

Eliot Select Board Agenda
Thursday August 10, 2023 5:30PM Town Hall
Meeting Room and use of the OWL for Remote via ZOOM

Call to order

Roll Call

A. Pledge of Allegiance

B. Public Comment

C. Approval of Minutes:

D. Public Hearing(s); (none)

E. Department Head/Committee Report

F. Board and Committee Appointments/Resignation

1. Resignation Paul Shiner Planning Board (Alternate)
2. Resignation James Latter Planning Board (Full)
3. Appointment James Latter Planning Board (Alternate)
4. Appointment Paul Shiner Planning Board (Full)
5. Confirmation Wendy Rawski Tax Collector

G. New Business

1. Surplus Equipment/Material
2. Littlebrook Airfield Show

H. Old Business

1. Review of Planning Articles for November Warrant (Grocery, Park & Ride, Housing)

I. Approval of Warrants:

Payroll Warrants

#09 \$53,387.88

#10 \$291.24

#12 \$63,252.41

Accounts Payable Warrants

#08 \$1,916.50

#11 \$164,157.44

#13 \$1,125,738.64

J. Adjourn

Join Zoom Meeting

<https://us06web.zoom.us/j/89768221935?pwd=SGV3bnErZGpJcm1vanRFREtINkNnQT09>

Meeting ID: 897 6822 1935

Passcode: 251702

One tap mobile

+13126266799,,89768221935#,,,,*251702# US (Chicago)

+16465588656,,89768221935#,,,,*251702# US (New York)

Dial by your location

• +1 312 626 6799 US (Chicago)

• +1 646 558 8656 US (New York)

Meeting ID: 897 6822 1935

Passcode: 251702

Find your local number: <https://us06web.zoom.us/j/89768221935?pwd=SGV3bnErZGpJcm1vanRFREtINkNnQT09>

Eliot Town Manager Report

August 3, 2023

Submitted by

Michael J. Sullivan to the Eliot Selectboard

Honorable Select Board, this is an abridged accounting of some of the projects and issues I and the dedicated municipal staff have been working on lately for the benefit of the Town of Eliot and its citizens.

Town Hall Project.



The process of refining the Town Hall/Community Center Project continues. The modification from previous plans has required a shrinking of the foot print to keep the project within budget.

The primary goal of expanding and making the meeting space more functional and adding other meeting space options has been

met in the latest draft. The new "hall" will be more than double the size and is intended to accommodate more activities (i.e., voting, community events, programming). The Aging in Place Committee is already building programming demand with a couple of different offerings this Fall. Community Service will also be considering some programs for the new space. Having a space for communal activity has been a consistent request during the Comp Plan process and expressed by others as well.

The draft plan would also add two smaller meeting spaces on would accommodate about eight to ten people and the other eighteen to twenty-five attendees. Each room will have technology to accommodate the new world of remote attendance and streaming. These areas will be situated so they can be easily used with approval when the Town Hall is not open for other services.

The second major goal was to update and increase space for the Town Clerk operation, this plan will include more customer service space, more protected storage space and innovative customer service options (i.e., drive-up window, self-service space). There will also be some re-organized staff space.

In order to reduce the costs by reducing square footage we need to make some tough decisions. The Community Service Department will need to stay at Eliot Elementary School, which has some practical sensibility in that regard and we will not need the expanded General Assistance space as we move towards the regional partnership with Mainspring. These also allowed the space and therefore the project cost to be reduced dramatically.

The present footprint is a little over 4,000 sq ft., the earlier versions were over 9,000 sq ft. The largest concept would have been well over \$5.5 million and been more costly to maintain long term. I would

not argue that the larger space would not have provided the citizens with “more”, but it would have come at a cost. We now have the construction only estimate down to \$3.6 million, I do think that may increase and we will be very tight at \$.5 million for the TH Reno and the PD repairs, but we will do everything we can to deliver on budget.

Transfer Station.

We recently Director Greg L’Heureux from EcoMaine pay us a visit at the Eliot Transfer Station to provide us with some expert advice on operations. Greg is legend in the industry for his work in South Portland and Westbrook. He both bolstered some of the ideas we have been working on to improve service at the Transfer Station and control cost.

One of those issues is switching the PAYT bag system to a sticker instead of a bag payment. The bags continuously seem to have quality issues, the consumer is paying a premium for the bag beyond the fee and Mr. L’Heureux alluded to some very successful programs which have switched to the sticker method.

The resident would be able to buy any brand of bag within a size range and there would be sticker they could purchase to affix to the particular sized bag. There are some different concepts we need to work out and once we have more context and content for a this and other changes, we will formalize the adjustments into policy with ample time before we implement. I feel we are getting closer.

One other concept the Director suggested, again something we were considering to have all the payments made when the resident enters as opposed to when they leave. On so many levels that just makes sense and as other Towns have been successful in implementing that method with equal or less staff, limitations and challenges, I am confident Eliot can do it as well.

We also are seeing great results with our new relationship with CLYNK taking deposit cans people throw away. This was something former Director Steve Robinson initiated prior to his passing, today we see yet another example how Steve continues to contribute to Eliot. He is missed by all!

Water and Sewer Expansion Project

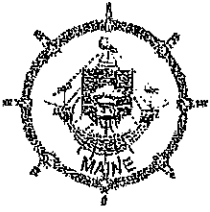
Well, the blasting along Beech Road has started. The contractor and the engineer Bob Daigle have done an incredible job responding to some of the issues and concerns, the blasting is no exception. The calls or emails coming in are being addressed quickly and the residents continue to be very understanding.

We have even intervened on a couple of unresolved problems from DOT paving projects and are happy to help when we can.

Respectfully submitted,

Michael J. Sullivan

Town of Eliot, Manager



TOWN OF ELIOT, MAINE

1333 STATE ROAD, ELIOT, ME 03903

TELEPHONE: (207) 439-1817 EMAIL: wrawski@eliotme.org

INITIAL APPLICATION FOR APPOINTMENT TO TOWN BOARDS,
COMMITTEES & COMMISSIONS

RE-APPOINTMENT TO TOWN BOARDS, COMMITTEES &
COMMISSIONS

NAME: James Cottle

RESIDENCE: 1986 State rd

MAILING (if different) _____

E-MAIL ADDRESS: Jim.Cottle@eliotme.org PHONE # (Home) _____

WORK # _____ CELL # 978 223 3889

Please check your choices:

- Aging-In-Place Committee
- Board of Appeals
- Capital Improvement Committee
- Conservation Commission
- Planning Board
- Solid Waste & Recycling Committee

MEMBERSHIP PREFERENCE: Regular ___ Alternate No Preference ___

APPOINTMENT TERM: Full Term ___ Partial Term No Preference ___

EDUCATION/TRAINING: _____

RELATED EXPERIENCE (Including other Boards/Committees and Commissions)

PRESENT EMPLOYMENT: _____

ARE YOU 18 YEARS OR OLDER: YES NO

Jul 26. 2023

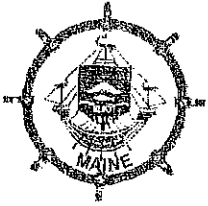
James Latter
1986 State Rd,
Elliot ME, 03903
jimlatter@outlook.com

Dear Honourable Board of Selectmen,

I would like to open by thanking you for the opportunity to serve as a full member of the Planning Board. Due to as some unforeseen health issues (nothing dire, but something I must deal with over the next few months), my Board colleague, Alternate member Paul Shiner, and I had discussions about how best to fill roles and responsibilities for the rest of my term (ending in 2024). I suggest, and I believe he concurs, that, if possible we could switch roles, and allow Paul to fill the full member role, and I would assume the alternate. If the Board were inclined to allow this to take place, I believe the process is both Paul and I would resign our respective positions and be appointed to the new roles. If the Board is amenable to this change, please consider this my resignation as a full member of the Eliot Planning Board, effective at the Board's convivence. Thank you for your time and consideration,

Respectfully,

James Latter



TOWN OF ELIOT, MAINE

1333 STATE ROAD, ELIOT, ME 03903

TELEPHONE: (207) 439-1817 EMAIL: wrawski@eliotme.org

INITIAL APPLICATION FOR APPOINTMENT TO TOWN BOARDS,
COMMITTEES & COMMISSIONS

RE-APPOINTMENT TO TOWN BOARDS, COMMITTEES &
COMMISSIONS

NAME: Paul H. Shiner

RESIDENCE: 60 Woodside Meadow Road, Eliot, ME 03903

MAILING (if different) _____

E-MAIL ADDRESS: Paul.Shiner@mac.com PHONE # (Home) _____

WORK # _____ CELL # 781-367-0752

Please check your choices:

- Aging-In-Place Committee
- Agriculture and Food Security Commission
- Board of Appeals
- Capital Improvement Committee
- Conservation Commission
- Planning Board

MEMBERSHIP PREFERENCE: Regular Alternate _____ No Preference _____

APPOINTMENT TERM: Full Term Partial Term _____ No Preference _____

EDUCATION/TRAINING:

30+ years experience working on public & private projects (entertainment & multimedia) using Plan/Specification and Design/Build delivery methods.

RELATED EXPERIENCE (Including other Boards/Committees and Commissions)

Currently serving as an Alternate Member on the Eliot Planning Board. Term expires 2027.

PRESENT EMPLOYMENT: Retired

ARE YOU 18 YEARS OR OLDER: YES NO



Office of the Town Manager ~ 1333 State Road Eliot, ME 03903 ~ Phone (207) 439-1813

To: Wendy Rawski

The undersigned Town Manager of the Town of Eliot pursuant to Title 30-A, M.R.S §2636(6) hereby appoints you as Tax Collector within and for the Municipality of Eliot, Maine effective August 1, 2023 for the 2023 / 2024 year.

Signed on this 1st day of August, 2023

Michael Sullivan, Town Manager

Select Board Confirmation

We, the Select Board of the Town of Eliot, Maine pursuant to the Charter of the Town of Eliot, Maine, Article 3, Sec. 3.3 (E) confirm the Town Manager's appointment of Wendy Rawski as Tax Collector.

Signed on this 10th day of August, 2023

Select Board, Eliot, Maine

Certificate of Oath

_____, 08/01, 20 23

I, Wendy Rawski, do solemnly swear (or affirm), that I will support the Constitutions and will obey the laws of the United States and of the State of Maine; that I will in all respects observe the provisions of the Charter and Ordinances of the Town of Eliot, and will faithfully discharge the duties of Tax Collector.

Signature

Subscribed and sworn to before me on this 1 day of August, 20 23

Signature and Title



Town of Eliot
Public Works Department

476 Dow Highway
Eliot, Maine 03903
Phone: (207)-439-9451

Surplus Equipment for Sale

1. 6'6ft x12ft black single axle trailer with 12" sides fold down ramp and 2" ball hitch
2. 5ft x 10ft Green single axle utility / landscape trailer with 20" sides, swing gate and pintle hitch.
3. 8ft x 14ft Green double axle 10,000 lb. trailer with folding rear ramp pintle hitch
4. Kohler 80KW Fast Response generator mounted on a 2-axle heavy duty trailer with a 100 gallon on board diesel tank.
480 / 240 volts. Full load – 80,000 watts.
Perfect working order
All manuals
5. Skid Steer push box
6. Aluminum diamond plate tool box
7. Husky 8 draw tool box
8. 2- eXMark commercial 30" mowers with baggers
9. Force 6500 generator motor bad
10. Outback brush cutter

Process to Purchase "To be determined"

We are looking at using a municipal auction site (Municibid) to attract a larger audience and hopefully higher bids. The cost associated with the site is paid by the bidders. Either way we want to get the highest return on each sale. We will also set minimum bid prices on items and not offer any warranties, nothing gets picked up until the Town receives payment in full. There is a standard inspection process for potential bidders.

All sales will be **As Is with No Warranty Intended or Implied**. Payment must be made with a certified bank check, payable to: Town of Eliot, Maine

3. 8ft x 14ft Green double axle 10,000 lb. trailer with folding rear ramp pintle hitch



4. Kohler 80KW Fast Response generator mounted on a 2-axle heavy duty trailer with a 100 gallon on board diesel tank.
480 / 240 volts. Full load – 80,000 watts.
Perfect working order
All manuals



7. Husky 8 draw tool box



8. 2- eXMark commercial 30" mowers with baggers



The following Ordinance for the Town of Eliot, Maine was accepted at a Special Town Meeting Held in Eliot, June 8, 1977 under Article Two.

Harold J. Wood
Town Clerk

1.0 ORDINANCE AND REGULATIONS, MASS OUTDOOR GATHERINGS, as amended

1.2 ADOPTED

1.3 PURPOSE:

It is recognized that a mass outdoor gathering attended by 1,000 or more persons, which is to be continued with such attendance for two or more hours creates a hazard to public health and safety. Accordingly, it is deemed necessary in the interest of public welfare to regulate the conduct of such gatherings in order to protect the public health and safety.

1.4 PERMIT REQUIRED

1.4.1 Sponsoring, Promoting: No person shall sponsor or promote a mass outdoor gathering of 1,000 or more persons for two or more hours until he has obtained a permit therefor from the Eliot Board of Selectmen, with the approval of the Code Enforcement Officer, and the Chief of the Eliot Police Department.

1.4.2

Conducting: No person shall conduct, or allow to be conducted on his or her property, a mass outdoor gathering for two (2) or more hours when he is aware that the gathering may be attended by 1,000 or more persons, unless he has obtained a permit therefor from the Eliot Board of Selectmen, with the approval of the Code Enforcement Officer and the Chief of the Eliot Police Department, and the Eliot Health Officer.

1.5

Permit Issuance: The Eliot Board of Selectmen, with the approval of the Eliot Code Enforcement Officer and the Eliot Chief of Police and Eliot Health Officer, shall grant a permit to sponsor, promote, or conduct a mass outdoor gathering to be attended by 1,000 or more persons for two (2) or more hours on written application therefor unless it appears to the Board that such a gathering may present a danger to the public health or to the public safety.

1.5.1. CONSIDERATIONS:

In considering any applications made pursuant to this ordinance the Board shall consider the following factors in regard to the said gatherings impact upon the Town of Eliot and to the health and safety of the citizens and property therein: (a) whether the proposed site is adequate in size to safely accommodate the proposed gathering; (b) whether adequate parking facilities exist at the site to hold the expected turn out while still allowing ready access to emergency vehicles; (c) whether adequate sanitation facilities will be available to avoid risk to the health of those attending and to the citizens of Eliot; (d) whether adequate medical facilities will be available; (e) whether adequate vehicle movement facilities into and away from the site exist, this shall cover the adequacy of existing roadways and traffic control manpower; (f) the availability of adequate water supplies; (g) the possibility of illegal trafficking in controlled drug substances and weaponry and the control thereof; (h) the impact upon the natural environment of the Town regarding air and water quality, natural or artificially planted vegetation or wild life and man made structure, facilities, places of residence and business; (i) the safety of the citizenry attending the gathering and of the Town of Eliot; (j) the possibility of harm by and the control of fire.

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W. B. G. Dink...
Town Clerk

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This subsection is not meant to limit the factor to be considered but to serve as a guide in consideration.

5.2. It will be deemed prima facie evidence that any gathering will be harmful to the health and safety of the citizens of Eliot if said gathering may attract (one and one-half (1½) the population of the Town of Eliot at the time of application, due to the police, fire, sanitation, water and medical facilities available to the Town.

1.6

APPEAL: An applicant who has been denied a permit shall be granted a prompt hearing for reconsideration of such denial if the applicant so requests, in writing, submitted to the Eliot Board of Selectmen, within five (5) days after notice of such denial. These regulations supercede any inconsistent municipal ordinances and regulations pertaining to mass gatherings.

1.7

PERMIT APPLICATION: The applicant shall furnish to the Board a written application describing how he proposes to meet the provisions of these regulations. The application shall include the sources of guarantee for meeting said proposals. This application shall be filed at least sixty (60) days prior to the date of said mass gathering.

1.8

Permit Bond. The Eliot Board of Selectmen requires, prior to the issuance of a permit, that the applicant furnish to the Board a bond of a surety company qualified to do business in this state in such an amount as the Board shall determine, but in no event less than twenty-five thousand dollars (\$25,000.). Cash or negotiable securities of equivalent value may be required in lieu of the bond. The bond shall guarantee clean-up by the applicant of the area used for the mass gathering, compliance by the applicant to any applicable state or local law or regulation, and payment by the applicant of all proper claims against the applicant for damage to real or personal property in the municipality for which the permit is issued and arising out of said gathering. This bond shall guarantee personal and property damage incurred to all citizens of the Town as a direct or indirect result of said gathering. Any person having such a claim may bring an action upon the applicant in the Superior Court of the County in which the municipality is located within one year of the occurrences of the act complained of. In furnishing such a bond, the applicant shall be deemed to have appointed this surety company as agent for the service of process upon him as if cash or sureties are supplied in lieu of bond the applicant shall in writing appoint an agent for the service of process irrevocably for the term in which action may be brought before any permit is issued.

1.9

Permit Fee: The permit fee shall be Five Hundred Dollars (\$500.) and must accompany the application therefor. Permit fees are refundable only in the event the Board does not issue the permit.

1.10 PENALTIES

1.10.1. The promoter, conductor, operator, landowner, any performing group or any person violating any rule and regulation as set forth in this Ordinance shall be punished by a fine of not less than five thousand dollars (\$5,000) nor more than ten thousand dollars (\$10,000) or by imprisonment of not more than eleven months or by both.

1.10.2 Any operator who conducts or attempts to conduct any gathering without duly issued permits; and any property owner who allows his or her property to be used for any gathering without duly issued permits therefore will be responsible to the Town of Eliot for all expenses incurred by it in stopping, controlling, dispersing, maintaining, caring for, cleaning up after and repairing all damage incurred by said gathering; and if said property owner, within 30 days after written notice of the amount of said charges, fails, neglects or refuses to pay said charges, a special tax in the amount of such charges may be assessed by the municipal assessors upon each and every lot or parcel of land of the property owner with buildings thereon, and such assessment shall be included in the next annual warrant to the tax collector for collection, and shall be collected in the same manner as state, county and municipal taxes are collected.

1.11 Exceptions: The fees specified in this ordinance shall be waived in regard to fairs, exhibitions, and similar events held by agricultural societies and associations, Boy Scouts or Girl Scouts of America activities, military activities, or to Public School organizations. They shall not apply to persons, associations, corporations, trusts, or partnerships licensed under Title 8, Chapter 11, Chapter 13, and Chapter 19 of the Maine State Revised Statutes Annotated or who qualify as charitable organizations.

1.10 DEFINITIONS. For the purpose of these ordinances, 2.1 Board means the Eliot Board of Selectmen and its authorized representatives. 2.2 Mass gathering area means any place maintained, operated, or used for a group gathering or assemblage, except an established permanent stadium, athletic field, arena, auditorium, coliseum, fair ground, or other similar permanent place of assembly that have sufficiently existing sanitary facilities to handle the expected gathering. 2.3 Mass gathering means a group of 1,000 or more persons assembled together for a meeting, festival, social gathering or other similar purpose that can be anticipated to exceed 2 hours duration. 2.4 Operator means the person responsible for the managing of the mass gathering area. In the event that no operator exists, the owner or, in the event of his non-availability, the lessee of the ground encompassing the group gathering area, shall be deemed to be the operator under these regulations. 2.5 Person means an individual, group of individuals, association, partnership or corporation, firm or company. 2.6 Refuse means all combustible or non-combustible putrescible or non-putrescible solid or liquid wastes. 2.7 Sanitary facilities means toilet, privies, lavatories, urinals, drinking fountains, and service building or room provided for installation and use of these units. 2.8 Nuisance. Following shall be defined as nuisances: (a) Any Public nuisance known at common law or in equity jurisprudence; (b) any attractive nuisance known at common law or in equity jurisprudence; (c) whatever is dangerous to human life or detrimental to health; (d) overcrowding an area or a room with occupants; (e) insufficient ventilation, illumination or heating; (f) inadequate or unsanitary sewerage or plumbing facilities; (g) unsanitary conditions; (h) whatever renders air, food or drink unwholesome or detrimental to the health of human beings; (i) lack of adequate medical facilities.

1.10 ACCESS

3.1 Each mass gathering area shall be provided with convenient and safe access

for the ingress and egress of pedestrians and vehicular traffic.

3.2 Access over public roadways: All public roadways shall be adequately staffed with traffic control personnel to insure safety to all the public.

4.0 GROUNDS

4.1 Each mass gathering area shall be well drained and so arranged as to provide sufficient space for persons assembled, vehicles, sanitary facilities, and appurtenant equipment.

4.2 Trees, underbrush, large rocks and other natural features shall be left intact and undisturbed whenever possible. Natural vegetative cover shall be retained, protected and maintained so as to facilitate the drainage, prevent erosion, preserve the scientific attributes.

4.3 Grounds should be maintained free of dust wherever possible, accumulations of refuse and any health and safety hazards constituting a nuisance as defined.

4.4 Illumination shall be provided at night to protect the safety of the persons at the assembly. The assembly area shall be adequately lighted, but shall not unreasonably reflect beyond the assembly area boundaries unless adjacent properties are uninhabited.

4.5 (a) On site parking space shall be provided for persons arriving at group gathering areas by vehicular means; (b) service road and parking spaces shall be located as to permit convenient and safe movement of vehicular and pedestrian traffic and free passage of emergency vehicles; (c) width of the service road should not be less than the following: 1 traffic lane - 11 feet; 2 traffic lanes - 22 feet; parallel parking lanes - 7 feet; (d) adequate parking space shall be provided; adequate parking is construed to mean at the rate of at least one parking space to every four persons and the density shall not exceed one hundred (100) passenger cars or thirty (30) buses per usable acre.

4.6 At least 20 sq. feet per person shall be provided on the site for daytime assembly and at least 40 sq. ft. per person shall be provided for overnight assembly.

5.0 WATER SUPPLY

5.1 An adequate, safe supply of potable water, meeting requirements of the State Department of Human Services shall be provided.

5.2 Where water is distributed under pressure and flush toilets are used, the water system shall deliver water at normal operating pressure (20 lbs. per sq. in. minimum to all fixtures at the rate of at least 30 gal. per person per day).

5.3 When water is not available under pressure, & nonwater carriage toilets are used, at least 3 gallons of water per person per day shall be provided for drinking and lavatory purposes.

5.4 Transported water shall be obtained from an approved source, stored and dispensed in an approved manner. Such stored water shall meet the State standards for drinking water supplies to the public.

6.0 SANITARY FACILITIES

6.1 Where water under pressure is not available, equivalent facilities shall be provided and installed in accordance with the requirements of the Department of Human Services.

6.2 Required sanitary facilities shall be provided in the following numbers:

6.2.1. Separate for males and females, set at the rate of two for the first 100 persons, and one for each additional 100 persons or fractional part thereof.

6.2.2. Urinals - Urinals (Men's) and Sanistands (Women's) may be substituted for up to one-third of the required number of toilets, 24 in. of trough urinals in a men's room shall be considered the equivalent of one urinal or toilet.

6.2.3. Required sanitary facilities shall be conveniently accessible and well identified.

6.2.4. Each toilet shall have a continuous supply of toilet paper.

6.2.5. Service buildings or rooms housing required plumbing fixtures shall be constructed of easily cleanable, nonabsorbent materials. The buildings, service rooms, and required plumbing fixtures located therein shall be maintained in good repair and in a clean and sanitary condition.

6.2.6. Separate service buildings or rooms containing sanitary facilities, clearly marked, shall be provided for each sex, and each toilet room shall be provided with a door to insure privacy or the entrance shall be screened so that the interior is not visible from the outside.

6.2.7. Water points or drinking fountains shall be conveniently accessible and well identified.

6.2.8. Wastewater shall be discharged through approved drains to prevent contamination and a nuisance condition. Drinking fountains shall be of approved types and common drinking cups shall be prohibited.

7.0 EXCRETIA AND LIQUID WASTE DISPOSAL

7.1 Facilities shall be provided and properly maintained for the disposal or treatment and disposal of excretia and liquid waste.

7.2 Where a public sewer system is available, all plumbing systems and all building sewers shall be connected thereto. If a public sewer system is not available, a private sewerage disposal facility, approved by the Code Enforcement Officer shall be installed meeting the criteria of Article 6 above.

8.0 REFUSE DISPOSAL

8.1 Storage, collection and transportation and disposal of refuse shall be so constructed as to prevent odor, insect, rodent and other nuisance conditions.

8.2 Refuse containers shall be readily accessible.

8.3 All refuse shall be collected from the assembly area at least twice each twelve (12) hour period of the assembly, with a minimum of two (2) such collections per gatherings exceeding six (6) hours, and disposed of at a lawful

8.4 Grounds and immediate surrounding property shall be cleaned of refuse within 24 hours following the assembly.

9.0 Vector Control

9.1 (a) Insect, rodents, and other vermin shall be controlled by proper sanitary practices, examination, or other safe and effective control methods; (b) where necessary, animal parasites and other disease-transmitting nuisances shall be controlled.

10.0 SAFETY

10.1 Where an electrical system is installed, it shall be installed and maintained in accordance with the provisions of the National Electrical Code.

10.2 Grounds, buildings, and related facilities shall be maintained and used in a manner as to prevent fire and in accordance with the applicable local fire prevention regulations.

10.3 Internal and external traffic and security control shall meet requirements of the applicable local law enforcement agencies.

11.0 MEDICAL

11.1 Emergency medical services shall be provided un the supervision of a licensed physician.

11.2 A first aid building or tent with adequate medical supplies for the expected gathering shall be available.

11.3 Adequate vehicles suitable for emergency use shall be available.

11.4 Telephone or radio communications shall be provided and kept available for emergency purposes.

12.0 FOOD SERVICE

12.1 Food service activities not required to have a restaurant license under Chapt. 561, Title 22, MRS 1964, as amended by Chapt. 221, Public Law 1965, shall conduct food service operations in conformance to the physical and operational requirements of the Eliot code and regulations relating to eating places.

13.) MISCELLANEOUS OPERATIONAL

13.1 (a) Reasonable precautions shall be taken to insure that the sound of the assembly will not carry unreasonably beyond the boundaries of the area; (b) the noise level at the perimeter of the site shall not exceed 70 decibels on the A scale of a sound level meter, being specifications on the American National Standards Institute.

13.2 The owner of the property and the operator of the gathering shall be responsible for meeting the provisions of these standards and regulations to serve the maximum number of people to be assembled, for operational maintenance, and for the safe, clean and sanitary condistions of the grounds, sanitary facilities, and other service equipment.

14.0 SEVERABILITY AND EFFECTIVE DATE:

14.1 The invalidity of any provision of this ordinance shall not invalidate any other part thereof.

14.2 This ordinance shall take effect immediately upon adoption of the same by the Town of Eliot.

SEACOAST AIRFIELD AVIATION DAY

AUG 26, 2023

seacoastairfield.com

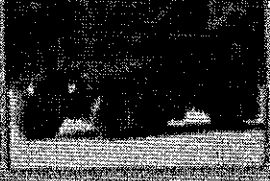


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The following Ordinance for the Town of Eliot, Maine was accepted at a Special Town Meeting Held in Eliot, June 8, 1977 under Article Two.

Harold J. Wood
Town Clerk

1.0 ORDINANCE AND REGULATIONS, MASS OUTDOOR GATHERINGS, as amended

1.2 ADOPTED

1.3 PURPOSE:

It is recognized that a mass outdoor gathering attended by 1,000 or more persons, which is to be continued with such attendance for two or more hours creates a hazard to public health and safety. Accordingly, it is deemed necessary in the interest of public welfare to regulate the conduct of such gatherings in order to protect the public health and safety.

1.4 PERMIT REQUIRED

1.4.1 Sponsoring, Promoting: No person shall sponsor or promote a mass outdoor gathering of 1,000 or more persons for two or more hours until he has obtained a permit therefor from the Eliot Board of Selectmen, with the approval of the Code Enforcement Officer, and the Chief of the Eliot Police Department.

1.4.2

Conducting: No person shall conduct, or allow to be conducted on his or her property, a mass outdoor gathering for two (2) or more hours when he is aware that the gathering may be attended by 1,000 or more persons, unless he has obtained a permit therefor from the Eliot Board of Selectmen, with the approval of the Code Enforcement Officer and the Chief of the Eliot Police Department, and the Eliot Health Officer.

1.5

Permit Issuance: The Eliot Board of Selectmen, with the approval of the Eliot Code Enforcement Officer and the Eliot Chief of Police and Eliot Health Officer, shall grant a permit to sponsor, promote, or conduct a mass outdoor gathering to be attended by 1,000 or more persons for two (2) or more hours on written application therefor unless it appears to the Board that such a gathering may present a danger to the public health or to the public safety.

1.5.1. CONSIDERATIONS:

In considering any applications made pursuant to this ordinance the Board shall consider the following factors in regard to the said gatherings impact upon the Town of Eliot and to the health and safety of the citizens and property therein: (a) whether the proposed site is adequate in size to safely accommodate the proposed gathering; (b) whether adequate parking facilities exist at the site to hold the expected turnout while still allowing ready access to emergency vehicles; (c) whether adequate sanitation facilities will be available to avoid risk to the health of those attending and to the citizens of Eliot; (d) whether adequate medical facilities will be available; (e) whether adequate vehicle movement facilities into and away from the site exist, this shall cover the adequacy of existing roadways and traffic control manpower; (f) the availability of adequate water supplies; (g) the possibility of illegal trafficking in controlled drug substances and weaponry and the control thereof; (h) the impact upon the natural environment of the Town regarding air and water quality, natural or artificially planted vegetation or wild life and man made structure, facilities, places of residence and business; (i) the safety of the citizenry attending the gathering and of the Town of Eliot; (j) the possibility of harm by and the control of fire.

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
Related to Public Park-and-Ride Lots

Planning Board recommends _____ (#-#)
Select Board recommends _____ (#-#)

DRAFT for August 1, 2023 Planning Board review

Short title

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
Related to Public Park-and-Ride Lots

Ballot question – Town Meeting and Referendum, November 7, 2023

ARTICLE #__: Shall an Ordinance entitled “Proposed Town Code Amendments of Chapter 1 –
General Provisions and Chapter 45 – Zoning, Related to Public Park-and-Ride Lots” be enacted?
(A copy of this ordinance is available in the Town Clerk’s Office)

Background and rationale

These ordinance amendments propose to make public park-and-ride facilities allowable within the
Commercial/Industrial (C/I) zoning district.

Section 1-2 has a definition of “off-site parking” that enumerates four types of off-site parking
facilities. A public park-and-ride facility could be one or more of these types – for example, one
of them is: “Any surface parking lot or parking structure which provides parking spaces for
passengers of a regularly scheduled shuttle bus service.” Section 45-290, the table of permitted
and prohibited uses (commonly known as the “land use table”), prohibits off-site parking
townwide (in every zoning district). Therefore, public park-and-ride facilities are effectively
banned in town, although the 2009 Comprehensive Plan (see below) recommends them.

In 2019, a Joint Land Use Study (JLUS) was completed that focused on collaborative planning
related to the Portsmouth Naval Shipyard (PNSY) and its employees. This partnership involved
PNSY, the Town of Kittery, the Southern Maine Planning and Development Commission
(SMPDC), and other municipalities and regional planning organizations in the region, including
the Town of Eliot. The JLUS describes itself as “an opportunity...to strengthen [this] existing
partnership, understand and address the issues impacting both the Navy and communities
throughout the region – especially traffic congestion – and establish a blueprint for mutually
beneficial actions to support military readiness, and continued community growth and economic
development” (quote from p. 7). Since the completion of the JLUS report, the partnership has
stayed in place to focus on implementation of its recommendations. One of the recommendations
is to establish new regional park-and-ride locations that “could incentivize PNSY drivers to
consider carpools, vanpools, or transit as a commuting alternative” (p. 86). One of the locations
that the partners have discussed is Eliot Commons, which has a bus stop for the COAST Route
100 bus, which serves the Shipyard and makes one trip in the morning and one trip in the afternoon.

Park-and-ride facilities can serve several different types of trips. People can park there to catch the
bus, carpool, or vanpool the rest of the way to their destination. Some people might use them to
drive part of the way but ride a bicycle the rest of the way. They can be used for different trip

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Public Park-and-Ride Lots

purposes but are typically focused on serving commutes to employment. A typical objective of building a park-and-ride facility is to reduce the amount of single-occupancy car traffic along a popular commuter route, relieving traffic congestion.

The amendments change the land use table to make public park-and-ride facilities allowable, subject to Planning Board site plan review, in the C/I zone. They propose a new definition of public park-and-ride facility in Section 1-2 relating to use for carpooling, vanpooling, or bus service, or to park and ride a bicycle for the last leg of a trip. Under this definition, the facility must be primarily oriented toward commute trips and generally open to the public. It can be a lot or a structure. The amendments revise the “off-site parking” definition to exempt public park-and-ride facilities and make other editorial changes. They create a new Section 45-496 in Article X of Chapter 45 (Offstreet Parking and Loading) that includes performance standards and encouraged amenities for public park-and-ride facilities, including bicycle parking and electric vehicle charging stations.

The amendments are proposed to address the following recommendation and strategy in the 2009 Comprehensive Plan:

“Currently, the Town of Eliot does not have any designated Park and Rides. In fact, the Town currently restricts the development of such lots...Currently, the Town of Eliot has very limited transit service and the Town does not currently allow Park & Ride Lots in any part of Town. For the benefit of the population currently unable to drive (see inventory), for the benefit of households that are having a more difficult time stretching their budget by paying for increasing gas and oil prices and for the benefit of alleviating peak hour traffic, the town may want to actively pursue avenues for increasing transit service and allowing Park and Ride lots.” [pp. 77 and 83]

Transportation

Policy 5: To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.

Strategy 1: Revise the current land use standards, as needed, to allow publicly- funded park and ride facilities.

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Grocery Stores

Planning Board recommends _____ (#-#)
Select Board recommends _____ (#-#)

DRAFT for August 1, 2023 Planning Board review

Short title

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Grocery Stores

Ballot question – Town Meeting and Referendum, November 7, 2023

ARTICLE # __: Shall an Ordinance entitled “Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Grocery Stores” be enacted?

(A copy of this ordinance is available in the Town Clerk’s Office)

Background and rationale

These ordinance amendments propose to define grocery stores in Section 1-2 of the Town Code and add a row for grocery stores to the table of permitted and prohibited uses in Section 45-290 (also commonly known as the “land use table”).

Currently, a grocery store is listed as one type of “commercial establishment” under Section 1-2, but the land use table only lists “commercial establishment” with the qualifier, “2 or more where allowed”. The land use table also has a row for “retail sales, local, other”, which allows retail stores – subject to Planning Board site plan review (“SPR” in the land use table) – in the commercial/industrial (C/I) zone, in the Suburban and Rural zones for properties that abut Route 236, or otherwise as a home business. Retail stores in the Suburban and Rural zones on properties abutting Route 236 are limited to 5,000 square feet of gross floor area (GFA) with customer sales confined to one floor. Where uses are only allowed as home businesses (and subject to Planning Board site plan review), the land use table labels them “SPR 8” uses, referring to the table footnote that references the performance standards for home businesses.

The amendments would make grocery stores SPR uses in the C/I zone and assign a “16” for grocery stores in the Rural and Suburban zones, referring to footnote 16. This means that they would be SPR uses for properties abutting Route 236, but they would no longer face the 5,000 square feet of GFA limitation. That limitation would remain for “retail stores, local, other” – effectively carving out grocery stores from this size limitation for other types of retail stores. Grocery stores would be prohibited on other properties in these two zones. The amendments also prohibit grocery stores in the Village zone, which does not touch Route 236.

The proposed new definition of “grocery store” seeks to differentiate it from other commercial establishments that might sell similar items as a grocery store, e.g. a restaurant that retails a limited number of grocery items or store that sells a limited number of items, e.g. a convenience store (though “convenience store” is not defined in Section 1-2). It would also clearly differentiate “grocery store” from locally-grown food sales, which are defined and made broadly allowable by other sections of the Town Code.

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Grocery Stores

While these amendments would not make grocery stores “SPR 8” uses, the Town Code would continue to allow broad opportunities for home-based sales of food items under other use categories. As described above, there is a “by right” allowance for seasonal sales of locally-grown and -produced food, agriculture, and animal husbandry, meaning these uses (when outside of the shoreland zone) can generally be pursued without Planning Board or Code Enforcement Officer approval. Also, Section 45-456.1(h) – which has the home business performance standards – allows on-site sales of merchandise and products that are “are created, grown, built, or substantially altered as part of the home businesses” as well as on-site sales of merchandise and products that are “customarily incidental” to the former.

The amendments also make an editorial change to Section 45-495, with grocery stores facing the same parking requirement (1 space per 150 square feet) as most other retail uses.

The amendments are consistent with the following goals and policies of the 2009 Comprehensive Plan:

Economy

Goal: To promote an economic climate, which increases sustainable and well- paying job opportunities, and overall economic well being.

Policy #1. Continue to support broad-based community economic development activity, reflecting community desires and the community’s role in the region

Strategy #3. Consider zoning changes and/or incentives to promote the development of essential service- type businesses in Eliot (banks, food stores, pharmacies, hardware stores, etc.)...

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
Related to Grocery Stores

New text underlined in bold

~~Deleted text in strikethrough~~

[Text in brackets, bold, and italics introduces a large block of new text:]

[Text in brackets and italics is a temporary explanatory note]

Sec. 1-2. - Definitions and rules of construction.

[abridged to only show changes]

[...]

Grocery store means a retail store that devotes a minimum of eighty percent of its total gross floor area to the display and sale of food products for human consumption and typical non-food household products. Outdoor areas reserved for regular display of groceries shall be included in this calculation. Grocery stores may be differentiated from other commercial establishments that sell similar products by several characteristics, including, but not necessarily limited to:

- 1) **The proportion of business activity or area of the lot (or unit, if the grocery store is on a lot with multiple commercial establishments) devoted to the display and sales of groceries relative to other products or services. For example, a restaurant or takeout restaurant that also sells a limited number of groceries is not necessarily a grocery store.**
- 2) **The variety and volume of products and brands available. For example, a retail store may offer a variety of grocery items, but it typically does not offer a wide variety of brands, sizes, or variations of such items and is not necessarily a grocery store.**
- 3) **Where the products were grown, processed, or produced. For example, local food (Section 14-22) and seasonal sales of produce and plants raised locally (Section 1-2) are defined and allowed elsewhere in this Code, and these uses are presumptively not grocery stores.**

[...]

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Grocery Stores

Sec. 45-290. - Table of permitted and prohibited uses.

[draft table]

The following table of land uses designates permitted uses by a yes and prohibited uses by a no. Any use not listed is a prohibited use. The letters CEO, SPR, and SD are explained in section 45-402.

Table of Land Uses

| Land uses | R | S | V | CI |
|---|------------------|------------------|------------------------|--------|
| Accessory dwelling unit | CEO | CEO | CEO | CEO |
| Agriculture, except animal breeding and care | yes | yes | yes | no |
| Animal breeding | yes ¹ | 12 | SPR ^{1&8} | no |
| Animal husbandry | yes ¹ | yes ¹ | yes ¹ | no |
| Apartment house, see multiple-family dwelling | — | — | — | — |
| Apartment, see single-family dwellings | — | — | — | — |
| Aquaculture | 13 | 13 | SPR ⁸ | no |
| Assisted living facility | no | SPR/SD | SPR/SD | SPR/SD |
| Auto graveyards | SPR | no | no | no |
| Auto hobbyist storage area | SPR | SPR | no | no |
| Auto junkyard | no | no | no | no |
| Auto recycling business | 9 | 9 | no | SPR |
| Auto recycling operation, principal | 9 | no | no | SPR |
| Auto recycling operation, limited | 9 | 9 | no | SPR |
| Auto repair garages | 14 | 14 | SPR ⁸ | SPR |
| Auto service stations | no | 9 | no | SPR |
| Banks | no | no | SPR | SPR |
| Bathhouse | 11 | 11 | no | no |
| Bathing beach | yes | yes | yes | no |
| Bed and breakfasts | 14 | 14 | SPR ⁸ | SPR |

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
 Related to Grocery Stores

| | | | | |
|--|------------------|------------------|------------------|------------------|
| Boarding homes, see lodging businesses | — | — | — | — |
| Boarding kennel | no | no | no | SPR |
| Bulk oil fuel tanks | no | no | no | SPR ² |
| Business office | 14 | 14 | SPR ⁸ | SPR |
| Campgrounds | SPR | no | no | no |
| Cemeteries | SPR | SPR | SPR | no |
| Child care facility | 16 | 16 | 16 | SPR |
| Child care provider, family | SPR ⁸ | SPR ⁸ | SPR ⁸ | SPR |
| Clearing | yes | yes | yes | yes |
| Clinics | no | no | no | SPR |
| Clustered housing | SPR | no | no | no |
| Commercial adult enterprise | no | no | no | SPR |
| Commercial establishment, 2 or more where allowed | - | 9 | no | SPR |
| Earth material removal, less than 100 cubic yards 100 cubic yards or greater | yes SPR | yes SPR | yes SPR | yes SPR |
| Elderly housing | no | SPR/SD | SPR/SD | SPR/SD |
| Emergency operations | yes | yes | yes | yes |
| Equipment storage, trucks, 3 or more | no | no | no | yes |
| Essential services | yes | yes | yes | yes |
| Expansion of an existing telecommunication structure or collocation of antenna on a existing telecommunication structure or alternate tower structure | CEO | CEO | CEO | CEO |
| Farm equipment stores | SPR | 10 | no | SPR |
| Fences | yes ⁵ | yes ⁵ | yes ⁵ | yes ⁵ |
| Firewood sales | yes | 13 | SPR ⁸ | yes |
| Fireworks sales | no ¹⁹ | no ¹⁹ | no ¹⁹ | no ¹⁹ |
| Forest management, except timber harvesting | yes | yes | yes | yes |
| Funeral establishment | no | no | SPR | SPR |
| Gambling casino | no | no | no | no |

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
 Related to Grocery Stores

| | | | | |
|--|-------------------------|---------------------|---------------------|-------------------|
| Gardening | yes | yes | yes | yes |
| Gasoline stations | no | 9 | no | SPR |
| Governmental buildings or uses | SPR | SPR | SPR | SPR |
| Grain or feed stores | SPR | 10 | no | SPR |
| Grocery store | 16 | 16 | no | SPR |
| Harvesting wild crops | yes | yes | yes | yes |
| Home business | SPR ⁸ | SPR ⁸ | SPR ⁸ | SPR ⁸ |
| Home occupations | 10 | 10 | no | no |
| Home office | CEO | CEO | CEO | CEO |
| Hospitals | no | no | no | SPR |
| Indoor commercial, recreational and amusement facilities | no | no | no | SPR |
| Industrial and business research laboratory | no | no | no | SPR |
| Industrial establishments and uses | no | no | no | SPR |
| Institutional buildings and uses, indoor | no | 9 | no | no |
| Junkyards | no | no | no | no |
| Landfill, dump | no | no | no | no |
| Libraries | SPR | SPR | SPR | SPR |
| Life care facility | no | SPR/SD | SPR/SD | SPR/SD |
| Lodging businesses, including bed and breakfasts, boarding homes or houses, hotels, inns, lodginghouses, rooming homes, and the like | 14 | 14 | SPR ⁸ | SPR |
| Manufacturing | SPR ⁸ | SPR ⁸ | SPR ⁸ | SPR |
| Marijuana establishment* | no | no | no | SPR ²⁰ |
| Medical marijuana establishment* | no | no | no | SPR ²⁰ |
| Mobile home parks | SPR/ SD ⁷ | SPR/SD ⁷ | SPR/SD ⁷ | no |
| Motel | no | no | no | SPR |
| Multiple-family dwelling | no | SPR | SPR | no |
| Museums | SPR | SPR | SPR | SPR |

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
 Related to Grocery Stores

| | | | | |
|--|-------------------|-------------------|-------------------|-------------------|
| New construction of telecommunication structure 70 feet and higher | 9 | 9 | no | SPR |
| New construction of telecommunication structure less than 70 feet high | CEO | CEO | CEO | CEO |
| Nurseries, plants | CEO | 17 | SPR ⁸ | no |
| Nursing facility | no | SPR | SPR | SPR |
| Off-site parking | no | no | no | no |
| Outdoor education program | yes | yes | yes | yes |
| Parks | SPR | SPR | SPR | no |
| Places of worship | SPR | SPR | SPR | SPR |
| Playgrounds | SPR | SPR | SPR | no |
| Printing plant | 14 | 14 | SPR ⁸ | SPR |
| Produce and plants raised locally, seasonal sales | yes | yes | yes | no |
| Professional offices | 14 | 14 | SPR ⁸ | SPR |
| Public utility facilities | SPR | SPR | SPR | SPR |
| Recreational facilities, nonintensive | SPR | SPR | SPR | no |
| Recreational use not requiring structures | SPR | yes | yes | no |
| Restaurant | 9 | 9 | SPR ⁸ | SPR |
| Restaurant, takeout | no | no | no | SPR |
| Retail stores, local, other | 18 | 18 | SPR ⁸ | SPR |
| Road construction | CEO | CEO | CEO | SPR |
| Schools | SPR | SPR | SPR | SPR |
| Sewage disposal systems, private | CEO | CEO | CEO | CEO |
| Signs, 6 square feet | CEO | CEO | CEO | CEO |
| Signs, other | CEO | CEO | CEO | CEO |
| Single-family dwellings | CEO | CEO | CEO | no ⁶ |
| Small wind energy system | SPR | SPR | SPR | SPR |
| Solar energy system, small-scale ground mounted or roof-mounted | CEO ²¹ | CEO ²¹ | CEO ²¹ | CEO ²¹ |

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Grocery Stores

| | | | | |
|--|-------------------|-------------------|------------------|-------------------|
| Solar energy system, larger-scale | SPR ²¹ | SPR ²¹ | no | SPR ²¹ |
| Surveying and resource analysis | yes | yes | yes | yes |
| Timber harvesting | yes | yes | yes | yes |
| Truck terminals and storage | no | no | no | SPR |
| Two-family dwellings | CEO | CEO | CEO | no ⁶ |
| Veterinary hospital | 15 | 15 | No | SPR |
| Warehouse | no | no | no | SPR |
| Waste containers | CEO ³ | CEO ³ | CEO ³ | CEO ³ |
| Wholesale | no | no | no | SPR |
| Wholesale business facilities | no | no | no | SPR |
| Youth camp | SPR | SPR | SPR | SPR |
| Uses similar to allowed uses | CEO | CEO | CEO | CEO |
| Uses similar to uses requiring a CEO permit | CEO | CEO | CEO | CEO |
| Uses similar to uses requiring a planning board permit | SPR | SPR | SPR | SPR |

*Marijuana establishment and medical marijuana establishment are defined in section 11-3 of this Code.

Notes:

1. Buildings housing animals shall be no less than 100 feet from property lines.
2. Each bulk oil fuel tank shall not exceed 50,000 gallons in size and use shall be limited to local use only.
3. Only as an accessory to an allowed principal use on the lot. Must conform to the requirements of 45-422, Waste containers.
4. Individual stores shall not have more than 2,500 square feet of gross floor area, except stores located on Route 236 may have up to 5,000 square feet. Customer sales areas shall be confined to one floor.
5. Must conform to the requirements of section 45-423.
6. See section 45-192(b) for an exception on accessory uses and structures.
7. See division 2 of article V of chapter 41 of this Code for specific areas where mobile home parks are allowed.
8. Must conform to the requirements of section 45-456.1 Home business.

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Grocery Stores

9. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties.
10. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties.
11. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "CEO" and must be visually screened from abutting (same street side) non-commercial properties.
12. Use is "SPR 1 & 8" unless property abuts Route 236. If property abuts Route 236, use is "SPR 1" and must be visually screened from abutting (same street side) non-commercial properties.
13. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "yes" and must be visually screened from abutting (same street side) non-commercial properties.
14. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties.
15. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties in accordance with Sec. 33-175(a). Overnight boarding and outdoor kenneling of animals is prohibited in the rural and suburban zoning districts.
16. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) noncommercial properties.
17. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "CEO" and must be visually screened from abutting (same street side) noncommercial properties.
18. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "SPR 4" and must be visually screened from abutting (same street side) noncommercial properties.
19. See chapter 12 for additional regulations pertaining to the sale and use of fireworks.
20. Must conform to the requirements of section 33-190. Marijuana establishments and medical marijuana establishments may only be authorized as principal uses, and not as accessory uses.
21. Must conform to the requirements of section 45-462.

(T.M. of 11-2-82; T.M. of 6-26-85; T.M. of 11-23-85; T.M. of 11-4-86; T.M. of 4-21-87; T.M. of 3-19-88; T.M. of 12-20-89, (§ 207); T.M. of 12-15-93; Amend. of 3-25-95; T.M. of 3-27-99(1), § 5; Ord. of 3-25-00(1); T.M. of 3-16-02, (art. 3), (art. 4); T.M. of 6-19-01, (art. 6), (art. 7); T.M. of 11-5-02; T.M. of 11-4-03; T.M. of 11-4-03; T.M. of 3-20-04; T.M. of 6-14-08; T.M. of 6-12-2010(3); T.M. of 6-18-2011(6); T.M. of 11-8-2011; T.M. of 6-16-2012(1); T.M. of 6-16-2012(2); T.M. of 11-5-2019(5); T.M. of 7-14-2020(5); T.M. of 6-8-2021(2), art. 33; T.M. of 6-8-2021(4), art. 31; T.M. of 11-2-2021(4), art. 5; T.M. of 6-14-2022(2), art. 25)

Cross reference(s)—Review procedures and standards for site review requirements in the zoning table of uses, § 33-56 et seq.

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Grocery Stores

Sec. 45-495. – Schedule of minimum required off-street parking spaces.

~~draft table~~

| | Use | Standards |
|------|---|--|
| (1) | Dwelling units | alternately, 2 for the first unit, 3 for the second unit, 2 for the third unit, and so on |
| (2) | Lodging business and motels | 1 space for each sleeping room and for each person anticipated to be employed on the largest shift |
| (3) | Home occupation | 1 for each employee and customer up to 10 maximum, not counting residential use |
| (4) | Camper park | 1 space per site |
| (5) | Takeout restaurant | minimum 25 parking spaces plus 1 space for each 50 square feet (or fraction thereof) of floor space in excess of 900 square feet, and 1 space for every exterior table |
| (6) | Other restaurants or places serving food | 1 space for each 3 seats, permanent or otherwise |
| (7) | Wholesale or retail sales, grocery store , or service establishment | 1 space for each 150 square feet of retail floor area; 1 space for each 100 square feet of retail floor area (minimum 10 spaces) for marijuana retail stores) |
| (8) | Automobile, truck and tractor repair and filling stations | 1 parking space for each regular employee plus 1 space for each 50 square feet of floor area used for service work |
| (9) | Public building and professional offices (excluding medical and dental offices), nonprofit medical marijuana dispensaries | 1 parking space for each 200 square feet, or major fraction thereof, of floor area exclusive of bulk storage areas |
| (10) | Medical and dental offices | 7 parking spaces for each physician, dentist or other medical practitioner |
| (11) | Commercial and industrial uses not specifically enumerated | 1 space for each person employed or anticipated to be employed on the largest shift |

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Grocery Stores

| | | |
|------|--|---|
| (12) | Schools | Child care center—2 parking spaces for each child care room plus 1 space for each adult instructor |
| | | Family child care provider—See Section 45-456.1 |
| | | Elementary and junior high schools—1 parking space for each adult employee plus 15 parking spaces for each 100 students, or major fraction thereof, of total enrollment |
| (13) | Theaters, auditoriums, churches, arenas, and libraries | 1 parking space for every 4 seats, or for every 100 square feet of assemblage space if no fixed seats |
| (14) | Hospital, sanitariums or nursing homes | 1 space for each 500 square feet (or major fraction thereof) of floor area, exclusive of basement |
| (15) | Adequate spaces shall be provided to accommodate customers, patrons, and employees for permitted uses not listed above | |

(T.M. of 11-2-82; T.M. of 6-26-85; T.M. of 11-23-85; T.M. of 11-4-86; T.M. of 4-21-87; T.M. of 3-19-88; T.M. of 12-20-89, (§ 333.3); T.M. of 6-18-2011(6); T.M. of 6-14-2022(3) , art. 26)

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
Related to Public Park-and-Ride Lots

New text underlined in bold

~~Deleted text in strikethrough~~

[Text in brackets, bold, and italics introduces a large block of new text:]

[Text in brackets and italics is a temporary explanatory note]

Sec. 1-2. - Definitions and rules of construction.

[abridged to only show changes]

Bicycle means a “bicycle” as defined by 29-A M.R.S.A. §101(9), as may be amended.

[...]

Electric vehicle means a vehicle that is solely powered by an electric motor with a battery or powered by a combination of both an electric motor and a gasoline engine.

[...]

~~Off-site parking facility means an off-site parking facility is any~~ **a** facility meeting one or more of the following criteria:

- (1) Any surface parking lot or parking structure which provides more than ten parking spaces for use by persons who are not visitors to or occupants, customers or employees of a use other than parking located on the same lot or a contiguous lot;
- (2) Any surface parking lot or parking structure which charges fees for parking, where such fees constitute the primary source of revenue derived from the use of the lot on which the parking is located;
- (3) ~~Any surface parking lot or parking structure which provides parking spaces for passengers of a regularly scheduled shuttle bus service;~~
- (4)**(3)** Any surface parking lot or parking structure which is the only use located on the lot, unless the parking is utilized to provide required off street parking for a use on an adjacent lot as allowed by section 45-490 or section 45-492 of this Code.

The term ~~off-street~~ **off-site** parking does not include a long term storage facility approved as a storage business; **or a public park-and-ride facility.**

[...]

Public park-and-ride facility means a parking lot or structure that:

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
Related to Public Park-and-Ride Lots

- (1) provides parking spaces for the vehicles of persons using a bus service, carpool, or vanpool, or for persons using a bicycle to complete the last segment of a trip;
- (2) is primarily used for commuting trips, but may occasionally or partially be used for trips to special events or other non-commuting trips;
- (3) is owned, leased, maintained, and-or operated by a governmental agency; and,
- (4) is generally open to the public for the above purposes, except it may have reasonable restrictions on the hours or days of use and the duration of parking.

[...]

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Public Park-and-Ride Lots

Sec. 45-290. - Table of permitted and prohibited uses.

~~draft table~~

The following table of land uses designates permitted uses by a yes and prohibited uses by a no. Any use not listed is a prohibited use. The letters CEO, SPR, and SD are explained in section 45-402.

Table of Land Uses

| Land uses | R | S | V | C/I |
|---|------------------|------------------|------------------------|--------|
| Accessory dwelling unit | CEO | CEO | CEO | CEO |
| Agriculture, except animal breeding and care | yes | yes | yes | no |
| Animal breeding | yes ¹ | 12 | SPR ^{1&8} | no |
| Animal husbandry | yes ¹ | yes ¹ | yes ¹ | no |
| Apartment house, see multiple-family dwelling | — | — | — | — |
| Apartment, see single-family dwellings | — | — | — | — |
| Aquaculture | 13 | 13 | SPR ⁸ | no |
| Assisted living facility | no | SPR/SD | SPR/SD | SPR/SD |
| Auto graveyards | SPR | no | no | no |
| Auto hobbyist storage area | SPR | SPR | no | no |
| Auto junkyard | no | no | no | no |
| Auto recycling business | 9 | 9 | no | SPR |
| Auto recycling operation, principal | 9 | no | no | SPR |
| Auto recycling operation, limited | 9 | 9 | no | SPR |
| Auto repair garages | 14 | 14 | SPR ⁸ | SPR |
| Auto service stations | no | 9 | no | SPR |
| Banks | no | no | SPR | SPR |
| Bathhouse | 11 | 11 | no | no |
| Bathing beach | yes | yes | yes | no |
| Bed and breakfasts | 14 | 14 | SPR ⁸ | SPR |

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
 Related to Public Park-and-Ride Lots

| | | | | |
|--|------------------|------------------|------------------|------------------|
| Boarding homes, see lodging businesses | — | — | — | — |
| Boarding kennel | no | no | no | SPR |
| Bulk oil fuel tanks | no | no | no | SPR ² |
| Business office | 14 | 14 | SPR ⁸ | SPR |
| Campgrounds | SPR | no | no | no |
| Cemeteries | SPR | SPR | SPR | no |
| Child care facility | 16 | 16 | 16 | SPR |
| Child care provider, family | SPR ⁸ | SPR ⁸ | SPR ⁸ | SPR |
| Clearing | yes | yes | yes | yes |
| Clinics | no | no | no | SPR |
| Clustered housing | SPR | no | no | no |
| Commercial adult enterprise | no | no | no | SPR |
| Commercial establishment, 2 or more where allowed | - | 9 | no | SPR |
| Earth material removal, less than 100 cubic yards 100 cubic yards or greater | yes SPR | yes SPR | yes SPR | yes SPR |
| Elderly housing | no | SPR/SD | SPR/SD | SPR/SD |
| Emergency operations | yes | yes | yes | yes |
| Equipment storage, trucks, 3 or more | no | no | no | yes |
| Essential services | yes | yes | yes | yes |
| Expansion of an existing telecommunication structure or collocation of antenna on a existing telecommunication structure or alternate tower structure | CEO | CEO | CEO | CEO |
| Farm equipment stores | SPR | 10 | no | SPR |
| Fences | yes ⁵ | yes ⁵ | yes ⁵ | yes ⁵ |
| Firewood sales | yes | 13 | SPR ⁸ | yes |
| Fireworks sales | no ¹⁹ | no ¹⁹ | no ¹⁹ | no ¹⁹ |
| Forest management, except timber harvesting | yes | yes | yes | yes |
| Funeral establishment | no | no | SPR | SPR |
| Gambling casino | no | no | no | no |

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
 Related to Public Park-and-Ride Lots

| | | | | |
|--|-------------------------|---------------------|---------------------|-------------------|
| Gardening | yes | yes | yes | yes |
| Gasoline stations | no | 9 | no | SPR |
| Governmental buildings or uses | SPR | SPR | SPR | SPR |
| Grain or feed stores | SPR | 10 | no | SPR |
| Harvesting wild crops | yes | yes | yes | yes |
| Home business | SPR ⁸ | SPR ⁸ | SPR ⁸ | SPR ⁸ |
| Home occupations | 10 | 10 | no | no |
| Home office | CEO | CEO | CEO | CEO |
| Hospitals | no | no | no | SPR |
| Indoor commercial, recreational and amusement facilities | no | no | no | SPR |
| Industrial and business research laboratory | no | no | no | SPR |
| Industrial establishments and uses | no | no | no | SPR |
| Institutional buildings and uses, indoor | no | 9 | no | no |
| Junkyards | no | no | no | no |
| Landfill, dump | no | no | no | no |
| Libraries | SPR | SPR | SPR | SPR |
| Life care facility | no | SPR/SD | SPR/SD | SPR/SD |
| Lodging businesses, including bed and breakfasts, boarding homes or houses, hotels, inns, lodginghouses, rooming homes, and the like | 14 | 14 | SPR ⁸ | SPR |
| Manufacturing | SPR ⁸ | SPR ⁸ | SPR ⁸ | SPR |
| Marijuana establishment* | no | no | no | SPR ²⁰ |
| Medical marijuana establishment* | no | no | no | SPR ²⁰ |
| Mobile home parks | SPR/ SD ⁷ | SPR/SD ⁷ | SPR/SD ⁷ | no |
| Motel | no | no | no | SPR |
| Multiple-family dwelling | no | SPR | SPR | no |
| Museums | SPR | SPR | SPR | SPR |

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
 Related to Public Park-and-Ride Lots

| | | | | |
|--|-----------|-----------|------------------|-----------------|
| New construction of telecommunication structure 70 feet and higher | 9 | 9 | no | SPR |
| New construction of telecommunication structure less than 70 feet high | CEO | CEO | CEO | CEO |
| Nurseries, plants | CEO | 17 | SPR ⁸ | no |
| Nursing facility | no | SPR | SPR | SPR |
| Off-site parking | no | no | no | no |
| Outdoor education program | yes | yes | yes | yes |
| Parks | SPR | SPR | SPR | no |
| Places of worship | SPR | SPR | SPR | SPR |
| Playgrounds | SPR | SPR | SPR | no |
| Printing plant | 14 | 14 | SPR ⁸ | SPR |
| Produce and plants raised locally, seasonal sales | yes | yes | yes | no |
| Professional offices | 14 | 14 | SPR ⁸ | SPR |
| Public park-and-ride facility | no | no | no | SPR |
| Public utility facilities | SPR | SPR | SPR | SPR |
| Recreational facilities, nonintensive | SPR | SPR | SPR | no |
| Recreational use not requiring structures | SPR | yes | yes | no |
| Restaurant | 9 | 9 | SPR ⁸ | SPR |
| Restaurant, takeout | no | no | no | SPR |
| Retail stores, local, other | 18 | 18 | SPR ⁸ | SPR |
| Road construction | CEO | CEO | CEO | SPR |
| Schools | SPR | SPR | SPR | SPR |
| Sewage disposal systems, private | CEO | CEO | CEO | CEO |
| Signs, 6 square feet | CEO | CEO | CEO | CEO |
| Signs, other | CEO | CEO | CEO | CEO |
| Single-family dwellings | CEO | CEO | CEO | no ⁶ |
| Small wind energy system | SPR | SPR | SPR | SPR |

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning, Related to Public Park-and-Ride Lots

| | | | | |
|---|-------------------|-------------------|-------------------|-------------------|
| Solar energy system, small-scale ground mounted or roof-mounted | CEO ²¹ | CEO ²¹ | CEO ²¹ | CEO ²¹ |
| Solar energy system, larger-scale | SPR ²¹ | SPR ²¹ | no | SPR ²¹ |
| Surveying and resource analysis | yes | yes | yes | yes |
| Timber harvesting | yes | yes | yes | yes |
| Truck terminals and storage | no | no | no | SPR |
| Two-family dwellings | CEO | CEO | CEO | no ⁶ |
| Veterinary hospital | 15 | 15 | No | SPR |
| Warehouse | no | no | no | SPR |
| Waste containers | CEO ³ | CEO ³ | CEO ³ | CEO ³ |
| Wholesale | no | no | no | SPR |
| Wholesale business facilities | no | no | no | SPR |
| Youth camp | SPR | SPR | SPR | SPR |
| Uses similar to allowed uses | CEO | CEO | CEO | CEO |
| Uses similar to uses requiring a CEO permit | CEO | CEO | CEO | CEO |
| Uses similar to uses requiring a planning board permit | SPR | SPR | SPR | SPR |

*Marijuana establishment and medical marijuana establishment are defined in section 11-3 of this Code.

Notes:

1. Buildings housing animals shall be no less than 100 feet from property lines.
2. Each bulk oil fuel tank shall not exceed 50,000 gallons in size and use shall be limited to local use only.
3. Only as an accessory to an allowed principal use on the lot. Must conform to the requirements of 45-422, Waste containers.
4. Individual stores shall not have more than 2,500 square feet of gross floor area, except stores located on Route 236 may have up to 5,000 square feet. Customer sales areas shall be confined to one floor.
5. Must conform to the requirements of section 45-423.
6. See section 45-192(b) for an exception on accessory uses and structures.

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
Related to Public Park-and-Ride Lots

7. See division 2 of article V of chapter 41 of this Code for specific areas where mobile home parks are allowed.
8. Must conform to the requirements of section 45-456.1 Home business.
9. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties.
10. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties.
11. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "CEO" and must be visually screened from abutting (same street side) non-commercial properties.
12. Use is "SPR 1 & 8" unless property abuts Route 236. If property abuts Route 236, use is "SPR 1" and must be visually screened from abutting (same street side) non-commercial properties.
13. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "yes" and must be visually screened from abutting (same street side) non-commercial properties.
14. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties.
15. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties in accordance with Sec. 33-175(a). Overnight boarding and outdoor kenneling of animals is prohibited in the rural and suburban zoning districts.
16. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) noncommercial properties.
17. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "CEO" and must be visually screened from abutting (same street side) noncommercial properties.
18. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "SPR 4" and must be visually screened from abutting (same street side) noncommercial properties.
19. See chapter 12 for additional regulations pertaining to the sale and use of fireworks.
20. Must conform to the requirements of section 33-190. Marijuana establishments and medical marijuana establishments may only be authorized as principal uses, and not as accessory uses.
21. Must conform to the requirements of section 45-462.

(T.M. of 11-2-82; T.M. of 6-26-85; T.M. of 11-23-85; T.M. of 11-4-86; T.M. of 4-21-87; T.M. of 3-19-88; T.M. of 12-20-89, (§ 207); T.M. of 12-15-93; Amend. of 3-25-95; T.M. of 3-27-99(1), § 5; Ord. of 3-25-00(1); T.M. of 3-16-02, (art. 3), (art. 4); T.M. of 6-19-01, (art. 6), (art. 7); T.M. of 11-5-02; T.M. of 11-4-03; T.M. of 11-4-03; T.M. of 3-20-04; T.M. of 6-14-08; T.M. of 6-12-2010(3); T.M. of 6-18-2011(6); T.M. of 11-8-2011; T.M. of 6-16-2012(1); T.M. of 6-16-2012(2); T.M. of 11-5-2019(5); T.M. of 7-14-2020(5) ; T.M. of 6-8-2021(2) , art. 33; T.M. of 6-8-2021(4) , art. 31; T.M. of 11-2-2021(4) , art. 5; T.M. of 6-14-2022(2) , art. 25)

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
Related to Public Park-and-Ride Lots

Cross reference(s)—Review procedures and standards for site review requirements in the zoning table of uses, § 33-56 et seq.

Proposed Town Code Amendments of Chapter 1 – General Provisions and Chapter 45 – Zoning,
Related to Public Park-and-Ride Lots

[add a new section:]

Sec. 45-496. - Public park-and-ride facilities.

- (a) A public park-and-ride facility may be created through the conversion or designation of existing off-street parking spaces for park-and-ride use if the applicant demonstrates that, after the conversion or designation, enough parking spaces remain for all uses on the lot, pursuant to this article.
- (b) Public park-and-ride facilities are encouraged to provide the following features and amenities, if warranted:
 - (1) Pedestrian access to a stop for a regular bus service if the stop is within 200 feet of the facility
 - (2) A bicycle rack that provides secure parking for up to five (5) bicycles
 - (3) One or more electric vehicle charging stations

Proposed Town Code Amendments of Chapter 1 – General Provisions, Chapter 33 – Planning and Development, Chapter 41 – Subdivisions, Chapter 44 – Shoreland Zoning, and Chapter 45 – Zoning, Related to Compliance with State Statutes on Increasing Housing Opportunities by Changing Zoning and Land Use Regulations

Planning Board recommends _____ (#-#)

Select Board recommends _____ (#-#)

DRAFT for August 1, 2023 Planning Board discussion (Some changes since 7/18/2023 in blue)

Short title

Proposed Town Code Amendments of Chapter 1 – General Provisions, Chapter 33 – Planning and Development, Chapter 41 – Subdivisions, Chapter 44 – Shoreland Zoning, and Chapter 45 – Zoning, Related to ~~Residential Density and Affordable Housing Developments~~ Compliance with State Statutes on Increasing Housing Opportunities by Changing Zoning and Land Use Regulations

Ballot question – Town Referendum, November 7, 2023

ARTICLE # __: Shall an Ordinance entitled “Proposed Town Code Amendments of Chapter 1 – General Provisions, Chapter 33 – Planning and Development, Chapter 41 – Subdivisions, Chapter 44 – Shoreland Zoning, and Chapter 45 – Zoning, Related to ~~Residential Density and Affordable Housing Developments~~ Compliance with State Statutes on Increasing Housing Opportunities by Changing Zoning and Land Use Regulations” be enacted?

(A copy of this ordinance is available in the Town Clerk’s Office)

Background and rationale

In April 2022, the Governor signed into law LD 2003, An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions. Toward increasing housing opportunities in Maine, the law requires municipalities to comply with certain minimum standards in their local zoning ordinances.

LD2003 is codified in state statute primarily in Title 30-A M.R.S.A. §§4364, 4364-A, 4364-B, and 4364-C. §4364 pertains to incentivizing affordable housing developments. §4364-A pertains to the number of residential units per lot. §4364-B pertains to accessory dwelling units (ADUs). In summary, the statutes require municipalities to allow certain unit types and numbers on a lot.

LD2003 was amended by LD1706, An Act to Clarify Statewide Laws Regarding Affordable Housing and Accessory Dwelling Units, which became effective on June 16, 2023. Among other changes, LD1706 extended the deadline for towns governed by Select Boards, such as Eliot, to comply with LD2003 to July 1, 2024. Noncompliance would put the Town of Eliot at risk of legal challenge.

Changes relating to accessory dwelling units (ADUs) approved by voters at the Town Meeting Election and Referendum on June 13, 2023, addressed the requirements of LD2003 (§4364-B). The proposed amendments codify an additional requirement of LD1706 that ADUs are not prohibited in the shoreland zone but can be governed by shoreland zoning.

Proposed Town Code Amendments of Chapter 1 – General Provisions, Chapter 33 – Planning and Development, Chapter 41 – Subdivisions, Chapter 44 – Shoreland Zoning, and Chapter 45 – Zoning, Related to Compliance with State Statutes on Increasing Housing Opportunities by Changing Zoning and Land Use Regulations

These proposed ordinance amendments will adjust the Town's zoning and land use regulations to comply with other parts of LD2003, namely the requirements of §4364, "Affordable housing density", and §4364-A "Residential areas, generally".

§4364-A requires municipalities to allow multiple residential units "by right" on any lot within any zone that allows residential units. "By right" means that a property owner or builder is not required to seek Planning Board approval but can simply apply for permits through the Code Enforcement office. Accordingly, the state statute requires some minor adjustments to the Town Code. For many years, Section 45-290, the table of permitted and prohibited uses (commonly known as the "land use table") has allowed single-family and two-family dwellings by right in all zones that allow residential uses. Footnote h of the Dimensional Standards Table (Section 45-405) states: "In the rural, suburban and village districts, more than one principal structure may be located on a single lot, provided each such structure is located in such a fashion that it could be separately conveyed on a separate lot in compliance with all dimensional requirements of the district". This means that the additional residential structures meet the dimensional standards set forth in Section 45-405. In all residential zones (Village, Suburban, and Rural), on lots without any residential structures, §4364-A requires that municipalities allow up to two dwelling units "by right". Since the land use table already provides for this, no changes are proposed.

§4364-A also expands this by-right allowance to four units in a "designated growth area". As a background on how this affects the zoning regulations and what changes may be needed, in 2009, the voters of Eliot approved the Town's current Comprehensive Plan, which designated a Rural Area and a Designated Growth Area. The Village Zone was chosen to be the designated growth area because some infrastructure existed at the time (public water supply and sewer) in a portion of this zone that could accommodate more dense development and smaller lots. After adoption of the plan, the State certified it as consistent with the State's Growth Management Act. Because the Town did not choose to expand the sewer throughout the Village as proposed in the Comprehensive Plan, the Planning Board refrained from formally changing the Village Zone in our ordinance to be our designated growth area. Now LD2003 grants specific development rights to this area and we must implement this change.

The proposed amendments codify the Comprehensive Plan by modifying Section 45-288 to designate the Village zoning district as our growth area and modify Section 45-405 to reduce the minimum lot size for lots served by water and sewer from 1 acre to ½ acre. At the same time, the amendments remove the density bonus now provided for the Village and Suburban districts for each unit after the second unit. The acreage-per-dwelling-unit standard is now the same for each additional unit.

LD2003 allows municipalities to require a certain amount of acreage for each dwelling unit, "as long as the required lot area for subsequent units on a lot is not greater than the required lot area for the first unit". Section 45-405 already has such requirements that comply with this standard. For example, 3 acres are needed to build a single-family dwelling in the Rural district, and an additional 3 acres are needed for each additional unit. In the Suburban and Village districts, a density bonus is offered for each additional unit after the second unit, requiring only half as much

Proposed Town Code Amendments of Chapter 1 – General Provisions, Chapter 33 – Planning and Development, Chapter 41 – Subdivisions, Chapter 44 – Shoreland Zoning, and Chapter 45 – Zoning, Related to Compliance with State Statutes on Increasing Housing Opportunities by Changing Zoning and Land Use Regulations

additional acreage (e.g. in the Village district, 1 acre for 1 unit, 2 acres for 2 units, 2.5 acres for 3 units, and so on).

LD2003 also permits lots with an existing residential unit up to 2 more residential units, by-right. The Planning Board desires to maintain our ADU ordinance, which allows only one ADU per principal residential structure, as written and adopted. To comply with the requirements of the new State statute and maintain our ADU ordinance, a proposed amendment to the Dimensional Standards table creates note f that allows an existing single family residence to be converted to a two-family unit without requiring additional acreage, if the second unit is wholly contained within the footprint of the existing residential structure. Such a conversion is typically known as a duplex, and a new definition is added to Section 1-2, “Definitions and rules of construction”.

§4364 requires that municipalities “shall allow an affordable housing development where multifamily dwellings are allowed to have a dwelling unit density of at least 2 1/2 times the base density that is otherwise allowed in that location and may not require more than 2 off-street parking spaces for every 3 units”. Affordable housing developments are developments where 51 percent or more of the units are restricted to be either rented or owned by households that meet certain income eligibility requirements. In the land use table, multifamily dwellings are allowable, subject to Planning Board site plan review (labeled an “SPR use”), in the Village and Suburban districts. The amendments add “Affordable housing development” to the land use table as an SPR use in the Village and Suburban districts – the same as for multifamily dwellings. The amendments also add to Section 1-2 definitions of “Affordable housing development” and “Affordable unit” that accord with LD2003’s definitions.

The amendments also establish a new section, 45-464, that sets standards for affordable housing developments, primarily related to procedures to ensure that the affordable units remain affordable for at least 30 years. This proposed new section also requires that certain affordable units need to have a minimum number of bedrooms. It also requires that all affordable units receive their certificates of occupancy before the last market-rate unit receives its certificate of occupancy. Definitions are added to Section 1-2 that are related to these provisions: restrictive covenant, affordable housing covenant, qualified holder, market-rate unit, and market rent.

To reflect the above-described changes, the amendments make formatting and organizational changes to the existing dimensional standards table in Section 45-405. The density allowances for affordable housing developments are broken out into a separate table for easier readability. In some cases, footnote information is embedded into the table.

The amendments also make changes to the Town’s wastewater disposal regulations. They add a new provision to Section 45-416, Sanitary standards for sewerage, requiring that any subsurface sewage disposal system that receives in excess of 2,000 gallons per day shall be an engineered system, a definition of which is added to Section 1-2.

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New text underlined in bold

~~Deleted text in strikethrough~~

[Text in brackets, bold, and italics introduces a large block of new text:]

[Text in brackets and italics is a temporary explanatory note]

Sec. 1-2. - Definitions and rules of construction.

[abridged to only show changes]

[...]

~~*Affordable housing* means decent, safe and sanitary dwelling units that can be afforded by households with annual incomes no greater than 80 percent of the median household income in non-metropolitan York County, as established by the U.S. Department of Housing and Urban Development (median household income shall be published in the Annual Report of the Municipal Officers of the Town of Eliot, Maine). A renter-occupied unit is affordable to such households if the unit's monthly housing costs, including rent and basic utility costs (the costs of heating and of supplying electricity to the unit plus the cost, if any, of supplying public water and public wastewater disposal service to the unit), do not exceed 30 percent of gross monthly income. An owner-occupied unit is affordable to such households if its price results in monthly housing costs that do not exceed 28 percent of gross monthly income for principal, interest, insurance and real estate taxes. Estimates of mortgage payments are to be based on down payments and rates of interest generally available in the area to low and moderate income households.~~

Affordable housing covenant (as applied to an affordable housing development) means a type of restrictive covenant that includes an agreement among one or more owners, one or more tenants of residential real estate, and one or more qualified holders; or between one or more owners and one or more qualified holders; or between one or more tenants and one or more qualified holders, that permits a qualified holder to control, either directly or indirectly, the purchase price or rent of a dwelling unit for the primary purpose of providing that the unit remains affordable consistent with the definition of "affordable unit".

Affordable housing development means a development in which a majority 51 percent or more of the dwelling units are affordable units.

State law reference – 30-A M.R.S.A. 4364(1)

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Affordable unit (as applied to an affordable housing development) means a dwelling unit in an affordable housing development that is priced so that:

- a) *if it is a rental unit, a household whose income, at the time of initial occupancy, does not exceed 80% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford to rent the unit without spending more than 30% of the household's monthly income on housing costs, or,*
- b) *if it is an owner-occupied unit, a household whose income, at the time of initial occupancy, does not exceed 120% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford the unit without spending more than 30% of the household's monthly income on housing costs.*

State law reference – 30-A M.R.S.A. 4364(1)

[...]

Area median income means the midpoint of a region's income distribution calculated on an annual basis by the U.S. Department of Housing & Urban Development.

[...]

Centrally managed water system means a water system that provides water for human consumption through pipes or other constructed conveyances to at least 15 service connections or serves an average of at least 25 people for at least 60 days a year as regulated by 10-144 C.M.R. Ch. 231, Rules Relating to Drinking Water. This water system may be privately owned.

[...]

Density means the ratio of a particular feature on the land per a given area of land.

[...]

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Designated growth area means an identified area designated in an adopted municipal Comprehensive Plan pursuant to 30-A M.R.S.A. 4326 where needed public services are available to accommodate residential, commercial or industrial growth.

[...]

Engineered subsurface disposal system means a domestic wastewater system designed to treat average daily flows in excess of 2,000 gallons per day. The design and location of these systems are regulated by 10-144 C.M.R. Ch. 241, Subsurface Wastewater Disposal Rules and require review by the Maine Department of Health and Human Services prior to issuance of permit by the Local Plumbing Inspector (Code Enforcement Officer).

[...]

Market-rate unit means a dwelling unit in an affordable housing development that is intended to be sold or rented at market value, or that is otherwise not designated as an affordable unit.

Market rent means the estimated rent a property will be rented for in the open market and under prevailing market conditions in a lease or rental agreement between a willing lessor and a willing lessee, both conversant with the property and with prevailing general rent levels.

[...]

Qualified holder means a governmental entity empowered to hold an interest in real property under the laws of Maine or the United States or a nonprofit organization whose purposes include the provision of affordable housing or the increasing of affordable housing opportunities for lower income or moderate-income households, including governmental or quasi-governmental entities such as public housing authorities, community action agencies, or other similar nonprofit or governmental entities committed to providing opportunities for lower income or moderate-income households to obtain affordable housing authorities, community action agencies, or other similar nonprofit or governmental entities committed to providing opportunities for lower income or moderate-income households to obtain affordable housing.

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[...]

Restrictive covenant means a provision in a deed (or other covenant conveying real property) restricting the use of the land.

[...]

Two-family dwelling means a building or portion principally designed, adapted, or used for occupancy by two families, and each living in its own separate quarters. A *duplex* means a two-family dwelling with each unit under single ownership.

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Sec. 33-183. Multifamily dwellings.

- (a) A multifamily dwelling is a structure or portion that is principally designed, adapted or used for occupancy by three or more families, each living in its own separate quarters. Each individual unit which functions as a separate living quarter shall be deemed to be a dwelling unit.
- (b) A maximum of eight dwelling units shall be permitted in any one multifamily building.
- (c) Residential buildings containing multifamily dwelling units shall be located at least 100 feet apart from each other and any other structure.
- (d) Garages or other accessory buildings shall not be located between the multifamily residential buildings and the front lot line. Accessory buildings shall be located so as not to inhibit the access of emergency vehicles and fire apparatus to any side of a residential building.
- (e) No multifamily residential building shall exceed two floors above grade, or 35 feet from the average ground grade to the eaves.
- (f) The proposed development shall provide for safe access to and from public and private roads. Safe access shall be ensured by providing an adequate number and location of access points, with respect to sight-distances, intersections, schools, and other traffic generators. All corner lots shall be kept clear from visual obstructions, higher than three feet above ground level.
- (g) The proposed development shall not have an unreasonable adverse impact on the town road system, and shall assure safe interior circulation within its site, by separating pedestrian and vehicular traffic and by providing adequate parking and turnaround areas. Street entrances and exits shall be limited to one per street; however, developments containing 16 or more units shall have two entrances to town ways. All driveways and parking areas within the site shall be constructed in accordance with the standards in 37-51 et seq.
- (h) All multifamily residential buildings on a single lot shall be connected to a common water supply and distribution system, either private or public, at no expense to the town. Prior to the issuance of any building permit, the applicant shall demonstrate by actual test or by a signed affidavit from an authorized representative of the servicing water company that water can be supplied at the rate of at least 250 gallons per day per dwelling unit and at an adequate pressure for firefighting purposes before starting construction of any building.
- (i) All principal buildings shall have sprinklers ~~or~~ and an approved fire alarm system installed pursuant to NFPA standards. ~~Either~~ Both systems shall be connected to the municipal fire alarm system or dispatching panel.
- (j) All multifamily dwellings shall ~~be connected to a municipal sewer system, if available.~~ have adequate wastewater disposal. If available, public sewer connections shall be governed by Chapter 18. If a private wastewater disposal system will be utilized, the system shall be designed, installed, and maintained consistent with Section 45-416, and

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the owner (or designee) shall submit a maintenance schedule to the local plumbing inspector and shall update the local plumbing inspector annually on maintenance done over the past year. If the proposed development is a subdivision, wastewater disposal shall also be governed by Section 41-218.

- (k) It shall be the responsibility of the owner to provide for rubbish disposal, snow removal and site maintenance.

Note: In reviewing any development of multifamily housing which is classified as elderly housing, an assisted living facility or a life care facility under chapter 45, section 45-1 of this Code, the planning board may waive any of the standards of this section which the board determines are not applicable because of the nature and circumstances of the proposed development the planning board must vote separately on each standard waived and the reasons for each waiver must appear in the board's minutes.

(T.M. of 11-2-82; T.M. of 3-19-88; T.M. of 12-20-89, (§ 408); Ord. of 3-25-00(1))

Cross reference(s)—District regulations, § 45-286 et seq.

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Sec. 44-34. Table of land uses

All land use activities, as indicated in table 1, Land Uses in the Shoreland Zone, shall conform with all of the applicable land use standards in section 44-33 and other applicable ordinances. The district designated for a particular site shall be determined from the official zoning map.

Key to table 1:

| | | |
|-----|---|---|
| Yes | - | Allowed (no permit required but the use must comply with all applicable land use standards) |
| No | - | Prohibited |
| SPR | - | Allowed with site plan review and approval by the planning board |
| CEO | - | Allowed with permit issued by the code enforcement officer |
| LPI | - | Allowed with permit issued by the local plumbing inspector |

Abbreviations:

| | | |
|----|---|---------------------|
| RP | - | Resource protection |
| LR | - | Limited residential |
| LC | - | Limited commercial |
| GD | - | General development |
| SP | - | Stream protection |

The following notes are applicable to the land uses table on the following page:

Note: The term "functionally water-dependent use" as defined, includes a very diverse group of uses ranging from large, industrial facilities that receive shipments by water or use water for cooling, to traditional commercial fishing enterprises, and public shorefront parks.

Table 1. Land Uses in the Shoreland Zone

| Land Uses | | Districts | | | | |
|---------------------------------------|--|-----------|------------------|-----|------------------|------------------|
| | | SP | RP | LR | LC | GD |
| Uses or Activities Without Structures | | | | | | |
| (1) | Clearing of vegetation for activities other than timber harvesting | CEO | CEO ¹ | CEO | CEO | CEO |
| (2) | >Emergency operations | yes | yes | yes | yes | yes |
| (3) | Fire prevention activities | yes | yes | yes | yes | yes |
| (4) | Forest management activities, except for timber harvesting and land management roads | yes | yes | yes | yes | yes |
| (5) | Mineral exploration | no | no | no | yes ² | yes ² |

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| | | | | | | |
|------------------------------|--|-------------------|-------------------|-------------------|-------------------|------------------|
| (6) | Mineral extraction, including sand and gravel extraction | no | no | no | SPR | SPR |
| (7) | Motorized vehicular traffic on existing roads and trails | yes | yes | yes | yes | yes |
| (8) | Nonintensive recreational uses not requiring structures such as hunting, fishing and hiking | yes | yes | yes | yes | yes |
| (9) | Soil and water conservation practices | yes | yes | yes | yes | yes |
| (10) | Surveying and resource analysis | yes | yes | yes | yes | yes |
| (11) | Wildlife management practices | yes | yes | yes | yes | yes |
| Principal Structures or Uses | | | | | | |
| (12) | Principal structures and uses: | | | | | |
| | a. One- and two-family residential | SPR ⁴ | SPR ⁹ | CEO | CEO | CEO |
| | b. Multifamily dwelling | no | no | SPR | SPR | SPR |
| | c. Commercial (not listed elsewhere) | no ¹³ | no ¹³ | no ¹³ | SPR | SPR ⁵ |
| | d. Industrial | no | no | no | no | SPR |
| | e. Governmental and institutional | no | no | no | SPR | SPR |
| | f. Small nonresidential facilities for educational, scientific or nature interpretation purposes | SPR ⁴ | SPR | CEO | CEO | CEO |
| (13) | Agriculture | CEO | SPR | CEO | CEO | CEO |
| (14) | Aquaculture | SPR ¹⁰ | SPR ¹⁰ | SPR ¹⁰ | SPR | Yes |
| (15) | Auto graveyard | no | no | no | no | no |
| (16) | Auto hobbyist storage area | no | no | no | no | no |
| (17) | Auto junkyard | no | no | no | no | no |
| (18) | Auto recycling operation, limited | no | no | no | no | no |
| (19) | Auto recycling operation, principal | no | no | no | no | no |
| (20) | Bed and breakfast | no | no | SPR ¹⁰ | SPR ¹⁰ | SPR |
| (21) | Boardinghouse | no | no | SPR ¹⁰ | SPR | SPR |
| (22) | Campgrounds | no | no ⁷ | no | no | SPR |
| (23) | Conversions of seasonal residences to year-round residences | LPI | LPI | LPI | LPI | LPI |
| (24) | Fireworks sales | no ¹⁷ | no ¹⁷ | no ¹⁷ | no ¹⁷ | no ¹⁷ |

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| | | | | | | |
|-------------------------------------|---|-------------------------------|-------------------------------|-------------------|-------------------|-------------------|
| (25) | Gambling Casino | no | no | no | no | no |
| (26) | Marijuana establishment | | | | | |
| | a. Marijuana store | no | no | no | SPR | SPR |
| | b. Marijuana cultivation facility | no | no | no | SPR | SPR |
| | c. Marijuana products manufacturing facility | no | no | no | no | SPR |
| | d. Marijuana testing facility | no | no | no | SPR | SPR |
| (27) | Marinas | | | | | |
| | a. Full service | no | no | no | no | SPR |
| | b. Limited | no | no | no | SPR | SPR |
| (28) | Medical marijuana establishment | | | | | |
| | a. Medical marijuana dispensary | no | no | no | SPR | SPR |
| | b. Medical marijuana cultivation facility | no | no | no | SPR | SPR |
| | c. Medical marijuana caregiver retail store | no | no | no | SPR | SPR |
| | d. Medical marijuana products manufacturing facility | no | no | no | no | SPR |
| | e. Medical marijuana testing facility | no | no | no | SPR | SPR |
| (29) | Off-site parking | no | no ⁷ | no | no | no |
| (30) | Public and private recreational areas involving minimal structural development | SPR | SPR | SPR | SPR | CEO |
| (31) | Solar energy system; larger-scale (SES-LG) | no | no | no | SPR ¹⁵ | no |
| Accessory Structures or Uses | | | | | | |
| (32) | <u>Accessory Dwelling Units</u> | <u>SPR⁴</u> | <u>SPR⁹</u> | <u>CEO</u> | <u>CEO</u> | <u>CEO</u> |
| (32) | Structures accessory to allowed uses, not otherwise listed | SPR ⁴ | SPR | CEO | CEO | CEO |
| (33) | Essential services | SPR⁶ | SPR⁶ | SPR | SPR | SPR |
| | a. Roadside distribution lines (34.5kV and lower) | CEO ⁶ | CEO ⁶ | yes ¹² | yes ¹² | yes ¹² |
| | b. Non-roadside or cross-country distribution lines involving ten poles or less in the shoreland zone | SPR ⁶ | SPR ⁶ | CEO | CEO | CEO |

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| | | | | | | | |
|------|----|--|--------------------|--------------------|--------------------|--------------------|--------------------|
| | c. | Non-roadside or cross-country distribution lines involving 11 or more poles in the shoreland zone | SPR ⁶ | SPR ⁶ | SPR | SPR | SPR |
| | d. | Other essential services | SPR ⁶ | SPR ⁶ | SPR | SPR | SPR |
| (34) | | Fences | yes ^{11A} | yes ^{11A} | yes ^{11A} | yes ^{11A} | yes ^{11A} |
| (35) | | Filling and earthmoving of < 10 cubic yards | CEO | CEO | yes | yes | yes |
| (36) | | Filling and earthmoving of > 10 cubic yards | SPR | SPR | CEO | CEO | CEO |
| (37) | | Home business | no ^{12A} | no ^{12A} | SPR ^{10A} | SPR ^{10A} | no |
| (38) | | Home occupations; regular and water-dependent | no | no | no | no | no |
| (39) | | Home Office | CEO | no | CEO | CEO | CEO |
| (40) | | Individual, private campsites | CEO | CEO | CEO | CEO | CEO |
| (41) | | Piers, docks, wharves, bridges and other structures and uses and extending over or below the normal high-water line or within a wetland: | | | | | |
| | a. | Temporary | CEO ¹¹ | CEO ¹¹ | CEO ¹¹ | CEO ¹¹ | CEO ¹¹ |
| | b. | Permanent residential | SPR | SPR | SPR | SPR | SPR |
| | c. | Permanent commercial | SPR ¹⁴ | SPR ¹⁴ | SPR ¹⁴ | SPR | SPR |
| | d. | Limited commercial | SPR ⁵ | SPR ⁵ | SPR ⁵ | SPR | no |
| (42) | | Private sewage disposal systems for allowed uses | LPI | LPI | LPI | LPI | LPI |
| (43) | | Road and driveway construction | SPR | no ⁸ | SPR | SPR | SPR |
| (44) | | Service drops, as defined, to allowed uses | yes | yes | yes | yes | yes |
| (45) | | Signs. | yes ^{9A} | yes ^{9A} | yes ^{9A} | yes ^{9A} | yes ^{9A} |
| (46) | | Solar energy system, small-scale ground-mounted or roof mounted (SES-SR) | CEO ^{15A} | CEO ^{15A} | CEO ^{15B} | CEO ¹⁵ | CEO ¹⁵ |
| (47) | | Small wind energy system | SPR ¹⁶ | SPR ¹⁶ | SPR ¹⁶ | SPR ¹⁶ | SPR ¹⁶ |
| (48) | | Uses similar to allowed uses | CEO | CEO | CEO | CEO | CEO |
| (49) | | Uses similar to uses requiring a CEO permit | CEO | CEO | CEO | CEO | CEO |
| (50) | | Uses similar to uses requiring a SPR permit | SPR | SPR | SPR | SPR | SPR |
| (51) | | Waste containers | CEO ^{5A} | CEO ^{5A} | CEO ^{5A} | CEO ^{5A} | CEO ^{5A} |

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Footnotes:

- ¹ In RP not allowed within 75 feet horizontal distance, of the normal high-water line of great ponds, except to remove safety hazards.
- ² Requires permit from the code enforcement officer if more than 100 square feet of surface area, in total, is disturbed.
- ³ In RP not allowed in areas so designated because of wildlife value.
- ⁴ Provided that a variance from the setback requirement is obtained from the board of appeals.
- ⁵ Functionally water-dependent uses and uses accessory to such water dependent uses only (see note on previous page).
- ^{5A} Only as an accessory use to an allowed principal use on the lot. Must conform to the requirements of [section] 45-422, Waste containers.
- ⁶ See further restrictions in subsection 44-35(1)(2), essential services.
- ⁷ Except when area is zoned for resource protection due to floodplain criteria in which case a site plan review is required from the planning board.
- ⁸ Except as provided in subsection 44-35(h).
- ⁹ Single family residential structures **and accessory dwelling units within or attached to those structures** may be allowed by special exception only according to the provisions of subsection 44-44(f), Special exceptions. Two-family residential structures **and detached accessory dwelling units** are prohibited.
- ^{9A} See sign ordinance section.
- ¹⁰ Except for commercial uses otherwise listed in this table, such as marinas and campgrounds, that are allowed in the respective district.
- ^{10A} Must conform to the requirements of section 45-456.1, Home business.
- ¹¹ Excluding bridges and other crossings not involving earthwork, in which case no permit is required.
- ^{11A} Must conform to the requirements of section 45-423, Fences.
- ¹² Permit not required, but must file a written "notice of intent to construct" with CEO.
- ^{12A} "No" except in conjunction with aquaculture, small nonresidential facilities for educational, scientific or nature interpretation purposes or limited commercial piers, docks, wharves, bridges and other structures and uses extending over or below the normal high-water line or within a wetland.
- ¹³ Use is "No" except when permitted under another specific land use entry.
- ¹⁴ Only commercial aquaculture allowed on piers in this zone, with no other commercial pier uses. Pier must meet the requirements of a residential pier in these zones.

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Note: A person performing any of the following activities shall require a permit from the department of environmental protection, pursuant to title 38, M.R.S.A. section 480-C, if the activity occurs in, on, over or adjacent to any freshwater or coastal wetland, great pond, river, stream or brook and operates in such a manner that material or soil may be washed into them:

- a. Dredging, bulldozing, removing or displacing soil, sand, vegetation or other materials;
- b. Draining or otherwise dewatering;
- c. Filling, including adding sand or other material to a sand dune; or
- d. Any construction or alteration of any permanent structure.

¹⁵ Must conform to the requirements of section 45-462. SES-LGs in LC must be sited on soils that are non-hydric and are otherwise appropriate pursuant to subsection 44-35(r).

^{15A} Must conform to the requirements of section 45-462. In SP and RP, an SES-SR is only allowable as a roof-mounted system on an approved or legally nonconforming structure, or as a ground-mounted system whose area, based on total airspace projected over the ground, is less than 1,000 square feet. The SES-SR shall be limited by design to supply the energy needs of an existing or allowed use on the same lot as the system. Sale of energy to the power grid must be limited to incidental excess power generation.

^{15B} Must conform to the requirements of section 45-462. In LR, an SES-SR is only allowable if it is limited by design to supply the energy needs of an existing or allowed use on the same lot as the system. Sale of energy to the power grid must be limited to incidental excess power generation.

¹⁶ Must conform to the requirements of section 45-461.

¹⁷ See chapter 12 for additional regulations pertaining to the sale and use of fireworks.

(T.M. of 11-06-2018(3); T.M. of 7-14-2020(4); T.M. of 6-8-2021(2), art. 33; T.M. of 6-8-2021(3), art. 36; T.M. of 6-8-2021(4), art. 31; T.M. of 6-14-2022(2), art. 25; T.M. of 11-8-2022(2), art. 3; **T.M. of 6-13-2023, art. 26**)

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Sec. 44-44. - Procedure for administering permits.

- (a) Within 35 days of the date of receiving a written application, the planning board or code enforcement officer, as indicated in section 44-34, shall notify the applicant in writing either that the application is a complete application, or, if the application is incomplete, that specified additional material is needed to make the application complete.
- (b) The planning board or code enforcement officer, as appropriate, shall approve, approve with conditions, or deny all permit applications in writing within 35 days of receiving a completed application. However, if the planning board has a waiting list of applications, a decision on the application shall occur within 35 days after the first available date on the planning board's agenda following receipt of a completed application, or within 35 days of the public hearing, if one is held, if the proposed use or structure is found to be in conformance with the purposes and provisions of this chapter.
- (c) The applicant shall have the burden of proving that the proposed land use activity is in conformity with the purposes and provisions of this chapter.
- (d) After the submission of a complete application to the planning board, the board shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:
 - (1) Will maintain safe and healthful conditions;
 - (2) Will not result in water pollution, erosion, or sedimentation to surface waters;
 - (3) Will adequately provide for the disposal of all wastewater;
 - (4) Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;
 - (5) Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;
 - (6) Will protect archaeological and historic resources as designated in the comprehensive plan;
 - (7) Will avoid problems associated with floodplain development and use; and
 - (8) Is in conformance with the provisions of section 44-35, land use standards.
- (e) If a permit is either denied or approved with conditions, the reasons as well as conditions shall be stated in writing. No approval shall be granted for an application involving a structure if the structure would be located in an unapproved subdivision or would violate any other local ordinance or regulation or statute administered by the municipality.
- (f) *Special exceptions.* In addition to the criteria specified in this section, excepting structure setback requirements, the planning board may approve a permit for a single family residential structure and an accessory dwelling unit within or attached to that structure in a resource protection district provided that the applicant demonstrates that all of the following conditions are met:

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- (1) There is no location on the property, other than a location within the resource protection district, where the structure can be built.
- (2) The lot on which the structure is proposed is undeveloped and was established and recorded in the registry of deeds of the county in which the lot is located before the adoption of the resource protection district.
- (3) All proposed buildings, sewage disposal systems and other improvements are:
 - a. Located on natural ground slopes of less than 20 percent; and
 - b. Located outside the floodway of the 100-year floodplain along rivers and artificially formed great ponds along rivers and outside the velocity zone in areas subject to tides, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's flood boundary and floodway maps and flood insurance rate maps; all buildings, including basements, are elevated at least one foot above the 100-year floodplain elevation; and the development is otherwise in compliance with any applicable municipal flood-plain ordinance.

If the floodway is not shown on the Federal Emergency Management Agency maps, it is deemed to be one-half the width of the 100-year floodplain.

- (4) The total footprint, including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of 1,500 square feet. This limitation shall not be altered by variance.
- (5) All structures, except functionally water-dependent structures, are set back from the normal high-water line of a water body, tributary stream or upland edge of a wetland to the greatest practical extent, but not less than 75 feet, horizontal distance. In determining the greatest practical extent, the planning board shall consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the floodplain, and its proximity to moderate-value and high-value wetlands.

(T.M. of 11-06-2018(3))

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Sec. 45-288 Village district

The purpose of the village district is to:

- (1) Preserve the physical, aesthetic and social quality of the town's village area.
- (2) Provide for the location of residential uses close to the services provided by the town.
- (3) Provide space for small, local retail sales, commercial services, and office uses which are needed or may be desirable and are in keeping with the scale and character of the neighborhood, while minimizing the problems and interruption created by such development.

(4) Act as the town's designated growth area pursuant to M.R.S.A 30-A §4326(3-A).

(T.M. of 11-2-82; T.M. of 6-26-85; T.M. of 11-23-85; T.M. of 11-4-86; T.M. of 4-21-87; T.M. of 3-19-88; T.M. of 12-20-89, (§ 205.4);....)

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Sec. 45-290. – Table of permitted and prohibited uses.

[reflects the additional changes to this section proposed by these ordinance amendments]

The following table of land uses designates permitted uses by a yes and prohibited uses by a no. Any use not listed is a prohibited use. The letters CEO, SPR, and SD are explained in section 45-402.

Table of Land Uses

| Land uses | R | S | V | C/I |
|---|------------------|------------------|------------------------|------------------|
| Accessory dwelling unit | CEO | CEO | CEO | CEO |
| Affordable housing development | no | SPR | SPR | no |
| Agriculture, except animal breeding and care | yes | yes | yes | no |
| Animal breeding | yes ¹ | 12 | SPR ^{1&8} | no |
| Animal husbandry | yes ¹ | yes ¹ | yes ¹ | no |
| Apartment house, see multiple-family dwelling | — | — | — | — |
| Apartment, see single-family dwellings | — | — | — | — |
| Aquaculture | 13 | 13 | SPR ⁸ | no |
| Assisted living facility | no | SPR/SD | SPR/SD | SPR/SD |
| Auto graveyards | SPR | no | no | no |
| Auto hobbyist storage area | SPR | SPR | no | no |
| Auto junkyard | no | no | no | no |
| Auto recycling business | 9 | 9 | no | SPR |
| Auto recycling operation, principal | 9 | no | no | SPR |
| Auto recycling operation, limited | 9 | 9 | no | SPR |
| Auto repair garages | 14 | 14 | SPR ⁸ | SPR |
| Auto service stations | no | 9 | no | SPR |
| Banks | no | no | SPR | SPR |
| Bathhouse | 11 | 11 | no | no |
| Bathing beach | yes | yes | yes | no |
| Bed and breakfasts | 14 | 14 | SPR ⁸ | SPR |
| Boarding homes, see lodging businesses | — | — | — | — |
| Boarding kennel | no | no | no | SPR |
| Bulk oil fuel tanks | no | no | no | SPR ² |
| Business office | 14 | 14 | SPR ⁸ | SPR |
| Campgrounds | SPR | no | no | no |
| Cemeteries | SPR | SPR | SPR | no |
| Childcare facility | 16 | 16 | 16 | SPR |
| Childcare provider, family | SPR ⁸ | SPR ⁸ | SPR ⁸ | SPR |
| Clearing | yes | yes | yes | yes |

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| | | | | |
|---|------------------|------------------|------------------|------------------|
| Clinics | no | no | no | SPR |
| Clustered housing | SPR | no | no | no |
| Commercial adult enterprise | no | no | no | SPR |
| Commercial establishment, 2 or more where allowed | - | 9 | no | SPR |
| Earth material removal, less than 100 cubic yards | yes | yes | yes | yes |
| 100 cubic yards or greater | SPR | SPR | SPR | SPR |
| Elderly housing | no | SPR/SD | SPR/SD | SPR/SD |
| Emergency operations | yes | yes | yes | yes |
| Equipment storage, trucks, 3 or more | no | no | no | yes |
| Essential services | yes | yes | yes | yes |
| Expansion of an existing telecommunication structure or collocation of antenna on a existing telecommunication structure or alternate tower structure | CEO | CEO | CEO | CEO |
| Farm equipment stores | SPR | 10 | no | SPR |
| Fences | yes ⁵ | yes ⁵ | yes ⁵ | yes ⁵ |
| Firewood sales | yes | 13 | SPR ⁸ | yes |
| Fireworks sales | no ¹⁹ | no ¹⁹ | no ¹⁹ | no ¹⁹ |
| Forest management, except timber harvesting | yes | yes | yes | yes |
| Funeral establishment | no | no | SPR | SPR |
| Gambling casino | no | no | no | no |
| Gardening | yes | yes | yes | yes |
| Gasoline stations | no | 9 | no | SPR |
| Governmental buildings or uses | SPR | SPR | SPR | SPR |
| Grain or feed stores | SPR | 10 | no | SPR |
| Harvesting wild crops | yes | yes | yes | yes |
| Home business | SPR ⁸ | SPR ⁸ | SPR ⁸ | SPR ⁸ |
| Home occupations | 10 | 10 | no | no |
| Home office | CEO | CEO | CEO | CEO |
| Hospitals | no | no | no | SPR |
| Indoor commercial, recreational and amusement facilities | no | no | no | SPR |
| Industrial and business research laboratory | no | no | no | SPR |
| Industrial establishments and uses | no | no | no | SPR |
| Institutional buildings and uses, indoor | no | 9 | no | no |
| Junkyards | no | no | no | no |
| Landfill, dump | no | no | no | no |
| Libraries | SPR | SPR | SPR | SPR |
| Life care facility | no | SPR/SD | SPR/SD | SPR/SD |

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| | | | | |
|--|-------------------------|---------------------|---------------------|-------------------|
| Lodging businesses, including bed and breakfasts, boarding homes or houses, hotels, inns, lodginghouses, rooming homes, and the like | 14 | 14 | SPR ⁸ | SPR |
| Manufacturing | SPR ⁸ | SPR ⁸ | SPR ⁸ | SPR |
| Marijuana establishment* | no | no | no | SPR ²⁰ |
| Medical marijuana establishment* | no | no | no | SPR ²⁰ |
| Mobile home parks | SPR/ SD ⁷ | SPR/SD ⁷ | SPR/SD ⁷ | no |
| Mobile vendor site | no | no | SPR | SPR |
| Motel | no | no | no | SPR |
| Multiple-family dwelling | no | SPR | SPR | no |
| Museums | SPR | SPR | SPR | SPR |
| New construction of telecommunication structure 70 feet and higher | 9 | 9 | no | SPR |
| New construction of telecommunication structure less than 70 feet high | CEO | CEO | CEO | CEO |
| Nurseries, plants | CEO | 17 | SPR ⁸ | no |
| Nursing facility | no | SPR | SPR | SPR |
| Off-site parking | no | no | no | no |
| Outdoor education program | yes | yes | yes | yes |
| Parks | SPR | SPR | SPR | no |
| Places of worship | SPR | SPR | SPR | SPR |
| Playgrounds | SPR | SPR | SPR | no |
| Printing plant | 14 | 14 | SPR ⁸ | SPR |
| Produce and plants raised locally, seasonal sales | yes | yes | yes | no |
| Professional offices | 14 | 14 | SPR ⁸ | SPR |
| Public utility facilities | SPR | SPR | SPR | SPR |
| Recreational facilities, nonintensive | SPR | SPR | SPR | no |
| Recreational use not requiring structures | SPR | yes | yes | no |
| Restaurant | 9 | 9 | SPR ⁸ | SPR |
| Restaurant, takeout | no | no | no | SPR |
| Retail stores, local, other | 18 | 18 | SPR ⁸ | SPR |
| Road construction | CEO | CEO | CEO | SPR |
| Schools | SPR | SPR | SPR | SPR |
| Sewage disposal systems, private | CEO | CEO | CEO | CEO |
| Signs, 6 square feet | CEO | CEO | CEO | CEO |
| Signs, other | CEO | CEO | CEO | CEO |
| Single-family dwellings | CEO | CEO | CEO | no ⁶ |
| Small wind energy system | SPR | SPR | SPR | SPR |
| Solar energy system, small-scale ground mounted or roof-mounted | CEO ²¹ | CEO ²¹ | CEO ²¹ | CEO ²¹ |
| Solar energy system, larger-scale | SPR ²¹ | SPR ²¹ | no | SPR ²¹ |

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| | | | | |
|--|-------------------|-------------------|-------------------|------------------|
| Surveying and resource analysis | yes | yes | yes | yes |
| Timber harvesting | yes | yes | yes | yes |
| Tiny home on wheels | CEO ²² | CEO ²² | CEO ²² | no ²² |
| Truck terminals and storage | no | no | no | SPR |
| Two-family dwellings | CEO | CEO | CEO | no ⁶ |
| Veterinary hospital | 15 | 15 | No | SPR |
| Warehouse | no | no | no | SPR |
| Waste containers | CEO ³ | CEO ³ | CEO ³ | CEO ³ |
| Wholesale | no | no | no | SPR |
| Wholesale business facilities | no | no | no | SPR |
| Youth camp | SPR | SPR | SPR | SPR |
| Uses similar to allowed uses | CEO | CEO | CEO | CEO |
| Uses similar to uses requiring a CEO permit | CEO | CEO | CEO | CEO |
| Uses similar to uses requiring a planning board permit | SPR | SPR | SPR | SPR |

*Marijuana establishment and medical marijuana establishment are defined in section 11-3 of this Code.

Notes:

1. Buildings housing animals shall be no less than 100 feet from property lines.
2. Each bulk oil fuel tank shall not exceed 50,000 gallons in size and use shall be limited to local use only.
3. Only as an accessory to an allowed principal use on the lot. Must conform to the requirements of 45-422, Waste containers.
4. Individual stores shall not have more than 2,500 square feet of gross floor area, except stores located on Route 236 may have up to 5,000 square feet. Customer sales areas shall be confined to one floor.
5. Must conform to the requirements of section 45-423.
6. See section 45-192(b) for an exception on accessory uses and structures.
7. See division 2 of article V of chapter 41 of this Code for specific areas where mobile home parks are allowed.
8. Must conform to the requirements of section 45-456.1 Home business.
9. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties.
10. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties.

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11. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "CEO" and must be visually screened from abutting (same street side) non-commercial properties.
12. Use is "SPR 1 & 8" unless property abuts Route 236. If property abuts Route 236, use is "SPR 1" and must be visually screened from abutting (same street side) non-commercial properties.
13. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "yes" and must be visually screened from abutting (same street side) non-commercial properties.
14. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties.
15. Use is prohibited unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) non-commercial properties in accordance with Sec. 33-175(a). Overnight boarding and outdoor kenneling of animals is prohibited in the rural and suburban zoning districts.
16. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "SPR" and must be visually screened from abutting (same street side) noncommercial properties.
17. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "CEO" and must be visually screened from abutting (same street side) noncommercial properties.
18. Use is "SPR 8" unless property abuts Route 236. If property abuts Route 236, use is "SPR 4" and must be visually screened from abutting (same street side) noncommercial properties.
19. See chapter 12 for additional regulations pertaining to the sale and use of fireworks.
20. Must conform to the requirements of section 33-190. Marijuana establishments and medical marijuana establishments may only be authorized as principal uses, and not as accessory uses.
21. Must conform to the requirements of section 45-462.
22. May be permitted as a principal residential unit or as an accessory dwelling unit. All tiny homes shall conform to the requirements of Section 45-137. Accessory dwelling unit tiny homes shall also conform to the requirements of Section 45-459. For tiny homes in the C/I zoning district, reference footnote 6.

(T.M. of 11-2-82; T.M. of 6-26-85; T.M. of 11-23-85; T.M. of 11-4-86; T.M. of 4-21-87; T.M. of 3-19-88; T.M. of 12-20-89, (§ 207); T.M. of 12-15-93; Amend. of 3-25-95; T.M. of 3-27-99(1), § 5; Ord. of 3-25-00(1); T.M. of 3-16-02, (art. 3), (art. 4); T.M. of 6-19-01, (art. 6), (art. 7); T.M. of 11-5-02; T.M. of 11-4-03; T.M. of 11-4-03; T.M. of 3-20-04; T.M. of 6-14-08; T.M. of 6-12-2010(3); T.M. of 6-18-2011(6); T.M. of 11-8-2011; T.M. of 6-16-2012(1); T.M. of 6-16-2012(2); T.M. of 11-5-2019(5); T.M. of 7-14-2020(5); T.M. of 6-8-2021(2), art. 33; T.M. of 6-8-2021(4), art. 31; T.M. of 11-2-2021(4), art. 5; T.M. of 6-14-2022(2), art. 25; **T.M. of 6-13-2023, art. 26, art. 28 & art. 29**)

Cross reference(s)—Review procedures and standards for site review requirements in the zoning table of uses, § 33-56 et seq.

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Sec. 45-405. Dimensional standards.

ADOPTED Table T.M.06-13-2023

(a) Lots and structures in all districts shall meet or exceed the following minimum requirements:

| District | Rural | Suburban | Village | | C/I | MHP |
|---|-------|-----------------|--------------------------------------|--------------------------------------|----------------------------------|--|
| | | | <u>No water or sewer^y</u> | <u>Water & sewer^y</u> | | |
| Min. lot size, acres (ac) or square feet (ft ²) | 3 ac | 2 ac | 1 ac | <u>½ ac</u> | 3 ac | 6,500 ft ²ⁿ 12,000 ft ²ⁿ 20,000 ft ²ⁿ |
| Min. street frontage (ft.) ^l | 200 | 150 | 100 | <u>75</u> | 300 | 50/75/100 ⁿ |
| Min. street frontage: back lots | m | m | m | <u>m</u> | | |
| Min. area per dwelling unit, acres (ac) | | | | | | |
| 1 unit | 3 ac | 2 ac | 1 ac | <u>½ ac</u> | — | o |
| 2 units ^f | 6 ac | 4 ac | 2 ac | <u>1 ac</u> | — | — |
| Each additional unit | 3 ac | <u>1½ ac</u> | <u>½ 1 ac^g</u> | <u>½ ac</u> | — | — |
| Assisted living facility | — | s | s | <u>s</u> | s | — |
| Elderly housing | — | g | g | <u>g</u> | g | — |
| Life care facility | — | t | t | <u>t</u> | t | — |
| Min. yard dimensions (ft.) | | | | | | |
| Front yard | 30 | 30 ^p | 30 ^p | <u>25^p</u> | 50 ^{a,p} 30 | 20 ^o |
| Side yards | 20 | 20 ^p | 20 ^p | <u>15^p</u> | 20 ^p 100 ^b | 20 ^o |
| Rear yard | 30 | 30 ^p | 30 ^p | <u>25^p</u> | 20 ^p 100 ^b | 10 ^o |
| Accessory building ^c | | | | | | |

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| | | | | | | |
|---|-------------------------------|-----------------|-----------------|----------------|---------------------------------|-----------------|
| Front yard setback | 30 | 30 | 30 | | 50 ^a 30 ^a | 5 ^o |
| Side and rear yard setback | 10 | 10 | 10 | | 20 100 ^b | 5 ^o |
| Accessory dwelling unit | u | u | u | <u>u</u> | u | — |
| Max. height (ft.) | 35 | 35 | 35 | <u>35</u> | 55 ^d | 35 |
| Max. lot coverage (%) | 10 | 15 ^q | 20 ^q | <u>20, 25</u> | 50 ^q | 50 ^o |
| Setback-normal high water mark (feet) ^e | 75 | 75 | 75 | <u>75</u> | 75 | 75 |
| | Dwelling units: | | | | | |
| | Min. size (sq. ft. per unit): | | | | | |
| Accessory dwelling unit (ADU) | u | u | u | <u>u</u> | u | — |
| Assisted living facility | — | 300 | 300 | <u>300</u> | 300 | — |
| Federal or state elderly housing, other than assisted living facility | — | No min. | No min. | <u>No min.</u> | No min. | — |
| Mobile home park units | — | — | — | <u>—</u> | — | 650 |
| Tiny home on wheels or foundation-built tiny home | r | r | r | <u>r</u> | r | — |
| All other units | 650 | 650 | 650 | <u>650</u> | 650 | — |
| Max. number of principal structures per lot | h | h | h | <u>h</u> | v | 1 |

(b) Signs in all districts shall meet or exceed the following minimum requirements:

| | | | | | |
|--------------------------|-------|----------|---------|-----|-----|
| Signs: | | | | | |
| District | Rural | Suburban | Village | C/I | MHP |
| | | | | | |
| Max. sign area (sq. ft.) | 6 | 6 | 6 | 100 | 6 |

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| | | | | | |
|--|-----------------|-----------------|-----------------|------------------|-----------------|
| Max. sign area (sq. ft.), commercial establishments only | 12 | 12 | 12 | 100 ⁱ | 12 |
| Max. sign area (sq. ft.), new residential subdivisions | 50 ^j | 50 ^j | 50 ^j | | 50 ^l |
| Min. setback (ft.) (front lot line only) | 8 ^k | 8 ^k | 8 ^k | -- ^k | 8 ^k |

(c) Affordable housing developments (AHDs) may seek a density bonus of up to two-and-a-half times the density otherwise allowed in the zoning district, as outlined in the table below.

| | | | <u>Village District</u> | | <u>Suburban District</u> | |
|---------------------------|----------------------------------|---|--|---|--|---|
| | | | <u>Non-AHD (for reference)</u> <u>(acres required – base density)^x</u> | <u>AHD</u> <u>(acres required-density bonus applied)^x</u> | <u>Non-AHD (for reference)</u> <u>(acres required – base density)^x</u> | <u>AHD</u> <u>(acres required-density bonus applied)^x</u> |
| <u>Dwelling units (#)</u> | <u>Min. affordable units (#)</u> | <u>Buildings required for multi-family (#)</u> <u>(see 33-183)</u> | | | | |
| <u>1</u> | <u>1</u> | <u>1</u> | <u>1</u> | <u>1</u> | <u>2</u> | <u>2</u> |
| <u>2</u> | <u>2</u> | <u>1</u> | <u>2</u> | <u>1</u> | <u>4</u> | <u>2</u> |
| <u>3</u> | <u>2</u> | <u>1</u> | <u>3</u> | <u>1.2</u> | <u>6</u> | <u>2.4</u> |
| <u>4</u> | <u>3</u> | <u>1</u> | <u>4</u> | <u>1.6</u> | <u>8</u> | <u>3.2</u> |
| <u>5</u> | <u>3</u> | <u>1</u> | <u>5</u> | <u>2</u> | <u>10</u> | <u>4</u> |
| <u>6</u> | <u>4</u> | <u>1</u> | <u>6</u> | <u>2.4</u> | <u>12</u> | <u>4.8</u> |
| <u>7</u> | <u>4</u> | <u>1</u> | <u>7</u> | <u>2.8</u> | <u>14</u> | <u>5.6</u> |
| <u>8</u> | <u>5</u> | <u>1</u> | <u>8</u> | <u>3.2</u> | <u>16</u> | <u>6.4</u> |
| <u>9</u> | <u>5</u> | <u>2</u> | <u>9</u> | <u>3.6</u> | <u>18</u> | <u>7.2</u> |
| <u>10</u> | <u>6</u> | <u>2</u> | <u>10</u> | <u>4</u> | <u>20</u> | <u>8</u> |
| <u>11</u> | <u>6</u> | <u>2</u> | <u>11</u> | <u>4.4</u> | <u>22</u> | <u>8.8</u> |
| <u>12</u> | <u>7</u> | <u>2</u> | <u>12</u> | <u>4.8</u> | <u>24</u> | <u>9.6</u> |
| <u>13</u> | <u>7</u> | <u>2</u> | <u>13</u> | <u>5.2</u> | <u>26</u> | <u>10.4</u> |

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| | | | | | | |
|-----------|----------|----------|-----------|------------|-----------|-------------|
| <u>14</u> | <u>8</u> | <u>2</u> | <u>14</u> | <u>5.6</u> | <u>28</u> | <u>11.2</u> |
| <u>15</u> | <u>8</u> | <u>2</u> | <u>15</u> | <u>6</u> | <u>30</u> | <u>12</u> |
| <u>16</u> | <u>9</u> | <u>2</u> | <u>16</u> | <u>6.4</u> | <u>32</u> | <u>12.8</u> |

***For more than 16 units, use the same formula as with the above table.**

Notes:

- a. A front yard abutting a state or town road shall have a minimum depth of 50 feet from the right-of-way line. A front yard abutting an interior street within the proposed site shall have a minimum depth of 30 feet from the right-of-way line. All parking areas shall conform to setback requirements.
- b. All side and rear yards abutting an existing residential use shall have a minimum depth of 100 feet from the side or rear lot lines.
- c. Accessory buildings shall be located no less than 30 feet from any principal buildings on adjacent property.
- d. Rooftop antennas and other telecommunications structures shall conform to the requirements of sections 33-185 and 45-460. Steeples and spires shall be exempt from maximum height requirements.
- e. Setbacks and setback measurements in shoreland zones shall follow requirements of chapter 44.
- f. **(Reserved.) Conversion of an existing single family dwelling to a two family dwelling will not require additional acreage if the additional unit is wholly contained within the existing footprint or % expansion allowance of the single family dwelling unit and remains under single legal ownership.**
- g. The minimum acreage for elderly housing in all districts, where allowed, shall be one acre for the first dwelling unit and one quarter acre for each additional unit. Minimum acreage requirements shall revert back to dwelling unit requirements if elderly housing is discontinued.
- h. In the rural, suburban and village districts, more than one principal structure may be located on a single lot, provided each such structure is located in such a fashion that it could be separately conveyed on a separate lot in compliance with all dimensional requirements of the district (except that any lawfully existing structure which does not meet all minimum dimensional requirements may continue that nonconformity).
- i. See section 45-528(c) for other requirements applicable to two or more commercial or industrial establishments under separate ownership on one parcel within the commercial/industrial district.
- j. Signs identifying subdivisions of ten or more lots shall be posted at the entrance of the subdivision and shall be approved by the planning board. Signs shall contain only the name of the subdivision.

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- k. See section 45-532 for additional sign placement requirements.
- l. Street frontage shall be measured along one street. The planning board is authorized to vary frontage requirements for new subdivisions according to section 41-255(g). Such lots shall be treated as conforming lots for the purpose of this chapter.
- m. Back lot requirements are contained in section 45-466.
- n. Lots within a mobile home park shall be a minimum of:
 - 6,500 feet² if served by public sewer. Minimum lot width is 50 feet.
 - 12,000 feet² if served by central subsurface wastewater disposal approved by the state department of human services. Overall density of park, including road rights-of-way and buffer strips shall be 20,000 feet² per dwelling. Minimum lot width is 75 feet.
 - 20,000 feet² if served by onsite subsurface wastewater disposal. Minimum lot width is 100 feet.
- o. See section 41-276 et seq. for specific requirements.
- p. Elderly housing, nursing facility, assisted living facility and life care facility shall have setbacks of 50 feet from lot line or 100 feet from residential dwelling unit, whichever is greater.
- q. Life care facility shall have a maximum lot coverage of 50 percent. Elderly housing, nursing facility or assisted living facility individually shall have a maximum lot coverage of 35 percent.
- r. Tiny homes on wheels shall conform to the requirements of Section 45-137. Accessory dwelling unit tiny homes on wheels and foundation-built tiny homes shall also conform to the requirements of Section 45-459.
- s. One acre for the first dwelling unit and then one-fifteenth acre for each additional dwelling unit provided all other dimensional requirements are met.
- t. One acre for the first dwelling unit and then one-fifteenth acre for each additional assisted living facility dwelling unit plus one-fourth acre for each additional elderly housing dwelling unit plus district acreage requirement (1-village, 2-suburban, 3-C/I) for each single family dwelling unit provided all other dimensional requirements are met.

Example: A 15-acre suburban district lot could contain three single family dwelling units (five acres) plus 61 assisted living facility dwelling units (five acres) plus 17 elderly housing dwelling units (five acres) plus a nursing facility (0 acres) provided all dimensional requirements are met.
- u. See section 45-459 for requirements.
- v. In the C/I district, more than one principal structure may be located on a single lot which meets the minimum lot size and street frontage requirements for the district. Each such structure must maintain required yards adjacent to the front, side, and rear lot lines and must be located no closer than 20 feet (as viewed from the front lot line) to any other such structure on the lot. Such structures need not comply separately with the minimum lot size and frontage requirements, but the aggregate of all the structures on the lot shall not exceed the maximum lot coverage requirement. Nonconforming lots of record, with existing commercial structures, at the time of adoption of this section change may also contain more than one principal structure provided the

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setback and expansion requirements are met. Separation of structures shall not be less than 20 feet.

x. Base density refers to the acreage required in each zone for additional dwelling units. The density bonus is an increase in density of 2.5 times less the minimum acreage per dwelling unit (while meeting minimum lot size standards) for eligible affordable housing developments where more than half 51 percent of more of the units meet income requirements.

y. For the purpose of this table, “Water & sewer” means that the lot and all dwelling units thereon are served by connections to both a public water system and a public sewer system. “No water or sewer” means that the lot or at least one dwelling unit thereon are not served by a public water system, a public sewer system, or both.

(T.M. of 11-2-82; T.M. of 6-26-85; T.M. of 11-23-85; T.M. of 11-4-86; T.M. of 4-21-87; T.M. of 3-19-88; T.M. of 12-20-89, (§ 305); T.M. of 12-15-93; Amend. of 3-26-94; Ord. of 3-25-00(1); T.M. of 6-19-01, (art. 8); T.M. of 3-16-02, (art. 4); T.M. of 11-5-02; T.M. of 6-14-05; T.M. of 6-18-2011(5); T.M. of 6-14-2016(1); T.M. of 11-6-2018(5); **T.M. of 6-13-2023 (art.26)**)

Cross reference(s)—Requirements unique to mobile home park subdivisions, § 41-276 et seq.; other district regulations, § 45-286 et seq.

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Sec. 45-416. Sanitary standards for sewage.

All subsurface sewage disposal facilities shall be installed in conformance with the state plumbing code and the following:

- (1) All subsurface sewage disposal systems shall be located in areas of suitable soil of at least 1,000 square feet in size.
- (2) The minimum setback for subsurface sewage disposal facilities shall be no less than 100 horizontal feet from the normal high water mark of a waterbody. This requirement shall not be reduced by variance.
- (3) **A new or replacement subsurface sewage disposal system that receives in excess of 2,000 gallons per day shall be:**
 - a. an engineered subsurface disposal system;**
 - b. reviewed by a technical consultant pursuant to Section 33-128 or Section 41-142, as applicable;**
 - c. submitted to the Maine Department of Health and Human Services for review.**

(T.M. of 11-2-82; T.M. of 6-26-85; T.M. of 11-23-85; T.M. of 11-4-86; T.M. of 4-21-87; T.M. of 3-19-88; T.M. of 12-20-89, (§ 317))

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[Add a new section:]

Sec. 45-464. – Affordable housing developments

(a) *Long-term affordability.* For at least thirty (30) years after the completion of construction of an affordable unit:

- (1) For rental housing, occupancy of the unit shall remain limited to households with income, at the time of initial occupancy, at or below 80 percent of the local area median income; and,
- (2) For owner-occupied housing, occupancy of the unit shall remain limited to households with income, at the time of initial occupancy, at or below 80 percent of the local area median income.

(b) *Assurance of long-term affordability.* The owner of an affordable housing development shall demonstrate compliance with subsection (a) through at least one of the following:

- (1) The development is required by the terms of a grant, loan, or other assistance from a federal or state governmental agency, whose purposes include the provision of affordable housing, to assure long-term affordability consistent with subsection (a);
- (2) The owner of the affordable housing development is a nonprofit or governmental agency, whose purposes include the provision of affordable housing, and provides supporting documentation for how they will comply with subsection (a), including, but not necessarily limited to, deed restrictions, financial agreements, or other appropriate legal and binding instruments;
- (3) Before a certificate of occupancy may be granted for any affordable unit, the owner of the affordable housing development provides an affordable housing covenant for the affordable unit that is:
 - a. Consistent with subsection (a);
 - b. Held by a qualified holder; and,
 - c. Recorded in the York County Registry of Deeds.

(c) *Qualified holder.*

- (1) An application for an affordable housing development that proposes to assure long-term affordability using a qualified holder pursuant to paragraph (b)(3) must include a signed statement by the qualified holder that it will serve as the holder of the affordable housing covenant. If warranted, the Planning Board may review the sufficiency of a nonprofit organization to serve as a qualified holder, including requesting a review and recommendation from the Town's legal counsel. The costs of any such review shall be borne by the applicant in accordance with Section 33-128. If the Planning Board finds that there is substantial risk of the qualified

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holder's inability to enforce the affordable housing covenant, it may request that the applicant propose a new qualified holder. The lack of a sufficient qualified holder is grounds for disapproval of the project.

- (2) The owner of the affordable housing development shall notify the Town whenever the qualified holder (if used) changes. A change of qualified holder does not, by itself, warrant Planning Board review. However, the Town Manager or Code Enforcement Officer may review the new qualified holder as described in paragraph (1). A review finding that there is substantial risk of the new qualified holder's inability to enforce the affordable housing covenant is grounds for a violation as described below.
- (3) An affordable housing covenant applicable to any rental affordable unit shall include a written description of the mechanism by which the owner of the affordable housing development shall document annually to the qualified holder, Town Planner, and Code Enforcement Officer that the unit(s) has or have remained priced and, if occupied, actually rented at affordable levels consistent with subsection (a). Failure to make such annual documentation shall constitute a violation as described below.
- (d) *Deed restriction.* Any affordable unit that is to be sold shall include a restriction in its deed that requires that the unit be kept affordable according to subsection (a).
- (e) *Unit type variety.* To promote a variety of affordable housing options in an affordable housing development for households of different sizes, at minimum:
 - (1) Every third affordable unit shall have at least one separate bedroom.
 - (2) Every sixth affordable unit shall have at least two separate bedrooms.
 - (3) Every ninth affordable unit shall have at least three separate bedrooms.
 - (4) As an illustrative example, if an affordable housing development has nine affordable units, it will be required to have at least one (1) one-bedroom unit, at least one (1) two-bedroom unit, and at least one (1) three-bedroom unit. The remaining six (6) affordable units can have any number of bedrooms or be studio or efficiency units.
- (f) *Timing of unit occupancy.* A certificate of occupancy may not be granted for the final market-rate or market rent unit in an affordable housing development until certificates of occupancy have been granted for all affordable units in the development.
- (g) *Enforcement, violations, and penalties.*
 - (1) A qualified holder shall notify the Town Manager and Code Enforcement Officer of any apparent or actual violation by the owner of the affordable housing development of the affordable housing covenant.

Proposed Town Code Amendments of Chapter 1 – General Provisions, Chapter 33 – Planning and Development, Chapter 41 – Subdivisions, Chapter 44 – Shoreland Zoning, and Chapter 45 – Zoning, Related to Compliance with State Statutes on Increasing Housing Opportunities by Changing Zoning and Land Use Regulations

- (2) The Code Enforcement Officer may issue warnings or violations, or seek other appropriate remedial action, to correct an apparent or actual violation of this section. An affordable housing covenant may include its own terms for enforcement, violations, and penalties, but it shall not supersede, nullify, or prevent any remedial action taken by the Town under its authority in the Town Code.
- (3) Fines shall be set forth for violation of any of the provisions of this article; violators shall be punished by a civil penalty of not less than \$50.00 and not more than \$200.00 for each violation, plus attorneys' fees and costs, to be recovered on complaint, to the use of the Town. If the Town establishes an affordable housing reserve fund, all or part of the civil penalty amount collected may be placed in this fund. Each day a violation is committed, or permitted to continue, shall constitute a separate violation and shall be fined as such.

Proposed Town Code Amendments of Chapter 1 – General Provisions, Chapter 33 – Planning and Development, Chapter 41 – Subdivisions, Chapter 44 – Shoreland Zoning, and Chapter 45 – Zoning, Related to Compliance with State Statutes on Increasing Housing Opportunities by Changing Zoning and Land Use Regulations

Sec. 45-495. - Schedule of minimum required offstreet parking spaces.

[section was amended by June 2023 ordinance amendments; not yet updated in Municode]

| | Use | Standards |
|-----|---|--|
| (1) | Dwelling units | <u>Affordable housing developments—2/3 of a space per dwelling unit, rounded up to the nearest whole number</u> |
| | | <u>Accessory dwelling units—no spaces required</u> |
| | | <u>All other units</u> —alternately, 2 for the first unit, 3 for the second unit, 2 for the third unit, and so on |
| (2) | Lodging business and motels | 1 space for each sleeping room and for each person anticipated to be employed on the largest shift |
| (3) | Home occupation | 1 for each employee and customer up to 10 maximum, not counting residential use |
| (4) | Camper park | 1 space per site |
| (5) | Takeout restaurant | minimum 25 parking spaces plus 1 space for each 50 square feet (or fraction thereof) of floor space in excess of 900 square feet, and 1 space for every exterior table |
| (6) | Other restaurants or places serving food | 1 space for each 3 seats, permanent or otherwise |
| (7) | Wholesale or retail sales, or service establishment | 1 space for each 150 square feet of retail floor area; 1 space for each 100 square feet of retail floor area (minimum 10 spaces) for marijuana retail stores) |
| (8) | Automobile, truck and tractor repair and filling stations | 1 parking space for each regular employee plus 1 space for each 50 square feet of floor area used for service work |
| (9) | Public building and professional offices (excluding medical and dental offices), nonprofit medical marijuana dispensaries | 1 parking space for each 200 square feet, or major fraction thereof, of floor area exclusive of bulk storage areas |

Proposed Town Code Amendments of Chapter 1 – General Provisions, Chapter 33 – Planning and Development, Chapter 41 – Subdivisions, Chapter 44 – Shoreland Zoning, and Chapter 45 – Zoning, Related to Compliance with State Statutes on Increasing Housing Opportunities by Changing Zoning and Land Use Regulations

| | | |
|------|--|---|
| (10) | Medical and dental offices | 7 parking spaces for each physician, dentist or other medical practitioner |
| (11) | Commercial and industrial uses not specifically enumerated | 1 space for each person employed or anticipated to be employed on the largest shift |
| (12) | Schools | Day nursery—2 parking spaces for each nursery room plus 1 space for each adult instructor |
| | | Elementary and junior high schools—1 parking space for each adult employee plus 15 parking spaces for each 100 students, or major fraction thereof, of total enrollment |
| (13) | Theaters, auditoriums, churches, arenas, and libraries | 1 parking space for every 4 seats, or for every 100 square feet of assemblage space if no fixed seats |
| (14) | Hospital, sanitariums or nursing homes | 1 space for each 500 square feet (or major fraction thereof) of floor area, exclusive of basement |
| (15) | Adequate spaces shall be provided to accommodate customers, patrons, and employees for permitted uses not listed above | |

(T.M. of 11-2-82; T.M. of 6-26-85; T.M. of 11-23-85; T.M. of 11-4-86; T.M. of 4-21-87; T.M. of 3-19-88; T.M. of 12-20-89, (§ 333.3); T.M. of 6-18-2011(6); T.M. of 6-14-2022(3) , art. 26)

ELIOT
1:00 PM**Payroll Warrant**

Pay Date: 07/27/2023

**** REPRINT ****

07/27/2023

Page 1

WARRANT: 9

| Check | D / D | Check | Employee | Gross Pay |
|--------|----------|-----------|--------------------------------|-----------|
| 15423 | 350.00 | 417.42 | 4501 JAY P. MUZEROLL | 1,000.35 |
| 15424 | 0.00 | 719.84 | 3010 Norman R Albert | 973.75 |
| 115423 | 1,096.50 | 0.00 | 1005 MELISSA T. ALBERT | 1,764.30 |
| 115424 | 934.89 | 0.00 | 1003 Rochelle M Bishop | 1,502.80 |
| 115425 | 942.77 | 0.00 | 1032 Jeffery S. Brubaker | 1,607.20 |
| 115426 | 782.56 | 0.00 | 1063 BRENDA L. HARVEY | 1,203.60 |
| 115427 | 918.38 | 0.00 | 1059 Kristin D McNulty | 1,600.00 |
| 115428 | 1,184.19 | 0.00 | 1010 WENDY J. RAWSKI | 1,730.80 |
| 115429 | 767.41 | 0.00 | 1026 David R Ross-Lyons | 1,177.51 |
| 115430 | 1,492.71 | 0.00 | 1041 Michael J. Sullivan | 2,077.60 |
| 115431 | 641.54 | 0.00 | 1077 Mikayla L.F. Ferrara | 940.00 |
| 115432 | 858.60 | 0.00 | 1101 Lauren A Small | 1,282.48 |
| 115433 | 1,114.29 | 0.00 | 1099 Donald K Ferrara | 1,528.80 |
| 115434 | 664.90 | 0.00 | 1069 Kim R Tackett | 990.00 |
| 115435 | 767.26 | 0.00 | 5078 Casey R Cyr | 1,235.77 |
| 115436 | 837.03 | 0.00 | 5053 BRIAN P. DELANEY | 1,468.48 |
| 115437 | 924.58 | 0.00 | 5076 William A. Dries | 1,401.31 |
| 115438 | 861.51 | 0.00 | 5077 Robert Govoni | 1,314.93 |
| 115439 | 1,168.94 | 0.00 | 5019 Ronald H Lund | 2,090.20 |
| 115440 | 744.21 | 0.00 | 5074 Ryan D. Mazur | 1,414.04 |
| 115441 | 1,140.56 | 0.00 | 5068 ELLIOTT L. MOYA | 2,230.80 |
| 115442 | 1,809.06 | 0.00 | 5084 Timothy C. Niehoff | 3,238.17 |
| 115443 | 589.15 | 0.00 | 5071 JUDITH F. SMITH | 912.41 |
| 115444 | 386.09 | 0.00 | 1263 Thomas J. Phillips, III | 478.63 |
| 115445 | 639.53 | 0.00 | 3104 Douglas M Blaisdell | 1,059.60 |
| 115446 | 603.36 | 0.00 | 4538 BRIAN C. HOLT | 872.00 |
| 115447 | 683.32 | 0.00 | 3116 Austin D Mahoney | 1,018.00 |
| 115448 | 903.13 | 0.00 | 3028 JAMES G. ROY | 1,421.20 |
| 115449 | 330.40 | 0.00 | 3008 DONALD E. SYLVESTER | 357.77 |
| 115450 | 549.44 | 0.00 | 3117 Will B Parker | 672.00 |
| 115451 | 301.81 | 0.00 | 3102 RONALD PEARSON | 385.56 |
| 115452 | 271.50 | 0.00 | 3083 RALPH E. PLACE | 344.93 |
| 115453 | 295.30 | 0.00 | 3084 Daryl R Theriault | 319.77 |
| 115454 | 301.59 | 0.00 | 3059 Robert H. Whittaker | 377.91 |
| 115455 | 273.55 | 0.00 | 3110 Nicholas P Willis | 345.99 |
| 115456 | 485.51 | 0.00 | 1831 Daniella Jackie Aceto | 586.25 |
| 115457 | 695.40 | 0.00 | 1310 Lindsay M. Jardine | 978.84 |
| 115458 | 395.47 | 0.00 | 1080 Abbigail M LeBlanc | 442.75 |
| 115459 | 878.26 | 0.00 | 1060 HEATHER MUZEROLL-ROY | 1,388.00 |
| 115460 | 693.65 | 0.00 | 1052 AMANDA D. PARADIS-SAUCIER | 1,161.63 |
| 115461 | 391.92 | 0.00 | 1832 Hannah E Rossignol | 424.38 |
| 115462 | 475.74 | 0.00 | 1112 Jason C Singer | 573.13 |
| 115463 | 485.51 | 0.00 | 1081 Ella G Vennard | 586.25 |
| 115464 | 325.96 | 0.00 | 1092 Gabriella L Wiggan | 375.00 |
| 115465 | 249.89 | 0.00 | 1111 Kara M Bergeron | 275.63 |
| 115466 | 354.71 | 0.00 | 1164 Austin D Moore | 412.55 |
| 115467 | 0.00 | 31,562.08 | D / D 9 KENNEBUNK SAVINGS BANK | |
| 15425 | 0.00 | 54.74 | T & A 9 Mission Square | |

ELIOT
1:00 PM

Payroll Warrant

Pay Date: 07/27/2023

**** REPRINT ****

07/27/2023

Page 2

WARRANT: 9

| Check | D / D | Check | Employee | Gross Pay |
|--------------|------------------|------------------|--|------------------|
| 15426 | 0.00 | 54.74 | T & A 10 Mission Square | |
| 115468 | 0.00 | 12,172.93 | T & A 1 Kennebunk Savings Bank | |
| 115469 | 0.00 | 170.00 | T & A 7 Maine State Retirement Service | |
| 115470 | 0.00 | 2,367.82 | T & A 4 Treasurer of State | |
| Total | 31,562.08 | 47,519.57 | | 49,543.07 |

| | |
|-------------------------|--------------------|
| Put into A/P | 20,688.54 |
| Taken out of A/P | (14,820.23) |
| Total Payroll | 53,387.88 |

Count

Checks 52

WE THE SELECTMEN OF THE TOWN OF ELIOT AUTHORIZE THE TOWN TREASURER
Kristin McNulty TO PAY THE INVOICES ON THIS WARRANT.

Lauren Dow

Bruce Cabot Trott

Richard Donhauser

Stanley Shapleigh

William Widi

ELIOT
3:27 PM**Payroll Warrant**

Pay Date: 07/27/2023

**** REPRINT ****

08/02/2023

Page 1

WARRANT: 10

| Check | D / D | Check | Employee | Gross Pay |
|--------------|---------------|---------------|--------------------------------|---------------|
| 115471 | 261.85 | 0.00 | 6084 Robert B. Veino | 291.24 |
| 115472 | 0.00 | 261.85 | D / D 9 KENNEBUNK SAVINGS BANK | |
| 115473 | 0.00 | 47.05 | T & A 1 Kennebunk Savings Bank | |
| 115474 | 0.00 | 4.62 | T & A 4 Treasurer of State | |
| Total | 261.85 | 313.52 | | 291.24 |

| | |
|-------------------------|----------------|
| Put into A/P | 51.67 |
| Taken out of A/P | (51.67) |
| Total Payroll | 313.52 |

Count

| | |
|--------|---|
| Checks | 4 |
|--------|---|

WE THE SELECTMEN OF THE TOWN OF ELIOT AUTHORIZE THE TOWN TREASURER
Kristin McNulty TO PAY THE INVOICES ON THIS WARRANT.

 Lauren Dow

 Bruce Cabot Trott

 Richard Donhauser

 Stanley Shapleigh

 William Widi

Payroll Warrant

Pay Date: 08/03/2023

**** REPRINT ****

08/02/2023

Page 1

WARRANT: 12

| Check | D / D | Check | Employee | Gross Pay |
|--------|----------|--------|--------------------------------|-----------|
| 15427 | 0.00 | 448.00 | 4517 ROBERT O. MCPHERSON | 603.00 |
| 15428 | 350.00 | 417.42 | 4501 JAY P. MUZEROLL | 1,000.35 |
| 15429 | 0.00 | 873.08 | 3010 Norman R Albert | 1,187.50 |
| 115427 | 1,029.14 | 0.00 | 1005 MELISSA T. ALBERT | 1,647.33 |
| 115428 | 942.77 | 0.00 | 1032 Jeffery S. Brubaker | 1,607.20 |
| 115429 | 115.50 | 0.00 | 1053 Ann S Lukegard | 125.06 |
| 115430 | 918.38 | 0.00 | 1059 Kristin D McNulty | 1,600.00 |
| 115431 | 1,669.24 | 0.00 | 1041 Michael J. Sullivan | 2,327.60 |
| 115432 | 271.14 | 0.00 | 6084 Robert B. Veino | 303.38 |
| 115433 | 641.54 | 0.00 | 1077 Mikayla L.F. Ferrara | 940.00 |
| 115434 | 1,998.21 | 0.00 | 1063 BRENDA L. HARVEY | 3,385.13 |
| 115435 | 3,192.75 | 0.00 | 1063 BRENDA L. HARVEY | 5,634.35 |
| 115436 | 1,184.19 | 0.00 | 1010 WENDY J. RAWSKI | 1,730.80 |
| 115437 | 752.40 | 0.00 | 1101 Lauren A Small | 1,115.20 |
| 115438 | 959.25 | 0.00 | 1003 Rochelle M Bishop | 1,534.53 |
| 115439 | 1,114.29 | 0.00 | 1099 Donald K Ferrara | 1,528.80 |
| 115440 | 664.90 | 0.00 | 1069 Kim R Tackett | 990.00 |
| 115441 | 713.80 | 0.00 | 5078 Casey R Cyr | 1,152.46 |
| 115442 | 829.04 | 0.00 | 5053 BRIAN P. DELANEY | 1,456.00 |
| 115443 | 865.85 | 0.00 | 5076 William A. Dries | 1,295.03 |
| 115444 | 903.78 | 0.00 | 5077 Robert Govoni | 1,390.13 |
| 115445 | 1,151.98 | 0.00 | 5019 Ronald H Lund | 2,058.68 |
| 115446 | 731.46 | 0.00 | 5074 Ryan D. Mazur | 1,390.99 |
| 115447 | 206.81 | 0.00 | 1164 Austin D Moore | 224.78 |
| 115448 | 1,140.56 | 0.00 | 5068 ELLIOTT L. MOYA | 2,230.80 |
| 115449 | 1,685.19 | 0.00 | 5084 Timothy C. Niehoff | 3,000.78 |
| 115450 | 85.42 | 0.00 | 1110 Heath L Seeley | 92.50 |
| 115451 | 589.14 | 0.00 | 5071 JUDITH F. SMITH | 912.40 |
| 115452 | 638.03 | 0.00 | 3104 Douglas M Blaisdell | 1,059.60 |
| 115453 | 659.67 | 0.00 | 4538 BRIAN C. HOLT | 952.00 |
| 115454 | 681.57 | 0.00 | 3116 Austin D Mahoney | 1,018.00 |
| 115455 | 781.72 | 0.00 | 1026 David R Ross-Lyons | 1,198.41 |
| 115456 | 897.88 | 0.00 | 3028 JAMES G. ROY | 1,421.20 |
| 115457 | 324.98 | 0.00 | 3008 DONALD E. SYLVESTER | 351.90 |
| 115458 | 549.44 | 0.00 | 3117 Will B Parker | 672.00 |
| 115459 | 300.81 | 0.00 | 3102 RONALD PEARSON | 385.56 |
| 115460 | 385.84 | 0.00 | 1263 Thomas J. Phillips, III | 478.63 |
| 115461 | 271.25 | 0.00 | 3083 RALPH E. PLACE | 344.93 |
| 115462 | 295.30 | 0.00 | 3084 Daryl R Theriault | 319.77 |
| 115463 | 301.34 | 0.00 | 3059 Robert H. Whittaker | 377.91 |
| 115464 | 273.30 | 0.00 | 3110 Nicholas P Willis | 345.99 |
| 115465 | 704.19 | 0.00 | 1310 Lindsay M. Jardine | 991.89 |
| 115466 | 828.26 | 0.00 | 1060 HEATHER MUZEROLL-ROY | 1,388.00 |
| 115467 | 684.24 | 0.00 | 1052 AMANDA D. PARADIS-SAUCIER | 1,147.02 |
| 115468 | 614.59 | 0.00 | 1831 Daniella Jackie Aceto | 760.38 |
| 115469 | 521.40 | 0.00 | 1111 Kara M Bergeron | 634.38 |
| 115470 | 531.33 | 0.00 | 1080 Abbigail M LeBlanc | 599.73 |
| 115471 | 400.00 | 0.00 | 1832 Hannah E Rossignol | 433.13 |

Payroll Warrant

Pay Date: 08/03/2023

**** REPRINT ****

WARRANT: 12

| Check | D / D | Check | Employee | Gross Pay |
|-------------------------|------------------|--------------------|--|------------------|
| 115472 | 266.63 | 0.00 | 1112 Jason C Singer | 297.50 |
| 115473 | 559.21 | 0.00 | 1081 Ella G Vennard | 685.13 |
| 115474 | 328.84 | 0.00 | 1092 Gabriella L Wiggin | 378.75 |
| 115475 | 0.00 | 36,506.55 | D / D 9 KENNEBUNK SAVINGS BANK | |
| 15430 | 0.00 | 54.74 | T & A 9 Mission Square | |
| 15431 | 0.00 | 54.74 | T & A 10 Mission Square | |
| 115476 | 0.00 | 15,298.79 | T & A 1 Kennebunk Savings Bank | |
| 115477 | 0.00 | 170.00 | T & A 7 Maine State Retirement Service | |
| 115478 | 0.00 | 2,965.73 | T & A 4 Treasurer of State | |
| Total | 36,506.55 | 56,789.05 | | |
| Put into A/P | | 25,007.36 | | 58,706.59 |
| Taken out of A/P | | (18,544.00) | | |
| Total Payroll | | 63,252.41 | | |

Count

Checks 57

WE THE SELECTMEN OF THE TOWN OF ELIOT AUTHORIZE THE TOWN TREASURER
 Kristin McNulty TO PAY THE INVOICES ON THIS WARRANT.

 Lauren Dow

 Bruce Cabot Trott

 Richard Donhauser

 Stanley Shapleigh

 William Widi

A / P Warrant

Warrant 8

07/24/2023

Page 1

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|---------------------------|---------|-------|---|-----------|-----------------|-------------|
| Description | Account | Proj | | | | |
| 02991 Kennebunk Savings | | | | | | |
| 0070 | 999999 | 07 | M.Albert June CC Chgs | June 2023 | | |
| Indeed - Job Ads | | | E 01-01-04-01 Comm. Relati / Ads/Notices | | 116.36 | 0.00 |
| Indeed - Job Ads | | | E 01-01-04-01 Comm. Relati / Ads/Notices | | 330.00 | 0.00 |
| BeenVerified - Bckgnd Chk | | | E 01-01-03-02 Employees / HR | | 22.86 | 0.00 |
| Indeed - Subscription | | | E 01-01-03-02 Employees / HR | | 120.00 | 0.00 |
| Cards | | | E 01-01-04-01 Comm. Relati / Ads/Notices | | 6.99 | 0.00 |
| HR Conf Lodging | | | E 01-01-03-05 Employees / Training | | 145.00 | 0.00 |
| Cards | | | E 01-01-04-01 Comm. Relati / Ads/Notices | | 0.13 | 0.00 |
| Invoice Total- | | | | | 741.34 | |
| | | | | | June 2023 | |
| | | | | | 75.34 | 0.00 |
| 0070 | 999999 | 07 | W.Rawski June CC Chgs | | | |
| Election Day Supplies | | | E 15-15-20-40 Supplies / Dept./Office | | | |
| Invoice Total- | | | | | 75.34 | |
| | | | | | June 2023 | |
| | | | | | 71.40 | 0.00 |
| 0070 | 999999 | 07 | A.Paradis June CC Chgs | | | |
| Walmart-KidPlay supplies | | | E 31-02-55-01 Prog. Exp. / Sup. & Mat. | | 105.91 | 0.00 |
| BJ's - KidPlay fundraiser | | | E 31-02-55-01 Prog. Exp. / Sup. & Mat. | | 14.50 | 0.00 |
| Dollar Gen-KidPlay funrsr | | | E 31-02-55-01 Prog. Exp. / Sup. & Mat. | | 23.91 | 0.00 |
| Walmart-KidPlay fundraise | | | E 31-02-55-01 Prog. Exp. / Sup. & Mat. | | 9.50 | 0.00 |
| DollarGen-Summer Camp | | | E 31-02-55-01 Prog. Exp. / Sup. & Mat. | | 315.74 | 0.00 |
| Walmart-Summer Camp | | | E 31-02-55-01 Prog. Exp. / Sup. & Mat. | | 401.95 | 0.00 |
| BJ's-Summer Camp | | | E 30-01-20-40 Supplies / Dept./Office | | 55.00 | 0.00 |
| BJ's-Membership | | | E 31-02-55-01 Prog. Exp. / Sup. & Mat. | | 5.97 | 0.00 |
| HomeDepot-Summer Camp | | | | | | |
| Invoice Total- | | | | | 1,003.88 | |
| | | | | | June 2023 | |
| | | | | | 95.94 | 0.00 |
| 0070 | 999999 | 07 | K.McNulty June CC Chgs | | | |
| Monthly Zoom | | | E 01-01-13-02 Technology / Software | | | |
| Invoice Total- | | | | | 95.94 | |
| Vendor Total- | | | | | 95.94 | |
| | | | | | 1,916.50 | |

Warrant 8

| Jrnl | Check | Month | Invoice Description | Reference | Encumbrance |
|-------------|---------|-------|---------------------|-----------|-------------|
| Description | Account | | Proj | Amount | |
| | | | Prepaid Total- | 1,916.50 | |
| | | | Current Total- | 0.00 | |
| | | | EFT Total- | 0.00 | |
| | | | Warrant Total- | 1,916.50 | |

WE THE SELECTMEN OF THE TOWN OF ELIOT AUTHORIZE THE TOWN TREASURER
Kristin McNulty TO PAY THE INVOICES ON THIS WARRANT.

Lauren Dow

Bruce Cabot Trott

Richard Donhauser

Stanley Shapleigh

William Widi

Warrant 11

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|--|-------|-------|-------------------------|----------------|-----------------|-------------|
| Description | | | Account | Proj | | |
| 00013 ADMIRAL FIRE & SAFETY, INC. | | | | | | |
| 0096 | 31550 | 07 | Academy Uniform | 235310 | | |
| Academy Uniform | | | E 10-05-03-15 | | 415.50 | 0.00 |
| | | | Employees / Uniforms | | | |
| | | | Vendor Total- | | 415.50 | |
| 01445 Allegiant Care | | | | | | |
| 0096 | 31551 | 07 | Sept. Health Premium | September | | |
| Public Works | | | E 01-01-03-10 | | 2,910.64 | 0.00 |
| | | | Employees / Health Ins. | | | |
| Employee Contribution | | | G 01-2230-00 | | 617.36 | 0.00 |
| | | | Health Ins. | | | |
| | | | Vendor Total- | | 3,528.00 | |
| 02854 Amazon Capital Services | | | | | | |
| 0096 | 31552 | 07 | Cleaning Supplies | 163M-PJ4D-VM4J | | |
| Cleaning Supplies | | | E 20-01-20-40 | | 63.14 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 63.14 | |
| 0096 | 31552 | 07 | Printer Ribbons | 1QFD-4LHT-G7FH | | |
| Printer Ribbons | | | E 01-02-20-40 | | 15.99 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 15.99 | |
| 0096 | 31552 | 07 | Check Envelopes | 1GQJ-6KNH-7TCN | | |
| Check Envelopes | | | E 01-01-20-40 | | 56.67 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 56.67 | |
| 0096 | 31552 | 07 | Van supplies | 11KF-K9YC-KFQF | | |
| Van supplies | | | E 30-01-24-15 | | 53.92 | 0.00 |
| | | | Rep. & Maint / Vehicle | | | |
| | | | Invoice Total- | | 53.92 | |
| 0096 | 31552 | 07 | Batteries | 19JT-44NH-C36F | | |
| Batteries | | | E 10-01-20-55 | | 142.79 | 0.00 |
| | | | Supplies / Fire Dept. | | | |
| | | | Invoice Total- | | 142.79 | |
| 0096 | 31552 | 07 | Webcam/cover | 1FLG-LHG9-4W1N | | |
| Webcam/cover | | | E 30-01-20-40 | | 76.97 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 76.97 | |
| | | | Vendor Total- | | 409.48 | |
| 00069 BEN'S UNIFORMS, INC. | | | | | | |
| 0096 | 31553 | 07 | Academy Uniform | 110126 | | |
| Academy Uniform | | | E 10-05-03-15 | | 498.99 | 0.00 |
| | | | Employees / Uniforms | | | |
| | | | Vendor Total- | | 498.99 | |
| 02085 Bowl-O-Rama | | | | | | |
| 0096 | 31554 | 07 | 8/8 Summer Camp Trip | 08.08.2023 | | |
| 8/8 Summer Camp Trip | | | E 31-02-55-05 | | 1,020.00 | 0.00 |
| | | | Prog. Exp. / Trips | | | |
| | | | Vendor Total- | | 1,020.00 | |
| 00106 Caring Unlimited | | | | | | |

Warrant 11

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|----------------------------------|-------|-------|-------------------------|--------------|-----------------|-------------|
| Description | | | Account | Proj | | |
| 0096 | 31555 | 07 | FY24 Appropriation | FY2024 | | |
| FY24 Appropriation | | | E 06-10-60-01 | | 2,015.00 | 0.00 |
| | | | Soc Services / MISC | | | |
| | | | Vendor Total- | | 2,015.00 | |
| 00109 CENTRAL MAINE POWER | | | | | | |
| 0096 | 31557 | 07 | Greenacres Rd 6/10-7/12 | 703001833540 | | |
| Greenacres Rd 6/10-7/12 | | | E 20-01-15-02 | | 24.07 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | Invoice Total- | | 24.07 | |
| 0096 | 31557 | 07 | 27 Dixon Rd 6/13-7/13 | 714001760743 | | |
| 27 Dixon Rd 6/13-7/13 | | | E 10-05-15-02 | | 31.54 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | Invoice Total- | | 31.54 | |
| 0096 | 31557 | 07 | 1323 State Rd 6/13-7/13 | 714001760725 | | |
| 1323 State Rd 6/13-7/13 | | | E 10-01-15-02 | | 4.70 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | Invoice Total- | | 4.70 | |
| 0096 | 31557 | 07 | 66 Dow Hwy 6/2-7/3 | 719001711416 | | |
| 66 Dow Hwy 6/2-7/3 | | | E 10-01-15-02 | | 93.37 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | Invoice Total- | | 93.37 | |
| 0096 | 31557 | 07 | 11 Dixon Rd 6/10-7/12 | 714001760744 | | |
| 11 Dixon Rd 6/10-7/12 | | | E 70-15-15-02 | | 24.07 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | Invoice Total- | | 24.07 | |
| 0096 | 31557 | 07 | River Rd 6/10-7/12 | 723001637802 | | |
| River Rd 6/10-7/12 | | | E 20-01-15-02 | | 24.07 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | Invoice Total- | | 24.07 | |
| 0096 | 31557 | 07 | Old Rd 6/10-6/30 | 721001689698 | | |
| Old Rd 6/10-6/30 | | | E 20-01-15-02 | | 24.07 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | Invoice Total- | | 24.07 | |
| 0096 | 31557 | 07 | Route 236 Rd 6/10-7/12 | 721001689699 | | |
| Route 236 Rd 6/10-7/12 | | | E 10-30-15-03 | | 24.04 | 0.00 |
| | | | Utilities / Communicat. | | | |
| | | | Invoice Total- | | 24.04 | |
| 0096 | 31557 | 07 | Pleasant St 6/13-7/13 | 713001764561 | | |
| Pleasant St 6/13-7/13 | | | E 70-05-15-02 | | 31.54 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | Invoice Total- | | 31.54 | |
| 0096 | 31557 | 07 | Dixon Ave 6/10-7/12 | 706001814682 | | |
| Dixon Ave 6/10-7/12 | | | E 70-01-15-02 | | 24.07 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | Invoice Total- | | 24.07 | |
| 0096 | 31557 | 07 | Route 236 6/10-7/12 | 705001816532 | | |
| Route 236 6/10-7/12 | | | E 10-30-15-03 | | 24.07 | 0.00 |
| | | | Utilities / Communicat. | | | |
| | | | Invoice Total- | | 24.07 | |
| 0096 | 31557 | 07 | Cor State/Bolthill Rd | 714001760877 | | |

Warrant 11

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|--------------------------------------|-------|-------|----------------------------------|-----------------------|-----------------|-------------|
| Description | | | Account | Proj | | |
| Cor State/Bolthill Rd | | | E 10-35-10-06 | | 24.07 | 0.00 |
| | | | Contract Svc / contract fee | | | |
| | | | | Invoice Total- | 24.07 | |
| 0096 | 31557 | 07 | Main ST 6/13-7/13 | 702001845586 | | |
| Main ST 6/13-7/13 | | | E 70-10-15-02 | | 31.54 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | | Invoice Total- | 31.54 | |
| 0096 | 31557 | 07 | HL Dow Hwy 6/13-7/13 | 708001802186 | | |
| HL Dow Hwy 6/13-7/13 | | | E 20-25-15-02 | | 31.54 | 0.00 |
| | | | tation - Utilities / Electricity | | | |
| | | | | Invoice Total- | 31.54 | |
| 0096 | 31557 | 07 | Route 236-Beech Rd | 717001739256 | | |
| Route 236-Beech Rd | | | E 10-35-10-06 | | 24.07 | 0.00 |
| | | | Contract Svc / contract fee | | | |
| | | | | Invoice Total- | 24.07 | |
| 0096 | 31557 | 07 | New Kittery Rd 6/10-7/12 | 713001764384 | | |
| New Kittery Rd 6/10-7/12 | | | E 10-35-10-06 | | 24.07 | 0.00 |
| | | | Contract Svc / contract fee | | | |
| | | | | Invoice Total- | 24.07 | |
| 0096 | 31557 | 07 | Harold L Dow Hwy Trf | 715001750450 | | |
| Harold L Dow Hwy Trf | | | E 20-25-15-02 | | 24.67 | 0.00 |
| | | | tation - Utilities / Electricity | | | |
| | | | | Invoice Total- | 24.67 | |
| | | | | Vendor Total- | 489.57 | |
| 00121 Cintas Corporation #758 | | | | | | |
| 0096 | 31558 | 07 | 7/21 Uniforms | 7162348381 | | |
| 7/21 Uniforms | | | E 20-01-03-15 | | 298.66 | 0.00 |
| | | | Employees / Uniforms | | | |
| | | | | Vendor Total- | 298.66 | |
| 02978 City of Portsmouth | | | | | | |
| 0096 | 31559 | 07 | 08/08 Summer Camp Trip | 08.08.2023 | | |
| 08/08 Summer Camp Trip | | | E 31-02-55-05 | | 239.00 | 0.00 |
| | | | Prog. Exp. / Trips | | | |
| | | | | Invoice Total- | 239.00 | |
| 0096 | 31560 | 07 | 08/09 Summer Camp Trip | 08.09.2023 | | |
| 08/09 Summer Camp Trip | | | E 31-02-55-05 | | 178.00 | 0.00 |
| | | | Prog. Exp. / Trips | | | |
| | | | | Invoice Total- | 178.00 | |
| | | | | Vendor Total- | 417.00 | |
| 02552 CivicPlus, Inc. | | | | | | |
| 0097 | 31561 | 07 | Website Update | 265198 | | |
| Website Update | | | E 93-16-99-01 | | 4,670.10 | 0.00 |
| | | | Misc. / Misc. | | | |
| | | | | Vendor Total- | 4,670.10 | |
| 00005 Cleveland Peterson III | | | | | | |
| 0096 | 31562 | 07 | 08.01 Concert | 08.01.2023 | | |
| 08.01 Concert | | | E 31-02-55-02 | | 500.00 | 0.00 |
| | | | Prog. Exp. / Contracted | | | |
| | | | | Vendor Total- | 500.00 | |

Warrant 11

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|--|-------|-------|-----------------------------|-----------------------|-----------------|-------------|
| Description | | | Account | Proj | | |
| 00131 COMCAST | | | | | | |
| 0096 | 31563 | 07 | DPW 7/20-8/19 Cable | | 7/20-8/19 | |
| DPW 7/20-8/19 Cable | | | E 20-01-05-02 | | 146.71 | 0.00 |
| | | | Service Fees / Communicatio | | | |
| | | | | Invoice Total- | 146.71 | |
| 0096 | 31563 | 07 | CSD 7/18-8/17 Internet | | 7/18-8/17 | |
| CSD 7/18-8/17 Internet | | | E 30-01-05-02 | | 206.52 | 0.00 |
| | | | Service Fees / Communicatio | | | |
| | | | | Invoice Total- | 206.52 | |
| | | | | Vendor Total- | 353.23 | |
| 01513 Consolidated Communications | | | | | | |
| 0096 | 31564 | 07 | Town Hall Phones | | 7/18-8/17 | |
| Town Hall Phones | | | E 01-01-05-02 | | 920.78 | 0.00 |
| | | | Service Fees / Communicatio | | | |
| | | | | Vendor Total- | 920.78 | |
| 02857 Dave Gerard | | | | | | |
| 0096 | 31565 | 07 | 8/8 Summer Concert | | 08.08.2023 | |
| 8/8 Summer Concert | | | E 31-02-55-02 | | 1,000.00 | 0.00 |
| | | | Prog. Exp. / Contracted | | | |
| | | | | Vendor Total- | 1,000.00 | |
| 01865 FASTENER WAREHOUSE | | | | | | |
| 0096 | 31566 | 07 | Latches, Hard Hats, Glove | | 155898 | |
| Latches, Hard Hats, Glove | | | E 20-01-24-20 | | 89.00 | 0.00 |
| | | | Rep. & Maint / Building | | | |
| Latches, Hard Hats, Glove | | | E 20-01-20-40 | | 26.00 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | | Vendor Total- | 115.00 | |
| 02969 Funtown Splashtown USA | | | | | | |
| 0096 | 31567 | 07 | 08/10 Summer Camp Trip | | 08.10.2023 | |
| 08/10 Summer Camp Trip | | | E 31-02-55-05 | | 2,310.00 | 0.00 |
| | | | Prog. Exp. / Trips | | | |
| | | | | Vendor Total- | 2,310.00 | |
| 02670 Innovative Credit Solutions | | | | | | |
| 0096 | 31568 | 07 | Annual Membership Dues | | 202307446 | |
| Annual Membership Dues | | | E 01-01-05-04 | | 75.00 | 0.00 |
| | | | Service Fees / Prof. Assoc. | | | |
| | | | | Vendor Total- | 75.00 | |
| 00816 IRVING OIL | | | | | | |
| 0097 | 31569 | 07 | FD June Fuel | | 35102103 | |
| FD June Fuel | | | E 10-01-20-15 | | 257.21 | 0.00 |
| | | | Supplies / Gasoline | | | |
| | | | | Vendor Total- | 257.21 | |
| 02982 Kittery Ace Hardware | | | | | | |
| 0096 | 31570 | 07 | Bee spray | | 4744-1 | |
| Bee spray | | | E 10-05-24-20 | | 26.57 | 0.00 |
| | | | Rep. & Maint / Building | | | |
| | | | | Invoice Total- | 26.57 | |
| 0096 | 31570 | 07 | Ant bait | | 4812-1 | |

Warrant 11

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|---|-------|-------|--------------------------|------------|-----------------|-------------|
| Description | | | Account | Proj | | |
| Ant bait | | | E 10-01-24-20 | | 14.97 | 0.00 |
| | | | Rep. & Maint / Building | | | |
| | | | Invoice Total- | | 14.97 | |
| | | | Vendor Total- | | 41.54 | |
| 02475 Leaf | | | | | | |
| 0096 | 31571 | 07 | Copier Lease PD | 15032326 | | |
| Copier Lease PD | | | E 07-02-65-08 | | 220.64 | 0.00 |
| | | | Debt Service / Leases | | | |
| | | | Vendor Total- | | 220.64 | |
| 00385 MAINE MUNICIPAL TAX COLLECTORS | | | | | | |
| 0096 | 31572 | 07 | L.Albert/M.Ferrara Class | 1000444487 | | |
| L.Albert/M.Ferrara Class | | | E 01-01-03-05 | | 140.00 | 0.00 |
| | | | Employees / Training | | | |
| | | | Vendor Total- | | 140.00 | |
| 02977 Michael Hoyt | | | | | | |
| 0096 | 31573 | 07 | GA Rent Assistance | 62822WH | | |
| GA Rent Assistance | | | E 50-01-61-04 | | 1,500.00 | 0.00 |
| | | | Assistance / Housing | | | |
| | | | Vendor Total- | | 1,500.00 | |
| 00458 NATIONAL WRECKER, INC. | | | | | | |
| 0096 | 31574 | 07 | Truck 13 inspection | 1823 | | |
| Truck 13 inspection | | | E 20-01-24-15 | | 139.95 | 0.00 |
| | | | Rep. & Maint / Vehicle | | | |
| | | | Vendor Total- | | 139.95 | |
| 01560 PORTSMOUTH FORD | | | | | | |
| 0096 | 31575 | 07 | Truck 10 brake repairs | 736983 | | |
| Truck 10 brake repairs | | | E 20-01-24-15 | | 569.96 | 0.00 |
| | | | Rep. & Maint / Vehicle | | | |
| | | | Invoice Total- | | 569.96 | |
| 0096 | 31575 | 07 | Returned Item | CM337487 | | |
| Credit Memo | | | G 01-9999-00 | | -140.00 | 0.00 |
| | | | Clearing A/C | | | |
| | | | Invoice Total- | | -140.00 | |
| | | | Vendor Total- | | 429.96 | |
| 02773 Quadient Leasing USA, Inc. | | | | | | |
| 0096 | 31576 | 07 | Postage Meter Lease | N10032700 | | |
| Postage Meter Lease | | | E 07-02-65-08 | | 432.81 | 0.00 |
| | | | Debt Service / Leases | | | |
| | | | Vendor Total- | | 432.81 | |
| 02108 ReVision Impact Fund 1 | | | | | | |
| 0096 | 31577 | 07 | 2021 Q4 Usage | 104 | | |
| 2021 Q4 Usage | | | E 10-05-15-02 | | 812.76 | 0.00 |
| | | | Utilities / Electricity | | | |
| 2021 Q4 Usage | | | E 01-01-15-02 | | 406.38 | 0.00 |
| | | | Utilities / Electricity | | | |
| 2021 Q4 Usage | | | E 10-01-15-02 | | 348.32 | 0.00 |
| | | | Utilities / Electricity | | | |
| 2021 Q4 Usage | | | E 10-30-15-03 | | 116.10 | 0.00 |
| | | | Utilities / Communicat. | | | |

Warrant 11

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|--|-------|-------|----------------------------------|---------------|-------------------|-------------|
| Description | | | Account | Proj | | |
| 2021 Q4 Usage | | | E 70-01-15-02 | | 1,219.14 | 0.00 |
| | | | Utilities / Electricity | | | |
| | | | Vendor Total- | | 2,902.70 | |
| 01956 RHR SMITH & COMPANY | | | | | | |
| 0096 | 31578 | 07 | Audit Fees | 2023-1777 | | |
| Audit Fees | | | E 01-01-10-01 | | 5,000.00 | 0.00 |
| | | | Contract Svc / Auditor | | | |
| | | | Vendor Total- | | 5,000.00 | |
| 02789 Rochelle Bishop | | | | | | |
| 0097 | 31579 | 07 | FY23 Mileage | FY2023 | | |
| FY23 Mileage | | | E 01-03-03-06 | | 1,110.99 | 0.00 |
| | | | Employees / Mileage | | | |
| | | | Vendor Total- | | 1,110.99 | |
| 02717 Shredding on Site | | | | | | |
| 0096 | 31580 | 07 | Tstation Shredding | 107169 | | |
| Tstation Shredding | | | E 20-25-10-28 | | 57.50 | 0.00 |
| | | | tation - Contract Svc / Disposal | | | |
| | | | Invoice Total- | | 57.50 | |
| 0096 | 31580 | 07 | Town Hall Shredding | 111975 | | |
| Town Hall Shredding | | | E 01-01-05-75 | | 56.00 | 0.00 |
| | | | Service Fees / Bank Fees | | | |
| | | | Invoice Total- | | 56.00 | |
| | | | Vendor Total- | | 113.50 | |
| 00648 SOUTHERN MAINE PLANNING | | | | | | |
| 0096 | 31581 | 07 | Annual Membership Dues | 16764 | | |
| Annual Membership Dues | | | E 01-01-05-04 | | 3,392.00 | 0.00 |
| | | | Service Fees / Prof. Assoc. | | | |
| | | | Vendor Total- | | 3,392.00 | |
| 01418 SPRINT | | | | | | |
| 0096 | 31582 | 07 | CSD Cell Phones 6/9-7/8 | 557872025-254 | | |
| CSD Cell Phones 6/9-7/8 | | | E 30-01-05-02 | | 214.71 | 0.00 |
| | | | Service Fees / Communicatio | | | |
| | | | Vendor Total- | | 214.71 | |
| 03000 Stantec Consulting Services, Inc. | | | | | | |
| 0097 | 31583 | 07 | State-Beech AT Infastruct | 2103341 | | |
| State-Beech AT Infastruct | | | E 93-16-99-01 | | 101,693.85 | 0.00 |
| | | | Misc. / Misc. | | | |
| | | | Vendor Total- | | 101,693.85 | |
| 01972 THE WEEKLY SENTINEL | | | | | | |
| 0096 | 31584 | 07 | Public Hearing Ads | 71099 | | |
| Public Hearing Ads | | | E 01-01-04-01 | | 91.00 | 0.00 |
| | | | Comm. Relati / Ads/Notices | | | |
| Public Hearing Ads | | | E 05-06-99-01 | | 78.00 | 0.00 |
| | | | Misc. / Misc. | | | |
| Public Hearing Ads | | | E 05-05-99-01 | | 91.00 | 0.00 |
| | | | Misc. / Misc. | | | |
| | | | Vendor Total- | | 260.00 | |
| 02132 Town of New Castle | | | | | | |

Warrant 11

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|---------------------------------------|-------|-------|-----------------------------|------------|------------------|-------------|
| Description | | | Account | Proj | | |
| 0096 | 31585 | 07 | 7/31 Summer Camp Trip | 07.31.2023 | | |
| 7/31 Summer Camp Trip | | | E 31-02-55-05 | | 75.00 | 0.00 |
| | | | Prog. Exp. / Trips | | | |
| | | | Vendor Total- | | 75.00 | |
| 00725 TREASURER OF STATE | | | | | | |
| 0096 | 31586 | 07 | BMV 7/13-7/20 | 7/13-7/20 | | |
| BMV 7/13-7/20 | | | G 01-2040-00 | | 25,354.69 | 0.00 |
| | | | G/L DMV Regs | | | |
| | | | Vendor Total- | | 25,354.69 | |
| 00004 Victoria Poland | | | | | | |
| 0096 | 31587 | 07 | 7/25 Summer Concert | 07.25.2023 | | |
| 7/25 Summer Concert | | | E 31-02-55-02 | | 600.00 | 0.00 |
| | | | Prog. Exp. / Contracted | | | |
| | | | Vendor Total- | | 600.00 | |
| 00906 W.B. MASON COMPANY, INC. | | | | | | |
| 0096 | 31588 | 07 | tape/folders/envelopes/pa | 239599939 | | |
| tape/folders/envelopes/pa | | | E 10-05-20-40 | | 115.37 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 115.37 | |
| 0096 | 31588 | 07 | Water | 239600280 | | |
| Water | | | E 10-05-20-40 | | 59.85 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 59.85 | |
| 0096 | 31588 | 07 | L.Albert Notary Supplies | 239788112 | | |
| L.Albert Notary Supplies | | | E 01-01-20-40 | | 39.70 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 39.70 | |
| 0096 | 31588 | 07 | index tabs | 239796711 | | |
| index tabs | | | E 10-01-20-40 | | 48.76 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 48.76 | |
| 0096 | 31588 | 07 | binders/index tabs/paper | 239666503 | | |
| binders/index tabs/paper | | | E 10-01-20-40 | | 156.76 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 156.76 | |
| 0096 | 31588 | 07 | Self-inking stamp | 239700437 | | |
| Self-inking stamp | | | E 01-01-20-40 | | 71.40 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 71.40 | |
| | | | Vendor Total- | | 491.84 | |
| 02029 WEX Bank | | | | | | |
| 0097 | 31589 | 07 | FD June Fuel | 90193530 | | |
| FD June Fuel | | | E 10-01-20-15 | | 128.15 | 0.00 |
| | | | Supplies / Gasoline | | | |
| | | | Vendor Total- | | 128.15 | |
| 02736 York County Treasurer | | | | | | |
| 0096 | 31590 | 07 | I Am Responding Subscript | 24-188-015 | | |
| I Am Responding Subscript | | | E 10-01-05-02 | | 600.00 | 0.00 |
| | | | Service Fees / Communicatio | | | |

A / P Warrant

Warrant 11

| Jrnl | Check | Month | Invoice Description | Reference | | |
|---|-------|-------|-------------------------|-----------|-------------------|-------------|
| Description | | | Account | Proj | Amount | Encumbrance |
| Vendor Total- | | | | | 600.00 | |
| 00805 YORK WOODS TREE SERVICE, LLC | | | | | | |
| 0097 | 31591 | 07 | Weed Control | | 53959 | |
| Weed Control | | | E 20-01-20-46 | | 21.59 | 0.00 |
| | | | Supplies / Topsoil,Seed | | | |
| Vendor Total- | | | | | 21.59 | |
| Prepaid Total- | | | | | 0.00 | |
| Current Total- | | | | | 164,157.44 | |
| EFT Total- | | | | | 0.00 | |
| Warrant Total- | | | | | 164,157.44 | |

WE THE SELECTMEN OF THE TOWN OF ELIOT AUTHORIZE THE TOWN TREASURER
Kristin McNulty TO PAY THE INVOICES ON THIS WARRANT.

Lauren Dow

Bruce Cabot Trott

Richard Donhauser

Stanley Shapleigh

William Widi

Warrant 13

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|--|-------|-------|----------------------------------|-----------|-----------------|-------------|
| Description | | | Account | Proj | | |
| 02846 Advanced Workplace Strategies, Inc. | | | | | | |
| 0116 | 31592 | 08 | Drug Testing | | 587136 | |
| Drug Testing | | | E 20-01-03-05 | | 186.00 | 0.00 |
| | | | Employees / Training | | | |
| | | | Vendor Total- | | 186.00 | |
| 02854 Amazon Capital Services | | | | | | |
| 0116 | 31593 | 08 | Folding Tables | | 1KLC-VNVC-DW73 | |
| Folding Tables | | | E 01-01-20-40 | | 231.38 | 0.00 |
| | | | Supplies / Dept./Office | | | |
| | | | Invoice Total- | | 231.38 | |
| 0116 | 31593 | 08 | Recycling Bags | | 1KXV-TRQQ-R7DY | |
| Recycling Bags | | | E 20-25-20-58 | | 173.91 | 0.00 |
| | | | tation - Supplies / PAYT | | | |
| | | | Invoice Total- | | 173.91 | |
| | | | Vendor Total- | | 405.29 | |
| 02149 Aquaboggan Waterpark | | | | | | |
| 0116 | 31594 | 08 | 8/15 Summer Camp Trip | | 08.15.2023 | |
| 8/15 Summer Camp Trip | | | E 31-02-55-05 | | 1,320.00 | 0.00 |
| | | | Prog. Exp. / Trips | | | |
| | | | Vendor Total- | | 1,320.00 | |
| 00121 Cintas Corporation #758 | | | | | | |
| 0116 | 31595 | 08 | 7/28 Uniforms | | 4163048632 | |
| 7/28 Uniforms | | | E 20-01-03-15 | | 129.67 | 0.00 |
| | | | Employees / Uniforms | | | |
| | | | Vendor Total- | | 129.67 | |
| 02978 City of Portsmouth | | | | | | |
| 0116 | 31596 | 08 | 8/16 Summer Camp Trip | | 08.16.2023 | |
| 8/16 Summer Camp Trip | | | E 31-02-55-05 | | 178.00 | 0.00 |
| | | | Prog. Exp. / Trips | | | |
| | | | Vendor Total- | | 178.00 | |
| 01337 CNC ELECTRIC | | | | | | |
| 0116 | 31597 | 08 | light fixture replacment | | 3326 | |
| light fixture replacment | | | E 20-25-24-20 | | 250.00 | 0.00 |
| | | | tation - Rep. & Maint / Building | | | |
| | | | Invoice Total- | | 250.00 | |
| 0116 | 31597 | 08 | GFCI outlet at pond | | 3328 | |
| GFCI outlet at pond | | | E 20-01-24-20 | | 400.00 | 0.00 |
| | | | Rep. & Maint / Building | | | |
| | | | Invoice Total- | | 400.00 | |
| 0116 | 31597 | 08 | 20 amp circuit service | | 3327 | |
| 20 amp circuit service | | | E 20-25-24-20 | | 600.00 | 0.00 |
| | | | tation - Rep. & Maint / Building | | | |
| | | | Invoice Total- | | 600.00 | |
| | | | Vendor Total- | | 1,250.00 | |
| 00000 Consolidated Communications | | | | | | |
| 0116 | 31598 | 08 | Phone/Internet 7/18-8/17 | | 07.18.2023 | |
| Phone/Internet 7/18-8/17 | | | E 20-01-05-02 | | 714.74 | 0.00 |
| | | | Service Fees / Communicatio | | | |

Warrant 13

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|--|--------------------------|-------|--------------------------|-------------|-------------------|-------------|
| Description | Account | | Proj | | | |
| Vendor Total- | | | | | 714.74 | |
| 03014 DeFelice Corporation | | | | | | |
| 0116 | 31599 | 08 | Sewer/Water Ext. Project | Pay Req 4 | | |
| Sewer/Water Ext. Project | E 92-01-16-02 | | | | 633,450.13 | 0.00 |
| | Swr Constr. / GC Fees | | | | | |
| Sewer/Water Ext. Project | E 90-30-99-01 | | | | 306,727.03 | 0.00 |
| | Misc. / Misc. | | | | | |
| Vendor Total- | | | | | 940,177.16 | |
| 01007 ELIOT SMALL ENGINE REPAIR, INC. | | | | | | |
| 0116 | 31600 | 08 | Lawn Equipment | 40368 | | |
| Lawn Equipment | E 20-01-24-10 | | | | 38.98 | 0.00 |
| | Rep. & Maint / Equipment | | | | | |
| Vendor Total- | | | | | 38.98 | |
| 02969 Funtown Splashtown USA | | | | | | |
| 0116 | 31601 | 08 | 8/17 Summer Camp Trip | 08.17.2023 | | |
| 8/17 Summer Camp Trip | E 31-02-55-05 | | | | 2,380.00 | 0.00 |
| | Prog. Exp. / Trips | | | | | |
| Vendor Total- | | | | | 2,380.00 | |
| 00265 HAYDEE'S PEST-FREE MANAGEMENT, INC. | | | | | | |
| 0116 | 31602 | 08 | Ant/Wasp treatment | 167126 | | |
| Ant/Wasp treatment | E 01-01-24-20 | | | | 175.00 | 0.00 |
| | Rep. & Maint / Building | | | | | |
| Vendor Total- | | | | | 175.00 | |
| 01928 HUSSEY SEPTIC, INC. | | | | | | |
| 0116 | 31603 | 08 | Murray Rowe PortaPotties | P9570 | | |
| Murray Rowe PortaPotties | E 20-01-05-09 | | | | 175.00 | 0.00 |
| | Service Fees / Toilets | | | | | |
| Vendor Total- | | | | | 175.00 | |
| 02982 Kittery Ace Hardware | | | | | | |
| 0116 | 31604 | 08 | Dead Duck Sign | 4912-1 | | |
| Dead Duck Sign | E 20-01-24-95 | | | | 17.96 | 0.00 |
| | Rep. & Maint / Grounds | | | | | |
| Vendor Total- | | | | | 17.96 | |
| 01006 Maine Municipal Employee Health Trust | | | | | | |
| 0116 | 31605 | 08 | August Health Premium | August 2023 | | |
| Admin | E 01-01-03-10 | | | | 3,476.10 | 0.00 |
| | Employees / Health Ins. | | | | | |
| Clerk | E 01-01-03-10 | | | | 5,146.17 | 0.00 |
| | Employees / Health Ins. | | | | | |
| Land Use | E 01-01-03-10 | | | | 5,701.66 | 0.00 |
| | Employees / Health Ins. | | | | | |
| Public Works | E 01-01-03-10 | | | | 2,346.93 | 0.00 |
| | Employees / Health Ins. | | | | | |
| Police | E 01-01-03-10 | | | | 16,298.82 | 0.00 |
| | Employees / Health Ins. | | | | | |
| CSD | E 01-01-03-10 | | | | 3,007.06 | 0.00 |
| | Employees / Health Ins. | | | | | |
| Employee Contribution | G 01-2230-00 | | | | 7,936.21 | 0.00 |
| | Health Ins. | | | | | |

Warrant 13

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|---|---------|-------|--------------------------|-------------|-----------|-------------|
| Description | Account | Proj | | | | |
| July Clerk/Land Use | | | E 01-01-03-10 | | 12,213.88 | 0.00 |
| Employees / Health Ins. | | | | | | |
| Vendor Total- | | | | | 56,126.83 | |
| 02882 RBB Tools, LLC | | | | | | |
| 0116 | 31606 | 08 | Adaptor - parts | 7202337122 | | |
| Adaptor - parts | | | E 20-01-24-15 | | 100.00 | 0.00 |
| Rep. & Maint / Vehicle | | | | | | |
| Vendor Total- | | | | | 100.00 | |
| 00679 TEAMSTERS LOCAL UNION #340 | | | | | | |
| 0116 | 31607 | 08 | Public Works Union Dues | August 2023 | | |
| Public Works Union Dues | | | G 01-2237-00 | | 486.00 | 0.00 |
| Union Dues-P | | | | | | |
| Vendor Total- | | | | | 486.00 | |
| 00684 THERMO DYNAMICS, INC. | | | | | | |
| 0116 | 31608 | 08 | A/C Repairs | 23-528 | | |
| A/C Repairs | | | E 01-01-24-20 | | 450.00 | 0.00 |
| Rep. & Maint / Building | | | | | | |
| Vendor Total- | | | | | 450.00 | |
| 00038 Tighe & Bond, Inc. | | | | | | |
| 0116 | 31609 | 08 | Sewer/Water Ext. Project | 062396206 | | |
| Sewer/Water Ext. Project | | | E 92-01-16-01 | | 8,900.00 | 0.00 |
| Swr Constr. / Eng/Prof Srv | | | | | | |
| Invoice Total- | | | | | 8,900.00 | |
| 0116 | 31609 | 08 | Sewer/Water Ext. Project | 052391051 | | |
| Sewer/Water Ext. Project | | | E 92-01-16-01 | | 17,803.25 | 0.00 |
| Swr Constr. / Eng/Prof Srv | | | | | | |
| Invoice Total- | | | | | 17,803.25 | |
| Vendor Total- | | | | | 26,703.25 | |
| 01853 Town Hall Streams, LLC | | | | | | |
| 0116 | 31610 | 08 | Streaming Service | 15048 | | |
| Streaming Service | | | E 01-01-05-24 | | 250.00 | 0.00 |
| Service Fees / Video Stream | | | | | | |
| Vendor Total- | | | | | 250.00 | |
| 00725 TREASURER OF STATE | | | | | | |
| 0116 | 31611 | 08 | BMV 7/20-7/27 | 7/20-7/27 | | |
| BMV 7/20-7/27 | | | G 01-2040-00 | | 24,664.20 | 0.00 |
| G/L DMV Regs | | | | | | |
| Vendor Total- | | | | | 24,664.20 | |
| 00899 TREASURER OF STATE | | | | | | |
| 0116 | 31612 | 08 | IFW July | July 2023 | | |
| IFW July | | | G 01-2030-00 | | 5,693.09 | 0.00 |
| G/L Snow/Atv | | | | | | |
| Vendor Total- | | | | | 5,693.09 | |
| 00824 TREASURER, STATE MAINE | | | | | | |
| 0116 | 31613 | 08 | July Dog Licenses | July 2023 | | |
| July Dog Licenses | | | G 01-2010-00 | | 62.00 | 0.00 |
| G/L Hd.Dog | | | | | | |

A / P Warrant

Warrant 13

| Jrnl | Check | Month | Invoice Description | Reference | Amount | Encumbrance |
|--|-----------------------------|-------|---------------------------|------------|---------------------|-------------|
| Description | Account | Proj | | | | |
| Vendor Total- | | | | | 62.00 | |
| 01770 UNDERWOOD ENGINEERS | | | | | | |
| 0116 | 31614 | 08 | Sewer/Water Ext. Project | 20160 | | |
| Sewer/Water Ext. Project | E 92-01-16-01 | | | | 56,092.01 | 0.00 |
| | Swr Constr. / Eng/Prof Srv | | | | | |
| Sewer/Water Ext. Project | E 90-30-99-01 | | | | 6,232.45 | 0.00 |
| | Misc. / Misc. | | | | | |
| Vendor Total- | | | | | 62,324.46 | |
| 00764 VERIZON/WIRELESS | | | | | | |
| 0116 | 31615 | 08 | Public Works iPads | 9939999315 | | |
| Public Works iPads | E 20-01-05-02 | | | | 40.01 | 0.00 |
| | Service Fees / Communicatio | | | | | |
| Vendor Total- | | | | | 40.01 | |
| 00570 York County Registry of Deeds | | | | | | |
| 0116 | 31616 | 08 | 2022 Sewer/2023 Tax Liens | 08.02.2023 | | |
| 2022 Sewer/2023 Tax Liens | E 01-02-05-20 | | | | 1,691.00 | 0.00 |
| | Service Fees / Tran/Liens | | | | | |
| Vendor Total- | | | | | 1,691.00 | |
| Prepaid Total- | | | | | 0.00 | |
| Current Total- | | | | | 1,125,738.64 | |
| EFT Total- | | | | | 0.00 | |
| Warrant Total- | | | | | 1,125,738.64 | |

WE THE SELECTMEN OF THE TOWN OF ELIOT AUTHORIZE THE TOWN TREASURER
 Kristin McNulty TO PAY THE INVOICES ON THIS WARRANT.

 Lauren Dow

 Bruce Cabot Trott

 Richard Donhauser

 Stanley Shapleigh

 William Widi