

Town of Belgrade Maine  
Shoreland Zoning Ordinance Review  
4/9/24

Discussion Topics and Ideas for Changes

Septic Systems

- Require all septic systems within SLZ to have certification every 5 years and documentation filed with town
- Reduce time to fix malfunctioning system from 1 year to 60 days
- Change specs on new septic systems to improve phosphorus protection
- Require certification and documentation of septic system to be filed with town when property is transferred
- Require certification and documentation of septic system to be filed with town when property is converted from seasonal to year-round
- Special rules for systems in fragile/vulnerable soils

Vegetative Buffer

- Require vegetative buffer of (30? 100?) feet on all properties
- Require all structure foundation drainpipes to terminate before vegetative buffer
- No cutting within vegetative buffer without permission of code enforcement officer
- Grandfather current owners with sunset by 2050

Restrictions on Land with Slopes Greater than 20%

Stormwater Quality and Phosphorus Controls on Construction/Development

- Develop a standards manual detailing Low Impact Development (LID) requirements and options for all new construction projects
- Add LID standards to the SLZ ordinance
- Require greater phosphorus controls for all projects in SLZ - Maine DEP per acre P allocations
- Building permit applications must include storm water runoff plan for CEO approval
- Minimum requirements for driveway/road/ditch/culvert design in SLZ and near streams

Commercial Renters License for Properties within SLZ

Noise Restrictions within the SLZ

Property Tax Discount for Properties with LakeSmart Certification

#### Permit by Rule

- When a State DEP PBR is issued, CEO must review and permit issued by CEO or PB

#### Agriculture Operations and Outdoor Livestock

- Prohibit all outdoor livestock within the SLZ
- Prohibit all storage or spreading of manure within SLZ
- Prohibit land tillage within SLZ
- Prohibit livestock grazing within SLZ

#### Permit Notification

- All permits issued within the SLZ requires town notification of abutters

#### Town Public Works Operations in the SLZ

- Require All Road Ditches that Run into a Stream or Lake to have a Holding Pond that is Regularly Maintained
- Eliminate use of sand or salt near stream crossings
- Require all sand to be swept-up after the season in areas where road crosses stream

#### LD 2101

- Change enforcement provisions to include remedies allowed by new law

#### Tree Cutting – Clearing or Removal of Vegetation for Activities other than Timber Harvesting

- Submit a plan to the CEO, all trees to be cut must be marked, post-cutting evaluation by CEO
- Simplify the rating system on pages 45 through 47

#### Permitting and Violation Process

- Include the Board of Appeals in the process

#### Definitions and Enforcement

- Measuring the height of a structure
- Measurement of square footage and footprint

#### Maintain a Photographic Record of SLZ