

Proposed Changes to Site Plan Review Ordinance – Amended, dated July 7, 2016

Page 10. Section III. Design Standards. Paragraph J. Multi-Family and Lodging Units. Change the first sentence to read:

“Multi-family units, motels/hotels, and short-term rental units may be constructed and/or installed on parcels of land consisting of the aggregate of one-half acre per individual lodging unit and/or dwelling unit, provided that such construction and/or installation shall fully comply with the setback requirements of this subsection and the provisions of the Town’s ordinances, and further provided that the first lodging or dwelling unit shall be on a parcel consisting of at least two acres.”

Page 13. Section IV. Procedures. Paragraph B. Planning Board Action. Subparagraph 4. Performance Guarantee. In the first sentence, change the word “shall” to “may”.

“4. Performance Guarantee –Prior to issuance of a permit, the Planning Board may require the applicant to file with the Board one of the following performance guarantees for an amount adequate to cover the total construction costs of all required improvements, taking into account the time-space of the construction schedule and the inflation rate for construction costs:”

Page 18. Section V. Definitions. After the definition of “Roads”, add following definition:

“Short-Term Rental Units – furnished self-contained dwelling units which are rented by the day, week, or month, as opposed to annual rentals.”

Proposed Changes to Shoreland Zoning Ordinance, dated April 2, 2018

Page 12. Paragraph 15. A. Minimum Lot Standards. Subparagraph (1) (a) (i) – for residential dwellings within the Shoreland Zone adjacent to tidal areas, change Minimum Lot Area (sq. ft.) to 40,000 and Minimum Shore Frontage (ft.) to 200. Add note to page with Effective Date.

Page 18. Paragraph 15. E. Individual Private Campsites. Subparagraph (1). Change the word “thirty” to “forty” and the number in bowlegs to 40,000.

Page 33. Paragraph 16. C Permit Application. Subparagraph (1). Add the following sentence to the end of the subparagraph:

“The application must include preconstruction photographs and, no later than 20 days after completion of the development, provide postconstruction photographs of the shoreline vegetation and development site, to the same official, pursuant to 38 M.R.S. 439-A(10).”