

2005 Amendments to the Comprehensive Plan

1. Cluster Housing. On page 11-3, revise title of policy to Open Space Developments, delete strategy 1.A, Density Bonus and strategy 1.B, Cluster Housing, and create strategy 1.A, Open Space Development Plan, to read as follows:
 - A. Open Space Development Plan. Amend the subdivision provisions to permit developers to apply to the Planning Board for an open space subdivision. Authorize the Planning Board to reduce minimum lot size and/or reduce or eliminate minimum road frontage if it finds that an open space subdivision will achieve all of the following purposes that are applicable to the development: result in long-term protection and conservation of natural and other resources and landscapes; be compatible with surrounding land uses; provide for buffers; conserve land for agriculture, forestry or traditional uses; contribute to open space planning; create choices in businesses and residences; construct affordable housing; or provide for recreational opportunities.

2. Downtown. On page 11-9, amend strategy 2.C, Parking Requirements, by deleting all of the text and replacing with the following:
 - C. Parking Requirements. Amend the Land Use Ordinance to exempt all land uses from parking requirements in the downtown.

3. Light Industry. On page 11-9, revise strategy 3.A, Locations for Light Industry, by deleting all of the text and replacing with the following:
 - A. Locations for Light Industry. Authorize the Planning Board to classify an industry as a light industrial use if it finds that it meets all of the following standards:
 1. Will generate less than 30 truck trips per day.
 2. Noise will not exceed 50 decibels at any property line from 10:00 p.m. to 7:00 a.m. and 60 decibels from 7:00 a.m. to 10:00 p.m.
 3. Outside storage of waste shall not exceed 1,000 s.f.
 4. Will not create a nuisance by smoke, vibration, odor or appearance.

5. Parking and loading facilities are not oriented towards any residence within 300 feet.
 6. The total footprint of all structures does not exceed 10,000 s.f.
 7. The use is determined to be a low-impact activity, including, by way of example only, the following: bakeries, breweries, bottling, printing and publishing, pharmaceuticals, machine shops, precision instruments, watchmakers, musical instruments, toys and sporting goods, pottery and ceramics using only pulverized clay, wood products, jewelry, assembly of electrical components, canteen services, tool and die shops, and the packaging of foods.
4. Land Use Districts. On pages 11-12 to 11-14, revise strategy A by deleting all of the text and replacing with the following:
- A. Districts. Amend the Land Use Ordinance by establishing growth and rural areas to include the following:

1. Downtown Business District – to apply to the downtown commercial area.

Purpose: Protect the downtown commercial area of Waldoboro by allowing commercial and residential uses in existing buildings or in new buildings that are consistent with the architecture of a 19th century New England village, as well as apartments, theaters, libraries, public uses and parking lots. In order to encourage compact, urban-type development, there are no lot size requirements.

Lot size: None

2. Historic Village District – to apply to the historic portion of Waldoboro village exclusive of the downtown.

Purpose: Preserve the 19th century character of the area in accordance with the 1998 Waldoboro Comprehensive Plan. The intent is to allow residential use, home occupations and some businesses in existing or new buildings consistent with the historic architecture.

Lot size: None

3. Village District – to apply to Waldoboro village exclusive of the Downtown Business District and the Historic Village District.

Purpose: Provide for future growth consistent with current land development patterns. The intent is to allow single-family dwellings, two-family dwellings, home occupations, multi-family dwellings, municipal and institutional uses, churches, libraries and schools.

Lot size: 5,000 s.f. with public water and sewer; 20,000 s.f. with public sewer only; 40,000 s.f. with public water only; 80,000 s.f. with neither public water nor sewer.

4. Industrial District – to apply to portions of Winslows Mills and The Osram Sylvania property.

Purpose: Allow light industry/manufacturing and heavy industry/manufacturing as defined and encourage the continued industrial use of the Osram Sylvania property.

Lot size: 80,000 s.f.

5. Residential District – to apply to land areas on the water sides of Routes 32 and 220 south of Waldoboro Village, areas of land within 400 feet of the landward side of Routes 32 and 220 south of Waldoboro Village and areas of land within 250 feet of great ponds not otherwise zoned Resource Protection.

Purpose: Retain the rural character of Waldoboro and to protect residential property values by allowing agriculture, forestry and low density, single-family residential development.

Lot size: 80,000 s.f.

6. Route 1 Commercial A District – to apply to the rural areas of Route 1

Purpose: Replace haphazard strip development with well-planned, attractive, well-landscaped development, to encourage the retention of open space areas, to require large setbacks from the edge of the road, and to minimize driveway openings onto Route 1. The intent of this district is to allow mixed residential/commercial uses, commercial uses, light industry/manufacturing, agricultural and forestry uses.

Lot size: 80,000 s.f. and 400 feet of road frontage and 100 feet setback for each use provided that developments which retain at least 50% of the frontage and lot area as open space and provide shared driveways no closer than 600 feet apart and/or a frontage road, the lot size is 80,000 s.f. for the first use and 10,000 s.f. for each additional use, the frontage is 400 feet for the first use and 50 feet for each additional use, and all buildings are set back at least 100 feet from the edge of the traveled way, but not within the right-of-way.

7. Route 1 Commercial B District – to apply to the urban areas of Route 1.

Purpose: Allow development of business, light industry and manufacturing along Route 1 with fewer restrictions than in the Route 1 Rural District.

Lot size: 5,000 s.f. with public water and sewer; 20,000 s.f. with public sewer only; 40,000 s.f. with public water only; 80,000 s.f. with neither public water nor sewer.

8. Rural Village Business District – to apply to the historic crossroad areas of Winslows Mills Road-Cross Street, Old Augusta Road-Washington Road and Friendship Road-Finntown Road-Back Cove Road.

Purpose: Encourage small scale, residentially compatible business activities in Waldoboro's historic rural crossroad neighborhoods.

Lot size: 5,000 s.f. with public water and sewer; 20,000 s.f. with public sewer only; 40,000 s.f. with public water only; 80,000 s.f. with neither public water nor sewer.

9. Wellhead Protection District – to apply to a 1,000-foot wide zone along the major fracture zone providing water to the Water Department’s bedrock production well and a 2,500-foot radius circle centered on the Water Department’s bedrock production well.

Purpose: Protect the public water supply in Waldoboro from land uses that pose a threat to the quality and/or quantity of ground water being extracted from the wells that serve the public water system.

Lot size: Same as the underlying land use district

10. Rural District – to apply to all other areas of Waldoboro exclusive of the shoreland zone.

Purpose: Retain the rural character of Waldoboro by allowing agricultural, forestry and low-impact commercial uses. Low-density residential and related uses are permitted as consistent with the comprehensive plan. The purpose of this district is primarily to prevent inappropriate development of land where there are basically no public water and sewer utilities, and where the extension of such facilities is not economically feasible, to minimize the municipal cost of providing services to remote areas of the Town, to retain certain areas for non-intensive uses, and to retain areas for open space, such as natural land surrounding water bodies or land suitable for support of natural plant cover and wildlife, or land designated for recreational use. The intent of this district is also to allow rural-area commercial uses that may not be appropriate in other districts including saw mills, forestry, and other agriculturally-related businesses. Manufactured home parks are permitted only within a two (2) mile radius of the intersection of Jefferson Street and U.S. Route 1.

Lot size: 80,000 s.f.

3. Access Management. On page 11-15, revise strategy C, Site Distance Standards, by deleting all of the text and replacing with the following:

- C. Sight Distance Standards. Require all new uses to comply with the safe sight distance recommendation of 10 feet of sight distance per mile per hour of posted speed limit.

4. Water Supply. On page 11-25, revise strategy B, New Well, by deleting all the text and replacing it with the following:

- A. New Well. Protect the public water supply from land uses that may pose a threat to the quality and/or quantity of ground water being extracted from the town well off Wagner Bridge Road by creating a wellhead protection district.