

A permit is required for a new dock, to expand/extend dock, to replace dock, or to make structural repairs

**TOWN OF RAYMOND SHORELAND ZONING PROVISIONS
SECTION 15 LAND USE STANDARDS**

C. Piers, Docks, Wharves, Bridges and Other Structures and Uses Extending Over or Below the Normal high-water Line of a Water Body or Within a Wetland

1. No more than one pier, dock, wharf or similar structure extending or located below the normal high-water line of a water body or within a wetland is allowed on a single lot; except that when a single lot contains at least twice the minimum shore frontage as specified in Section 15(A), a second structure may be allowed and may remain as long as the lot is not further divided.
2. Access from shore shall be developed on soils appropriate for such use and constructed so as to control erosion.
3. The location shall not interfere with existing developed or natural beach areas.
4. The facility shall be located so as to minimize adverse effects on fisheries.
5. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character of the area. A temporary pier, dock or wharf in non-tidal waters shall not be wider than six feet for noncommercial uses.
6. All temporary structures must be removed to beyond the normal high water line by December first of each year, or a penalty of \$100.00 per day beyond December first shall be imposed.
7. 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.
8. A structure constructed on a float or floats is prohibited unless it is designed to function as, and is registered with the Maine Department of Inland Fisheries and Wildlife as a watercraft.
9. No existing structures built on, 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.
10. 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.

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

12. Vegetation may be removed in excess of the standards in Section 15(Q) of this ordinance in order to conduct shoreline stabilization of an eroding shoreline, provided that a permit is obtained from the Planning Board. Construction equipment must access the shoreline by barge when feasible as determined by the Planning Board.

a. When necessary, the removal of trees and other vegetation to allow for construction equipment access to the stabilization site via land must be limited to no more than 12 feet in width. When the stabilization project is complete the construction equipment access way must be restored.

b. Revegetation must occur in accordance with Section 15(T)

CHECK LIST

Building Permit Submission Requirements

DOCK

<p><u>Project Usage:</u> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Other</p> <hr/> <p><u>Project Type:</u> <input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Repair <input type="checkbox"/> Relocation <input type="checkbox"/> Demolition</p> <hr/> <p><u>Document Requirements:</u> <input checked="" type="checkbox"/> Building Permit Application-COMPLETED (Attached) <input type="checkbox"/> Energy Compliance Certificate (Attached) <input type="checkbox"/> Driveway Entrance Permit <input type="checkbox"/> Town of Raymond <input type="checkbox"/> Maine Department of Transportation <input type="checkbox"/> HHE200 (3 copies) – Subsurface Disposal System <input type="checkbox"/> HHE211 – Internal Plumbing Permit <input type="checkbox"/> Electrical Permit <input type="checkbox"/> Plot Plan Showing: <input type="checkbox"/> Existing Buildings/Structures <input type="checkbox"/> Setbacks (ACTUAL measurements) <input type="checkbox"/> Septic Area <input type="checkbox"/> Floodplain <input type="checkbox"/> Percentage of Impervious Lot Coverage <input checked="" type="checkbox"/> Cross section/design <input checked="" type="checkbox"/> Drawing of dock layout <input type="checkbox"/> Dig Safe Number (1-888-344-7233)</p>	<p><u>Shoreland Zoning Requirements:</u> <input checked="" type="checkbox"/> Shoreland Zoning Acknowledgement Form (Attached) <input type="checkbox"/> Shoreland Zoning and Soil Disturbance Permit <input type="checkbox"/> Tree Removal Permit <input type="checkbox"/> Erosion Control Plan <input type="checkbox"/> Permitting from Portland Water District <input type="checkbox"/> Expansion <input type="checkbox"/> Outside 100' high water mark <input type="checkbox"/> Inside 100' high water mark Distance from high water mark _____ <input type="checkbox"/> 30% Expansion Worksheet Starting % of Lot Impervious Coverage _____ Ending % of Lot Impervious Coverage _____</p> <hr/> <p><u>Special Requirements:</u> <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Board (Major/Minor) <input type="checkbox"/> ZBA Setback Reduction or Variance <input type="checkbox"/> DEP Permit by Rule (PBR) <input type="checkbox"/> Survey showing new lot split and recorded deed <input type="checkbox"/> Letter of Consent from Property Owner <input type="checkbox"/> Permit from Fire Department: _____ <input type="checkbox"/> Permit from State Fire Marshall's Office <input type="checkbox"/> Photos of existing structure on all sides <input type="checkbox"/> Excavation in the Street Permit <input type="checkbox"/> Stormwater & Phosphorous Control Plan <input type="checkbox"/> _____</p>
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DESCRIPTION OF PROJECT: _____

PLEASE FILL OUT ALL PARTS WHICH APPLY TO JOB. PROPER PLANS MUST ACCOMPANY FORM.

Owner _____ Location of construction (address) _____ Contractor _____ Address _____ Est. construction value (including labor) \$ _____	Phone _____ Phone _____	FOR OFFICIAL USE ONLY DATE _____ TYPE OF USE: _____ <input type="checkbox"/> IRC 2015 <input type="checkbox"/> IBC 2015 TYPE CONST: _____ PROPOSED USE: _____ Time Limit _____ CODE _____ Estimated Cost _____ Subdivision Y N Growth management Y N Subdivision _____
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Project Description DOCK

Building dimensions L _____ W _____ Total square feet finished N/A Total square feet unfinished _____ Street Frontage Provided _____
of stories _____ # of bedrooms _____ Lot size _____ Provided Setback Front _____ Back _____ Side _____ Side _____

FOUNDATION:

- Type of Soil _____
- Footing size _____
- Foundation _____
- Other _____

CEILING:

- Ceiling Joists Size _____
- Ceiling strapping Size _____ Spacing _____
- Type of Ceiling _____
- Insulation type _____
- Ceiling Height _____

FLOORS:

- Sill size _____ Sills must be anchored
- Girder size _____
- Lolly column spacing _____ Size _____
- Joist size _____ Spacing _____
- Bridging type _____ Size _____
- Floor sheathing Type _____ Size _____
- Other material _____

ROOF:

- Truss or Rafter Size _____ Span _____
- Sheathing Type _____ Size _____
- Roof covering Type _____

CHIMNEYS:

Type _____ Number of fireplaces _____

HEATING:

Type of Heat _____

ELECTRICAL:

Service Entrance Size _____ Smoke Detector Required Yes _____ No _____

Exterior Walls:

- Studding size _____ Spacing _____
- Number of windows _____
- Number of Doors _____
- Header sizes _____ Span _____
- Bracing Yes _____ No _____
- Corner post size _____
- Insulation type _____ Size _____
- Sheathing type _____ Size _____
- Siding type _____ Weather exposure _____
- Masonry materials _____
- Metal materials _____

PLUMBING:

- Approval of soil test if required: Yes _____ No _____
The person actually doing the plumbing must get the Plumbing Permit.

APPLICANT IS RESPONSIBLE FOR OBTAINING A DIG SAFE NUMBER WHEN NEEDED

SWIMMING POOLS: **MUST BE FENCED IN.**

- Type _____
- Pool size _____ Square Foot _____
- *MUST CONFORM TO NATIONAL ELECTRICAL CODE AND STATE LAW

Interior walls

- Studding size _____ Spacing _____
- Header size _____ Span(s) _____
- Wall covering type _____
- Fire wall if required _____
- Other materials _____

SIGNATURE OF APPLICANT _____ Date _____

SIGNATURE OF C.E.O. _____ Date: _____

CERTIFICATE OF OCCUPANCY REQUIRED. YES _____ NO _____
INSPECTION BY LIFESAFETY REQUIRED. YES _____ NO _____

ACKNOWLEDGEMENT OF SHORELAND ZONING BUFFER STANDARDS

This sheet provides notification of standards required by the Town of Raymond Shoreland Zoning Provisions. By signing this form, the applicant acknowledges understanding of the standards; agrees to comply with them; and to notify all others associated with the proposed project of these restrictions. Violations of any of these standards will require the contractor(s) and/or landowner(s) to fully restore any site conditions found not in compliance to their pre-construction conditions.

NOTE: This form summarizes key Ordinances provisions. Other restrictions and Maine DEP requirements also apply. Approval of a DEP permit under Natural Resources Protection Act (NRPA) does not supersede these standards, which, in some cases, are more restrictive. See Section 14 of the Shoreland Zoning Ordinance for more information about which activities require a local permit, and Section 15 details the standards that apply to those various activities.

The following standards apply within the buffer area (within 100' of the normal high waterline of great ponds and rivers flowing to great ponds; within 100' of the normal high water line of other rivers and zoned streams; and within 100' of the upland edge of zoned wetlands. NOTE: However, that other standards apply at distances greater than the buffer width. See the Official Raymond Zoning Map to determine how a particular parcel is zoned):

2. One (1) winding foot path of no more than six (6) feet in width is allowed for each lot. A winding path is required in order to provide opportunities for water to disperse into the buffer.
3. Structures are not allowed within the buffer area, except for water-dependent structures. This prohibition includes but not limited to storage buildings, boathouses, patios, decks and tent platforms.
4. Vegetation less than three (3) feet in height cannot be removed, killed, or otherwise damaged.
5. In the off-season, temporary docks should be stacked on the footpath to avoid damage to buffer vegetation, or removed from the buffer area entirely.
6. Fill cannot be brought into the buffer area except for path construction or to re-vegetate bare ground as part of an approved re-vegetation plan. Path construction material must consist of washed stone, bark mulch, or other material that will not wash into the water.
7. Pruning of tree branches is permitted on the bottom 1/3 of the tree.
8. Openings, or view corridors, in existence prior to January 1, 1989 can be maintained but not enlarged.
9. Openings that have "closed" with growth of woody vegetation, cannot be "re-opened."
10. Grandfathered buildings within the buffer may be expanded after obtaining a permit, if the expansions are no closer to the water body than the original structure. Such expansions of floor area and/or volume are limited to 30% of the floor area and volume in existence as of January 1, 1989. Before any construction begins, pre-construction photos must be taken. Silt fence or other erosion control measures must properly be installed, at the upland extent of the buffer area, below any construction.
11. No disturbance of the ground cover (including the duff and leaf layer) or vegetation shall be caused within the buffer. Equipment movement and excavation must be carefully controlled to avoid any impact to the buffer. For example, it is not permissible to locate a foundation at the buffer limit if that placement will cause any disturbance within the buffer. The placement of silt fence at the buffer limit is intended to prevent disturbance within the buffer and to satisfy state and local requirements.
12. Clearing of vegetation and timber harvesting must not remove more than 40% of the volume of trees in any ten (10) year period. The creation of cleared openings is prohibited and a well-distributed stand of trees must be maintained. These provisions may limit the percentage of cut to less than the specified maximums.

Date: _____

Map: ___ Lot: ___

Signature of Owner