

TOWN of
Greenville
MAINE
CODE ENFORCEMENT

May 10, 2020

To: Greenville Planning Board

From: Bill Ethier, Code Enforcement Officer

Reference: Watt Management Realty – Seeking approval for a Shoreland Zone Building Permit Application for expansion within the 100' buffer zone

Watt Management Realty submitted a Shoreland Zone Building Permit Application to the Code Enforcement Office on 4/16/21, to construct a new entry deck to an existing non-conforming structure on their property at 71 Wilson Pond Road, Map 40 Lot 8.

The Watt's current camp is in the Rural Shoreland Overlay District, and is considered a non-conforming structure because it is within 100 feet of the high water line (called the buffer zone) on Lower Wilson Pond. For the structure to be considered conforming it is required to be outside the 100 foot buffer.

Regarding the expansion: Article IV of the Town of Greenville Land Use Ordinance, Non-Conformance, Section 3 –Non Conforming Structures, Non-Conforming Structures Located within the Shoreland Zone allows for expansion within first 100 foot buffer zone with approval from the Greenville Planning Board.

The Watt's received Planning Board approval on 11/9/2020 to expand their camp by 960 square feet. According to Article IV Section 3d, the Watt's could expand their camp up to 1,000 square feet or 30%, whichever is greater. The 30% expansion granted them expansion of 1,032 square feet. They utilized only 960 square feet, leaving 72 square feet available for future expansion. They are proposing to use the remaining 72 square feet to build a 6' x 12' entry deck to the camp utilizing the existing set of stairs. The deck will be on the side of camp facing the road away from the water, not toward the water.

This site was already reviewed and the previous expansion was approved by Maine DEP, as well previous approval from Planning Board. I recommend the Planning Board approve the requested 72 square foot expansion submitted by Watt Management. There will be no further expansion within 100' of the water for this property.

Regards,



Bill Ethier, Code Enforcement Officer.

TOWN of *Greenville* MAINE

Phone: 207-695-2421 ~ Fax: 207-695-4611

PO Box 1109 ~ 7 Minden St. Greenville, ME 04441 ~ www.GreenvilleME.com

SHORELAND BUILDING PERMIT APPLICATION

Name Watt Management LLC (Craig Watt) Date Received 4/14/21

Map 40 Lot 8 Book 2016 Page 22

Property Location 71 Wilson Pond Road

Account # _____ Permit # _____ Paid Receipt # _____

Building permits are required per the Land Use Ordinance for the Town of Greenville Revised 2019. Article III, Permitting Requirements & Procedures, Section 1, Activities Requiring a Land Use Permit, A through L.

INSTRUCTIONS: Please complete and submit this Building Permit Application to the Code Enforcement Office. Please fill out as complete as possible and be sure to sign the application.

Any Building Permit Application that needs to be considered by the Planning Board must be completed and time stamped by the Code Enforcement Officer a **minimum of three weeks** before the next Planning Board meeting. Please note the Planning Board meets on the second and fourth Monday of each month. If an application is not time stamped three weeks prior to the second or fourth Monday meeting, review of the application may be moved to the next scheduled Planning Board meeting. All correspondence should be sent to the Town of Greenville, PO Box 1109, Greenville, ME 04441. If you need to see the Code Enforcement Officer, please call 207-695-2421 or e-mail to: ceo@greenvilleme.com. The Code Enforcement Officer is available **Monday - Friday from 8:00am to 4:00pm**. Please call ahead for an appointment.

The CEO, prior to the start of construction, will make a site inspection when the footing forms are in place, and after the completion of the project. **Please notify the CEO when your footing forms are in place so an inspection can be made.** Please provide a two day notice for site inspections, which are required by State of Maine Regulations. Building cannot be started until permit is picked up and application fee paid in full. After the Fact permits are charged 4x the original fee.

If any installation or alteration of plumbing facilities will be occurring, no permit will be issued without a plumbing permit signed by the Town of Greenville Licensed Plumbing Inspector, or a copy of a signed sewer permit application from Moosehead Sanitary District.

Shoreland Building Permit Application

Date Completed: 4/16/21

Map 40 Lot 8 Book 40 Page 22

Property Zone: Residential Rural Rural Dev 1 Rural Dev 2 Village Village Commercial
Downtown 1 Downtown 2 Commercial/Industrial Critical Watershed Resource Protection

Property Owner Information

Property Owner: Walt Management Realty
Address: P.O. Box 570
Greenville, ME 04441
Phone: 207-695-2104
Cell: 207-695-0083

Contractor Information

Contractor: Thornton Bros. Construction
Address: _____
Greenville, ME
Phone: _____
Cell: 207-290-7349

Building Construction Information - circle one

Single Family Residence - Garage - Addition - Dormer - Shed - Sun Room - Deck

Other, Project Description: _____

Proposed Use _____ Past Use _____ Is Proposed Use Seasonal? Yes _____ No X
Bedrooms _____ # Bathrooms _____ Heat Type _____ Foundation Type _____

Type of Sewage Disposal

Town Sewer Subsurface Sewage: New or Existing

Lot Dimensions

Percentage of lot to be occupied by structure? .003
Lot Width: 100 Lot Depth: 260 Acreage .58 Lot Area (sq. ft.): 25,000

Proposed Structure - Exterior dimensions:

Residence: Number of stories _____ Height of structure _____
Length & Width _____ ft x _____ ft Total Sq. ft. _____

Garage: Number of stories _____ Height of structure _____
Length & Width _____ ft x _____ ft Total Sq. ft. _____

Other: Number of stories 0 Height of structure 4'
Length & Width 6 ft x 12 ft Total Sq. ft. 72

Site Plan

Illustrate the following information about your lot and the proposed use of the lot on a drawing. The following information must be drawn and indicated on the Site Plan.

- a. Lot Dimensions.
- b. Names of abutting property owners; names and locations of abutting roads; and rights-of-way and easements, both public and private.
- c. Exact location of existing and proposed building and distance of each to abutting lot lines.
- d. Location of sewage disposal system and water supply.
- e. Distance of sewage disposal system to owner's and abutter's wells.
- f. Distance of owner's well to abutter's sewage disposal systems.
- g. Areas to be cleared.
- h. Areas to be cut, filled, graded or other earth moving activity.
- i. Distance of structures, roads, and driveways from High Water line of a Great Pond or wetland.

Attachments

- a. Attach a copy of the signed Plumbing Permit application for subsurface waste disposal, or a copy of a signed sewer permit application from Moosehead Sanitary District, if applicable.
- b. Attach a copy of official decisions, if applicable, (or note pending applications) of other Federal, State, or local agencies regarding the use of this property (site location permit, minimum lot size waiver, subdivision approval, Great Ponds Permit, underground fuel storage tank registration, etc.)

Additional Permits, Approvals, and/or Reviews Required:

Check if required:

Planning Board Review/Approval (e.g. subdivision, Site Plan Review)

Board of Appeals Review/Approval

Flood Hazard Development Permit

Exterior Plumbing Permit

Interior Plumbing Permit

DEP Permit (Site Location, Natural Resources Protection Act)


Army Corp of Engineers Permit (e.g. S 404 of Clean Waters Act)

Others _____

NOTE: Applicant is advised to consult with the Code Enforcement Officer and appropriate State and Federal agencies to determine whether additional permits, approvals, and reviews are required.

Any individual completing the application as authorized agent must attach a letter stating authorization from the owner of the property.

To the best of my knowledge all information submitted on this application is true and correct. All proposed uses will be conformance with this application and the Land Use Ordinance for the Town of Greenville 2019.

Owner's Signature:  Date 4/16/21

Agent's Signature: _____ Date _____

Beginning January 1, 2013 the Maine State Erosion Control Law requires contractors that disturb or remove soil in the Shoreland Zone (250 feet within a river, lake, or wetland and 75 feet from a stream) be certified by the Maine State Department of Environmental Protection through its Voluntary Contractor Certification Program and BE ON SITE UNTIL COMPLETION OF THE PROJECT/SOIL DISTURBANCE.

Earthwork Contractor Information:

Name: _____ Certification # _____ Expiration: _____
Address: _____ Town _____ Zip _____
Phone _____ Cell _____

Permit Application Erosion & Sedimentation Plan:

1. What excavation if any does your project involve? (Please explain)

NONE

2. Erosion and Sedimentation Control Plan: Please explain what steps you will take to prevent erosion and run off.

I have received a copy of and understand the Storm Water Runoff and Erosion and Sedimentation Control found in the Land Use Ordinance for the Town of Greenville 2019, Article VI, Section 4 and 5.

Signature of applicant

Date

