

Date Received: _____
Date Approved: _____
Date Denied: _____

Permit #: SZ _____
Map: _____
Lot: _____

**Town of Vassalboro
Shoreland Zoning Permit Application**

1.) Applicants Name and Mailing Address Telephone: (_____) _____

Email _____

Zip-Code: _____

2.) Is Applicant the Property Owner? Yes: _____ No: _____
If not please identify the Property Owner: _____

3.) Property Address: _____

_____ China Lake _____ Outlet Stream _____ Spectacle Pond
_____ Kennebec River _____ Three Mile Pond _____ Webber Pond
_____ Other: _____

4.) Existing Use:

_____ Year Round Residence _____ Commercial/Industrial
_____ Seasonal Residence _____ Unimproved

5.) Shoreland District your property is located in:

_____ Limited Residential
_____ Limited Residential/Commercial
_____ Resource Protection

6.) Is the Property part of a subdivision? Yes: _____ No: _____

7.) Proposed Use:

_____ New Home _____ Clearing Land
_____ Home Expansion _____ Timber Harvesting
_____ New Accessory Structure _____ Piers, Docks
_____ Accessory Structure Expansion _____ Road Construction

_____ Filling/Earth moving, > 10 cubic yards _____ Other: _____

8.) Types of Sewage Disposal:

_____ Date Existing System was installed (design flow: _____ Gal P/Day)

_____ Proposed System (design flow: _____ Gal P/Day)

9.) Lot Information:

Shore Frontage: _____ Ft. Lot Depth: _____ Ft. Lot Area: _____ Sq. Ft.

Impervious Lot Area (Sq Ft) Existing _____ Proposed _____

% of Lot Impervious Area _____

Impervious lot area includes all structures, driveways, parking areas, patios, walkways, and all non-vegetative areas but not including lawns or natural rock outcrops. You are limited to 20% impervious area in the shoreland zone unless this is already exceeded.

If already exceeded, impervious area cannot be increased.

10.) Nonconforming Structures (*located less than 100 feet from the high water mark*)

If you are proposing an expansion, re-location, reconstruction involving more than 50% of the market value of the structure, or foundation replacement on camps that were formerly on posts, please fill out the following for all non-conforming structures.

Include the existing dimensions of each structure. Provide a sketch if necessary.

	Footprint (Square Feet)			Distance to HWM* (Feet)
	1-1-89	Current	Proposed	Existing / Proposed
Residence				
Garage				
Deck				
Shed				
Total				

* Distance from the water body high water mark to the closest part of the structure.

Give the new dimensions where changes are proposed (see table below for allowable expansion). Express values as the total footprint of all structures combined in square feet.

Distance to HWM (Feet)	Proposed Footprint	Allowable Footprint (130% Rule)	Allowable Footprint Value	Allowable Height** (feet)	Proposed Height (feet)
0 to 25 feet			Existing or 800*	15	
0 to 75 feet			1000	20	

0 to 100 feet			1500	25	
Total					

*800 square feet allowed only if entire structure is within 25 feet from the HWM.

**If existing height is greater than default values, the existing height is allowed.

Expansion allowed are as follows

Distance to High Water Mark* (Feet)	Allowable Height** (Feet)	Allowable Footprint (combined footprint of all structures)
Structure entirely < 25 ft from HWM	15	Greater of 800 sf or 130% of footprint that existed on 1-1-1989
Portion of structure < 25 ft from HWM	15	No expansion allowed except as indicated above
Portion of structure < 75 ft from HWM*	20	Greater of 1000 sf or 130% of footprint that existed on 1-1-1989
Portion of structure < 100 ft from HWM*	25	Greater of 1500 sf or 130% of footprint that existed on 1-1-1989
Portion of structure < 250 ft from HWM* within Resource Protection District*	25	Greater of 1500 sf or 130% of footprint that existed on 1-1-1989

*Also subject to criteria in rows above each row in this table

All reconstruction, foundation replacements, and relocations require relocating the structure to meet the 100 foot water setback, if possible, or to the greatest extent practical. If this applies to your proposal explain why the 100 foot water setback or a greater than the proposed setback cannot be met.

How many bedrooms are currently in your structure?

Will the expansion add more bedrooms?

Note: Any addition of bedrooms is an expansion by Plumbing Code Rules and your current septic system will have to be re-evaluated to assure it is sized right.

Estimated Construction Costs: \$ _____

In accordance with Section 14 (b) 2, the Code Enforcement Officer or Planning Board may require the submission of whatever information is necessary to determine conformance with the provisions of this Ordinance.

To the best of my knowledge, all information submitted on this application is true and correct. All proposed uses, activities and structures will be in conformance with the application and the Zoning Ordinance.

Signature

Date

Shoreland Zoning Permit Application

Attachments

1. Erosion and sedimentation Control Plan
As required in Section 13(p) of the Ordinance, all activities which involve filling, grading, or excavation or other similar activities, which result in unstabilized soil conditions and which require a permit shall require a written Soil Erosion and Sediment Control Plan.

2. Provide Copies of the Following, if applicable.
 - a. Plumbing Permit _____
 - b. Seasonal Conversion _____
 - c. Variance _____
 - d. Building Permit (Check with the CEO) _____

Indicate a status of other permits, applied for, if applicable
Approved (A), Pending (P), Not Applicable (N/A)

DEP NRPA _____
DEP Stormwater _____
DEP General Permit _____
Subdivision _____
DEP Site Location _____

3. Site Plan
Illustrate the following information about your lot and the proposed use of the lot on a scale drawing or by a site plan prepared by a surveyor, architect, or engineer.
 - a. Lot Dimensions,
 - b. Names of abutting property owners, name and location of abutting rights-of-way (public or private), and abutting water body.
 - c. Exact location of existing and proposed buildings and distance to nearest lot lines and high water mark of water body.
 - d. Location of sewage disposal system and distance from high water line of water body.
 - e. Location of water supply.
 - f. Areas to be cleared, if applicable,

- g. Areas to be cut, filled, and graded, or other activity, if applicable.
4. Provide a narrative description of the work being proposed.

 5. Address the following criteria under Section 14 (b) 6 of the Ordinance if your proposal will be decided by the Vassalboro Planning Board.

The Planning Board shall, after the submission of a complete application including all information requested, grant a permit if it makes a positive finding based on the information presented to it that, except as specifically exempted in this Ordinance, the proposed use:

- a. Will not result in unsafe or unhealthful conditions;
- b. Will not result in erosion or sedimentation;
- c. Will not result in water pollution;
- d. Will not result in damage to spawning grounds, fish aquatic life, bird and other wildlife habitat;
- e. Will conserve shoreland vegetation;
- f. Will conserve visual access to water as view from public facilities;
- g. Will conserve actual points of public access to water;
- h. Will conserve natural beauty;
- i. Will avoid problems associated with floodplain development and use; and
- j. We in conformance with the provisions of Section 13, Land Use Standards.