

# **Portage Lake Planning Board**

## **Regular Meeting**

**Wednesday Jan. 8th, 2003**

**7:00 p.m.- Municipal Building**

## **Agenda**

- 1. Call Meeting To Order- Roll Call**
- 2. Minutes/Correspondence**
- 3. Old Business**
- 4. New Business**
- 5. Other: attend Board of Selectperson's meeting to discuss future direction/thrust of Planning Board.**
- 6. Adjourn**

Portage Lake Planning Board  
Regular meeting  
Wednesday Jan. 8, 2003

Approved  
5/14

Members Present: Ken Hodsdon, Barbara Pitcairn , Terry Overlock & Gerri Condon

Members Absent: Jim Holmes, Bonnie Condon, Glenn Cusack

Public Present: Lewis Cousins

Ken Hodsdon called the meeting to order at 7:45 p.m.

Minutes of the last regular meeting, Dec. 12, 2002, were reviewed. Ken made note that his conversation with Jay Kamm was by phone. Terry motioned to accept the minutes with the revisions. Gerri seconded. Passed with unanimous vote.

**Old business/correspondence:** Correspondence- D.E.P. zoning decisions in Pittsfield planning board. Barbara questioned weekend seminars for planning board members to learn more about what planning boards do. 2 day training in Presque Isle- CEO training, planning board training. Will let us know dates and times.

**New business:** None

**Other:** Met with selectperson, reviewed consent agreement. Redo Land Use Ordinances. Discussed future sewer system, thought more information should be checked into.

Portage Lake Planning Board  
Regular meeting  
Wednesday Jan. 8, 2003

Next meeting Feb. 12, 2003. If any applications.

**Adjourn:** Terry motioned to adjourn the meeting. Gerri seconded.  
Passed with unanimous vote. Adjourned at 8:18.

Respectfully Submitted



Gerri Condon  
Secretary, P.L.P.B.

# Portage Lake Planning Board

## Special notice

Regularly scheduled meeting for  
Wednesday Feb. 12, 2003 has been canceled  
due to lack of applications

The next scheduled meeting will be  
Wednesday March 12, 2003 at 7:00 p.m.

Sincerely submitted



Gerri Condon

Secretary, P.L.P.B.

# Portage Lake Planning Board

## Special notice

Regularly scheduled meeting for  
Wednesday March 12th, 2003 has been  
canceled due to lack of applications

The next scheduled meeting will be  
Wednesday April 9th, 2003 at 7:00 p.m.

Sincerely submitted



Gerri Condon

Secretary, P.L.P.B.

**Portage Lake Planning Board**  
**Regular Meeting**  
**Wednesday April 9, 2003**  
**7:00 p.m.- Municipal Building**

**Agenda**

- 1. Call Meeting To Order- Roll Call**
- 2. Minutes/Correspondence**
- 3. Old Business:**
  - a. Sewer Study Information**
  - b. Land Use Ordinance**
- 4. New Business**
- 5. Other:**
  - a. Resolution: Parker Sutherland case**
  - b. Operating Procedure**
- 6. Adjourn**

# Minutes

Planning Board Meeting April 9, 2003

Present: K. Hodsdon, B. Piteairn

Absent: B. Condon, G. Condon,  
J. Holmes, G. Cusack, T. Overlock

Others present: L. Cousins, R. Sinclair

NO QUORUM, so meeting was

not held. The study of a

sewer system project done in

1980-81 was found in the

town records and was looked

at briefly. This three volume

study may be seen at the

town office. It offers insight

into the problems to be encountered

**Portage Lake Planning Board**  
**Regular Meeting**  
**Wednesday May 14, 2003**  
**7:00 p.m.- Municipal Building**

**Agenda**

- 1. Call Meeting To Order- Roll Call**
- 2. Minutes/Correspondence**
- 3. Old Business**
- 4. New Business:**
  - a. Elections of officers for one year.**
  - b. Bouchard Rustic Cabin expansion.**
- 5. Other:**
  - a. CEO remarks**
- 6. Adjourn**



Portage Lake Planning Board  
Regular Meeting May 14, 2003

**Minutes**

Members Present: Ken Hodsdon(chair), Glen Cusack, Terry Overlock, Jim Holmes, Barb Pitciaurn

Others Present: Lewis Cousins CEO, Alcide Bouchard

**1. Call Meeting to Order/ Roll Call**

Chairman Hodsdon called the meeting to order at 7:00. A quorum was present.

Due to the absence of the secretary chairman Hodsdon requested CEO Cousins to take the meeting minutes.

**2. Minutes / Correspondence**

A motion was made by Mr. Overlock and seconded by Mr. Holmes to accept the minutes of Jan. 8<sup>th</sup>. The vote taken was unanimous.

Chairman Hodsdon informed the Board that a resignation had been received from Geri Condon for the Secretary position.

Chairman Hodsdon informed the Board that at the conclusion of this meeting terms were up for himself and Mr. Overlock and that neither intended to seek re-nomination.

The Board was informed of an upcoming workshop to be held on June 24<sup>th</sup> at 6:30 at the Northeastland in Presque Isle and put on by MMA. Members were encouraged to attend with the Town paying registration fees and mileage.

**3. Old Business**

New Land Use Ordinance.

Discussion was had concerning the new Land Use Ordinance. It was the consensus of the Board that support of this Ordinance needs to be discussed in further detail with the Selectmen.

**4. New Business**

Bouchard Rustic Cabin Expansion.

Much discussion was had concerning the Bouchard's proposed expansion. It was determined that the expansion would be within 100' of the High Water Mark and was a 57% increase in floor area. Items discussed included moving the camp, decreasing the size of the expansion, and problems that the Bouchard's were having with their Insurance and Fuel Company's.

The CEO stated that this expansion did not meet the requirements of State and Local Ordinances and that the Bouchard's possibly qualify for a variance due to the Insurance and Fuel problems.

Discussion was had regarding combining the floor area of all non-conforming structures on this lot and allowing an expansion of 30% on that amount as well as placing a condition that would allow no other expansions to occur on this property. Also discussed was Home Rule Authority.

A motion was made by Mr. Holmes and seconded by Mr. Overlock to approve the Bouchard application with the condition that no other expansions will be allowed on any other non-conforming structures on this lot. The motion carried by unanimous vote.

#### Election of Officers for One Year

Mr. Overlock nominated Mrs. Pitciaurn as Chairperson for the upcoming year. Seconded by Mr. Holmes.

Mrs. Pitciaurn declined the position of Planning Board Chairperson due to the extra demands of the position.

The nomination was withdrawn.

The article was tabled until the next meeting to allow the new Board the opportunity to elect their own Chairperson.

A motion was made by Mr. Overlock and seconded by Mr. Holmes to delegate the responsibilities and duties of secretary to the board to the CEO with compensation in the amount of \$400.00 annually. The motion passed by a unanimous vote.

#### **5. Other Business**

There was no other business

#### **6. Adjournment**

Motion to adjourn was made by Mr. Overlock and seconded by Mr. Holmes.  
The vote was unanimous. 8:13 PM

# PORTAGE LAKE PLANNING BOARD

The Portage Lake Planning Board will hold a regular monthly meeting on **Thursday June 12, 2003 at 7:00 PM** at the Portage Lake Municipal Building

## AGENDA

CALL MEETING TO ORDER / ROLL CALL

1. **Consideration of minutes of May 14, 2003**
2. **Public Comments**
3. **Communications by the Planning Board**
4. **Unfinished Business**
  - A. Elect Chairperson
  - B. Elect Alternate Chairperson
5. **New Business**
  - A. Welcome new member
  - B. Accept resignation
  - C. Review application from Kathy Holmes
  - D. Review application from Philip Oullette
  - E. Review application from Bonnie Cray
  - F. Other
6. **Old Business**
  - A. New Land Use Ordinance
  - B. Municipal Septic System
7. **Informational Items**
  - A. MMA workshop
  - B. Update on Bouchard Appeal
  - C. Monthly CEO activity report
  - D. D.E.P. Grant approval
  - E. Planning BD vacancies
8. **Adjournment**

In order to ensure public participation at this municipal event please notify the Town Office of any special needs you may have due to a disability.

Portage Lake Planning Board  
Regular Meeting June 12, 2003

**Minutes**

Members Present: Barb Pitciaurn, Bonnie Condon, Geri Condon, Maggie Pierce, Glen Cusack, Jim Holmes.

Others Present: Rita Sinclair (Town Manager), Lewis Cousins (CEO). Robert & Bonnie Cray.

The meeting was called to order at 7:02 by acting Chairperson Bonnie Condon. A quorum was present.

**1. Consideration of the May 14, 2003 Minutes**

A motion was made by Barb Pitciaurn to accept the May 14, 2003 Minutes and seconded by Geri Condon. Motion passed by unanimous vote.

**2. Public Comments.**

There were none.

**3. Communications by the Planning Board.**

There were none.

**4. Unfinished Business**

**A. Elect Chairperson**

Jim Holmes was nominated to serve as Chairperson by Bonnie Condon. Second By Barb Pitciaurn. The vote was unanimous.

**B. Elect Alternate Chairperson.**

Bonnie Condon was nominated by Geri Condon to serve as alternate Chairperson. Seconded by Barb Pitciaurn. The vote was unanimous.

**5. New Business**

**A. Welcome new member.**

Maggie Pierce was welcomed to the Planning Board.

**B. Accept Resignation.**

The Board accepted the resignation of member Glen Cusak effective at the conclusion of the meeting with regret.

**C. Review application from Kathy Holmes.**

After deliberation a motion was made to approve Kathy Holmes application to operate a dog grooming business out of her home by Bonnie Condon. Seconded by Glen Cusak. The motion passed by a vote of 5-0. Jim Holmes refrained from the vote.

**D. Review application from Philip Oullette.**

The Oullette's request to place an 8' porch on the front of their new home instead of the approved 6' porch was discussed in detail. It was determined that the old home had an 8' porch and that this request did not create an increase of the original non-conformance or a larger than 30% expansion. A motion to approve the application was made by Bonnie Condon and seconded by Glen Cusak. The vote was unanimous.

**E. Review application from Bonnie Cray.**

It was determined that the Cray application met the setback requirement to the greatest practical extent due to the shared driveway which crosses the lot, existing water lines, and an existing storage building which would be close to the camp if it were moved back further. There will be no increase in non-conformance.

The motion to approve the application was made by Geri Condon and seconded by Bonnie Condon. The motion carried 6-0.

**F. Other**

An application was presented to the Board on a replacement outhouse structure at the Public Beach. Discussion was had concerning the legality of the holding tank system, setback distances, alternatives, pumping schedule, and grandfathering. It was determined that the outhouse building was part of the approved holding tank system that was legal at the time of installation and is now a grandfathered system.

A motion to approve the application was made by Bonnie Condon and seconded by Barb Pictiaurn. The vote was unanimous.

**6. Old Business**

**A. New Land Use Ordinance.**

After lengthy discussion the Board determined that the current Ordinance needs updating. A committee was formed with the goal of rewriting the Ordinance to provide adequate protection without being overbearing. Committee members are Barb Pictiaurn, Jim Holmes, Bonnie Condon, and Geri Condon.

**B. Municipal Septic System**

The Board would like to continue to pursue information regarding a municipal septic system. Maggie Pierce will be the contact person.

**7. Informational Items**

**A. MMA Workshop**

Five members will be attending the upcoming Planning Board workshop in Presque Isle.

B. Update on Bouchard Appeal.

The CEO informed the Board of the DEP response and action taken by the Town with regard to the Bouchard application.

C. Monthly CEO activity report

The report was reviewed

D. D.E.P. Grant approval

The Board was informed that the Town received a \$6,000.00 septic system grant.

E. Planning Board vacancies.

There still remains one vacancy on the Board. Members will recruit until the position is filled.

**8. Adjournment**

A motion to adjourn was made by Bonnie Condon, Second by Barb Pitciaurn. The vote was 6-0 at 8:32PM.

Glenn R. Cusack  
2084 Portage Road  
Portage Lake, Maine 04768

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May 28, 2003

Town of Portage Lake  
PO Box 255  
Portage Lake, Maine 04768

Dear Ms. Sinclair,

Due to time constraints and business conflicts, I must resign my position on the Portage Lake Planning Board effective immediately. I feel I leave the Board in good hands.

Thank you.

Sincerely,



Glenn R. Cusack

PORTAGE LAKE PLANNING BOARD

The regularly scheduled meeting will not be held in July as there is no business to consider.

The New Land Use Ordinance review Committee will meet as planned.

Thank You,  
Jim Holmes Chairman

JH/lc



## PORTAGE LAKE PLANNING BOARD

The Portage Lake Planning Board will hold a regular monthly meeting on Thursday Aug. 14, 2003 at 7:00 PM at the Portage Lake Municipal Building.

### AGENDA

#### CALL MEETING TO ORDER/ROLL CALL

- I. Consideration of the minutes of 8-12-03
- II. Public Comments
- III. Communications from the Planning Board
- IV. New Business
  - A. Welcome new member
  - B. Review application from Richard Farley
  - C. Other
- V. Old Business
  - A. New Land Use Ordinance
- VI. Informational Items
  - A. Monthly CEO activity report
- VII. Other Business
- VIII. Adjournment

In order to ensure Public participation in this municipal event please notify the Town of any special needs you may have due to a disability.

Portage Lake Planning Board  
Regular Meeting Aug. 14, 2003

**Minutes**

Members Present: Bonnie Condon, Barb Pictiaurn, Tom Mastro, Maggie Pierce, Dave  
Pierce

7:00 Meeting called to order by Chairperson Bonnie Condon

- I. **Consideration of the 06-12-03 minutes.**  
A motion was made by Maggie, seconded by Barb to approve the minutes of 06-12-03. The vote was unanimous.
- II. **Public Comments.**  
There were none.
- III. **Communications from the Planning Board.**  
Barb wishes to move forward with revisions to the proposed Land Use Ordinance. The goal is to reformat the existing document into one that contains adequate protection for the town without unnecessary language, rules, regulation, and repetition of State Laws. The Board will meet each 2<sup>nd</sup> Thursday at 6:00 PM for one hour proceeding the regular meeting and each 4<sup>th</sup> Thursday at 7:00PM to accomplish this goal. The members present expressed a willingness to participate.
- IV. **New Business**
  - A. Welcome new members.  
Tom Mastro and Dave Pierce were welcomed to the Planning Board.
  - B. Review application from Richard Farley.  
It was determined that the proposed storage building meets the required setback distances to the greatest particle extent. A motion was made by Barb, seconded by Maggie to approve the application. The vote was unanimous.
- V. **Old Business**
  - A. New Land Use Ordinance.  
The Planning Board decided to begin the workshop sessions to revise the proposed Ordinance on 09-11-03.
- VI. **Informational Items.**  
The Board reviewed the monthly activity report.

**VII. Other Business.**

- A. The board reviewed and commented on the letter from Richard Baker of D.E.P. All were in favor of the Appeals Boards handling of both situations.
- B. The CEO informed the Board of an upcoming telephone interview he will be having with Sue Baker of the National Floodplain Program on 09-11-03. Members were encouraged to advise the CEO of any questions they would like answered.

**VIII. Adjournment**

Motion to adjourn by Barb, seconded by Maggie. The vote was unanimous at 8:25.

PORTAGE LAKE PLANNING BOARD  
REGULAR MEETING SEPT. 11, 2003

MINUTES

  
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Chairman

**I. 6:00PM Workshop session**

Members discussed which direction they wish to go with regard to rewriting the proposed Ordinance.

Members Present: Jim Holmes(chair), Barb Pictaurin, Tom Mastro, Geri Condon, Bonnie Condon, Maggie Pierce.

Others Present: Lewis Cousins(CEO), Glenn Cusack

**II. 7:08 Regular Meeting Called to Order**

**III. Consideration of the minutes of 09-11-03.**

A Motion was made by Barb, second by Geri to accept the minutes as written. The vote was unanimous.

**IV. Public Comments.**

Their were none.

**V. Communications by the Planning Board.**

Their were none.

**VI. New Business.**

The application from Glenn & Pam Cusack was reviewed. It was determined by the CEO that the Stream bordering the South end of the property is not a Shoreland Zone Protected Stream. Based on this information a motion was made to approve the application by Barb with a second by Bonnie provided that all State regulations are complied with. The vote was unanimous.

**VII. Old Business.**

The proposed Land Use Ordinance was discussed. It is the consensus of the Planning Board that more work needs to be done. At the next meeting the Board will begin with section 1 and review section by section to remove all unnecessary language and regulation.

**VIII. Informational Items.**

- A. The Board reviewed the monthly activity report.
- B. The CEO discussed the phone Interview with Sue Baker of the National Floodplain Management Program.

**IX. Other Business.**

Their was none.

**X. Adjournment.**

Motion was made by Geri, Seconded by Barb to adjourn at 8:42. The vote was unanimous.

## PORTAGE LAKE PLANNING BOARD

THE PORTAGE LAKE PLANNING BOARD WILL HOLD A SPECIAL MEETING ON 10-09-03 AT 7:00 PM AT THE MUNICIPAL BUILDING. THE PUBLIC INVITED TO ATTEND.

### AGENDA

CALL MEETING TO ORDER/ ROLL CALL

- I. Consideration of the minutes of 09-11-03
- II. Public Comments
- III. Communications by the Planning Board
- IV. New Business
- V. Old Business
  - A. Revisit application from Glenn & Pam Cusack
  - B. Land Use Ordinance Revision
- VII. Informational Items
- VIII. Other Business
- IX. Adjournment

In order to ensure Public participation at this municipal event please notify the Town of any special needs you may have due to a disability.

Portage Lake Planning Board  
Special Meeting Oct. 10-09-03

**Minutes**

  
Chair

Members Present: Jim Holmes (Chair), Tom Mastro, Barb Pitcaurin, Dave Pierce,  
Maggie Pierce, Bonnie Condon

Others Present: Rita Sinclair (Town Manager), Lewis Cousins (CEO), Glenn & Pam  
Cusack, Don Martin

6:58 PM Meeting called to order by Chairperson Holmes

**I. Consideration of the Minutes of 09-11-03.**

A motion was made by Barb, seconded by Bonnie to approve the minutes of  
09-11-03. The vote was unanimous.

**II. Public Comments**

There were none.

**III. Communications from the Planning Board.**

Chairman Holmes distributed copies of the NMDC minutes from the  
Apr. & May Executive Board Meetings.

**IV. New Business.**

Memo from CEO was reviewed.

**V. Old Business**

- A. The application from Glenn & Pam Cusack was reviewed using the  
Definition of a Stream as defined by the Portage Lake Shoreland Zoning  
Ordinance. A motion was made by Barb, seconded by Bonnie to rescind  
the previous approval of this application. The vote was unanimous.  
Much discussion ensued and it was the consensus of the Planning Board  
to look into possible ways to amend the Ordinance to make the Cusacks  
request acceptable.
- B. The Planning Board will continue to work toward revising the proposed  
Land Use Ordinance to create a document that will provide adequate  
protection for the Town without being overly restrictive.

**VII. Informational Items**

The Board reviewed the activity report.

**VII. Adjournment**

A motion to adjourn was made by Maggie, seconded by Bonnie. The vote  
was unanimous at 8:01 PM

PORTAGE LAKE PLANNING BOARD

THE PORTAGE LAKE PLANNING BOARD WILL HOLD A MEETING/WORKSHOP ON 10-29-2003 AT 7:00 PM AT THE MUNICIPAL BUILDING. THE PUBLIC IS INVITED TO ATTEND.

AGENDA

CALL MEETING TO ORDER/ ROLL CALL

I. New Business

- A. Review application from Seven Islands Co. to construct woods rd.

II. Old Business

- A. Continue work on proposed Land Use Ordinance.

III. Adjournment

In order to ensure Public participation at this municipal event please notify the Town of any special needs you may have due to a disability.

Portage Lake Planning Board

Meeting/Workshop Oct. 29, 2003

Minutes Chair

*Bonnie Condon B-Chair*

Members Present: Jim Holmes(chair), Dave & Maggie Pierce, Tom Mastro, Bonnie Condon, Barb Pitcaurin.

Others Present: Al Murphy, Lonnie Jaundereau, Lewis Cousins

7:03 Meeting called to order by Chair Holmes

**I. New Business**

Al Murphy presented the Board with information regarding a new road that Seven Islands wishes to build within 250' of a wetland.

After a lengthy exchange of information a motion was made by Maggie Pierce and seconded by Dave Pierce to approve the application. Decision was made upon the determination that the required setback distance has been met to the greatest extent practical, that the Town will benefit greatly due to the removal of truck traffic on West Rd. in terms of safety, dust pollution, noise pollution, and sedimentation problems that have plagued the Lake. The vote was unanimous.

**II. Old Business**

The Planning Board reviewed and made several changes to the proposed Land Use Ordinance.

**III. Adjournment**

8:40 A motion and second were made to adjourn. The vote was unanimous.



PORTAGE LAKE PLANNING BOARD  
Meeting Nov. 13, 2003

AGENDA

Call meeting to order/ Roll call

- I. Review minutes of 10-09-03 & 10-29-03
- II. Public Comments
- III. Old Business
  1. Review letter to Al Murphy
  2. Update on stream issue.
  3. Continue work on proposed Land Use Ordinance.
- IV. Other Business
- V. Adjournment

~~Cancelled - No Quorum~~

PORTAGE LAKE PLANNING BOARD

REGULAR MEETING

DECEMBER 11, 2003 AT THE MUNICIPAL BUILDING

AGENDA


Call meeting to order / Roll call

- I. Review minutes of 10-08-03 & 10-28-03
- II. Public Comments
- III. Old Business
  1. Review letter to Al Murphy
  2. Update on Stream Issue.
  3. Continue work on proposed Land Use Ordinance.
- IV. Other Business
- V. Adjournment

# PORTAGE LAKE PLANNING BOARD

Regular Meeting 12-11-03

## Minutes

  
Chair

Members Present: Bonnie Condon, Tom Mastro, Barb Pitcaurin, Dave Pierce, Maggie Pierce,

Others Present: Lewis Cousins CEO, Rita Sinclair Town Manager (Late arrival)

7:03PM Meeting called to order by Bonnie Condon

- I. **Consideration of Minutes of 10-09-03 & 10-29-03**  
A motion was made by Dave Pierce, Seconded by Barb Pitcaurin to approve the minutes of 10-09-03 as printed. The vote was unanimous.  
A motion was made by Barb, seconded by Maggie Pierce to approve the minutes of 10-29-03 as printed. The vote was unanimous.
- II. **Public Comments.**  
There were none.
- III. **Old Business.**
  1. Letter to Al Murphy was reviewed.
  2. CEO updated the Planning Board on the Stream issue.
  3. The Planning Board reviewed the proposed Land Use Ordinance extensively and made considerable changes to the text.
- IV. **Other Business**  
Discussion was had concerning the Seaplane base lease, location of new buffer, and dock. The members have several questions they would like answers to. Barb and Bonnie will attend a Selectmen's meeting to ask questions and report back to the Planning Board.
- V. **Adjournment**  
A motion to adjourn was made by Dave, seconded by Barb. The vote was unanimous at 9:30 PM



BUILDING PERMIT SUMMARY 2003

PERMIT #	MAP & LOT #	NAME	TYPE	VALUE	DESCRIPTION	BY
03-01	20-03	Bouchard, Alcide	BPA	1,500	Cabin addition	PB
03-02		Gagnon, John	BPA	1,000	Deck	C
03-03	20-03	Bouchard, Alcide	BPA	500	Enclose porch	C
03-04	16-20	Heffron, Lorraine	BPA	1,000	Deck	C
03-05	8-2B	Holmes, Kathy	U		In home busines	PB
03-06	22-14	Curtiss, Damon	BPA	1,000	Storage	C
03-07	22-19	Demerchant, Clayt	BPA	5,000	Roof addition	C
03-08	10-21	Hallett, Frank	BPA	1,000	Carport	C
03-09	19-33	Cote, Brian	BPA	1,500	Roof addition	C
03-10	15-30	Bishop, Richard	BPS	Denied	Pumphouse exp	C
03-11	14-06	Oullette, Philip	BPA	2,000	Deck	PB
03-12	21-23	Cray, Robt&Bonn	BPP		Camp	PB
03-13	10-33	Town of Portage	BPA	25.00	Outhouse	PB
03-14	14-08	Cyr, Harold	BPS	2,500	Storage Shed	C
03-15	21-29	Wakefield, Ray	BPA	1,000	Entryway	C
03-16	18-44	Beaulier, Duane	BPS	500	Acessory Bldg.	C
03-17	16-40&41	Gagnon, Gail	BPA	30000	Addition-Renewal	C
03-18	02-1D	Bouchard, Brian	BPS	1,000	Storage Shed	C
03-19	21-08	Baker, Hallie	BPP	45000	Camp	C
03-20	12-05	Michals, James	BPA	3,000	Deck	C

BPP - PRIMARY STRUCTURE  
 BPA - ADDITIONS TO PRIMARY  
 BPS - SECONDARY STRUCTURE

LP - LAND FILLING OR CLEARING  
 U - USE OF LAND  
 D - DEMOLITION

