gravel				344'+ 1,857= 2,201'	306'+ 3,007= 3,313'		163'	

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

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Exhibit 5: Lot Coverage, Vegetation Clearing, Soil Disturbance Tables

Applicant Name: Burnt Jacket Holding I, LLC

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: 1,423.5ac = 62,007,660 sf **sq. ft.**

Existing/Proposed Non-Vegetated Development	*Dimensions (ft)*	*Footprint Area (sq ft)*
Proposed Driveway	(16'x545')+(16'x31')	(8,720sf)+(496sf)=9216 sf
Proposed Parking Areas	(33'x35')+(15'x70')+(27'x68')	(1155sf)+(1050sf)+(1836sf)=4041 sf
Proposed Dwelling	30'x125'	3750 sf
Proposed Garage - Attached	27'x29"	783 sf
Proposed Shed	17"x25'	425 sf
Proposed Garage - Detached	29'x54'	~~3750 sf~~ - 1566 sqft
Proposed Patios	(12'x38')+(15'x38')	(456sf)+(570sf)=1026 sf
Proposed Decks	(8'x13')+(8'x13')+(8'x15')	(104sf)+(104sf)+(120sf)=328 sf

Total Area of Non-Vegetated Development: 21,135 ~~23,319~~-- sq. ft.

21,135 sqft 0.034%

Lot Coverage Percentage = Total Area of Development / Area of Lot x 100%: ~~23,319~~ sq ft / 62,007,660 sq ft x 100% = ~~.038~~ %

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)*
See approximate boundaries of Cleared	(Varies) 2.7 ac = 117,612 sf	~~94,293 sf~~ = 2.2 ac
Area on attached Site Plan	117,612 sf - ~~23,319 sf = 94,293 sf~~	96,477 sqft
	21,135 sqft =96,477 sqft	

Total Area of Vegetation Clearing: 96,477 sqft ~~94,293 sf~~ = 2.2 ac sq. ft.

Soil Disturbance

Location, Name, or Number of Disturbed Area on Site Plan	*Dimensions (ft)*	*Disturbed Area (sq ft)*
See approximate boundaries of Cleared	(Varies)	117,612 sf = 2.7 ac
Area on attached Site Plan		

Total Area of Soil Disturbance: 117,612 sf = 2.7 ac sq. ft.

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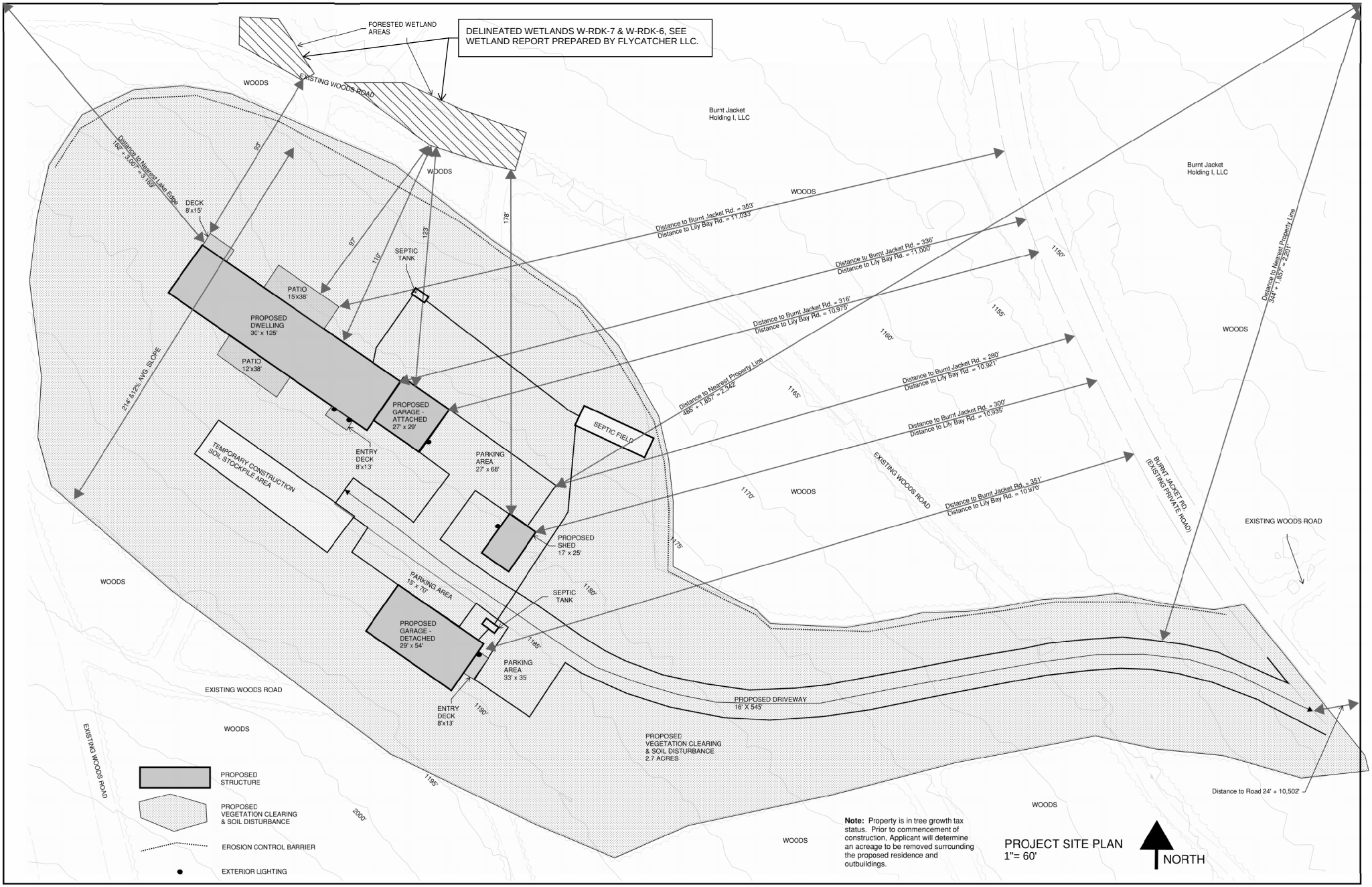
BP 17544

EXHIBIT 5 - SITE PLAN



BP 17544 - Not within Hillside

DocuSign Envelope ID: 39AB52B7-B897-4A52-9053-2A142ECF9762

EXHIBIT 1 - DIRECTIONS AND LOCATION MAP:

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NARRATIVE DIRECTIONS:
The site is located off of Burnt Jacket Road. From Greenville, ME, head north on Main Street and Lily Bay Road for approximately 7.9 miles. Turn west onto Burnt Jacket Road. The site is located just west of the junction of Burnt Jacket Road and Evergreen Point Rd.