

# Town of Canaan Land Use Guide

The Town of Canaan has ordinances and permits along with the State of Maine Department of Environmental Protection agencies rules, laws and permits that are required depending on the location of the property and the type of land use activity ie. Shore Land, Stream Protection, Floodplain, Wetland or located in a Subdivision. **If you are thinking about establishing a Subdivision contact the Planning Board. It takes 4 to 6 months to complete a Subdivision.**

You will need a permit if your land use activity is: 1. Within 250 feet of Shore Land. 2. Within 75 feet of a Stream Protection Zone. 3. Within a designated Floodplain Area. 4. Within or near a Wetland. 5. To develop Residential or Commercial Wind Power. 6. To establish an Adult Entertainment Business. 7. To establish or add to an existing Wireless Telecommunications Facility. 8. To spread Sludge, Septic or other Residuals. 9. To perform Plumbing or Septic work.

A License is required to establish a salvage yard. Contact the Town Office for assistance.

If you are located in a subdivision there are restrictions imposed by Canaan's Subdivision Ordinance and there might be additional restrictions imposed by the Canaan Planning Board. Your deed will indicate if your property is within a subdivision. Read your deed, obtain a copy of the Town of Canaan Subdivision Ordinance from the Town Office and contact the Code Enforcement Officer.

## Need an Electrical Hook UP?

If you need Central Maine Power to hook up electricity to your property, contact CMP at 1-800-750-4000. An informational packet will be mailed to you with form 1190. The upper portion of the 1190 form needs to be completed by you using the provided CMP notification number. The town office also has a form that has to be completed titled, Installation of Electric 2015, or go to Canaan Maine Official Website to print off the form. When completed turn both forms into the town office for approval by the Planning Board. Once approved, the town office will fax the 1190 form to CMP. You will also need a physical address for an electrical hook up on your property. If you do not have a physical address call or visit the town office. **Note: No electrical hookups will be granted without the approval of the Code Enforcement Officer.**

## Excavation Contractors

Excavation contractors that engage in an activity that adds or displaces more than one cubic yard of soil within the Shore Land Zone must ensure that a person certified in erosion and sedimentation control by the DEP is on site. [www.maine.gov/dep/land/training/ccec.html](http://www.maine.gov/dep/land/training/ccec.html)

## Entrances from your property onto a town or state highway.

If you are planning to install an entrance from your property onto a town road contact the Town of Canaan Road Commissioner at the town garage. If your entrance is onto a state highway contact Maine DOT website: [www.maine.gov/mdot/traffic/accessmgnt/](http://www.maine.gov/mdot/traffic/accessmgnt/) (207) 562-4228 Region 3 or online type in Maine application for driveway / entrance / permit.

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## **Maine Law Requirement**

Maine law requires anyone using power equipment to penetrate the ground (including homeowners) to first pre-mark the boundaries of the proposed area of excavation with white markings.

Call 811 three (3) business days (72) hours prior to digging. Dig Safe will then automatically notify all of its member utilities that own underground facilities in the area of the excavation so that they can mark their facilities.

You are also responsible to notify all non-member owners of underground facilities in the area of the excavation three (3) business days prior to digging as some underground utilities, for example, municipalities (cities and towns that own water, sewer, and drainage facilities) are not required to join Dig Safe. There also may be private underground facilities.

This will eliminate the possibility of damage and save you the expense of costly repairs.

The Maine Public Utilities Commission ( MPUC ) is vigorously enforcing these rules and may fine you up to \$5,000 per violation if you do not comply. Therefore, please take the time to review and understand the law ( Title 23, 3360-A ) and the Maine Public Utility Commission rules.

## **Useful Web Sites**

Canaan, Maine Official Web Site / Town of Canaan.Com

Central Maine Power Web Site

State of Maine Web Sites / Maine.gov

Federal Government Web Sites

[www.digsafe.com](http://www.digsafe.com)

## **Useful Phone Numbers**

Town Office - (207) 474- 8682

Highway Dept. Garage (207) 474-6174

Code Enforcement Officer- Randy Gray (207) 474-6883 after 4:30 PM