



# PORTLAND MAINE

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*Penny Littell- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

July 11, 2008

David A. MacVane III  
29 Job Road  
Standish, ME 04084

RE: 19 Church Road, Cliff Island – 109B-F-005 – I-B Zone – Shoreland Overlay Zone  
and V-2 Floodplain (panel 10)

Dear Mr. MacVane,

I am in receipt of your permit to move an existing structure back from the water and to add a deck. Your permit can not be issued at this time because you have not provided the required information to make an informed decision by this office.

This property is located in an I-B Zone with a Shoreland Overlay Zone. It is also located in a V-2 Velocity Flood Zone with a base elevation of 16'. Because this property is in Shoreland with a Flood Zone, it is required that you submit a stamped, signed, property survey showing setbacks from property lines and from the edge of the closest wetland associated with the water. This survey must also show elevation of the first floor level and a completed certificate of elevation showing compliance with the Floodplain regulations. The underside of the joist must be at least two (2) feet above the given elevation of 16' or at a level of 18' as documented by your surveyor. I have include a copy of the Floodplain paperwork along with a certificate of elevation to be returned to this office.

The last approved use of the building on the property is a storage shed with no plumbing. Recent photos of the property indicate that the building has been converted to a residential dwelling without required permits. If this building is within 75' of the edge of tidal wetland, it may not be converted to a dwelling. The building would need to be relocated beyond the 75' edge of tidal wetland and also meet the Floodplain regulations. The building must be returned to the last approved use of a storage shed with no plumbing.

Any new deck would not be allowed to be any closer toward the edge of tidal wetlands and will need to meet the requirements of the Floodplain regulations.

It was my understanding that prior to your permit application, this office advised you on the requirements of Shoreland and Floodplain regulations.

Because the legal use of the building is a storage shed, your proposal also requires a site plan review. I refer you to Barbara Barhydt in the Planning Division for further details on what would be required for a site plan review. Please note that in the least circumstances, a copy of your stamped, signed survey would be a minimal submission.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

CC: Penny Littell, Director of Planning and Development  
Jeanie Bourke, Chief of Inspection Services  
Barbara Barhydt, Planning Division  
Philip DiPierro, Planning Division