Warrant articles for May 3, 2019 town meeting

Article 1 To see if the Town will vote to amend the Land Use Ordinance Chapter 170 including the revised Zoning Map and the Land Use Table as set forth in the document titled “Chapter 170 Land Use Amendments” adopted by the Board of Selectmen on February 25, 2019, to convert the existing Maritime/Water Dependent District into two maritime districts: A Limited Commercial/Maritime District and a Working Waterfront District.

The Limited Commercial/Maritime District would allow limited commercial uses (e.g. motels, hotels, inns, microbreweries and marinas) consistent with a mixed-use district favoring traditional water-dependent uses.

The Working Waterfront District would prohibit motels, hotels, inns, microbreweries, yacht clubs, and other uses not consistent with a working waterfront district.

The maximum height of a building in the Limited Commercial/Maritime District and in the Working Waterfront District would be the same as is now provided for the General Business District (35 feet or 2½ stories, whichever is less).

Article 2 To see if the Town will vote to amend the Land Use Ordinance Chapter 170-101.12 to change the definition of the “Height of a Structure” so that the method of measuring the height is the same as in the State statute applying to shoreland zoning ordinances, Title 38 M.R.S., Section 436-A(7-A). The Department of Environmental Protection has requested the Town to make this amendment so as to be in compliance with the DEP’s minimum requirements for shoreland zoning ordinances as set forth in said statute.

Article 3 To see if the Town will vote to amend Land Use Ordinance Chapters 170-101.12 and 170-113 to clarify the definition of Functionally Water-Dependent Uses by putting parentheses around the phrase “excluding recreational boat storage buildings” so that this exclusion applies only to recreational boat storage buildings. This amendment would correct a punctuation error but would not change the intended meaning of the definition.