

Article 64: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 2 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

2-101.3 C.3.C

2-101.5.B

Selectmen recommend: **Accept as Read**

HV

1 Vote

Article 64: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 2 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

2-101.3 C.3.C

2-101.5.B

2-101.3 Nonconforming Structures

C.3.C.

Adjacent to great ponds classified GPA and rivers flowing to great ponds classified GPA, except for the allowable footpath, there exists complete natural ground cover consisting of forest duff, shrubs and other woody and herbaceous vegetation within 50 feet of the normal high-water line. Where natural ground cover is lacking, the area must be supplemented with leaf or bark mulch and plantings of native shrubs, and other woody and herbaceous vegetation not lawns in quantities sufficient to retard erosion and provide for effective infiltration of stormwater.

2-101.5 Nonconforming Lots of Record

B. Contiguous Lots of Record: If two or more contiguous lots or parcels are in single ownership of record at the time of adoption of this Ordinance, if all or parts of the lots do not meet dimensional requirements of this Ordinance, and if a principal use or structure exists on each lot, the non-conforming lots may be conveyed separately or together, provided that the State Minimum Lot Size Law ~~and~~ for Subsurface Wastewater Disposal Rules@ are complied with.

HV ✓

Article 65: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 3 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

3-101.3 A 3
3-101.12 B
3-101.16.D.3.3

3-101.6 E
3-101.12 B.8
3-101.21

3-101.10 C
3-101-12 C.8

Selectmen recommend: **Accept as Read**

M 65-71 Affirm
HV ✓

M adjourn
1:25 pm

Article 65: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 3 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

3-101.3 A 3	3-101.6 E	3-101.10 C
3-101.12 B	3-101.12 B.8	3-101-12 C.8
3-101.16.D.3.3	3-101.21	

CHAPTER 3

3-101.3 Use of Backlots

A. 3. Except lots recorded ~~on~~ prior to the effective date of this Ordinance, the right-of-way deed must be recorded in the Androscoggin County Registry of Deeds at the time the back lot is first deeded out as a separate parcel.

3-101.6 Erosion and Sedimentation Control

- E. Natural and manmade drainage ways, drainage outlets ~~and culvert inlets and outlets~~ shall be protected from erosion from water flowing through them and shall be stabilized with vegetation or riprap as warranted by the drainage characteristics. Culvert inlets and outlets shall be protected from erosion by riprap.

3-101.10 Signs and Billboards

- C. Changeable signs, shall conform to Title 23 M.R.S.A, Sections 1913-A and 1914 and the following:

1. May be changed no more than once every 5 seconds.
2. Changeable signs means an on-premise sign created, designed, manufactured or modified in such a way that its message may be electronically, digitally or mechanically altered by the complete substitution or replacement of one display by another on each side.

3-101.12 Home Occupations

- B. Home occupations that do not meet the provisions of Section A.1-5 above shall obtain a permit from the Code Enforcement Officer and comply with the following conditions:

3-101.12 Home Occupations

B.8 The home occupation shall not generate any nuisance, waste discharge, offensive noise, vibration, smoke, dust, odors, heat, glare, radiation, fumes or electrical interference detectable to the normal senses or which interferes with normal radio or television reception, or causes

other nuisances which extend beyond the limits of the subject property. All waste material from the home occupation shall be removed promptly from the premises, according to state laws and local ordinances **and not go to Transfer Station.**

3-101.12 Home Occupations

C.8. The home occupation shall not generate any nuisance, waste discharge, offensive noise, vibration, smoke, dust, odors, heat, glare, radiation, fumes or electrical interference detectable to the normal senses or which interferes with normal radio or television reception, or causes other nuisances which extend beyond the limits of the subject property. All waste material from the home occupation shall be removed promptly from the premises, according to state laws and local ordinances **and not go to Transfer Station.**

3.101.16.D.3 Individual Lot Phosphorous Management

3. Rocked-lined Drip Edges and/or Gutter Drains

A trench 6 to 8 inches in depth and 12 to 16 inches in width, **lined with filter fabric** filled with 3/4 inch crushed stone, centered beneath the roof edge drip line and/or gutter drain..

3-101.21 Shoreland Zones

D.7.C On road sections having slopes greater than ten (10) percent, ditch relief culverts shall be placed across the road at approximately a thirty (30) degree angle downslope from a line perpendicular to the centerline of the road. **All culverts inlets and outlets shall have riprap aprons.**

Article 66: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 4 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

4-101.3.3

4-201.1 E

Selectmen recommend: **Accept as Read**

Article 66: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 4 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

4-101.3.3

4-201.1 E

CHAPTER 4

4-101.3 Occupancy Permit Required

3. Nothing in this section shall preclude the occupancy of an existing dwelling unit or structure from habitation or use during renovation, alteration, or enlargement, provided, in the case of a non-residential unit, that the Building Inspector/Code Enforcement Officer finds that the work will not create unsafe or unhealthy conditions for the owner, employees, or patrons of the use. Where a building has been occupied or used during the period of work, the owner shall request ~~a~~ the Building Inspector and/or Code Enforcement Officer to inspect the work and issue an Occupancy Permit upon completion of the work for which a permit or approval was obtained.

4-201.1 Violations and Enforcement

E. Fines

A person including but not limited to a landowner, a landowner's agent or a contractor who orders or conducts an activity that violates the provisions of this Ordinance or the condition(s) of a permit shall be guilty of a civil violation and on conviction shall be fined based on the fines, penalties and costs imposed by 30-A, M.R.S.A., ss 4452. Each day that such violation continues shall constitute a separate violation. Such persons shall also be liable for court costs and reasonable attorney fees incurred by the municipality. A person including but not limited to a landowner, a landowner's agent or a contractor failing to obtain a Building Permit prior to the start of construction shall be subject to the above fines.

Article 67: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 5 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

5-102.1

5-102.3 A

5-102.7

5-201.1 CHART

5-301.1 CHART

5-301.4 A

5-301.4 B

5-301.4 C

5-301.G

5-301.H

Selectmen recommend: **Accept as Read**

Article 67: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 5 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

5-102.1	5-102.3 A	5-102.7
5-201.1 CHART	5-301.1 CHART	5-301.4 A
5-301.4 B	5-301.4 C	5-301.G
5-301.H		

CHAPTER 5

5-102.1 Agenda

To avoid unnecessary delays in processing applications, the Planning Board shall prepare an agenda for each regularly scheduled meeting. Applicants for both sketch plan and full application shall request to be placed on the Planning Board's agenda no less than ~~twenty-one (21)~~ **fourteen (14)** days in advance of a regularly scheduled meeting by contacting the Chairperson in writing. Applicants who attend a meeting but who are not on the agenda may be heard but only after all agenda items have been completed and then only if a majority of the Planning Board so votes.

5-102.3 Application in Writing

A. The applicant shall request to be placed on the Planning Board's agenda at least ~~twenty-one~~ **fourteen (14)** days in advance of the meeting by contacting the Chairman. After being placed on the agenda, one copy of the application and plan(s) and all accompanying information shall be mailed to each Planning Board member postmarked no later than 7 days before the scheduled meeting.

5-102.7 Financial Guarantee

Prior to final approval or any Street Construction application, the Planning Board ~~shall may~~ require the posting of a bond, escrow agreement or letter of credit in such amount as is approved by the Planning Board. This amount shall be sufficient to ensure completion of all improvements required as conditions of approval and in such form as approved by the Planning Board and Selectmen. The Town shall have access to the site at all times to review the progress of the work.

5-201.1 Street Design Standards

- A. These design standards shall be met by all streets and shall control the roadway, shoulders, curbs, sidewalks, drainage systems, culverts, and other appurtenances.
- B. Streets shall be designed to discourage through traffic within a residential subdivision.
- C. The character, extent, width, and grade of all streets shall be considered in their relation to existing or planned streets.
- D. Any street serving fifteen (15) dwelling units or more shall have at least two (2) street connections with existing public streets.
- E. Any privately-owned street serving four (4) dwelling units or less will not require pavement.
- F. The following design standards apply according to street classification:

Description	Collector	Minor	Privately Owned Street ¹	Existing Private Road	Industrial/Commercial	Mobile Home Park
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Description	Collector	Minor	Privately Owned Street ¹	Existing Private Road	Industrial/Commercial	Mobile Home Park
Minimum right-of-way width	60 feet	60 feet	60 feet	Lot of Record R.O.W.	60 feet	23 <u>26</u> feet
Minimum pavement width/travelway width	24 feet	20 feet ²	20 feet	16 <u>18</u> feet gravel	34 feet	20 feet
Sidewalk width	5 feet	5 feet	N/A	N/A	5 feet	N/A
Minimum grade	.5 percent	.5 percent	.5 percent	N/A	.5 percent	.5 percent
Maximum grade	8 percent	10 percent	10 percent	N/A	8 percent	10 percent
Minimum centerline radius	200 feet	150 feet	150 feet	N/A	800 feet	150 feet
Minimum tangent between curves of reverse alignment	200 feet	100 feet	100 feet	N/A	300 feet	100 feet
Roadway crown	1/4"/ft.	1/4"/ft.	1/4"/ft.	1/4"/ft.	1/4"/ft.	1/4"/ft.
Road Shoulders	1/2"/ft	1/2"/ft	1/2"/ft	1/2"/ft	1/2"/ft	1/2"/ft
Minimum angle of street intersections	90 degrees	90 degrees	90 degrees	N/A	90 degrees	90 degrees
Maximum grade within 75 feet of intersection	3 percent	3 percent	3 percent	N/A	3 percent	3 percent
Minimum curb radii at intersections	20 feet	15 feet	15 feet	N/A	15 feet	15 feet
Minimum r-o-w radii at intersections	10 feet	10 feet	10 feet	N/A	20 feet	10 feet
Minimum width of shoulders (each side)	4 feet	3 feet	3 feet	2 feet	5 feet	3 <u>1 1/2</u> feet

¹ Standards for Privately-owned streets in Open Space Subdivisions as provided for in Chapter 7-707.13 of this Ordinance shall not be required to meet minimum right-of-way width or minimum pavement width/travel way width contained herein.

² The Planning Board may require a greater pavement width up to 24 feet if deemed necessary for fire protection and safety, including transportation of school children. In making the determination, the Board shall consider at a minimum the number of dwelling units, size of lots, availability of sidewalks and plan and profile of the road.

5-301.1 Street Construction Standards

A. Minimum thickness of material after compaction:

	Collector	Minor	Privately Owned Street	Existing Private Road	Industrial Commercial	Mobile Home Parks
Aggregate Sub-base Course	24"	18"	18"	12"	24"	18"
Crushed Aggregate Base Course	3"	3"	3"	N/A	4"	3"
Hot Bit						

Bituminous Pavement						
Total Thickness	3"	2-2 <u>1/2"</u>	2-2 <u>1/2</u>	N/A	4-2 <u>1/2"</u>	2-2 <u>1/2</u>
Surface Course	3"	2-2 <u>1/2</u>	2-2 <u>1/2</u>	N/A	1-2 <u>1/2"</u>	2-2 <u>1/2</u>
Base Course				N/A	3"	

4. Pavements

a. ~~Pavement shall be MDOT Superpave as specified in Section 401 of the latest revisions of the Maine Department of Transportation, Standard Specifications for Highways and Bridges or,~~

ab. Minimum standards for the base layer of pavement shall be the MDOT specifications for plant mix grade B with an aggregate size no more than 3/4 inch maximum.

Minimum standards for the surface layer of pavement shall meet the MDOT specifications for plant mix grade C with an aggregate size no more than 1/2-inch maximum.

be. All intersections shall have Hot Bituminous Pavement, meeting the standards set forth in Section 5-101.13.A., in each direction extending 50 feet from the edge of the intersecting travel way.

D. Additional Improvements

3. Street Names, Signs, and Lighting: Streets that join and are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblance to the names of existing streets within the municipality and shall be subject to the approval of the ~~Board~~ 911 Addressing Officer. The developer shall reimburse the Municipality for the costs of installing street name sign, traffic safety signs, and speed limit control signs. Street lighting on town roads shall be installed as approved by the ~~Board~~ Annual Town Meeting.

G. Privately-Owned Streets

Where streets are to remain privately-owned streets, the following words shall appear on the recorded plan.

"All streets shall remain private; ~~streets to be~~ maintained by the developer or the lot owners and shall not be accepted or maintained by the Town."

H. Inspection

1. Notification of Construction/Reconstruction: At least five (5) days prior to commencing street construction or reconstruction of a street the applicant shall.

a. Notify the Road Commissioner in writing of the time when ~~(s)he~~ he/she proposes to commence construction so that the municipal officers can arrange for inspection to be made. The inspecting official shall assure that all municipal specifications, requirements and conditions of approval shall be met during the construction and shall assure the satisfactory completion of improvements required by the Planning Board.

Article 68: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 6 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

6

6-101.2 B.4

6-201.1 A

6-202.6 C

6-202.8

6-202.11

6-202.12

6-401

6-401.1 A

6-401.1D.8

6-401.1 D.13

6-501

6-501.1

6-501.C2

6-501.W

6-601.1 DA

Selectmen recommend: **Accept as Read**

Article 68: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 6 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

6-101.2 B.4	6-201.1 A	6-202.6 C
6-202.8	6-202.11	6-202.12
6-401	6-401.1 A	6-401.1D.8
6-401.1 D.13	6-501	6-501.1
6-501.C2	6-501.W	6-601.1 DA

CHAPTER 6

6-101.2 Applicability

B.4 Home occupations except 3.101.12C.

6-201.1 Code Enforcement Officer Site Plan Review Approval

A. The Code Enforcement Officer shall review and approve, approve with conditions or deny all applications for site plan approval involving new construction, change in use, substantial enlargement and the resumption of a use as set forth in Section 6-101.2.A.1-4 that encompass up to a combined total of 5,000 square feet of gross floor, land and parking areas. If in any two (2) year period, site plan approval is needed for new construction, change in use, substantial enlargement and the resumption of a use as set forth in Section 6-101.2.A.1-4 such that the total combined gross floor, land and parking areas exceed 5,000 square feet, then such application(s) shall be reviewed by the Planning Board. The CEO may refer any application submitted under this Section to the Planning Board if the CEO finds that the application is more complex than his/her expertise qualifies him/her to review or if the CEO finds that the public has a significant interest in the development and should be afforded the opportunity for formal input.

6-202.6 Development Plan

C. If the Planning Board decides to hold a public hearing, it shall hold the hearing within thirty (30) days after finding it has received a complete application and shall publish notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing. Notice of the public hearing shall be mailed to all notified in Section ~~6-301.4~~ 6.202.8 of the proposed development at least seven days prior to the hearing by the Town of Greene.

6-202.8 Notice

With the filing of an application, property owners within one hundred (100) feet of the edge of the applicant's property lines shall be notified by Certified Mail, Return Receipt Requested, of a pending application for Site Plan Review by the Town of Greene. Notification forms and the names and addresses shall be obtained from the Town Office. This notice shall indicate the time, date and place of the Planning Board's first consideration of the application. Should the meeting of the first consideration of the application not be held for any reason renotification shall be provided by Certified Mail, Return Receipt Requested of the new date of the meeting.

The costs of such mailings to be borne by the applicant.

6-202.11 Expiration of Approvals

All Site Plan Review approvals shall expire two (2) years after the date of issuance unless a substantial start of work thereunder is commenced. If work is not completed within three (3) years from the date of approval, the approval lapses and a new application must be made and approved subject to all current Ordinances and standards ~~then~~ in effect. There will be no additional charge for application review

provided the application is unchanged.

6-202.12 Minor Changes to Approved Plans

Approvals of site plans are dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed by the applicant. Any variation from the plans, proposals and supporting documents, except minor changes as permitted in ~~6-301.8~~ **6.202.6** above, is subject to review and approval by the Planning Board.

6-401 Site Plan Review Application Requirements

One copy of the plan(s) and all accompanying information shall be mailed to each Planning Board member and Code Enforcement Officer. The applicant shall ~~mail via certified mail, return receipt requested deliver~~, the application to the Fire Chief and Road Commissioner no less than fourteen (14) days prior to the meeting. The applicant shall request that the Fire Chief, and the Road Commissioner provide the Planning Board with official comments upon the adequacy of their department's existing capacity to service the proposed development **prior to the Planning Board site plan review.**

6-401.1 The submission shall contain at least the following exhibits and information:

A. The Development Plan shall consist of ~~one or more two~~ reproducible, stable base transparent original **and one paper copy**, to be filed at the Town Office, drawn at a scale of not smaller than 50 feet to the inch or other scale as determined by the Planning Board. Space shall be provided on the Development Plan for the signatures of the Board and date with the following words. Approved: Town of Greene Planning Board

D. 8. The location of open drainage courses, ~~streams~~, significant wildlife habitat, known or potential archaeological resource, historic buildings and sites, significant scenic areas, mapped sand and gravel aquifers, rare and endangered **species**, other important natural features with a description of how such features will be maintained or impacts upon them minimized;

D.13. Location of freshwater wetlands **or forested wetlands, and potential significant vernal pools as defined by MDEP..**

6-501

General Review Standards

The following criteria and standards shall be utilized by the Planning Board **or, when allowed by ordinance, the CEO** in reviewing applications for Site Plan Review approval. The standards are not intended to discourage creativity, invention and innovation. The Board shall approve the Development Plan unless the Board finds that the applicant has not satisfied one or more of the following criteria provided that the criteria were not first waived by the Planning Board in accordance with Subsection-6-701.

6-501.1 Standards

Environmentally sensitive areas which include wetlands, significant wildlife habitat, unique natural features and archaeological sites as identified in the Town of Greene Comprehensive Plan shall be conserved to the maximum extent **significant vernal pools as defined by MDEP.**

- C.2. Any exit driveway or driveway lane shall be so designed in profile and grading and so located as to provide the following minimum sight distance measured in each direction. The measurements shall be from the drivers seat of a vehicle standing on that portion of the exit driveway from distances between ten (10) and fifteen (15) feet behind the curbline or edge of shoulder, with the height of the eye 3.5 feet to the top of an object 4.25 feet above the pavement.

Posted Speed Limit	Sight Distance
25 mph	250'
30 mph	300'
35 mph	350'
40 mph	400'
45 mph	450'
50 mph	500'

55 mph

~~550'~~ 570'

W. The applicant ~~has~~ must show adequate financial and technical capacity to meet these standards.

6-601.1 Ground Water Protection

D.4. In those areas identified as sand and gravel aquifers as defined in Chapter 6-601.1.A. the following land uses are prohibited unless the Planning Board finds by engineering study that no discharges will occur such that water quality at the property line will fall below State Drinking Water Standards and all provisions of this ordinance are met.

Article 69: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 7 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

7-301.2 E	7-301.3 A.8	7-301.3 A.12
7-301.3 A.14	7-401.1 B	7-401.1 F
7-401.1 G	7-401.2 A.8	7-401.2 A.9
7-401.2 A 11	7-401.2 A 16	7-401.2 A 18
7-401.2 A 24	7-501.1 E	7-501.2 A
7-501.2 B.4	7-501.2 B.5	7-701.10 C

Selectmen recommend: **Accept as Read**

Article 69: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 7 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

7-301.2 E	7-301.3 A.8	7-301.3 A.12
7-301.3 A.14	7-401.1 B	7-401.1 F
7-401.1 G	7-401.2 A.8	7-401.2 A.9
7-401.2 A 11	7-401.2 A 16	7-401.2 A 18
7-401.2 A 24	7-501.1 E	7-501.2 A
7-501.2 B.4	7-501.2 B.5	7-701.10 C

CHAPTER 7

7-301.2 Procedure

- E. With the filing of an application, property owners within one hundred (100) feet of the edge of the applicant's property lines shall be notified by Certified Mail, Return Receipt Requested, of a pending application for subdivision approval by the Town of Greene. Notification forms and the names and addresses shall be obtained from the Town Office; fees to be borne by applicant. This notice shall indicate the time, date and place of the Planning Board's first consideration of the application. Should the meeting of the first consideration of the application not be held for any reason renotification shall be provided by Certified Mail, Return Receipt Requested of the new date of the meeting fees to be borne by applicant.

7-301.3 Submissions

A.8. The location of any zoning Land Management District boundaries affecting the subdivision.

A.12 A soil erosion and sedimentation control plan that employs the Best Management Practices as contained in the Maine Erosion and Sediment Control Handbook for Construction Best Management Practices.

A.14. The location of any fresh water wetlands, significant vernal pools as defined by MDEP, forested wetlands.

7-401.1 Procedure

- B. All applications for preliminary plan approval for a Major Subdivision shall be accompanied by an application fee as required in Chapter 10. The Planning Board may require the owner or his authorized agent to deposit in escrow with the town an amount of money sufficient to cover the costs for any professional review of the subdivision which the Planning Board may feel is reasonably necessary to protect the general welfare of the town. This escrow payment shall be made before the Planning Board engages any outside party to undertake this review and to make recommendations to the Planning Board. Any part of the escrow payment in excess of the final costs for the review shall be returned to the owner or his agent by certified mail within thirty (30) days of final plan approval

- F. With the filing of an application, property owners within one hundred (100) feet of the edge of the applicant's property lines shall be notified by Certified Mail, Return Receipt Requested, of a pending application for subdivision approval by the Town of Greene fees to be borne by applicant. Notification forms and the names and addresses shall be obtained from the Town Office. This notice shall indicate the time, date and place of the Planning Board's first consideration of the application. Should the meeting of the first consideration of the application not be held for any reason renotification shall be provided by Certified Mail, Return Receipt Requested of the new date of the meeting fees to be borne by applicant.
- G. The Planning Board shall determine whether to hold a public hearing on the preliminary plan application. If the Planning Board decides to hold a public hearing, it shall hold the hearing within thirty (30) days of receipt of a complete application, and shall publish notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven (7) days prior to the hearing; fees to be borne by applicant. Notice of the public hearing shall be mailed to all notified in subsection D above of the proposed subdivision seven (7) days prior to the hearing by the Town of Greene; fees to be borne by applicant.

7-401.2 Submissions

- A.8. The date the plan was prepared, magnetic north point arrow or grid north, graphic map scale, names and addresses of the record owner, subdivider, and individual or company who prepared the plan. The plan(s) shall be stamped or sealed by a professional engineer and/or, surveyor or planner, or all of them, as the case may be.
- A.9. Contour lines at the interval specified by the Planning Board, showing elevations ~~in relation to mean sea level~~ based on defined data.
- A.11. The location of any Land Management District zoning districts affecting the subdivision.
- A.16. A soil erosion and sedimentation control plan that employs the Best Management Practices as contained in the Maine Erosion and Sediment Control Handbook for Construction Best Management Practices.
- A.18. The location of any fresh water wetlands, forested wetland, significant vernal pools as defined by MDEP.
- A.24. The location of documented historic buildings and sites on or adjacent to the site and measures as identified in Town of Greene Comprehensive Plan, which will be taken to minimize impacts upon the buildings and sites.

7-501.1 Procedure

- E. Before the Planning Board grants approval of the final plan, the subdivider shall meet the performance guarantee requirements contained in Chapter 7-901.

7-501.2 Submissions

- A. The Final Plan shall consist of two (2) reproducible, stable-based transparent originals and one paper embossed with the seal and signed by the professional who prepared the plan. One will be recorded at the Registry of Deeds, the other will be filed at the Municipal Office and three (3) copies of one or more maps or drawings drawn to a scale of not more than one hundred (100) feet to the inch shall be provided to the Planning Board. Plans shall be no larger than twenty (24) by thirty-six (36) inches in size, and shall have a margin of two (2) inches outside the border lines on the left side, and one (1) inch margins outside the border along the remaining sides. Space shall be provided for endorsement by the Planning Board.

B. 4. The date the plan was prepared, ~~magnetic and~~ magnetic, grid or true north point, graphic map scale, names and addresses of the record owner, subdivider, and individual or company who prepared the plan.

B.5. The location of any ~~zoning~~ district boundaries affecting the subdivision.

7-701.10 Mobile Home Parks

- c. Parking lanes, if provided, shall be a minimum of ~~eight (8)~~ nine (9) feet in width.

Article 70: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 11 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

11-203.F

Selectmen recommend: **Accept as Read**

Article 70: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 11 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

11-203.F

CHAPTER 11

11.203 F Standards

The vendor may be located on public land or private land upon which said vendor has written permission to operate. The vendor shall not have any acquired interest in any private land upon which said vendor wishes to operate. If located on public land, the vendor shall have the permission of the Greene Board of Selectmen either individually or as a general approval to allow vendors for a special event specified in sec. 11.101.2.

Article 71: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 12 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

COLLECTOR STREET
MINOR STREET

ECHO UNIT
USE PERMIT

LPI

Selectmen recommend: **Accept as Read**

Article 71: Shall an Ordinance entitled, "An Ordinance Amending the Greene Land Use Ordinance" Chapter 12 be enacted? (Note: these changes are not effected by Shoreland Zoning changes)

**COLLECTOR STREET
MINOR STREET**

**ECHO UNIT
USE PERMIT**

LPI

CHAPTER 12

~~COLLECTOR STREET- A street servicing at least twenty (20) lots or dwelling units, or street which serves as feeder to arterial streets and collector of traffic from minor streets.~~

A collector Street shall be those streets and roads classified by the Maine Department of Transportation as either Major or Minor Collectors according to the Federal Functional Classification system.

ECHO UNIT- Elderly Congenrate Housing Unit A small residential living area (not more than 600 square feet of floor area) contained in a structure placed or constructed to the side or rear of an existing single family dwelling to be occupied by one or two people who are (a) age is 62 or older or (b) disabled, who are related by birth, marriage, or adoption to the occupants of one principal residence, and who benefit from living close to the family.

LPI- Licensed Plumbing Inspector

MINOR STREET- A street servicing less than ~~fifteen (15)~~ **nineteen (19)** lots or dwelling units.

USE PERMIT- Is a written document issued by the **Code Enforcement Officer and/or** Planning Board that provides evidence the property use applied for has been found acceptable (possibly with conditions and/or restrictions) and is authorized for that purpose.

Note: The Selectmen hereby give notice that the Registrar of Voters will hold office hours at the Greene Fire Station on Friday March 6, 2009 for the purpose of correcting the list of voters, from 7:00 o'clock in the morning until the polls close, and at the Greene Central School, the place of the meeting on Saturday March 7, 2009 from 9:00 o'clock in the morning until the closing of said meeting. ALL VOTERS WILL BE REQUIRED TO REGISTER AT THE DOOR OF TOWN MEETING.

Given under our hands this 26th day of January, 2009

Ron Grant, Chairman

Mark J. Christman

Timothy Doyle

Kevin S. Mower

Anthony Reny

Greene Board of Selectmen

A true copy of the Warrant, Attest: _____
Alden Peterson, Resident

Return on the Warrant

Greene, Maine

February_____, 2009

Pursuant to the within warrant to me directed, I have notified and warned the inhabitants of said town, qualified as herein expressed, to meet at said time and place, and for the purposes therein named, by posting an attested copy of said warrant at Greene Municipal Office, Greene Post Office, A&A Hardware, Mower's Market, Brule's Auto Clinic, Greene IGA, Landry's Quick Stop, and Hurricane Cafe, in said town, being public and conspicuous places in said town, on the ____ day of February, A.D., 2009, being at least seven days before the meeting.

Alden Peterson, Resident Town of Greene
State of Maine Androscoggin, s.s

Then personally appeared before me the above named Alden Peterson, known to me and sworn that the representations set forth in the above Return of the Warrant are true of his own knowledge: and acknowledged the signature thereon to be his, and that he executed the Return of his own free will [and who signed the above Return in my presence].

Date:

Carol Buzzell, Notary Public

My Commission expires 10/07/2013

VOLUNTEERS NEEDED:

	expire	term	last person
Appeals Board	2011	rest of 5 yr	never filled
	2014	5yr	Richard Dionne
	2010	1yr	Alt
	2010	1yr	Alt
Conservation Commission	2012	3yr	Jamie Lachance
	2010	1yr	Assoc Monita Gagnon
	2010	1yr	Assoc Harold Gagnon
Greene Economic & community Development Group	2010		Dell Farris
	2010		John Labonte
Julia Adams Morse Library Expansion	2010		
	2010		
Land Use Ordinance Review	2010		
	2010		
Parks & Recreation			
Solid Waste	2010		
	2010		

SAMPLE

Official Ballot of the Town of Greene

Make a cross (x) or a check () in the square at the left of the name of the candidate for whom you wish to vote. Follow directions as to the number of candidates to be voted on for each office. You may vote for a person whose name does not appear on the ballot by writing in his name in the proper blank space, marking a cross (x) or a check () in the proper square at the left hand, for indicated offices residence of the person of choice. Do not erase names.

For Selectman, Assessor, Overseer of Poor
3 Years Vote for not more than 1

☐ Mower, Kevin S.

☐ _____
write in name

For School Administrative District # 52 Director
3 Years Vote for not more than 1

☐ Dupuis, Barbara J.

☐ _____
write in name

	# vote	# town meeting	length of town meeting
BRUCE	57	71	11:14
CAROL	133	88	2:00 pm
CHARLIE	73	*101	* 1:30 pm
DAN	*58	110	1:45
HARRY	—	—	—
KEVIN	92	143	1:00
MARK			
RANDY	*68	123	To long
RON	80	92	2:45
SALLY	120	240	3 pm
TIM	87	140	2:15 pm
TONY	180	72	3 pm
WENDELL			
MOREAU	48	169	* 1:30 pm
Philbrook	55	80	3:00 P.M.
Jewett	53	108	2:30 PM
	63	100	1:30 pm