



TOWN OF HARRISON SHORELAND ZONING PERMIT APPLICATION

GENERAL INFORMATION

1. APPLICANT(If not owner)	2. APPLICANT'S ADDRESS	3. APPLICANT'S TEL. #
4. PROPERTY OWNER	5. OWNER'S ADDRESS	6. OWNER'S TEL. #
7. CONTRACTOR	8. CONTRACTOR'S ADDRESS	9. CONTRACTOR'S TEL. #
10. LOCATION/ADDRESS OF PROPERTY	11. TAX MAP & LOT#	12. ZONING DISTRICT Shoreland _____ Water Body _____ Bear River Aquifer _____ Wetlands _____ Flood Zone _____
13. WRITTEN DESCRIPTION OF PROPERTY INCLUDING A DESCRIPTION OF ALL PROPOSED CONSTRUCTION, (E.G LAND CLEARING, ROAD BUILDING, SEPTIC SYSTEMS, AND WELLS –PLEASE NOTE THAT A SITE PLAN SKETCH IS REQUIRED ON PAGE 4).		
14. PROPOSED USE OF PROJECT	15. ESTIMATED COST OF CONSTRUCTION	

SHORELAND AND PROPERTY INFORMATION

16. LOT AREA	17. FRONTAGE ON ROAD (FT.)
18. SQ. FT. OF LOT TO BE COVERED BY NON-VEGETATED SURFACES	19. ELEVATION ABOVE 100 YR. FLOOD
20. FRONTAGE ON WATERBODY (FT.)	21. HEIGHT OF PROPOSED STRUCTURE
22. EXISTING USE OF PROPERTY	23. PROPOSED USE OF PROPERTY

*Note: Questions 24 - 27 apply **only** to expansions of portions of existing structures which are **less than** the required setback.

<p>24. A) EXISTING TOTAL FOOTPRINT FOR ALL STRUCTURES WITHIN 25 FEET OF A WATERBODY OR WETLAND:</p> <p style="text-align: right;">_____ SQ.FT.</p> <p>B) EXISTING HEIGHT OF STRUCTURE WITHIN 25 FET OF A WATERBODY OR WETLAND:</p> <p style="text-align: right;">_____ SQ.FT.</p>	<p>25. A) PROPOSED TOTAL FOOTPRINT OF ALL STRUCTURES WITHIN 25 FEET OF A WATERBODY OR WETLAND: (Not to exceed 800 sq. ft.)</p> <p style="text-align: right;">_____ SQ. FT.</p> <p>B) PROPOSED HEIGHT OF STRUCTURE WITHIN 25 FEET OF A WATERBODY OR WETLAND:</p> <p style="text-align: right;">_____ FT.</p>
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NOTE: PROPOSED TOTAL FOOTPRINT INCLUDES THE FOOTPRINT OF EXISTING STRUCTURE(S) WITHIN THE SETBACK AREA, PLUS THE AREA OF THE PROPOSED EXPANSION.

SHORELAND AND PROPERTY INFORMATION

26. A) EXISTING TOTAL FOOTPRINT FOR ALL STRUCTURES WITHIN 75 FEET OF A WATERBODY OR WETLAND:

_____ SQ.FT.

B) EXISTING TOTAL FOOTPRINT FOR ALL STRUCTURES WITHIN 100 FEET OF A GREAT POND OR RIVER FLOWING TO A GREAT POND:

_____ SQ.FT.

C) EXISTING HEIGHT OF STRUCTURE WITHIN 75 FEET OF A WATERBODY OR WETLAND:

_____ SQ.FT.

D) EXISTING HEIGHT OF STRUCTURE GREATER THAN 75 FEET, BUT LESS THAN 100 FEET FROM A GREAT POND OR RIVER FLOWING TO A GREAT POND:

_____ FT.

27. A) PROPOSED TOTAL FOOTPRINT OF ALL STRUCTURES WITHIN 75 FEET OF A WATERBODY OR WETLAND: (Not to exceed 1000 sq. ft.)

_____ SQ. FT.

B) PROPOSED TOTAL FOOTPRINT OF ALL STRUCTURES WITHIN 100 FEET OF A GREAT POND OR RIVER FLOWING TO A GREAT POND. (Not to exceed 1500 sq. ft.):

_____ SQ. FT.

C) PROPOSED HEIGHT OF STRUCTURE WITHIN 75 FEET OF A WATERBODY OR WETLAND:

_____ FT.

D) PROPOSED HEIGHT OF STRUCTURE GREATER THAN 75 FEET, BUT LESS THAN 100 FEET FROM A GREAT POND OR RIVER FLOWING TO A GREAT POND:

_____ FT.

NOTE: PROPOSED TOTAL FOOTPRINT INCLUDES THE FOOTPRINT OF EXISTING STRUCTURE(S) WITHIN THE SETBACK AREA, PLUS THE AREA OF THE PROPOSED EXPANSION.

SITE PLAN

PLEASE INCLUDE: LOT LINES; AREA TO BE CLEARED OF TREES AND OTHER VEGETATION; THE EXACT POSITION OF PROPOSED STRUCTURES, INCLUDING DECKS, PORCHES, AND OUT BUILDING WITH ACCURATE SETBACK DISTANCES FROM THE SHORELINE, SIDE AND REAR PROPERTY LINES; THE LOCATION OF PROPOSED WELLS, SEPTIC SYSTEMS, AND DRIVEWAYS; AND AREAS AND AMOUNTS TO BE FILLED 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)

SCALE: _____ = _____ FT.

FRONT OR REAR ELEVATION

SIDE ELEVATION

**DRAW A SIMPLE SKETCH SHOWING BOTH THE EXISTING
AND PROPOSED STRUCTURES WITH DIMENSIONS**

ADDITIONAL PERMITS, APPROVALS, AND/OR REVIEWS REQUIRED

CHECK IF REQUIRED:

- PLANNING BOARD REVIEW APPROVAL
(E.g. Subdivision, Site Plan Review)
- BOARD OF APPEALS REVIEW APPROVAL
- FLOOD HAZARD DEVELOPMENT PERMIT
- EXTERIOR PLUMBING PERMIT
(Approved HE 200 Application Form)
- INTERIOR PLUMBING PERMIT
- DEP PERMIT (Site Location, Natural
Resources Protection Act)
- DIG SAFE
- ARMY CORPS OF ENGINEERS PERMIT
(E.g. Sec. 404 of Clean Waters Act)
- AUTHORIZATION LETTER FROM PROPERTY OWNER

OTHERS:

- _____
- _____
- _____

NOTE: 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. ALL PROPOSED USES SHALL BE IN CONFORMANCE WITH THIS APPLICATION AND **THE TOWN OF HARRISON SHORELAND ZONING ORDINANCE.**
I AGREE TO FUTURE INSPECTIONS BY THE CODE ENFORCEMENT OFFICER AT REASONABLE HOURS.

APPLICANT'S SIGNATURE

DATE

AGENTS SIGNATURE (if applicable)

DATE

(For Office Use Only)

APPROVAL OR DENIAL OF APPLICATION **MAP** _____ **LOT** _____

THIS APPLICATION IS: APPROVED _____ DENIED _____

IF DENIED, REASON FOR DENIAL:

IF APPROVED, THE FOLLOWING CONDITIONS ARE PRESCRIBED:

NOTE: IN APPROVING A SHORELAND ZONING PERMIT, THE PROPOSED USE SHALL COMPLY WITH THE PURPOSES AND REQUIREMENTS OF THE SHORELAND ZONING ORDINANCE FOR THE TOWN OF HARRISON.

CODE ENFORCEMENT OFFICER

DATE

- Prior to Clearing and Excavation
- Prior to Foundation Pour
- Prior to Final Landscaping
- Prior to Occupancy

FEE AMOUNT _____

STANDARD CONDITIONS OF APPROVAL FOR ALL PROJECTS

1. A copy of this permit must be posted in a visible location on you 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 Town of Harrison Ordinance.
3. A substantial start (30% of a 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.

KNOWLEDGMENT OF SHORELAND ZONING BUFFER STANDARDS

This form summarizes **some** of the key requirements of the Harrison Shoreland Zoning Ordinance which was initially enacted in June 26, 1974 to ensure protection of the Shoreland buffer. By signing this form, the landowner(s) acknowledges understanding of the standards and agrees to comply with them and to notify all others associated with the proposed project of these restrictions. Violation of any of these standards will require the landowners) to fully restore any site conditions not in compliance with their pre-construction condition. NOTE: Other Shoreland zoning restrictions, other ordinances provisions, as well as Maine DEP requirements may also apply. Approval of a DEP permit under the Natural Resources Protection Act does not supersede these standards which in some cases are more restrictive.

These standards apply within the Shoreland buffer area which is defined as the area within 100 feet of “the normal high water mark of all great ponds, rivers that flow to great ponds, other water bodies, tributary streams and the upland edge of a wetland. Within the Limited Commercial District the buffer area is established as 25 feet.

- One winding footpath of no more than six feet in width is allowed for each lot or for each 200 feet of shoreline frontage. The footpath must allow for runoff to disperse into the buffer, and shall not be constructed so as to create a view corridor.
- Structures are not allowed within the buffer area, with the exception of those structures in existence in the buffer area prior to June 20, 1992. This prohibition includes storage buildings, boat houses, patios, decks, tents and any portion of a dock extending above the normal high water line.
- In the off-season, docks should be stacked on the footpath to avoid damage to buffer vegetation.
- Fill cannot be brought into the buffer except for path construction or to re-vegetate bare ground as part of an approved re-vegetation plan.
- Openings or view corridors in existence prior to June 20, 1992 can be maintained but not enlarged.
- Openings that have “closed” with growth of woody vegetation cannot be “re-opened”.
- Before any construction begins a silt fence must be properly installed at the upland extent of the buffer area below any construction. Pre-construction photos should be taken.
- No unnecessary disturbance of the ground cover, including the duff and leaf layer, or vegetation shall be allowed within the buffer, or between the lake and a grandfathered structure.
- Equipment movement and excavation disturbance must be carefully controlled to avoid any impact on the buffer. For example, it is not legal to locate a foundation at the buffer limit if that placement causes any disturbance within the buffer. The placement of a silt fence at the buffer limit is intended to prevent this problem and satisfy state and local laws.
- Selective cutting of trees is permitted provided a well distributed stand of trees and other vegetation is maintained (point system). In no case shall more than 30% of the volume of trees in a great pond buffer or more than 40% of the volume of trees in any other water body buffer, be removed. Within the Resource Protection District there shall be no cutting of vegetation, except to remove safety hazards.
- 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.
- Vegetation under 3 feet in height and other ground cover shall not be removed, except to provide a Footpath.
- Branches may be pruned on the bottom 1/3 of a tree.

Date	Signature of Landowner	Permit#:
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