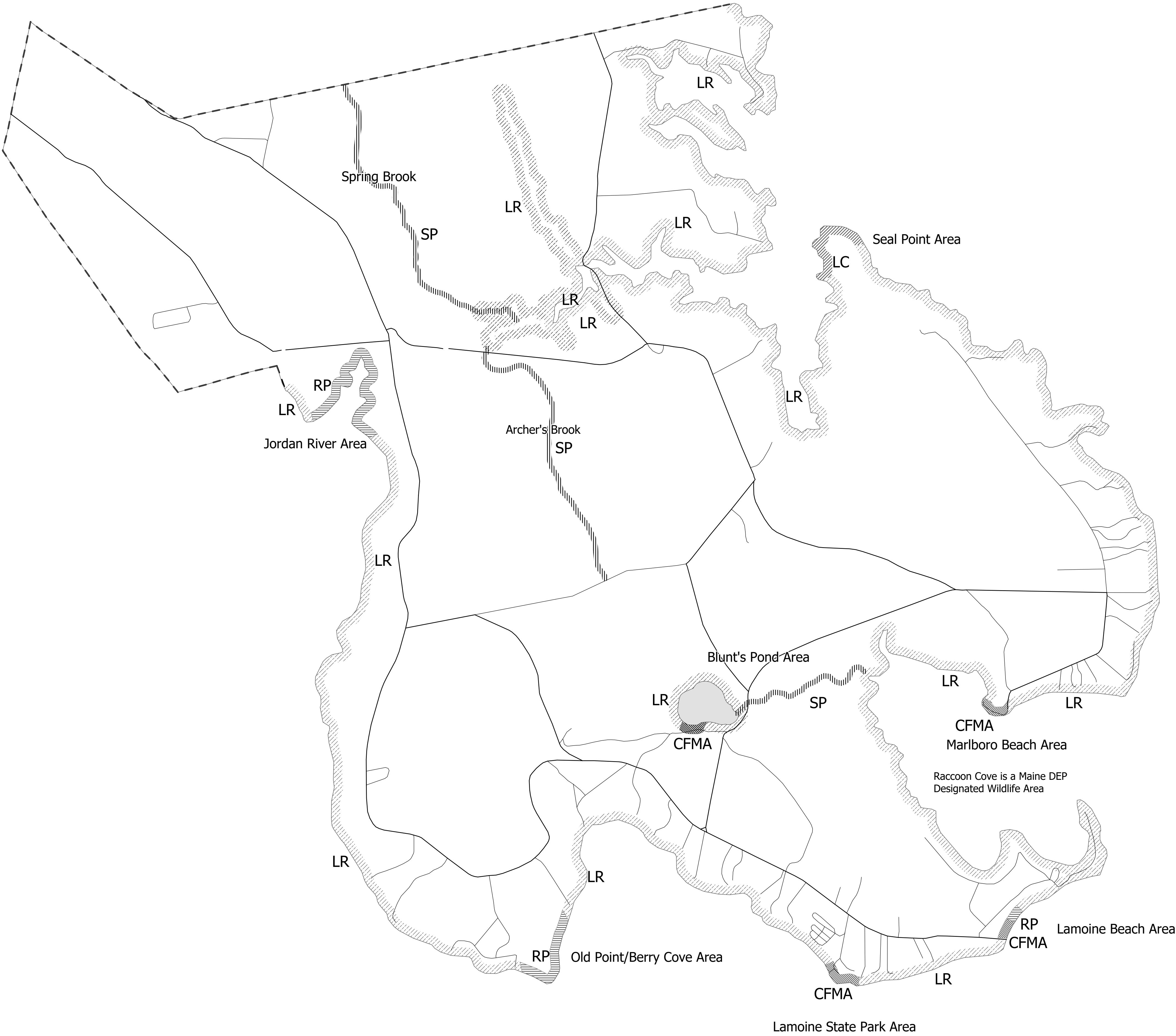


Town of Lamoine Shoreland Zoning Map



- Shoreland Zoning Districts
- /// Limited Residential
 - /// Limited Commercial
 - ▨ Commercial Fisheries-Maritime Activities
 - === Resource Protection
 - ||||| Stream Protection

Parcels within each District
Reference: Lamoine Assessors' Tax Maps 2019

Limited Commercial District
Seal Point area: Map 8 / Lots 12 & 12-2

Commercial Fisheries / Maritime Activities District
Marlboro Beach area: Map 16 / Lots 55 & 55-1; Map 5 / Lot 1
Lamoine Beach area: Map 14 / Lots 68-1, 68-2, 68-3 & 68-4
Lamoine State Park area: Map 13 / Lot 45 from east boundary to State Park Road
Blunt's Pond area: Map 1 / Lots 81-1 & 71-1

Resource Protection District
Lamoine Beach area: Map 14 / Lot 68-5; Lot 68-6; Lot 68-7; Lot 68-8
Old Point/Berry Cove area: Map 1 / Lot 33A
Jordan River area: Map 7 / Lots 6, 6A, 4-2, 4-4, 4-A-7, 4-A-6, 4-A-5, 4-A-4, 4-A-3 & 4-A-2; Map 6 / Lots 1-3, 1-4, 1, 4-1-1, 4B & 4-A

In addition to the above Resource Protection areas designated on the Map, areas meeting one or more of the following criteria are also considered as areas within the Resource Protection District: (see also SZO Section 13.E)

(a) Areas within 250 feet, horizontal distance, of the upland edge of freshwater wetlands, salt marshes and salt meadows, and wetlands associated with great ponds, which are rated "moderate" or "high" value by the Maine Department of Inland Fisheries and Wildlife (MDIF&W). These shall include any such areas in Lamoine that the Department of Environmental Protection has designated as areas of "significant wildlife habitat."

(b) Flood plains defined by the 100 year Flood Plain as designated on the most recent Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps, or the flood of record, or, in the absence of these, by soil types identified as recent flood plain soils. This district shall also include 100 year flood plains adjacent to tidal waters as shown on FEMA's Flood Insurance Rate Maps, but shall not include land within the shoreland zone which is shown by a surveyor to be outside the 100 year flood plain.

(c) Areas of two (2) or more contiguous acres with sustained slopes of 20% or greater.

(d) Areas of two (2) or more contiguous acres supporting wetland vegetation and hydric soils, as determined by a Certified Soil Scientist, which are not part of a freshwater or coastal wetland as defined and which are not surficially connected to a water body during normal spring high water.

(e) Land areas subject to severe bank erosion or undercutting and lands adjacent to tidal waters which are subject to severe erosion or mass movement, such as steep coastal bluffs.

(f) Other areas which have been recommended for protection in the Town of Lamoine Comprehensive Plan including wildlife habitats, sites of significant scenic or esthetic value and sites of historic or archeological significance

Stream Protection District
Spring Brook
Archer's Brook
Blunt's Pond outflow

[In addition to these streams, "tributary streams" (see definition in the SZO) may require 75' setbacks. Consult with the Code Enforcement Officer]

