



Shoreland Zoning Buffer Protection Standards Bridgton, Maine

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 100 feet of the upland edge of zoned wetlands). See the official Shoreland Zoning Map for individual or exact 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. 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. Buildings with a solid wall foundation must be set back at least 112 feet from a great pond.
- All existing vegetation under 3 feet in height cannot be removed or damaged.
- In the off-season, docks should be stacked on the footpath to avoid damage to buffer vegetation.
- Fill cannot be brought into an undisturbed buffer except for path construction or to re-vegetate bare ground as part of an approved re-vegetation plan.
- Trees can be limbed up to one-third of their height.
- Openings or view corridors in existence prior to March 24th, 1990 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 water body 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.
- Before any construction begins, erosion control must be properly installed. 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 so the that placement of fill will cause disturbance within the buffer. The 112 foot solid wall setback was enacted to prevent this problem.
- Timber harvesting is not allowed in the Shoreland Zone (250 ft) surrounding lakes, ponds and zoned wetlands. Timber harvesting along streams must not remove more than 40% of the volume of trees during any ten-year period. The creation of cleared openings is prohibited and an even forest canopy must be maintained. These provisions may limit the percentage of cut to less than the specified maximums.

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 now 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).