



LONG BEACH REGULATIONS

A. GENERAL CONDITIONS

1. The Board of Selectmen is vested with the responsibility for the care, custody, management and control of the town-owned property at Long Beach, leased under various indentures of Lease.
2. Lessees have and will agree to conform to regulations as the Town, through its Board of Selectmen, shall from time to time adopt them.
3. The Board of Selectmen, at a regular meeting of the Board, duly noticed, on January 21, 2014 hereby readopts, reestablishes the following Long Beach Regulations, which shall apply to all town-owned property at Long Beach, including all property which is subject to a lease.
4. The Board of Selectmen have full authority to adopt regulations and to enforce the same pursuant to Rockport Town Meeting votes of 1904 and 1908. All regulations are consistent with the Wetlands Protection Act, local Wetlands Bylaws, the Coastal Floodplain District Zoning laws, and the current Intermunicipal Agreement with the City of Gloucester.
5. The violation of any regulation set forth herein shall subject the Lessee to one or more of the following penalties: fines, modification, non-renewal, or termination of his or her lease. All fines for violations of these regulations will be assessed in accordance with the Town of Rockport Code of Bylaws, Chapter 16.

B. REPAIRS and RENOVATIONS

1. No existing building at Long Beach shall be altered or enlarged beyond its current existing footprint. No existing building may be altered or enlarged vertically without permission of the Board of Selectmen. No existing porches or decks shall be enclosed. Any repairs to, or replacement of, an existing building shall be limited to the existing footprint, or a lesser dimension. Any structures such as decks, stairs, and porches will be limited to no more than 20% of the existing building's footprint. Non-conforming structures may be replaced with no changes in size or locations. Repairs to, or replacement of, buildings damaged by fire, storm, flood or any other natural or man-made cause shall be completed within two (2) years from the date of the act causing the damage.
2. Permits for repairs or renovations shall be obtained from agents of the Town of Rockport as follows after obtaining written approval of the Board of Selectmen:

Building Repairs or Renovations	Building Inspector
Water Supply Expansion	Plumbing Inspector
Dig Safe	Department of Public Works
Electrical Work	Wiring Inspector
Installation of, or Repairs to, Gas or Oil Fired Heating Units and Fuel Storage	Gas Inspector or Fire Inspector

3. Upon request for permit, the applicant must present three (3) plans of the proposed renovations or construction.
4. Construction of accessory buildings is prohibited.
5. No repairs or renovations of buildings shall be conducted between the fifteenth (15th) day of June and the fifteenth (15th) day of September each year unless advanced written permission is obtained from the Board of Selectmen.
6. Structures shall be limited to a maximum of two and one half (2½) stories and thirty (30) feet in height, measured from the average grade of the structure as defined in the Zoning By Laws, to the ridgepole.
7. Any person seeking repair or renovation approval from the Board of Selectmen shall give written notice thereof, by certified mail (return receipt requested) or hand delivered, to all abutters at their mailing addresses shown on the most recent applicable tax list of the Assessors, including owners of property directly opposite on any street or way, or in another municipality, and abutters to abutters within one hundred (100) feet. The notice to abutters shall have enclosed a copy of the request with plans or shall state where copies may be examined by abutters. An affidavit of the person providing such notice, with a copy of the notice mailed or delivered, shall be filed with the office of the Board of Selectmen.
8. No new fences or hedges along boundary lines are permitted.
9. Routine maintenance, including painting, replacement of roofing, siding and windows or doors within their existing openings may be carried out without approval of the Board of Selectmen after all necessary permits have been issued.

C. PROPERTY USE

1. Commercial use is prohibited. The owner of any dwelling unit rented and the rental party must comply with the requirements of the State Sanitary Code and the town Public Health Regulations. The owner will provide each rental party with a copy of the Long Beach regulations applicable to their use of the premises and a copy of the Town of Rockport Regulations Applicable to Public Beaches and Parks.
2. One lot shall be rented to the legal building owner(s), with one designated agent for the lessor to communicate with. No transfer of Rights in any Lot shall be recognized as valid unless the same be assented to in writing by the Board of Selectmen per Town Meeting votes of 1904 and 1908. Transfer of ownership includes, but is not limited to, adding a party to a lease, transferring to a real estate trust or sale.
3. The use of any property in violation of the terms of the lease agreement is prohibited. The lessee will be subject to penalties as provided in section A.5 of these regulations.
4. In accordance with Town By-Laws, house trailers or other inhabitable vehicles shall not be parked or placed on any lots or areas.

D. SAFETY

1. Parking is prohibited within eight (8) feet of either side of hydrants.
2. Obstruction of Firebreaks is prohibited.

3. No outside burning is allowed without a permit from the Fire Department.
4. A permit is required for beach cookouts. Permits are issued by the Fire Department and the Department of Public Works.
5. Receptacles placed on the beach for refuse shall not be used by cottage dwellers for disposal of trash, garbage or other refuse. Permits are issued by the Department of Public Works for access to the Transfer Station.
6. Riding of motorized vehicles and skate boarding on the cement sidewalk along the seawall is prohibited.
7. Houses shall be numbered with identifying numbers of not less than four (4) inches in height which shall be placed at the left hand corner of the building which faces the roadway.
8. Underground storage of liquid fuels is prohibited.
9. No outside furniture is to be left unsecured during off season.

E. ENVIRONMENTAL

1. Owners are required to contact the Rockport Conservation Commission regarding any proposal that requires obtaining permits or permissions from town entities and also regarding any landscaping activities in order to determine whether filing an application with the Commission is necessary. Examples of such activities include the expansion of parking/patio areas, importation of loam, seed, or sod, installation of irrigation systems and building boardwalks.
2. The removal, smothering or cutting of natural dune (i.e., American beach grass) and salt marsh vegetation, as well as the parking of vehicles or trailers on or near these protected areas is prohibited.
3. Application of synthetic pesticides, herbicides or fertilizers is prohibited. Organic products are allowed.
4. Dumping of trash, garbage refuse, building or demolition materials, brush, grass cuttings or other vegetation or organic waste is prohibited in the tidal waters, the Salt Marsh or any other Town-owned land at Long Beach.

**The TOWN of ROCKPORT
By its Board of Selectmen**

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