

**Shoreland Zoning –
Definitions Addendum Amendments as of December 11, 2012**

Shall an Ordinance entitled “2013 Amendments to the Definitions Addendum” be enacted?

The Town of Harpswell Definitions Addendum shall be amended and placed in alphabetical order as follows: (additions are underlined; deletions are ~~struck thru~~)

Chemical Fertilizer - A chemical fertilizer is defined as any inorganic material of wholly or partially synthetic origin that is added to the soil to sustain plant growth.

Community Dock -A single wharf, pier, dock and/or float located: on a lot in a subdivision approved by the Planning Board and having a common right of use by the association of homeowners having common rights of interest in the lot and which is used by the property owners for loading and unloading of passengers and/or cargo and the tying of dinghies; or on a town owned land having the common right of use by the general public.

Community Shoreland Access - A point of access to the coastal wetland including associated structures such as raised boardwalks, stairs, access roads, paths and parking lots located: on a lot in a subdivision approved by the Planning Board and having a common right of use by the association of homeowners having common rights of interest in the lot containing the point of access; or on a town owned land having the common right of use by the general public.

Composted Manure - A mixture of decaying organic matter, as from animal bedding or leaves and excrement, typically barnyard or stable dung, used as a soil amendment to improve soil structure and provide nutrients. Composted manure must be, at a minimum, aged for a period of not less than 90 days to allow high levels of nitrogen to leach from the material before application.

Highest Annual Tide (HAT) - the jurisdictional limit for all coastal wetlands. The HAT typically occurs a couple of times a year and generally corresponds to the new moon. Highest annual tide is not the average high tide that occurs twice each day. The highest annual tide elevation can be located by professionals; however, in lieu of hiring a professional, citizens can accurately locate the HAT line with a few simple tools (NOAA Annual Tide Table, grade stake, string and a line level).

1. Obtain a copy of the predicted tidal elevations for your area from NOAA, MaineDEP or the Town office. The annual tide table provides a good snapshot of the predicted tidal elevations for a 12 month period.
2. Find the time and elevation of today’s high tide as well as the highest elevation listed for the 12 month period from the tide table. For example, today’s high tide might be at 2 pm and be a 9.2 foot tide while the highest tide listed might be a 12.1 foot tide.

3. At the exact time of today's high tide place the grade stake at the location of the high tide. This exercise should be completed on a day with calm seas as is it difficult to locate the actual tide line with high wave activity.
4. Measure up the stake the difference between today's tide elevation and the highest one listed in the tide table and mark the location on the stake.
5. Tie the string to the mark on the stake and with the line level attached pull the string back toward the shore (away from the water) until the level string intersects the beach profile. Mark this location as it represents the highest annual tide elevation. Since tidal elevations are not typically straight lines you will likely need to repeat this exercise at several locations across the frontage to accurately locate the highest annual tide line.

Open Fence – A fence through which water, wind and sand can easily move, for example, a split rail.

Organic Fertilizer - Organic fertilizers are substances that are derived from the remains or by products of organisms which contain the essential nutrients for plant growth.

Salt Meadow - areas which support salt tolerant plant species bordering the landward side of salt marshes or open coastal water, where the soil is saturated during the growing season but which is inundated by tidal water during the highest annual tide (HAT)maximum spring high tide as identified in tide tables by the National Ocean Service. Indigenous plant species include salt meadow cordgrass (*Spartina patens*) and black rush; common threesquare occurs in fresher areas.

Shoreland Zone - the land area located within 250 feet, horizontal distance, of the maximum high water line of any great pond; within 250 feet, horizontal distance, of the highest annual tidal (HAT) elevation of any coastal wetland or salt water body; within 250 feet, horizontal distance, of the upland edge of a coastal wetland, or the upland edge of a freshwater wetland of ten (10) or more contiguous acres, or the upland edge of a freshwater wetland of less than ten (10) contiguous acres and adjacent to a surface water body, excluding any tributary stream, such that in a natural state, the combined surface area is in excess of ten (10) acres; and within 75 feet horizontal distance of the maximum high water line of a stream. The Shoreland Zone also includes the portion of the Mitchell Field Marine Business District as shown on the Official Shoreland Zoning Map that is more than 250 feet, horizontal distance, from the HAT of the coastal wetlandmaximum high water line of the Atlantic Ocean.

Sludge - Sewage sludge is a solid, semisolid, or liquid muddy looking residue that results after plain old sewage (human and other waste from households and industries) is treated at a sewage plant. After being treated, the sewage sludge is used as a non-organic fertilizer.

Tidal waters – all waters affected by tidal action during the highest annual maximum spring tide (HAT).

Wetland –

Coastal Wetland - all tidal and subtidal lands; all lands with vegetation present that is tolerant of salt water and occurs primarily in a salt water or estuarine habitat; any salt swamp, marsh, bog, beach, flat, meadow or other contiguous low land that is subject to tidal action during the highest annual tide (HAT) level as identified in tide tables published by the National Ocean Service.