

MARCH 1997 AMENDMENTS TO THE SHORELAND ZONING ORDINANCE

Summary

The proposed 1997 revisions to the Shoreland Zoning Ordinance correct the zoning district classification of three localities that were misclassified in the 1996 revision of the Town's Shoreland Zoning Map. The misclassifications were the result of a misunderstanding by the Town of the criteria for classification of land areas adjacent to wetlands rated "high value" and "moderate value" by Maine Department of Inland Fisheries and Wildlife [MIF&W].

Approval of the revised Shoreland Zoning Map of the Shoreland Zoning Ordinance will result in Maine Department of Environmental Protection [MDEP] Conditional Approval of the Town's Shoreland Zoning Ordinance being revised to Approval without conditions.

The three localities are:

1. The east side of the marsh at North Bay in Great Pond;
2. The west side of Austin Bog in Great Pond; and,
3. Birch Island, located in Belgrade Bog at the south end of Messalonskee Lake.

The three localities, designated as being in "Limited Residential Districts" in the 1996 Shoreland Zoning Ordinance Revision" are redesignated as being in "Resource Protection Districts," the classification in which they were designated prior to 1996 Ordinance revision.

In addition, Section 13(A)(1) of the Shoreland Zoning Ordinance is amended to reinstate the requirement that areas within 250 feet of the upland edge of moderate-valued and high-valued wetlands shall be designated as Resource Protection Districts.

By MDEP Order dated March 20, 1996, these areas were re-established as Resource Protection Districts "until such time as the Town of Belgrade can make the necessary corrections to the ordinance and map." Because the Ordinance revision voted in March 1996 did not become effective until reviewed and approved by MDEP and because MDEP issued an Order re-establishing the localities as Resource Protection Districts, no change in classification actually occurred based on the 1996 Ordinance revision.