

Waterford Shoreland Zoning Buffer Protection Standards



The following standards apply within the shoreland buffer area (within 100 feet of the normal high water mark of all lakes and rivers, within 75 feet of the normal high water mark of zoned streams and within 75 feet of the upland edge of zoned wetlands). See the official Shoreland Zoning Map for individual boundaries.

- One winding footpath of no more than six feet in width is allowed for each lot or for each 200 feet of shoreline frontage along lakes, ponds, rivers and streams. The footpath width is limited to ten feet adjacent to wetlands and other waterbodies. Footpaths must allow for runoff to be dispersed to the buffer and shall not be constructed so as to create a view corridor.
- New structures are not allowed within the buffer area. This prohibition includes storage buildings, boat houses, patios, decks, tents and any portion of a dock extending above the normal high water line. There is one exemption to construct up to an 80 square foot shed on small non-conforming lots of record; see Section 15.B.1.
- Except for the footpath accessing the water, all existing vegetation, duff and groundcover under 3 feet in height cannot be removed or damaged within the buffer.
- In the off-season, docks should be stacked on the footpath to avoid damage to buffer vegetation.
- Fill cannot be brought into the buffer except for path construction or to re-vegetate bare ground as part of a re-vegetation plan.
- Trees can be limbed up to one-third of their height.
- Openings or view corridors in existence prior to March 1st, 1992 can be maintained but not enlarged.
- Openings that have “closed” with growth of woody vegetation cannot be “re-opened”.
- Grand fathered buildings within the buffer may be expanded if the expansions are no closer to the waterbody 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. Enlargements which require a replacement of the foundation must be moved back to the greatest practical extent as determined by the Waterford Planning Board; see Section 12.C.2.
- Before any construction begins, erosion control must be properly installed and necessary permits attained. Pre-construction photos should be taken.
- No disturbance of the ground cover (including the duff and leaf layer) or vegetation shall be caused within the buffer, or between the lake and a grandfathered structure. Equipment movement and excavation disturbance must be carefully controlled to avoid any impact on the buffer. For example, it is not legal to locate a foundation at the buffer limit if that placement will cause any disturbance within the buffer.
- The creation of cleared openings greater than 250 square feet in the tree canopy (or shrub canopy if trees are not present) is prohibited and an even forest canopy must be maintained.
- Some trees can be removed provided the standard above is maintained and the remaining trees meet the point system requirements detailed in Section 15.P.

Violation of any of these standards will require the contractor(s) and/or landowner(s) to fully restore any site conditions not in compliance to their pre-construction condition. NOTE: This form summarizes key Ordinance provisions. Other restrictions and Maine DEP requirements also apply. Approval of a DEP permit under the Natural Resources Protection Act does not supersede these standards, which in some cases are more restrictive. NOTE: NRPA standards restrict vegetative cutting within 75 feet of streams and wetlands not regulated under Shoreland Zoning. See the Land Use Standards and Table of the Ordinance for information about which activities require a local permit.

For more information about shoreland zoning standards, lake water quality, or watershed planning contact the Lakes Environmental Association at 230 Main Street in Bridgton (647-8580).