

An Overview of the Shoreland Zoning Buffer Standards for the Town of Fryeburg

The following standards apply within the shoreland buffer area (generally within 100 feet of the normal high water mark of all lakes and rivers, and within 75 feet of streams and wetlands that are zoned as shoreland). Please see the Town of Fryeburg Official Shoreland Zoning Map for boundaries.

Please note that this form serves to summarize key ordinance provisions but is not complete. Refer to the Town of Fryeburg Land Use Ordinance for a complete listing of the Shoreland Zoning regulations and for information about what activities require a permit.

- One winding footpath of no more than 6 feet in width is allowed for each lot or for each 200 feet of shoreline frontage. Footpaths cannot create a cleared line of sight through the buffer strip.
- Openings in the forest canopy cannot exceed 250 squared feet. Legally existing, nonconforming cleared openings can be maintained but not enlarged.
- Trees can be limbed up to 1/3 of their height.
- All existing vegetation under 3 feet in height cannot be removed or damaged.
- Timber harvesting activities cannot remove more than 40% of the volume of trees within the buffer during any 10 year period. The creation of cleared openings is prohibited and an even forest canopy must be maintained.
- Fill cannot be brought into the buffer area except for path construction or to re-vegetate bare ground as part of an approved vegetation plan.
- No disturbance of ground cover, including the duff and leaf layer, or vegetation shall be caused within the buffer or between the water body and an existing structure. This includes disturbance by equipment for approved construction. Therefore new construction needs to be setback so that there will be no ground cover disturbance caused by the construction activity within the buffer.
- Structures are not allowed in the buffer area. This prohibition includes storage buildings, boat houses, patios, decks, tents, and any portion of a deck extending above the normal high water line.
- Grandfathered buildings within the buffer area may be expanded if the expansions are no closer to the water body than the original structure. Such expansions are limited to 30% of the floor area and volume that was in existence on January 1, 1989.
- Before any construction takes place, pre-construction photos should be taken. Silt fence must be properly installed below any construction or soil disturbance.
- Manure shall not be stored within the buffer area.

Violation of any of these standards will require the contractor(s) and/or landowner to fully restore any site conditions not in compliance with the pre-construction condition.

A separate DEP permit may be required for activities adjacent to waterbodies. The regulations enforced by DEP are slightly different and typically more restrictive than what is enforced locally.