

**Limington Planning Board Proposed Referendum Questions
VOTE – June 11, 2024**

Overview/Explanation

Article 2 -- Shall amendments to the Ordinance entitled "Zoning Ordinance" be enacted?

- Corrects typos and any incorrect references which basically were typos.
- Adds clarification information on the Notice of Decisions that the Planning Board issues once an application has been finally approved.
- On Land Use Table corrects that under Medical Marijuana Production the application has to be approved by the Planning Board and not the Code enforcement Officer as it's a Conditional Use Permit which the CEO cannot approve.
- Brings the Ordinance into compliance with State law.

Article 3 -- Shall an amendment to the Zoning Ordinance entitled "Extraction Industry" be enacted?

- **All existing gravel pits are grandfathered from these changes until they expand their operation or open a new pit. Does not have any impact on smaller pits unless they expand significantly and have to comply with Maine DEP requirements.**
- Clarifies reclamation standards when a pit is closed.
- Requires plans to be drawn by a licensed Maine professional engineer.
- Clarifies language so everyone knows what's expected such as in buffer strips, lighting, rehabilitation of pits.
- Requires location of seasonal highwater table using borings or test pits.
- Requires a hydrological study for all new or expanding pits by having two (2) monitoring wells for every 10 acres.
- Determines distance that must be maintained from wells/residential water supply.
- Prior to opening a new pit requires a performance guarantee acceptable to the Select Board.
- Increases liability insurance coverage necessary from \$1,000,000 to \$2,000,000.
- Brings Ordinance into compliance with State law.

Article 4 -- Shall an amendment to the Subdivision Ordinance entitled "Fire Protection and Public Safety" be enacted?

- Clarifies the distance needed between buildings and water supply.
- Eliminates contradiction within the Ordinance.
- Clarifies Ordinance language as to meaning of certain procedures and further protects the Town from liability.
- Cisterns and how they are to be constructed more clearly defined. This is much needed due to significant problems with developers.
- Ensures proper inspection by Fire Chief and Code Enforcement Officer before final approval.
- Defines responsibility for maintenance of cisterns and dry hydrants by the homeowners' associations.

Article 5 -- Shall an amendment to the Zoning Ordinance entitled "Flood Plain Management" be enacted?

- FEMA mandates Towns adopt this.
- Town must adopt by July 17, 2024.
- If not adopted, **no** FEMA insurance policies will be issued in town.
- Existing policies will still be in effect but will not be renewed upon expiration.
- **No** FEMA monies for the Town should they apply for reimbursement for storm road damage.
- Reduction in area requiring insurance from 20' to 1' from water body.
- There are currently 6 families in town with FEMA policies.
- Could affect future sales of homes in Town.

Article 6 -- Shall an amendment to the Zoning Ordinance entitled "LD 2003" be enacted?

- State mandated law. Towns must adopt by mid-July.
- Limington not seriously affected as we do not have public water or sewerage.
- Allows up to three (3) dwelling units per lot.
- This could be the original house with an accessory building (like an in-law apartment), and another house.
- If adding another house, the lot size required in your zone/district would have to double (example: from 3 acres to 6 acres) but there is no requirement for separate frontage or another driveway and no requirement for additional parking spaces. If you own say 10 or 15 acres you would not have to double that.
- Must meet setback requirements.
- Tiny homes allowed.