



Phone: 207-695-2421 ~ Fax: 207-695-4611

PO Box 1109 ~ 7 Minden St. Greenville, ME 04441 ~ www.GreenvilleME.com

SHORELAND BUILDING PERMIT APPLICATION

Name _____ Date Received _____

Map _____ Lot _____ Book _____ Page _____

Property Location _____

Account # _____ Permit # _____ Paid Receipt # _____

Building permits are required per the Land Use Ordinance for the Town of Greenville Revised 2019. Article III, Permitting Requirements & Procedures, Section 1, Activities Requiring a Land Use Permit, A through L.

INSTRUCTIONS: Please complete and submit this Building Permit Application to the Code Enforcement Office. Please fill out as complete as possible and be sure to sign the application.

Any Building Permit Application that needs to be considered by the Planning Board must be completed and time stamped by the Code Enforcement Officer a **minimum of three weeks** before the next Planning Board meeting. Please note the Planning Board meets on the second and fourth Monday of each month. If an application is not time stamped three weeks prior to the second or fourth Monday meeting, review of the application may be moved to the next scheduled Planning Board meeting. All correspondence should be sent to the Town of Greenville, PO Box 1109, Greenville, ME 04441. If you need to see the Code Enforcement Officer, please call 207-695-2421 or e-mail to: ceo@greenvilleme.com. The Code Enforcement Officer is available **Monday - Friday from 8:00am to 4:00pm**. Please call ahead for an appointment.

The CEO, prior to the start of construction, will make a site inspection when the footing forms are in place, and after the completion of the project. **Please notify the CEO when your footing forms are in place so an inspection can be made.** Please provide a two day notice for site inspections, which are required by State of Maine Regulations. Building cannot be started until permit is picked up and application fee paid in full. After the Fact permits are charged 4x the original fee.

If any installation or alteration of plumbing facilities will be occurring, no permit will be issued without a plumbing permit signed by the Town of Greenville Licensed Plumbing Inspector, or a copy of a signed sewer permit application from Moosehead Sanitary District.

Shoreland Building Permit Application

Date Completed: _____

Map _____ Lot _____ Book _____ Page _____

Property Zone: Residential Rural Rural Dev 1 Rural Dev 2 Village Village Commercial
Downtown 1 Downtown 2 Commercial/Industrial Critical Watershed Resource Protection

Property Owner Information

Contractor Information

Property Owner: _____

Contractor: _____

Address: _____

Address: _____

Phone: _____

Phone: _____

Cell: _____

Cell: _____

Building Construction Information - circle all that apply

Single Family Residence - Garage - Addition - Dormer - Shed - Sun Room - Deck

Other, Project Description: _____

Proposed Use _____ Past Use _____ Is Proposed Use Seasonal? Yes _____ No _____
Bedrooms _____ # Bathrooms _____ Heat Type _____ Foundation Type _____

Type of Sewage Disposal

Town Sewer Subsurface Sewage: New or Existing

Lot Dimensions

Percentage of lot to be occupied by structure? _____

Lot Width: _____ Lot Depth: _____ Acreage _____ Lot Area (sq. ft.): _____

Proposed Structure - Exterior dimensions:

Residence: Number of stories _____ Height of structure _____
Length & Width _____ ft x _____ ft Total Sq. ft. _____

Garage: Number of stories _____ Height of structure _____
Length & Width _____ ft x _____ ft Total Sq. ft. _____

Other: Number of stories _____ Height of structure _____
Length & Width _____ ft x _____ ft Total Sq. ft. _____

Site Plan

Illustrate the following information about your lot and the proposed use of the lot on a drawing. The following information must be drawn and indicated on the Site Plan.

- a. Lot Dimensions.
- b. Names of abutting property owners; names and locations of abutting roads; and rights-of-way and easements, both public and private.
- c. Exact location of existing and proposed building and distance of each to abutting lot lines.
- d. Location of sewage disposal system and water supply.
- e. Distance of sewage disposal system to owner's and abutter's wells.
- f. Distance of owner's well to abutter's sewage disposal systems.
- g. Areas to be cleared.
- h. Areas to be cut, filled, graded or other earth moving activity.
- i. Distance of structures, roads, and driveways from High Water line of a Great Pond or wetland.

Attachments

- a. Attach a copy of the signed Plumbing Permit application for subsurface waste disposal, or a copy of a signed sewer permit application from Moosehead Sanitary District, if applicable.
- b. Attach a copy of official decisions, if applicable, (or note pending applications) of other Federal, State, or local agencies regarding the use of this property (site location permit, minimum lot size waiver, subdivision approval, Great Ponds Permit, underground fuel storage tank registration, etc.)

Additional Permits, Approvals, and/or Reviews Required:

Check if required:

Planning Board Review/Approval (e.g. subdivision, Site Plan Review)

Board of Appeals Review/Approval

Flood Hazard Development Permit

Exterior Plumbing Permit

Interior Plumbing Permit

DEP Permit (Site Location, Natural Resources Protection Act)

Army Corp of Engineers Permit (e.g. S 404 of Clean Waters Act)

Others _____

NOTE: Applicant is advised to consult with the Code Enforcement Officer and appropriate State and Federal agencies to determine whether additional permits, approvals, and reviews are required.

Any individual completing the application as authorized agent must attach a letter stating authorization from the owner of the property.

To the best of my knowledge all information submitted on this application is true and correct. All proposed uses will be conformance with this application and the Land Use Ordinance for the Town of Greenville 2019.

Owner's Signature: _____ Date _____

Agent's Signature: _____ Date _____

Beginning January 1, 2013 the Maine State Erosion Control Law requires contractors that disturb or remove soil in the Shoreland Zone (250 feet within a river, lake, or wetland and 75 feet from a stream) be certified by the Maine State Department of Environmental Protection through its Voluntary Contractor Certification Program and BE ON SITE UNTIL COMPLETION OF THE PROJECT/SOIL DISTURBANCE.

Earthwork Contractor Information:

Name: _____ Certification # _____ Expiration: _____
Address: _____ Town _____ Zip _____
Phone _____ Cell _____

Permit Application Erosion & Sedimentation Plan:

1. What excavation if any does your project involve? (Please explain)

2. Erosion and Sedimentation Control Plan: Please explain what steps you will take to prevent erosion and run off.

I have received a copy of and understand the Storm Water Runoff and Erosion and Sedimentation Control found in the Land Use Ordinance for the Town of Greenville 2019, Article VI, Section 4 and 5.

Signature of applicant

Date

Sketch of Plan



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Land Use Permit Fees

Effective May 6, 2021

Fees for Habitable Finished Structures— .20¢ per square foot—minimum \$10.00

This section includes houses, camps, and miscellaneous livable structures.

Fees for Non-Habitable Unfinished Structures— .15¢ per square foot—minimum \$10.00

This section includes accessory structures, stairwells, woodsheds, decks, garages, foundations, temporary shelters, and miscellaneous non-livable structures.

Other Fees

Conditional Use Permit	\$100.00*
Appeals	\$100.00
Flood Hazard Area Print	\$50.00
After the Fact Permit	4 x Original Fee
Shoreland Earth Moving Permit (Excavations, Driveways, Etc.)	\$50.00
Signs—Per lot, per owner.....	\$25.00 (\$10.00 each additional sign)
Demolition Permit	\$25.00
Subdivision Application	\$250.00*
Subdivision Final Approval	\$100.00 per lot/dwelling
Subdivision Amendment	\$100.00*
Shoreland Tree Thinning Permit.....	\$50.00
Adult Use and Medical Marijuana	Please See Marijuana License Application

* Applicant will be required to pay any advertising fee(s) if the Planning Board requires a Public Hearing. Applicant will also be required to pay any deliberation fee(s) the Planning Board may need to review the application. This includes but is not limited to Engineering, Consultant, Legal, Environmental, or Traffic Analysis. Permit will not be issued until all fees are paid in full.

ARTICLE V. LAND USE DISTRICTS AND REQUIREMENTS

TABLE V-2. SPACE AND DIMENSIONAL REQUIREMENTS (NOTES TO TABLE FOLLOW)

District	Minimum Lot Size ¹ & ¹⁰ (Square Feet)		Maximum Density ² & ¹¹ (Square Feet)		Maximum % Lot Coverage ³		Minimum Road Frontage (Feet)	Minimum Setback From Property Lines (Feet)			Maximum Structure Height (Feet) ¹⁷	Maximum Expansion Non-conform. Structure (Square Feet /percent)	Minimum Shore Frontage (Feet) ¹⁵	Minimum Shoreline Setback (Feet) ⁷			
	With Sewer	Without Sewer	With Sewer	Without Sewer	Build. & Struc.	Non-vegetative		Front	Side	Rear				Great Pond ^{4a,16}	Water ^{4a,16}	Wetland	
Residential	10,000	20,000 ⁸	2 uses/ 10,000	1 use/ 20,000 ⁸	40%	NA	None	15'	15'	15'	NA	NA	NA	NA	NA	NA	NA
Residential Shoreland	20,000	40,000	1 use/ 20,000	1 use/ 40,000	NA	20%	None	15'	15'	15'	35'	1500/30 ¹³	200'	100' ⁵	75'	75'	75'
Downtown #1 & #2	10,000	20,000 ⁸	1 use/ 2,500	1 use/ 20,000	90% ¹⁵	NA	None	15' ¹⁴	15' ¹⁴	15' ¹⁴	35'	NA	NA	NA	NA	NA	NA
Downtown Shoreland #1 & #2	10,000	20,000 ⁶	1 use/ 2,500	1 use/ 20,000	NA	50%	None	15' ¹⁴	15' ¹⁴	15' ¹⁴	35'	1500/30 ¹³	Com. 100' Res. 200'	Water-Related 0' ⁷ ; Com. 25'; Res. 75'	Com. 25'; Res. 75'	Water-Related 25' ⁷ ; Com. 25'; Res. 75'	Water-Related 25' ⁷ ; Com. 25'; Res. 75'
Village and Village Commercial	10,000	20,000 ⁸	1 use/ 2,500	1 use/ 20,000 ⁸	50%	NA	None	15'	15'	15'	NA	NA	NA	NA	NA	NA	NA
Village Shoreland	10,000	20,000 ⁶	1 use/ 2,500	1 use/ 20,000	NA	50%	None	15'	15'	15'	35'	1500/30 ¹³	Com. 100' Res. 200'	Water-Related 0' ⁷ ; Com. 25'; Res. 75'	Com. 25'; Res. 75'	Water-Related 25' ⁷ ; Com. 25'; Res. 75'	Water-Related 25' ⁷ ; Com. 25'; Res. 75'
Village Commercial Shoreland	40,000	40,000	1 use/ 40,000	1 use/ 40,000	NA	20%	None	15'	15'	15'	35'	1500/30 ¹³	Com. 100' Res. 200'	100'	75'	75'	75'

Table V-2 Continues on Next Page

ARTICLE V. LAND USE DISTRICTS AND REQUIREMENTS

TABLE V-2. SPACE AND DIMENSIONAL REQUIREMENTS (SEE NOTES TO TABLE ON NEXT PAGE)

District	Minimum Lot Size ¹ & ¹⁰ (Square Feet)		Maximum Density ² & ¹¹ (Square Feet)		Maximum % Lot Coverage ³		Minimum Road Frontage (feet)	Minimum Setback From Property Lines (feet)			Maximum Structure Height (feet)	Maximum Expansion Non-conform. Structure (square feet /percent)	Minimum Shore Frontage (feet)	Minimum Shoreline Setback (feet)			
	With Sewer	Without Sewer	With Sewer	Without Sewer	Build. & Struc.	Non-vegetative		Front	Side	Rear				Great Pond ^{4a}	Water ⁴	Wetland	
Commercial Industrial	20,000	40,000	None	None	50%	NA	100'	30'	20'	20'	NA	NA	NA	NA	NA	NA	NA
Commercial Industrial Shoreland	20,000	40,000	None	None	NA	20%	100'	30'	20'	20'	35'	1500/30 ¹³	300'	100'	75'	75'	
Rural Dev. #1	40,000	40,000	NA	1 use/ 20,000 ⁸	30% ⁹	NA	None ⁹	15' ⁹	15'	15'	NA	NA	NA	NA	NA	NA	NA
Rural Dev. #2	40,000	40,000	NA	1 use/ 20,000 ⁸	30%	NA	None	15'	15'	15'	NA	NA	NA	NA	NA	NA	NA
Rural Dev. Shoreland #1 & #2	40,000	40,000	1 use/ 40,000	1 use/ 40,000	NA	20%	None	15'	15'	15'	35'	1500/30 ¹³	Com. 300' Res. 200'	100'	75'	75'	
Rural	40,000	40,000	1 use/ 40,000	1 use/ 40,000 ⁸	20%	NA	None	15'	15'	15'	NA	NA	NA	NA	NA	NA	NA
Rural Shoreland	40,000	40,000	1 use/ 40,000	1 use/ 40,000	NA	20%	None	15'	15'	15'	35'	1500/30 ¹³	Com. 300' Res. 200'	100'	75'	75'	75'
Critical Watershed Shoreland	40,000	40,000	1 use/ 40,000	1 use/ 40,000	NA	20%	None	15'	15'	15'	35'	1500/30 ¹³	200'	Min. 125'; Comb. Setback & Frontage 500'	75'	75'	75'
Resource Protection ¹²	40,000	40,000	1 use/ 40,000	1 use/ 40,000	NA	20%	None	15'	15'	15'	35'	1500/30 ¹³	200'	Min. 125'; Comb. Setback & Frontage 500'	75'	75'	75'

Shoreland Overlay District standards¹¹ are displayed in shaded areas.

ARTICLE V. LAND USE DISTRICTS AND REQUIREMENTS

NOTES TO TABLE V-2. SPACE AND DIMENSIONAL REQUIREMENTS

- ¹ **Lot Size Calculation.** See Article VI. Section 1. Land Not to be Included in the Calculation of Lot Area
- ² **Maximum Density Requirements.** The term “use” shall be interpreted as follows: If more than one residential dwelling unit, principal governmental, institutional, commercial, or industrial structure or use, or combination thereof, is constructed or established on a single lot, all dimensional requirements shall be met for each additional residential dwelling unit, principal structure, or use. (Shoreland Area – See Article VII section 1.) In the Downtown Districts (#1 and #2) and the Village District, the Planning Board may grant a 25% density bonus when provision is made for public access along the waterfront. Such public access-ways shall be in the form of landscaped walks, esplanades, or boardwalks of suitable design to encourage active use by the public. Provision shall also be made for access from public streets to the shoreline. Land dedicated to such use may remain in private ownership, with the provisions for maintenance, or deeded to the Town, at the mutual consent of the Town and the developer.
- ³ **Maximum Lot Coverage.** Lot coverage is that portion of the lot that is covered by buildings and structures, except within the shoreland zone where Article VII Section 1.E always applies. Outside shoreland zones, those areas of a Solar Energy System that are vegetated shall not be included in the calculation of lot coverage.
- ⁴ **Water.** Shoreline setbacks apply to any river that does not flow to a great pond, and any stream or tributary stream. See Article IX. Definitions.
- ^{4A} **Shoreline Setbacks** apply to any great pond and any river that flows to a great pond.
- ⁵ **Residential Reduced Setback Shoreland Area.** The minimum setback from the shoreline in the following areas is 75 (seventy-five) feet:
Craft Road -- Tax Map 25, Lot 1 south to the north line of the Red Cross Beach, including lots 9, 8A, 10, 8, 2, 3 and 4A; Birch Street -- Tax Map 28, Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11,12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28A, 28, 36 and 30; and Lakeview Street -- Tax Map 26, Lots 2, 3, 1-7, 1-8, 1-9, and Tax Map 24, Lots 55 through 64A, 64 through 68 and 70 and 71.
(Note: These are grandfathered, non-conforming lots where setbacks from the shoreline have been reduced to 75 feet to allow for limited expansion and construction.)
- ⁶ **Wharves and Sheds** that are entirely non-residential in nature may be permitted on lots containing less than 20,000 square feet, and with less than 100 feet shore frontage, as a Conditional Use if authorized by the Planning Board.
- ⁷ **Functionally Water Dependent Uses** as defined in Article IX. Definitions.
- ⁸ **Minimum Lot Size.** One unit per 20,000 square feet, or as otherwise permitted in the Maine Minimum Lot Size Law, Title 12, M.R.S.A. sections 4807.
- ⁹ **Scenic Corridor District Standards**
Maximum Lot Coverage: 40%
Minimum Road Frontage on Route 15: 200 feet
Minimum Building Setbacks from Route 15 are as follows:
Residential: 75 feet from the road right-of-way;
Commercial and other non-residential structures: 75 feet from the road right-of-way.
- ¹⁰ **Mobile Home Parks.** See Article VI Section 16 for space and dimensional requirements.
- ¹¹ **Article VII.** Shoreland Overlay Districts and Resource Protection District Standards, for additional space and dimensional requirements for these areas.
- ¹² **Resource Protection District.** Shoreline setback standards listed apply to structures and uses specifically allowed; otherwise, the shoreline setback in this district is the same as the shoreland zone itself. Within the shoreland zone, no structure associated with a park or recreation use allowed in the Resource Protection District shall be allowed within the shoreland zone, except for minimal structural development as determined by the Planning Board.

(Notes to Table V-2. Space and Dimensional Requirements continue on next page)

ARTICLE V. LAND USE DISTRICTS AND REQUIREMENTS

(Notes to Table V-2. Space and Dimensional Requirements continued from prior on page)

- ¹³ **Maximum Expansion.** See Article IV Section 3.B.1 for requirements within the shoreland zone.
- ¹⁴ **Minimum Setbacks:** Minimum setbacks are measured from front, side and rear lot lines; minimum front setbacks are measured from the public road right-of-way. Building setbacks may be reduced under the following conditions: (1) the front setback may be reduced to align with nearby buildings, including those buildings set up to the sidewalk; (2) the front setback may be reduced along the Moosehead Lake Road within Downtown Districts #1 and #2; and (3) the side and rear setbacks may be reduced to be closer to or attached to abutting buildings as long as life-safety codes are met. These setbacks should not be confused with the minimum shoreline setbacks in the right-hand columns of Table VI-2.
- ¹⁵ **Minimum Shore Frontage:** The minimum shore frontage requirement is applicable to the principal use of a lot on the first floor. For the purpose of clarification, the commercial minimum shore frontage requirement of 100 feet is applicable when the commercial use is the principal use and is located on the first floor of a building; second and third floors may be used for allowed residential and commercial uses.
- ¹⁶ **Minimum Shoreline Setback:** The minimum shoreline setback is applicable to the principle structure. For the purpose of clarification, this means that the minimum shoreland setback for a commercial structure is applicable when the commercial structure is the principal use and is located on the first floor of the building; second and third floors may be used for allowed residential and commercial uses.
- ¹⁷ **Maximum Structure Height** in the shoreland zones - See Article VII Section 2.B

ARTICLE VI. ALL AREAS: PERFORMANCE AND DESIGN STANDARDS

SECTION 4. STORMWATER RUNOFF.

- A. General.** All new construction and development shall be designed to minimize stormwater runoff from the site in excess of the natural predevelopment conditions. Where possible, existing natural runoff control features, such as berms, swales, terraces and wooded areas, shall be retained to reduce runoff and encourage infiltration of stormwaters. The best management practices set forth in the "Stormwater Management for Maine" (Department of Environmental Protection, State of Maine, November 1995, or as revised) shall be used as a guide for compliance with this requirement.
- B. Maintenance of Facilities.** Stormwater runoff control systems shall be maintained as necessary to ensure proper functioning.
- C. Requirements.** The Planning Board may require the preparation of a stormwater management plan by a Registered Professional Engineer and/or the installation of ditches, catch basins, piping systems, and other appurtenances for the conveyance, control, or disposal of surface waters. In addition, the Planning Board may require the following:
1. Where a stream, river or surface water drainage-way traverses a development or subdivision, or where the Board believes that surface water runoff to be created by the development or subdivision should be controlled, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins, or other means of channeling surface water within the subdivision and over other properties. A Registered Professional Engineer shall design this stormwater management system.
 2. Drainage easements for existing water courses or proposed drainage ways at least 30 (thirty) feet wide shall be provided and indicated on the plan conforming substantially with the lines of existing natural drainage.
 3. The developer shall provide a statement from the designing engineer that the proposed development or subdivision will not create erosion, drainage or runoff problems either in the development/subdivision or in other properties. The peak runoff from the development or subdivision onto other properties shall not be increased.

NOTE: The Storm Water Management Law (38 M.R.S.A. section 420-D) requires a full permit to be obtained from the DEP prior to construction of a project consisting of 20,000 square feet or more of impervious area or 5 acres or more of a developed area in an urban impaired stream watershed or most-at-risk lake watershed, or a project with 1 acre or more of developed area in any other stream, coastal or wetland watershed. A permit-by-rule is necessary for a project with one acre or more of disturbed area but less than one-acre impervious area (20,000 square feet for most-at-risk lakes and urban impaired streams) and less than 5 acres of developed area. Furthermore, a Maine Construction General Permit is required if the construction will result in one acre or more of disturbed area.

ARTICLE VI. ALL AREAS: PERFORMANCE AND DESIGN STANDARDS

SECTION 5. EROSION AND SEDIMENTATION CONTROL.

- A. Erosion and Sedimentation Control Plan Required.** All activities, which involve filling, grading, excavation, or other similar activities, which result in, unstabilized soil conditions and which require a permit shall also require a written soil erosion and sedimentation control plan. The plan shall be submitted to the permitting authority for approval and shall include, where applicable, provisions for:
1. mulching and revegetation of disturbed soil;
 2. temporary runoff control features such as hay bales, silt fencing, or diversion ditches;
 3. permanent stabilization structures such as retaining walls or riprap.
- B. Applicability.** Erosion and sedimentation control measures shall apply to all aspects of the proposed project involving land disturbance, and shall be in operation during all stages of the activity. The amount of exposed soil at every phase of construction shall be minimized to reduce the potential for erosion.
- C. Design.** In order to create the least potential for erosion, development shall be designed to fit with the topography and soils of the site. Areas of steep slopes where high cuts and fills may be required shall be avoided wherever possible, and natural contours shall be followed as closely as possible.
- D. Temporary and Permanent Stabilization.** Any exposed ground area shall be temporarily or permanently stabilized within one (1) week from the time it was last actively worked, by use of riprap, sod, seed, and mulch, or other effective measures. In all cases, permanent stabilization shall occur within nine (9) months of the initial date of exposure. In addition:
1. where mulch is used, it shall be applied at a rate of at least 1 bale per 500 square feet and shall be maintained until a catch of vegetation is established;
 2. anchoring the mulch with netting, peg and twine or other suitable method may be required to maintain the mulch cover;
 3. additional measures shall be taken where necessary to avoid siltation into the water. Such measures may include the use of staked hay bales and/or silt fences.
- E. Drainage Ways.** Natural and man-made drainage ways and drainage outlets shall be protected from erosion from water flowing through them. Drainage ways shall be designed and constructed to carry water from a 25-year storm or greater, and shall be stabilized with vegetation or lined with riprap.
- F. Best Management Practices.** The best management practices set forth in the "Maine Erosion and Sedimentation Control Handbook for Construction Practices" (Cumberland County Soil and Water Conservation District, Department of Environmental Protection, March 1991, or as revised) shall be used as a guide for compliance with this requirement.

B-1 SEDIMENT BARRIERS**PURPOSE & APPLICATIONS**

A sediment barrier is a temporary barrier installed across or at the toe of a slope. Sediment barriers may consist of filter fence, straw or hay bales, a berm of erosion control mix, or other filter materials. Its purpose is to intercept and retain small amounts of sediment from disturbed or unprotected areas.

The sediment barrier is used where:

- Sedimentation can pollute or degrade adjacent wetland and/or watercourses.
- Sedimentation will reduce the capacity of storm drainage systems or adversely affect adjacent areas.
- The contributing drainage area is less than 1/4 acre per 100 ft of barrier length, the maximum length of slope above the barrier is 100 feet, and the maximum gradient behind the barrier is 50 percent (2:1). If the slope length is greater, other measures such as diversions may be necessary to reduce the slope length.
- Sediment barriers shall not be used in areas of concentrated flows. Under no circumstances should hay bale or erosion control mix barriers be constructed in live streams or in swales where there is the possibility of a washout.

CONSIDERATIONS

- Sediment barriers are effective only if installed and maintained properly.
- Silt fencing generally is a better filter than hay bale barriers.
- If there is evidence of end flow on properly installed barriers, extend barriers uphill or consider replacing them with temporary check dams.
- Straw or hay bales should only be used as a temporary barrier for no longer than 60 days.
- Silt fences (synthetic filter) can be used for 60 days or longer depending on ultraviolet stability and manufacturer's recommendations.
- Sediment barriers should be installed prior to any soil disturbance of the contributing drainage area above them.

SPECIFICATIONS**Filter Fences**

This sediment barrier utilizes synthetic filter fabrics. It is designed for situations in which only sheet or overland flows are expected. Generally pre-manufactured synthetic silt fencing with posts attached is used. See the detail drawing located at the back of this section for the proper installation of silt fences.

- The filter fabric shall be a pervious sheet of propylene, nylon, polyester or ethylene yarn and shall be certified by the manufacturer or supplier.
- The filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 degrees F to 120 degrees F.
- Posts for silt fences shall be either 4-inch diameter wood or 1.33 pounds per linear foot steel with a minimum length of 5 feet. Steel posts shall have projections for fastening wire to them.
- The height of a silt fence should not exceed 36 inches as higher fences may impound volumes of water sufficient to cause failure of the structure.
- The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints. When joints are necessary, filter cloth shall be spliced together only at support post, with a minimum 6-inch overlap, and securely sealed.
- Post spacing shall not exceed 6 feet.

- The pH should fall between 5.0 and 8.0.

Installation

- The barrier must be placed along a relatively level contour. It may be necessary to cut tall grasses or woody vegetation to avoid creating voids and bridges that would enable fines to wash under the barrier through the grass blades or plant stems.
- On slopes less than 5 % or at the bottom of steeper slopes (<2:1) up to 20 feet long, the barrier must be a *minimum of 12" high*, as measured on the uphill side of the barrier, and a *minimum of two feet wide*. On longer or steeper slopes, the barrier should be wider to accommodate the additional runoff.
- Frozen ground, outcrops of bedrock and very rooted forested areas are locations where berms of erosion control mix are most practical and effective.
- Other BMPs should be used at low points of concentrated runoff, below culvert outlet aprons, around catch basins and closed storm systems, and at the bottom of steep perimeter slopes that are more than 50 feet from top to bottom (i.e., a large up gradient contributing watershed).

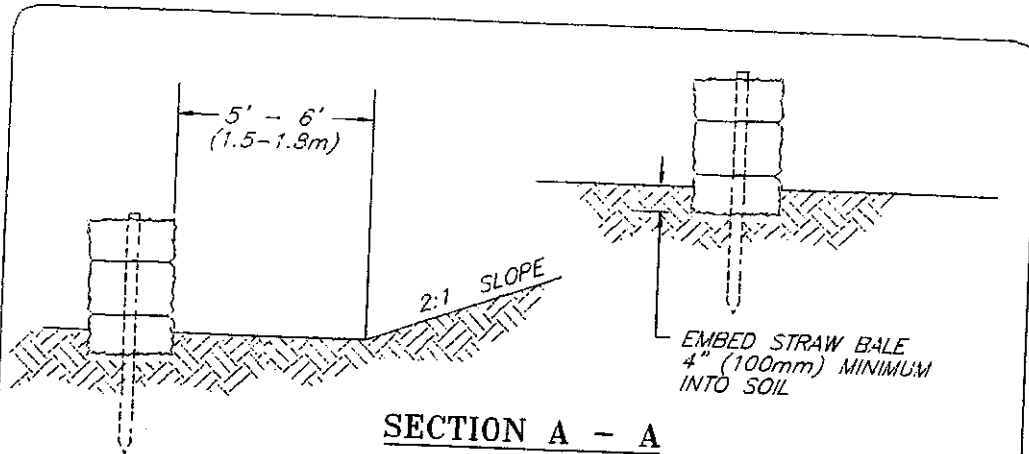
Continuous Contained Berms

A new product, the filter sock can be an effective sediment barriers as it adds containment and stability to a berm of erosion control mix. The organic mix is placed in the synthetic tubular netting and performs as a sturdy sediment barrier (a vehicle may drive over it without ill effect). It works well in areas where trenching is not feasible such as over frozen ground or over pavement. A continuous contained berm of erosion control mix may be effective when placed in waterways such as ditches and swales or in area of concentrated water flow as the netting prevents the movement and displacement of the organic material. See the detail drawing located at the back of this section for the proper installation of continuous contained berms.

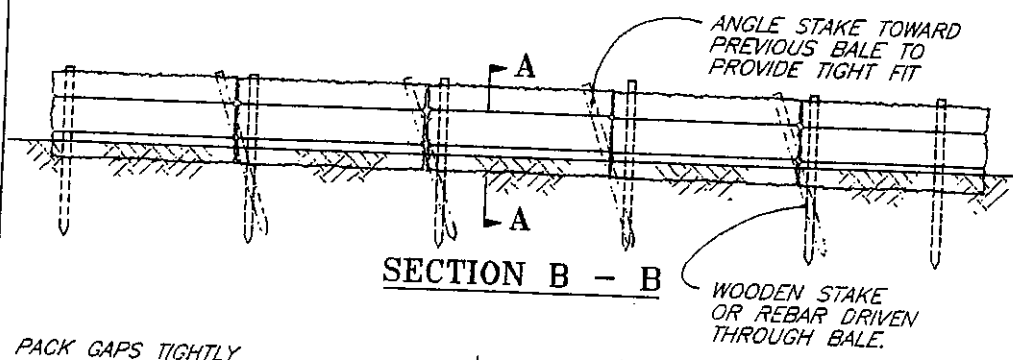
Seeds may be added to the organic filler material and can permanently stabilize a shallow slope. The containment will provide stability while vegetation is rooting through the netting.

MAINTENANCE

- Hay bale barriers, silt fences and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. They shall be repaired immediately if there are any signs of erosion or sedimentation below them. If there are signs of undercutting at the center or the edges of the barrier, or impounding of large volumes of water behind them, sediment barriers shall be replaced with a temporary check dam.
- Should the fabric on a silt fence or filter barrier decompose or become ineffective prior to the end of the expected usable life and the barrier still is necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
- Filter berms should be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared and seeded.

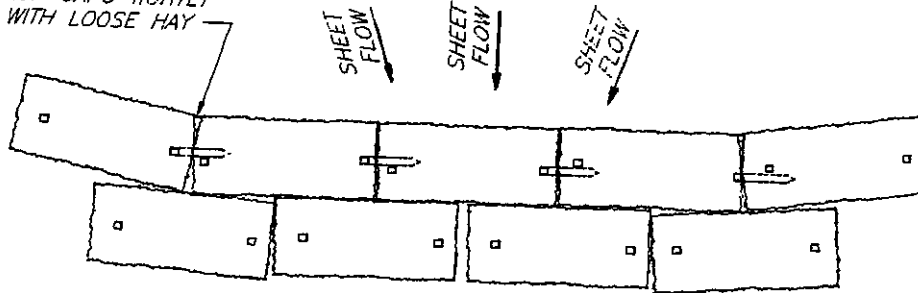


SECTION A - A



SECTION B - B

PACK GAPS TIGHTLY WITH LOOSE HAY



PLAN

NOTES:

1. THE STRAW BALES SHALL BE PLACED ON SLOPE CONTOUR.
2. BALES TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING.
3. KEY IN BALES TO PREVENT EROSION OR FLOW UNDER BALES.
4. DO NOT USE HAY BALES IN CONCENTRATED FLOW CONDITIONS OR IN STREAMS.

**STRAW BALE
DIKE**

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FILE: STRWDIKE

SECTION 14 CLEARING OR REMOVAL OF VEGETATION FOR ACTIVITIES OTHER THAN TIMBER HARVESTING.

A. Streams, and Resource Protection and Critical Watershed Shoreland Overlay Districts.

1. In a Resource Protection or Critical Watershed Shoreland Overlay District abutting a great pond, there shall be no cutting of vegetation within the shoreline buffer extending 75 feet, horizontal distance, inland from the normal high-water line, except to remove safety hazards in accordance with Article VII Section 15. However, a single footpath not to exceed six (6) feet in width as measured between tree trunks and/or shrub stems is allowed for accessing the shoreline provided that a cleared line of sight to the water through the shoreline buffer is not created. Elsewhere, in any Resource Protection District and Critical Watershed Shoreland Overlay District the cutting or removal of vegetation shall be limited to that which is necessary for uses expressly authorized in that district.

2. Within the seventy-five (75) foot shoreline buffer of a stream, clearing or removal of vegetation requires a permit from the code enforcement officer.

B. Vegetative Buffer Strips. Except in areas as described in, Section 14.A above, within a shoreline buffer extending 100 feet, horizontal distance, inland from the normal high-water line of a great pond or a river flowing to a great pond, or within a shoreline buffer extending 75 feet, horizontal distance, from any other water body, tributary stream, or the upland edge of a wetland, vegetation shall be preserved as follows:

1. There shall be no cleared opening greater than 250 square feet in the forest canopy (or other existing woody vegetation if a forested canopy is not present) as measured from the outer limits of the tree or shrub crown. However, a single footpath not to exceed six (6) feet in width as measured between tree trunks and/or shrub stems is allowed for accessing the shoreline provided that a cleared line of sight to the water through the shoreline buffer is not created.

2. Selective cutting of trees within the shoreline buffer is allowed provided that a well-distributed stand of trees and other natural vegetation is maintained. For the purposes of this section a "well-distributed stand of trees" adjacent to a great pond, or a river or stream flowing to a great pond, shall be defined as maintaining a rating score of 24 or more in any 25-foot by 50-foot square (1250 square feet) area as determined by the following rating system.

Diameter of Tree at 4-1/2 feet Above Ground Level (inches)	Points
2 < 4 in.	1
4 < 8 in.	2
8 < 12 in.	4
12 in. or greater	8

Adjacent to other water bodies, tributary streams, and wetlands, a "well-distributed stand of trees" is defined as maintaining a minimum rating score of 16 per 25-foot by 50-foot rectangular area.

NOTE: As an example, adjacent to a great pond, if a 25-foot x 50-foot plot contains four (4) trees between 2 and 4 inches in diameter, two trees between 4 and 8 inches in

diameter, three trees between 8 and 12 inches in diameter, and two trees over 12 inches in diameter, the rating score is:

$$(4 \times 1) + (2 \times 2) + (3 \times 4) + (2 \times 8) = 36 \text{ points}$$

Thus, the 25-foot by 50-foot plot contains trees worth 36 points. Trees totaling 12 points ($36 - 24 = 12$) may be removed from the plot provided that no cleared openings are created.

The following shall govern in applying this point system:

- (i) The 25-foot by 50-foot rectangular plots must be established where the landowner or lessee proposes clearing within the required buffer;
- (ii) Each successive plot must be adjacent to, but not overlap a previous plot;
- (iii) Any plot not containing the required points must have no vegetation removed except as otherwise allowed by this Ordinance;
- (iv) Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by is Ordinance;
- (v) Where conditions permit, no more than 50% of the points on any 25-foot by 50-foot rectangular area may consist of trees greater than 12 inches in diameter.

For the purposes of Section 14(B)(2) "other natural vegetation" is defined as retaining existing vegetation under three (3) feet in height and other ground cover and retaining at least five (5) saplings less than two (2) inches in diameter at four and one half (4 ½) feet above ground level for each 25-foot by 50-foot rectangle area. If five saplings do not exist, no woody stems less than two (2) inches in diameter can be removed until 5 saplings have been recruited into the plot.

Notwithstanding the above provisions, no more than forty per-cent (40%) of the total volume of trees four (4) inches or more in diameter, measured at 4 1/2 feet above ground level may be removed in any ten (10) year period.

3. In order to protect water quality and wildlife habitat, existing vegetation under three (3) feet in height and other ground cover, including leaf litter and the forest duff layer, shall not be cut, covered or removed, except to provide for a footpath as described in Section 14.B.1. above.
4. Pruning of tree branches, on the bottom 1/3 of the tree is allowed
5. In order to maintain the vegetation in the shoreline buffer, the removal of storm-damaged, hazard or dead trees and any required replanting shall occur in accordance with Article VII Section 15.
6. In order to maintain the vegetation in the shoreline buffer, clearing or removal of vegetation for allowed activities, including associated construction and related equipment operation, within or outside the shoreline buffer, must comply with the requirements of Section 14.B.

C. Outside the Shoreline Buffer. At distances greater than 100 feet, horizontal distance, from a great pond or a river flowing to a great pond, and 75 feet, horizontal distance, from the normal high-water line of any other water body, tributary stream, or the upland edge of a wetland, there shall be allowed on any lot, in any 10 year period, selective cutting of not more than 40% of the volume of trees 4 inches or more in diameter, measured 4½ feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the 40%

calculation. For the purposes of these standards volume may be considered to be equivalent to basal area

D. Cleared Openings. In no event shall cleared openings for any purpose, including but not limited to, principal and accessory structures, driveways, lawns and sewage disposal areas, exceed in the aggregate, 25% of the lot area within the shoreland zone or ten thousand (10,000) square feet, whichever is greater, including land previously cleared. This provision applies to the portion of the lot within the shoreland zone, including the shoreline buffer area. This provision shall not apply to the Village District.

E. Existing Cleared Openings. Legally existing nonconforming cleared openings may be maintained, in accordance with Article VII Section 16. If these areas, fields or other cleared openings have reverted back to primarily woody vegetation, as a result of not maintaining them in accordance with Section 16, then the provisions of Section 14 shall apply.

SECTION 15. Hazard Trees, Dead Trees and Storm-Damaged Trees.

(A) Hazard trees may be removed without a permit after consultation with the Code Enforcement Officer, provided the following requirements are met:

- (1) Within the shoreline buffer, if the removal of a hazard tree results in a cleared opening in the tree canopy greater than two hundred and fifty (250) square feet, the opening shall be replaced with native tree species, unless there is new tree growth already present near to where the hazard tree was removed. New tree growth is considered to be at least two (2) inches in diameter, measured at four and one half (4.5) feet above ground level. If new growth is not present, then replacement trees shall consist of native species, be at least four (4) feet in height and be no less than two (2) inches DBH. Stumps shall not be removed.
- (2) Outside the shoreline buffer, if the removal of hazard trees results in more than forty (40) percent of the volume of trees, four (4) inches or more in diameter as measured at four and one half (4.5) feet above ground level, being removed in any ten (10) year period; or results in cleared openings of more than twenty-five (25) percent of the lot area within the shoreland zone or more than ten thousand (10,000) square feet, whichever is greater; then replacement with native tree species is required, unless there is new tree growth already present near to where the hazard tree was removed. New tree growth is considered to be at least two (2) inches DBH. If new growth is not present, then replacement trees shall consist of native species and be no less than two (2) inches DBH.
- (3) The code enforcement officer may require the applicant to submit an evaluation from a licensed forester or arborist before any hazard tree can be removed within the shoreland zone.
- (4) The code enforcement officer may require more than a one-for-one replacement for removed hazard trees that exceeded eight (8) inches in diameter at four and one half (4.5) feet above ground level.

(B) Dead trees may be removed without a permit, provided the following requirements are met:

- (1) The trees are dead from natural causes. Dead trees are those that contain no foliage during the growing season.
 - (2) The removal of dead trees does not result in the creation of new lawn areas or other permanently cleared areas.
 - (3) Stumps shall not be removed.
- (C) Storm-damaged trees may be removed without a permit after consultation with the Code Enforcement Officer, provided the following requirements are met:
- (1) Within the shoreline buffer, if the removal of storm-damaged trees results in a cleared opening in the tree canopy greater than two hundred and fifty (250) square feet, the following shall be required:
 - (a) The area shall be required to naturally revegetate. If after one growing season, no natural regeneration or regrowth is present, replanting of native tree seedlings or saplings shall be required at a density of one seedling/sapling per every eighty (80) square feet of open canopy.
 - (b) The removal of storm-damaged trees does not result in the creation of new lawn areas or other permanently cleared areas.
 - (c) Stumps shall not be removed.
 - (d) Limbs damaged from a storm event may be pruned even if they extend beyond the bottom one-third (1/3) of the tree.
 - (2) Outside the shoreline buffer, if the removal of storm-damaged trees results in more than forty (40) percent of the volume of trees, four (4) inches or more in diameter as measured at four and one half (4.5) feet above ground level, being removed in any ten (10) year period; or results in cleared openings of more than twenty-five (25) percent of the lot area within the shoreland zone or more than ten thousand (10,000) square feet, whichever is greater; then the area shall be required to naturally revegetate. If after one growing season, no natural regeneration or regrowth is present, replanting of native tree seedlings or saplings shall be required on a one-for-one basis.

SECTION 16. Exemptions to Section 14. The following activities are exempt from the standards for clearing or removal of vegetation set forth in Section 14, provided that all other applicable requirements of this Ordinance are complied with, and the removal of vegetation is limited to that which is necessary:

- (A) The clearing or removal of vegetation that occurs at least once every two (2) years for the maintenance of legally existing areas that do not comply with the standards of Section 14, such as but not limited to cleared openings in the canopy or fields. If any of these areas revert back to primarily woody vegetation, due to a lack of removal of vegetation every two (2) years, the requirements of Section 14 shall apply.

- (B) The clearing or removal of vegetation from the location of allowed structures or allowed uses, when the shoreline setback requirements of Article VII Section 2 are not applicable.
- (C) The clearing or removal of vegetation from the location of public swimming areas associated with allowed public recreational facilities.
- (D) The clearing or removal of vegetation associated with allowed agricultural uses, provided that all requirements of Article VII Section 13 are complied with, and that best management practices are utilized.
- (E) The clearing or removal of non-native invasive vegetation, provided that the following requirements are met:
 - (1) If clearing or removal of vegetation occurs via wheeled or tracked motorized equipment, then the wheeled or tracked motorized equipment is operated and stored at least twenty-five (25) feet, horizontal distance, from the shoreline, except that the wheeled or tracked motorized equipment may be operated or stored on existing structural surfaces, such as pavement or gravel;
 - (2) The clearing or removal of vegetation within twenty-five (25) feet, horizontal distance, from the shoreline occurs via hand tools; and
 - (3) If the clearing or removal of non-native invasive vegetation results in a standard of Section 14 being exceeded, then the area shall be revegetated in accordance with Section 17 to achieve compliance with the applicable standard(s) of Section 14.

NOTE: An updated list of non-native invasive vegetation is maintained by the Department of Agriculture, Conservation and Forestry's Natural Areas Program.
http://www.maine.gov/dacf/mnap/features/invasive_plants/invasives.htm

- (F) The clearing or removal of vegetation associated with emergency response activities conducted by the Department, the U.S. Environmental Protection Agency, the U.S. Coast Guard, and their agents.

SECTION 17. Revegetation Requirements. When revegetation is required to address the removal of non-native invasive species of vegetation, to address removal of vegetation in conjunction with shoreline stabilization, in response to violations of the standards set forth in Section 14, or as a mechanism to allow for development that may otherwise not be permissible due to the standards of Section 14, then revegetation shall comply with the following requirements:

- (A) The applicant must submit a revegetation plan, prepared with and signed by a qualified professional, that describes revegetation activities and maintenance. The plan must include a scaled site plan, depicting where vegetation was, or is to be removed, where existing vegetation is to remain, and where vegetation is to be planted, including a list of all vegetation to be planted.

- (B) Revegetation must occur along the same segment of shoreline and in the same area where vegetation was removed, and must occur at a density comparable to the pre-existing vegetation. If this is not feasible due to shoreline stabilization, then revegetation must occur along the same segment of shoreline and as close as possible to the area where vegetation was removed.
- (C) If part of a permitted activity, revegetation shall occur before the expiration of the permit. If the activity or revegetation is not completed before the expiration of the permit, a new revegetation plan shall be submitted with any renewal or new permit application.
- (D) Revegetation activities must meet the following requirements for trees and saplings:
- (1) All trees and saplings removed must be replaced with native noninvasive species;
 - (2) Replacement vegetation must consist of saplings at a minimum;
 - (3) If more than three (3) trees or saplings are planted, then at least three (3) different species shall be used;
 - (4) No one species shall make up 50% or more of the number of trees and saplings planted;
 - (5) If revegetation is required for shoreline stabilization, and it is not possible to plant trees and saplings in the same area where trees or saplings were removed, then trees or saplings must be planted in a location that effectively reestablishes the screening between the shoreline and structures; and
 - (6) A survival rate of at least eighty (80) percent of planted trees/saplings is required for a minimum of five (5) years.
- (E) Revegetation activities must meet the following requirements for all woody vegetation and for other vegetation under three (3) feet in height:
- (1) All woody vegetation and vegetation under three (3) feet in height must be replaced with native noninvasive species of woody vegetation and vegetation under three (3) feet in height as applicable;
 - (2) Woody vegetation and vegetation under three (3) feet in height shall be planted in quantities and variety sufficient to prevent erosion and provide for effective infiltration of stormwater;
 - (3) If more than three (3) woody vegetation plants are to be planted, then at least three (3) different species shall be planted;
 - (4) No one species shall make up 50% or more of the number of planted woody vegetation plants; and
 - (5) Survival of planted woody vegetation and vegetation under three feet in height must be sufficient to remain in compliance with the standards contained in Section 14 for a minimum of five (5) years.

(F) Revegetation activities must meet the following requirements for ground vegetation and ground cover:

- (1) All ground vegetation and ground cover removed must be replaced with native herbaceous vegetation, in quantities and variety sufficient to prevent erosion and provide for effective infiltration of stormwater;
- (2) Where necessary due to a lack of sufficient ground cover, the area must be supplemented with leaf mulch and/or bark mulch at a minimum of four (4) inches deep to prevent erosion and provide for effective infiltration of stormwater; and
- (3) Survival and functionality of ground vegetation and ground cover must be sufficient to remain in compliance with the standards contained within this Ordinance for a minimum of five (5) years.

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HOW TO APPLY FOR A LAND USE BUILDING PERMIT

Land Use Building Permits are required per the Town of Greenville Land Use Ordinance for construction/development projects. Land Use Building Permit Applications are available from the Code Enforcement Officer. The Greenville Planning Board review and approval is required for the following; Conditional Uses, Subdivisions, Shoreland Overlay Zone nonconformance development.

Below are summarized steps for applying for a permit.

1. It is suggested that all applicants meet with the Code Enforcement Officer to review the application process.
2. Complete the Land Use Building Permit Application. Fill in all applicable blanks. If you need more space, you may use a separate sheet(s).
3. Make sure to sign and date the application. Return the completed application to the Code Enforcement Officer. Incomplete applications will be returned.
4. Provide one copy of plans/drawings of proposed structure or construction with the application.
5. Provide a site diagram showing the location of the property, property lines, abutters, all buildings, septic, well and the location of the work you are seeking the permit for. This does not need to be professionally prepared, but it needs to be neat and accurate. It can be to scale, or not to scale with dimensions noted on it. The most important dimensions are the size of structures and distance (set backs) to property lines or high-waterline if permit is for activity in the shoreland Overlay District.
6. If the permit is for a new house, a sewer or septic system permit must be secured prior to or concurrently with the issuance of the Land Use Building Permit. If your property is connected to the public sewer and the permit is for an addition, garage, deck, or shed verification of review by the Moosehead Sanitary District is required to accompany the permit application. Sewer permits, to connect a building to the public sewer system, are obtained at the Moosehead Sanitary District at 101 Spruce Street or call 695-3849. Permit Applications for private septic systems are obtained from the code officer or from Brian Turner, Town of Greenville Licensed Plumbing Inspector at 997-3287. A licensed site evaluator must prepare the application form/system design.

7. Other than a homeowner doing his own work in the house he is or will be living in, all plumbing, heating, and electrical work must be done by properly licensed persons, and those persons must apply for the permits.
8. Submit the application with fee, site plan, copies of signed public sewer permit/verification of review from Moosehead Sanitary District or signed Subsurface Wastewater Disposal Permit from the Licensed Plumbing Inspector and all other requested materials to the Code Enforcement Office.

The Code Officer will review your application. If the application is complete and the project meets the applicable requirements, the permit will be issued. If there are questions about your application, he will contact you. Apply for your permit well before you plan to start construction. Some projects require review by other authorities, such as the Greenville Planning Board or State agencies. This takes extra time. Once issued, we typically mail the permit to the applicant, but you can arrange to pick the permit up if you prefer. **Construction shall not start until the permit has been issued. Doing so is illegal and you will be subject to a fine, assuming your project can be permitted.** If it cannot, you will have to remove what you started.

INSPECTIONS REQUIRED:

Call the Code Enforcement Officer for an appointment, at least 3 days notice, when the footing forms are in place and prior to pouring of concrete. Also call Code Enforcement Officer when structure/construction is complete.

NOTES:

It is suggested that all applicants meet with the Code Enforcement Officer to review the application process.

All Land Use Building Permits, with the exception of the Shoreland Zone Land Use Building Permit, expire two (2) years after being issued.

Shoreland Zone Land Use Building Permits expire one (1) year after being issued.

All expired permits can be extended if 30% of project has been completed. If 30% has not been completed a new permit is required.

Building fees are based on all habitable space and non-habitable space, including accessory structure to include garages, decks and sheds. Basements with ceiling height of 6 feet or more and attic/loft/storage areas with a ceiling height of 6 feet or more fees are based on use.

Permit fee for permits applied for "After the Fact" is calculated at 4 X the normal fee.

If you have questions or need more information, call the Code Enforcement Officer at 695-2421.