

SAVE OUR PROPERTY RIGHTS IN YORK

If your property abuts any river, stream or body of water in York, you are about to lose your property rights within 250 feet of that water.

A meeting at the York Library on September 12 @ 7PM for the York Selectmen to move an article forward to be on the ballot in November will do just that.

You need to be at Mondays meeting if you don't want that to happen. They need to hear your voice and concerns.

The changes to your property could include:

- **Restrictions on home improvements within 250 feet.**
- **Restrictions on lot coverage such as Driveway & Parking areas.**
- **A 100 foot wooded buffer zone that will not allow any line of sight view to the water.**

These are just some of the restrictions being applied

To view the complete article – [Town of York.org](http://TownofYork.org) – Planning Board Page

It's being estimated that some property owners could lose as much as 1/3 the value of their property if this were to occur.

Most affected people have not seen this, many want input. Do you?

It's currently being sold to York as a current mandate from the state. A deadline for incorporating these rules has not been established yet by the State. *It needs to be amended !!!*

Please come to the meeting!!!

Clarification of Shoreland Overlay Ordinance Changes

1. If your property abuts any river, stream or body of water in York, you are about to lose your property rights within 250 feet of that water. **In 1971 the state enacted the Mandatory Shoreland Zoning Act which required 'municipalities to establish land use controls for all land areas within 250 feet of ponds and non-forested freshwater wetlands that are 10 acres or larger; rivers with watersheds of at least 25 square miles in drainage area; coastal wetlands and tidal waters; and all land areas within 75 feet of certain streams.'**
2. The changes to your property could include:
 - Restrictions on home improvements within 250 feet. **The new DEP requirements and changes to the York Ordinance make new applications and approvals dependent on specific landowner circumstances. In most cases, within 100 feet you may expand by 30% or the maximum square footage as stated in the shoreland guidelines. If your setback is less than 25 feet, you may not expand.**
 - Restrictions on lot coverage such as Driveways & Parking areas. **Currently there are already restrictions on parking areas, driveways, and impervious surfaces.**
 - A 100 foot wooded buffer zone that will not allow any line of sight view to the water. **Bushes may be kept at 3 feet high and trees may be trimmed up 1/3. This allows for a view and strong water quality protection at the same time.**



3. It's being estimated that some property owners could lose as much as 1/3 the value of their property if this were to occur. **The new ordinances do not prevent expansions, simply that applications for expansion will be evaluated on a case-by-case basis depending on current structure setbacks to the shoreland resource.**
4. It's currently being sold to York as a current mandate from the state. A deadline for incorporating these rules has not been established yet by the state. **Please see the attached letter from Mike Morse, Assistant Shoreland Zoning Coordinator For the DEP.**