

TOWN OF GRAY SHORELAND ZONING PERMIT APPLICATION

For Office Use Only

Permit No: _____

Issue Date: _____

Fee Amount: _____

1. Applicant/ Owner Name	2. Applicant/ Owner Address	3. Applicant/ Owner Phone Number
4. Applicant/ Owner Email		
5. Contractor	6. Contractor Address	7. Contractor's Phone Number & Email
10. Location/Address of Property	11. Tax Map & Lot Number; Date Lot was created	12. Zoning District
13. Description of property including a description of all proposed construction, e.g. Land Clearing, road, building, septic systems and wells (Please note that a site plan is required on page 4)		
14. Proposed Use of Project	15. Estimated Cost of Construction(Required):	

SHORELAND PROPERTY INFORMATION

16. Lot area (sq.ft.)	17. Frontage on Road (ft.)
18. Sq. Ft. of lot to be covered by non-vegetated surfaces-worksheet pg 3	19. Elevation above 100 year flood
20. Frontage on water body (ft.)	21. Height of proposed structure
22. Existing use of property	23. Proposed use of property

NOTE: QUESTIONS 24 & 25 APPLY ONLY TO EXPANSIONS OF PORTIONS OF EXISTING STRUCTURES WHICH ARE LESS THAN THE REQUIRED SETBACK FROM THE HIGH WATER MARK.

24. A. Total floor area of portion of structure which is less than required setback as of 1/1/89 (sq.ft.)	
B. Floor area of expansions of portion of structure which is less than required setback from 1/1/89 (sq.ft.)	
C. Floor area of proposed expansion of portion of structure which is less than required setback (sq.ft.)	

Definition of Structure: anything temporarily or permanently located, built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind or anything constructed or erected on or in the ground. The term includes structures temporarily or permanently located, such as decks, patios, and satellite dishes. Structure does not include fences; poles and wiring and other aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface waste water disposal systems as defined in Title 30-A, section 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, section 4700-E, subsection 3-C; or wells or water wells as defined in Title 32, section 4700-E, subsection 8.

LOT COVERAGE CALCULATION WORKSHEET

IMPERVIOUS SURFACE – Any roofed or other solid structure or material covering the ground that is not vegetated, including, but not limited to concrete, oil and stone, tar or asphalt pavement or compacted gravel. Regardless of the construction materials, any area, which is used for driveway or parking purposes, including disturbed grass, ground cover, or dirt, shall be considered impervious.

IMPERVIOUS SURFACE COVERAGE – The ratio between impervious surfaces and total land area of a lot expressed as the percentage of land covered by impervious surfaces.

IMPERVIOUS SURFACES	EXISTING	PROPOSED
House	SF	SF
Accessory Structures	SF	SF
Driveway***	SF	SF
Concrete Pads or Sidewalks	SF	SF
Other**	SF	SF
Swimming Pool Surface	SF	SF
Wood Deck w/Spaced Boards	SF	SF
Open joint Patio & Walks	SF	SF
Other – Paving Systems	SF	SF
Total Impervious Surfaces	(a)	(c)
LOT COVERAGE CALCULATION		
Total Lot Coverages (Impervious)	(a+b)	(c+d)
*Lot Area (in Square Feet. An acre = 43,560 SF)	SF	SF
Total % Lot Coverage [(total lot coverage) ÷ lot area = Total Coverage % %. 100% -Total Coverage % = % of Lot Coverage]	%	%

* Lot area must be calculated to the road boundary or right-of-way, not the centerline. In the case of lakefront property, the area must be calculated to the normal high water mark.

** Storage sheds, detached garages, pole barns, etc.

*** All driveways must be calculated as impervious

PERMIT APPLICATION 403.16(C)(1)

Every applicant for a permit shall submit a written application, including a scaled site plan prepared by a Professional Land Surveyor, Architect, Professional Engineer, or similar, on a form provided by the municipality, to the appropriate official as indicated in Section 14. The scaled site plan shall be an attachment to the Shoreland Zoning permit application and shall include the location of all relevant existing components on the subject parcel specifically including but not limited to the following: (a) footprint of all structures (including overhangs), (b) all subsurface wastewater disposal components, (c) all culverts/significant stormwater infrastructure, (d) streams, drainage ditches, all retaining walls (including height), (e) well for drinking water, (f) trees taller than eight (8) feet (including species and diameter), and, (g) all non-vegetated surfaces such as roads, driveways, walkways, and patios.

Scale: _____ inches= _____ feet

ADDITIONAL PERMITS, APPROVALS, AND/OR REVIEW 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 (Approved HHE-200 Application Form)
- Interior Plumbing Permit
- D.E.P. Permit (Site Location, Natural Resource Protection Act)
- Army Corps of Engineers Permit (e.g. Sec. 404 of Clean Waters Act)

Others:

- _____
- _____
- _____

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

I certify that all information given in this application is accurate. All proposed uses shall be in conformance with this application and the Gray Shoreland Zoning Ordinance. I agree to future inspections by the Code Enforcement Officer at reasonable hours.	
_____	_____
Applicant Signature	Date
_____	_____
Agent Signature (if applicable)	Date

* If the person signing the application is not the owner or lessee of the property, then that person shall submit a letter of authorization from the owner or lessee.

APPROVAL OR DENIAL OF APPLICATION

(for office use only)

This application is:

MAP _____ LOT _____

_____ Approved _____ Denied

If approved, the following conditions are prescribed:

If denied, reason for denial:

Note: In approving a shoreland zoning permit, the proposed use shall comply with the purposes and requirements of the shoreland zoning ordinance of the Town of Gray.

Code Enforcement Officer

Date

* This permit will expire one year from the date of issuance, if not substantial start is made in construction.

INSPECTION LIST

- Prior to clearing and excavation
- Prior to Foundation Pour
- Prior to Final Landscaping
- Prior to Occupancy

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