

SHORELAND PROPERTY INFORMATION

| DIMENSIONS | USE |
|--|--------------|
| LOT AREA: _____ SQ FT | EXISTING USE |
| FRONTAGE ON ROAD: _____ FT | |
| SQ FT OF LOT TO BE COVERED BY NON-VEGETATED SURFACES: _____ SQ FT | |
| ELEVATION ABOVE 100 YEAR FLOODPLAIN: _____ FT <i>(NOTE: THIS APPLIES ONLY TO CONSTRUCTION WITHIN THE 100 YEAR FLOODPLAIN)</i> | PROPOSED USE |
| FRONTAGE ON WATERBODY: _____ FT | |
| FILLING AND EARTH MOVING WITHIN NRPZ: _____ CU YD | |

Note: the following section applies only to expansions of portions of existing structures which are located within the required setback.

| EXPANSION OF EXISTING STRUCTURE(S) WITHIN SHORELAND ZONE SETBACKS |
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| <u>SQUARE FOOTAGE:</u> |
| a) SQ FT OF EXISTING STRUCTURE OR PORTION OF STRUCTURE WHICH IS LOCATED WITHIN THE REQUIRED SETBACK AS OF 1/1/89 |
| b) SQ FT OF EXPANSIONS OF EXISTING STRUCTURE OR PORTION OF STRUCTURE WHICH IS LOCATED WITHIN THE REQUIRED SETBACK FROM 1/1/89 TO PRESENT |
| c) SQ FT OF PROPOSED EXPANSION OF EXISTING STRUCTURE OR PORTION OF STRUCTURE WHICH IS LOCATED WITHIN THE REQUIRED SETBACK |
| d) PERCENT INCREASE OF SQ FT OF ACTUAL AND PROPOSED EXPANSIONS OF PORTION OF STRUCTURE WHICH IS LOCATED WITHIN THE REQUIRED SETBACK SINCE 1/1/89 |
| (% INCREASE = $\frac{b+c}{a} \times 100$) |

SITE PLAN

IT IS NOT NECESSARY TO HAVE THIS PLAN PROFESSIONALLY PREPARED. HOWEVER, IT MUST BE LEGIBLE, DIMENSIONS SHOWN, AND SHOULD BE DRAWN TO A SCALE THAT ALLOWS CLEAR REPRESENTATION OF DISTANCES AND MEASUREMENTS ON THE PLAN. PLEASE INCLUDE:

- LOCATION OF SHORELAND BOUNDARY;
- AREA TO BE CLEARED OF TREES AND OTHER VEGETATION;
- DISTURBED AREAS TO BE MULCHED AND/OR REVEGETATED;
- THE EXACT POSITION OF PROPOSED STRUCTURES, INCLUDING DECKS, PORCHES, AND ACCESSORY STRUCTURES WITH ACCURATE SETBACK DISTANCES FROM THE SHORELINE;
- ALL PROPERTY LINES;
- THE LOCATION OF PROPOSED WELLS, SEPTIC SYSTEMS, AND DRIVEWAYS;
- AREAS AND AMOUNTS OF FILL MATERIAL TO BE FILLED, REMOVED, OR GRADED.

IF THE PROPOSAL IS FOR THE EXPANSION OF AN EXISTING STRUCTURE, PLEASE DISTINGUISH BETWEEN THE EXISTING STRUCTURE AND THE PROPOSED EXPANSION.

Note: For all projects involving filling, grading, or other soil disturbance you must provide a soil erosion control plan describing the measures to be taken to stabilize disturbed areas before, during and after construction (see attached guidelines). All clearing activities require the submission of a revegetation plan.

SCALE: = FT

FRONT OR REAR ELEVATION

DRAW A SIMPLE SKETCH SHOWING THE DIMENSIONS OF ANY PROPOSED STRUCTURE(S)

SCALE: = FT

SIDE ELEVATION / PROFILE DRAWING

DRAW A SIMPLE SKETCH SHOWING BOTH EXISTING CONDITIONS AND PROPOSED CONDITIONS WITH DIMENSIONS

SCALE: = FT

ADDITIONAL PERMITS, APPROVALS, AND/OR REVIEWS REQUIRED

CHECK IF REQUIRED:

- PLANNING BOARD APPROVAL (e.g. Subdivision, Site Plan Review)
- BOARD OF APPEALS APPROVAL MAINE DEP PERMIT (Site Location, Natural Resources Protection Act)
- ARMY CORPS OF ENGINEERS PERMIT (e.g. Sec.404 of Clean Water Act) FLOOD HAZARD PERMIT SPECIAL RESOURCE PROTECTION PERMIT BUILDING PERMIT EXTERIOR PLUMBING PERMIT (HHE 200 Application form) INTERIOR PLUMBING
- OTHER: _____

Note: The applicant is advised to consult with the Code Enforcement Officer and appropriate state and federal agencies to determine whether additional permits, approvals, and reviews are required.

I certify that all information given in this application is accurate. I authorize staff of the Town of Southwest Harbor to access the project site for the purpose of determining compliance with the Southwest Harbor Land Use Ordinance and the Southwest Harbor Shoreland Zoning Ordinance. I also understand that *this permit is not valid until approved by the Code Enforcement Officer or designee*. By signing this form, I represent that the project meets all applicability requirements and standards in the Tremont Land Use Ordinance and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

APPLICANT'S SIGNATURE

DATE

AGENTS SIGNATURE (if applicable)

DATE

APPROVAL OR DENIAL OF APPLICATION MAP _____ LOT _____

(For Office Use Only)

THIS APPLICATION IS: APPROVED DENIED

IF DENIED, REASON FOR DENIAL:

IF APPROVED, THE FOLLOWING CONDITIONS ARE PRESCRIBED:

Note: In approving a Shoreland Permit, the proposed use shall comply with the purposes and requirements of the Land Use Ordinance for the Town of Southwest Harbor.

CODE ENFORCEMENT OFFICER SIGNATURE

DATE

STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

1. A copy of this permit must be posted in a visible location on your property during development of the site, including construction of the structures approved by this permit.
2. This permit is limited to the proposal as set forth in the application and supporting documents, except as modified by specific conditions adopted by the Planning Board or Code Enforcement Officer in granting this permit. Any variations from the application or conditions of approval are subject to prior review and approval by the Planning Board or Code Enforcement Officer. Failure to obtain prior approval for variations shall constitute a violation of the ordinance.
3. A substantial start (30% of project based on estimated cost) of construction activities approved by this permit must be completed within one (1) year of the date of issue. If not, this permit shall lapse, and no activities shall occur unless and until a new permit is issued.
4. The water body and wetland setbacks for all principal and accessory structures, driveways, and parking areas must be as specified in the application, or as modified by the conditions of approval.
5. In the event the permittee should sell or lease this property, the buyer or leasee shall be provided with a copy of the approved permit and advised of the conditions of approval.
6. Once construction is complete, the permittee shall notify the Code Enforcement Officer that all requirements and conditions of approval have been met. Following notification, the Code Enforcement Officer may arrange and conduct a compliance inspection.

STANDARD CLEARING CONDITIONS

**Refer to the Maine DEP ISSUE PROFILE Clearing Vegetation in the Shoreland Zone
The following shall apply to vegetation clearing for all activities within the Shoreland Zone.**

1. A vegetative buffer strip shall be retained within 75 feet, horizontal distance, from a river, stream, coastal wetland or freshwater wetland.
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 six (6) feet in width as measured between tree trunks, and does not provide a cleared line of sight to the water.
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 Shoreland buffer strip(s), 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 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, except to allow for development of permittees uses.

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 clearing 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.

GUIDELINES FOR SOIL STABILIZATION

REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES

Areas of disturbed soil, including but not limited to areas that are filled, graded, or otherwise disturbed during construction, must be stabilized according to the approved erosion control plan provided as part of the permit application, or as modified by specific conditions of approval. The following guidelines provide guidance for the landowner to consider in preparing and executing the soil stabilization portion of the erosion control plan. The goals to be achieved by proper stabilization are the avoidance of accelerated soil erosion and sedimentation of water bodies.

In General:

1. Sterile soils such as sands and gravels should be covered with a minimum of 4 inches of compacted topsoil to provide a growth medium for vegetation.
2. Disturbed areas which can be seeded between May 1 and September 15 should be prepared and seeded during that period. The best seeding dates are from May 1 to June 15. Mid-summer seeding will usually require significant watering.
3. Disturbed areas which cannot be seeded between May 1 and September 15 should be heavily mulched with hay, straw, or some other suitable material to keep them as stable as possible over the winter, and particularly during the spring runoff the following year. Generally, one bale of hay for each 500 square feet of disturbed area provides a stabilizing mulch. For over-wintering, mulch must be tied down, as it is easily blown around on frozen ground, leaving areas of exposed soils. Mulched over-winter areas should be prepared and seeded the following spring as soon as conditions allow.
4. Seeding preparation, in addition to providing topsoil or loam if the site is sterile, includes the application of lime and fertilizer, which should be lightly raked into the soil prior to seeding. After the area is seeded, it should be lightly watered and then mulched to protect the seed, keep the site stable and moist, and allow the seed to germinate and grow.
5. Lime should be applied at a rate of approximately 138 pounds per 1000 square feet of area. This rate may vary depending on soil conditions, and it is recommended that soil be analyzed to determine specifically what additional nutrients are needed.
6. No more fertilizer than necessary should be added since any excess may be washed into the adjacent water body and contribute to lower water quality. Fertilizers should never be applied before thunderstorms or before spring runoff.
7. Minimize the areas of exposed soil during construction, and temporarily or permanently stabilize disturbed areas within one week of the time the area is actively worked. Runoff control features such as hay bales, silt fencing, and diversion ditching must be in place and functioning prior to the start of construction.