

TOWN of *Greenville* MAINE PLANNING BOARD

NOTICE OF DECISION

July 26, 2021

Don and Kim Fuller
PO Box 9
Peru, ME 04290

Dear Mr. and Mrs. Fuller,

This is to inform you that the Greenville Planning Board at its July 26, 2021 meeting acted on your Shoreland Building Permit Application. The application is proposing to expand your deck, which is 29' from Moosehead Lake, by 18 square feet, and also enclose an existing deck, which will be for living space only.

Findings of Fact:

1. The owner of the property is Don and Kim Fuller.
2. The property is located at 91 Nelson Ave, Map 36 Lot 18, Book 2567 Page 203.
3. Application was received on 7/16/2021 and is proposing to expand lakeside deck by 18 square feet. Structure will not be higher than 20' or the existing height, whichever is greater. I performed a site visit on 7/2/2021 and measured all the non-vegetative surface on the property. I determined there is 1,791 square feet of existing coverage with an allowable amount of 2,004 square feet. I also determined there is 266 square feet of expansion remaining. The proposed expansion of 18 square feet will not go over coverage or expansion limitations. Application was reviewed at the Planning Board meeting on 7/26/2021 and approved 4-0.
4. Relevant sections of the Basic Land Use Ordinance for the Town of Greenville Amended 2019:
Article III, Permitting Requirements and Procedures,
Article IV: Nonconformance, Section 3B1
Article V: Land Uses Districts and Requirements,
Section 4, District Purposes – J, Shoreland Overlay
Section 6 District Space Standards and Dimensional Requirements. Table V-2,

Conclusions:

The Shoreland Building Permit Application submitted was determined to meet the Nonconformance addition requirements and the following requirements of The Basic Land Use Ordinance for the Town of Greenville Amended 2019:

Article III, Permitting Requirements and Procedures.
Article IV, Section 3, B- 1 Non-conforming Structures
Article V, Land Uses Districts and Requirements,
Section 4, District Purposes – J, Shoreland Overlay.
Section 6, District Space Standards and Dimensional Requirements. Table V-2,

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(Don and Kim Fuller Shoreland Permit for addition to Non-Conforming Structure, Cont.)

Conditions:

- New structure expansion must be 29' from high water mark of Moosehead Lake, which is the lake side edge of existing deck.
- New structure expansion cannot be taller than 20' or existing structure height, whichever is greater.
- During construction, Owner will utilize Best Management Practices for Erosion and Sedimentation control, found in Land Use Ordinance for Town of Greenville, Article 6, Section 5.
- Owner will apply for and receive a Permit by Rule from Maine Department of Environmental Protection, Natural Resource Protection Act. Owner must provide a copy of this permit to the Code Enforcement Officer before any construction will begin.

Decision:

Based on the above facts and conclusions, on July 26, 2021 the Greenville Planning Board voted to grant the Shoreland Building Permit, subject to the above mentioned conditions.

A variance/administrative appeal may be requested from the Board of Appeals. An appeal may be made by filing with the Board of Appeals at the office of the Town Clerk. The cost of an appeal is \$100, based on Article II, § 3 of the Basic Land Use Ordinance for the Town of Greenville 2019.

Dated at Greenville, Maine
July 26, 2021

Sincerely,

Greenville Planning Board:

John Contreni, Chairperson

Jonathan Boynton

Lurline Arco, Secretary

Noel Wohlforth,

Joanie Withee

Jenny Ward [Alternate]






