



**Long Range Planning Committee Meeting
November 8, 2024
8-9:30 am**

In Person: Council Chambers

Virtually via Zoom: To view the meeting via Zoom, [Click Here](#)

Members of the public may attend virtually or in person. Committee members are expected to attend in person unless the member meets one of the circumstances established in the Committee's remote participation policy.

Members: Allen Paul, Rick Shinay, Peter Freiling, Robyn Saunders, Portia Hirschman

Alternates: Judith Fischer, Vacant

Planning Board Liaison: Rachel Hendrickson

Council Liaisons: Jean-Marie Caterina and Jon Anderson

- I. Roll Call and Identify Voting Members
- II. Review Minutes October 11, 2024
- III. Discuss and make a recommendation to the Ordinance Committee for proposed amendments to the Light Industrial Zoning District, the Rural Farming Overlay District and the Zoning Map of the Town for Scarborough.
- IV. Discuss and make a recommendation to the Ordinance Committee for proposed amendments to the Zoning Ordinance to permit horticulture uses in the Rural Farm zoning district.
- V. Public Comment
- VI. Staff Updates
- VII. Committee Member Updates
- VIII. Adjourn – Next Meeting December 13, 2024

MINUTES



Long Range Planning Committee Meeting
October 11, 2024
8-9:30 am

In Person: Town Manager Conference Room

Virtually via Zoom: To view the meeting via Zoom, [Click Here](#)

Members of the public may attend virtually or in person. Committee members are expected to attend in person unless the member meets one of the circumstances established in the Committee's remote participation policy.

Members in Attendance: Allen Paul, Rick Shinay, Peter Freilinger, Portia Hirschman
Alternates: Judith Fischer
Council Liaisons: Jon Anderson

- I. Roll Call and Identify Voting Members
- II. Review Minutes September 13, 2024 – Peter and Portia - All in favor (Allen Paul abstained)
- III. Consider and discuss a request to review landscape uses in the Rural Farm zoning district.

Staff provided an overview of the request and presented a recap from the December 2023 meeting. Discussion ensued concerning landscape uses and possibly adding performance standards for horticulture uses. Peter Freilinger stated the Board of Appeals was surprised this was not an allowed use already during the ZBA request process and was supportive of the wholesale use being permitted and not allowing for parking and signage. Autumn requested clarification about issues with a nursery in the RF – Peter stated the parking would be a concern and discussion ensued about the retail part of the use not being in the same character of the RF.

Paul Beavers, the applicant requesting this be considered, also spoke and wishes to have the use classified as conforming so that he may have same accessory uses to agriculture uses such as employee housing.

Portia mentioned the high-rise farming structure in Westbrook and would that be permitted – retail sales and services are not permitted in RF. Judy asked a question about invasive species

regulations and Autumnf shared where those could be found on the state website and in town regulations. Portia mentioned bees – Autumn stated that some retail sales and service uses may be appropriate in the RF and the committee agreed to review in the future especially around the nursery type uses. The committee also acknowledged that variations in RF should be considered in the future. The committee also agreed to add recommendation to the 30x30 plan to address variations, trailheads and RF village nodes.

Staff agreed to prepare draft language to review at the next meeting concerning horticulture uses and appropriate performance standards to consider.

IV. Consider and discuss a request to review the Light Industrial zoning district.

Rick Shinay recused himself from the discussion as he represents the developers of the Fed Ex property in the LI district.

Autumn briefly reviewed the discussion held in the Fall of 2022 concerning the LI district and explained the discussion and changes that were recommended at that time to address truck traffic on Two Rod Road.

Autumn presented the details on the Fed Ex project and where it stands in the process. Neighbors have sent comments and concerns about the project and have requests additional review of the districts appropriateness to the surrounding area.

Denise Hamilton of Two Rod Rd spoke about the neighbors' concerns and specifically the fed ex project. She spoke about the posting on Holmes Road, and the recommendation in 2012 for no trucking terminals. She spoke about ongoing water concerns and the 24/7 nature of the proposal. Autumn reviewed the traffic improvements that Fed Ex will be required to do as far as their project is concerned. Peter spoke about the nature of the speedway in the past and the fact that it has been used for quite some time. Jon Anderson reiterated that the 24/7 trucking facility is different from the speedway operations.

Autumn went on to call out the parcels that remain in the LI district, pointing out the vacant parcels and existing uses. She also discussed the possibility of rezoning the area to RF or striking specific uses. Portia has concerns with the water and potential contamination for wells. Peter went on to recommend that the two parcels south of the proposed fed ex site off of Two Rod Rd should be rezoned back to the Rural Farming district, especially due to the fact they have wetlands. Jon spoke about his concerns allowing the continuation of more industrial uses in the area in light of residents' concerns. Ideas came up to remove the two parcels and residential lots from the LI overlay, add a clause similar to Running Hill that water and sewer would be required for additional development and strike specific uses. (Trucking terminals and marijuana cultivation)

Staff will bring back map revisions showing the proposed maps updates, stricken and water and sewer clause added.

V. Public Comment

Denis Hamilton of Two Rod Rd also spoke about the shared access clause in the LI ordinance and the process of the original zoning changes in 2012 and 2013. She thanked the committee for their consideration.

VI. Staff Updates

Jon Anderson spoke about councils plan to update to the CEA policy to add an affordable housing component and working with various committees to assist in creating a goal or strategic plan to develop affordable housing tiff districts.

Autumn mentioned Ordinance Committee work with Wetland Setbacks and Mobile Food Vendors. Open Space Master Plan and Vulnerability Study are moving along as planned and the Transportation Study is on target for review later in the month.

VII. Committee Member Updates

Peter mentioned continuing to see setback issues in the R2 district and much of the zoning does not match what is existing.

Allen asked a question about the term limits conversation and mentioned the effects on Allen and Rick in 2025.

Jon mentioned the discussion about term limits might be continued further.

VIII. Adjourn – Next Meeting November 8, 2024

AGENDA ITEM 2

SECTION XIII. RESIDENTIAL ZONING DISTRICTS

RURAL FARMING DISTRICT RF

To conserve the integrity and natural qualities of rural open space for the betterment and future of the community and encourage the continuation of agriculture and related activities in these areas of the community. To this end, residential development shall not be in excess of 1 dwelling unit per 2 residential acres.

A. PERMITTED USES – RESIDENTIAL DISTRICTS

Permitted use table abbreviations are as follows:

- P – Permitted by Right
- SE – Special Exception Required
- C# – Condition Applies
- CZ – Contract Zone Required
- Blank – Not a Permitted Use

AGRICULTURAL USES	PERFORMANCE STANDARDS APPLY	RF
Accessory uses including accessory stables on lots of at least two acres	Section IX.P.	P
Accessory uses including accessory agricultural activities	Section IX.P.	P
Commercial Agriculture	Section IX.Q.	P
Commercial Animal Husbandry	Section IX.Q.	P
Agricultural Employee Housing in Conjunction with Commercial Agriculture and/or Commercial Animal Husbandry		SE
Commercial Stables		P
Farm stand	Section IX.R	P
Agricultural Products Store	Section IX.S.	P
Agricultural processing facility with a total of not more than one thousand (1,000) square feet of gross floor area in conjunction with commercial agriculture	Section IX.Q.	
Agricultural processing facility with a total of not more than two thousand (2,000) square feet of gross floor area in conjunction with commercial agriculture and/or animal husbandry	Section IX.Q.	P

Agricultural processing facility with a total of more than two thousand (2,000) square feet of gross floor area in conjunction with commercial agriculture and/or animal husbandry	Section IX.Q.	SE
<u>Landscape Contractor (no retail component)</u>	<u>Section IX.BB</u>	<u>P</u>
Forestry		P
Wetlands Creation on Previously Excavated Property		CZ

We may want to allow these in BOR, I and LI as well – contractors offices, shops and storage yards are permitted in these districts.

DIMENSIONAL STANDARDS	RF
	ALL
Minimum Lot Area per Dwelling Unit (refer to Section VI - Definitions, Lot Area for calculation)	80,000 sq ft
Minimum Street Frontage	200'
SETBACKS	RF
	ALL
Minimum Front Yard (All Structures)	50'
Minimum Side Yard*	15'
Minimum Rear Yard*	15'

SECTION VI. DEFINITIONS

Except where specifically defined herein, all words used in this Ordinance shall carry their customary meanings. Words used in the present tense include the future, and the plural includes the singular; the word “lot” includes the word “plot”; the word “building” includes the word “structure”; the word “shall” is always mandatory; “occupied” or “used” shall be considered as though followed by the words “or intended, arranged, or designed to be used or occupied”; the terms “building inspector” and “code enforcement officer” are synonymous. [12/01/04] [10/04/17]

Accessory Agricultural Activities:

The growing of plants including but not limited to forages and sod crops, grains and seed crops, fruits and vegetables, ornamental and nursery stock, and flowers and/or the keeping, breeding, or raising of animals, other than household pets, or fishing and/or shellfish harvesting that is incidental and subordinate to the primary use of the property for residential or nonresidential use in which the agricultural products are primarily for use by the owner, lessor, or occupant of the property.

Accessory Agricultural Activities are subject to performance standards contained in Section IX of this Ordinance. [05/05/10] [Amended 10/18/23]

Agricultural Employee Housing:

Housing quarters that are located on the premises of and are incidental and subordinate to a Commercial Agriculture, ~~or~~ Commercial Animal Husbandry **or Landscape Contractor** use and that are used exclusively to house seasonal agricultural employees and/or apprentices associated with the **permitted agricultural** use for no more than eight (8) months per year. Units of agricultural employee housing shall not be considered dwelling units when applying the net residential density standards of this Ordinance, but must comply with all applicable OSHA standards and State and local building code requirements. [05/05/10]

Commercial Agriculture:

The growing of plants including but not limited to forages and sod crops, grains and seed crops, fruits and vegetables, ornamental and nursery stock, and flowers primarily for sale to or use by someone other than the owner, lessor, or occupant of the property. Commercial Agriculture includes leased or rented land used as part of an agricultural activity as well as the related processing and storage of these plants together with buildings and structures used in the agricultural activity such as barns, storage buildings and facilities, greenhouses and temporary shelters, and accessory processing facilities. Outdoor recreational and entertainment activities that involve minimal structural development and that are accessory to the agricultural activity (such as hay rides, corn mazes, agritainment, and similar activities) and educational activities are allowed. [05/05/10]

Landscape Contractor:

Landscape Contractor means the business of designing, installing, planting, or maintaining lawns, gardens, hardscapes, water features, outdoor structures, decorative features, stormwater and drainage features, or other activities intended to enhance the appearance or usefulness of outdoor areas. Landscape Contractor also means providing snow removal services with vehicles, equipment, and supplies that are stored, parked, serviced, or loaded at the business location. Landscape Contractor includes tree installation, maintenance, or removal. Landscape Contractor includes buildings and structures used in the such as barns, storage buildings and facilities, greenhouses and temporary shelters. All structures shall be subject to site plan approval.

PERFORMANCE STANDARDS

Q. PERFORMANCE STANDARDS – COMMERCIAL AGRICULTURE AND COMMERCIAL ANIMAL HUSBANDRY INCLUDING PROCESSING [Adopted 05/05/2010]

Commercial Agriculture and Commercial Animal Husbandry must be carried out in conformance with the following performance standards:

1. A lot must have a lot area of at least one (1) acre to have any permanent agricultural buildings or structures.
2. Commercial Animal Husbandry is allowed only on lots with a lot area of two (2) acres or more.
3. Any building or structure that is used to house animals other than domestic pets and any facilities for the storage or handling of manure or materials that contain manure must conform to the setback requirements of the zone in which it is located. The facilities must be operated and

maintained in accordance with the latest edition of the Maine Department of Agriculture's Manual of Best Management Practices for Maine Agriculture.

4. Facilities for the processing of agricultural products must be designed and primarily used to process products raised as part of the Commercial Agriculture and/or Commercial Animal Husbandry use but the processing of other agricultural products not raised as part of the Commercial Agriculture or Animal Husbandry use is allowed provided that the processing facilities are accessory and subordinate to the principal agricultural use of the property.

5. Processing facilities must be operated and maintained in accordance with the latest edition of the Maine Department of Agriculture's 01-001 Chapter 343 Rule, "Food Processing and Manufacturing" requirements.

BB. PERFORMANCE STANDARDS – LANDSCAPE CONTRACTOR

1. In the Rural Farming District, the minimum lot area is 4 acres.

2. Minimum side and rear yard - 25 feet or 50% of building height whichever is greater except that all side and rear yards abutting residential districts shall be a minimum of 50 feet or the height equivalent of the principal building or use, whichever is greater, and shall comply with the buffering requirements of this Ordinance.

Buffering requirements: No building shall be erected or any use permitted in non-residential districts, which abut residential districts unless the following side and rear yard requirements are satisfied: 1. All such side and rear yards abutting residential districts shall maintain the district boundary in its natural state to provide a visual screen between districts. 2. Where no natural buffering can be maintained all such side and rear yards abutting residential districts shall be landscaped to provide a visual screen between districts. Because of varying site conditions, landscaping for the purposes of this may include tree plantings, hedges, fencing, walling and combination thereof

3. The number of motor vehicles and trailers for equipment and supplies operated in connection with the landscape contractor business or parked on-site in the rural farming district must be approved by the Planning Board to avoid an adverse impact on abutting uses.

4. Adequate parking must be provided on-site for the total number of vehicles and trailers permitted.

5. Sale of plant materials, garden supplies, or equipment is prohibited in the Rural Farming zoning district.

6. The Planning Board may regulate hours of operation and other on-site operations in the Rural Farming zoning district to avoid adverse impact on abutting uses.

SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI).

SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI).

A. PURPOSE

The purpose of this district is to provide an area for small, light industrial type of development while reestablishing the Holmes Road as an attractive gateway to the west side of town. New development together with redevelopment of existing uses should create an attractive business/industrial park environment with a roadside buffer along the Holmes Road. Residential properties along Two Rod Road and to the west of the district should be protected with a substantial buffer.

B. DEVELOPMENT DESIGN AND REVIEW PROCEDURES

Depending on the acreage of a proposed project, a development/redevelopment project within this district may undergo a conventional review process involving Site Plan Review and/or Subdivision Review applying the quantitative standards of subsection E. or may be reviewed as a Planned Development applying the qualitative standards and flexible design allowable under subsections I and J of this district and Section VIIE of this Ordinance.

1. Conventional Developments. Projects that are proposing to develop or redevelop less than five (5) acres of land may be reviewed as a conventional development or as a Planned Development, at the applicant's option.

2. Planned Developments. Projects that are proposing to develop or redevelop five (5) acres or more of land are required to be reviewed as Planned Developments in accordance with the applicable standards of subsection J Development Standards for Planned Developments of this district and Section VIIE Planned Development of this Ordinance.

C. PERMITTED USES

NOTE: The requirements of subsection F.1. of this district relating to sewage disposal may limit the type or scale of the uses that can occur in this district.

The following uses are permitted on any lot in the district subject to the requirements of Section F:

1. Personal service establishments.
2. Instructional and educational services.
3. Business and professional offices.
4. Business services.
5. Contractor's offices, shops and storage yards.
6. Non-municipal government buildings and uses.
7. Motor vehicle repair and service facilities existing as of January 1, 2013 including auto body shops and facilities for the repair of recreational vehicles.
8. Accessory uses.
9. Accessory agricultural activities subject to the performance standards of Section IX.P.

SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI).

The following uses are permitted only on lots that have vehicular access to the Holmes Road:

10. Manufacturing and assembly.
11. Research, development and light industrial.
12. High technology facilities, subject to the performance standards of Section IX (M).
13. Warehousing Facility, exclusive of mini-warehouse/storage facilities.[Amended 06/20/18]
- ~~14. Distribution, wholesale trade and transportation, including truck terminals~~ **in existence as of ??.**
15. Motor vehicle repair and service facilities including auto body shops, facilities for the repair of recreational vehicles, small engine repair facilities, and vehicle sales accessory to these uses.
16. Sale, rental and/or service of heavy equipment or specialized motor vehicles (other than passenger cars).
17. Retail sales or services if such sales or services are accessory to principal permitted uses.
18. Municipal buildings and uses.
19. Transmission towers subject to the performance standards of Section IX(F) of this Ordinance.
20. Recycling facilities, including only junkyards, automobile graveyards or automobile recycling businesses that are existing as of January 1, 2013, and subject to annual licensing by the Scarborough Town Council under section IX(A)(18).
22. Fully enclosed places of assembly, amusement, culture and government existing as of January 1, 2013.
23. Telecommunication facilities.
24. Small-scale energy facilities, subject to the performance standards of Section IX(W).
- ~~25. Cannabis Manufacturing Facility. [Adopted 01/08/2020; Amended 09/04/2024]~~
- ~~26. Cannabis Testing Facility. [Adopted 01/08/2020; Amended 09/04/2024]~~
- ~~27. Marijuana Cultivation Facility conducted within a fully enclosed structure. [Adopted 01/08/2020]~~
28. Utility-Scale Solar Energy Systems, subject to the performance standards of Section IX.(O.1.) of this Ordinance. [Adopted 11/03/21]

D. SPECIAL EXCEPTIONS

1. Public utility buildings including substations, pumping stations and sewage treatment facilities.
2. Outdoor storage, exclusive of fuel stored in bulk.

SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI).

E. SPACE AND BULK REGULATIONS

1. The following space and bulk regulations are applicable to conventional developments:

Minimum area of lot	20,000 square feet
Minimum lot frontage	200 feet for lots abutting Holmes Rd and Two Rod Rd; 100 feet for lots abutting all other streets
Maximum percent of lot coverage by buildings	50%
Maximum percent of lot coverage by buildings and other impervious surfaces	85%
Minimum front yards	50 feet
Minimum side and rear yards	25 feet except that all side and rear yards abutting residential districts shall be a minimum of 100 feet or the height equivalent of the principal building or use, whichever is greater, and shall comply with the buffering requirements of this Ordinance.
Maximum building height	45 feet

2. The following space and bulk regulations are applicable to planned developments:

Minimum area of lot	20,000 square feet
Minimum lot frontage	200 feet for lots abutting Holmes Rd and Two Rod Rd; For all other streets the lot frontage requirement shall be determined under subsection J. of this district
Maximum percent of lot coverage by buildings	Determined by the Planning Board under subsection J. of this district
Maximum percent of lot coverage by buildings and other impervious surfaces	Determined by the Planning Board under subsection J. of this district
Minimum front yards	50 feet
Minimum side and rear yards	25 feet except that all side and rear yards abutting residential districts shall be a minimum of 100 feet or the height equivalent of the principal building or use, whichever is greater, and shall comply with the buffering requirements of this Ordinance.
Maximum building height	45 feet

F. ADDITIONAL DEVELOPMENT STANDARDS APPLICABLE TO BOTH CONVENTIONAL AND PLANNED DEVELOPMENTS

4. Public Utilities Service – All new development shall be served by public sewer and public water.

SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI).

All new, expanded, or redeveloped buildings shall be served by public sewer unless all of the following are met in which case sewage disposal may be provided by an on-site sewage disposal system meeting the requirements of the Maine State Plumbing Code and the Town of Scarborough Plumbing Ordinance.

- a. The design sewage flow of the use will be less than six hundred (600) gallons per day based on the Maine State Plumbing Code, and;
- b. Only domestic type sewage will flow to the on-site sewage disposal system. No process water shall go to the system, and;
- c. The project will be designed to be connected to a public sewer system in the adjacent street if such a sewer is ever extended.

Existing single-family dwellings served by on-site wastewater systems shall not be subject to this requirement until the single-family dwelling is changed, converted or redeveloped to a new use.

~~**1. Sewage Disposal:** All new, expanded, or redeveloped buildings in the district shall be connected to the public sewer system unless all of the following are met in which case sewage disposal may be provided by an on-site sewage disposal system meeting the requirements of the Maine State Plumbing Code and Chapter 404A the Town of Scarborough Plumbing Ordinance.~~

- ~~a. The design sewage flow of the use will be less than two thousand (2,000) gallons per day based on the Maine State Plumbing Code, and~~
- ~~b. Only domestic type sewage will flow to the on-site sewage disposal system. No process water shall go to the system, and~~
- ~~c. The project will be designed to be connected to a public sewer system in the adjacent street if such a sewer is ever extended, and~~
- ~~d. The owner or developer agrees to connect to the public sewer system within twenty-four (24) months of service being provided in the adjacent street and this requirement is made a condition of approval of any site plan approval for the project.~~

2. Streetscape Buffer Strip: For all new, expanded, or redeveloped buildings, a landscaped or naturally vegetated buffer strip shall be established and/or maintained along the front property line of a lot where it abuts a public street or highway except for existing lots fronting on Two Rod Road which are subject to the requirements of F.4. The width of the buffer strip shall be a minimum of thirty (30) feet when it is adjacent to Holmes Road, one hundred (100) feet when it is adjacent to Two Rod Road, one hundred (100) feet when it is adjacent to the Maine Turnpike (I-95) and associated Maine Turnpike on/off ramps, and ten (10) feet when it is adjacent to any other street. The buffer strip shall be designed to separate the development from the street and to enhance the visual environment of the street. The buffer strip shall be maintained as a naturally vegetated area with native, non-invasive vegetation unless an alternative treatment is approved by the Planning Board as part of the site plan review. In addition, the buffer strip must be landscaped in accordance with the Site Plan Review Ordinance. In the case of Holmes Road and other streets the buffer strip may be crossed by access roads or driveways and may include pedestrian and public utility facilities provided that the buffer function of the strip is maintained. Parking, internal roadways, structures, and storage or service facilities may not be located within the buffer strip. In the case of Two Rod Road, access roads or driveways are not allowed through the street buffer strip except in accordance with standard F.3. below.

3. Vehicular Access Prohibited from Two Rod Road in the Light Industrial District.

SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI).

~~a. Vehicle access to and from the Two Rod Road to serve new, expanded, or redeveloped buildings in the district via any means including public streets, private ways, driveways, other private accessways, or combinations thereof shall not be permitted, except for emergency vehicle access approved by the Fire Department and Planning Board and as allowed for under 3.b.~~

~~b. Buildings existing as of January 1, 2013 on lots that have frontage on Two Rod Road and that have their exclusive vehicle access from Two Rod Road may continue to have one point of vehicle access onto Two Rod Road. If the gross floor area of all existing buildings on a lot is increased by more than twenty (20) percent, or if the building is removed or the property is redeveloped, vehicular access to the property must not be from Two Rod Road as per 3.a.~~

4. Lots Abutting Two Rod Road: ~~A building existing as of January 1, 2013 that is on a lot that has frontage on Two Rod Road and that has its exclusive vehicle access from Two Rod Road that is converted from a residential use to a nonresidential use in whole or in part, must conform to the following additional requirements:~~

~~a. A twenty five (25) foot wide vegetated or landscaped buffer strip shall be maintained along the front property line adjacent to Two Rod Road and shall be improved/maintained in accordance with the Site Plan Review Ordinance.~~

~~b. One driveway not more than sixteen (16) feet in width shall provide access to Two Rod Road.~~

~~c. Any parking for more than two vehicles or service areas shall be located to the side or rear of the existing building.~~

~~d. Any expansion of the buildings on the lot or the construction/placement of new accessory buildings on the lot shall be limited to a cumulative total of twenty percent of the gross floor area of all buildings existing as of January 1, 2013 and shall be compatible with and maintain the architectural character of the existing buildings.~~

~~e. Any material storage or outdoor service areas shall be located to the side or rear of the existing building and shall be located within a landscaped or fenced area to screen it from view from the street.~~

5. Residential Buffering: Where a lot in the LI District abuts a lot in residential use or a residential or rural zone, a vegetated buffer shall be established and maintained in accordance with E. The buffer shall soften the transition from the LI District to adjacent residential areas and shall buffer buildings, parking, and service areas. In the design of sites, components of the project that generate large amounts of traffic, activity, noise, or similar potential impacts should be located away from residential areas and/or designed to mitigate adverse impacts on adjacent residential areas. Exterior light must be designed to eliminate spillover to adjacent residential uses or a residential or rural zone as per the Site Plan Review Ordinance.

6. Buffering of Parking: Parking lots and associated access drives must be buffered from adjacent public streets in accordance with the Site Plan Review Ordinance.

G. OFF-STREET PARKING APPLICABLE TO BOTH CONVENTIONAL AND PLANNED DEVELOPMENTS

SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI).

Off-street parking shall be provided in accordance with the requirements of Section XI of this Ordinance.

H. SIGNS APPLICABLE TO BOTH CONVENTIONAL AND PLANNED DEVELOPMENT

Signs shall be regulated in accordance with the requirements of Section XII of this Ordinance.

I. PLANNED DEVELOPMENT STANDARDS

The following development standards shall apply to all planned developments. In addition to these requirements, planned developments may incorporate the flexible design standards under subsection J. of this district subject to Planning Board review and approval.

1. Unified and Coordinated Design, Signage, and Lighting

Development and redevelopment of larger parcels in the LI District requiring Planned Development Review shall exhibit a high level of site planning and design. Planned Developments with multiple buildings and/or building lots shall establish a unified and coordinated layout and themes that are exhibited throughout the development. Likewise, a coordinated signage and lighting plan shall be required of the Planned Development that establishes a theme within the development.

2. Open Space and Natural Resource Conservation

Planned Developments shall be designed with respect for the natural resources and topography of the site. Significant wetlands, vernal pools and critical wildlife habitat areas shall be avoided, buffered and conserved. These significant natural resource areas that are greater than one (1) acre in size shall be conserved as common open space, while smaller significant natural resource areas may be incorporated into individual building lots or development sites. Open space lands may include a trail system for walking, hiking, biking or similar activities if such a trail system can be accommodated without adverse impact to the natural resources.

~~3. Access Management and Interconnections~~

~~Access to Planned Developments from Holmes Road shall be strictly controlled to limit the number of curb cuts along this roadway. Planned Developments shall make provisions for street and driveway interconnections to abutting properties to enable cross connections, the shared use of curb cuts and intersections and to reduce the overall number of curb cuts on Holmes Road and to provide access to interior properties that do not have street frontage on Holmes Road.)~~

J. FLEXIBLE DESIGN STANDARDS FOR PLANNED DEVELOPMENTS

The following flexible design standards may be applied to a Planned Development project, subject to Planning Board review and approval.

1. Flexible lot coverage – The Planning Board shall determine the maximum percent of lot coverage by buildings and maximum percent of lot coverage by buildings and other impervious surfaces in a planned development if the planned development includes “green building” technology or approaches that compensate for the additional lot coverage proposed. Examples of “green building” approaches may include green roof systems, porous pavement, photovoltaic and other forms of distributed energy, and other techniques as reviewed and approved by the Planning Board. If the planned development does not include green building technology, then the maximum

SECTION XXI.B. LIGHT INDUSTRIAL DISTRICT (LI).

percent of lot coverage by buildings and maximum percent of lot coverage by buildings and other impervious surfaces shall be governed by subsection E. of this district.

DRAFT

SECTION XXI.C. RURAL AND FARMING OVERLAY DISTRICT – RF-O.

[Adopted 03-20-13]

~~**SECTION XXI.C. RURAL AND FARMING OVERLAY DISTRICT – RF-O.**~~

~~[Adopted 03-20-13]~~

~~**A. PURPOSE AND APPLICABILITY**~~

~~To allow the existing residential buildings and vacant parcels in the Holmes Road Light Industrial area to continue to be used or developed for residential uses until such time as the property is developed, redeveloped, and/or modified and used in accordance with the Light Industrial (LI) District requirements.~~

~~The provisions of the RF-O District are applicable to land and to buildings existing as of the date of adoption of this provision or that are developed subsequent to the creation of this overlay district that are occupied or intended to be occupied predominately by residential uses or other uses that are not allowed as Permitted Uses or Special Exceptions in the underlying LI zoning district. The properties and buildings within the RF-O District shall be governed by the provisions of the Rural and Farming Overlay District rather than the provisions of the LI District until: 1) the property owner notifies the Town Planner in writing that he/she wants the property to be subject to the requirements of the underlying LI zoning district or 2) the property is used, developed or redeveloped for nonresidential or other uses not allowed in the RF-O District. Once a property becomes subject to the provisions of the underlying LI zoning district, all rights to being governed by the RF-O provisions are lost and the property may not revert to residential uses or other uses not allowed in the LI District.~~

~~**B. PERMITTED USES**~~

~~The use of land and of buildings and structures existing as of the date of adoption of this section shall be governed by the permitted use provisions of the RF District. Any use that is a permitted use in the RF District shall be a permitted use in the RF-O District.~~

~~**C. SPECIAL EXCEPTIONS**~~

~~The use of land and of buildings and structures existing as of the date of adoption of this section shall be governed by the Special Exception provisions of the RF District. Any use that is a Special Exception in the RF District shall be a Special Exception in the RF-O District.~~

~~**D. SPACE AND BULK REGULATIONS**~~

~~The use, modification, or expansion of buildings or structures existing as of the date of adoption of this section or the construction of new buildings shall be governed by the Space and Bulk Regulations of the RF District.~~

~~**E. OFF-STREET PARKING**~~

~~Off-street parking shall be provided in accordance with the requirements of Section XI of this Ordinance.~~

~~**F. SIGNS**~~

~~Signs shall be regulated in accordance with the requirements of Section XII of this Ordinance.~~

