

# **Shoreland Zoning Changes Public Announcement**

(by Town Planner Gary Lamb 27 August 2010)

As required by Maine's Department of Environmental Protection's Chapter 1000 Guidelines and MRSA Title 38 section 438-A(1), the Old Orchard Beach shoreland zoning ordinance text and map are being updated. All changes are in draft form and are ready for initial public comment. The Planning Board will conduct a public hearing on Thursday September 23 at 7pm on the third floor of town hall. At that meeting, changes to both ordinance language and shoreland zoning map will be explained.

Major points to consider are as follows:

- We are only becoming more restrictive in our shoreland zoning where required by DEP or by choice of citizens through the Planning Board and Town Council. This public process is just beginning and will have at least one public hearing at both the Planning Board and Town Council levels. Changes can be made during this public process.
- Proposed stream protection buffers on Goosefare Brook upstream of RR bridge will remain at present 150 foot width.
- Buffer around Mill Pond will be reduced to 100 feet which will be the same as the Mill Brook stream buffer is now. Mill Pond is under 10 acres and is not a Great Pond that requires a 250 foot shoreland zone buffer.
- Resource Protection (RP) is the most restrictive shoreland zoning district in terms of permitted uses. Some present RP areas do not reflect reality and must change. Areas of RP will expand in the lower areas of Ocean Park and to a lesser extent in the Ross, Portland and Walnut Street areas next to the marsh. We have kept this to a minimum on fully developed lots.
- Our publicly owned beach is proposed to be a new Shoreland Public Park district, so our existing intensive beach usage does not conflict with DEP allowance of only non-intensive recreation in Resource Protection districts.

If you would like to know if these changes affect your property, please call me at 934-5714, ext 217 or email at [glamb@oobmaine.com](mailto:glamb@oobmaine.com). Questions from citizens prior to the September 23<sup>rd</sup> meeting are encouraged and welcomed so as not to overwhelm the public hearing that evening. I have met with many citizens already and it is very helpful to meet in person and take the time to explain proposed changes in detail.

Please keep in mind that new FEMA floodplain maps are a separate topic from shoreland zoning. Please contact Code Enforcement Office Mike Nugent if you have floodplain map questions (934-5714, ext. 237).