Name(s) of Owner(s): _____ Date Provided to CEO/PB: _____

INSTRUCTIONS FOR
KINGSBURY PLANTATION, MAINE
APPLICATION FOR BUILDING/LAND USE PERMIT

1. Fill out application, including page 3 if construction and/or groundwork is within shoreland zoning.

2. Attach copies of plumbing permits and copies of official decisions of other Federal and State Agencies regarding use of property.

3. On separate sheet, attach any supplemental information ,or explain any points you feel need clarification.

4. Telephone Code Enforcement Officer (CEO), Garrett Lower at (207) 431-4361 or email: glower@pinestatecodesolutions.com to schedule a site visit.

5. Complete site visit with CEO.

6. If approved by CEO*, send application payment via check or money order made out to "Kingsbury Plantation" and mailed to: Kingsbury Plantation, 255 Worcester Highway, Kingsbury Plantation, ME 04942**.**

7. Have Permit Card posted outside, near project, the entire time that construction and/or groundwork is being completed.

8. Schedule and complete final inspection site visit with CEO.

*Note: Applicant is advised to consult with the CEO and appropriate State and Federal agencies to determine whether additional permits, approvals and reviews are required. Some permits may require additional steps. If not approved, you may be able to make modifications and reapply or appeal to the Kingsbury Planning Board.

THIS APPLICATION IS NOT A VALID PERMIT UNTIL IT IS APPROVED.
NO CONSTRUCTION ACTIVITIES MAY BEGIN BEFORE YOUR RECEIPT OF A PERMIT.
THE CEO/KINSGBURY PLANNING BOARD MAY REQUIRE ADDITIONAL INFORMATION NOT ENCOMPASSED IN THIS APPLICATION.

MAKE CHECK PAYABLE/MAILED TO: Kingsbury Plantation, 255 Worcester Highway, Kingsbury Plantation, ME 04942

For CEO use only
Date of action on Application: _____ Approved____ Denied____ DATE REC'D_____ FEE$_____ PERMIT#_____

If Denied, Reason?_____

If Approved, the following conditions and safeguards were prescribed:_____

_____

For Office Use Only: Application Received by: Assessors ___ Town Clerk ___ Copy Provided to Tax Assessor ___

KINGSBURY PLANTATION, MAINE

APPLICATION FOR BUILDING/LAND USE PERMIT

****

The undersigned applies for a permit for the following use. Said Permit to be issued based on the information contained within this completed application. The applicant hereby certifies that all info and attachments to this application are true and correct. Issuance of this permit conveys permission for the Kingsbury Code Enforcement Officer (CEO) to enter the property to inspect for compliance. Substantial start of construction must begin within ONE YEAR from date of issue of shoreland permit/TWO years rural permit or applicant MUST reapply. Permit is void if zoning is violated. The use must not change to any other use without a new permit from the CEO. A copy of the Building Permit shall be kept at the building site during construction. This application shall serve as Certificate of Occupancy for newly purchased or constructed homes or mobile homes of any type.

NEW CONSTRUCTION: A copy of deed is required with this application on all first-time construction on the lot.

SITE PLAN SKETCH REQUIRED ON PAGE 2

THIS FORM MUST BE TOTALLY COMPLETED TO AVOID REJECTION. Date: _____

Name of Owner(s): _____ Phone(s): _____

Name of Applicant (if different than owner, i.e. contractor): _____

Mailing Address: _____Email:_____

Physical 911 Address of Proposed Construction: _____

Map_____ Lot_____ Subdivisions Plan Lot No. _____ Deed Book No. _____ Page No. _____

Size of Parcel_____ Total Sq Footage _____ Feet from TOWN or STATE Road _____ Road Frontage _____

Feet from Right Side Line _____ Feet from Left Side Line _____ Feet from Back Side Line _____

Feet from Normal High Water Line _____ Lake, Pond, or Stream Footage _____

PRESENT USE OF PROPERTY Commercial (___) or Residential (___)

IF EXISTING BUILDING: Number of Stories ____: Size L ____ W____ H _____

DRIVEWAY DIMENSIONS _____ OFF STREET PARKING DIMENSIONS _____

FOR DEMOLITION ONLY FEE$_____
MAP _____ LOT _____
STREET ADDRESS _____
SIGNATURE OF OWNER _____

TYPE OF PROPOSED CONSTRUCTION

(__) New Home (__) Garage or Barn (__) Camp or Cottage (__) Addition to Dwelling Space

(__) Other (ie, Storage Shed, Wood Shed, etc.) Floor space sq ft _____ Car Port or Garage sq ft ____

(__) Deck or Porch (__) Number of Rooms (___) Other sq ft

Exterior length and width of proposed construction L _____ xW _____ xH _____ Exterior Finish _____

	CONSTRUCTION BY
Building _____	_____
Type of Foundation _____	_____
Type of Septic System _____	_____
Type of Water System _____	_____
Plumbing _____	_____
Electric _____	_____

Trailer, Mobile or Modular Home: Make _____ Year _____ Model _____ Width ____Length____

SOIL TEST, SITE EVALUATION AND PLUMBING PERMITS REQUIRED ON ALL NEW RESIDENTIAL DWELLINGS. COPY SHOULD ACCOMPANY THIS APPLICATION. ALSO ATTACH COPY OF OFFICIAL DECISION OF ALL FEDERAL AND STATE AGENCIES REGARDING USE OF PROPERTY. FILL OUT PAGE 3 ONLY IF CONSTRUCTION OF EXPANSION IS IN SHORE LAND ZONING.

SIGNAURE OF APPLICANT(S) _____PRINT NAME(S):_____

KINGSBURY PLANTATION, MAINE
Page 2 Building Permit Application

USE THIS SIDE OF APPLICATION TO DRAW SKETCH OF SITE PLAN OR ATTACH SKETCHES, INCLUDING:
1) Lot dimensions, 2) Any abutting water body, 3) Proposed buildings and distance to abutting lot lines, 4) Location of sewage disposal system and water supply, 5) Distance to sewage system and owner's well;, 6) Distance of sewer system to high water mark (SLZ), 7) Distance of owner's well to abutter's sewage system, 8) Distance to normal high water mark (SLZ).

SITE PLAN SKETCH

KINGSBURY PLANTATION, MAINE
BUILDING AND LAND USE PERMIT FEES (effective 12/01/2025)

Habitable Finished Structures (houses, camps, miscellaneous livable structures) -- $.20 per square foot
Non-Habitable Structures (woodsheds, decks, garages, foundations, temporary structures) -- $.10 per square foot
Conditional Use Permit -- $100
Appeals -- $100
Shoreland and Non-Shoreland Earth Moving Permit (excavations, driveways, etc.) --$50
Demolition -- $25
Subdivision Application --$250
Subdivision Final Approval $100 per lot/dwelling
Shoreland Tree Thinning Permit -- $50
Subdivision Amendment -- $100
After the Fact Permit -- 4 x the original fee

KINGSBURY PLANTATION, MAINE

SHORELAND ZONING APPLICATION FOR BUILDING PERMIT

TO BE FILLED OUT FOR CONSTRUCTION OF ANY BUILDING, ADDITION OR REPLACEMENT IN SHORE LAND ZONING.
LOT AREA SQUARE FOOTAGE: _____
PERCENT OF THE LOT'S SQUARE FOOTAGE TO BE COVERED BY NON-VEGTETATED
SURFACES _____
(includes driveways, parking areas, other buildings, etc.)

ELEVATION ABOVE 100 YEAR FLOOD _____ FRONTAGE OF WATER BODY _____
LENGTH, WIDTH AND HEIGHT (L) _____X (W) _____X (H) _____ OF PROPOSED STRUCTURE
EXISTING USE OF PROPERTY_____
_____
PROPOSED USE OF PROPERTY _____
_____

KINGSBURY USES THE 30% EXPANSION RULE AS FOLLOWS:
LEGALLY EXISITING NON-CONFORMING PRINICIPAL AND ACCESSORY STRUCTURES THAT DO NOT MEET THE WATER BODY OR WETLAND SETBACK REQUIREMENTS MAY BE EXPANDED OR ALTERED AS FOLLOWS:

A. Expansion of any portion of a structure within 25 feet of the normal high-water line of a water body or upland edge of a wetland is prohibited, even if the expansion will not increase nonconformity with the water body or wetland setback requirement.
B. Expansion of an accessory structure that is located closer to the normal high-water line of a water body or upland edge of a wetland is prohibited, even if the expansion will not increase nonconformity with the water body or wetland setback requirement.
C. For structures located less than 75 feet from the normal high-water line of a water body or upland edge of a wetland, the maximum total floor area for all structures is 1,000 square feet, and the maximum height of any structure is 20 feet or the height of the existing structure, whichever is greater.
D. For structures located less then 100 feet from the normal high-water line of a great pond classified as a GPA or a river flowing to a great pond classified as a GPA, the maximum combined total floor area for all structures is 1500 square feet and the maximum height of any structure is 25 feet or the height of the existing structure, whichever is greater, except that any portion of those structures located less then 75 feet from the normal high-water line or upland edge of a wetland must meet the floor area and the height limits of division.

LIST THE FOLLOWING:

1.) Total of Square feet of all structures located within the 100 foot setback of a great pond or 75 foot from a river, stream, brook or wetlands. _____

2.) Total of Square feet of expansion of structure located within the 100 foot setback of a great pond or 75 foot setback from a river, stream, brook or wetlands._____

(Definition: a basement is not counted towards floor area.)

IF THE ADDITION TO YOUR EXISITING STRUCTURE IS MORE THEN 100 FT BACK FROM THE HIGH WATER MARK DO NOT FILL OUT THE EXPANSION QUESTIONS.

IF WITHIN THE 100 FT BUFFER ZONE, EXPANSION IS NOT PERMITTED TOWARD THE WATER BODY. (NO EXCEPTION)

FOUNDATIONS MUST BE AN ADDITIONAL 10FT BACK FROM THE BUFFER ZONE LIMIT. THIS ALLOWS FOR EQUIPMENT IN THE BUFFER ZONE. BEFORE CUTTING ANY TREES IN THE BUFFER ZONE, CONTACT CODE ENFORCEMENT OFFICER.

CODE ENFORCEMENT OFFICER: Garrett Lower, Telephone: (207) 431-4361 Email: glower@pinestatecodesolutions.com