# CHAPTER DIRECTORY

<table>
<thead>
<tr>
<th>CHAPTER</th>
<th>TITLE</th>
<th>PAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>GENERAL PROVISIONS</td>
<td>12</td>
</tr>
<tr>
<td>2</td>
<td>PLANNING BOARD</td>
<td>15</td>
</tr>
<tr>
<td>3</td>
<td>ADMINISTRATIVE</td>
<td>17</td>
</tr>
<tr>
<td>4</td>
<td>ENFORCEMENT</td>
<td>25</td>
</tr>
<tr>
<td>5</td>
<td>LAND ZONING</td>
<td>29</td>
</tr>
<tr>
<td>6</td>
<td>SUBDIVISION STANDARDS</td>
<td>132</td>
</tr>
<tr>
<td>7</td>
<td>FLOODPLAIN MANAGEMENT STANDARDS</td>
<td>177</td>
</tr>
<tr>
<td>8</td>
<td>STREET &amp; ROAD CONSTRUCTION STANDARDS</td>
<td>179</td>
</tr>
<tr>
<td>9</td>
<td>ROAD &amp; STREET ENTRANCE STANDARDS</td>
<td>190</td>
</tr>
<tr>
<td>10</td>
<td>AUTO GRAVEYARDS, JUNKYARD, &amp; RECYCLING BUSINESS</td>
<td>191</td>
</tr>
<tr>
<td>11</td>
<td>BUILDING CODE STANDARDS</td>
<td>194</td>
</tr>
<tr>
<td>12</td>
<td>FIRE PREVENTION AND LIFE SAFETY CODE STANDARDS</td>
<td>196</td>
</tr>
<tr>
<td>13</td>
<td>(RESERVED)</td>
<td>N/A</td>
</tr>
<tr>
<td>14</td>
<td>DEFINITIONS</td>
<td>199</td>
</tr>
</tbody>
</table>
CHAPTER 1 - GENERAL PROVISIONS

101 Short Title 12
102 Purposes 12
103 Authority 12
  103.1 Table of Contents & Index 12
104 Applicability 12
  104.1 General 12
  104.2 Municipal Authority over State Projects 12
  104.3 Municipal Authority over Federal Projects 12
105 Effective Date 12
106 Validity and Severability 12
107 Conflicts Between Chapters and Other Ordinances 12
108 Repeal of Existing Ordinances 13
  108.1 Subsequent Ordinances Repealed Since 4/28/2001 13
  108.2 Repeal of Municipal Timber Harvesting Regulation 13
109 Amendments 13
  109.1 Initiation of Amendments 13
  109.2 Public Hearing 13
  109.3 Adoption of Amendment 14
  109.4 Shoreland Areas 14

CHAPTER 2 - PLANNING BOARD

201 Short Title 15
202 Establishment and Authority 15
203 Appointment, Tenure, Quorum and Vacancy 15
  203.1 Appointment 15
  203.2 Tenure 15
  203.3 Quorum 15
  203.4 Vacancy 15
204 Rules and Regulations 15
205 Duties 15
206 Interrelation of Municipal Officers and Planning Board 16

CHAPTER 3 – ADMINISTRATIVE

301 Short Title 17
302 Administration 17
  302.1 Administering Bodies and Agents 17
303 Permits 18
  303.1 Permits Required 18
  303.2 Applications for Permits 18
  303.3 Conditions of Approval 20
  303.4 Burden of Proof 20
CHAPTER 4 - ENFORCEMENT

401 Short Title

402 Purpose and Applicability

402.1 Purpose

402.2 Applicability

403 Code Enforcement Officer

404 Procedure

404.1 Investigations

404.2 Notice of Violation(s)

404.3 Civil Proceedings

404.4 Issuance of Citation(s)

405 Penalties

405.1 Permits for New Buildings or Uses

406 Further Violations

406.1 Contents of Second Citation

406.2 Time Limits for Correcting the Second Citation Violations(s) Notice

406.3 Subsequent Citation

407 Collection Proceedings of Penalty for Non-Payment

407.1 Payment Date

407.2 Interest on Penalties

407.3 Consequence of Failure to Pay Penalties

407.4 Initiation of Proceedings for Collection of Penalties

408 Repeat Violations

408.1 Repeat Violations(s) Procedure

409 Appeals

CHAPTER 5 - LAND ZONING

501 Short Title

502 Purpose and Applicability

502.1 Purpose

502.2 Applicability

503 Official Land Zoning District Map

503.1 Official Land Zoning District Map

503.2 Scale of Map
<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>503.3</td>
<td>Certification of the Official Land Zoning District Map</td>
<td>29</td>
</tr>
<tr>
<td>503.4</td>
<td>Changes to the Official Land Zoning District Map</td>
<td>29</td>
</tr>
<tr>
<td>503.5</td>
<td>Interpretation of District Boundaries</td>
<td>30</td>
</tr>
<tr>
<td>503.6</td>
<td>Lots Divided by District Boundary Line</td>
<td>30</td>
</tr>
<tr>
<td>504</td>
<td>Non-Conformance</td>
<td>30</td>
</tr>
<tr>
<td>504.1</td>
<td>Purpose</td>
<td>30</td>
</tr>
<tr>
<td>504.2</td>
<td>General</td>
<td>30</td>
</tr>
<tr>
<td>504.3</td>
<td>Nonconforming Structures</td>
<td>30</td>
</tr>
<tr>
<td>504.4</td>
<td>Nonconforming Uses</td>
<td>35</td>
</tr>
<tr>
<td>504.5</td>
<td>Nonconforming Lots</td>
<td>36</td>
</tr>
<tr>
<td>505</td>
<td>Districts</td>
<td>36</td>
</tr>
<tr>
<td>505.1</td>
<td>Purposes</td>
<td>36</td>
</tr>
<tr>
<td>505.2</td>
<td>Specific Districts</td>
<td>36</td>
</tr>
<tr>
<td>506</td>
<td>Land Uses By District</td>
<td>39</td>
</tr>
<tr>
<td>507</td>
<td>Space and BULK Standards</td>
<td>53</td>
</tr>
<tr>
<td>507.1</td>
<td>Specific Standards</td>
<td>53</td>
</tr>
<tr>
<td>507.2</td>
<td>Table of Space and Bulk Standards</td>
<td>55</td>
</tr>
<tr>
<td>508</td>
<td>Land Use Performance Standards</td>
<td>61</td>
</tr>
<tr>
<td>508.1</td>
<td>General</td>
<td>61</td>
</tr>
<tr>
<td>508.2</td>
<td>Structures Elevated Above Elevation of 100 Year Flood</td>
<td>61</td>
</tr>
<tr>
<td>508.3</td>
<td>Soils</td>
<td>61</td>
</tr>
<tr>
<td>508.4</td>
<td>Water Quality</td>
<td>61</td>
</tr>
<tr>
<td>508.5</td>
<td>Archaeological and Historic Sites</td>
<td>61</td>
</tr>
<tr>
<td>508.6</td>
<td>Accessory Apartment</td>
<td>62</td>
</tr>
<tr>
<td>508.7</td>
<td>Multi-Family Dwellings</td>
<td>63</td>
</tr>
<tr>
<td>508.8</td>
<td>Moved to Section 615</td>
<td>64</td>
</tr>
<tr>
<td>508.9</td>
<td>Mobile Home Parks</td>
<td>65</td>
</tr>
<tr>
<td>508.10</td>
<td>Mobile Home Safety Standards</td>
<td>65</td>
</tr>
<tr>
<td>508.11</td>
<td>Home Occupations</td>
<td>66</td>
</tr>
<tr>
<td>508.12</td>
<td>Septic Waste Disposal</td>
<td>67</td>
</tr>
<tr>
<td>508.13</td>
<td>Campgrounds</td>
<td>68</td>
</tr>
<tr>
<td>508.14</td>
<td>Bed and Breakfast</td>
<td>69</td>
</tr>
<tr>
<td>508.15</td>
<td>Erosion and Sedimentation Controls</td>
<td>69</td>
</tr>
<tr>
<td>508.16</td>
<td>Storm Water Runoff</td>
<td>70</td>
</tr>
<tr>
<td>508.17</td>
<td>Timber Harvesting</td>
<td>70</td>
</tr>
<tr>
<td>508.18</td>
<td>Signs</td>
<td>70</td>
</tr>
<tr>
<td>508.19</td>
<td>Surface and Subsurface Excavation</td>
<td>76</td>
</tr>
<tr>
<td>508.20</td>
<td>Towers, Commercial</td>
<td>81</td>
</tr>
<tr>
<td>508.21</td>
<td>Off-Street Parking</td>
<td>81</td>
</tr>
<tr>
<td>508.22</td>
<td>Individual Lot Phosphorous Management</td>
<td>83</td>
</tr>
<tr>
<td>508.23</td>
<td>Non-Residential Accessory Structures</td>
<td>85</td>
</tr>
<tr>
<td>508.24</td>
<td>Adult Book/Video Stores and Adult Entertainment Facilities</td>
<td>86</td>
</tr>
<tr>
<td>508.25</td>
<td>Site Conditions</td>
<td>86</td>
</tr>
</tbody>
</table>
508.26 Exterior Lighting 86
508.27 Shoreland Areas 86
508.28 Aquifer Protection Overlay District Requirements 101
508.29 Mobile and Portable Storage Structures 104
508.30 Downtown District Design Standards 105
509 Site Plan Review 109
509.1 Purposes 109
509.2 Applicability 110
509.3 Administration 110
509.4 Preapplication Meeting, Sketch Plan and Site Inspection 110
509.5 Requirements for On-site Inspection 111
509.6 Rights not Vested 111
509.7 Application Procedure 112
509.8 Site Plan Review Application Requirements 113
509.9 General Review Standards 116
509.10 Waivers 125
510 Zoning Map 129
511 Planned Commercial Development 129

CHAPTER 6 - SUBDIVISION STANDARDS 132
601 Short Title 132
602 Purposes and Applicability 132
602.1 Purposes 132
602.2 Applicability 132
603 Administration 132
604 Administrative Procedures 132
605 Preapplication Meeting, Sketch Plan and Site Inspection 133
605.1 Purpose 133
605.2 Procedure 133
605.3 Submissions 133
605.4 Requirements for On-site Inspection 133
605.5 Rights not Vested 134
606 Minor Subdivision 134
606.1 General 134
606.2 Procedure 134
606.3 Submissions 135
607 Preliminary Plan for Major Subdivision 138
607.1 Procedure 138
607.2 Submissions 140
608 Final Plan for Major Subdivisions 141
608.1 Procedure 141
608.2 Submissions 143
609 Final Approval and Filing 144
<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>610</td>
<td>Revisions to Approved Plans</td>
<td>145</td>
</tr>
<tr>
<td>610.1</td>
<td>Procedure</td>
<td>145</td>
</tr>
<tr>
<td>610.2</td>
<td>Submissions</td>
<td>145</td>
</tr>
<tr>
<td>610.3</td>
<td>Scope of Review</td>
<td>145</td>
</tr>
<tr>
<td>611</td>
<td>Inspections and Enforcement</td>
<td>145</td>
</tr>
<tr>
<td>611.1</td>
<td>Inspection of Required Improvements</td>
<td>145</td>
</tr>
<tr>
<td>611.2</td>
<td>Violations and Enforcement</td>
<td>146</td>
</tr>
<tr>
<td>612</td>
<td>Performance Standards</td>
<td>147</td>
</tr>
<tr>
<td>612.1</td>
<td>Pollution</td>
<td>147</td>
</tr>
<tr>
<td>612.2</td>
<td>Sufficient Water</td>
<td>147</td>
</tr>
<tr>
<td>612.3</td>
<td>Impact on Existing Water Supplies</td>
<td>148</td>
</tr>
<tr>
<td>612.4</td>
<td>Soil Erosion</td>
<td>148</td>
</tr>
<tr>
<td>612.5</td>
<td>Traffic Conditions</td>
<td>148</td>
</tr>
<tr>
<td>612.6</td>
<td>Sewage Disposal</td>
<td>149</td>
</tr>
<tr>
<td>612.7</td>
<td>Solid Waste</td>
<td>149</td>
</tr>
<tr>
<td>612.8</td>
<td>Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline</td>
<td>149</td>
</tr>
<tr>
<td>612.9</td>
<td>Conformance with Zoning and Other Land Use Standards</td>
<td>150</td>
</tr>
<tr>
<td>612.10</td>
<td>Financial and Technical Capacity</td>
<td>151</td>
</tr>
<tr>
<td>612.11</td>
<td>Impact on Water Quality or Shoreline</td>
<td>151</td>
</tr>
<tr>
<td>612.12</td>
<td>Impact on Ground Water Quality or Quantity</td>
<td>151</td>
</tr>
<tr>
<td>612.13</td>
<td>Floodplain Management</td>
<td>152</td>
</tr>
<tr>
<td>612.14</td>
<td>Identification of Freshwater Wetlands</td>
<td>152</td>
</tr>
<tr>
<td>612.15</td>
<td>River, Stream or Brook</td>
<td>152</td>
</tr>
<tr>
<td>612.16</td>
<td>Storm Water Management</td>
<td>152</td>
</tr>
<tr>
<td>612.17</td>
<td>Phosphorus Impacts on Great Ponds</td>
<td>153</td>
</tr>
<tr>
<td>612.18</td>
<td>Impact on Adjoining Municipality</td>
<td>156</td>
</tr>
<tr>
<td>613</td>
<td>Design Guidelines</td>
<td>156</td>
</tr>
<tr>
<td>613.1</td>
<td>Sufficient Water</td>
<td>156</td>
</tr>
<tr>
<td>613.2</td>
<td>Traffic Conditions</td>
<td>157</td>
</tr>
<tr>
<td>613.3</td>
<td>Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline</td>
<td>157</td>
</tr>
<tr>
<td>613.4</td>
<td>Storm Water Management Design Guidelines</td>
<td>158</td>
</tr>
<tr>
<td>613.5</td>
<td>Impact on Water Quality or Shoreline</td>
<td>158</td>
</tr>
<tr>
<td>613.6</td>
<td>Lots</td>
<td>159</td>
</tr>
<tr>
<td>613.7</td>
<td>Utilities</td>
<td>159</td>
</tr>
<tr>
<td>613.8</td>
<td>Monuments</td>
<td>159</td>
</tr>
<tr>
<td>613.9</td>
<td>Cluster Developments</td>
<td>160</td>
</tr>
<tr>
<td>613.10</td>
<td>Reservation or Dedication and Maintenance of Open Space and Common Land, Facilities and Services</td>
<td>164</td>
</tr>
<tr>
<td>613.11</td>
<td>Agricultural Land Buffers</td>
<td>165</td>
</tr>
<tr>
<td>613.12</td>
<td>Buffers for Non-Residential Subdivisions</td>
<td>165</td>
</tr>
<tr>
<td>614</td>
<td>Performance Guarantees</td>
<td>165</td>
</tr>
<tr>
<td>614.1</td>
<td>Types of Guarantees</td>
<td>165</td>
</tr>
</tbody>
</table>
614.2 Contents of Guarantee 166
614.3 Escrow Account 166
614.4 Performance Bond 166
614.5 Letter of Credit 166
614.6 Conditional Agreement 166
614.7 Phasing of Development 166
614.8 Release of Performance Guarantee 166
614.9 Default 166
614.10 Improvements Guaranteed 167
615 Planned Residential Developments 167

CHAPTER 7 - FLOODPLAIN MANAGEMENT STANDARDS
701 Short Title 171
702 Purpose and Establishment 171
    702.1 Purpose 171
    702.2 Establishment 171
703 Permit Required 171
704 Application for Permit 171
705 Application Fee/Expert’s Fee 172
706 Review Standards for Flood Hazard Development Permit Applications 173
707 Development Standards 174
    707.1 All Development 174
    707.2 Water Supply 174
    707.3 Sanitary Sewage Systems 174
    707.4 On Site Waste Disposal Systems 174
    707.5 Watercourse Carrying Capacity 174
    707.6 Residential 174
    707.7 Non Residential 175
    707.8 Manufactured Homes 175
    707.9 Recreational Vehicles 176
    707.10 Accessory Structures 176
    707.11 Floodways 176
    707.12 Enclosed Areas Below the Lowest Floor 177
    707.13 Bridges 177
    707.14 Containment Walls 177
    707.15 Wharves, Piers and Docks 178
708 Certificate of Compliance 178
709 Review of Subdivision and Development Proposals 178

CHAPTER 8 - STREET & ROAD CONSTRUCTION STANDARDS
801 Short Title 179
802 Purpose 179
803 Administration 179
804 Applicability
805 Application Procedure
  805.1 Submission Requirements
  805.2 Plans
  805.3 Board Action
  805.4 Streets Within Proposed Subdivisions
  805.5 Application Review
806 Acceptance of Public Street
807 Design Standards for Streets
  807.1 General Standards
  807.2 Dead End Streets
  807.3 Grades, Intersections and Sight Distances
  807.4 Sidewalks
808 Street Construction Standards
  808.1 Hot Bituminous Pavement (minimum requirements)
  808.2 Preparation
  808.3 Bases and Pavements
809 Additional Improvements and Requirements
  809.1 Erosion Control
  809.2 Clean-Up
  809.3 Street Names, Signs and Lighting
810 Certification of Construction
811 Performance Guarantees
812 Privately-Owned Streets
  812.1 Statement on Recorded Plan
  812.2 Repair and Maintenance of Privately-Owned Streets
813 Inspection
  813.1 Notification of Construction
  813.2 Non-Compliance with Plan
  813.3 Modification During Construction
  813.4 Inspection Fee
814 Waivers

CHAPTER 9 - ROAD & STREET ENTRANCE STANDARDS
901 Short Title
902 Purpose
903 Applicability
904 Administrative Procedures
905 Application Procedure
906 Design Standards
CHAPTER 10  AUTO GRAVEYARDS, JUNKYARD, & RECYCLING BUSINESS

1001 Short Title  191

1002 Purpose and Applicability  191
  1002.1 Purpose  191
  1002.2 Applicability  191

1003 Administration  191
  1003.1 Application Process  191
  1003.2 Renewals  191
  1003.3 Abutter Notification  191
  1003.4 Fees  191
  1003.5 Submission Requirements  191

1004 Performance Standards  192
  1004.1 Visual Screen  192
  1004.2 Storage Near Water  192
  1004.3 Storage Near Public Areas  192
  1004.4 Storage, General  192
  1004.5 Hazardous Material Removal & Disposal  192
  1004.6 Setbacks  192
  1004.7 Noise  192
  1004.8 Insurance  192
  1004.9 Minimum Lot Size and Percentage of Use  193
  1004.10 Tire Storage  193

1005 Inspections  193

CHAPTER 11- BUILDING CODE STANDARDS

1100 Short Title  194

1101 Purpose and Applicability  194
  1101.1 Purpose  194
  1101.2 Applicability  194

1102 All Structures Except One and Two Family Dwellings  194
  1102.1 Copies to the Town Clerk  194
  1102.2 Revisions  194
  1102.3 Revisions  194
  1102.4 Climatic and Geographic Design Criteria  194

1103 Adopted Codes  195

CHAPTER 12 - FIRE PREVENTION AND LIFE SAFETY CODE STANDARDS

1201 Short Title  196

1202 Administration and Enforcement  196

1203 Water Supplies And Fire Lanes  196

1204 Adoption Of NFPA 1 Fire Code By Reference  197

1205 Adoption Of NFPA Life Safety 101 By Reference  197

1206 Building Permit And Construction Plan Review  198

1207 KNOX Box Program  198
1208 Violations And Penalties 198
1209 Board of Appeals 198

CHAPTER 13 – (RESERVED) N/A

CHAPTER 14 - DEFINITIONS 199
1401 Construction of Language 199
1402 Definitions 199

APPENDIX A 223