

DRAFT
TOWN COUNCIL
Town of Falmouth, Maine
October 15, 2014 Introduction

**An Ordinance Amending the Zoning and Site Plan Review Ordinance
Regarding the Hat Trick Drive Special District and the designation of Hat
Trick Drive**

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 3.6.5.4 as follows:

3.6.5.4 Internal Drives – Internal drives may be constructed to bring existing buildings into conformance with front setbacks, to provide street frontage and access for new buildings, to provide alternate routing to existing public streets and to provide pedestrian mobility.

4. Notwithstanding the provisions of this section, Hat Trick Drive, as constructed by the Town, is an internal drive for purposes of this ordinance.

Enact a new Section 3.24, Hat Trick Drive Special District

3.24 Hat Trick Drive Special District

3.24.1 Purpose- The Hat Trick Drive Special District (HTDSD) is established due to the location of the right of way that the designed street lies within. The right of way is situated on four parcels, Tax Assessor’s U24-007-001, U24 – 007-002, U52 – 002 and U52-005. Hat Trick Drive as constructed by the Town is established for public use in the Public Private Limited Development Agreement **dated ??????**.

3.24.2 Conformance with other Requirements – The HTDSD shall conform with the design standards as shown on the plans entitled “Route One/Village Commercial District – Hat Trick Drive” prepared by Sewall Associates and dated May 13, 2014 and consisting of four sheets: Index, C1 , C2 and L1, or as the plan may be amended by the Town of Falmouth for final construction.

3.24.3 District Boundaries – The boundaries of the HTDSD are as depicted on the plans as referenced in Section 3.24.2 above and include any and all improvements associated with the construction of the street, including landscaping, storm drainage and signage, and which shall be made part of the Official Zoning map upon adoption.

3.24.4 Site Plan Review – The construction of Hat Trick Drive shall comply with the plans as referenced in Section 3.24.2 above and shall be exempt from site plan review under Section 9 of this ordinance.

