

DRAFT

Permitting Guidelines for Re-building Shoreline Storm Damage for South Bristol

February 2, 2024

Damage is 50% or less than the value of the structure:

No Municipal Permit is needed. No DEP Permit is needed.

Damage is more than 50% of the value of the structure:

1. Replacement or Repair of Docks, Piers, and Wharves:
 - MeDEP Permit by Rule is needed if replacing the exact previously existing location and dimensions including height. If expanding or raising, a full DEP permit may be needed.
 - Selectmen's Permit is needed.
 - Flood Hazard Development Permit for Minor Development (by Planning Board) is needed.

2. Replacement or Repair of Buildings:
 - Shoreland Zone Development Permit (by Planning Board) is needed. Section 12.C.4 (Non-conforming Structures) will apply if within 75'.
 - Flood Hazard Development Permit for New Construction or Substantial Improvement (by Planning Board) may be needed.
 - MeDEP Permit by Rule or full permit may be needed.

3. Replacement or Repair of other Structures including Shoreline Stabilization, walkways, driveways, lawns, patios, etc.:
 - Shoreland Zone Development Permit (by Planning Board) is needed.
 - Flood Hazard Development Permit for Minor Development (by Planning Board) may be needed.
 - MeDEP Permit by Rule may be needed.

Pictures and/or plans of previously existing structures are essential to documenting the pre-storm existence, size, and location of these structures.

South Bristol Application forms can be found here:

<https://sites.google.com/view/southbristolplanningboard/home>

MeDEP and Floodplain Management Material can be found here:

[Shoreland Zoning News Storm Recovery Edition \(govdelivery.com\)](#)

Prepared by:

Roderick H. Craib, Jr.

Administrative Secretary & Consultant to the South Bristol Planning Board

