

Selectmen's Office

Town of Waterboro

The seal of the Town of Waterboro is a circular emblem. It features a central five-pointed star with a ship's mast and sails extending from its base. Below the star are two smaller houses. The outer ring of the seal contains the text "MASSABESIC PLANTATION" at the top and "YORK - WATERBORO - MAINE" at the bottom. In the center of the seal, below the star, it says "SINCE MARCH 6, 1787".

**TOWN OF WATERBORO
BOARD OF SELECTMEN
NOTICE OF PUBLIC HEARING**

The Town of Waterboro Board of Selectmen will hold a public hearing at the Town Hall on Tuesday, October 14, 2014 beginning at 6:00 p.m. The purpose of the hearing is to receive comment regarding a Zoning Ordinance amendment to Article 2, Section 2.08 – Size Reductions or Increases. Copies of the proposed amendments are available at the Town Hall.

24 Townhouse Rd. East Waterboro, Maine 04030 • Tel. 247-6166 • Fax 247-3013

www.waterboro-me.gov

email: waterboro@waterboro-me.gov

DRAFT ZONING ORDINANCE AMENDMENT

2.08 Size Reductions or Increases

Section 2.08 Size Reductions or Increases -Except as provided by the express provision of this Ordinance or by the Town's Subdivision Regulations dealing with unique design or development types (see for example Sections 2.06,8.02,8.03), the provisions of this ordinance dealing with lot size, setback, frontage and side yard requirements; height limitations; parking and loading areas, sign and billboard size may not be changed. They are designed to achieve the purposes of this ordinance (see Section 1.02) and reflect differing location and physical characteristics affecting the land or water areas involved (see Section 1.04). However, minor modifications in size requirements in the form of a variance (usually not exceeding a fifteen (15) percent increase or decrease in the stated requirements may be allowed if approved by the Board of Appeals under the applicable provisions of 30-A M.R.S.A. tit.30 Section§ 4353(4), for issuing a variance are met.

Lots created before the enactment of the Waterboro Zoning Ordinance that are substandard are required to have a Standard Boundary survey performed or present evidence to show the true boundary lines, (i.e. a plot plan prepared by a certified surveyor), before a building permit can be issued.

~~In addition, any single lot of record on the date of enactment of this ordinance in any zoning district created by this ordinance may if the existing requirements of state law are met, be used to construct, renovate, or reconstruct a primary use and structure in spite of the fact that otherwise applicable dimensional requirements of this ordinance can not be met except where the realignment of lots is possible (see Section 9.01). Applications for building permits in cases where all applicable setback requirements cannot be met shall be reviewed by the Planning Board and may be appropriately conditioned to avoid harm to adjacent property owners and public, in accordance with the standards set forth in Section 4.02 of this ordinance. Departures from the usual dimensional requirements of this ordinance shall be kept to a minimum. Applications may be submitted directly to the Code Enforcement Officer and shall not require prior Planning Board review. Notwithstanding any contrary provision of this ordinance, any lot of record that does not meet the current minimum lot size requirement may be used to construct, renovate or reconstruct a primary use with the following setbacks:~~

Front setback: Twenty (20) feet.

Side setback: Ten (10) feet.

Rear setback: Fifteen (15) feet.

The above setbacks shall not be applied to reduce any required water or wetland setbacks in a shoreland zone. If a lot of record is adjacent to a lot under the same ownership, the lots are subject to the requirements of Section 9.05.