

MEETING AGENDA

Mechanic Falls Planning Board
August 17, 2020
6:30pm



Public Access: Zoom Meeting: <https://zoom.us/j/2092120488>
Join By Phone: (312) 626-6799 (Meeting ID: 209-212-0488)

I. Call Meeting to Order

Time: _____

II. Pledge of Allegiance

III. Roll Call & brief self intro of new and old members

Members Absent _____

	Nominations for Board Position	
3.2	*Chair	Motion to Approve
3.3	*Vice Chair	Motion to Approve

IV. General Reports

Notes:

4.1	*Meeting Minutes 06.15.2020 *Meeting Minutes 06.29.2020	Motion to Approve
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V. Updates from CEO

Notes:

5.1		various
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VI. New Business

Notes:

6.1	*5 North St. – Changes to Site Plan	Motion to Approve
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VII. Old Business

Notes:

7.1		
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VIII. Ordinance

Notes:

8.1	*Marijuana Ordinance Update	Motion to Approve
8.2	*Noise ordinance Update	Motion to Approve
8.3	*Household Trash ordinance	Motion to Approve
8.4	*Kennels	Motion to Approve

IX. Adjourn Time: _____ Next Meeting: (September 21th, 6:30pm – Second Floor Conference)

* = Needs action

Mechanic Falls Planning Meeting

Public Via Zoom Meeting

June 15, 2020

MEMBERS PRESENT:

Walter Goss-Vice Chair
Paula Stotts
Forrest Martin
Lou Annance

Lou Goulet-Chair
Paula Bolduc- Zoom

STAFF PRESENT:

Alan Plummer-CEO
Zakk Maher-Town Manager
Julie Ward- Town Clerk

OTHERS PRESENT:

Tyler Thayer

I. Call Meeting to Order

II. Pledge of Allegiance

III. Roll Call

Meeting was called to order at 6:32pm and we saluted the flag.

Lou Goulet stated that the Planning Board is supposed to be a 5-member board with 2 alternates and there has never been a discussion of who is considered a member/alternate. Paula Bolduc offered to become alternate.

Forrest Martin motioned to have Paula Bolduc become an alternate, seconded by Walter Goss, all in favor so voted.

Forrest Martin offered to stay on the Planning Board as a member until we could find a placement. So current spots open would be 1 active member and 1 alternate.

IV. General Reports

4.1 Meeting Minutes

Forrest Martin motioned to approve minutes for 5/18/20 with the correction of Paula Stotts name, seconded Paula Stotts, All in Favor 3-2 Lou Goulet and Lou Annance were not here.

Lou Annance motioned to approve the minutes from 6/08/2020, seconded by Forrest Martin, all in favor unanimous.

V. Old Business

Lou Annance wanted to know if there was an update on the Code Office Complaints. Walter Goss agreed that it would be nice to know where it all stands. Lou Goulet asked for a write up for the council asking about complaints.

CEO Alan Plummer let everyone know that the PUC extended the Next Grid, he will keep the Planning Board posted with results.

CEO Alan Plummer asked the Board about a change that Jeff Coolidge of the Shuga Shak had previously came to the board that was approved and he is looking to reduce the size of one of the buildings. The reduction would be 764sq. CEO Alan Plummer wanted to know if the Board wanted to have him come back or is it something he could approve. Board agreed that it would be ok for the Code Officer to take care of.

CEO Alan Plummer was also interested in what the Planning Board would like him to work on weather it be files and organization or violations. The board would like him to do both.

CEO Alan Plummer also stated he made contact with Economy Auto Sales in regards to having too many vehicles out behind the garage and owner has agreed to clean it up by August. Gloria Pelletier owner of the land that Salley's Garage would like to rebuild and CEO Alan Plummer told her to wait until DEP is done investigating where the garage sits and she agreed to wait. He also took care of a nuisance issue with a rooster in Town and was happy to report the owner took care of it promptly.

Paula Stotts commented and said she would like to make sure when residents come in to complain that they feel like they are being listened too.

VI. New Business

None

7.0 Ordinance

Lou Goulet mentioned Knox Boxes being required on commercial Buildings as of July 1st. CEO Alan Plummer stated he was no aware and would check on it.

Lou Goulet also would like to see when a business is getting a special permit that it should come through the Planning Board even if the state is the one issuing it. He used a salvage permit from a garage as an example of what kind of permits he was refereeing too.

The Marijuana Ordinance needs to be reviewed because of some language issues. What was written up and what the Planning Board wanted were not the same.

Paula Stotts motioned to put a moratorium in place for up to 180 days on the Marijuana Ordinance in order for us to rectify language that is missing from the current ordinance that was meant to be there, seconded by Lou Annance, all in favor so voted.

Lou Goulet asked for a write up to be presented to the council.

Other items that were talked about were Household trash being left outside. Due to safety and health reason there should be something written up about having trash in a waste receptacle if within sight of the road. Lou Goulet asked if we could see what other towns have written up, CEO Alan Plummer will look into it. Lou Goulet also wanted to talk about Dog Kennels with a limit of how many are allowed in town as well as adding nuisance ordinance.

Board agreed to meet again on June 29th at 6:30

8.0 Executive Session

None

9.0 Adjourn

Lou Annance motioned to adjourn, seconded by Paula Stotts, all in favor, so voted Meeting adjourned at 7:55pm

Mechanic Falls Planning Board Workshop

Public Via Zoom Meeting

June 29, 2020

MEMBERS PRESENT:

Walter Goss-Vice Chair
Paula Stotts
Forrest Martin

Lou Annance

Lou Goulet-Chair

STAFF PRESENT:

Alan Plummer-CEO
Zakk Maher-Town Manager
Julie Ward- Town Clerk

OTHERS PRESENT:

I. Call Meeting to Order

II. Pledge of Allegiance

III. Roll Call

IV. General Reports

None

V. Old Business

VI. New Business

None

7.0 Ordinance

Lou Annance had asked about the Council hiring an outside source to do investigation of Codes Office. The Code Officer of Augusta offered to help but nothing came of it.

Councilor Kieth Bennett said he did do a little work himself. He spoke to the previous CEO about Riverside Drive and found out the Code officer did not have the correct book for owners. Salleys Auto will fall back on current CEO since the fire. Bisbee residence on Jordan Rd is also being taken care of by current CEO. Councilor Bennett also stated when he spoke to the Town Attorney, he could draw up a letter of no further action for 1 Riverside Drive, but did not feel we needed to. Councilor Bennett did also state because of everything that has happened in the last year, it has been difficult to find someone willing to go through the complaints. He also feels that the CEO Alan Plummer will be taking care of the problems going forward.

Lou Goulet stated there were a lot of books in the code office. And We need to use what the Town has adopted for rules. Code Enforcement Officer Alan Plummer is working on updating the books and getting copies to each member of the board.

CEO Alan Plummer stated that Economy Auto on Pleasant Street will have everything taken care of and there will be an inspection on August 14, 2020. Salley's Auto was passed on to the Attorney for his opinion, before he moves forward.

CEO Alan Plummer stated Melanie Judd submitted an application to join the Planning Board, and Paula Bolduc has resigned as of June 30, 2020. Lou Goulet expressed his concern to not knowing about the resignation since he was the chair of the board.

Marijuana Ordinance.

The ordinance states Adult/Medical use with only 4 facilities. There is no definition of facilities listed in the Ordinance and it would have to be defined. Examples could be 2 facilities with 4 licenses for both facilities holding both. Also, could be 2 buildings with no limit on licenses. Walter Goss questioned how many licenses can someone have. CEO Alan Plummer stated any changes would go to the Attorney first to review.

Breeding/ Day Care Dog Kennels

CEO Alan Plummer stated that someone has called recently about starting a Kennel in town. Paula Stotts recalls when the Kennel on Maple Street was issued its permit there was a conditional use of as long as there were no disturbances in town. There was a suggestion of no new permits for downtown district and area and require a special permit for rural only. Paula Stotts stated there was a kennel definition in the appendix on page 126. An establishment four dogs, cats, boarded, bred, trained for a fee.

CEO Alan Plummer provided the board with the State laws are.

Household Trash

The Town does not currently have an ordinance for trash. The board agreed with the wording of Alans recommendation which states "All bagged or unbagged household trash and materials to be recycled must be secured in a container which shields it from the public view, and protects if from pests and other animals."

Noise Ordinance

The town has an existing Ordinance that states Noise Abatement 1. Excessive noise at unreasonable hours must be required to be muffled, so as not to create a nuisance due to intermittence, beat frequency, shrillness or volume.

The board discussed whether to add time to the current ordinance. CEO Alan Plummer's recommendation to change was "Excessive noise between 9pm and 6am must be muffled, so as not be objectionable due to intermittence, beat frequency, shrillness, or volume. The board considered the time to be 11pm-6pm.

Knox Box

The Knox box requirements would be added on to the site review requirement document.

Road frontage requirement for mixed used development

The Town existing land use is “Doesn’t matter how many acres you have there must be 250ft of road frontage per parcel. Must have separate 250ft of road frontage for each use on that property.”

The board had a discussion of a minimum lot size of 10,000sq ft with 100ft road frontage as long as the were town water and sewer available. CEO Alan Plummer suggested doing it by zones as well. Lou Annance and Forrest Martin were not fans of small lots. Forrest Martin stated if a family moves in to a small lot would there be a decent tax base of the property to help cover cost of school. Lou Goulet asked CEO Alan Plummer to check surrounding areas on what the lot size is for downtown area for building a home.

250ft road frontage for each use is a challenge if someone wanted to come in and put a strip mall in, they would not be able to. The board is looking to change to wording to allow multiple use. The agreed to think about options and revisit.

Discharge of Firearm

For reference:

[§11208](#)

Title 12: CONSERVATION

Part 13: INLAND FISHERIES AND WILDLIFE

Subpart 4: FISH AND WILDLIFE

Chapter 915: HUNTING: SEASONS, REQUIREMENTS AND RESTRICTIONS

Subchapter 4: GENERAL UNLAWFUL ACTS PERTAINING TO HUNTING

[§11209-A](#)

§11209. Discharge of firearm near dwelling or building

1. Prohibition. A person may not:

A. Unless a relevant municipal ordinance provides otherwise and except as provided in subsections 3 and 4 and sections 12401 and 12402, discharge a firearm, including a muzzle-loading firearm, or crossbow or cause a

projectile to pass as a result of that discharge within 100 yards of a building or residential dwelling without the permission of the owner or, in the owner's absence, of an adult occupant of that building or dwelling authorized to act on behalf of the owner; or [PL 2019, c. 14, §1 (AMD).]

8.0 Executive Session

None

9.0 Adjourn

Paula Stotts motioned to adjourn, seconded by Lou Annance, all in favor so voted

Meeting adjourned at 750pm.

7-31-20

**CHANGES TO SIGHT PLAN
SUBMITTED LAST OCTOBER 21st**

To the Planning Board

Property: 5 North Main Street

New Development Review

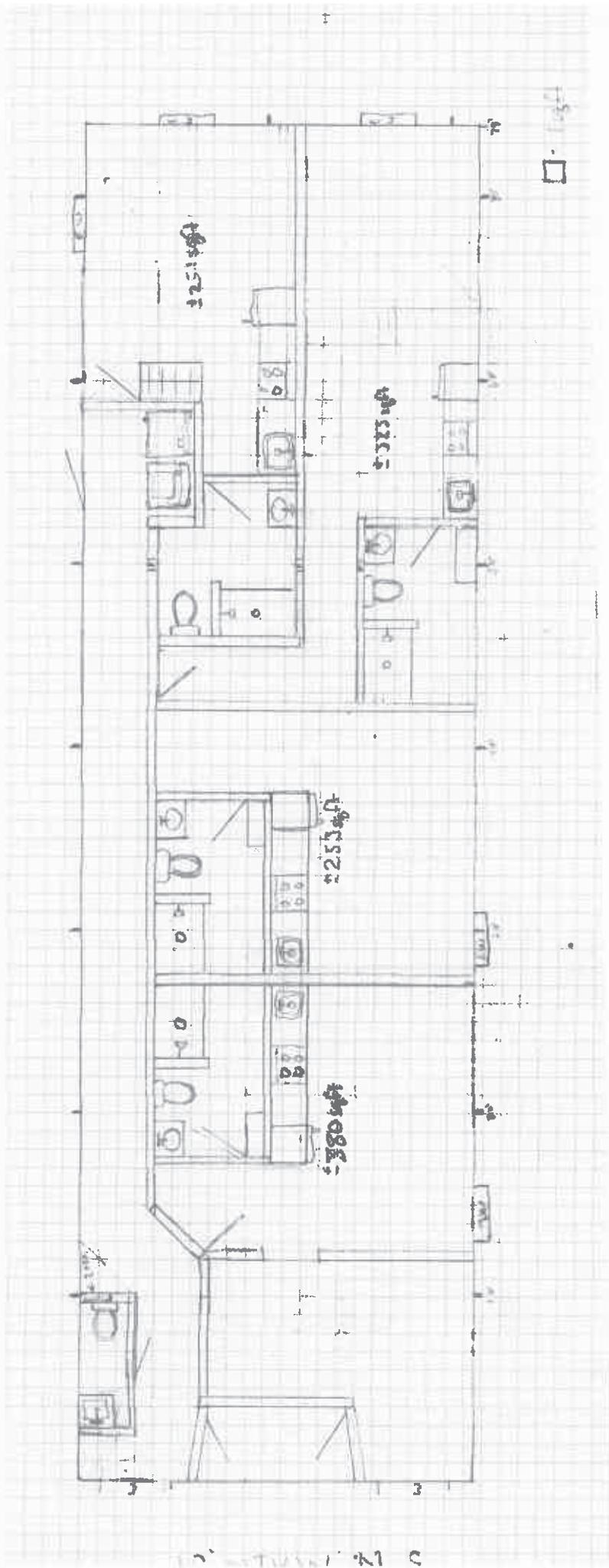
Instead of seven (7) +- 160 sq ft Sr. Housing Units the "NEW" plan calls for three (3) +- 250 sq ft Sr. Housing Units plus one (1) +- 380 sq ft Sr. Housing Unit.

Each Sr. Housing Unit consists of a small kitchen with stove, fridge, and microwave. A large bathroom containing a four foot wide shower with seating and grab handles, "tall" toilet, and room to move around with a walker. In three of the units the main room will accommodate a bed, chair, small table, and other furniture as needed, the other unit has a bedroom. Each Unit will be heated and cooled by heat pump with oil FHW heat backup. Ample parking is available in the lot off Water Street (next to the Bamboo Garden).

Please see NEW Plan attached for general layout of units.

Also attached are the Table Of Uses- Land Use Districts and Overlay Districts as they apply to this property.

William S. French, Jr. Owner.



SECTION 2. LAND USES

Land Uses permitted in Mechanic Falls are shown on Table 1 (Table of Uses) by the type of permit required or not required within each land use District under this Ordinance. Such permits must be secured prior to obtaining the appropriate building, plumbing or other appropriate construction permits, in accordance with the procedures and processes described in Article II and III.

KEY TO TABLE 1

- Y=** Yes, use allowed without a land use permit from the CEO or Planning Board. Other permits such as building and plumbing permits may be required prior to commencement of any development activity.
- U=** Use requires Use Permit following review for minor projects from CEO.
- C=** Use requires Conditional Use Permit following site plan review from Planning Board. (10/05/98)
- S=** Use requires Special Exception Permit from Planning Board following development review for all projects. In addition to meeting all major project criteria, applicants must demonstrate that (a) there is no alternate site which is both suitable to the proposed use and reasonably available to the applicant; *and* (b) that a neighborhood environmental impact report shows that there will be no adverse impacts on neighboring properties or uses.
- N=** No, use is not permitted in District.

LSG – Lewiston St Gateway
RD – Rural District
DB – Downtown Business
GI – General Industrial

PSG – Pleasant St Gateway
GR – General Residential
HC – Highway Commercial

RP – Resource Protected Overlay
AM – Aquifer Management Overlay
SZ – Shoreland Zone Overlay
MH – Mobile Home Park Overlay

TABLE 1 - TABLE OF USES – LAND USE DISTRICTS

USE / STRUCTURE	RD	GR	DB	LSG	HC	PSG	GI
RESIDENTIAL							
Accessory Structure	Y	Y	Y	Y	Y	Y	Y
Home Occupation (11/4/02)	U	U	C	U	U	U	C
Multi-Family Dwelling	N	C	C	S	Y	S	S
Single-Family Dwelling	Y	Y	Y	S	Y	Y	S
Two-Family Dwelling	Y	Y	Y	S	Y	Y	S
COMMERCIAL							
Accessory Structure	Y	Y	Y	Y	Y	Y	Y
Adult Business	N	N	C	C	C	C	C
Adult Entertainment	N	N	N	N	S	N	N
Auto Graveyard, Auto Recycling, Junkyard	N	N	N	N	N	N	N
Auto Sales, Repair, Body Shop	N	C	C	C	C	C	C
Bed and Breakfast	C	C	U	C	C	C	N
Boarding Homes	C	C	C	C	C	C	N
Car Wash	N	S	C	C	N	S	N
Commercial Abattoir	C	N	N	C	C	C	C
Communication Tower	C	C	C	C	C	C	C
Fire Wood Processing	C	N	S	C	C	S	C
Flea Market	C	N	C	C	C	C	C
Gasoline Service Station	N	N	S	C	C	C	S
Hotel / Motel	N	N	C	C	C	C	N
Indoor Theater	N	C	C	C	C	C	N
Instruction Business (11/4/02)	C	C	U	C	C	C	C
Mobile Vendors	U	Y	Y	Y	Y	Y	Y
Neighborhood Store	C	C	C	C	C	C	C
Offices: Business							
Professional / Medical	N	C	C	C	C	C	C
Printing / Photocopying	N	C	C	C	C	C	C
Recreation	C	C	C	C	C	C	C
Redemption Center	S	S	U	C	C	C	C
Registered Dispensary	N	N	N	C	C	C	C
Restaurant	N	S	C	C	C	C	C
Retail Fuel Distributor							
Petroleum Product	N	N	S	N	N	S	S
Retail Business	N	S	U	C	C	C	C
>5000 ft ²	N	S	C	C	C	C	C
Service Business	N	S	U	C	C	C	C
Shopping Center	N	S	C	C	C	S	C
Veterinary Hospital	C	C	C	C	C	C	C
Wholesale Business	N	C	C	C	C	C	C
INDUSTRIAL							
Accessory Structure	Y	Y	Y	Y	Y	S	Y
Light Industry	N	C	C	C	C	S	C
Heavy Industry	N	N	N	N	N	N	N
Recycling Operations	N	N	N	S	S	N	S

USE / STRUCTURE	RD	GR	DB	LSG	HC	PSG	GI
INDUSTRIAL Continued							
Septic Sludge Spreading And Storage Facility	N	N	N	N	N	N	N
Terminal for Bulk Oil / Gas Trucking, Distribution Terminal	N	N	S	C	C	S	C
Warehousing and Storage	N	N	S	C	C	S	C
Waste Disposal (Municipal, Solid Waste, Stump Dump And Slabs)	S	N	N	N	N	N	N
Waste Disposal (Ash, Nuclear or Hazardous Waste Facility)	N	N	N	N	N	N	N
INSTITUTIONAL							
Accessory Structure	Y	Y	Y	Y	Y	Y	Y
Church / Synagogue Parish House	C	C	C	C	C	C	C
Civic / Convention Center	N	N	C	C	C	C	C
Community Center / Club	C	C	C	C	C	C	C
Congregate Housing	C	C	C	C	C	C	N
Day Care Homes (11/4/02)	U	U	C	U	U	U	C
Day Care Centers	C	C	C	C	C	C	C
Fire / Police Station	S	C	C	C	C	C	C
Funeral Home	N	C	C	C	C	C	C
Hospital / Medical Care	S	C	C	C	C	C	S
Museum / Library	C	C	C	C	C	C	N
Nursing Home	N	C	C	C	C	C	C
Public / Private School	S	C	C	C	C	C	S
Public Utility Facility	S	S	S	S	S	S	S
Registered Primary Caregiver Operation	U	N	N	U	U	U	U
OUTDOOR, RESOURCE							
Accessory Structure	Y	Y	Y	Y	Y	Y	Y
Agriculture (commercial)	Y	C	C	C	C	C	C
Agriculture Packaging / Storage and Processing	C	C	S	C	C	C	C
Animal Breeding / Care	C	C	C	C	C	C	C
Campground (05/02/05)	C	C	N	N	N	C	N
Cemetery	C	C	N	C	C	C	N
Farm Abattoir	U	U	U	U	U	U	U
Farm Market	Y	Y	Y	Y	Y	Y	Y
Farm Stand (up to 200 square feet)	U	U	U	U	U	U	U
Natural Resource Based Industry	C	N	C	S	S	C	C
Natural Resource Based Recreation	C	C	C	C	C	C	C
Parks / Recreation	C	C	C	C	C	C	C
Mass Gatherings (more than 1,000 people for more than 12 hours)	C	C	C	C	C	C	C
Timber Harvesting	Y	Y	N	Y	Y	Y	Y

TABLE 1 CONT. - TABLE OF USES – OVERLAY DISTRICTS

** For any expansion or alterations of uses not listed, the CEO will determine the appropriate permit and procedure (if any).

USE / STRUCTURE RP AM SZ MH

RESIDENTIAL

Accessory Structure	N	U	U	Y
Home Occupation	N	C	C	C
Multi-Family Dwelling	N	N	C	N
Single-Family Dwelling	N	Y	U	Y
Two-Family Dwelling	N	U	U	N

COMMERCIAL

Accessory Structure	N	N	U	N
Adult Business	N	N	C	N
Adult Entertainment	N	N	N	N
Auto Graveyard, Auto Recycling, Junkyard	N	N	N	N
Auto Sales, Repair, Body Shop	N	N	N	N
Bed and Breakfast	N	N	C	N
Boarding Homes	N	N	C	N
Car Wash	N	N	S	N
Commercial Abattoir	N	N	N	N
Communication Tower	N	C	C	C
Fire Wood Processing	N	N	N	N
Flea Market	N	N	C	N
Gasoline Service Station	N	N	N	N
Hotel / Motel	N	N	C	N
Indoor Theater	N	N	C	N
Instructional Business (11/4/02)	N	N	C	N
Mobile Vendors	N	N	U	N
Neighborhood Store	N	N	C	S
Offices: Business				
Professional / Medical	N	N	C	N
Printing / Photocopying	N	N	S	N
Recreation	C	C	C	N
Redemption Center	N	N	C	N
Registered Dispensary	N	N	C	N
Restaurant	N	N	C	N
Retail Fuel Distributor				
Petroleum Product	N	N	N	N
Retail Business	N	N	C	N
Service Business	N	N	C	N
Shopping Center	N	N	C	N
Veterinary Hospital	N	N	C	N
Wholesale Business	N	N	C	N

USE / STRUCTURE RP AM SZ MH

INDUSTRIAL

Accessory Structure	N	N	C	N
Light Industry	N	N	C	N
Heavy Industry	N	N	N	N

Proposed ordinance changes

Marijuana

Existing Mechanic Falls Land Use Ordinance

ARTICLE IV. LAND USE DISTRICTS AND REGULATIONS

SECTION 5. PERFORMANCE REQUIREMENTS AND STANDARDS FOR SPECIFIC ACTIVITIES

M. Marijuana Related Activities

9. Adult-Use & Medical Marijuana Retail Operations a. Only four (4) Marijuana Retail Facilities shall be permitted in the Town of Mechanic Falls.

Proposed change:

9. Adult-Use & Medical Marijuana Retail Operations a. Only ~~four (4)~~ **two (2)** Marijuana Retail Facilities shall be permitted in the Town of Mechanic Falls.

Definition: Facility is defined as one standalone building.

Noise

Existing Mechanic Falls Land Use Ordinance

Article IV Land Use District and Regulations

Table 2

Section 4

I. Noise Abatement

1. Excessive noise at unreasonable hours must be required to be muffled, so as not to be objectionable due to intermittence, beat frequency, shrillness or volume.

Proposed change:

1. Excessive noise at unreasonable hours **between 11:00pm and 6:00am** must ~~be required to~~ be muffled, so as not to be objectionable due to intermittence, beat frequency, shrillness or volume.

Household Trash

Existing Mechanic Falls Land Use Ordinance

None at this time.

Proposed change:

- Wording from MMA Legal.
- NOTE from MMA Legal: “FYI, this language is a common provision that is usually contained in a more comprehensive solid waste disposal ordinance.”
- “Occupants and/or owners shall secure all bagged or unbagged residential solid waste and recyclable material in a suitable container which shields it from the public view, and protects it from pests and other animals. Occupants and/or owners shall not permit such solid waste or recyclable materials to accumulate on or about the premises except in such suitable containers.”

Definition: Residential solid waste is any household trash or rubbish.

Kennels

Existing Mechanic Falls Land Use Ordinance

In Definitions

Kennel: An establishment in which more than four (4) dogs or four (4) cats are sold, housed, bred, boarded, or trained for a fee.

SECTION 2. LAND USES

Land Uses permitted in Mechanic Falls are shown on Table 1 (Table of Uses) by the type of permit required or not required within each land use District under this Ordinance. Such permits must be secured prior to obtaining the appropriate building, plumbing or other appropriate construction permits, in accordance with the procedures and processes described in Article II and III.

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- C= Use requires Conditional Use Permit following site plan review from Planning Board. (10/05/98)
- S= Use requires Special Exception Permit from Planning Board following development review for all projects. In addition to meeting all major project criteria, applicants must demonstrate that (a) there is no alternate site which is both suitable to the proposed use and reasonably available to the applicant; and (b) that a neighborhood environmental impact report shows that there will be no adverse impacts on neighboring properties or uses.
- N= No, use is not permitted in District.

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RD – Rural District
DB – Downtown Business
GI – General Industrial

PSG – Pleasant St Gateway
GR – General Residential
HC – Highway Commercial

RP – Resource Protected Overlay
AM – Aquifer Management Overlay
SZ – Shoreland Zone Overlay
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TABLE 1- TABLE OF USES – LAND USE DISTRICTS

USE / STRUCTURE	RD	GR	DB	LSG	HC	PSG	GI
RESIDENTIAL							
Accessory Structure	Y	Y	Y	Y	Y	Y	Y
Home Occupation (11440)	U	U	C	U	U	U	C
Multi-Family Dwelling	N	C	C	S	Y	S	S
Single-Family Dwelling	Y	Y	Y	S	Y	Y	S
Two-Family Dwelling	Y	Y	Y	S	Y	Y	S
COMMERCIAL							
Accessory Structure	Y	Y	Y	Y	Y	Y	Y
Adult Business	N	N	C	C	C	C	C
Adult Entertainment	N	N	N	N	S	N	N
Auto Graveyard, Auto Recycling, Junkyard	N	N	N	N	N	N	N
Auto Sales, Repair, Body Shop	N	C	C	C	C	C	C
Bed and Breakfast	C	C	U	C	C	C	N
Boarding Homes	C	C	C	C	C	C	N
Car Wash	N	S	C	C	N	S	N
Commercial Abattoir	C	N	N	C	C	C	C
Communication Tower	C	C	C	C	C	C	C
Fire Wood Processing	C	N	S	C	C	S	C
Flea Market	C	N	C	C	C	C	C
Gasoline Service Station	N	N	S	C	C	C	S
Hotel / Motel	N	N	C	C	C	C	N
Theater, Theatre	N	N	C	C	C	C	N
Instruction Business (11440)	C	C	U	C	C	C	C
Mobile Vendors	U	Y	Y	Y	Y	Y	Y
Neighborhood Business Offices: Business	C	C	C	C	C	C	C

Proposed change:

Kennel: An establishment in which more than four (4) dogs or four (4) cats are sold, housed, bred, boarded, or trained for a fee.

	RD	GR	DB	LSG	HC	PSG	GI
Instruction Business	C	C	U	C	C	C	C
Kennels	C	N	N	N	N	N	N
Mobile Vendors	U	Y	Y	Y	Y	Y	Y

Knox Box (emergency access by Police & Fire)

Existing Mechanic Falls Land Use Ordinance

None at this time.

Proposed change:

SECTION 4 GENERAL PERFORMANCE REQUIREMENTS AND STANDARDS The following standards apply to all lots created and all land use activities undertaken, after the effective date of this Ordinance.

Section K: All Commercial business

- All new commercial businesses will install a Knox Box for emergency access. Owner must request a numbered Knox Box application from the Fire Chief and install the box on the front of side of the building with easy access by emergency personnel. The Municipal Fire Chief will have access to this box via a master key which allows access the building only in the case of an emergency.**