



To: Town of Waterboro Planning Board
From: Lee Jay Feldman, Director of Planning
Date: 3/24/2016
Re: Shoreland Zoning Ordinance

As you know from our previous Planning Board meeting and Board of Selectmen workshop, the town is proposing to not only up-date the current shoreland town ordinance but adopt the state shoreland zoning regulations.

It has been many years since the community has had the up-date State mandated shoreland zoning regulations, this ordinance as noted in Glenn's attached memo is a State mandated regulation. The community really has no choice in the adoption of these regulations but has a choice if they are to be more restrictive than the minimum regulations set by the State. The last time these regulations were enacted in the town was in 1996. There have been many changes to the regulations over the years and none of them have been adopted by the community. If the town does not adopt these regulations, the State of Maine will impose their Shoreland Ordinance on the town.

The State has limited regulations regarding docks, moorings and wharfs.

Please review Glenn's summary of major changes to the regulations as proposed by the state. In reality, the state changes to their regulations makes the calculation of structure expansions easier for the property owner by not requiring the calculation of volume but limits the height of the structure based on the distance from the structure to the high water mark of the waterbody instead.

The proposal is to eliminate Article 7 section 7.01 of the zoning ordinance in its entirety and to adopt the new Shoreland zoning regulations to replace the current Development on Shorelands.