

THE LAND USE
HANDBOOK
Section

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CZIC COLLECTION

Maine Land Use Laws



Maine Dept. of Conservation

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LAND USE REGULATION COMMISSION

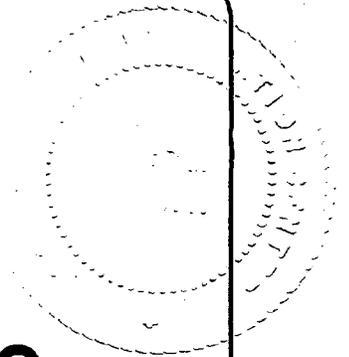
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November 1978

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Maine Land Use Laws

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MAINE DEPT. OF CONSERVATION

Introduction



Maine's land use laws help protect the environment

The Maine Legislature has enacted many land use laws that help protect the environment and avoid water and air pollution. Many of these laws are not well known or are complicated to understand. Yet they are important. Sometimes landowners unknowingly break laws because they do not know about them.

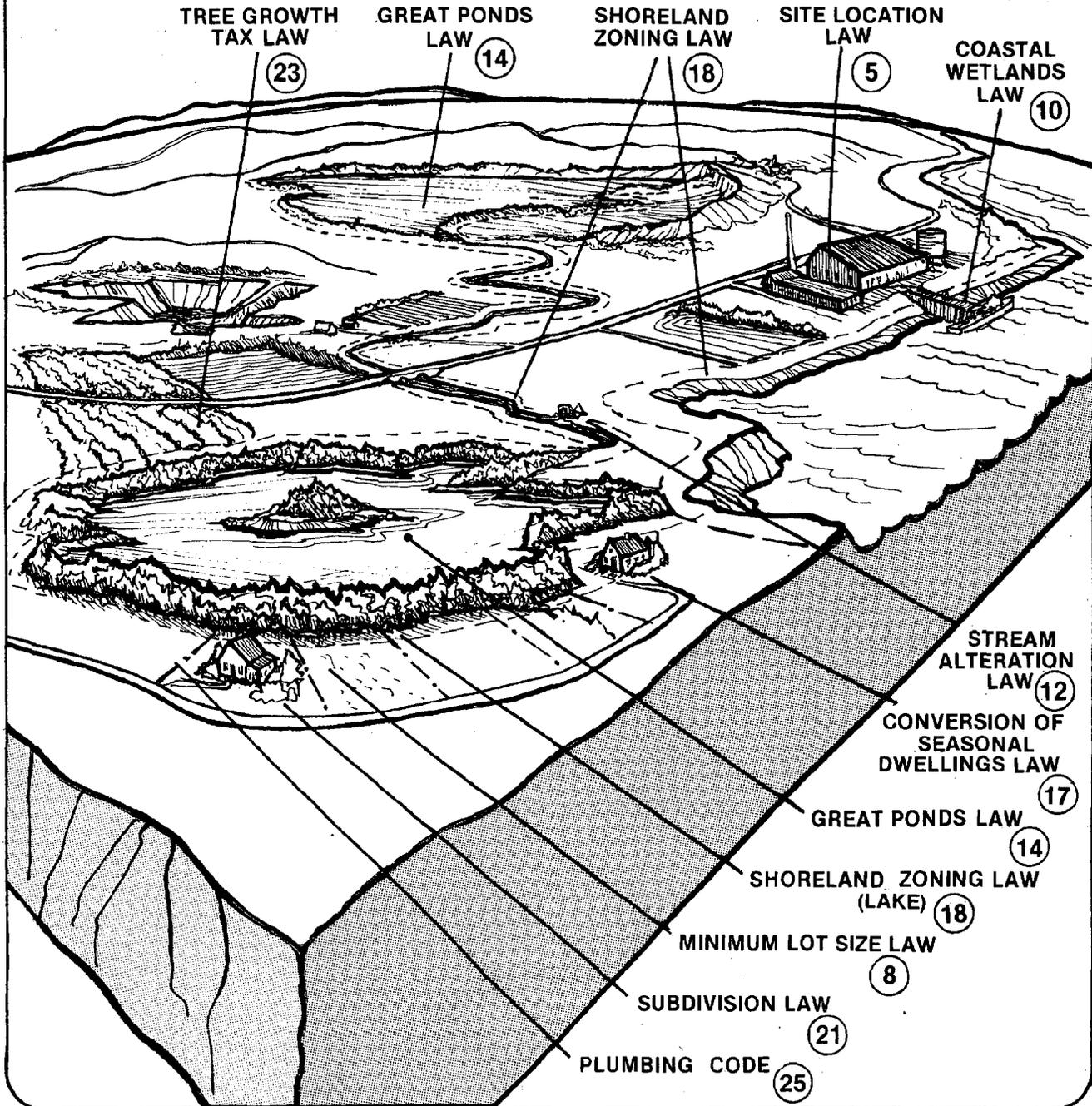
This section is designed to help you understand what important laws relating to land use and building in Maine are all about. It explains when the law applies, under what circumstances it applies, and how to find out more about it.

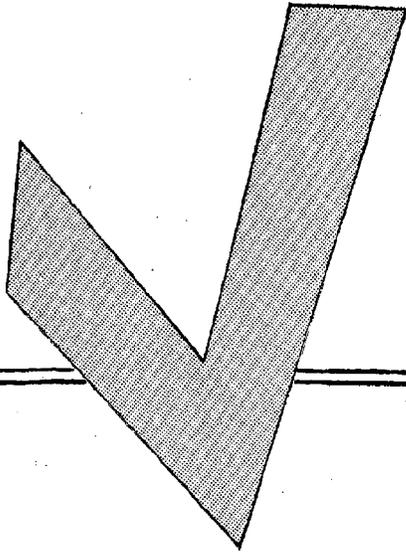
Please Note: This section is intended for general information. It is not intended for legal reference.

When do you need a permit?

This diagram shows general situations where the different land use laws described in this booklet apply. The diagram is only a guide.

There are other projects, not illustrated, that are subject to the land use laws described. The page where the law is explained is circled.





A Checklist of Laws Affecting Your Land

Before you buy land or build, check out what regulations may apply to the land or your proposed project. Understanding the regulations and laws now may save you time and expense later.

LAWS

Read the descriptions below to see which apply to your project or location. Check marks show the laws which apply to your project.

Type and/or Location of Project

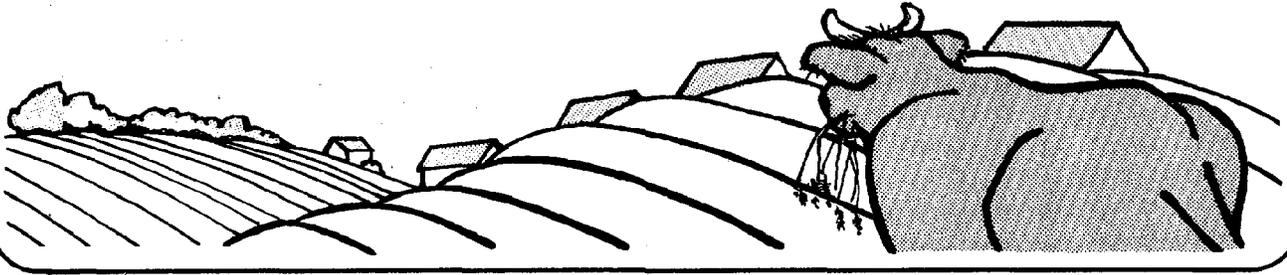
Type and/or Location of Project	Site Location Law	Minimum Lot Size Law	Coastal Wetlands Law	Great Ponds Law	Stream Alteration Law	Seasonal Dwellings Law	Shoreland Zoning Law	Plumbing Code Law	Subdivision Law	Tree Growth Law
Project larger than 20 acres	✓									
Structure larger than 60,000 square feet	✓									
Graded, non-vegetated area over 3 acres	✓									
Sand or gravel pit larger than 5 acres	✓									
Underground sewage on ½ acre lot or less		✓								
Shorefront lot with less than 100 feet frontage		✓								
Project that alters coastal wetlands			✓							
Permanent structure on pond larger than 10 acres				✓						
Project that alters rivers and streams										
Seasonal dwelling converted to year-round use					✓		✓			
Project within 250 feet of stream, lake or ocean						✓	✓			
Subdivision with more than 3 lots								✓		
No project but a commitment to grow trees									✓	
Project involving waste water disposal							✓			

The Site Location Law

The state regulates “large projects” under the “Site Law”

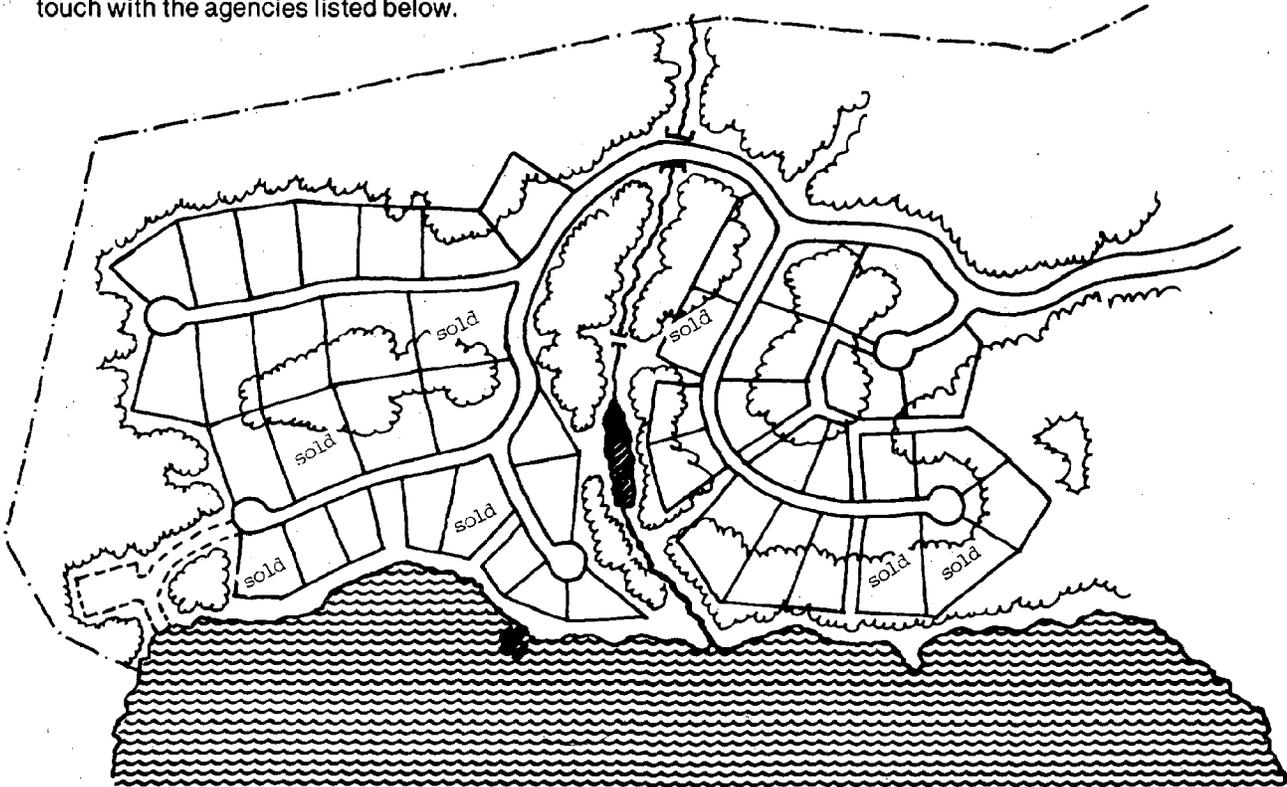
Because of their size and nature, many developments can cause damage to the environment. The Department of Environmental

Protection reviews large development proposals and issues permits for projects that meet the requirements of the Site Law.



Examples of projects subject to the Site Law :

Developments of 20 acres or more, including subdivisions with 5 or more lots, are subject to the Site Law. Some types of subdivisions are exempt; for details of these exemptions, get in touch with the agencies listed below.



Structures of 60,000 square feet or more are subject to the Site Law. In the Site Law “structure” means one or more buildings. However, areas like parking lots, paved areas and wharves that are stripped and not revegetated and are 3 acres or more in size are subject to the Site Law.



Developers are responsible for notifying the state

If you propose a project that is subject to the Site Law, you must apply for a permit from the Department of Environmental Protection; or, if the proposed project is in an unorganized area, from the Land Use Regulation Commission. In organized areas, check with local officials to see if local regulations—such as Shoreland Zoning or a town subdivision ordinance—apply.

For more information contact The Department of Environmental Protection, State House, Augusta, Maine 04333; phone (207) 289-2111; or call toll free: 1-800-452-1942; or if your project is in an unorganized area contact the Land Use Regulation Commission, State House, Augusta, Maine 04333; phone (207) 289-2631.

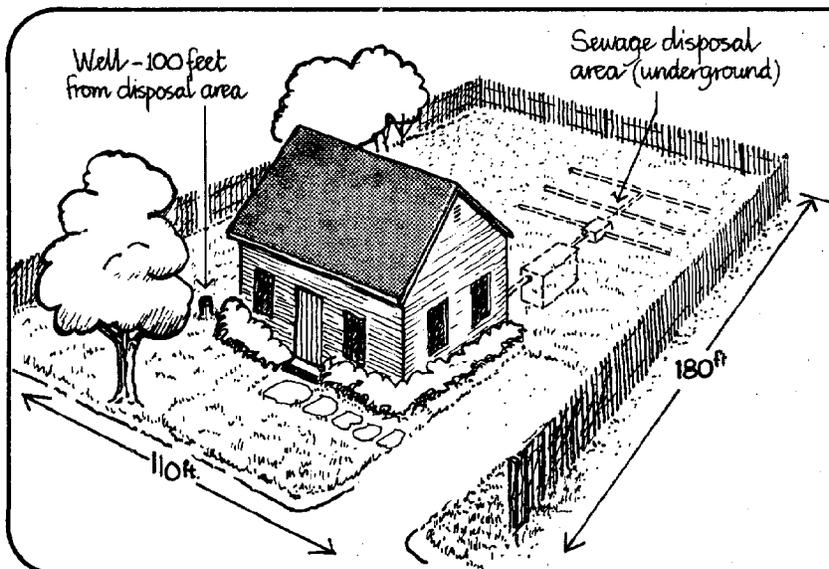


Other types of projects subject to the Site Law

Gravel and sand pits which are or will be of more than 5 acres are subject to the Site Law. Pits excavated before January 1, 1970 are excluded from the law. However, after January 1, 1970 additional excavation of more than 5 acres in these pits requires a permit.

Excavation, on land or in the water, for natural resources other than sand and gravel, of an area of 60,000 square feet or more is subject to the Site Law.

Minimum Lot Size Law



Lots of less than 20,000 square feet require state approval

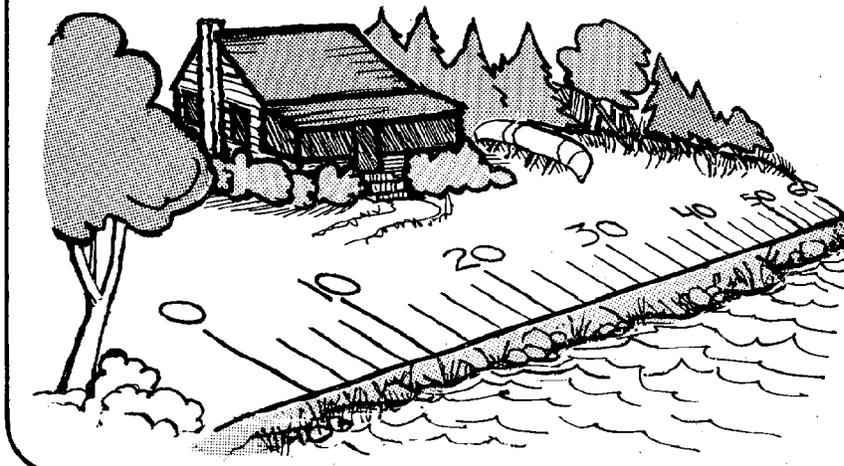
A lot of less than 20,000 square feet on which underground sewage disposal is proposed must be approved by the Department of Environmental Protection (DEP). An application for approval and information which shows that a sewage system can be installed safely must be submitted to the DEP at the address on page 9.

Small or narrow lots are subject to the minimum lot size law

The state Minimum Lot Size Law requires that you get a permit if a lot on which underground sewage disposal is proposed is less than 20,000 square feet in size. The Minimum Lot Size Law

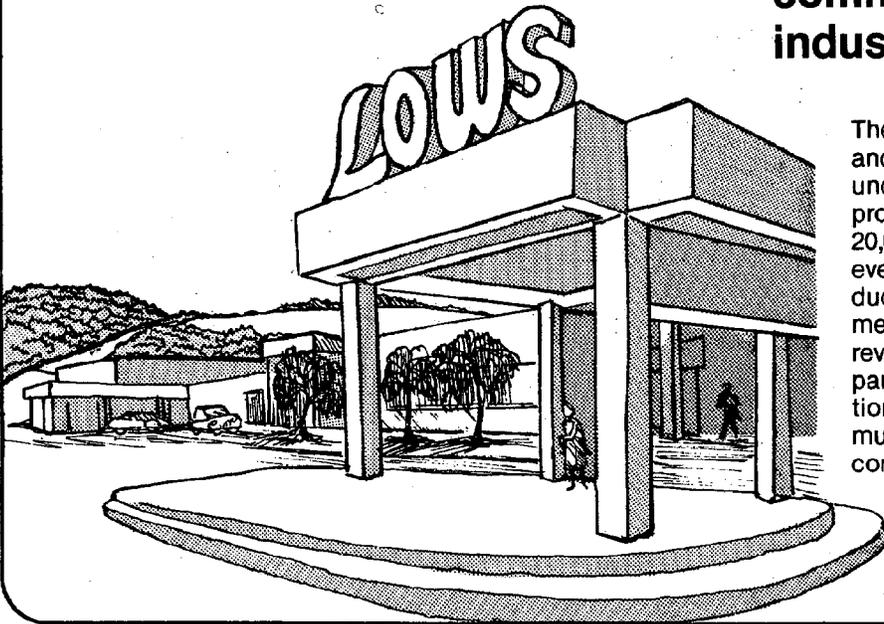
also requires that you get a permit if your lot is on a lake, river, stream, or tidal water and has less than 100 feet of shore frontage.

Shorefront lots with less than 100 feet of shore frontage need DEP approval



A lot with less than 100 feet of shore frontage, on which underground sewage disposal is proposed, must be approved by the Department of Environmental Protection. An application for approval and information to show a sewage system can be installed safely must be submitted to the DEP at the address on page 9.

The minimum lot size for commercial and industrial structures



The law requires that commercial and industrial lots on which underground sewage disposal is proposed must have at least 20,000 square feet of area for every 300 gallons of sewage produced per day. If a lot does not meet this requirement, it must be reviewed and approved by the Department of Environmental Protection. (Special calculations apply to multiple unit housing projects; contact the DEP for assistance.)

Large projects on the shorefront require more than 100 feet of frontage

The law requires that shorefront lots on which underground sewage disposal is proposed for motels, hotels, office buildings, camping areas, industrial buildings, restaurants, etc., have at least 100 feet of shore frontage for every 300

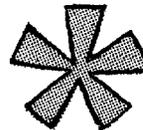
gallons of sewage produced per day.

If a lot does not meet this requirement, it must be reviewed and approved by the Department of Environmental Protection.

Exemptions from the Minimum Lot Size Law

Lots recorded in the Registry of Deeds as of January 1, 1970 are exempt from this law unless adjacent lots are involved. The law does not apply to lots served by a public or community sewer system. In the organized area of the state, check with your local officials to see what other laws may apply to the lot, especially Shoreland Zoning regulations.

In the unorganized areas check with the Land Use Regulation Commission (LURC) for other lot size regulations. Contact LURC, State House, Augusta, Maine, 04333. Phone (207) 289-2631.



For more information contact:
Department of Environmental Protection
State House
Augusta, Maine 04333
Phone (207) 289-2111; or call
Citizens' Environmental Assistance Service
toll free: 1-800-452-1942

Coastal Wetlands Law

Projects in coastal wetlands require state approval

Any draining, filling, dredging, or construction of permanent structures in coastal wetlands requires a permit.

You must apply for a permit from the Department of Environmental Protection before any work can begin.



Coastal wetlands include coastal rivers and the sea

“Coastal wetlands” include swamps, marshes, bogs, mud flats, beaches, dunes and lowlands affected by tidal action. The Coastal Wetlands

Law also applies to projects in rivers subject to tidal influence and to projects affecting the sea bed.

Projects exempted from the law

The Coastal Wetlands Law exempts some minor projects, such as normal repair work and dredging or filling, of less than 1 cubic yard of

material. Fish weirs, floating structures, and small boat moorings below the low tide line are also exempt.



Why protect Maine's coastal wetlands?

Maine has only 17,000 acres of salt marsh wetlands, yet each acre produces up to 10 tons of food per year. Hundreds of species of animals and fish rely on this food for survival. The marshes are also habitats for waterfowl. Coastal wetlands also include dunes and

beaches that help protect the land from storms at sea and, like marshes, they have recreational and scenic value. The dredging and filling of wetlands limits their ability to work as nature intended. The Wetland Law protects these and other essential coastal areas.

Contact the DEP if you plan a project in a coastal wetland

It is the responsibility of the developer to show that a proposal will not adversely affect water quality, wildlife, fisheries, navigation or recreation, or cause erosion.

Information and applications for Coastal Wetland Alteration Permits can be obtained

from:

The Department of Environmental Protection, State House, Augusta, Maine 04333. Phone: (207) 289-2111; or contact Citizens' Environmental Assistance; Toll free: 1-800-452-1942.

The Stream Alteration Law

Projects that alter rivers and streams require a permit

Any construction or dredging or filling in, on, over, or adjacent to a river, stream or brook above head of tide requires a permit from the Department of Inland Fisheries and Wildlife. Their address is given below. A stream is defined as any channel with year-round or intermittent flow.

What projects require a permit?

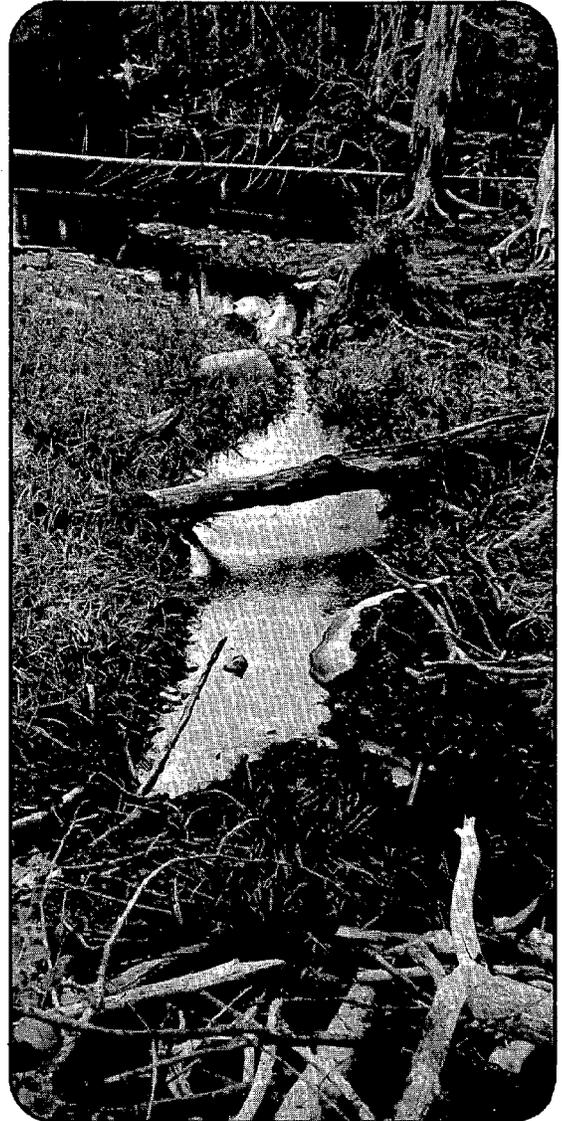
The following are examples of projects that require a Stream Alteration Permit:

causeways	docks	dredging
bridges	flood walls	any permanent
marinas	beaches	structure
wharves	fill	

Exempt projects

Private crossings of streams or dams that do not alter more than 100 feet (total of both sides) of stream bank are exempt.

Public works crossings affecting less than 300 feet of stream bank are exempt.

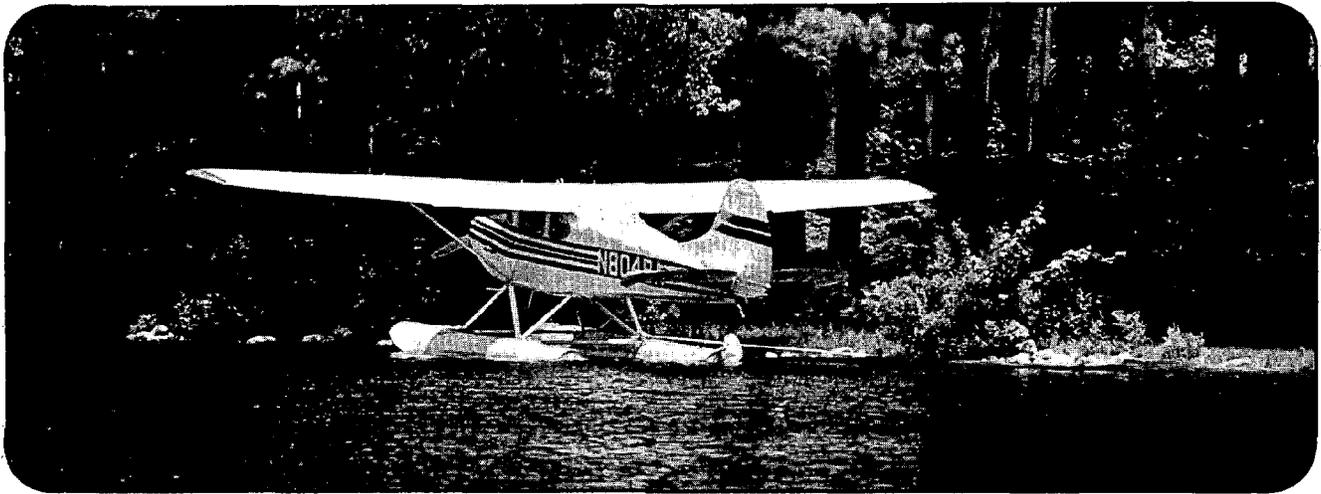


How the state evaluates your project

Permits are granted to projects that do not unreasonably:

- harm fish and wildlife habitat
- cause soil erosion
- interfere with navigation and recreation
- lower the water quality
- interfere with the natural flow of waters

For more information contact the Department of Inland Fisheries and Wildlife, State House, Augusta, Maine 04333; or call: (207) 289-3286.



A Story—The Wildwood Marina

The Wildlands Development Group purchased a few hundred acres on Desolation Pond and drew up plans for a large subdivision. They proposed 21 shorefront lots, ranging in size from 1 to 6 acres, an access road, and 10 back lots each with an attractive mountain view. They hoped to build a permanent boat dock on each shorefront lot to attract sales.

Wildlands first approached the Selectmen, who acted as the town's Planning Board. They liked the project, noted that it met requirements of the Subdivision and Shoreland Zoning Laws, and approved it.

The Wildlands Group then applied to the Department of Environmental Protection for a Site Location of Development Permit and a

permit to construct the 21 permanent boat docks, as required by the Great Ponds Act. The Department of Environmental Protection staff reviewed the project and recommended it be approved on the condition that the boat docks be eliminated or at least consolidated into a single permanent dock serving the whole project.

The idea appealed to the Development Group. It would reduce their construction costs and provide a boat docking area for all lot owners. They agreed to the condition and gained quick approval of their project.

The sales brochure for Wildland Acres now features a "marina and boat docking area" and boasts of a "natural, unspoiled shoreline."

The Great Ponds Law

Projects in the water or on the shore's edge of Great Ponds may need state approval

A Great Pond is a natural lake of 10 acres or more, or a dammed lake of 30 acres or more.

All proposals to build, dredge or fill, in or next to Great Ponds require a permit from the Department of Environmental Protection.

Examples of projects subject to this law include:

permanent docks, launching ramps, rip-rap, beaches, waterside retaining walls, shore-front alterations, causeways, bridges, marinas, wharves, dredging, filling, and breakwaters.

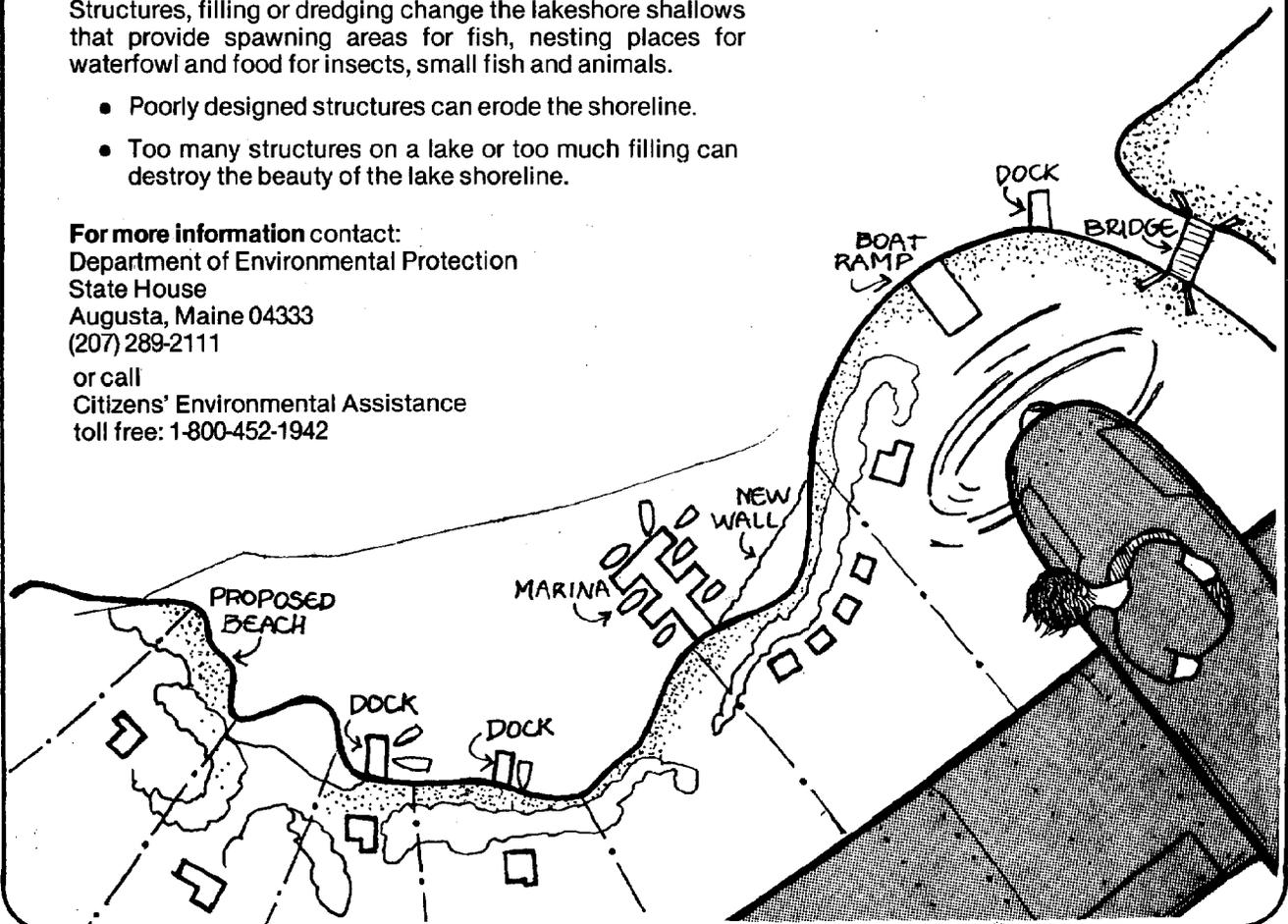
The quality of a lake can be hurt by construction

Structures, filling or dredging change the lakeshore shallows that provide spawning areas for fish, nesting places for waterfowl and food for insects, small fish and animals.

- Poorly designed structures can erode the shoreline.
- Too many structures on a lake or too much filling can destroy the beauty of the lake shoreline.

For more information contact:
Department of Environmental Protection
State House
Augusta, Maine 04333
(207) 289-2111

or call
Citizens' Environmental Assistance
toll free: 1-800-452-1942

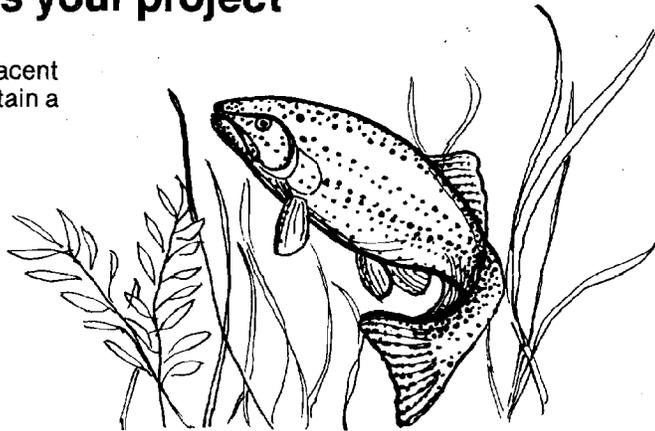


How the state evaluates your project

If you plan a project in a Great Pond or adjacent to a Great Pond you must apply for and obtain a permit before work begins.

The project must not unreasonably:

- destroy scenic values
- harm the natural environment
- cause soil erosion
- interfere with water flow
- lower water quality
- harm wildlife

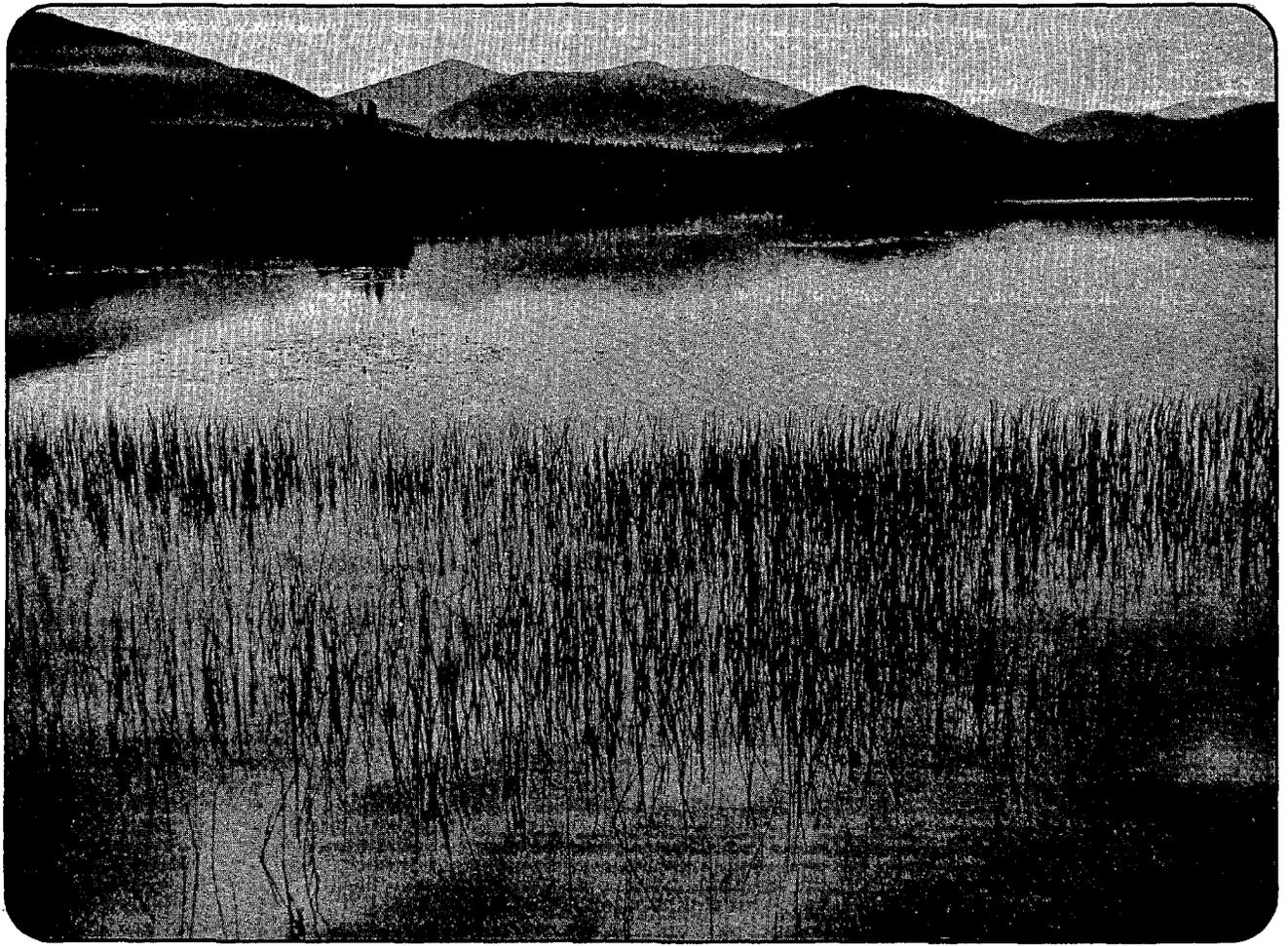


Examples of construction standards for Great Pond projects

- Controlling erosion**
- Keep the natural vegetation whenever possible.
 - Revegetate areas that have been cut or filled.
 - Use large rocks or rip-rap at the water line.
- Locating floats**
- Use floats which remain in the water no more than 7 months per year when possible. Permanent docks require a permit.
- Building boat ramps**
- Use concrete plank ramps no more than 12 feet wide where possible.
 - Construct ramps to follow the slope of the lake bottom. (Generally, no underwater fill is allowed.)
 - Plan for a ramp that can be used by groups of boat owners rather than for just one or two boats.
- Creating beaches**
- Don't build a beach by dumping sand in the water
 - Don't take rocks from the water or the bank
 - Plan for a beach that can be used by more than one owner, or the public; it is more likely to be approved than one-owner beaches.

The Board of Environmental Protection has simplified the permit process for certain projects in Great Ponds areas. These projects must have no significant impact on the Great Pond and must meet certain standards. For information write to the Department of Environmental Protection, State House, Augusta, Maine 04333. Tel. (207) 289-2811.

Note: Most building, clearing and development on land within 250 feet of the shoreline is subject to Shoreland Zoning. Check with your local officials, or, if you live in an unorganized area or plantation, check with the Land Use Regulation Commission; (207) 289-2631.



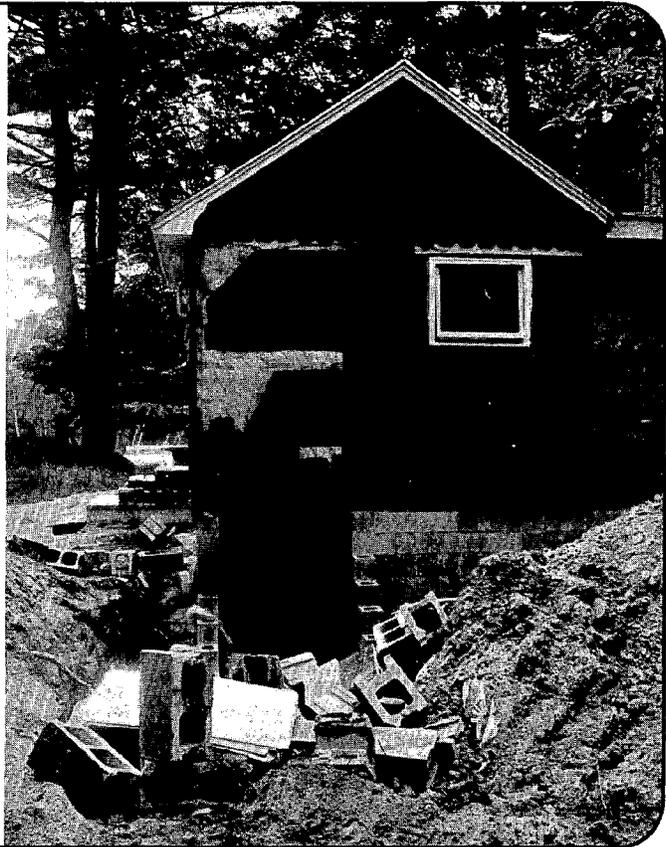
Conversion of Seasonal Dwellings Law

Seasonal dwellings in shoreland areas require a permit if converted to year-round use.

Before you can use a seasonal camp or cottage within a Shoreland Zoning area as a permanent, year-round dwelling, you must get a conversion permit from the local plumbing inspector.

Shoreland Zoning areas are areas within 250 feet of most large streams, ponds over 10 acres, or the ocean.

Conversion to a year-round dwelling means adding insulation, heating systems or a year-round water supply to a camp or cottage to make it suitable for year-round living.



How a “conversion” application is evaluated

The purpose of this law is to make sure that old sewage disposal systems, built for seasonal use, can handle the added waste caused by year-round living without causing a health hazard or polluting nearby waters.

The local plumbing inspector will issue a conversion permit IF:

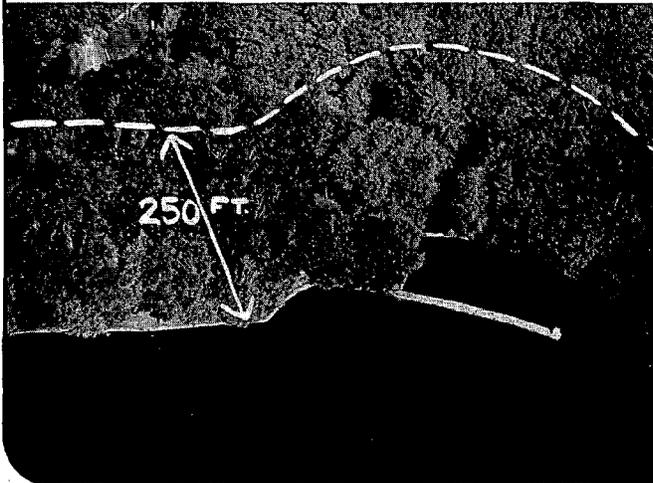
- records show the existing sewage system meets the standards of the State Plumbing Code, OR
- the applicant can show that site conditions will permit the installation of a sewage system that meets State Plumbing Code standards. (This requires the services of a licensed soils evaluator.) OR
- the dwelling is connected to a community sewer system.

Note: An exception to the above conditions can be made under special circumstances. Check with your local plumbing inspector.

For more information see the State of Maine Plumbing Code, Part II, Subsurface Wastewater Disposal Regulations. They are available from: The Department of Human Services, Health Engineering, State House, Augusta, Maine 04333; or call (207) 289-3826.

The Shoreland Zoning Law

Most land within 250 feet of streams, lakes or the ocean is subject to regulation



Shoreland Zoning regulations apply to most land in Maine within 250 feet of large streams, lakes over 10 acres, and the ocean.

Before you buy, build, clear or alter land in these areas check at the Town Office to find out how the local Shoreland Zoning Ordinance affects what you plan to do on the lot.

How Shoreland Zoning might affect your shorefront lot: some examples

Uses permitted

Your Town's Shoreland Zoning Ordinance explains what uses are allowed on your lot. Check to see that the use you propose is allowed.

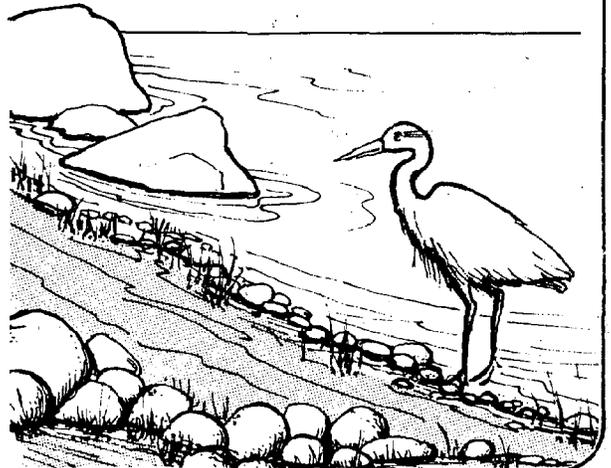
Clearing and timber harvesting

Shoreland Zoning ordinances limit the amount of clearing and cutting that can be done near the shore. Usually only thinning is permitted. Check the regulations.

Lot size and setbacks

Shoreland Zoning ordinances specify the minimum lot size allowed in different shoreland locations.

The ordinance also states how far the house and sewage system must be set back from the water. In most areas this setback must be at least 75 feet. Check the requirements.

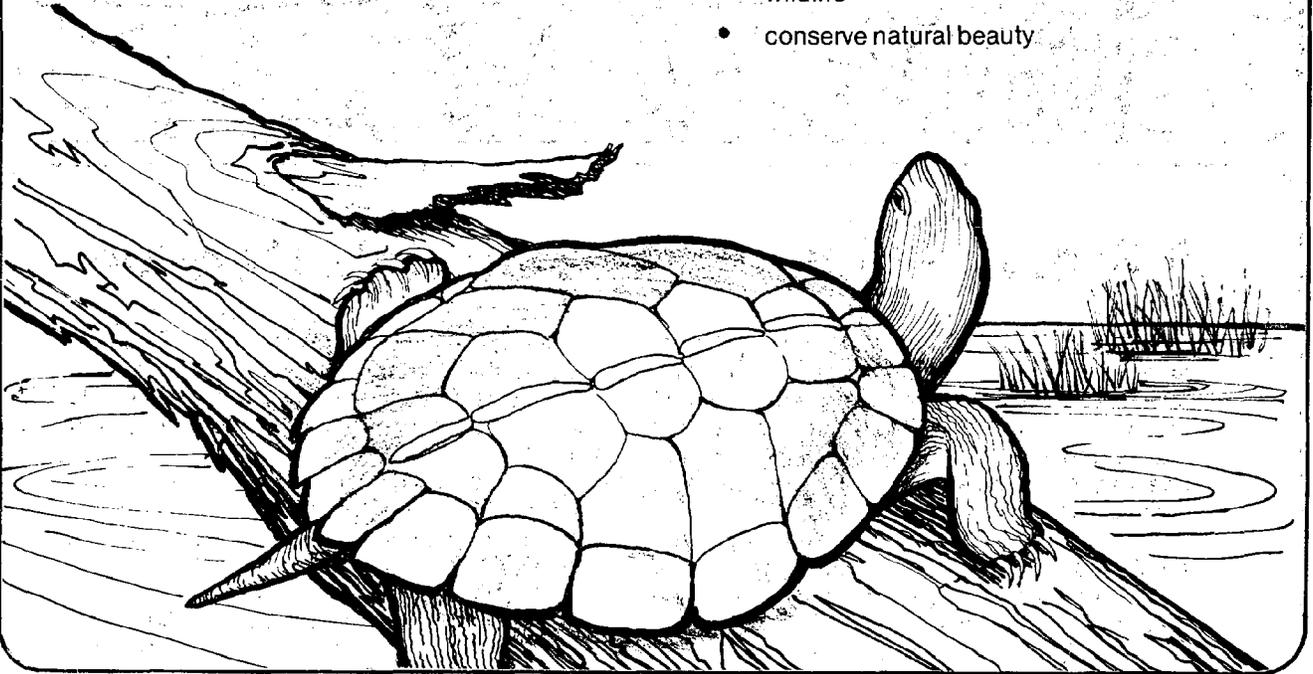


Why shoreland zoning?

Development close to the shores of lakes, rivers and the ocean can cause pollution, soil erosion, and if poorly planned or built, can be an eyesore.

The purposes of shoreland zoning are to:

- protect and enhance water quality
- protect shoreland areas from erosion
- protect and preserve vegetation and wildlife
- conserve natural beauty

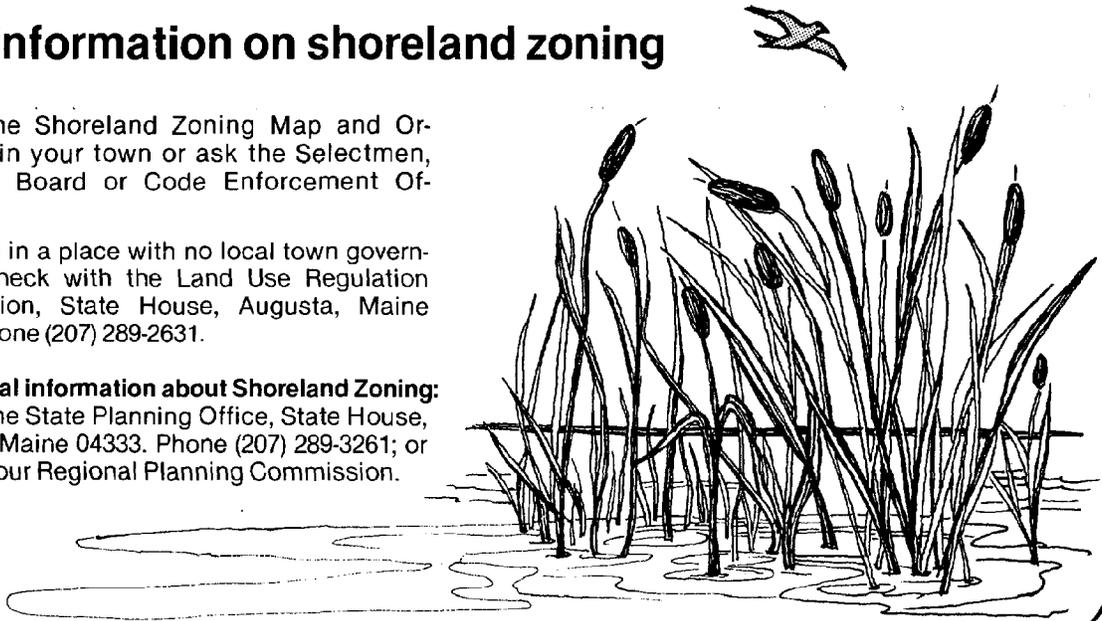


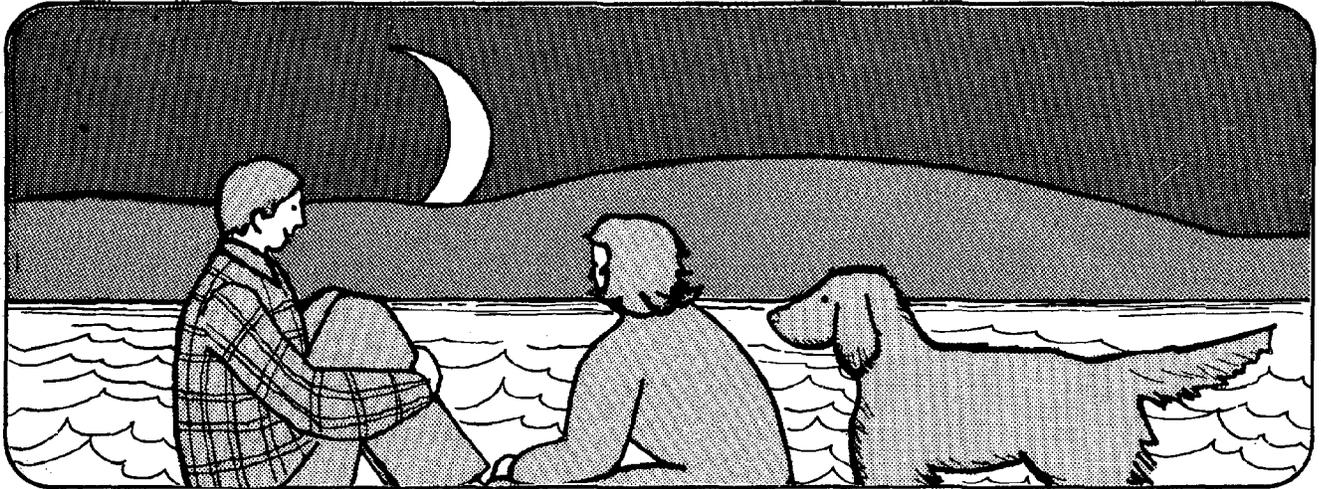
More information on shoreland zoning

Check the Shoreland Zoning Map and Ordinance in your town or ask the Selectmen, Planning Board or Code Enforcement Officer.

If you live in a place with no local town governments, check with the Land Use Regulation Commission, State House, Augusta, Maine 04333. Phone (207) 289-2631.

For general information about Shoreland Zoning: contact the State Planning Office, State House, Augusta, Maine 04333. Phone (207) 289-3261; or contact your Regional Planning Commission.





A Story — Norman and Gloria's Gamble

Norman and Gloria found a camp lot for sale that looked ideal to them. It had a nice view, and was located where a small brook entered the lake. But before they put any money down they had a Soils Report done and checked the Shoreland Zoning regulations with the town's Planning Board.

The Soils Report showed that they might be able to dispose of waste-water if they had a "special system" designed. It would cost a little more but seemed reasonable to them.

The Planning Board was less reassuring. They visited the site with Norman and Gloria and pointed out it would be difficult to set back

the house the required 75 feet from the shore because the lot was too shallow. They told the couple that if they decided to build they would need to apply for a variance from the Board of Appeals.

Norman and Gloria ignored that advice, took a gamble and bought the lot for \$5000. Some months ago the Appeals Board denied their request for a variance.

They have now bought additional land at the back of their lot and plan to build in the spring. They are disappointed at the delay but confident that they can comply with the Shoreland Zoning regulations.

The Subdivision Law

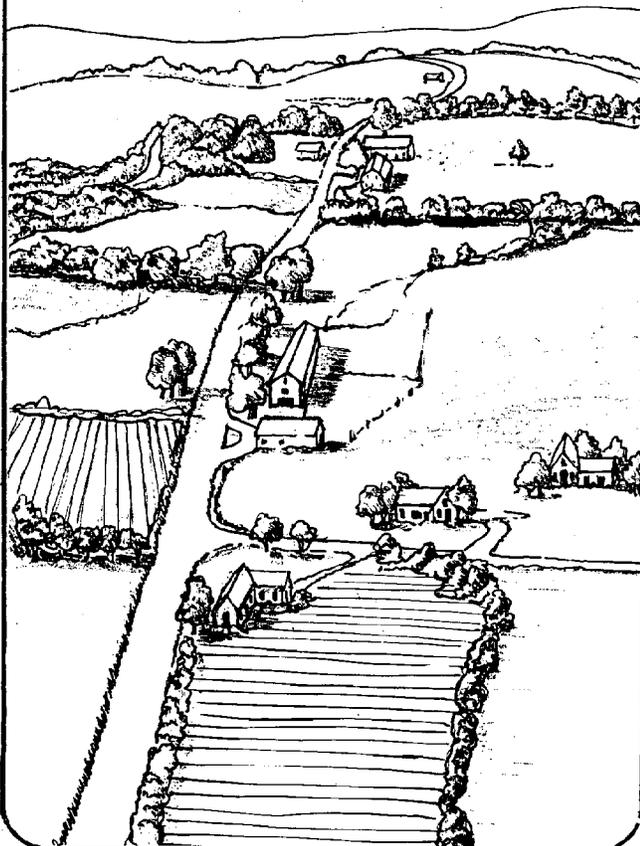
If you subdivide land into 3 or more lots you may need a permit

If you plan to subdivide land into 3 or more lots within a 5-year time span (and the lots are less than 40 acres each) you must meet the requirements of the Municipal Subdivision Law.

Before you create any kind of subdivision find out what the subdivision regulations are in your location—it might save you from getting into problems later.

If you live in a town or city, check with the Planning Board or Town Office.

If you live in an unorganized area or plantation, check with the Land Use Regulation Commission, State House, Augusta, Maine 04333. Phone (207) 289-2631.



All subdivisions must meet certain minimum conditions

People proposing a subdivision must be able to show that:

- it will not cause pollution
- sufficient water is available
- it will not cause soil erosion
- it will not cause unsafe traffic conditions
- sewage waste disposal can be adequately handled
- it won't burden the town's solid waste or sewage serviced, if any
- it won't unduly affect the scenic or natural beauty of the area
- it conforms with other applicable regulations; and
- they have the financial and technical ability to carry out the project.

In addition, a subdivision is not considered legal until it has been approved by local authorities and registered at the proper registry of deeds.



A Story — Keith and Laurel's Woodlot

Keith and Laurel bought 60 acres of Maine fields and woods and built their house in a clearing back from the road. They have a garden, some chickens and a pig or two. They plan to be there awhile and they like the open space and countryside. However, the town is growing. Last year the assessors valued the woodland along the road at \$300 an acre. Keith

and Laurel were worried until they heard about the Tree Growth Tax Law. It suited their needs perfectly.

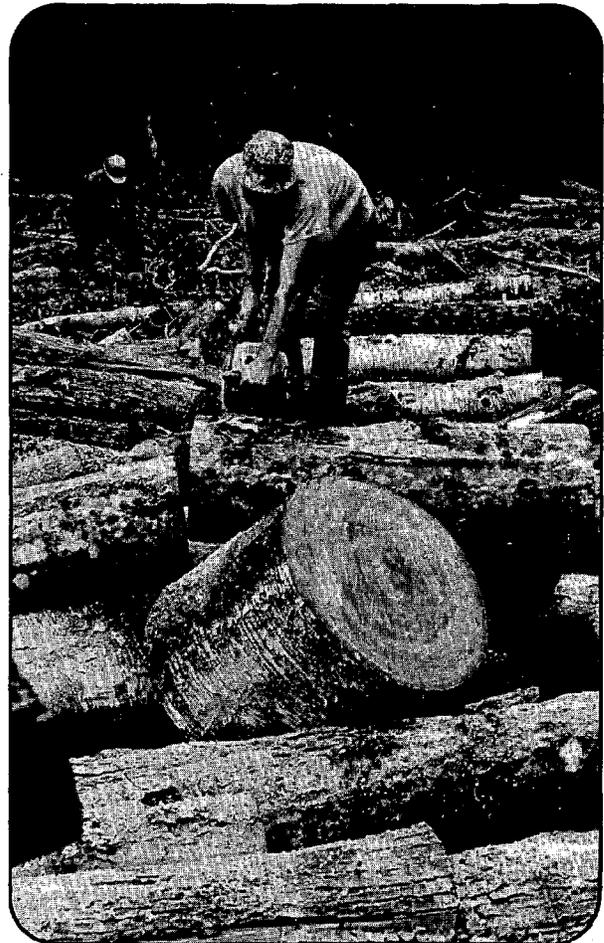
Their woodland is now valued at \$50 an acre. Their taxes are down and all they had to do was file an application and commit themselves to not developing their woodlands, something they never intended to do anyway.

The Tree Growth Tax Law

If you own more than 10 acres of woodlands you may qualify for a tax break

If you own between 10 and 500 acres of land used primarily to grow trees, you may be eligible for tax savings under the Maine Tree Growth Tax Law. Under this law, your woodlands will not be evaluated at their highest potential value, but at a special lower tax rate for land used to grow trees.

If you own more than 500 acres of woodlands, they are automatically taxed at the special Tree Growth Tax rate.



What's the catch?

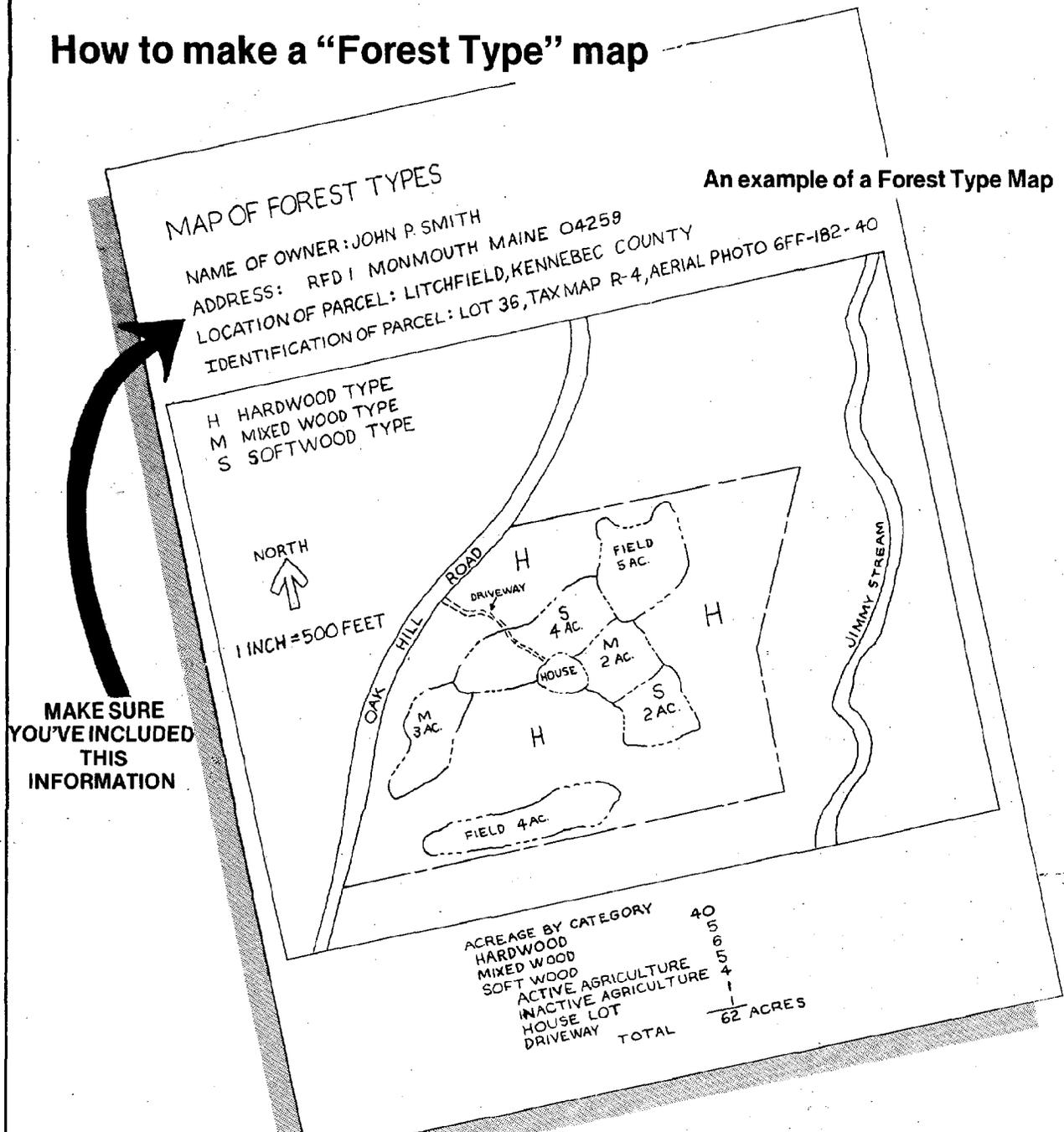
Because the law was passed to encourage people to grow trees, you will pay a penalty if you use the land, or any portion(s) of it, for something else. Directions for registering your woodlands for tax savings are given below.

How to qualify for the Tree Growth Tax Law

To be classified under the Tree Growth Tax Law follow these steps:

1. Get **Property Tax Bulletin 19** and the **Maine Tree Growth Tax Law Schedule** from the Bureau of Taxation, State House, Augusta, Maine 04333; or phone (207) 289-2011.
2. Fill out the one-page **Schedule** and make a **Forest Type Map** of your woodlands. See the next page for an example of the map.
3. Send the **Schedule** and **Forest Type Map** to your tax assessor before April 1. If your land is in an unorganized township, send these papers to the Property Tax Division of the Bureau of Taxation, State Office Building, Augusta, Maine 04333. If your land is in an organized town or plantation, send them to your Municipal Assessor.

How to make a "Forest Type" map



**MAKE SURE
YOU'VE INCLUDED
THIS
INFORMATION**

1. Write: your name, mailing address, property location and how the property is identified on the tax maps, tax bill, assessment records or the recorded Deed number.
2. Outline your property lines, to scale, on a sheet of paper. Use a tax map if you don't have a survey of the land.
3. Estimate how many acres of each wood type there is on your land.
4. Using an aerial photograph, forest type map, or your knowledge of the land, show which areas are softwood type, mixed wood type or hardwood type and what areas are not in woodlands. The "SCHEDULE" from the Tax Bureau will help you.

The Maine State Plumbing Code

The “Plumbing Code” regulates subsurface disposal of waste water

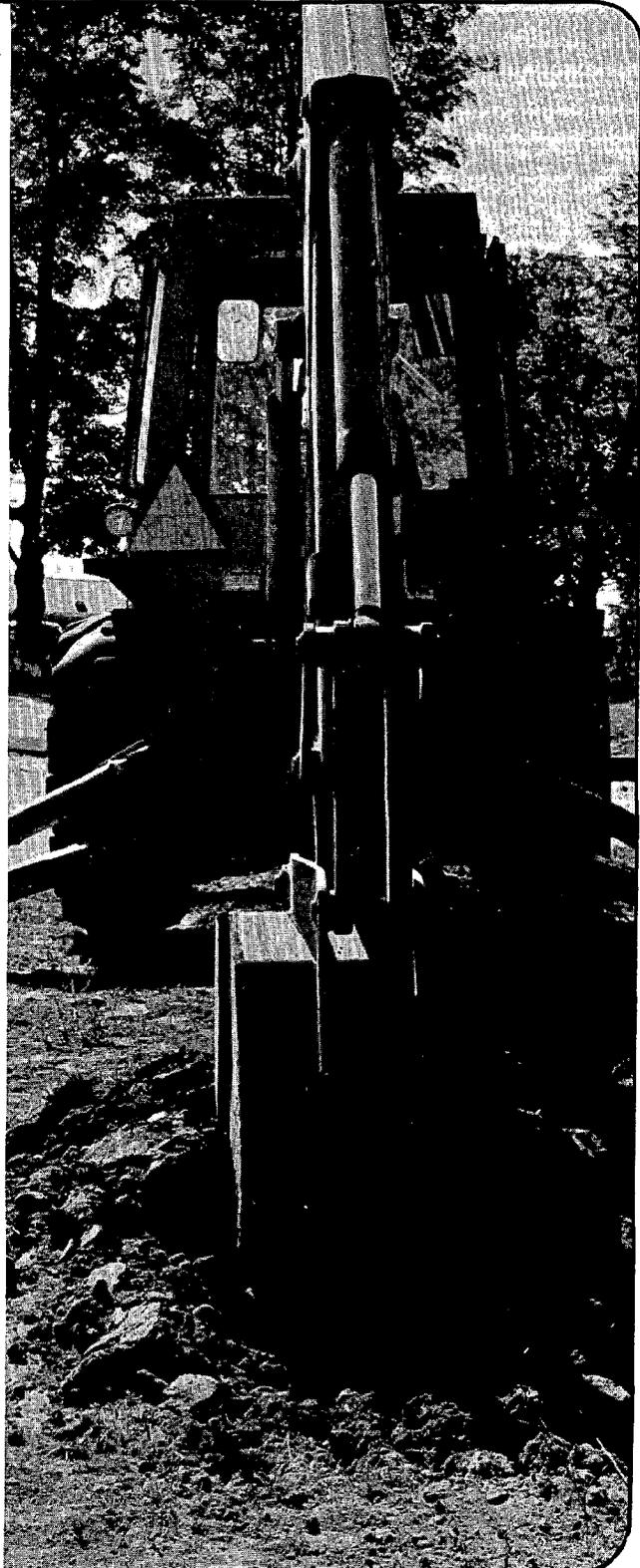
If you wish to dispose of any wastewater (from kitchens, bathrooms, laundries, etc.) on your property, the system or method you use must meet the standards of the State Plumbing Code, Part II. (Part I sets standards for indoor plumbing.)

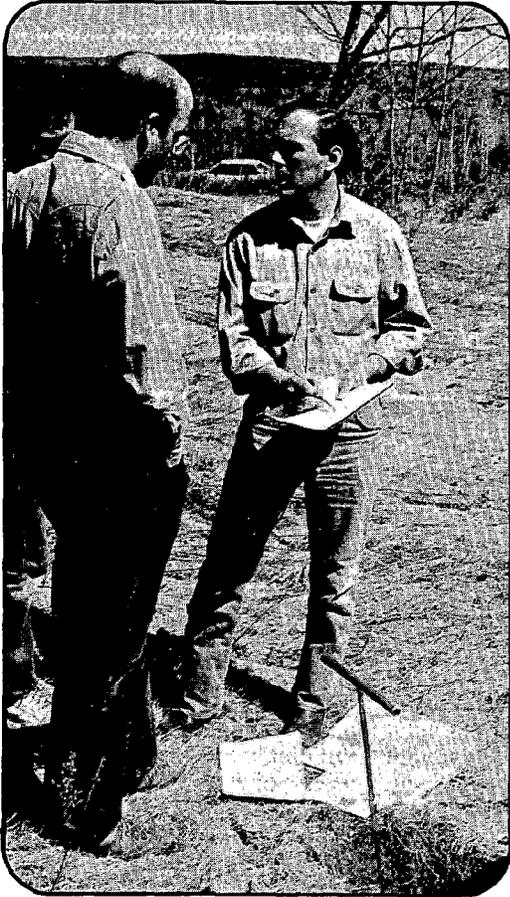
The “Code” (also known as the “Subsurface Wastewater Disposal Regulations,”) specifies what systems or methods are allowed in different situations to dispose of wastewater. It also has information on permit fees, how soils test pits are to be made, building sewers, experimental systems, and more.

Get a plumbing permit before you build

To find out about different wastewater disposal systems suitable for your land, check the Plumbing Code and consult a “licensed soils evaluator,” your Local Plumbing Inspector, or contact the Department of Human Services, Health Engineering Division (address on page 26.) To get a permit, follow these steps:

1. Contact a “licensed soils evaluator,” a person registered with the Department of Human Services to perform this service.
2. Have the “evaluator” conduct a soils test, recommend a system if the soils are suitable, and complete a Soils Report. The evaluator will provide the Report form.
3. Contact your local Plumbing Inspector for a permit to construct the system and show the Inspector two copies of the Soils Report. If you live in an unorganized area or plantation, the Soils Report must be sent to the Land Use Regulation Commission with your Building Permit Application.





Before you buy land make sure it will meet plumbing code requirements

Before you buy land on which you plan to put plumbing, make sure that it can accommodate a subsurface wastewater disposal system. You do not want to pay for land you cannot develop!

Once you have selected a piece of land, have a "licensed soils evaluator" prepare a Soils Report and make sure that the report:

- shows the soils are suitable
- shows how to construct a disposal system
- shows the system set back the required distance from bodies of water, your well, and property lines

More information

You should also be aware that there are alternatives to conventional toilets, such as dry toilets or privies. Tell the licensed soil evaluator what you want before he or she conducts the test.

To get a copy of the State Plumbing Code, Part II send \$2.00 to:
Department of Human Services
Division of Health Engineering
State House, Augusta, Maine 04333.
A list of licensed soils evaluators is available from the same address.

More Information

Information on specific laws

1. The following state agencies are able to provide information and assistance relating to many of the laws described in this Section.
 - a. **Maine State Planning Office**
State House
Augusta, Maine 04333
Phone: (207) 289-3261
 - b. **Maine Department of Environmental Protection**
State House
Augusta, Maine 04333
Phone: (207) 289-2811
 - c. **Citizens' Environmental Assistance**
(a service of the Department of Environmental Protection)
Phone: 1-800-452-1942
 - d. **Maine State Law and Legislative Reference Library**
State House
Augusta, Maine 04333
Phone: (207) 289-2648
 - e. **Maine Land Use Regulation Commission**
State House
Augusta, Maine 04333
Phone: (207) 289-2631
2. The following publications are available from the Maine State Planning Office (address above).
 - a. **Maine Planning and Land Use Laws** (updated after each Legislative Session). A booklet containing the legal language of many of the laws described in this Section.
 - b. **State of Maine Guidelines for Municipal Shoreland Zoning Ordinances** (1973).
3. The following publications are available from the Maine Department of Environmental Protection (address above).
 - a. **Protecting Your Lake—A Citizen's Guide to the Great Ponds Act**, (1973)
 - b. **Protecting Your Coastal Wetlands—A Citizen's Guide to the Coastal Wetlands Act**, (1974)
 - c. **Directory of Environmental Statutes, Maine Department of Environmental Protection**, (1976)
 - d. **Great Ponds in Maine** (a listing of Great Ponds in Maine, 1973)
 - e. **Lake Inventory for Maine** (a listing of lakes in Maine, 1974)
 - f. **Cleaning Up the Water—Private Sewage Disposal in Maine**, (1974)
 - g. **Site Location of Development Act**, (1977)
 - h. **Great Ponds Laws**, (1977)
 - i. **Department of Environmental Protection Regulations**—Regulations for processing of applications, hearings on applications, rules of conduct for enforcement hearings, special regulations for hearings on applications of significant public interest.

General Information

1. The following booklets are available from:

Land Use Regulation Commission
State House
Augusta, Maine 04333

 - a. **Building in the Wildlands of Maine**, by Bruce Hendler, 1973 (an illustrated booklet on building in Maine)
 - b. **Subdividing in the Wildlands of Maine**, by Bruce Hendler, 1973 (an illustrated booklet on subdividing land in Maine)
2. The following publications are available from the agency listed after the publication.
 - a. **Maine Landowners Handbook**, by Edward Schriver, 1974, by Tower Publishing Co., Portland, Maine. Prepared and edited by Allagash Environmental Institute.
 - b. **All Land is Not Created Equal**, by Mark Eyerman, 1976, Greater Portland Council of Governments, 331 Veranda Street, Portland, Maine.
 - c. **Maine EnvironNews**. A newsletter publication of the Maine Board of Environmental Protection. Available from:

Department of Environmental Protection
State House
Augusta, Maine 04333
 - d. **Private Water Supplies, State of Maine**, 1976. Available from:

Maine Department of Human Services
Division of Health Engineering
Augusta, Maine 04333
3. The following publications are available from:

Maine State Planning Office
State House
Augusta, Maine 04333

 - a. **Section 208 Areawide Waste Treatment Management Program Model Land Use Ordinances**. Contains model ordinances for aquifer protection, subdivision regulations, and on-site sewage disposal.
 - b. **Sample Forms for Shoreland Zoning Administration**
 - c. **Subdivision Review—A Procedural Guide for Local Planning Boards**
 - d. **Model Subdivision Regulations for Small Towns**
 - e. **Maine's Coast, Special Considerations for the Municipal Planning Process**, by Bruce Hendler, 1976

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