

Article 2:

Shall an ordinance entitled, “An Ordinance to Amend the Town of Bowdoinham Land Use Ordinance to Add and Amend Provisions Regarding Non-Roadside or Cross-Country Distribution Lines (greater than 34.5kv)” be enacted?

NOTE: Proposed additions to existing Code sections are underlined.
Proposed deletions of existing Code sections are ~~crossed-out~~.
Other sections of the Ordinance are unchanged.

ARTICLE 10: SITE PLAN REVIEW

A) Purpose

B) Site Plan Application Review Procedures

2) Classification of Projects.

- a) Tier II projects shall include the following projects:
 - (i) Smaller scale, less complex projects for which a less complex review process is adequate to protect the Town's interest.
 - (ii) Projects involving the construction or addition of fewer than five thousand (5,000) square feet of gross nonresidential floor area.
 - (iii) Projects involving only the creation of twenty thousand (20,000) to eighty thousand (80,000) square feet of impervious surfaces.
 - (iv) Projects involving the conversion of existing buildings or structures from one use to another without enlargement of the gross floor area.
 - (v) All marijuana uses requiring a Site Plan Review Permit, unless meets the requirements of a Tier III application in subsection d below.
 - (vi) Any project which involves drilling for or excavating natural resources, including mineral extraction, on land or under water where the area affected is between 5,000 and 30,000 square feet.
 - (vii) Any new or change to a Non-Roadside or Cross-Country Distribution Lines (greater than 34.5kV) including changes to the alignment of the lines, lighting, placement of the towers or height of the towers.
 - (viii) A change of use that is not within the same classification (i.e. commercial, industrial, institutional).

F) Use-Specific Performance Standards

~~18)~~ 20) Non-Roadside or Cross-Country Distribution Lines (greater than 34.5kV) and Gas Transmission Pipelines –

- a) The applicant must demonstrate:

- (i) the proposed cost and benefits of the proposed project,
 - (ii) potential impacts on abutters, the environment and wildlife habitat,
 - (iii) how potential impacts on abutters, the environment and wildlife habitat will be minimized,
- b) The proposed poles/towers shall be located so that it will have the least effect on abutters, the environment, and wildlife habitat.
 - c) The construction of non-roadside or cross-country distribution lines or gas pipelines must be scheduled so that the construction will have the least impact on abutting property owners, other persons that may be directly affected by the construction, the environment, and wildlife habitat.
 - d) Lighting must be minimized to the greatest extent possible. Blinking lighting shall only be used when no other alternatives are possible.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this ____ day of _____, 2021.

BOARD OF SELECTMEN OF THE TOWN OF BOWDOINHAM:

David Engler, Chair

Tony Lewis

Jeremy Cluchey, Vice Chair

Mark Favreau

Thomas Walling