

LAND USE ORDINANCE OF THE TOWN OF AMHERST, MAINE

First Adopted December 11, 1991, Amended Oct. 14, 2004 and 2021-09-25

SECTION I PURPOSE

The purpose of this Ordinance is to guide public and private land use decisions in accordance with State law and the wishes of the citizens of Amherst, Maine; to preserve and protect the rural semi-developed character of the town; to prevent and control water pollution; to protect fish spawning ground, aquatic life, bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect archaeological and historic resources; to protect freshwater wetlands; to control building sites, placement of structures and land use; to conserve shore cover; to conserve natural beauty and open space; to facilitate the economic and social way of life desired; to promote public health, safety, and general community well-being; and to conserve and protect the natural resources of the town.

SECTION II AUTHORITY

This Ordinance has been prepared in accordance with the provisions of Title 38 Section 435 - 449 of the Maine Revised Statutes Annotated (M.R.S.A.)

SECTION III APPLICABILITY

This Ordinance applies to all land area within the town limits of Amherst, Maine, including all land area within 250 feet, horizontal distance, of the normal high-water line of any great pond, river, or stream designated on the Land Use Guidance Map as shoreland zoned; and within 250 feet, horizontal distance, of the upland edge of a freshwater wetland so designated. This Ordinance also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending beyond the normal high-water line of a water body or within a wetland.

SECTION IV EFFECTIVE DATE AND REPEAL OF FORMERLY ADOPTED ORDINANCE

This Ordinance, which was adopted by the municipal legislative body on December 11, 1991, shall not be effective unless approved by the Commissioner of the Department of Environmental Protection. A certified copy of the Ordinance, attested and signed by the Municipal Clerk, shall be forwarded to the Commissioner of the Department of Environmental Protection for approval. If the Commissioner of the Department of Environmental Protection fails to act on this Ordinance within forty-five (45) days of its receipt of the Ordinance, it shall be deemed approved. Upon approval of this Ordinance, the shoreland zoning ordinance previously adopted on March 31, 1980, with subsequent revisions on 5/18/88 and 3/19/91, is hereby repealed.

Any application for a permit submitted to the municipality within the forty-five (45) day

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period shall be governed by the terms of this Ordinance if the Ordinance is approved by the Commissioner of the Department of Environmental Protection.

SECTION V VALIDITY AND SEVERABILITY

Should any section or provision of this Ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of the Ordinance.

Conflict with Other Ordinances; When the requirements of this Ordinance are inconsistent with the requirements of any other ordinance, code or statute, more restrictive requirements shall apply.

SECTION VI AVAILABILITY

A certified copy of this Ordinance shall be filed with the Municipal Clerk and shall be accessible to any member of the public. Copies shall be available for inspection at the Town Office. Copies shall be made available to the public at reasonable cost at the expense of the person making the request. Notice of availability of this Ordinance shall be posted.

SECTION VII AMENDMENTS

This Ordinance may be amended by a majority vote of the citizens of Amherst, Maine at a regular or special Town meeting. Copies of amendments, attested and signed by the Municipal Clerk, shall be submitted to the Commissioner of the Department of Environmental Protection following adoption by the municipal legislative body and shall not be effective unless approved by the Commissioner of the Department of Environmental Protection. If the Commissioner of the Department of Environmental Protection fails to act on any amendment within forty-five (45) days of his receipt of the amendment, the amendment is automatically approved. Any application for a permit submitted to the municipality within the forty five (45) day period shall be governed by the terms of the amendment, if such amendment is approved by the Commissioner.

SECTION VIII DISTRICTS AND LAND USE GUIDANCE MAP

A. Official Land Use Guidance Map

The Town of Amherst, Maine is hereby divided into the following districts as shown on the Official Land Use Guidance Map which is made part of the Ordinance:

1. Resource Protection
2. Shoreland Residential
3. Rural Residential

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B. Scale of Map

The Official Shoreland Zoning Map shall be drawn at a scale of not less than: 1 inch = 2000 feet. District boundaries shall be clearly delineated and a legend indicating the symbols for each district shall be placed on the map.

C. Certification of the Official Land Use Guidance Map

The Official Land Use Guidance Map shall be certified by the attested signature of the Municipal Clerk and shall be located in the Municipal Office.

D. Changes to the Official and Use Guidance Map

If amendments, in accordance with Section 8, are made in the district boundaries or other matters portrayed on the Official Land Use Guidance Map, such changes shall be made on the Official Land Use Guidance Map within thirty (30) days after the amendment has been approved by the Commissioner of the Department of Environmental Protection.

SECTION IX INTERPRETATION OF DISTRICT BOUNDARIES

Unless otherwise set forth on the Official Land Use Guidance Map of Amherst, Maine, district boundary lines are property lines, the center-line of streets, roads, and right-of-ways, and the boundaries of the shoreland areas as defined or dimensioned herein. Where uncertainty exists as to the exact location of district boundary lines, the Board of Appeals shall be the final authority as to location.

SECTION X LAND USE REQUIREMENTS

Except as hereinafter specified, no building, structure or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, expanded, moved, or altered and no new lot shall be created except in conformity with all of the regulations herein specified for the district in which it is located, unless a variance is granted.

SECTION XI NON-CONFORMANCE

A. Purpose

It is the intent of this Ordinance to promote land use conformities, except that non-conforming conditions that existed before the effective date of this Ordinance shall be allowed to continue, subject to the requirements set forth in this section.

B. General

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1. Transfer of Ownership: Non-conforming structures, lots, and uses may be transferred, and the new owner may continue the non-conforming use or continue to use the non-conforming structure or lot, subject to provisions of this Ordinance.

2. Repair and Maintenance: This Ordinance allows, without a permit, the normal upkeep and maintenance of non-conforming uses and structures including repairs or renovations which do not involve expansion of the non-conforming use or structure, and such other changes in a non-conforming use or structure as federal, state, or local building and safety codes may require.

C. Non -Conforming Structures

1. Expansions: A non-conforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the non-conformity of the structure.

Further Limitations:

a. After January 1, 1989 if any portion of a structure is less than the required setback from the normal high-water line of a water body or upland edge of a wetland, that portion of the structure shall not be expanded in floor area or volume, by 30% or more, during the lifetime of the structure.

b. Construction or enlargement of a foundation beneath the existing structure shall not be considered an expansion of the structure provided that, **firstly**, the structure and new foundation are placed such that the setback requirement is met to the greatest practical extent as determined by the Planning Board, basing its decision on the criteria specified in subsection 2. Relocation below; **secondly**, that the completed foundation does not extend beyond the exterior dimension of the structure; and **thirdly**, that the foundation does not cause the structure to be elevated by more than three (3) additional feet.

c. No structure which is less than the required setback from the normal high-water line of a water body, tributary stream, or upland edge of a wetland shall be expanded toward the water body, tributary stream, or wetland.

2. Relocation: A non-conforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as

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determined by the Planning Board, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules (Rules), or that a new system can be installed in compliance with the law and said Rules. In no case shall a structure be relocated in a manner that causes the structure to be more non-conforming.

In determining whether the building relocation meets the setback to the greatest practical extent, the Planning Board shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.

3. Reconstruction or Replacement: Any non-conforming structure which is located less than the required setback from the normal high-water line of a water body, tributary stream, or upland edge of a wetland and which is removed, or damaged or destroyed by more than 50% of the market value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within one year of the date of said damage, destruction, or removal, and provided that such reconstruction or replacement is in compliance with the water setback requirement to the greatest practical extent as determined by the Planning Board in accordance with the purpose of this Ordinance. In no case shall a structure be reconstructed or replaced so as to increase its non-conformity.

Any non-conforming structure which is damaged or destroyed by 50% or less of the market value of the structure, excluding normal maintenance and repair, may be reconstructed in place with a permit from the code enforcement officer.

In determining whether the building reconstruction or replacement meets the water setback to the greatest practical extent, the Planning Board shall consider, in addition to the criteria in paragraph 2 above, the physical condition and type of foundation present, if any.

4. Change of Use of a Non-conforming Structure: The use of a non-conforming structure may not be changed to another use unless the Planning Board, after receiving a written application, determines that the new use will have no greater adverse impact on the water body or wetland, or on the subject or adjacent properties and resources than the existing use.

In determining that no greater adverse impact will occur, the Planning Board shall require written documentation from the applicant regarding the probable effects on public health and safety, erosion and sedimentation, water quality, fish and wildlife habitat, vegetative cover, visual and actual points of public access to

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waters, natural beauty, flood plain management, archaeological and historic resources, and other functionally water-dependent uses.

D. Non-conforming Uses

1. Expansions: Expansions of non-conforming uses are prohibited except that non-conforming residential uses may, after obtaining a permit from the Planning Board, be expanded within existing residential structures or within expansions of such structures as permitted in Section 11 C (1) (a) above.

2. Resumption Prohibited: A lot, building or structure in or on which a non-conforming use is discontinued for a period exceeding one year, or which is superseded by a conforming use, may not again be devoted to a non-conforming use except that the Planning Board may, for good cause shown by the applicant, grant up to a one year extension to that time period. This provision shall not apply to the resumption of a use of a residential structure provided that the structure has been used or maintained for residential purposes during the preceding five (5) year period.

3. Change of Use: An existing non-conforming use may be changed to another non-conforming use provided that the proposed use has no greater adverse impact on the subject and adjacent properties and resources than former use, as determined by the Planning Board. The determination of no greater adverse impact shall be made according to criteria listed in Section 11 C (4) above.

E. Non-Conforming Lots

1. Non-Conforming Lot: A non-conforming lot of record as of the effective date of this Ordinance or amendment thereto may be built upon, without the need for a variance, provided that such lot is in separate ownership and not contiguous with any other lot in the same ownership, and that all provisions of this Ordinance except lot size and frontage can be met. Variances relating to setback or other requirements not involving lot size or frontage shall be obtained by action of the Board of Appeals.

2. Contiguous Built Lots: If two or more contiguous lots or parcels are in a single or joint ownership of record at the time of adoption of this Ordinance, if all or part of the lots do not meet the dimensional requirements of this Ordinance, and if principal use or structure exists on each lot, the non-conforming lots maybe conveyed separately or together, provided that the State Minimum Lot Size Law and Subsurface Wastewater Disposal Rules are complied with.

If two or more principal uses or structures existed on a single lot of record on the

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effective date of this Ordinance, each may be sold on a separate lot provided that the above referenced law and rules are complied with. When such lots are divided each lot thus created must be as conforming as possible to the dimensional requirements of this Ordinance.

3. Contiguous Lots - Vacant or Partially Built: If two or more contiguous lots or parcels are in single or joint ownership of record at the time of or since adoption or amendment of this Ordinance, if any of these lots do not individually meet the dimensional or frontage requirements of this Ordinance or subsequent amendments, and if one or more of the lots are vacant or contain no principal structure the lots shall be combined to the extent necessary to meet the dimensional requirements.

SECTION XII: CRITERIA FOR ESTABLISHING DISTRICTS

A. Resource Protection District

The Resource Protection District includes areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. This district shall include the following areas when they occur within the limits of the shoreland zone, except that areas which are currently developed and areas which meet the criteria for the Shoreland Residential District need not be included within Resource Protection District.

1. Areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands, or of the high-water line of great ponds, rivers and streams designated on the Amherst Land Use Guidance Map as requiring shoreland zoning. Streams are designated in accordance with the definition in SECTION XVI.
2. Flood plains along rivers defined by the 100 year flood plain as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Flood Hazard Boundary Maps, or the flood of record, in the absence of these, by soil types identified as recent flood plain soils.
3. Areas of two or more contiguous acres with sustained slopes of 20% or greater.
4. Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils, which are not part of a freshwater wetland as defined, and which are not surficially connected to a water body during normal spring high water.
5. Land areas along rivers subject to severe bank erosion, undercutting, or river bed movement.

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B. Shoreland Residential District

The Shoreland Residential District includes those areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District.

C. Rural Residential District

The Rural Residential District includes areas of two acres or more not included in a Resource Protected District or a Shoreland Residential District.

In areas adjacent to great ponds and adjacent to rivers flowing to great ponds, the designation of an area as a Rural Residential District shall be based upon uses existing at the time of adoption of this Ordinance. There shall be no newly established Rural Residential District or expansions in area of existing Rural Residential Districts adjacent to great ponds, and adjacent to rivers which flow to great ponds.

SECTION XIII: SCHEDULE OF USES

All land use activities, as indicated in Table 1. Land Uses in the Shoreland Zone, shall conform with all of the applicable Land Use Guidance Standards in SECTION XIII. The district designation for a particular site shall be determined from the Official Land Use Guidance Map.

Key to Land Use Guidance Table:

Yes - Allowed (no permit required but the use must comply with all applicable Land use standards).

No -- Prohibited.

PB -- Requires permit issued by Planning Board.

CEO -- Requires permit issued by the Code Enforcement Officer.

LPI -- Requires permit issued by the Local Plumbing Inspector.

DEP -- Activity may also require application to and permit issued by Maine Department of Environmental Protection.

N/A -- Not Applicable.

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* -- Land use activities permitted subject to specific Land Use Guidance Standards outlined in the next Section of this Ordinance.

Abbreviations:

RP -- Resource Protection

SR -- Shoreland Residential

RR -- Rural Residential

LAND USES IN THE SHORELAND ZONE

| | LAND USE | RP | SR | RR |
|---|--|-------------------|-------------------|-------------------|
| 1 | Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking | Yes | Yes | Yes |
| 2 | Motorized vehicular traffic on existing roads, and trails | Yes | Yes | Yes |
| 3 | Forest management activities except for timber harvesting | Yes | Yes | Yes |
| 4 | Timber harvesting * | CEO ¹ | Yes | Yes |
| 5 | Clearing of vegetation for approved construction and other allowed uses * | CEO ²¹ | Yes | Yes |
| 6 | Fire prevention activities | Yes | Yes | Yes |
| 7 | Chemical application | PB | PB | PB |
| 8 | Wildlife management practices | Yes | Yes | Yes |
| 9 | Soil and water conservation practices | Yes | Yes | Yes |
| | Mineral exploration * | Yes ⁴² | Yes ⁵² | Yes ⁶² |

¹ In RP not permitted within 75 feet of normal high-water line of great ponds, except to remove safety hazards.

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⁴² Requires permit from Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.

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| | | | | |
|----|--|------------------|-----|-----|
| 11 | Mineral extraction including sand and gravel extraction * | PB ³² | PB | PB |
| 11 | Mineral extraction including sand and gravel extraction * | PB ⁷² | PB | PB |
| 12 | Surveying and resource analysis | Yes | Yes | Yes |
| 13 | Emergency operation | Yes | Yes | Yes |
| 14 | Harvesting of wild crops | Yes | Yes | Yes |
| 15 | Agriculture * | PB | Yes | Yes |
| 16 | Aquaculture | PB | PB | Yes |
| 17 | <u>Principal structures and uses</u> | No | CEO | CEO |
| | A. One and two-residential | | | |
| | B. Multi-unit residential | No | PB | PB |
| | C. Family farm | No | PB | PB |
| | D. Professional office (surgeon, physician, clergyman, architect, engineer, attorney, or similar profession) | No | PB | CEO |
| | E. Home occupation (customary home occupation for personal gain carried on and requiring only customary home equipment such as studio for an artist, musician or dressmaker) | No | PB | CEO |
| | F. Governmental structures | No | PB | PB |
| | G. Institutional structures | No | PB | PB |
| | H. Small neighborhood business such as drug store, bakery, grocery store, restaurant, hardware store, hobby shop, beauty shop etc. | No | PB | PB |
| | I. Rental cottages and cabins | No | PB | PB |
| | J. Automobile service stations | No | No | PB |
| | K. Roadside stands for agricultural products | No | PB | CEO |
| | L. Floral, nursery, shrubbery, greenhouse and similar enterprises | No | PB | PB |
| | M. Water recreation/fishing related retail and services activities | No | PB | PB |
| | N. Small non-residential facilities for educational, scientific, or nature interpretation purposes | PB | CEO | CEO |

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⁷² Requires permit from Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.

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| | | | | |
|-----|--|-------------------|-----|-----|
| 18 | Structures accessory to allowed uses | PB | CEO | Yes |
| 19 | Piers, docks, wharfs, bridges and other structures and uses extending over or below the normal high-water line or within a wetland * | | | |
| | A. Temporary | CEO | CEO | N/A |
| | B. Permanent | PB | PB | N/A |
| 20 | Conversion of seasonal residences to year-round residences | No | LPI | LPI |
| 21 | Private sewage disposal systems for allowed uses * | No | LPI | LPI |
| 22 | Essential services | PB ⁸³ | PB | PB |
| 23 | Services drops, as defined, to allowed uses | Yes | Yes | Yes |
| 24 | Public and private recreational areas involving minimal structural development | PB | PB | CEO |
| 25 | Individual, private campsites* | CEO | CEO | CEO |
| 26 | Campgrounds* | No ⁹⁶ | PB | PB |
| 27 | Parking Facilities | No ¹⁰⁶ | PB | PB |
| 28 | Road and Driveways Construction * | No ¹¹⁷ | PB | PB |
| 29 | Filling, Earthmoving, or other excavation activities less than 10 yards | CEO | Yes | Yes |
| 30 | Filling, earthmoving, or other earthmoving activities of more than 10 yards but less than 250 yards | PB | CEO | Yes |
| 30a | Filling, earthmoving, or other earthmoving activities of more than 250 yards | PB | PB | CEO |

⁸³ In RP not permitted in areas so designated because of wildlife value.

⁹⁶ Except when the area is zoned for Resource Protection due to flood plain criteria in which case a permit is required from PB.

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¹¹⁷ Except to provide access to permitted uses within the district, or where to reasonable alternative route or location is available outside the RP area, in which case a permit is required from the PB.

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| | | | | |
|----|--|-------------|--------------|-------------|
| 31 | Land use # 30 or #30a for commercial purposes | DEP / PB | DEP / CEO | CEO |
| 32 | Public utilities, including sewage collection and treatment facilities | DEP / PB | DEP / PB | DEP / PB |
| 33 | Signs * | PB | YES | YES |
| 34 | Subdivision of land pursuant to Title 30 MRSA, Chapter 454, Section 4956 | No | DEP / PB | DEP / PB |
| 35 | Uses not listed but substantially similar to those permitted | CEO | CEO | CEO |
| 36 | Uses not listed but substantially similar to uses requiring a CEO permit | CEO | CEO | CEO |
| 37 | Uses not listed but substantially similar to uses requiring a PB permit | PB | PB | PB |
| 38 | Mobile home park * | NO | PB | PB |

4. Provides that a variance from the setback requirement is obtained from Board of Appeals.

5. See further restrictions in Section XIV (x) (2) on page 30.

NOTE:

A person performing any of the following activities shall require a permit from the Department of Environmental Protection, pursuant to Title 38 MRSA, Section 480-C, if the activity occurs on, over or adjacent to any freshwater wetland, great pond, river, stream or brook and operates in such a manner that material or soil may be washed into them.

A Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials:

B Draining or otherwise dewatering:

C Filling, including adding sand or other material to a sand dune: or

D Any construction or alteration of any permanent structure.

SECTION XIV: LAND USE GUIDANCE STANDARDS

All land use activities within the Town of Amherst, Maine, shall conform to the

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following applicable land use guidance standards:

A. Agriculture

1. All spreading or disposal of manure and/or chemical fertilizers within the Shoreland zone shall be accomplished in conformance with the Maine Guidelines for Manure and Manure Sludge Disposal on Land published by the University of Maine Soil and Water Conservation Commission in July, 1972, or subsequent revisions thereof.
2. Manure shall not be stored or stockpiled within one hundred (100) feet, horizontal distance, of a great pond or a river flowing to a great pond, or within seventy-five (75) feet horizontal distance of water bodies, tributary streams, or wetlands. Within five (5) years of the effective date of this ordinance all manure storage areas within the shoreland zone must be constructed or modified such that the facility produces no discharge of effluent or contaminated storm water. Existing facilities which do not meet the setback requirement may remain, but must meet the no discharge provision within the above five (5) year period.
3. Agricultural activities involving tillage of soil in a RP district, or tillage of soil greater than twenty thousand (20,000) square feet in surface area lying wholly or partially within other shoreland areas, or spreading, disposal or storage of manure within the shoreland zone shall be carried out in conformance with a Soil and Water Conservation Plan which meets the standards of the State Soil and Water Conservation District, to be filed with the Planning Board. Non - conformance with the provisions of said plan shall be considered to be a violation of this Ordinance.
4. There shall be no new tilling of soil within one-hundred (100) feet, horizontal distance, of the normal high-water line of a great pond; within seventy five (75) feet, horizontal distance, from other water bodies; nor within twenty-five (25) feet, horizontal distance, of tributary streams, and wetlands. Operations in existence on the effective date of this Ordinance and not in conformance with this provision may be maintained.
5. After the effective date of this Ordinance, newly established livestock grazing shall not be permitted within one hundred (100) feet, horizontal distance, of the normal high -water line of a great pond; within seventy-five (75) feet, horizontal distance of other water bodies, nor twenty-five (25) feet, horizontal distance, of tributary stream, and wetlands. Livestock grazing associated with ongoing farm activities, and which are not in conformance with the above setback provisions may continue, provided that such grazing is conducted in accordance with Soil and Water Conservation Plan.

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B. Beach Construction

Beach construction on any great pond shall require a permit from the Department of Environmental Protection. Beach construction on any river, stream, or brook capable of floating watercraft shall require approval from the Commissioner of the Department of Inland Fish and Wildlife as required by law.

C. Campgrounds

Campgrounds shall conform to the minimum requirements imposed under State license procedures and the following:

1. Camping sites shall contain a minimum of 10,000 square feet of suitable land, not including road and driveways, for each site. Land supporting wetland vegetation, and land below the normal high-water line of a water body shall not be included in calculating land area per site.
2. The site intended for placement of the recreational vehicle, tent, or shelter, and utility and service buildings shall be set back a minimum of 100 feet from the normal high - water mark of any great pond, river, or stream, or from the upland edge of any wetland, as defined in SECTION XVI, or from any other fresh water body, and
3. Campgrounds shall not be larger than 25 camping sites.

D. Clearing of Vegetation for Development

1. Within a shoreland area zoned for Resource Protection abutting a great pond, there shall be no cutting of vegetation within the strip of land extending 75 feet, horizontal distance, inland from the normal high-water line, except to remove safety hazards.

Elsewhere, in any Resource Protection District the clearing of vegetation shall be limited to that which is necessary for uses expressly authorized in that district.

2. Except in areas as described in Paragraph 1, above, and except to allow for the development of permitted uses, within a strip of land extending one - hundred (100) feet, horizontal distance, inland from the normal high-water line of a great pond, river or stream designated on the Amherst Land Use Guidance Map as shoreland zoned, or the upland edge of wetland so designated, a buffer strip of vegetation shall be persevered as follows:

- a. 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. However, a footpath not to exceed ten (10) feet in width as measured between tree trunks is permitted provided that a clear line of sight to the water through the buffer strip is not created. Adjacent to a great pond, or stream or river flowing to a great pond, the width of the foot path shall be limited to six (6) feet.

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b. Selective cutting of trees within the buffer strip is permitted provided that a well distributed stand of trees and other vegetation is maintained. For purposes of this section a “well-distributed stand of trees and other vegetation” adjacent to a great pond or a river or stream flowing to a great pond, shall be defined as maintaining a rating score of 12 or more in any 25 foot by 25 - foot squared (625 square feet) area as determined by following rating system.

| <u>Diameter of Tree at 4 - ½ feet above Ground Level (inches)</u> | <u>Points</u> |
|---|---------------|
| <u>2 - 4in</u> | <u>1</u> |
| <u>> 4 - 12 in.</u> | <u>2</u> |
| <u>>12 in.</u> | <u>4</u> |

Adjacent to other water bodies, tributary streams, and wetlands, a “well-distributed stand of trees and other vegetation” is defined as maintaining a minimum rating score of 8 per 25 foot square area.

NOTE: As an example, adjacent to a great pond, if a 25-foot x 25-foot plot contains three (3) trees between 2 and 4 inches in diameter, three trees between 4 and 12 inches in diameter, and three trees over 12 inches in diameter the rating score is :

$$(3 \times 1) + (3 \times 2) + (3 \times 4) = 21 \text{ points}$$

Thus, the 25 - foot by 25 - foot plot contains trees worth 21 points. Trees totaling 9 points (21 - 12 = 9) may be removed from the plot provided that no cleared openings are greater.

Notwithstanding the above provisions, no more than 40% of the total volume of trees four (4) inches or more in diameter, measured at 4 ½ feet above ground level may be removed in any ten (10) year period.

c. In order to protect water quality and wildlife habitat, adjacent to great ponds, and streams and rivers which flow to great ponds, existing vegetation under three (3) feet in height and other ground cover shall not be removed, except to provide for a footpath or other permitted uses as described in paragraphs 2 and 2a above.

d. Pruning of tree branches on the bottom 1/3 of the tree is permitted.

e. In or 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, these openings shall be replanted with native tree species unless

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existing new tree growth is present.

The provisions contained in paragraph 2 above shall not apply to those portions of public recreational facilities adjacent to public swimming areas. Cleared areas, however, shall be limited to the minimum area necessary.

3. At distances greater than one hundred (100) feet, horizontal distance, from a great pond or a river flowing to a great pond and seventy-five (75) feet, horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, except to allow for the development of permitted uses, there shall be permitted on any lot, in any ten (10) year period, selective cutting of not more than forty (40) percent of the volume of the trees four (4) inches or more in diameter, measured 4 ½ feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the forty (40) percent calculation. For the purposes of these standards volume may be considered to be equivalent to basal area.

In no event shall cleared openings for development, including but not limited to, principal and accessory structures, driveways and sewage disposal areas, exceed in the aggregate, 25% of the lot area or ten thousand (10,000) square feet, whichever is greater, including land previously developed. This provision shall not apply to the Rural Residential District.

4. Cleared openings legally in existence on the effective date of this Ordinance may be maintained, but shall not be enlarged, except as permitted by this Ordinance.

5. Fields which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under the provisions of this section.

E. Erosion and Sedimentation Control

1. All activities which involve filling, grading, excavation or other similar activities which result in unstabilized soil conditions and which require a permit shall require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable provisions for:

- a Mulching and revegetation of disturbed soil.
- b Temporary runoff control features such as hay bales, silt fencing or diversion ditch.
- c Permanent stabilization structures such as retaining walls or riprap.

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2. In order to create the least potential for erosion, development shall be designed to fit with the topography and soil of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.

3. Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance, and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction shall be minimized to reduce the potential of erosion.

4. Any exposed ground area shall be temporarily or permanently stabilized within one (1) week from the time it was actively worked, by use of riprap, seed, and mulch, or other effective measures. In all cases permanent stabilization shall occur within nine (9) months of the initial date exposure, In addition:

a Where mulch is used, it shall be applied at a rate of at least one (1) bale per five hundred (500) square feet and shall maintained until a catch of vegetation is established.

b Anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover.

c Additional measures shall be taken where necessary in order to avoid salutations into the water. Such measures may include the use of staked hay bales and/or silt fences.

5. Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainage ways shall be a twenty-five (25) year storm or greater, and shall be stabilized with vegetation or lined with rip-rap.

F. Mineral Exploration and Extraction

Mineral exploration to determine the nature or extent of mineral resources shall be accomplished by hand sampling, test boring, or other methods which create minimal disturbance of less than one hundred (100) square feet of ground surface. A permit from the Code Enforcement Officer shall be required for mineral exploration which exceeds the above limitation. All excavation, including test pits and holes shall be immediately capped, filled or secured by other equally effective measures, so as to restore disturbed areas and to protect the public health and safety.

Mineral extraction may be permitted under the following conditions:

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1. A reclamation plan shall be filed with, and approved by the Planning Board before a permit is granted. Such plan shall describe in detail procedures to be undertaken to fulfill the requirements of paragraph 4 below.

2. Unless authorized pursuant to the Natural Resources Protection Act, Title 38, M.R.S.A. Section 480-C no part of any extraction operation, including drainage and runoff control features shall be permitted within one hundred (100) feet of the normal high-water line of a great pond, a river flowing to a great pond, or any other water body, tributary stream, or the upland edge of a wetland. Extraction operations shall not be permitted within seventy-five (75) feet of any property line, without written permission of the owner of such adjacent property.

3. Developers of new gravel pits along Significant River Segments shall demonstrate that no reasonable mining site outside the shoreland zone exist. When gravel pits must be located within the zone, they shall be set back as far as practicable from the normal high-water line and no less than seventy-five (75) feet and screened from the river by existing vegetation.

4. Within twelve (12) months following the completion of extraction operations at any extraction site, which operations shall be deemed complete when less than one hundred (100) cubic yards of materials are removed in any consecutive twelve (12) month period, ground levels and grades shall be established in accordance with the following:

a. All debris, stumps, and similar material shall be removed for disposal in an approved location, or shall be buried on-site. Only materials generated on-site may be buried on-site.

b. The final graded slope shall be two to one (2:1) slope or flatter.

c. Top soil or loam shall be retained to cover all disturbed land areas, which shall be reseeded and stabilized with vegetation native to the area. Additional topsoil or loam shall be obtained from off-site sources if necessary to complete the stabilization project.

5. In keeping with the purposes of this Ordinance, the Planning Board may impose such conditions as are necessary to minimize the adverse impacts associated with mineral extraction operations on surrounding uses and resources.

G. Mobile Home Park Lot Standards

1. All mobile home park lots served by a central on-site subsurface waste water disposal system approved by the Department of Human Services shall have a minimum of 12,000 square feet provided that overall density of the park shall not exceed 20,000 square feet per lot. The additional 8,000 square feet may be

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used for road, buffer strips, and setback.

2. All mobile home park lots served by separate subsurface septic waste disposal system shall have a minimum of 20,000 square feet per lot.

H. Piers, Docks, Wharfs, Bridges and Other Structures and Uses Extending Over or Beyond the Normal High-Water Line of a Water Body or within a Wetland

1. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.

2. The location shall not interfere with existing developed or natural beach areas.

3. The facility shall be located so as to minimize adverse effects on fisheries.

4. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use, and character of the area.

5. No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland unless the structure requires direct access to the water as an operational necessity.

6. No existing structure built on, or over or abutting a pier, dock, wharf or other structure extending beyond the normal high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district.

7. Except in the Rural Residential District structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the normal high-water line of a water body or within a wetland shall not exceed twenty (20) feet in height above the pier, wharf, dock or other structure.

NOTE: Permanent structures projecting into or over water bodies shall require a permit from the Commissioner of the Department of Environmental Protection pursuant to the Natural Resources Protection Act, Title 38 M.R.S.A., Section 480-C.

I. Residential Lot Standards.

1. All residential lots shall be a minimum of eighty seven thousand one hundred twenty (87,120) square feet (2 acres).

2. If more than one residential dwelling unit is constructed on a single parcel, all dimensional requirements shall be met for each additional dwelling

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unit.

3. Any lot abutting a lake, pond, river, or stream shall have a minimum shore frontage of 200 feet, measured in a straight line between the points of intersection of the side lot line with the shoreline at normal high-water elevation.
4. All lots shall have a minimum frontage of 250 feet on a street or road.
5. Setbacks
 - a. The placement of structures on lots shall meet or exceed the following minimum requirements in (SR) Shoreland Residential and (RR) Rural Residential Districts.
 - i. 100 foot setback from the normal high-water line or upland edge of a wetland, except in Significant River Segment (Union River from Route 9 bridge north to Great Pond), where setback is 125 feet.
 - ii. 75 foot setback from the center of State and Town roads.
 - iii. 50 foot setback from the center of a private right-of-way.
 - iv. Driveways and privately-owned roads are exempt from setback restriction.
 - v. 25 foot setback from property lines; may be reduced to a minimum of ten (10) foot setback if written permission of abutter (s) is secured and is on file in the Town Office.
 - b. The set back from the normal high-water line shall not apply to structures which require direct access to the water as an operational necessity, such as piers, docks, and retaining walls.

J. Principal and Accessory Structure

1. All new principal and accessory structure shall be set back a minimum of 100 feet from the normal high water mark of any great pond, river, stream, or other body of water designated on the Amherst Land Use Guidance Map as shoreland zoned, or 100 feet from the upland edge of any wetland so designated.

In addition:

- a. The water body or wetland setback provision shall neither apply to

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structures which require direct access to the water as an operational necessity, such as piers, docks and retaining walls, nor to other functionally water-dependent uses.

b. All principal structures along Significant River Segments (as listed in Title 38 M.R.S.A., Section 437: “The West Branch of the Union River from the Route 9 bridge in Amherst to the outlet of Great Pond”) shall be set back a minimum of one hundred and twenty-five (125) feet from the normal high water line and shall be screened from the river by existing vegetation. This provision does not apply to structures related to hydropower facilities.

c. The Planning Board is authorized to increase the required setback of a proposed structure, as a condition to permit approval, if necessary to accomplish the purposes of this Ordinance. Instances where a greater setback may be appropriate include, but are not limited to, areas of steep slope; shallow or erodible soils; or where an adequate vegetative buffer does not exist.

2. Principal or accessory structures and expansions of existing structures which are permitted in Resource Protection and Shoreland Residential Districts shall not exceed thirty-five (35) feet in height. This provision shall not apply to structures such as transmission towers, windmills, antennas, and similar structures having no floor area.

3. The first floor elevation or openings of all buildings and structures including basements shall be elevated at least one foot above the elevation of the 100 year flood, the flood record, or in the absence of these, defined by soil types identified as recent flood plain soils.

4. The total area of all structures, parking lots and other non-vegetated surfaces, within the shoreland zone shall not exceed twenty (20) percent of the lot or portion thereof, located within the shoreland zone, including land area previously developed.

5. Notwithstanding the requirements stated above, stairways or similar structures may be allowed with a permit from the Code Enforcement Officer, to provide shoreline access in areas of steep slopes or unstable soils provided: that the structure is limited to a maximum of four (4) feet in width; that the structure does not extend below or over the normal high-waterline of a body of water or upland edge of a wetland (unless permitted by the Environmental Protection pursuant to the Natural Resources Protection Act, Title 38, Section (480-C)); and that the applicant demonstrates that no reasonable access alternative exists on the property.

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K. Roads and Driveways

Note: The following definitions shall apply throughout this Ordinance:

Road: Public and private way such as State roads, Town roads, private right-of-way and privately-owned roads. In general, a route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by repeated passage of motorized vehicles.

Town Road: Strip of land held by the Town for the passage and use of the general public by motor vehicle and for which the Town has maintenance responsibility.

State Road: Road owned by the State, for which the State has maintenance responsibility.

Driveway: A vehicular access-way less than five hundred (500) feet in length serving two lots or less. The driveway itself shall not constitute the means of legal access along which frontage may be measured.

Privately-Owned Road: A way that the general public has no right to pass over by foot or by vehicle, and for which the Town has no maintenance responsibility.

Private Right-of-Way: Strip of land that the general public, by municipal easement, has a right to pass over by foot or by vehicle and for which the Town has no maintenance responsibility.

The following standards shall apply to the construction of roads and/or driveways and drainage systems, culverts and other related features.

1. Roads and driveways shall be set back at least one hundred (100) feet from the normal high-water line of all water bodies and from the upland edge of wetlands designated on the Amherst Land Use Guidance Map as shoreland zoned, unless no reasonable alternative exists as determined by the Planning Board. If no other reasonable alternative exists, the Planning Board may reduce the road and/or driveway setback requirement to no less than fifty (50) feet upon clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the water body. Such techniques may include, but are not limited to, the installation of settling basins and/or the effective use of additional ditch relief culverts and turnouts placed so as to avoid sedimentation of the water body, tributary stream, or wetland.

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On slopes of greater than twenty (20) percent the road and/or driveway setback shall be increased by ten (10) feet for each five (5) percent increase in slope above twenty (20) percent.

This paragraph shall apply neither to approaches to water crossings nor to roads or driveways that provide access to permitted structures and facilities located nearer to the shoreline due to an operational necessity.

2. Existing public roads may be expanded within the legal road right-of-way regardless of their setback from a water body.
3. New permanent roads are not permitted within the shoreland zone along Significant River Segments except:
 - a. To provide access to structures or facilities within the zone; or
 - b. When the applicant demonstrates that no reasonable alternative route exists outside the shoreland zone. When roads must be located within the shoreland zone they shall be setback as far as practicable from the normal high-water line and screened from the river by existing vegetation.
4. New roads and driveways are prohibited in a Resource Protection District except to provide access to permitted uses within the District, or as approved by the Planning Board upon a finding that no reasonable alternative route or location is available outside the district, in which case the road and/or driveway shall be setback as far as practicable from the normal high-water line of a water body, tributary stream, or upland edge of a wetland.
5. Road banks shall be no steeper than a slope of two (2) horizontal to one (1) vertical, and shall be graded and stabilized in accordance with the provisions for erosion and sedimentation control contained in subsection E.
6. Road grade shall be no greater than ten (10) percent except for short segments of less than two hundred (200) feet.
7. In order to prevent road surface drainage from directly entering water bodies, roads shall be designed, constructed, and maintained to empty onto an unscarified buffer strip at least fifty (50) feet plus two (2) times the average slope, in width between the outflow point of the ditch or culvert and the normal high-water line of a water body, tributary stream, or upland edge of wetland. Road surface drainage which is directed to an unscarified buffer strip shall be diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.

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8. Ditch relief (cross drainage) culverts, drainage dips and water turnouts shall be installed in a manner effective in directing drainage onto unscarified buffer strips before the flow in the road or ditches gains sufficient volume or head to erode the road or ditch. To accomplish this, the following shall apply:

a. Ditch relief culverts, drainage dips and associated water turnouts shall be spaced along the road at intervals no greater than indicated in the following table:

| Road Grade (Percent) | Spacing (Feet) |
|-------------------------|-------------------|
| 0 - 2 | 250 |
| 3 - 5 | 200-135 |
| 6 - 10 | 100-80 |
| 11 - 15 | 80-60 |
| 16 - 20 | 60-45 |
| 21+ | 40 |

b. Drainage dips may be used in place of ditch relief culverts only where the road grade is ten (10) percent or less.

c. On road sections having slopes greater than ten (10) percent, ditch relief shall be placed across the road at approximately a thirty (30) degree angle downslope from a line perpendicular to the centerline of the road.

d. Ditch relief culverts shall be sufficiently sized and properly installed in order to allow for effective functioning, and their inlet and outlet ends shall be stabilized with appropriate materials.

9. Ditches, culverts, bridges, dips, water turnouts and other storm water runoff control installations associated with roads shall be maintained on a regular basis to assure effective functioning.

L. Septic Waste Disposal

1. All subsurface sewage disposal systems shall be installed in conformance with the State of Maine Subsurface Wastewater Disposal Rules (Rules).

Note: The Rules, among other requirements, include:

a. The minimum setback for new subsurface sewage disposal systems, shall be no less than one hundred (100) horizontal feet from the normal high-water line of the perennial water body. The minimum setback

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distances from water bodies for new subsurface sewage disposal systems shall not be reduced by variance.

b. Replacement systems shall meet the standards for replacement systems as contained in the Rules.

M. Signs

1. The following provisions shall govern the use of signs in the Resource Protection and Shoreland Residential Districts:

a. Signs and billboards relating to goods and services sold on the premises shall be permitted, provided that such signs shall not exceed six (6) square feet in area and shall not exceed two (2) signs per premises. Billboards and signs relating to goods or services not sold or rendered on the premises shall be prohibited.

b. Name signs shall be permitted, provided such signs shall not exceed two (2) signs per premises.

c. Residential users may display a single sign not over three (3) square feet in area relating to the sale, or rental, or lease of the premises.

d. Signs relating to trespassing and hunting shall be permitted without restriction as to number provided that no such sign shall exceed two (2) square feet in area.

e. Signs relating to public safety shall be permitted without restriction.

f. No sign shall extend higher than twenty (20) feet above the ground.

g. Signs may be illuminated only by shielded, non-flashing lights.

2. The following provisions shall govern the use of signs within the Rural Residential District:

a. Signs and billboards relating to goods and services sold on premises shall be permitted, provided such signs shall not present any array totaling more than sixty- four (64) square feet visible from any one direction. Billboards and a signs relating to goods and services not rendered on the premises shall be prohibited.

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- b. No sign shall extend higher than twenty (20) feet above the ground.
- c. Signs may be illuminated only by shielded, non-flashing light.

N. Soils

All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, improper drainage, and water pollution, whether during or after construction. Proposed uses requiring subsurface waste disposal, and commercial or industrial development and other similar intensive land uses, shall require a soils report based on an on-site investigation and be prepared by state-certified professionals. Certified persons may include Maine Certified Soil Scientists, Maine Registered Professional Engineers, Maine State Certified Geologists and other persons who have training and experience in the recognition and evaluation of soil properties. The report shall be based upon the analysis of the characteristics of the soil and surrounding land and water areas, maximum ground water elevation, presence of ledge, drainage conditions, and other pertinent data which the evaluator deems appropriate. The soil report shall include recommendations for a proposed use to counteract soil limitations where they exist.

O. Subdivision of Land

Existing State Statutes for Land Subdivision and local subdivision standards as set forth in the Town of Amherst Subdivision Ordinance shall apply to all subdivisions within the Town of Amherst.

P. Timber Harvesting

1. Within the strip of land extending 75 feet inland from the normal high-water line in Shoreland area zoned for Resource Protection abutting a great pond there shall be no timber harvesting, except to remove safety hazards.
2. Except in areas as described in Paragraph 1 above, timber harvesting within Resource Protection or Shoreland Residential Districts shall conform with the following provisions:
 - a. Selective cutting of no more than forty (40) percent of the total volume of trees four (4) inches or more in diameter measured at 4-½ feet above ground level on any lot in any ten (10) year period is permitted unless exemption is granted by the Planning Board, upon a clear showing, including a forest management plan signed by a Maine licensed

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professional forester, that such exemption is necessary for good forest management, and is carried out in accordance with the purposes of the Act. The Planning Board must notify the DEP of any permits issued for timber harvesting in excess of 40 percent.

In addition:

- i. Within one-hundred (100) feet, horizontal distance, of the normal high-water line of all water bodies and of the upland edge of wetlands designated on the Amherst Land Use Guidance Map as shoreland zoned, there shall be no clearcut openings and a well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.
 - ii. At distances greater than one-hundred (100) feet, horizontal distance, from the normal high-water line of all water bodies and from the upland edge of wetlands designated on the Amherst Land Use Guidance Map as shoreland zoned, harvesting operations shall not create single clear cut openings greater than ten-thousand (10,000) square feet in the forest canopy. Where such openings exceed five-thousand (5000) square feet they shall be at least one hundred (100) feet apart. Such clear-cut openings shall be included in the calculation of the total volume removal. For the purpose of these standards volume may be considered to be equivalent to basal area.
- b. No accumulation of slash shall be left within fifty (50) feet of the normal high-water line of a body of water body. In all other areas slash shall either be removed or disposed of in such a manner that it lies on the ground and no part thereof extends more than four (4) feet above the ground. Any debris that falls below the normal high-water line of a water body shall be removed.
- c. Timber harvesting equipment shall not use stream channels as travel routes except when:
- i. Surface waters are frozen; and
 - ii. The activity will not result in any ground disturbance.
- d. All crossings of flowing water shall require a bridge or culvert, except in areas with low banks and channel beds which are composed of gravel, rock or similar hard surface which would not be eroded or otherwise damaged.

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e. Skid trails approaches to water crossing shall be located and designed so as to prevent water runoff from directly entering the water body or tributary stream. Upon completion of timber harvesting, temporary bridges and culverts shall be removed and areas of exposed soil revegetated.

f. Except for water crossings, skid trails and other sites where the operation of machinery used in timber harvesting results in the exposure of mineral soil shall be located such that an unscarified strip of vegetation of at least seventy-five (75) feet in width for slopes up to ten (10) percent shall be retained between the exposed mineral soil and the normal high-water line of a water body or upland edge of a wetland. For each ten (10) percent increase in slope, the unscarified strip shall be increased by twenty (20) feet. The provisions of this paragraph apply only to a face sloping toward the water body or a wetland, provided, however, that no portion of such exposed mineral soil on a bank face shall be closer than twenty-five (25) feet from the normal high-water line of a water body or upland edge of a wetland.

Q. Water Quality

No activity shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quality, obnoxiousness, toxicity, or temperature that run off, seep, percolate, or wash into the surface waters or ground waters so as to contaminate, pollute, or harm such waters, or cause nuisances, such as objectionable shore deposits, or unsightliness, or be harmful to human, animal, plant or aquatic life.

R. Camping on Public Lands

Camping on public Lands, within the Town of Amherst, Maine, is hereby prohibited without a permit from the Planning Board.

S. Individual Private Campsites.

Individual, private campsites not associated with campgrounds are permitted provided the following conditions are met:

1. One campsite per lot existing on the effective date of this Ordinance, or thirty thousand (30,000) square feet of lot area within the shoreland zone, whichever is less, may be permitted.

2. Campsite placement on any lot, including the area intended for a recreational vehicle or tent platform, shall be set back at least one hundred (100)

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feet, horizontal distance, from the normal high-water line of all water bodies and from the upland edge of wetlands designated on the Amherst Land Guidance Map as shoreland zoned.

3. Recreational vehicles shall not be located on any type of permanent foundation except for a gravel pad, and no structure (s) except canopies shall be attached to the recreational vehicle.

4. The clearing of vegetation for siting of the recreational vehicle, tent or similar shelter in a Resource Protection District shall be limited to one thousand (1000) square feet.

5. A written sewage disposal plan describing the proposed method and location of sewage disposal shall be required for each campsite and shall be approved by the local Plumbing Inspector. Where disposal is off-site, written authorization from the receiving facility or land owner is required.

6. When a recreational vehicle, tent, or similar shelter is placed on-site for more than one hundred and twenty (120) days per year, all requirements for residential structures shall be met, including the installation of a subsurface sewage disposal system in compliance with the State of Maine Subsurface Wastewater Disposal Rules unless served by public sewage facilities.

T. Commercial and Industrial Uses

The following new commercial and industrial uses are prohibited within the shoreland zone:

- a. Auto washing facilities
- b. Auto or other vehicle service and/or repair operations, including body shops
- c. Chemical and bacteriological laboratories
- d. Storage of chemicals, including herbicides, pesticides or fertilizers other than amounts normally associated with individual households or farms
- e. Commercial painting, wood preserving, and furniture stripping
- f. Dry cleaning establishments
- g. Electronic circuit assembly

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- h. Laundromats, unless connected to a sanitary sewer
- i. Metal plating, finishing, or polishing
- j. Petroleum or petroleum product storage and/or sale except storage on same property as use occurs
- k. Photographic processing
- l. Printing

U. Parking Areas

1. Parking areas shall meet the shoreline setback requirements for structures for the district in which such areas are located. The setback requirements for parking areas serving public boat launching facilities, in Districts other than the Rural Residential District may be reduced to no less than fifty (50) feet from the normal high-water line or upland edge of a wetland if the Planning Board finds that no other reasonable alternative exists.

2. Parking areas shall be adequately sized for the proposed use and shall be designed to prevent storm water runoff from flowing directly into a water body, and where feasible, to retain all runoff on-site.

3. In determining the appropriate size of proposed parking facilities, the following shall apply:

- a. Typical parking space: Approximately ten (10) feet wide and twenty (20) feet long, except that parking spaces for vehicle and boat trailer shall be forty (40) feet long.
- b. Internal travel aisles: Approximately twenty (20) feet wide.

V. Storm Water Runoff

1. All new construction and development shall be designed to minimize storm water runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as berms, swales, terraces and wooded areas shall be retained in order to reduce runoff and encourage infiltration of storm waters.

2. Storm water runoff control systems shall be maintained as necessary to ensure proper functioning.

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W. Essential Services

1. Where feasible, the installation of essential services shall be limited to existing public ways and existing service corridors.

2. The installation of essential services is not permitted in a Resource Protection District, except to provide services to a permitted use within said district, or except where the applicant demonstrates that no reasonable alternative exists. Where permitted, such structures and facilities shall be located so as to minimize any adverse impacts on surrounding uses and resources, including visual impacts.

X. Archaeological Sites

Any proposed land use activity involving structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places, as determined by the permitting authority shall submitted by the applicant to the Maine Historic Preservation Commission for review and comment, at least twenty (20) days prior to action being taken by the permitting authority. The permitting authority shall consider comments received from the Commission prior to rendering a decision on the application.

SECTION XV: ADMINISTRATION

A. Administering Bodies and Agents

1. Code Enforcement Officer

A Code Enforcement Officer shall be appointed or reappointed annually by July 1st.

2. Board of Appeals

A Board of Appeals shall be created in accordance with the provisions of Title 30-A Section 2691.

3. Planning Board

A Planning Board shall be created in accordance with the provisions of State laws.

B. Permits Required

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1. After the effective date of this Ordinance no person shall, without first obtaining a permit, engage in any activity or use of land or structure requiring a permit in the district in which such activity or use would occur, or expand, change or replace an existing use or structure, or renew a discontinued nonconforming use.

2. Prior to commencement of a commercial timber harvest in the Town of Amherst, Maine, (a commercial timber harvest being one in which more than ten cords of wood are to be cut within one year), the operator of the timberland shall submit a Prior Notification of Commercial Timber Harvest Form to the Amherst Planning Board. The Planning Board shall review the notification within thirty (30) days and notify the operator in writing of their review. Failure of the operator to submit prior notification shall constitute a violation of the Amherst Land Use Guidance Ordinance and shall be subject to a fine as prescribed in Section XV (J) (4). For plans of more than one year's duration, prior notification must be submitted for each successive year. For activities within the Shoreland District (SP, RP, & LR) a permit is required from the Planning Board of Amherst. The criteria in the prior notification form and subsection XV (F) (a-j) shall be used to justify issuance within thirty (30) days following Planning Board Review.

C. Plumbing Permit Required Prior to Building Permit

No building permit shall be issued for any structure or use involving the construction, installation or alteration of plumbing facilities unless a permit for such facilities has been secured by the applicant or his or her authorized agent, according to the requirements of this Ordinance.

D. Permit Application

1. Every applicant for a permit shall submit a written application, including a scaled site plan, on a form provided by the municipality, to the appropriate official as indicated in SECTION XII.

2. All applications shall be signed by the owner or owners of the property or other person authorizing the work, certifying that the information in the application is complete and correct. If the person signing the application is not the owner or lessee of the property then that person shall submit a letter of authorization from the owner or lessee.

3. All applications shall be dated, and the Code Enforcement Officer or Planning Board, as appropriate, shall note upon each application the date and time of its receipt.

4. If the property is not served by public sewer, a valid plumbing permit or a completed application for a plumbing permit, including the site evaluation

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approved by the Plumbing Inspector, shall be submitted whenever the nature of the proposed structure would require the installation of a subsurface sewage disposal system.

E. Procedures of Administering Permits

Within 35 days of the date of receiving a written application, the Planning Board or Code Enforcement Officer, as indicated in SECTION XIII, shall notify the applicant in writing either that the application is a complete application, or, if the application is incomplete, that specified additional material is needed to make the application complete. The Planning Board or Code Enforcement Officer, as appropriate, shall approve, approve with conditions, or deny all permit applications. However, if the Planning Board has a waiting list of applications, a decision on the application shall occur within 35 days after the first date on the Planning Board's agenda following receipt of the completed application, or within 35 days of the public hearing, if one is held. Permits shall be approved if the proposal use or structure is found to be in conformance with the purposes and provisions of this Ordinance.

The applicant shall have the burden of proving that the proposed land use activity is in conformity with the purposes and provisions of this Ordinance.

After the submission of a complete application to the Planning Board, the Board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:

- a. Will maintain safe and healthful condition;
- b. Will not result in water pollution, erosion, or sedimentation to surface waters;
- c. Will adequately provide for the disposal of all wastewater;
- d. Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
- e. Will conserve shore cover and visual, as well as actual, points of access to bodies of water;
- f. Will protect archaeological and historic resources as designated in the comprehensive plan;
- g. Will avoid problems associated with flood plain development and use; and

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h. Will not result in the degradation of the rural, semi-developed character of the town;

i. Will not result in the disruption of the economic and social way of life desired by the citizens; and,

j. Is in conformance with the provisions of SECTION XIV: Land Use Standards.

If a permit is either denied or approved with conditions, the reasons as well as conditions shall be stated in writing. No approval shall be granted for an application involving a structure if the structure would be located in an unapproved subdivision or would violate any other local ordinance or regulation or any state law which the municipality is responsible for enforcing.

F. Permits for new Temporary Docks and Piers:

New Temporary docks, piers and related structures shall require a permit prior to their initial installation. Such a permit may be granted conditionally to provide for the reinstallation of said new temporary dock, pier or related structure from year to year provided that said new temporary dock, pier or related structure is not substantially enlarged or modified in size and use.

G. Expiration of Permit

1. Following the issuance of a permit, if no substantial start is made in construction or in the use of the property within one year of the date of the permit, the permit shall lapse and become void.

2. If, by decision of the CEO, the spirit of the permit is violated in the sense that construction or other development activity goes beyond what is indicated in the permit, or otherwise circumvents its intention in scope or specific detail, the permit shall become void.

H. Installation of Public Utility Service

No public utility, water district, sanitary district or any utility company of any kind may install services to any new structure located in the shoreland zone unless written authorization attesting to the validity and currency of all local permits required under this or any previous Ordinance, has been issued by the appropriate municipal officials. Following installation of service, the company or district shall forward the written authorization to the municipal officials, indicating that installation has been completed.

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I. Appeals

1. Powers and Duties of the Board of Appeals

The Board of Appeals shall have the following powers:

a. **Administrative Appeals:** To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the Code Enforcement Officer or Planning Board in the enforcement or administration of the Ordinance.

b. **Variance Appeals:** To authorize variances upon appeal, within the limitations set forth in this Ordinance.

2. Variance Appeals: Variances may be permitted only under the following conditions:

a. Variances may be granted only from dimensional requirements including but not limited to, lot width, structure height, percent of lot coverage, and setback requirements.

b. Variances shall not be granted for establishment of any uses otherwise prohibited by this Ordinance.

c. A decision of the CEO to take enforcement action for violations of this Ordinance or any permit issued pursuant to this Ordinance is not appealable to the Board of Appeals. This Ordinance shall be enforced in accordance with 30-A MRSA 4452.

d. The Board shall not grant a variance unless it finds that:

(1) The proposed structure or use would meet the provisions of SECTION XIV except for the specific provision which has created the non-conformity and which relief is sought: an

(2) The strict application of the terms of this Ordinance would result in undue hardship.

The term “undue hardship” shall mean:

(i) That the land in question cannot yield a reasonable return unless a variance is granted;

(ii) That the need for a variance is due to the unique circumstances of the property and not the general

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conditions in the neighborhood;

(iii) That the granting a variance will not alter the essential character of the locality; and

(iv) That the hardship is not the result of action taken by the applicant or a prior owner.

e. The Board of Appeals shall limit any variances granted as strictly as possible in order to insure conformance with the purposes and provisions of this Ordinance to the greatest extent possible, and in doing so may impose such conditions to a variance as it deems necessary. The party receiving the variance shall comply with any conditions imposed.

f. A copy of all variances granted by the Board of Appeals shall be submitted to the Commissioner of the Department of Environmental Protection within fourteen (14) days of the decision.

3. Appeal Procedure

a. Making an Appeal

(1) An administrative or variance appeal may be taken to the Board of Appeals by an aggrieved party from any decision of the Code Enforcement Officer or the Planning Board. Such appeal shall be taken within thirty (30) days of the date of the decision appealed from, and not otherwise, except that the Board, upon a showing of good cause, may waive the thirty (30) day requirement.

(2) Such appeal shall be made by filing with the Board of Appeals a written notice of appeal which includes:

(i) A concise written statement indicating what relief is requested and why it should be granted.

(ii) A sketch drawn to scale showing lot lines, location of existing buildings and structures and other physical features of the lot pertinent to the relief sought.

(3) Upon being notified of an appeal, the Code Enforcement Officer or Planning Board, as appropriate, shall transmit to the Board of Appeals all of the papers constituting the record of the decision appealed from.

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(4) The Board of Appeals shall hold a public hearing on the appeal within thirty-five (35) days of its receipt of an appeal request.

b. Decision by Board of Appeals

(1) A majority of the board shall constitute a quorum for the purpose of deciding an appeal. A member who abstains shall not be counted in determining whether a quorum exists.

(2) The concurring vote of the majority of the members of the Board of Appeals present and voting shall be necessary to reverse an order, requirement, decision, or determination of the Code Enforcement Officer or Planning Board, or to decide in favor of the applicant on any matter on which it is required to decide under the Ordinance, or to affect any variation in the application of this Ordinance from its stated terms. The board may reverse the decision, or failure to act, of the Code Enforcement Officer or Planning Board only upon a finding that the decision, or failure to act, was clearly contrary to specific provisions of this Ordinance.

(3) The person filing the appeal shall have the burden of proof.

(4) The Board shall decide all appeals within thirty-five (35) days after the close of the hearing, and shall issue a written decision on all appeals.

(5) All decisions shall become a part of the record and shall include a statement of findings and conclusions as well as the reasons or basis thereof, and the appropriate order, relief or denial thereof.

4. Appeal to Superior Court

Any aggrieved party who participated as a party during the proceedings before the Board of Appeals may take an appeal to Superior Court in accordance with State Laws within thirty (30) days from the date of any decision of the Board of Appeals.

5. Reconsideration

The Board of Appeals may reconsider any decision within thirty (30) days of its prior decision. The Board may conduct additional hearings and receive additional evidence and testimony.

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J. Enforcement

1. Nuisances

Any violation of this Ordinance shall be deemed to be a nuisance.

2. Code Enforcement Officer

a. It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Ordinance. If the Code Enforcement Officer shall find that any provision of this Ordinance is being violated, he or she shall notify in writing the person responsible for such violation, indicating the nature of the violation and ordering the action necessary to correct it, including discontinuance of illegal use of land, buildings or structures, or work being done, removal of illegal buildings or structures, and abatement of nuisance condition. A copy of such notices shall be submitted to the municipal officers and be maintained as a permanent record.

b. The Code Enforcement Officer shall conduct on-site inspections to insure compliance with all applicable laws and conditions attached to permit approvals. The Code Enforcement Officer shall also investigate all complaints of alleged violations of this Ordinance.

c. The Code Enforcement Officer shall keep a complete record of all essential transactions of the office, including applications submitted, permits granted or denied, variances granted and denied, revocation investigated, violations found, and fees collected. On a biennial basis, a summary of this record shall be submitted to the Director of the Bureau of Land Quality Control within the Department of Environmental Protection.

3. Legal Action

When the above action does not result in the correction or abatement of the violation or nuisance condition, the Municipal Officers, upon notice from the Code Enforcement Officer, are hereby directed to institute any and all actions and proceedings, either legal or equitable, including seeking injunctions of violations and the imposition of fines, that may be appropriate or necessary to enforce the provisions of this Ordinance in the name of the municipality. The municipal officers, or their authorized agent, are hereby authorized to enter into administrative consent agreements for the purpose of eliminating violations of this Ordinance and recovering fines without Court action. Such agreements shall not allow an illegal structure or use to continue unless there is clear and convincing

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evidence that the illegal structure or use was constructed or conducted as a direct result of erroneous advice given by an authorized municipal official and there is no evidence that the owner acted in bad faith, or unless the removal of the structure or use will result in a threat or hazard to public health and safety or will result in substantial environmental damage.

4. Fines

Any person, including but not limited to a landowner, a landowner's agent or contractor, who orders or conducts any activity in violation of this Ordinance shall be penalized in accordance with Title 30-A, MRSA 4452.

SECTION XVI: DEFINITIONS

ACCESSORY STRUCTURE OR USE - A use or structure which is incidental and subordinate to the principal use or structure. Accessory uses, when aggregated, shall not subordinate the principal use of a lot. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or common wall is considered part of the principal structure.

AGRICULTURE - The production, keeping or maintenance for sale or lease, of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock; fruits and vegetables; and ornamental and green house products. Agriculture does not include forest management and timber harvesting activities.

AGGRIEVED PARTY - An owner of land whose property is directly or indirectly affected by the granting or denial of a permit or variance under this Ordinance; a person whose land abuts land for which a permit or variance has been granted; or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such permit or variance.

AQUACULTURE - The growing or propagation of harvestable freshwater, estuarine, or marine plant or animal species.

BOAT LAUNCHING FACILITY - A facility designed primarily for the launching and landing of watercraft, and which may include an access ramp, docking area and parking spaces for vehicles and trailers.

CAMPGROUND - Any area or tract of land to accommodate two (2) or more parties in temporary living quarters, including, but not limited to tents, recreational vehicles or other shelters.

COMMERCIAL USE - The use of lands, buildings, or structures, other than a

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“home occupation,” defined below, the intent and result of which activity is the production of income from the buying and selling of goods and/or services, exclusive of rental of residential buildings and/or dwelling units.

DIMENSIONAL REQUIREMENTS - Numerical standards relating to spatial relationships including but not limited to setback, lot area, shore frontage and height.

DRIVEWAY - A vehicular access-way less than five hundred (500) feet in length serving two lots or less. The driveway itself shall not constitute the means of legal access along which frontage may be measured.

EMERGENCY OPERATIONS - Operation conducted for the public health, safety or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and operations to rescue human beings, property and livestock from the threat of destruction or injury.

ESSENTIAL SERVICES - The construction, alteration or maintenance of gas, electrical or communication facilities; steam, fuel, electric power or water transmission or distribution lines, towers and related equipment; telephone cables or lines; poles and related equipment; gas, oil, water, slurry or other similar pipelines; municipal sewage lines, collection or supply systems; and associated storage tanks. Such systems may include towers, poles, wires, mains, drains, pipes, conduits, cables, fire alarms and police call boxes, traffic singles, hydrants and similar accessories, but shall not include service drops or buildings which are necessary for the furnishing of such services.

EXPANSION OF A STRUCTURE - An increase in the floor area or volume of a structure, including all extensions such as, but not limited to: attached decks, garages, porches and greenhouses.

EXPANSION OF USE - The addition of weeks or months to a use’s operating season, additional hours of operation; or the use of floor area or ground area devoted to a particular use.

FAMILY - One or more persons occupying a premise and living as a single housekeeping unit.

FAMILY FARM - Any farm on which agricultural products are intended primarily for household use and not for commercial purposes.

FLOOR AREA - The sum of the horizontal area of the floor (s) of a structure enclosed by exterior walls, plus the horizontal area of any unenclosed portions of a structure such as porches and decks.

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FOREST MANAGEMENT ACTIVITIES - Timber cruising and other forest resource evaluation activities, pesticide or fertilizer application, management planning activities, timber stand improvement, pruning, regeneration of forest stands, and other similar or associated activities, exclusive of timber harvesting and the construction, creation or maintenance of roads.

FOUNDATION - The supporting structure of a building or other structure including but not limited to basements, slabs, sills, posts or frost walls.

FRESHWATER WETLANDS - Freshwater swamps, marshes, bogs and similar areas which are:

1. Of ten (10) or more contiguous acres, or of less than ten (10) contiguous acres and adjacent to a surface body, excluding any river, stream or brook such that in a natural state, the combined surface area is in excess of ten (10) acres; and
2. Inundated or saturated by surface or ground water at frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

FUNCTIONALLY WATER-DEPENDENT USES - Those uses that require, for their primary purpose, location on submerged lands or that require direct access to, or location in, coastal and inland water and which cannot be located away from these waters. The use include, but are not limited to commercial and recreational fishing and boating facilities, finfish and shellfish processing, fish storage and retail and wholesale fish marketing facilities, waterfront dock and port facilities shipyards and boat building facilities, marinas, navigation aides, basins and channels, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or processing water and which cannot reasonably be located or operated at an inland site, and uses which primarily provide general public access to marine or tidal waters.

GREAT POND - Any inland body of water which in a natural state has a surface area in excess of ten (10) acres, and any inland body of water artificially formed or increased which has a surface area in excess of thirty (30) acres except for the purpose of this Ordinance, where the artificially formed or increased inland body of water is completely surrounded by land held by a single owner.

HEIGHT OF A STRUCTURE - The vertical distance between the mean original grade at the downhill side of the structure and the highest point of the

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structure, excluding chimney, steeples, antennas, and similar appurtenances which have no floor area.

HOME OCCUPATION - an occupation or profession which is customarily conducted on or in a residential structure or property and which is:

- (1) clearly incidental to and compatible with the residential use of the property and surrounding residential uses; and
- (2) Which employs no more than two (2) person other than family members residing in the home.

INDIVIDUAL PRIVATE CAMPSITE - An area of land which is not associated with a campground, but which is developed for repeated camping by only one group not to exceed ten (10) individuals and which involves site improvements which may include but not be limited to gravel pads, parking areas, fire places, or tent platforms.

INDUSTRIAL - The assembling, fabrication, finishing, manufacturing, packing or processing of goods, or the extraction of minerals.

LOT AREA - The area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of water body or upland edge of a wetland, areas beneath roads serving more than two (2) lots,

MARINA - A business establishment having frontage on navigable water and, as its principal use, providing for hire offshore moorings or docking facilities for boats, and which may also provide accessory services such as boat and related sales, boat repair and construction, indoor and outdoor storage of boats and marine equipment, boat and tackle shops and marine fuel service facilities.

MANUFACTURED HOUSING - Manufactured housing as defined by 30-A MRSA as amended including mobile homes and modular housing

MARKET VALUE - The estimated price a property will bring in the open market and under prevailing market conditions in a sale between a willing seller and a willing buyer, both conversant with the property and with prevailing general price levels.

MINIMUM LOT WIDTH - The closest distance between the side lot lines of a lot.

MINERAL EXPLORATION - Hand sampling, test boring, or other methods of determining the nature or extent of mineral resources which create minimal disturbance to the land and which include reasonable measures to restore land to its original condition.

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MINERAL EXTRACTION - Any operation within any twelve (12) month period which removes more than one hundred (100) cubic yards of soil, top soil, loam, sand, gravel, clay, rock, peat, or other like material from its natural location and to transport the product removed, from extraction site.

MOBLE HOME PARK - A parcel of land under unified ownership approved by the Planning Board for the placement of three (3) or more manufactured homes.

MULTI - UNIT RESIDENTIAL - A residential structure containing three (3) or more residential dwelling units.

NON-CONFORMING LOT - A single lot of record which, at the effective date of adoption or amendment of this Ordinance, does not meet the area, frontage, or width requirements of the district in which it is located.

NON-CONFORMING STRUCTURE - A structure which does not meet any one or more of the following dimensional requirements: setback, height, or lot coverage, but which is allowed solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

NON-CONFORMING USE - Use of buildings, structures, premises, land or parts thereof which is not permitted in the district in which it is situated, but which is allowed to remain solely because it was in lawful existence at the time this Ordinance or subsequent amendments took effect.

NORMAL HIGH-WATER LINE - That line which is apparent from visible markings, changes in the character of soils due to prolonged action of the water or changes in vegetation, and which distinguishes between predominantly aquatic and predominantly terrestrial land. In case of wetlands adjacent to rivers and great ponds, the normal high-water line is the upland edge of the wetland, and not the edge of the open water.

PERSON - An individual, corporation, governmental agency, municipality, trust, estate, partnership, association, two (2) or more individuals having a joint or common interest, or other legal entity.

PIERS, DOCKS, WHARFS, BRIDGES and OTHER STRUCTURES and USES EXTENDING OVER OR BEYOND THE NORMAL HIGH-WATER LINE OR WITHIN A WETLAND

Temporary: Structures which remain in or over the water for less than even (7) months in any period of twelve (12) consecutive months.

Permanent: Structures which remain in or over the water for seven (7) months or more in any period of twelve (12) consecutive months.

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PRINCIPAL STRUCTURE - A building other than one which is used for purposes wholly incidental or accessory to the use of another building or use on the same premises.

PRINCIPAL USE – A use other than one which is wholly incidental or accessory to another use on the same premises.

PUBLIC FACILITY - Any facility, including, but not limited to, buildings, property, recreation areas, and roads, which are owned, leased, or otherwise operated, or funded by a governmental body or public entity.

RECENT FLOOD PLAIN SOILS - The following soil series as described and identified by National Cooperative Soil Survey:

| | | |
|----------|---------|----------|
| Alluvial | Cornish | Charles |
| Fryeburg | Hadley | Limerick |
| Lovewell | Medomak | Ondawa |
| Podunk | Rumney | Saco |
| Suncook | Sunday | Winooski |

RECREATIONAL FACILITY - A place designed and equipped for the conduct of sports, leisure time activities, and other customary and usual recreational activities, excluding boat launching facilities.

RECREATIONAL VEHICLES - A vehicle or an attachment to a vehicle designed to be towed, and designed for temporary sleeping or living quarters for one (1) or more persons, and which may include a pick-up camper, travel trailer, tent trailer, camp trailer, and motor home. In order to be considered as a vehicle and not as a structure, the unit must remain with its tires on the ground, and must be registered with the State Division of Motor Vehicles.

REPLACEMENT SYSTEM - A system intended to replace:

- (1) An existing system which is either malfunctioning or being upgraded with no significant change of design flow or use of the structure.
- (2) Any existing overboard wastewater discharge.

RESIDENTIAL DWELLING UNIT - A room or group of rooms designed and equipped exclusively for use as permanent, seasonal, or temporary living quarters for only one (1) family. The term shall include mobile homes, but not recreational vehicles.

RIPRAP - Rocks, irregularly shaped, and at least six (6) inches in diameter, used for erosion control and soil stabilization, typically used on ground slopes of two (2) units horizontal to one (1) unit vertical or less.

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RIVER - A free-flowing body of water including its associated flood plain wetlands from that point at which it provides for a watershed of twenty five (25) square miles to its mouth.

ROAD - Public and private way such as State roads, Town roads, private right -of-way and privately owned roads (see below). In general, a route or track consisting of a bed of exposed mineral soil, gravel, asphalt, or other surfacing material constructed for or created by the repeated passage of motor vehicles.

Town Road: Strip of land held by the Town for passage and use of general public by motor vehicle and for which the Town has maintenance responsibility.

State Road: Road owned by the State, for which the State has maintenance

Privately Owned Road: A way that the general public has no right to pass over by foot or by vehicle, and for which the Town has no maintenance responsibility.

Private Right-of-Way Strip of land that the general public, by municipal easement, has a right to pass over by foot or by vehicle and for which the Town has no maintenance responsibility.

SERVICE DROP: Any utility line extension which does not cross or run beneath any portion of a water body provided that:

1. In the case of electric service
 - a. The placement of wires and/or the installation of utility poles is located entirely upon the premises of the customer requesting service or upon a roadway right-of-way, and
 - b. The total length of the extension is less than one thousand (1000) feet.
2. In case of telephone service
 - a. The extension, regardless of length, will be made by the installation of telephone wires to existing utility poles, or
 - b. The extension requiring the installation of new utility poles or replacement underground is less than one thousand (1000) feet in length.

SET BACK - The nearest horizontal distance from the normal high-water line to

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the nearest part of a structure, road, parking space or other regulated object or area.

SHORE FRONTAGE - The length of the lot boarding on a water body measured in a straight line between intersections of the lot lines with the shoreline at the normal high-water elevation.

SHORELAND ZONE - The land area located within two hundred and fifty (250) feet, horizontal distance, of the normal high-water line of any water body or the upland edge of any wetland designated on the Amherst Land Guidance Map as shoreland zoned.

SIGNIFICANT RIVER SEGMENTS - See Title 38 MRSA Sec. 437. In Amherst, the West Branch of the Union River from the Route 9 bridge to the outlet of Great Pond in the Town of Great Pond.

STEAM - A free-flowing body of water from the outlet of a great pond or the confluence of two (2) perennial streams as depicted on the most recent edition of a United States Geological Survey 7.5 minute series topographic map, or if not available, a 15 minute series topographic map, to the point where the body of water becomes a river or flows to another water body or wetland within a shoreland zone.

STRUCTURE -Anything built for the support, shelter or enclosure of persons, animals, goods or property of any kind, together with anything constructed or erected with a fixed location on or in the ground, exclusive of fences. The term includes structures temporarily or permanently located, such as decks and satellite dishes.

SUBSTANTIAL START - Completion of thirty (30) percent of a permitted structure or use measured as a percentage of estimated total cost

SUBSURFACE SEWAGE DISPOSAL SYSTEM - A collection of treatment tank (s), disposal area (s), holding tank (s) and pond (s), surface spray system (s), cesspool (s), well (s), surface ditch (s), alternative toilet (s), or other devices and associated piping designed to function as a unit for the purpose of disposing of wastes or wastewater on or beneath the surface of the earth. The term shall not include any wastewater discharge system licensed under 38 MRSA Section 414, any surface disposal system licensed under 38 MRSA Section 413 Subsection 1-A, or any public sewer. The term shall not include a wastewater disposal system designed to treat wastewater which is in whole or in part hazardous waste as defined in 38 MRSA Chapter 13, subchapter 1.

SUSTAINED SLOPE - A change in elevation where the referenced percent grade is substantially maintained or exceeded throughout the measured area.

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TIMBER HARVESTING - The cutting and removal of trees from their growing site, and the attendant operation of cutting and skidding machinery but not the construction or creation of roads. Timber harvesting does not include the clearing of land for approved construction.

TRIBUTARY STREAM - A channel between defined banks created by the action of surface water, whether intermittent or perennial, and which is characterized by the lack of upland vegetation or presence of aquatic vegetation and by the presence of a bed devoid of topsoil containing waterborne deposits on exposed soil, parent material or bedrock, and which flows to a water body or wetland as defined. This definition does not include the term "stream" as defined elsewhere in this Ordinance, and only applies to that portion of the tributary stream located within the shoreland zone of the receiving water body or wetland.

UPLAND EDGE - The boundary between upland and wetland.

VEGETATION - All live trees, shrubs, ground cover, and other plants including without limitation, trees both over and under 4 inches in diameter, measured at 4 ½ feet above ground level.

VOLUME OF A STRUCTURE - The volume of all portions of a structure enclosed by roof and fixed exterior walls as measured from the exterior face of these walls and roof.

WATER BODY - Any great pond, river, stream, or tidal area.

WATER CROSSING - Any project extending from one bank to the opposite bank of a river or stream, whether under, through, or over the water course. Such projects include but not limited to roads, fords, bridges, culverts, water lines, sewer lines, and cables as well as maintenance work on these crossings.

WETLAND - A freshwater or coastal wetland.

WETLANDS ASSOCIATED WITH GREAT PONDS AND RIVERS - Wetlands contiguous with or adjacent to a great pond or river, and which during normal high water are connected by surface water to the great pond or river. Also included are wetlands which are separated from the great pond or river by a berm, causeway, or similar feature less than 100 feet in width, and which have a surface elevation at or below the normal high water line of the great pond or river. Wetlands associated with great ponds or rivers are considered to be part of that great pond or river.

SECTION XVII SCHEDULE OF FEES

LAND USE ORDINANCE OF THE TOWN OF AMHERST, MAINE

First Adopted December 11, 1991, Amended Oct. 14, 2004 and 2021-09-25

The schedule of fees for permits applied for pursuant to this Ordinance shall be as follows:

SECTION XVII: SCHEDULE OF FEES

Fee Schedule

| Building Permits | Minimum Fee | Fee | Comments |
|---|-------------|-----------------------|---|
| Residential | \$25.00 | \$.15 per square foot | Includes full basement |
| Commercial/Industrial | \$50.00 | \$.20 per square foot | Requires Planning Board approval |
| Accessory | \$20.00 | \$.10 per square foot | No permit required for unattached structures of 120 square feet or less |
| Shoreland | | Permit fee +\$25.00 | |
| All other permits required by the Land Use Ordinance | | \$25.00 | |
| Starting without permit | | Triple fee | |
| Appeals Board | | \$100.00 | Plus cost of advertising/may require additional fee for expert assistance |
| Fees for Subdivisions are provided for in the Subdivision Standards | | | |

Town of Amherst

Land Use Ordinance

LAND USE ORDINANCE OF THE TOWN OF AMHERST, MAINE

First Adopted December 11, 1991, Amended Oct. 14, 2004 and 2021-09-25

Proposed change October 14, 2004 **APPROVED**

SECTION XIV - J - Principal and Accessory Structures

6. An unattached structure of 120 square feet or less does not require a building permit. The structure must be setback ten feet from a right of way and any lot line. In addition the structure must meet all of the requirements of the shoreland ordinance.

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