



Town of Bowdoinham

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Memo:

To:	Select Board Cc: Planning Board	Date:	April 5, 2022
From:	Jenn Curtis, Director of Planning & Development;	Reference	Recommended Changes to Land Use Ordinance – Shoreland Zoning

Dear Planning Board,

History: The Comprehensive Planning Committee (Committee) voted unanimously at their meeting on September 14, 2021 to recommend support for modification of the General Development I Shoreland Zoning District where the gas station is located, to allow new petroleum or petroleum product storage and sale with the additional guidance that above ground tanks should be placed out of site behind the store, that gas station uses should be flood-resilient, and that any new structures conform to the historic character of the town.

The Committee found that the continued use of that area of town for a gas station that is thoughtfully designed and managed to limit impacts to nearby water resources, and that would be in keeping with the historical character of the area was consistent with the comprehensive plan.

Staff noted that the section of the Shoreland Zone proposed for amendment is currently more restrictive than the state standard for shoreland zoning and the proposed use in the General Development I District should be allowable, as consistent with the state standards.

At the meeting on October 28, 2021, the Planning Board considered the recommended revision and voted unanimously to support an ordinance change to allow the use in the GD I, with the caveats that the tanks be above ground and that the use be subject to site plan review. Staff have updated the draft revision to reflect these changes.

The Planning Board held a public hearing on the proposed change at their meeting on January 27, 2022. No changes were recommended at that time.



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The Select Board reviewed the proposed change on February 24, 2022 and had no recommended changes at that time.

ARTICLE 7: SHORELAND ZONING

D) Performance Standards

7) Commercial and Industrial Uses.

The following new commercial and industrial uses are prohibited within the shoreland zone, unless noted otherwise, below:

- a) Auto washing facilities
- b) Auto or other vehicle service and/or repair operations, including body shops
- c) Chemical and bacteriological laboratories
- d) Storage of chemicals, including herbicides, pesticides or fertilizers, other than amounts normally associated with individual households or farms
- e) Commercial painting, wood preserving, and furniture stripping
- f) Dry cleaning establishments
- g) Electronic circuit assembly
- h) Laundromats
- i) Metal plating, finishing, or polishing
- j) Petroleum or petroleum product storage and/or sale except storage on same property as use occurs and except for storage and sales associated with marinas
 - (i) This use is allowed in the General Development I District, with the requirements that: (1) a proposed project receives Site Plan Review approval, and (2) All petroleum product storage tanks must be aboveground.
- k) Photographic processing
- l) Off-set Printing
- m) Junkyard, Automobile Graveyard and Automobile Recycling Business
- n) Slaughter House