

Planning Board 11.13.2018

Zoning Text Amendment Petition

Division 2, Section 60-145, Use
Regulations, (b) Special Exception Uses;

(17) *Assembly, sale, research and development, distribution, instruction, training, demonstration or maintenance of recreational or agricultural equipment, including buildings as accessory structures used in the assembly, sale, distribution, instruction, training, demonstration, or maintenance of recreational or agricultural equipment,*

...*,subject to the following conditions:*

- a. *The proposed use is **accessory, complementary, or otherwise** related to a recreational or agricultural use;*
- b. *The recreational or agricultural use has been in existence for at least five years prior to the date of the application for the special exception; and*
- c. *The recreational or agricultural use is located on the parcel for which the special exception is requested or is adjacent to the property for which the special exception is requested*

Proposed Text Amendment

... in conformance with Maine DEP standards; and,

*d. **Industrial use**, including manufacture, assembly and maintenance of recreational or agricultural equipment, is prohibited in the watershed areas surrounding Lake Auburn and Taylor Pond.*



Definition of Industrial Use

- **Heavy** ..”use of real estate, building or structure, or any portion thereof, for assembling, fabricating, manufacturing, packaging or processing operations.”
- **Light** “... for manufacturing or fabrication which will not create a nuisance by noise, smoke, vibration, odor or appearance.”

Special Exception Conditions:

- Associated and Complimentary uses
- Accessory to
- History of 5 years of use
- Special Exception can condition approval – hours of operation, traffic studies, enviro mitigations
- Maintenance of recreational or agricultural equipment as a “home based business” is not impacted
- *“will not alter the essential characteristics of the neighborhood or ..depreciate neighboring values”*

Continuation or
Recommendation ?



Discussion & Questions