

TOWN COUNCIL
Town of Falmouth, Maine

**An Ordinance Amending the Zoning and Site Plan Review Ordinance
Regarding Eliminating the Minor Site Review Sunset Provision and
Increasing the Size of Building Additions Allowed Under Minor Site Review**

Be it ordained by the Town Council of the Town of Falmouth, Maine in Town Council assembled, that the Falmouth Zoning and Site Plan Review Ordinance be amended as follows.

Amend Section 19-127.2 as follows:

Sec. 19-127.2 Minor Site Plan Approval

The following expansions, additions, replacements, alterations and improvements to previously developed commercial or multi-family residential properties meeting the following thresholds may be approved under the Minor Site Plan Approval procedure in Section 19-128.1 below. Projects submitted under this section shall require approval by the Community Development Director and the Senior Planner.[Added 8/26/13]

- a. ~~Replacement or new~~ utility or support structures such as mechanical systems and coolers.
- b. ~~Replacement of~~ lighting stanchions and fixtures and changes of location of the same.
- c. ~~Replacements and additions to~~ landscaping and screening.
- d. ~~Replacements and alterations to~~ screening.
- e. Minor alterations to grading, drainage and stormwater improvements provided they do not have any negative impact on water quality standards or downstream properties. Any improvements under this paragraph require approval by the Town Engineer.
- f. Increase in impervious surfaces of no greater than 4,000 square feet in a ten year period.
- g. Building additions limited to no more than a 20% expansion of the total gross square footage of the existing building or ~~500~~ 1,000 gross square feet, whichever is less. Additions shall not exceed a total of 1,000 gross square feet in a ten year period.
- h. New accessory buildings or structures not to exceed 500 gross square feet in any ten year period.

Delete Section 19-169 as follows:

~~Sec. 19-169 Minor Site Plan Review Sunset Provision~~

~~All amendments associated with the establishment of Minor Site Plan Review as adopted on August 26, 2013 shall be repealed effective August 26, 2016, unless further legislative action is taken to extend the provision.~~