

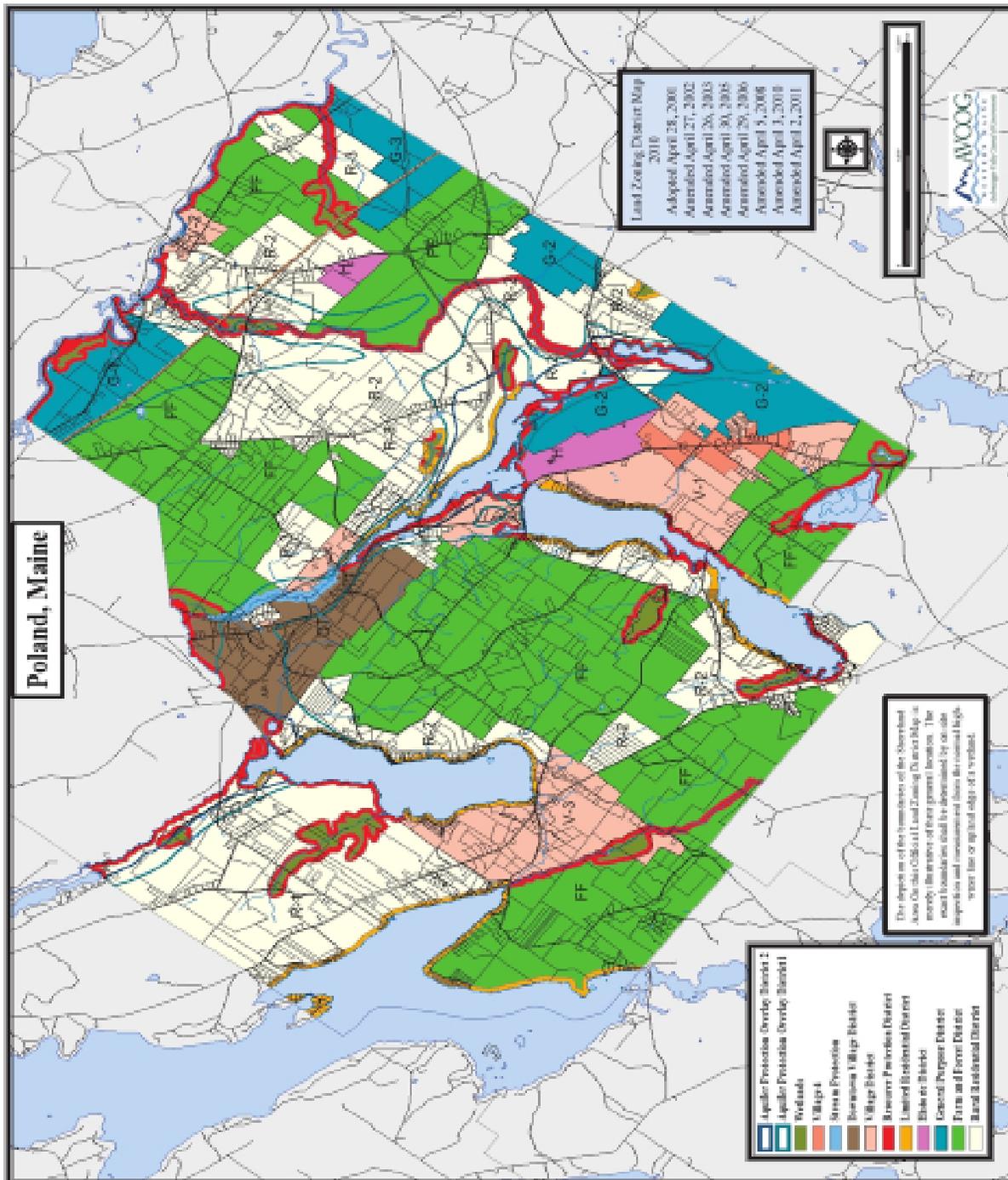
The applicant must record the approved plan in the Androscoggin County Registry of Deeds within 30 days of approval. The applicant shall establish an escrow account for estimated costs incurred by a third party inspector to review the construction of the Backlot driveway. At the time that the escrow account reaches ten (10) percent of its original amount, it shall be replenished to an acceptable level as determined necessary by the CEO to complete the required inspection. It shall be the applicant's responsibility to assure that the back lot driveway is completed in accordance with the approved plan and in compliance with the Town of Poland's standards, and to receive acceptance of completion by the third party inspector. No certificate of occupancy will be granted for a structure on a lot utilizing the back lot driveway as its primary access until construction of the back lot driveway has been completed and determined acceptable by the third party inspector and/or CEO and all required inspection fees have been paid in full. If the applicant does not record the approval within 30 days of approval, then the approval becomes void unless the recording period is extended by the Planning Board of good cause shown.

- M. **Waivers** - Where the Board makes written findings of fact that due to special circumstances of a particular application, certain required improvements or standards of this Code are not necessary to provide for the public health, safety or welfare, or are inappropriate because of inadequate or lacking connecting facilities adjacent to or in proximity of the proposed development, it may waive the requirement for such improvements, subject to appropriate conditions, provided the waivers do not have the effect of nullifying the intent and purpose of the Town of Poland Comprehensive Plan or this Code and further provided the performance standards of this Code have been or will be met. In granting waivers, the Planning Board shall require such conditions as will assure the purpose of these regulations are met.

510 ZONING MAP

Copies of the zoning maps are included with this code as a reference only and are not the official zoning maps. The official zoning map is the map signed and kept in the town's records by the Town Clerk. The official Zoning Map may be amended under the same criteria for amendments to this code as outlined in Section 109. Attested copies may be obtained for a fee as set in the Poland Fee Schedule.¹³⁴

¹³⁴ Added 4-26-2003



511 PLANNED COMMERCIAL DEVELOPMENTS ¹³⁵

- A. The goals of these provisions for planned commercial developments are:
1. Will be in accordance with the Comprehensive Plan;
 2. Will be reasonably self-sufficient in the provision of necessary services, such as sewerage, water supply, off-street parking, and long-term management of common facilities;

¹³⁵ Added 04/05/2014