Office Use Only:
One hard copy and one electronic copy submitted: _____

CITY OF BATH
SHORELAND ZONING
PERMIT APPLICATION

Applicant Name: _____
[Applicant must own the property or have an option or purchase and sales agreement to buy the property, or be the authorized agent for the above. Agent authorization letter will be required]

Property Address: _____

Mailing Address: _____

Phone #: _____ Email: _____

Property owner if different:

Name: _____

Address: _____

Phone #: _____ Email: _____

Applicant's interest in property: _____
(owner, option holder, lessee, etc.)

_____

Address of proposed project: _____

Map: _____ **Lot**: _____ **Size of parcel**: _____ **Underlying Zone**: _____

Shoreland Zoning Subdistrict if applicable: _____

Scope of proposed work/project. Include all proposed construction such as, building replacement/expansion, land clearing, new roads, septic systems, and shoreline stabilization.

_____

_____

_____

_____

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_____

_____

_____

Square footage of lot to be covered by non-vegetated surfaces: _____ sq ft

Expansion of existing structure(s) within the SZO setbacks (if applicable):

a) Square footage of existing structure or portion of structure which is located within the required setback. _____ sq ft

b) Square footage of proposed expansion of existing structure or portion of structure which is located within the required setback. _____ sq ft

c) Percent increase of square footage of proposed expansion of portion of structure which is located within the required setback. b ÷ a x 100 = _____ %

A Site Plan must be provided with this application. 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. Page 5 has been included to assist in the drawing of the Site Plan. Please include:

- ☐ The 75, 150, and 250 foot setback from the shoreline;
- ☐ 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, or public utility tie-ins, and driveways;
- ☐ Areas and amounts of fill material to be filled, removed, or graded;
- ☐ Elevations of the existing and proposed conditions/structures may be requested.

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. All clearing activities require the submission of a revegetation plan.

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

Applicant name (printed or typed): _____

Applicant signature: _____

Telephone number: _____ 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

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

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 SZO 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 SZO, 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.

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Reviewed by Planning Office: Yes ☐ No ☐ _____

Further action required: Yes ☐ No ☐ _____

Zoning Board Approval required: Yes ☐ No ☐ _____

Maine DEP Permit required: Yes ☐ No ☐ _____

Army Corps of Engineers Permit required: Yes ☐ No ☐ _____

Codes Enforcement Officer _____ Date _____

Once signed by the Codes Enforcement Officer, this form becomes part of the Building Permit Application.

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Site Plan

Scale: _____

