

Article 4. To see if the Town will vote to adopt the 2018 Amendment to the **Poland Comprehensive Land Use Code**-Section 508.18.G-H “Amendments to the regulation of temporary non-commercial signs? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

**AMENDMENT TO COMPREHENSIVE LAND USE CODE
SECTION 508.18(G) AND (H)
REGULATION OF TEMPORARY NON-COMMERCIAL SIGNS**

508.18 Signs

G. Signs Allowed in all Districts without a Permit from the Code Enforcement Officer - The following types of signs may be erected in all zoning districts without obtaining a permit from the Code Enforcement Officer.

1. Public Safety Zones - Governmental bodies may erect and maintain signs necessary for the public safety and welfare, or as required by law, ordinance or governmental regulation.
2. Posting Private Property - Signs are permitted to post private property for the following or similar conditions; no hunting, no fishing, no snowmobiling, no trespassing, and shall comply with the current State of Maine standards.
3. Temporary Signs - Temporary signs listed below shall not be placed in a position that will impair vision, obstruct traffic, or in any manner create a hazard or nuisance to the general public.

a. ~~Organization Signs—Signs and banners advertising charitable functions, notices of meetings, and similar noncommercial signs. These may be placed for a period not exceeding ten (10) days prior to the event and shall be removed within two (2) days after the event or meeting.~~ Temporary noncommercial signs of any type shall meet the requirements of 23 M.R.S.A. §1913-A(1)(L).

b. Real Estate Signs

- (1) Two (2) temporary Real Estate signs advertising the sale, lease or rental of a parcel or structure, may be placed on the sale, lease, or rental property. Within the Farm and Forest, Rural Residential, and Village Zones the maximum sign size shall be six (6) sq. ft.
- (2) Subdivision of four (4) lots or more shall be allowed one (1) thirty-two (32) square foot Real Estate Development sign. In addition, each lot in the Subdivision shall be allowed one (1) six (6) square foot temporary Real Estate sign.
- (3) Within the Shoreland Area, temporary Real Estate signs shall not be more than ~~th~~ three (3) sq. ft.

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(4) For Commercial Development other than Subdivisions, in the General Purpose, Farm and Forest, and Village Zones, a temporary Real Estate sign of thirty-two (32) sq. ft. shall be permitted. One thirty-two (32) square foot sign per six hundred (600) linear feet of road frontage, for a maximum of three (3) signs per development, is allowed.

Such signs, as described in this Section, shall be removed by the owner or his agent within ten (10) days of such sale, lease, or rental. Temporary Open House directional signs shall be removed within twenty-four (24) hours after the Open House is over. The sign(s) may be attached to a building or be freestanding.

c. Construction - A temporary construction sign, providing a general identification of a project and those responsible therefore, may be erected on the construction site provided it shall not exceed sixteen (16) sq. ft. for residential construction, and shall be removed within ten (10) days after the project completion. For commercial development in the General Purpose, Farm and Forest, Village, and Rural Residential Zones, a temporary Construction sign of thirty-two sq. ft. (32 sq. ft.) is permitted.

Commercial Development Projects are defined as any project other than one and two family dwellings and accessory residential structures.

d. Home Sales - A sign advertising a temporary home, yard, garage, barn or basement sale on the premises may be placed for no more than three (3) days prior to said sale and shall be removed within twenty-four (24) hours of the end of the sale. Maximum number of Yard Sale signs limited to two (2) per year.

~~e. Political Signs—Signs of temporary nature relating to political candidates, election issues, or similar matters shall not exceed six (6) sq. ft. and may be placed for a period of six (6) weeks prior to the election on private property only, with the property owner's permission. Such signs shall be removed within one (1) week following the election.~~ Reserved.

f. Temporary Signs, Banners, Decorations - Upon approval of the Municipal Officers, temporary signs, banners, flags and other decorations may be attached to or suspended from public canopies when in relation to a special event.

g. Signs that are located and displayed inside the building, whether visible outside of the building through a window or door.

4. Occupant Signs - Any residential property may contain one (1) sign not exceeding six (6) sq. ft. in area and being noncommercial in nature. These signs may be freestanding or attached to a building or structure.

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a. House Numbering Signs - In conformance with the Street Naming and House Numbering Ordinance of the Town of Poland, Maine adopted November 9, 1995.

5. Flags

a. Any flag of a commercial nature shall be considered a sign.

b. An Open for Business flag (not to exceed fifteen (15) sq. ft.) is permitted, one (1) to a business, displayed during operating hours only, and to be removed at the end of the business day. Square footage not counted in total signage.

6. Public Notices - Legal Notices, Identification, Informational or Directional signs erected or required by governmental bodies.

7. Architectural Features - Integral, decorative or architectural features of buildings, except letter, trademarks, moving parts or lights.

8. Memorials - Memorial signs or tablets, names of buildings and date of erection when cut into masonry, bronze or other noncombustible materials.

9. Off Premise Business Promotional Signs - Business Promotional signs attached to fences surrounding nonprofit recreational sports facilities. Signs shall not exceed the height of the fencing that they are attached to, and in no case shall they be more than ten (10) feet in height.

H. Signs Requiring a Code Enforcement Officer Sign Permit - The following types of signs may be erected in all Zoning Districts except shoreland zones following the issuance of a permit from the Code Enforcement Officer. Such signs shall not be counted toward the total area of signage allowed.

1. Identification Signs - A sign identifying a lawfully existing home occupation, home child or group child care facilities operated in conjunction with a residential use, is allowed on the premises, providing the sign does not exceed four (4) sq. ft. in display area.

2. Institutional Signs - A single sign may be erected for noncommercial purposes in connection with any church, museum, library, school or similar public structure. Such signs shall not exceed twenty-five (25) sq. ft. in display area.

3. Driveway Signs - Entrance and Exit signs may be placed at driveways and shall not obstruct the view of traffic. Such signs shall not exceed two (2) sq. ft.

4. Farm Products - Not more than two (2) signs advertising the sale of farm or forestry products available on the premises. Each sign shall not exceed sixteen (16) sq. ft.

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5. Building Directory - A sign may be attached at the entrance to a building to identify the occupants for pedestrians entering the building and shall be in addition to any other signs permitted by this Section. A Building Directory sign shall not exceed six (6) sq. ft.

6. Advertising and Promotional Signs - Signs, banners and similar specialty advertising devices used temporarily in conjunction with special commercial events or sales, provided they are used for ten (10) working days or less and are located on or attached to the premises where the sale or event is occurring. Within the first eighteen (18) months of the opening of a new business, these types of devices may be utilized for not more than one hundred eighty (180) days after opening, provided they do not exceed the allowable sign area.

Article 5. To see if the Town will vote to adopt the 2018 Amendment to the **Poland Comprehensive Land Use Code**-Section 1100 “Amendments to Building Standards from the 2009 MUBEC to adopting the 2015 MUBEC rules? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

CHAPTER 11 - BUILDING STANDARDS 109

1100 SHORT TITLE - This Chapter shall be known and may be cited as the “Building Code Standards for the Town of Poland, Maine” in conjunction with the Building Code Standards and Adoption of the ~~2009~~ **2015** International Building Code (IBC), ~~2009~~ **2015** International Residential Code (IRC), ~~2009~~ **2015** International Existing Building Code (IEBC), ~~2009~~ **2015** International Energy Conservation Code (IECC) and 2009 International Mechanical Code (IMC), all of which are hereby incorporated by Reference. The following standards have also been adopted E-1465-2006, (Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings), ASHRAE 62.1 - 2007 (Ventilation for Acceptable Indoor Air Quality) ASHRAE 62.2 - 2007 (Ventilation and Acceptable Indoor Air Quality in Low-Rise Residential Buildings) ASHRAE 90.1 - 2007 (Energy Standard for Buildings except Low-Rise Residential Buildings) editions without addenda. ¹

Article 6. To see if the Town will vote to adopt the 2018 Amendment to the **Poland Comprehensive Land Use Code**- Sections 509.11.B; and 807.1 “Amendments to the Back Lot Driveway and Street Construction Standards” ordinances? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

509.11 Back Lots and Back Lot Driveways¹

B. A back lot driveway shall be created either:

1. Over a right-of-way on a front lot that meets applicable street frontage requirements along a street that meets the Town’s construction and design standards for a Collector, Minor or Private street; or.
2. Over a portion of land belonging to the back lot which has a minimum of 50 feet of frontage but less than the required amount of frontage on a street that meets the Town’s construction and design standards for a Collector, Minor or Private Street.
3. **Regardless of above requirements, if any lot division requires Subdivision Review, a back lot driveway shall not be permitted.**

Table 807.1 / STREET DESIGN STANDARDS

Type	I	II	III			IV ²
Description	Arterial	Collector	Minor ⁴	Private ⁴	Mobile Home Park ⁴	Back Lot ⁴
Min. R/W Width	80'	60'	60'	60'	23'	60' ⁽³⁾
Min. Pavement or Gravel Travel Width	24-44'	24'	20'	20'	20'	12'
Min. Shoulders	5' ¹	3' ¹	3' ¹	3' ¹	3' ¹	2' ¹
Sidewalk ²	5-8'	5'	5'	N/A	5'	N/A
Max. Gradient	5.00%	6.00%	10.00%	10.00%	10.00%	12.00%
Min. Radius at Centerline	800'	200'	150'	150'	150'	150
Min. Tangent Between Reverse Curves	300'	200'	100'	100'	100'	N/A
Pavement or gravel Crown	1/4"/ft.	1/4"/ft.	1/4"/ft.	N/A	1/4"/ft.	1/2"/ft
Angle at Intersections (Degrees)	85-95	85-95	90	90	90	75
Max. Gradient Within 75' of Intersection	2.00%	2.00%	2.00%	2.00%	2.00%	3.00%
Min. Curb Radius at Intersections	30'	20'	15'	15'	15'	15

1. For Roads or Backlot Driveway terminuses the road shoulders shall be extended an additional one (1) foot along the road terminus and turnouts from the first point of curvature to the return point of tangency of the hammerhead turnout or the cul-de-sac.³
2. Sidewalks shall be required for all public road/street designs proposed in the Downtown Village District. Designs for Public Road/Streets to be located in all other zoning districts may include designated areas for sidewalks, or other means of pedestrian access, but may not be a requirement. Final approval for all sidewalk locations in districts other than the Downtown District, with their associated design details which are planned for or intended to be supplemental to a public street(s) offering, or for any path, trail, or access intended to be used by the general public with the intent to be accepted, or maintained by the Town of Poland shall be reviewed and approved by the Planning Board.⁴
3. The Planning Board may approve a back lot driveway right-of-way with a minimum width of fifty feet (50') if it determines that no alternative exists. The right of way must be conveyed by deed

¹ Added 4-4-2015

² Added 4-4-2015

³ Added 12/6/2014

⁴ Added 12/6/2014

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recorded in the Androscoggin County Registry of Deeds to the owner of the back lot.⁵

4. On a dead end street requiring a terminus, the grade within 80' of the centerline of the terminus center shall not exceed 1.00% grade.
5. For Roads or Backlot Driveway terminuses the road shoulders shall be extended an additional one (1) foot along the road terminus and turnouts from the first point of curvature to the return point of tangency of the hammerhead turnout or the cul-de-sac.⁶
6. Sidewalks shall be required for all public road/street designs proposed in the Downtown Village District. Designs for Public Road/Streets to be located in all other zoning districts may include designated areas for sidewalks, or other means of pedestrian access, but may not be a requirement. Final approval for all sidewalk locations in districts other than the Downtown District, with their associated design details which are planned for or intended to be supplemental to a public street(s) offering, or for any path, trail, or access intended to be used by the general public with the intent to be accepted, or maintained by the Town of Poland shall be reviewed and approved by the Planning Board.⁷
7. The Planning Board may approve a back lot driveway right-of-way with a minimum width of fifty feet (50') if it determines that no alternative exists. The right of way must be conveyed by deed recorded in the Androscoggin County Registry of Deeds to the owner of the back lot.⁸
8. On a dead end street requiring a terminus, the grade within 80' of the centerline of the terminus center shall not exceed 1.00% grade.

⁵ Added 4-4-2015

Article 7. To see if the Town will vote to adopt the 2018 Amendment to the **Official Town of Poland Zoning Map**- “Amendments to the wetlands associated with great ponds and rivers, which are “moderate” or “high” value waterfowl and wading bird habitat, including nesting and feeding areas on the Town of Poland Official Zoning Map from Resource Protection District to Limited Residential Zoning District” ordinance as depicted on attached Map 7A? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

EXISTING MAP 7A

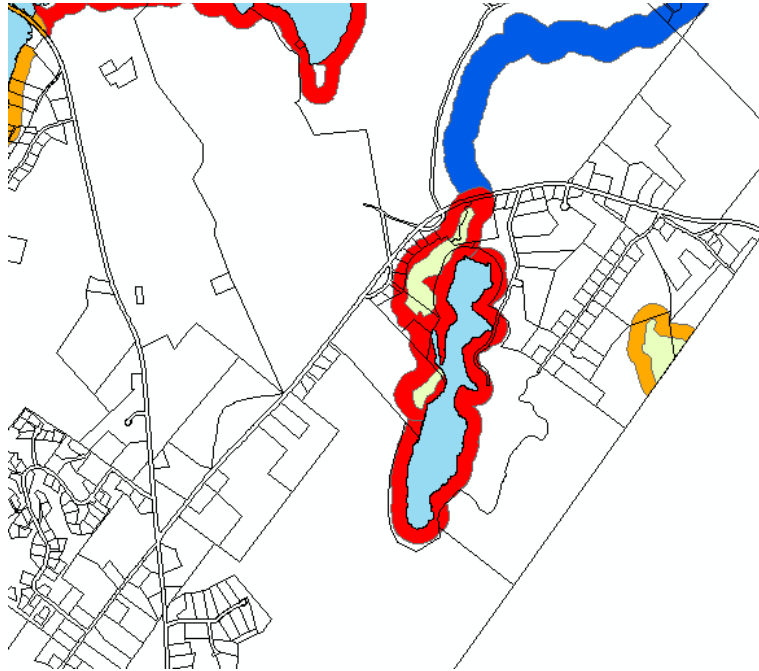


PROPOSED MAP 7A

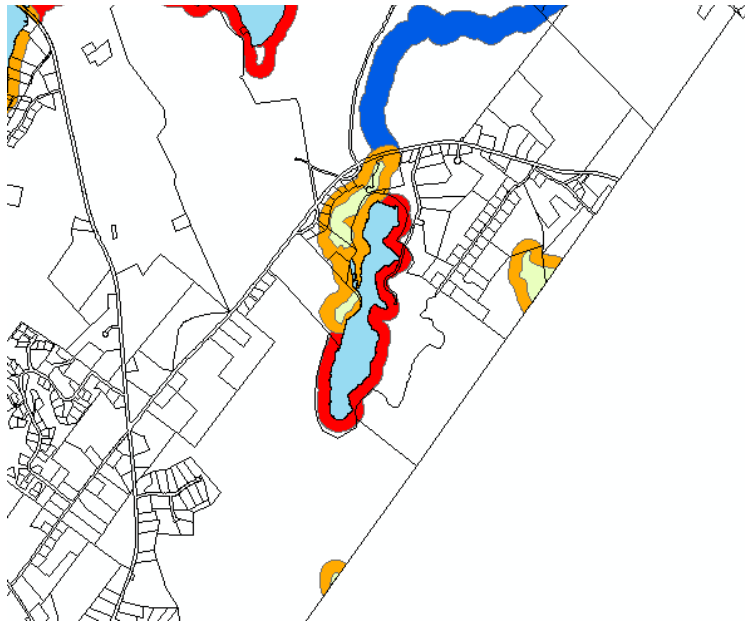


Article 8. To see if the Town will vote to adopt the 2018 Amendment to the **Official Town of Poland Zoning Map**- “Amendments to the wetlands associated with great ponds and rivers, which are “moderate” or “high” value waterfowl and wading bird habitat, including nesting and feeding areas on the Town of Poland Official Zoning Map from Resource Protection District to Limited Residential Zoning District” ordinance as depicted on attached Map 7B? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

EXISTING MAP 7B

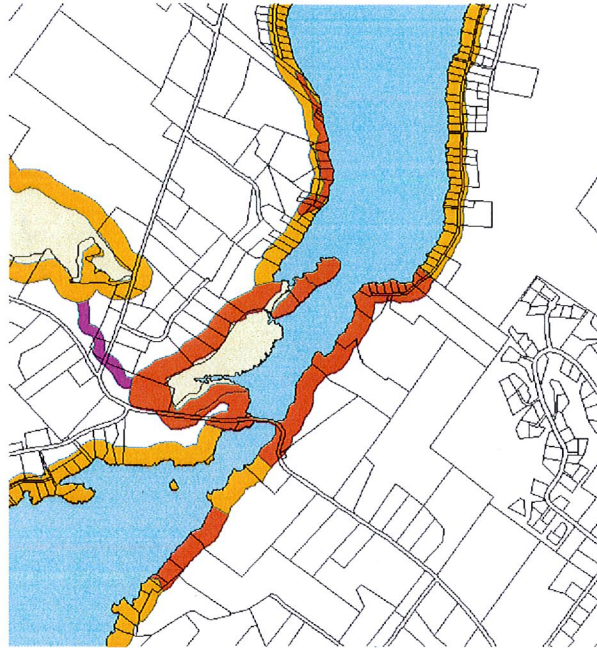


PROPOSED MAP 7B

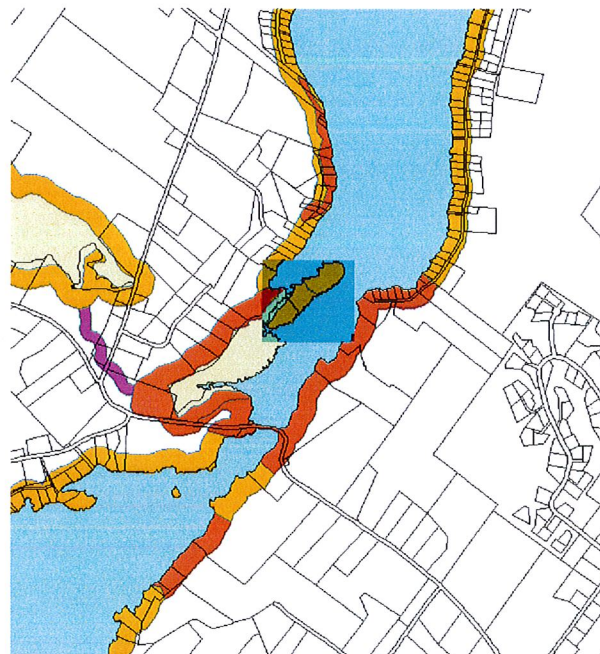


Article 9. To see if the Town will vote to adopt the 2018 Amendment to the **Official Town of Poland Zoning Map**- “Amendments to the wetlands associated with great ponds and rivers, which are “moderate” or “high” value waterfowl and wading bird habitat, including nesting and feeding areas on the Town of Poland Official Zoning Map from Resource Protection District to Limited Residential Zoning District” ordinance as depicted on attached Map 7C, which specifically changes only Map 37 Lot 13 & 13A? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

EXISTING MAP 7C



PROPOSED MAP 7C



Article 10. To see if the Town will vote to adopt the 2018 Amendment to the **Poland Comprehensive Land Use Code**- Sections 506.2.H “Amendments to allow vehicle repair in the Rural Residential 2 Zone” ordinances? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

H. Rural Residential 2

1. Permitted Uses Requiring a Permit from the Code Enforcement Officer:

- Single Family Dwelling
- Accessory Uses & Structures
- Housing, Manufactured Definition A & C
- Accessory Apartment
- Accessory Residential Structure
- Offsite Accessory Structure
- Two Family/Duplex Dwelling
- Home Occupation
- Home Day Care
- Farm Stand
- Signs
- Filling 200 to 5,000 yards

2. Permitted Uses Requiring Planning Board Approval:

- Filling of More than 5,000 yards

3. Permitted Commercial, Industrial, Institutional, Governmental and Other Uses Requiring a Site Plan Review:

- Accessory Uses & Structures
- Antenna, Saucer, Tower (Commercial)
- Bed & Breakfast
- Day Care Facility
- **Vehicle: Repair**
- Farm Market (the lot upon which the farm market is located shall be at least twenty acres in size and shall be a working farm)
- Gravel Pits & Quarries
- Sewerage Pumping Station
- Congregate Care Facility
- Library
- Museum
- Religious Institution
- Municipal or State Recreation Facilities
- Schools
- Cemeteries
- Utilities, Service Structure

4. Permitted Uses Requiring Subdivision Review:

- Cluster Development
- Planned Residential Development
- Any development defined as a Subdivision by 30-A M.R.S.A § 4401

5. The following uses are allowed without a permit provided that they are not associated with any other use or activity requiring a permit or other approval under the provisions of this Code:

- Agriculture
- Filling less than 200 cubic yards
- Timber Harvesting
- Utilities (Above & Below Ground)

6. All uses that are not expressly listed above shall be prohibited.

Article 11. To see if the Town will vote to adopt the 2018 Amendment to the **Poland Comprehensive Land Use Code**-Sections 1103.A “Amendments to NFPA 70 and the National Electric Code from the 2014 Editions to the 2017 Editions? *(A copy of the proposed ordinance amendment is available for inspection in the Clerk’s office, as well as on the Town’s web site at polandtownoffice.org, and will also be available at Town Meeting)*

1103 OTHER CODES ADOPTED IN CONJUNCTION WITH THE BUILDING CODE STANDARDS FOR THE TOWN OF POLAND

A. The following codes, standards, rules and their amendments as adopted and revised by the State of Maine, listed in this section, are hereby incorporated by reference.

- a. State of Maine International Plumbing Rules based on the 2009 Uniform Plumbing Code.
- b. State of Maine Subsurface Waste Water Rules 2011 version dated January 18, 2011.
- c. 2014 NFPA 70 (National Electric Code NEC ~~2014~~ 2017)
- d. 2009 NFPA 101 (National Fire Protection Association Life Safety)
- e. 2006 NFPA 211 (National Fire Protection Association Standard for Chimneys, Fireplaces, and Solid Fuel Burning Appliances)
- f. 2008 NFPA 96 (National Fire Protection Association Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations)