

TOWN of *Greenville* MAINE PLANNING BOARD

NOTICE OF DECISION

July 26, 2021

Justin Furbush
63 Quaker Lane
Smithfield, ME 04978

Dear Mr. Furbush,

This is to inform you that the Greenville Planning Board at its July 26, 2021 meeting acted on your Shoreland Building Permit Application to demolish your existing non-conforming camp and construct a new camp 39' from Moosehead Lake. Camp expansion will add 481 square feet to existing footprint, bringing camp size to 999 square feet. New camp will have a full walk out basement.

Findings of Fact:

1. The owner of the property is Justin Furbush.
2. The property is located at 61 Birch Point, Map 29 Lot 49-4, Book 2748, page 270.
3. Application was received on 7/11/2021 and is proposing to demolish existing camp, re-model and expand camp to 999 square feet. Structure will not be higher than 20' or the existing height, whichever is greater. After review with DEP, Greatest Practical Extent is to allow camp to stay in it's current location. It was determined there is currently 2,257 square feet of coverage and 1,428 square feet of structure expansion remaining on the Association land. 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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(Justin Furbush Shoreland Permit for addition to Non-Conforming Structure, Cont.)

Conditions:

- New structure expansion must be 39' from high-water mark of Moosehead Lake or as determined by the CEO before building is demolished.
- New structure expansion cannot be taller than 20' or existing structure height, whichever is greater. This is measured from the lowest point of land to the top of the peak.
- During construction, Owner must utilize Best Management Practices for Erosion and Sedimentation control, found in Land Use Ordinance for Town of Greenville, Article 6, Section 5.
- Owner shall 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.
- Owner must apply for a demolition permit from Code Enforcement Office before any demolition begins.
- Owner will cut a couple of trees on Association land to build camp. Association has agreed this is okay. CEO will determine size of trees that will be removed and how many trees will need to be replanted and location of trees.
- Owner must cover any exposed area from previous camp with bushes to help with future erosion.

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

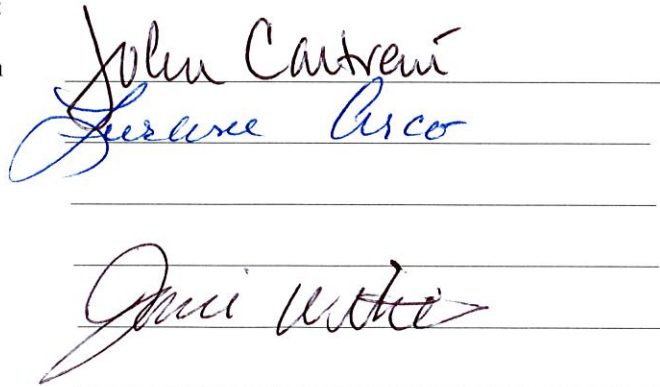
Jonathan Boynton

Lurline Arco, Secretary

Noel Wohlforth,

Joanie Withee

Jenny Ward [Alternate]



Handwritten signatures of John Contreni, Lurline Arco, and Joanie Withee over horizontal lines.