

508.27 Shoreland Areas - The following provisions shall apply only to the land areas that are depicted on the Official Land Zoning Map and are within:

1. Two hundred fifty (250) feet, horizontal distance, of the normal high water line of any Great Pond;
2. Two hundred fifty (250) feet, horizontal distance, of the normal high water line of any stream or river that drains an area of twenty-five (25) square miles or more;
3. Two hundred fifty (250) feet from the upland edge of a non-forested freshwater wetland;
4. Two hundred fifty (250) feet horizontal distance of streams rated as high value fisheries habitat by the Town of Poland's Comprehensive Plan; and
5. Seventy-five (75) feet, horizontal distance of the normal high water mark of certain defined streams.

A. Table of Land Uses in Shoreland Area - All land use activities, as indicated in the Table, "Land Uses in the Shoreland Area," shall conform to all use standards in this Code, Chapter and Section.
Key to Table:

- P Allowed/Permitted- No permit required but the use must comply with all applicable land use standards.
 N Not Allowed/Prohibited
 CEO Requires a permit issued by the Code Enforcement Officer.
 PB Requires an approval issued by the Planning Board in accordance with the provisions of this Code.
 LPI Local Plumbing Inspector
 MFS Regulated by the Maine Forest Service

Abbreviations:

- RP Resource Protection
 LR Limited Residential
 LC Limited Commercial
 SP1 Stream Protection 1
 SP2 Stream Protection 2

TABLE 508.27.A / LAND USES IN THE SHORELAND AREA

LAND USES	SP ₁	SP ₂	RP	LR	LC
1. Non-intensive recreational uses not requiring structures such as hunting, fishing and hiking	P	P	P	P	P
2. Motorized vehicular traffic on existing roads and public trails	P	P	P	P	P
3. Forest management activities except for timber harvesting	P	P	P	P	P
4. Timber harvesting	MFS	MFS	MFS	MFS	MFS
5. Clearing or removal of vegetation for activities other than timber harvesting	CEO	CEO	CEO ¹	CEO	CEO
6. Fire prevention activities	P	P	P	P	P
7. Wildlife management practices	P	P	P	P	P
8. Soil and water conservation practices	P	P	CEO	CEO	CEO
9. Mineral exploration	N	N	PB	PB	PB
10. Mineral extraction including sand and gravel extraction	N	N	PB ²	PB	PB
11. Surveying and resource analysis	P	P	P	P	P
12. Emergency operations	P	P	P	P	P

LAND USES	SP1	SP2	RP	LR	LC
13. Agriculture	P	P	PB	PB	PB
14. Aquaculture	PB	PB	PB	PB	PB
15. Principal structures and uses					
A. Single family residential including driveways	PB	PB	N ³	PB ¹¹	PB ¹¹
B. Two family residential including driveways	N	N	N	N	N
C. Multi-family dwelling and planned residential development	N	N	N	N	N
D. Commercial	N	N	N	N	N
E. Industrial	N	N	N	N	N
F. Governmental and Institutional	N	N	N	N	PB
G. Small non-residential facilities for educational, scientific or nature interpretation purposes	PB	PB	PB	PB	PB
16. Onsite and Offsite Structures accessory to allowed uses	CEO	CEO	CEO	CEO	CEO
17. Piers, docks, wharves, and other structures and uses extending over or beyond the normal high-water line or within a wetland					
A. Temporary	CEO	CEO	CEO	CEO	CEO
B. Permanent	N	N	N	N	N
C. Permanent (only those relating to existing dams)	PB	PB	PB	PB	PB
18. Conversions of seasonal residences to year-round residences	N	N	N	CEO	CEO
19. Home Occupations					
A. Within Residence	PB	PB	PB	PB	PB
B. Outside of Residence	N	N	N	N	N
20. Private sewage disposal systems for allowed uses (no new system variances allowed)	LPI ⁴	LPI ⁴	LPI ⁴	LPI ⁴	LPI ⁴
A. Replacement of existing systems (see State standards)	LPI ¹⁰	LPI ¹⁰	LPI ¹⁰	LPI	LPI
21. Essential services					
A. Roadside distribution lines (34.5kV and lower)	PB ⁵	PB ⁵	PB ⁵	PB	PB
B. Non-roadside or cross country distribution lines involving 10 poles or less	PB ⁵	PB ⁵	PB ⁵	CEO	CEO
C. Non-roadside or cross country distribution lines involving 11 poles or more	PB ⁵	PB ⁵	PB ⁵	CEO	CEO
D. Other Essential Services	PB ⁵	PB ⁵	PB ⁵	PB	PB
22. Service drops, as defined, to allowed uses	P	P	P	P	P
23. Public and private recreational areas involving minimal structural development	PB	PB	PB	PB	PB
24. Individual, private campsites	CEO	CEO	CEO	CEO	CEO
25. Campgrounds	N	N	N ⁶	N ⁶	PB
26. Road construction	N ⁹	N ⁹	N ⁹	PB	PB
27. Parking facilities	N	N	N ⁷	PB	PB
28. Marinas	N	N	N	N ⁸	N ⁸
29. Filling and earthmoving <100 cubic yards	CEO	CEO	CEO	CEO	CEO
30. Filling and earthmoving >100 cubic yards or >500 cubic yards when associated with a structural permit	PB	PB	PB	PB	PB
31. Filling and earthmoving <500 cubic yards when associated with a structural permit.	PB	PB	CEO	CEO	CEO
32. Signs (new or replacement)	CEO	CEO	CEO	CEO	CEO
33. Bridges	PB	PB	PB	PB	PB
34. Wells	CEO	CEO	CEO	CEO	CEO
35. Uses similar to permitted uses	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²

LAND USES	SP1	SP2	RP	LR	LC
36. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO	CEO	CEO
37. Uses similar to uses requiring a PB approval	PB	PB	PB	PB	PB

NOTES:

1. In RP within 100 feet of the normal high water line of Great Ponds permitted in accordance with Chapter 508.27.L.1.a. not permitted within 75 feet from the normal high water line of streams, except to remove safety hazards.
2. In RP not permitted in areas so designated because of wildlife value.
3. Single family residential structures, excluding mobile homes, may be allowed in accordance with Chapter 508.27.O. Two family residential structures are prohibited.
4. No new system variances permitted
5. See further restrictions in Chapter 508.27.1.2
6. Existing campgrounds under single ownership at the time of adoption of this Code may expand within the campground lot area with Site Plan Review by the Planning Board.
7. Except when area is zoned for resource protection due to floodplain criteria in which case a permit is required from the PB.
8. Existing marinas under single ownership at the time of adoption of this Code may expand within the marina lot area with Site Plan Review by the Planning Board.
9. Except to provide access to permitted uses within the district, or where no reasonable alternative route or location is available outside the RP area, in which case a permit is required from the PB.
10. Failed septic systems must be replaced with LPI permit
11. One principal structure per lot
12. Code Enforcement Officer review required.

The following new commercial and industrial uses are prohibited within the Shoreland Area adjacent to Great Ponds and streams that flow to Great Ponds.

- Auto washing facilities
- Auto or other vehicle service and/or repair operations, including body shops
- Chemical and bacteriological laboratories
- Storage of chemicals, including herbicides, pesticides or fertilizers other than amounts normally associated with individual households or farms
- Commercial painting, wood preserving, and furniture stripping
- Dry cleaning establishments
- Electronic circuit board manufacturing
- Laundromats, unless connected to a public sanitary sewage system
- Metal plating, finishing, or polishing
- Petroleum or petroleum product storage, not associate with normal household use, and/or sale except storage of same as use occurs and except for storage and sales associated with marinas
- Photographic processing
- Printing