

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 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.

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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.

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Signature

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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 are in conformance with the provisions of Section 13, Land Use Standards.

Signed: \_\_\_\_\_ CEO/LPI      Date: \_\_\_\_\_      Permit No. BP \_\_\_\_\_