



**TOWN OF FALMOUTH
ORDINANCE NO 112-2016**

**An Ordinance Amending the Zoning and Site Plan Review Ordinance relative
to Minor Site Plan Approval**

**Be it ordained by the Town Council of the Town of Falmouth, Maine in Town
Council assembled, that the Zoning and Site Plan Review Ordinance be
amended to read 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. utility or support structures such as mechanical systems and coolers.
- b. lighting stanchions and fixtures and changes of location of the same.
- c. landscaping and screening.
- d. 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.
- e. Increase in impervious surfaces of no greater than 4,000 square feet in a ten year period.
- f. 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.
- g. New accessory buildings or structures not to exceed 500 gross square feet in any ten year period.

Delete Section 19-169 in its entirety.

Attest: _____

**Ellen Planer
Town Clerk
April 11, 2016**