

MAINE STATE LEGISLATURE

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116th MAINE LEGISLATURE

FIRST REGULAR SESSION-1993

Legislative Document

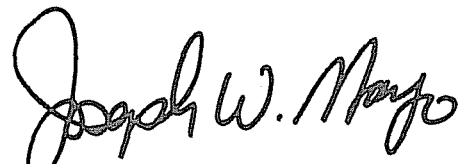
No. 384

H.P. 296

House of Representatives, February 9, 1993

An Act Regarding Noncomplying House and Camp Lots.

Reference to the Committee on Energy and Natural Resources suggested and ordered printed.


JOSEPH W. MAYO, Clerk

Presented by Representative CLARK of Millinocket.

Be it enacted by the People of the State of Maine as follows:

2
4 Sec. 1. 12 MRSA §685-A, sub-§5, as amended by PL 1985, c. 70,
§1, is further amended to read:

6 5. Considerations, application and exemptions. No land use
8 standard shall may deprive any owner or lessee or subsequent
10 owner or lessee of any interest in real estate of the use to
12 which it is lawfully devoted at the time of adoption of said
14 standard. Year-round and seasonal single residences and operating
16 farms in existence and use as of September 23, 1971, while so
used, and new accessory buildings or structures or renovations of
such those buildings or structures which are or may be necessary
to the satisfactory and comfortable continuation of these
residential and farm uses shall--be are exempt from the
requirements of section 685-B, subsection 1.

18 Land use standards adopted pursuant to this chapter for
20 management districts shall may in no way limit the right, method
22 or manner of cutting or removing timber or crops, the
24 construction and maintenance of hauling roads, the operation of
26 machinery or the erection of buildings and other structures used
28 primarily for agricultural or commercial forest product purposes,
30 including tree farms. Notwithstanding this subsection, a permit
32 from the commission shall--be is required for roads covering a
ground area of 3 acres or more constructed in management
districts, unless those roads are constructed and maintained in
accordance with the guidelines of the commission's Land Use
Handbook, Section 6, "Erosion Control on Logging Jobs," or as
revised. The commission may require a person constructing a road
to notify the commission of the location of the road within 21
days.

34 In adopting district boundaries and land use standards, the
36 commission shall give consideration to public and private
38 planning reports and other data available to it, and shall give
weight to existing uses of land and to any reasonable plan of its
owner as to its future use.

40 For purposes of obtaining approval for construction, alteration
42 or other actions relating to a year-round or seasonal
44 single-family residential dwelling, any lot created before June
6, 1990 is subject to the minimum shoreline frontage and minimum
setback requirements in effect on June 6, 1990.

46
48 STATEMENT OF FACT

50 This bill permits lots in existence on June 6, 1990 to be
52 developed with single-family homes or camps using the setback and
minimum shoreline frontage standards in existence before those
standards were increased in 1990.