

**MUNICIPAL OFFICERS' CERTIFICATION OF OFFICIAL TEXT OF A
PROPOSED ORDINANCE
[30-A M.R.S.A. § 3002 (2)]**

To the Town Clerk of the Town of Thomaston:

We hereby certify to you that the document to which we have affixed this certificate is a true copy of the official text of an ordinance entitled “Proposed Changes to Chapter 7-Land Use & Development Ordinance,” which is to be presented to the voters for their consideration on **November 6, 2018.**

Pursuant to 30-A M.R.S.A. §3002(2), you will retain this copy of the complete text of the ordinance as a public record and make other copies available for distribution to the voters, and you will ensure that copies are available at the polling places on the day of the vote.

Dated: September 10, 2018.

ATTEST:

THOMASTON SELECT BOARD:

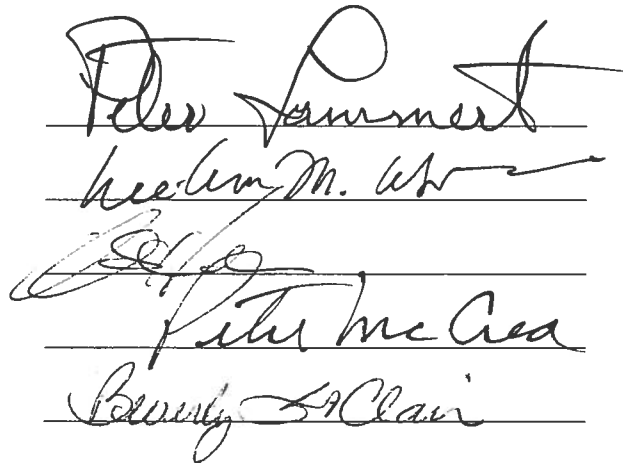
Peter Lammert, Chairman

Lee-Ann Upham, Vice Chairman

Bill Hahn

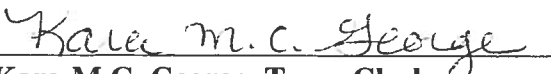
Peter McCrea

Beverly St. Clair



A true attested copy.

Dated: 9/10/2018


Kara M.C. George, Town Clerk
Thomaston, Maine

Article 4 Shall an Ordinance amendment entitled “Proposed Changes to Chapter 7 - Land Use & Development Ordinance” be enacted?

A copy of this ordinance amendment ratified by the Municipal Officers' and the Planning Board has been on file with the Municipal Clerk's office at least seven days before the Special Town Meeting by Secret Ballot. A certified copy of this ordinance is available for review in the Office of the Town Clerk during regular business hours.

SELECT BOARD AND PLANNING BOARD RECOMMEND APPROVAL

Proposed Changes to Chapter 7 Land Use & Development Ordinance

Section 703 Non-Conformance

703.4 Non-conforming Structures

703.4.1 Maintenance and Enlargement

- c) that the enlargement or accessory structure(s) meet the setback standards of the District, or, if not possible and located with the same yard area as the principal non-conforming structure, is no closer than the closest portion of the existing accessory non-conforming structure, or of the principal non-conforming structure if there is no existing accessory structure, to the front, side or rear lot line and contains no more than an additional twenty-five (25) percent of the ground-floor area of the existing accessory non-conforming structure or twenty-five (25) percent of the ground floor area of the principal structure if there is no existing accessory structure. In no case shall this section be construed to allow an existing non-conforming structure to become more non-conforming by enlargement or replacement.

Section 707 Urban Residential District (R3)

707.4 Conditional Uses

- 1) Apartment Building or Unit

Section 708 Transitional Residential District (TR3)

708.4 Conditional Uses

- 1) Apartment Building or Unit
- 4) Conversion of existing residential to:
- a) Apartment Building or Unit

Section 709 Rural Residential District (R2)

709.4 Conditional Uses

- 1) Apartment Building or Unit
- 13) Conversion of existing residential to:
 - a) Apartment Building or Unit

Section 710 Rural Residential & Farming District (R1)

710.4 Conditional Uses

- 1) Apartment Building or Unit
- 12) Conversion of existing residential to:
 - a) Apartment Building or Unit

Section 712 Highway Commercial District (HC)

712.1 Purpose

~~712.1.2 All Commercial District areas are considered as Fire Limit zones. All structures shall meet the standards enumerated in the "Original Ordinances of the Town of Thomaston Revised 1972, Section 11-202, Entitled Classification of Occupancies and Types of Construction."~~

Section 712A Village Commercial District (VC)

712A.1 Purpose

~~712A.1.2 — All Commercial District areas are considered as fire limit zones. All structures shall meet the standards enumerated in the “Original Ordinances of the Town of Thomaston revised 1972, Section 11.202, Entitled Classification of Occupancies and types of Construction.~~

712A.2 Boundary Description

MAIN STREET COMMERCIAL DISTRICT (Downtown Business Area)

Beginning at the Northwest corner of Map 105, Lot 267; thence Southerly along the boundary of Map 105, Lot 267 to the center line of Main Street, also known as US Route One; thence Easterly along the center line of US Route One to the intersection with Green Street; thence Southerly along the center line of Green Street to the Southwest corner of Map 105, Lot 099; thence Easterly along the boundary lines of Map 105, Lots 099, 185 and 121 to the center line of Knox Street; thence Northerly along the center line of Knox Street to the Southwest corner of Map 105, Lot 123; thence Easterly along the boundary lines of Map 105, Lots 123, 179, 177, 175, 173 and 171 to the center line of Gilcrest Street; thence Northerly along the center line of Gilcrest Street to the intersection with US Route One; thence Westerly along the center line of US Route One to the Southeast corner of Map 105, Lot 375; thence Northerly and Westerly along the boundary lines of Map 105, Lots 375, 373 and 369 to the center line of Beechwood Street; thence Northerly along the center line of Beechwood Street to the Northeast corner of Map 105, Lot 307; thence Westerly along the boundary lines of Map 105, Lots 307 and 303 to the center line of Watts Lane; thence Northerly along the center line of Watts Lane to the Northeast corner of Map 105, Lot 297; thence Westerly along the boundary of Map 105, Lot 297 to the boundary of Map 105, Lot 295; thence Northerly and Easterly along the boundary of Map 105, Lot 295 to the center line of Watts Lane; thence Northerly along the center line of Watts Lane to the Southeast corner of Map 105, Lot 299; thence Northwesterly, Northeasterly and Easterly along the boundaries on Map 105, Lots 299 and 301 to the centerline of Watts Lane; thence Northerly along the centerline of Watts Lane to the Northeast corner of Map 105, Lot 295; thence Westerly, Southerly, Southeasterly Westerly, Southerly and Easterly along the boundary of Map 105, Lot 295 to the Northerly limit of Starr Street; thence Southerly across Starr Street to the Northeast corner of Map 105, Lot 267 265; thence Westerly along the boundary of Map 105, Lot 267 Southerly to the point of beginning.

Section 714 Shoreland Commercial District (SC)

714.1 Purpose

~~714.1.2 All Commercial District areas are considered as Fire Limit zones. All structures shall meet the standards enumerated in the "Original Ordinances of the Town of Thomaston Revised 1972, Section 11-202, Entitled Classification of Occupancies and Types of Construction."~~

Section 715 Shoreland Standards

715.9 Signs

715.9.9-Signs may be illuminated only by shielded, non-flashing lights, if approved by the Planning Board.

~~715.9.10 Signs may be illuminated only by shielded, non flashing lights, if approved by the Planning Board.~~