

Town of Woodstock, Maine

PO Box 317
Bryant Pond, Maine 04219

Phone 207-665-2668 FAX 207-665-2667

Dear Applicant,

Thank you for your application to the Woodstock Planning Board. Before your application comes before the Board for new or expansion construction, the application **should** be complete, including the following:

If applying for a **NEW HOME OR BUSINESS-**

1. *A copy of your deed.*
2. Names of abutting landowners.
3. Copy of septic system permits.
4. Sketch of Site.
5. Location of neighbor's well.
6. Any setbacks, provisos, encumbrances.

If applying for a **REMODELING JOB**, addition to a present structure or the addition of a garage, shed, deck etc.--

1. Names of abutting land owners.
2. Any septic system permits.
3. Location of neighbor's well.

The **Planning Board meets on the first & third Tuesdays each month, unless otherwise published.**

1. Woodstock's minimum lot size is one (1) acre.
2. All construction must be setback ten (10) feet from ALL property lines and twenty (20) feet from any road right of way.
3. The approved permit is not available until the permit fee is paid.
4. **The State of Maine** requires hard wired Smoke Alarms on each level of your home and at least one carbon monoxide detector hard wired.
5. **Certificate of Occupancy Ordinance** enacted 3/27/2012.

Electrical Cut Off Switch Ordinance

This ordinance requires that the installation of any new electrical service on a pole or structure shall have a manual shut-off installed on the pole or the outside of the structure, located between the meter box and the main breaker box (fuse box).

The purpose of this ordinance is for safety reasons for emergency responders. This will give emergency responders the ability to disconnect the electricity in the event of a fire or other emergency. It will allow access to the structure without fear of electrocution in the event of search and rescue and the ability to attack a fire within the structure.

To avoid delays due to incomplete applications, your submission for a permit should be received at the town office one week previous to the scheduled Planning Board meeting, for review by the Planning Board Secretary and/or the Code Enforcement Officer. Review for completeness will not normally be done at the Planning Board Meeting due to time constraints and priority at Planning Board meetings will be given to completed applications.

Town of Woodstock

Application for a Building Permit

The undersigned hereby applies for a building permit in accordance with the laws of the State of Maine and the ordinances of the Town of Woodstock.

Owners Name: _____ Phone _____

Mailing Address: _____

Street Location _____

Contractor Name: _____ Phone _____

Mailing Address: _____

MAP _____ LOT _____ LOT SIZE _____

Street Location of Building Lot _____

Footprint size of construction _____ x _____ Number of stories _____

For construction-

- a. Is this property in a Floodplain Area _____
- b. You are required to have a written erosion control plan _____
- c. Distance of building from high-water mark _____
- d. Has this building previously been expanded or enlarged _____
- e. Following the issuance of a permit in the shoreline area, if no substantial start (30%) is made in construction or in use of the property within one year of the date of the permit, the permit shall lapse and become void.
- f. Any setbacks, provisos, covenants or other encumbrances must be included.

DESCRIPTION OF INTENDED WORK-

Sketch Required on Attached Sheet

Please initial or mark n/a:

The Town of Woodstock requires an Electrical Cut-Off switch on all new poles or structure as of 3/27/2000. _____
If this is a manufactured recreational home proof of payment of Maine State sales tax is required. _____
Certificate of Occupancy requirements met. _____

Signature of Property Owner _____ **DATE** _____

Will a house number be needed _____ **Permit is not valid or available until fee is paid.**

If all of the information is not completely filled out to the Board's requirements, the application will NOT be approved.

Sketch the layout of your property and proposed construction.

Please indicate-

- a. existing buildings
- b. proposed new construction
- c. wells and/or septic systems

And distances from or between-

- d. property lines
- e. buildings, roads or driveways
- f. brooks, streams, lakes or wet areas, etc

Please Note- Minimum Lot size is one (1) acre.
New Structures, additions and reconstructions must be a minimum of ten feet (10') from lot lines and twenty (20) feet from any road right of ways.
Smoke Alarms are required for each level of the dwelling.
Electrical requirements. Certificate of Occupancy requirements.

North



South



For Planning Board use only.

Approved _____ Date _____

Denied _____ Date _____

Reason for Denial _____

Code Enforcement Officer
Plumbing Inspector
Offc Phone: 207- 665-2668
Fax (Town): 207- 665-2667
CEO Kingston Brown: 595-4555
Email: kingston.brown@gmail.com

Approved, but subject to these safeguards or conditions

1. **Must remain 10 feet from all property lines & 20 feet from any road right of way.**
2. **If this is in the Shoreline Zone, the project must meet those guidelines.**
3. **If the plans change from the provided sketch, notify the Planning Board.**
4. **Certificate of Occupancy requirements.**
5. _____

Authorized Signature for Approval-

Planning Board Chairman or Code Enforcement Officer

Fee Schedule

House – main level less than 600 square feet	\$70.00
House – main level 600 to 2000 square feet	\$90.00
House – main level 2000 to 3000 square feet	\$110.00
House – main level over 3000 square feet	\$160.00
2 nd floor living space	\$70.00
3 rd floor living space	\$70.00
Basement – no garage area	\$30.00
Basement – garage area	\$40.00
Daylight Basement	\$50.00
Garage – per bay	\$30.00
Attached room to existing house with or without a breezeway	\$30.00
Porch or deck more than twenty square feet but less than 100 square feet	\$20.00
Porch or deck 100 square feet or larger	\$40.00
Separate building – no facilities 100 square feet or more	\$30.00
Separate building 600 to less than 1200 square feet	\$50.00
Separate building 1200 to less than 2500 square feet	\$70.00
Separate building over 2500 square feet	\$90.00
Enclosing an open porch area or deck	\$30.00
Tower (Residential)	\$30.00
Tower (Commercial)	\$10.00/foot

(Fee will be calculated at the rate of \$10.00 per foot from the base of the tower to the highest point of the tower –usually the tip of the blade when it is at the top of its arc for wind/turbine towers.)

For the construction of other facilities approved under the Site Plan Review Ordinance, the fee will be determined by the Planning Board but will not exceed \$2,000.00.

For starting work prior to obtaining a permit, the penalty may vary from one to ten times the permit cost. The actual amount will be determined by the Planning Board.