

subdivision, or a site plan, the municipal Planning Board must review and approve the subdivision or site plan in accordance with municipal land use regulations prior to the issuance of the permit to build. The building permit shall be valid for one year from the date of issue. If construction has not been completed within the twelve-month period, the permit may be renewed without charge for a second twelve-month period.

Thereafter, if substantial construction has not been completed, a new permit shall be applied for and the fee paid. Substantial construction shall be defined, at a minimum, as the installation of a foundation and shall be determined by the Building Inspector.

****All applications for building permits shall be accompanied by plans drawn to scale, showing the actual dimensions and shape of the lot to be built upon; the exact sizes and locations on the lot of buildings already existing, if any, and the location and dimensions of the proposed building or alteration. In the case of manufactured housing, the application for mobile home shall include certification showing compliance with United States Housing and Urban Development standards and the application for a modular home shall include certification showing compliance with the State of Maine's Manufactured Housing Act.***** The application shall include such other information as lawfully may be required by the Building Inspector to determine conformance with and provide for the enforcement of this Ordinance. The Inspector shall promptly revoke or suspend any permit for nonconformance with this Code and all acts thereunder shall cease, and shall not issue or restore a permit until he is satisfied of compliance with this Code or is so ordered by the Selectmen after appeal. The Permit shall be conspicuously posted at the Building Site.

PERMIT FEES***

Section 4. No permit shall be issued until the following fees have been paid:

New building or addition (dwelling houses, manufactured housing and commercial or industrial structures)	\$10 plus \$.10 a square foot of floor area.
*****Accessory buildings (such as sheds, barns, garages, porches and miscellaneous items)	.05 per square foot with a minimum fee of \$20
Moving a structure	\$10
Alterations (any change in the supporting members of an existing building, such as bearing walls, columns, beams and girders, or in the dimensions or configurations of the roof or exterior walls.)	\$10

-
- * Amended by special Town Meeting - 8/19/75
 - ** Amended by special Town Meeting - 6/28/76
 - *** Amended by special Town Meeting - 9/14/81
 - **** Amended by special Town Meeting - 11/16/83
 - ***** Amended by special Town Meeting - 5/29/85
 - ***** Amended by special Town Meeting - 6/11/90
 - ***** Amended at Town Meeting 3/8/1999
 - ***** Amended by special Town Meeting - 12/12/2005

****Section 10B. Residential uses**

****The following densities are necessary because of the limited availability of soil suitable to on-site septic systems and the limited number and size of aquifers and aquifer recharge areas.

****Minimum lot size with on-site sewer and water

Single family detached dwelling..... 90,000 sq. ft.
Two family detached dwelling..... 150,000 sq. ft.

****Minimum Net Residential Area

Attached dwelling of more than two units

First unit..... 90,000 sq. ft.
Each additional unit..... 60,000 sq. ft.

****Minimum lot width..... 200 feet

Minimum street frontage..... 300 feet

Minimum front yard, all buildings..... 40 feet

Minimum rear yard, all buildings..... 25 feet

Minimum side yard, all buildings..... 25 feet

Maximum building coverage 20%

Minimum distance between principal buildings on the same lot

the height equivalent of the taller building

****Section 10C. Non-residential uses¹

Minimum lot area..... 90,000 sq. ft.****
Minimum street frontage..... 300 ft.****
Minimum side and rear yards..... 25 ft.****
Maximum building coverage..... None

Section 10D. Manufacturing uses

Minimum area of lot

90,000 sq. feet****

Maximum building coverage

Any manufacturing industry shall provide for each one square foot of industrial plant space, two square feet of open space, and industrial plant space shall be the sum total of all floors.

¹ Exclusive of manufacturing.

* Amended by special Town Meeting - 8/19/75
** Amended by special Town Meeting - 6/28/76
*** Amended by special Town Meeting - 9/14/81
**** Amended by special Town Meeting - 11/16/83
***** Amended by special Town Meeting - 5/29/85
***** Amended by special Town Meeting - 6/11/90
***** Amended at Town Meeting 3/8/1999

Minimum front yards	100 feet
Minimum side and rear yards.....	25 feet or 50% of building height whichever is greater except that all such yards abutting residential uses shall be a minimum of 50 feet or the height equivalent of the principal building whichever is greater.
Industrial waste.....	The disposal of industrial waste by any means shall comply with all the laws of the State of Maine concerning pollution, conservation, health, safety and welfare.
Nuisance	No manufacturing or industrial activity shall create a nuisance of any kind which shall erode the natural qualities or living environment of the Town. In case of doubt, the Town Selectmen may employ such independent, recognized consultant at the expense of the applicant, to assure abatement of nuisances.

Section 10E. Off-street parking and Loading

- (1) Off-street parking, either by means of open air space, each having an area ten feet wide and twenty feet long, or by garage space, in addition to being a permitted use, shall be considered as an accessory use when required or provided to serve conforming uses located in any district.
- (2) The following minimum off-street parking requirements shall be provided and maintained in case of new construction, alterations and changes of use.

* Amended by special Town Meeting - 8/19/75
 ** Amended by special Town Meeting - 6/28/76
 *** Amended by special Town Meeting - 9/14/81
 **** Amended by special Town Meeting - 11/16/83
 ***** Amended by special Town Meeting - 5/29/85
 ***** Amended by special Town Meeting - 6/11/90
 ***** Amended at Town Meeting 3/8/1999