

**Town of Blue Hill
Shoreland Zoning Application**

1. Applicant: _____ 2. Tel.# _____
3. Applicant's Address: _____
4. Location of Property: _____
5. Zoning District: Stream Protection, Resource Protection, Limited Res.,
 Limited Commercial, General Development
6. Map_____/Lot #____ Subdivision Name_____ Lot #_____
7. Type of Improvement: New Addition Accessory Structure
 Other_____
8. Estimated Cost of Construction: \$ _____
9. Proposed Use: Residential Commercial Other_____
10. Lot Area:_____ 11. Minimum Width of Lot: _____
12. Height of Building*_____ 13. Frontage on Water Body: _____
*See definition in Shoreland Zoning Ordinance
14. Setback from the Normal High-Water line to the nearest structure,
road or parking space _____
15. Total Square Footage of all structures, parking lots and other Non-vegetated
surfaces _____
16. Elevation of Lowest Floor(including basement) to the BASE FLOOD.
(Reference to the National Geodetic Vertical Datum)_____ Attach copy of relevant FEMA Map Panel.
17. If Subsurface Plumbing is involved, you must include a copy of the Approved
Plumbing Permit.
18. Is the Property part of a Recorded Subdivision? Yes No
19. Description of property including all proposed construction, including land
clearing, road building, septic systems and wells. Please include a soil erosion plan.
(Section 15 Q (1-5) of the Ordinance).

SITE PLAN

Site Plan to include: 1. Scale between 1" : 10' to 1" :50' 2. Lot area & Shore frontage. 3. Area to be cleared or graded. 4. Area of non-vegetated surfaces. 5. Locations of proposed wells, septic systems & driveways. 6. Existing & Proposed Structure(s) including decks, porches & outbuildings located with distance(s) to water. 7. Signs (if any) located with height & size indicated. 8. Archaeological sites (if any). 9. Roads located with distance to water body/bodies & areas with greater than 20% slope indicated. 10. If the proposal is for the expansion of any existing structure, please distinguish between the existing structure & the proposed expansion.

NORTH



SCALE: _____ = _____ FT.

SIDE ELEVATION

**DRAW A SIMPLE SKETCH SHOWING BOTH THE EXISTING AND/OR PROPOSED
STRUCTURES**

SHORELAND ZONING APPLICATION CHECKLIST

- ___ 9 Copies of completed Application form with site plans (4 pages)
- ___ 2 Copies of Plans & Surveys (if required)
- ___ Copy of relevant FEMA Map Panel
- ___ Copy of relevant Tax Map
- ___ Other Federal, State and Local Permits appended.

- ___ Approved Human Services Wastewater Permit
- ___ Blue Hill Sewer Hook-up Permit
- ___ Flood Hazard Development Permit
- ___ DEP Site Location of Development Permit
- ___ Army Corp of Engineers wetlands or navigable waters permit
- ___ DEP Natural Resources Protection Act Permit/DEP Permit-by-Rule Permit
- ___ Any Local Zoning waiver, special exceptions or variance
- ___ Harbor Masters Letter (only for: Piers, wharves, floats, docks, ramps)

Final approval may be given conditionally upon receipt of the above permits if they are required.

NOTICE TO APPLICANT

1. Subsequent desire for ANY deviation from the plans set forth herein must be the subject matter of a new application for a permit.
2. The Code Enforcement Officer reserves the right to request any reasonable additional information as may be deemed essential for action upon this request, such as boundary or topographic surveys.
3. I CERTIFY THAT ALL INFORMATION GIVEN IN THIS APPLICATION IS ACCURATE. ALL PROPOSED USES SHALL BE IN CONFORMANCE WITH THIS APPLICATION AND THE BLUE HILL SHORELAND ZONING ORDINANCE. I AGREE TO FUTURE INSPECTIONS BY THE CODE ENFORCEMENT OFFICER AT REASONABLE HOURS.

SIGNATURE OF APPLICANT

DATE

SIGNATURE OF AGENT (if applicable)

DATE

STANDARD CLEARING CONDITIONS

The following shall apply to vegetation clearing for all activities within the shoreland zone.

1. A vegetative buffer strip shall be retained within 100 feet of a great pond or river flowing to a great pond, and within 75 feet of other water bodies, wetlands, and tributary streams.
2. Within the buffer strip(s) there shall be no cleared opening greater than 250 square feet in the forest canopy as measured from the outer limits of the tree crown. A winding footpath is permitted, provided it does not exceed ten (10) feet in width as measured between tree trunks, and does not provide a cleared line of sight to the water. Adjacent to great ponds and rivers flowing to great ponds, the width of the footpath is limited to six (6) feet.
3. Selective cutting of trees within the buffer strip(s) is permitted provided that a well-distributed stand of trees and other vegetation is maintained. Not more than 40% of the total volume of trees four (4) inches or more in diameter, measured at 4 1/2 feet above ground level, may be removed in any ten (10) year period.
4. Within the buffer strip(s) adjacent to great ponds, and rivers and streams flowing to great ponds, existing vegetation under three (3) feet in height and other ground cover shall not be removed, and the soil shall not be disturbed, except to provide for a footpath or other permitted use.
5. Within the buffer strip(s) pruning of tree branches is prohibited, except on the bottom 1/3 of the tree provided that tree vitality will not be adversely affected.
6. Within the buffer strip(s), in order to maintain a buffer strip of vegetation, when the removal of storm-damaged, diseased, unsafe, or dead trees results in the creation of cleared openings in excess of 250 square feet, these openings shall be replanted with native tree species. When removal of such trees appears necessary, the permittee is advised to consult with the Code Enforcement Officer prior to tree removal.
7. Within the shoreland zone, but outside the 75 feet or 100 foot buffer strip(s) described in Standard #1 above, not more than 40% of the total volume of trees four (4) inches or more in diameter, measured 4 1/2 feet above ground level, may be removed in any ten (10) year period. In no instance shall cleared openings exceed, in the aggregate, 10,000 square feet or 25% of the lot area, whichever is greater, including land previously cleared.
8. Legally existing cleared openings which exceed the above standards may be maintained, but shall not be enlarged except as permitted by the ordinance.
9. Where natural vegetation is removed it shall be replaced by other vegetation (except for areas to be built upon) that is effective in preventing erosion and retaining natural beauty.