2024 Annual Town Meeting Warrant

To: Saundra Sokol, a resident of the Town of Berwick in the County of York and the State of Maine.

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Berwick qualified by the law to vote in Town affairs, to assemble at the Town Hall on Tuesday, the 11th day of June, 2024, at 8:00 a.m. until 8:00 p.m. to act on Article 1 through 45 as set out below:

ARTICLE 1
To elect a Moderator to preside over the meeting.

ARTICLE 2
To elect by secret ballot, two Select Board Members (who also serve as Assessor and Overseer of the Poor) for three years and one School Board Member for MSAD #60 for three years.

ARTICLE 3
Shall the Town vote to adopt the proposed amendments to the Land Use Ordinance? (Exhibit A attached hereto).
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 4
Shall the Town vote to adopt the proposed amendments to the Subdivision Regulations? (Exhibit B attached hereto).
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 5
Shall the Town vote to adopt the proposed updated Floodplain Management Ordinance in accordance with MRSA Title 30-A § 4352? (Exhibit C attached hereto).
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 6
Shall the Town vote to use up to **$3,571,558** from estimated revenues to reduce the amount to be raised by taxation in Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 7
Shall the Town vote to raise and appropriate the sum of **$667,459** for the General Expense Account to fund a variety of general expenses which are not easily classified from an accounting perspective under other departments, including a variety of required insurance premiums, audit services, legal services rendered by the Town Attorney, PSAP, streetlights, and traffic signals for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 8

Shall the Town vote to raise and appropriate the sum of **$492,486** for the Town Administration Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 9

Shall the Town vote to raise and appropriate the sum of **$397,992** for the Town Clerk Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 10

Shall the Town vote to raise and appropriate the sum of **$267,862** and appropriate the sum of **$65,000** from the TIF fund account for the total of **$338,312** for the Planning Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 11

Shall the Town vote to raise and appropriate the sum of **$113,654** for the Assessor's Office Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 12

Shall the Town vote to raise and appropriate the sum of **$193,000** for the Town Hall Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 13

Shall the Town vote to raise and appropriate the sum of **$30,000** for the General Assistance Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 14

Shall the Town vote to raise and appropriate the sum of **$2,244,912** for the Police Department Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 15

Shall the Town vote to raise and appropriate the sum of **$1,503,973** for the Fire Department Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 16

Shall the Town vote to raise and appropriate the sum of **$1,359,610** for the Public Works Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 17

Shall the Town vote to authorize the expenditure of all revenues received from the State of Maine Urban/Rural Initiative Program for Fiscal Year 2024/2025 for road improvements as authorized by the Program with unspent balances to be carried forward each year?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 18

Shall the Town vote to raise and appropriate the sum of **$631,813** for the Refuse Disposal Account which funds the operations of the Berwick Transfer Station for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 19

Shall the Town vote to raise and appropriate the sum of **$288,870** and appropriate the sum of **$190,000** from the existing Recreation Revenue account for a total of **$478,870** for the Recreation Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 20

Shall the Town vote to raise and appropriate the sum of **$382,951** for the Berwick Public Library Account for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 21

Shall the Town vote to raise and appropriate the sum of **$480,979** for Debt Service to cover this appropriation for Fiscal Year 2024/2025, which begins July 1, 2024 and as authorized by the passage of Articles 31 & 32 at the 2016 Annual Town Meeting Election, Article 5 at the November 6, 2018 Referendum Election and Article 29 at the 2021 Annual Town Meeting Election?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 22

Shall the Town vote to raise and appropriate the sum of **$40,585** for the Community/Agency Appropriations Account which will be used to make contributions to and at the request of the following outside agencies or purposes: COAST Bus Service, Memorial Day, American Legion, Seacoast Shipyard Association, Caring Unlimited, Pope Memorial Humane Society and VNA Cornerstone for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 23

Shall the Town vote to raise and appropriate the sum of **$232,744** for the annual Fire Protection (i.e., fire hydrants) costs for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 24

Shall the Town vote to raise and appropriate the sum of **$300,000** for Fiscal Year 2024/2025 and authorize its use for road, bridge, and sidewalk construction and repairs, as well as Town parking lots and public ways, and including expenses for curbing, drainage and engineering fees when required, with the funds to be used in conjunction with the State of Maine Urban/Rural Initiative Program, and with unspent balances to be carried forward each year?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 25

Shall the Town vote to appropriate the sum of **$35,000** from Unassigned Fund Balance for Fiscal Year 2024/2025 and authorize its use for a Fuel Control & Pump replacement at Public Works, and with unspent balances to be carried forward each year?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 26

Shall the Town vote to appropriate the sum of **$500,000** from Unassigned Fund Balance for Fiscal Year 2024/2025 and authorize its use for road, bridge, and sidewalk construction and repairs, as well as Town parking lots and public ways, and including expenses for curbing, drainage and engineering fees when required, with the funds to be used in conjunction with the State of Maine Urban/Rural Initiative Program, and with unspent balances to be carried forward each year?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 27

Shall the Town vote to appropriate the sum of **$105,000** from the Undesignated Fund Balance for Fire Department Aerial Replacement (savings), Personal Protective Equipment, Command Unit, Mobile and Portable Radios, and Hose Replacement for Fiscal Year 2024/2025, which begins July 1, 2024, and place this amount in the account established for this purpose with unspent balances to be carried forward each year until fully expended?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 28

Shall the Town vote to appropriate the sum of **$119,050** from the Undesignated Fund Balance for Police Department Vehicle Replacement, Building Improvements, Equipment, and Technical Improvements for Fiscal Year 2024/2025, which begins July 1, 2024, and place this amount in the account established for this purpose with unspent balances to be carried forward each year until fully expended?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 29

Shall the Town vote to authorize the Select Board to enter into a purchase and sale agreement with landowners and to purchase property using Public Works Capital Reserve funds for the purpose that allows the expansion of the Public Works Garage?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 30

Shall the Town vote to appropriate the sum of **$75,000** from the Undesignated Fund Balance for Recreation Capital Improvements for Fiscal Year 2024/2025, which begins July 1, 2024, and place this amount in the account established for this purpose with unspent balances to be carried forward each year until fully expended?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 31

Shall the Town vote to appropriate the sum of **$135,500** from the Undesignated Fund Balance for Clock Tower Railing replacement, Masonry restoration and waterproofing, new Security System, replacement of front steps (savings), and bathroom improvements, at Town Hall for Fiscal Year 2024/2025, which begins July 1, 2024, and place this amount in the account established for this purpose with unspent balances to be carried forward each year until fully expended?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 32 Shall the Town vote to appropriate the sum of **$10,000** from the Undesignated Fund Balance for Transfer Station building reserve for Fiscal Year 2024/2025, which begins July 1, 2024, and place this amount in the account established for this purpose with unspent balances to be carried forward each year until fully expended?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 33 Shall the Town vote to appropriate the sum of **$50,000** from Undesignated Fund Balance for KACTS (Kittery Area MPO), MDOT (Maine Dept. of Transportation) road programs, and Community Development Block Grants for the for Fiscal Year 2024/2025, which begins July 1, 2024, and consecutive fiscal years for grant matching funds to be placed into this account and carried forward each year?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 34

Shall the Town vote to raise and appropriate the sum of **$10,000** and authorize the Select Board to hold it in a Contingency Account and to use it to meet unanticipated expenses and emergencies that might occur during the Fiscal Year 2024/2025, which begins July 1, 2024, and with unspent balances to be carried forward each year?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 35

Shall the Town vote to raise and appropriate the sum of **$21,365** for Economic Development purposes for Fiscal Year 2024/2025, which begins July 1, 2024, and place this amount into the account established for this purpose with unspent balances to be carried forward each year until fully expended?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 36

Shall the Town vote to raise and appropriate the sum of **$28,260** for Digital Communications, Branding and Signage purposes for Fiscal Year 2024/2025, which begins July 1, 2024, and place this amount into the account established for this purpose with unspent balances to be carried forward each year until fully expended?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 37

Shall the Town vote to raise and appropriate the sum of **$10,000** for Emergency Management purposes for Fiscal Year 2024/2025, which begins July 1, 2024, and place this amount into the account established for this purpose with unspent balances to be carried forward each year until fully expended?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 38

Shall the Town vote to raise and appropriate the sum of **$19,310** for the Federal Stormwater Program which implements State and Federal permitting requirements for discharges from municipal separate stormwater sewer systems (MS4s) for Fiscal Year 2024/2025, which begins July 1, 2024, and place this amount into the account established for this purpose with unspent balances to be carried forward each year until fully expended?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 39

Shall the Town vote to raise and appropriate the sum of **$70,000** for Berwick Community Media and appropriate **$123,425** from Comcast Franchise Fees and donations for a sum of **$193,425** for Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 40

Shall the Town vote to raise and appropriate the sum of **$21,634** for Debt Service in Fiscal Year 2024/2025 as authorized by the passage of Article 37 at the 1997 Annual Town Meeting which will fund one half the cost for repayment of the Water Department Bond issued by the Federal Rural Development Agency for the new Water Treatment Plant in 1999?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 41

Shall the Town vote to authorize the use of interest only from the Lena Clark Trust Fund (The interest balance as of June 30, 2023, was **$13,478,** which was the close of the prior Fiscal Year) for Fiscal Year 2024/2025, which begins July 1, 2024, when there are major repairs or maintenance needs at the Town Hall?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 42

Shall the Town vote to appropriate the sum **$250,000** from Undesignated Fund Balance to reduce the amount to be raised by taxation in Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 43

Shall the Town vote to dissolve the existing Firefighter Contingency Reserve and appropriate the sum of **$30,000** to reduce the amount to be raised by taxation in Fiscal Year 2024/2025, which begins July 1, 2024?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 44

Shall the Town vote to charge interest on unpaid taxes at the rate of **8.50%** per annum, and to set the date when taxes committed for Fiscal Year 2024-2025 (July 1, 2024 through June 30, 2025) become due and payable as October 16, 2024 and April 16, 2025, with said interest to be collected after October 17, 2024 and April 17, 2025, and allow the Tax Collector to accept prepayment of taxes prior to the Tax Commitment Date?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

ARTICLE 45

Shall the Town Vote to set an interest rate of **6.00%** as allowed by state law as the rate to be paid to taxpayers who pay amounts in excess of amounts finally assessed and authorize any such interest paid, uncollectable taxes or abatements granted to be charged against the annual overlay?
THE SELECT BOARD RECOMMENDS YES VOTE 4:0

The June 11, 2024, Town Meeting Warrant is signed and approved as presented/amended by the Berwick Select Board at its meeting on the 2nd day of April 2024.

Noah Cobb, Chairman

Linda Hutchins-Corliss, Vice Chair

Lisa Chase

Michael Laterreur

Thomas Wright

Select Board, Town of Berwick, Maine

ATTEST:

Patricia Murray, Town Clerk

CERTIFICATION OF PROPOSED CHANGES

TO THE

BERWICK LAND USE ORDINANCE

We, the Select Board of the Town of Berwick, do hereby certify that the attached proposed changes to the Berwick Land Use Ordinance is a true copy of the proposed changes to be posted with the Town Meeting Warrant and submitted to the voters of the Town of Berwick for their approval.

Noah Cobb, Chair

Linda Hutchins-Corliss

Linda Corliss, Vice Chair

Lisa Chase

Lisa Chase

Michael Laterreur

Thomas Wright

ATTESTATION OF LAND USE ORDINANCE CHANGES

Attest: A true copy of the proposed changes to the Berwick Land Use Ordinance as certified to me by the Municipal Officers of Berwick on the 2nd day of April, 2024.

Patricia Murray 4-2-2024

Patricia Murray, Town Clerk Date

Exhibit A

Definitions

Affordable Housing Developments: See Definition in 30-A MRSA §4364.

Temporary Structure: Any structure, either permanently affixed to the ground or not permanently affixed to the ground, that is used only temporarily (for a maximum of 180 days).

Steep Slope: A slope having a 15 foot, or greater, vertical rise over 100 feet of horizontal run, or 15% slope.

6.3 Dimensional Requirements

Notes

14. Affordable housing developments that meet the requirements of 30-A MRSA §4364 and are in a zone where multifamily dwellings are allowed, are allowed to have a dwelling unit density of 2 ½ times the base density that is otherwise allowed in the that location.

6.3.1

A. Within the R-3 District, the number of residential building permits issued within any given subdivision during any calendar year, commencing the effective date of this ordinance amendment shall be limited to three (3) for **Major** Subdivisions and **four (4) for Minor Subdivisions**, except as noted in Section 6.3.1.E below.

B. Any subdivision within the R-2 District and not served by both water and sewer will be limited to three (3) building permits per calendar year per **Major** Subdivision **and four (4) for Minor Subdivisions** from the effective date of this ordinance amendment except as noted in Section 6.3.1.E., below.

C. Within the RC/I District, the number of residential building permits issued within any given subdivision during any calendar year commencing the effective date of this ordinance amendment shall be limited to three (3) for **Major** Subdivisions and **four (4) for Minor Subdivisions**, except as noted in Section 6.3.1.E., below.

E. Each Major Subdivision shall be issued only three permits per year and each Minor Subdivision four per year even if the parent parcel is located in two or more zones, including overlay zones, unless the subdivision is served by public water and public sewer.

7.8 Off-Street Parking and Loading

Activity	Minimum Required Parking
Residential	
with 2 or more bedrooms	2 spaces per dwelling unit
with 1 bedroom	1.5 spaces per dwelling unit
elderly	1 space per dwelling unit
Affordable Housing Developments	**2 spaces per 3 dwelling units**

7.13 Signs.

F. Properly Licensed Home Occupations shall be allowed not more than one Official Business Directional Sign (OBDS). The OBDS must be permitted through the MDOT, and comply with all OBDS requirements.

4. Commercial signs are not allowed on utility poles.
5. Illuminated vehicle mounted signs shall be turned off when the vehicle is parked at their business location.

8.1 Campgrounds and Tenting Grounds.

A. General.

2. Campsites shall be laid out and screened in such a manner that none are within view from public roads, ~~navigable rivers~~, existing residences or approved subdivision lots. Any combination of evergreen planting, landscaped earthen berms, or solid fencing may be used to achieve this screening standard when campsites would otherwise be visible from the locations described above.

5. Recreational Vehicles and tent sites not within the boundaries of an approved Campground or Tenting Ground shall be restricted to use between the months of April 1st through October 31st. All RVs shall be connected to potable water, and shall either have an approved connection to the septic system or shall be able to be emptied periodically at an approved disposal site.

6. All RVs shall be closed and weatherized during the off season.

C. Health and Safety.

1. Each recreational vehicle, tent, or shelter site shall be provided with a ~~picnic table and~~ trash receptacle. The park management shall dispose of refuse from said containers by transporting the refuse in a closed truck or in enclosed containers or bags to an approved disposal area at least once a week. **Dumpsters shall be in a fenced enclosure.**

4. Each campsite ~~shall~~ **may** be provided with a masonry or metal fireplace, **which shall be** approved in writing by the fire chief.

9.8.I. Performance Standards for Conditional Use and Site Plan Review.

~~a. Conformance with Comprehensive Plan: All proposed conditional uses and site plans shall conform to the Comprehensive Plan of the Town of Berwick and with the provisions of all pertinent federal, state, and local codes, ordinances, and regulations.~~

~~c. Relationship of the proposed buildings to the environment: Proposed structures shall be related harmoniously to the terrain and to the existing buildings in the vicinity which have a visual relationship to the proposed buildings. Special attention shall be paid to the bulk, location and height of the building(s) and such natural features such as slope, soil type and drainage ways.~~

Exhibit B

Subdivision Regulation Amendments

11.8 Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline. B. Retention of Open Spaces and Natural or Historic Features.
4. The subdivision shall reserve ~~sufficient~~ **a minimum of 15% of** undeveloped land to provide for the recreational needs of the occupants **and/or to maintain the scenic or natural beauty of the area and/or to protect habitats.** ~~The percentage of open space to be reserved shall depend on the identified needs for outdoor recreation in the portion of the municipality in which the subdivision is located according to the comprehensive plan, the proposed lot sizes within the subdivision, the expected demographic makeup of the occupants of the subdivision, and the site characteristics.~~

12.3 Wildlife Habitat, Rare Natural Areas or Public Access to the Shoreline.
B. Retention of Open Spaces and Natural or Historic Features.

1. The subdivision shall reserve ~~between 5% and 10%~~ **a minimum of 15%** of the area of the subdivision as open space in order to provide for the recreational needs of the occupants of the subdivision and/or to maintain the scenic or natural beauty of the area **and/or to protect habitats**. **Open space should include the most sensitive resource areas of the property and should be designed in larger blocks of land, preferably as part of an integrated open space network, laid out to be contiguous with open space areas of similar character (whether permanently preserved or not) on adjacent parcels.**

New Performance Standard (State Law)
11.18 Farmland

All farmland within the proposed subdivision has been identified on maps submitted as part of the application. Any mapping of farmland may be done with the help of the local soil and water conservation district.

EXHIBIT C

FLOODPLAIN MANAGEMENT ORDINANCE

FOR THE

TOWN OF BERWICK, MAINE

ENACTED: _____
Date

EFFECTIVE: _____
Date

CERTIFIED BY: _____
Signature

CERTIFIED BY: _____
Print Name

_____
Title

Affix Seal

FLOODPLAIN MANAGEMENT ORDINANCE

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ARTICLE I - PURPOSE AND ESTABLISHMENT

Certain areas of the Town of Berwick, Maine are subject to periodic flooding, causing serious damages to properties within these areas. Relief is available in the form of flood insurance as authorized by the National Flood Insurance Act of 1968.

Therefore, the Town of Berwick, Maine has chosen to become a participating community in the National Flood Insurance Program and agrees to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended) as delineated in this Floodplain Management Ordinance.

It is the intent of the Town of Berwick, Maine to require the recognition and evaluation of flood hazards in all official actions relating to land use in the floodplain areas having special flood hazards.

The Town of Berwick has the legal authority to adopt land use and control measures to reduce future flood losses pursuant to Title 30-A MRSA, Sections 3001-3007, 4352, 4401-4407, and Title 38 MRSA, Section 440.

The National Flood Insurance Program, established in the aforesaid Act, provides that areas of the Town of Berwick having a special flood hazard be identified by the Federal Emergency Management Agency and that floodplain management measures be applied in such flood hazard areas. This Ordinance establishes a Flood Hazard Development Permit system and review procedure for development activities in the designated flood hazard areas of the Town of Berwick, Maine.

The areas of special flood hazard, Zones A and AE, for the Town of Berwick, York County, Maine, identified by the Federal Emergency Management Agency in a report entitled "Flood Insurance Study – York County, Maine," dated July 17, 2024, with accompanying "Flood Insurance Rate Map" dated July 17, 2024, are hereby adopted by reference and declared to be a part of this Ordinance.

ARTICLE II - PERMIT REQUIRED

The Code Enforcement Officer shall be designated as the local Floodplain Administrator. The Floodplain Administrator shall have the authority to implement the commitment made to administer and enforce the requirements for participation in the National Flood Insurance Program.

Before any construction or other development (as defined in Article XIII), including the placement of manufactured homes, begins within any areas of special flood hazard established in Article I, a Flood Hazard Development Permit shall be obtained from the Code Enforcement Officer. This permit shall be in addition to any other permits which may be required pursuant to the codes and ordinances of the Town of Berwick, Maine.

ARTICLE III - APPLICATION FOR PERMIT

The application for a Flood Hazard Development Permit shall be submitted to the Code Enforcement Officer and shall include:

A. The name, address, and phone number of the applicant, owner, and contractor;

B. An address and a map indicating the location of the construction site;

C. A site plan showing locations of existing and/or proposed development, including but not limited to structures, sewage disposal facilities, water supply facilities, areas to be cut and filled, and lot dimensions;

D. A statement of the intended use of the structure and/or development;

E. A statement of the cost of the development including all materials and labor;

F. A statement as to the type of sewage system proposed;

G. Specification of dimensions of the proposed structure and/or development;

[Items H-K.2. apply only to new construction and substantial improvements.]

H. The elevation in relation to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD), or to a locally established datum in Zone A only, of the:

1. base flood at the proposed site of all new or substantially improved structures, which is determined:

   a. in Zone AE from data contained in the "Flood Insurance Study - York County, Maine," as described in Article I; or,

   b. in Zone A:

      (1) from any base flood elevation data from federal, state, or other technical sources (such as FEMA's Quick-2 model, FEMA 265), including information obtained pursuant to Article VI.M. and VIII.D.; or,

      (2) in the absence of all data described in Article III.H.1.b.(1), information to demonstrate that the structure shall meet the elevation requirement in Article VI.H.2.b., Article VI.I.2.a. or b., or Article VI.J.2.b.

2. highest and lowest grades at the site adjacent to the walls of the proposed building;

3. lowest floor, including basement; and whether or not such structures contain a basement;

4. lowest machinery and equipment servicing the building; and,

5. level, in the case of non-residential structures only, to which the structure will be floodproofed.

I. A description of an elevation reference point established on the site of all developments for which elevation standards apply as required in Article VI;

J. A written certification by:

1. a Professional Land Surveyor that the grade elevations shown on the application are accurate; and,

2. a Professional Land Surveyor, registered professional engineer or architect that the base flood elevation shown on the application is accurate.

K. The following certifications as required in Article VI by a registered professional engineer or architect:

1. a Floodproofing Certificate (FEMA Form FF-206-FY-22-153, as amended), to verify that the floodproofing methods for any non-residential structures will meet the floodproofing criteria of Article VI.I.; and other applicable standards in Article VI;

2. a Hydraulic Openings Certificate to verify that engineered hydraulic openings in foundation walls will meet the standards of Article VI.N.2.a.;

3. a certified statement that bridges will meet the standards of Article VI.O.;

4. a certified statement that containment walls will meet the standards of Article VI.P.

L. A description of the extent to which any water course will be altered or relocated as a result of the proposed development; and,

M. A statement of construction plans describing in detail how each applicable development standard in Article VI will be met.

ARTICLE IV - APPLICATION FEE AND EXPERT'S FEE

A non-refundable application fee of $30.00 for all minor development and $50.00 for all new construction or substantial improvements shall be paid to the Town and a copy of a receipt for the same shall accompany the application.

An additional fee may be charged if the Code Enforcement Officer, Planning Board, and/or Board of Appeals needs the assistance of a professional engineer or other expert. The expert's fee shall be paid in full by the applicant within 10 days after the town submits a bill to the applicant. Failure to pay the bill shall constitute a violation of the ordinance and be grounds for the issuance of a stop work order. An expert shall not be hired by the municipality at the expense of an applicant until the applicant has either consented to such hiring in writing or been given an opportunity to be heard on the subject. An applicant who is dissatisfied with a decision to hire expert assistance may appeal that decision to the Board of Appeals.

ARTICLE V - REVIEW STANDARDS FOR FLOOD HAZARD DEVELOPMENT PERMIT APPLICATIONS

The Code Enforcement Officer shall:

A. Review all applications for the Flood Hazard Development Permit to assure that proposed developments are reasonably safe from flooding and to determine that all pertinent requirements of Article VI (Development Standards) have been, or will be met;

B. Utilize, in the review of all Flood Hazard Development Permit applications:

1. the base flood and floodway data contained in the "Flood Insurance Study - York County, Maine," as described in Article I;

2. in special flood hazard areas where base flood elevation and floodway data are not provided, the Code Enforcement Officer shall obtain, review, and reasonably utilize any base flood elevation and floodway data from federal, state, or other technical sources, including information obtained pursuant to Article III.H.1.b.(1); Article VI.M.; and Article VIII.D., in order to administer Article VI of this Ordinance; and,

3. when the community establishes a base flood elevation in a Zone A by methods outlined in Article III.H.1.b.(1), the community shall submit that data to the Maine Floodplain Management Program.

C. Make interpretations of the location of boundaries of special flood hazard areas shown on the maps described in Article I of this Ordinance;

D. In the review of Flood Hazard Development Permit applications, determine that all necessary permits have been obtained from those federal, state, and local government agencies from which prior approval is required by federal or state law, including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1344;

E. Notify adjacent municipalities, the Department of Environmental Protection, and the Maine Floodplain Management Program prior to any alteration or relocation of a water course and submit copies of such notifications to the Federal Emergency Management Agency;

F. If the application satisfies the requirements of this Ordinance, approve the issuance of one of the following Flood Hazard Development Permits based on the type of development:

1. A two part Flood Hazard Development Permit for elevated structures. Part I shall authorize the applicant to build a structure to and including the first horizontal floor only above the base flood level. At that time the applicant shall provide the Code Enforcement Officer with an "under construction" Elevation Certificate completed by a Professional Land Surveyor based on the Part I permit construction for verifying compliance with the elevation requirements of Article VI, paragraphs H., I., or J. Following review of the Elevation Certificate data, which shall take place within 72 hours of receipt of the application, the Code Enforcement Officer shall issue Part II of the Flood Hazard Development Permit. Part II shall authorize the applicant to complete the construction project; or,

2. A Flood Hazard Development Permit for Floodproofing of Non-Residential Structures that are new construction or substantially improved non-residential structures that are not being elevated but that meet the floodproofing standards of Article VI.I.1. The application for this permit shall include a Floodproofing Certificate signed by a registered professional engineer or architect; or,

3. A Flood Hazard Development Permit for Minor Development for all development that is not new construction or a substantial improvement, such as repairs, maintenance, renovations, or additions, whose value is less than 50% of the market value of the structure. Minor development also includes but is not limited to: accessory structures as provided for in Article VI.L., mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, deposition or extraction of materials, public or private sewage disposal systems or water supply facilities that do not involve structures; and non-structural projects such as bridges, dams, towers, fencing, pipelines, wharves, and piers.

G. Maintain, as a permanent record, copies of all Flood Hazard Development Permit Applications, corresponding Permits issued, and data relevant thereto, including reports of the Board of Appeals on variances granted under the provisions of Article IX of this Ordinance, and copies of Elevation Certificates, Floodproofing Certificates, Certificates of Compliance, and certifications of design standards required under the provisions of Articles III, VI, and VII of this Ordinance.

ARTICLE VI - DEVELOPMENT STANDARDS

All developments in areas of special flood hazard shall meet the following applicable standards:

A. **All Development** - All development shall:

1. be designed or modified and adequately anchored to prevent flotation (excluding piers and docks), collapse, or lateral movement of the development resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

2. use construction materials that are resistant to flood damage;

3. use construction methods and practices that will minimize flood damage; and,

4. use electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities, that are designed and/or located so as to prevent water from entering or accumulating within the components during flooding conditions.

B. **Water Supply** - All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems.

C. **Sanitary Sewage Systems** - All new and replacement sanitary sewage systems shall be designed and located to minimize or eliminate infiltration of flood waters into the system and discharges from the system into flood waters.

D. **On Site Waste Disposal Systems** - On site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during floods.

E. **Watercourse Carrying Capacity** - All development associated with altered or relocated portions of a watercourse shall be constructed and maintained in such a manner that no reduction occurs in the flood carrying capacity of the watercourse.

F. **Utilities** - New construction or substantial improvement of any structure (including manufactured homes) located within Zones A and AE shall have the bottom of all electrical, heating, plumbing, ventilation and air conditioning equipment, permanent fixtures and components, HVAC ductwork and duct systems, and any other utility service equipment, facilities, machinery, or connections servicing a structure, elevated to at least three feet above the base flood elevation.

G. **Physical Changes to the Natural Landscape** - Certain development projects, including but not limited to, retaining walls, sea walls, levees, berms, and rip rap, can cause physical changes that affect flooding conditions.

1. All development projects in Zone AE that cause physical changes to the natural landscape shall be reviewed by a Professional Engineer to determine whether or not the project changes the base flood elevation, zone, and/or the flood hazard boundary line.

2.

   a. If the Professional Engineer determines, through the use of engineering judgement, that the project would not necessitate a Letter of Map Revision (LOMR), a certified statement shall be provided.

   b. If the Professional Engineer determines that the project may cause a change, a hydrologic and hydraulic analysis that meets current FEMA standards shall be performed.

3. If the hydrologic and hydraulic analysis performed indicates a change to the base flood elevation, zone, and/or the flood hazard boundary line, the applicant may submit a Conditional Letter of Map Revision (C-LOMR) request to the Federal Emergency Management Agency for assurance that the as-built project will result in a change to the Flood Insurance Rate Map. Once the development is completed, a request for a Letter of Map Revision (LOMR) shall be initiated.

4. If the hydrologic and hydraulic analysis performed show a change to the base flood elevation, zone, and/or the flood hazard boundary line, as soon as practicable, but no later than 6 months after the completion of the project, the applicant shall submit the technical data to FEMA in the form of a Letter of Map Revision request.

H. **Residential** - New construction or substantial improvement of any residential structure located within:

1. Zone AE shall have the lowest floor (including basement) elevated to at least three feet above the base flood elevation.

2. Zone A shall have the lowest floor (including basement) elevated:

   a. to at least three feet above the base flood elevation utilizing information obtained pursuant to Article III.H.1.b.(1); Article V.B.; or Article VIII.D.; or,

   b. in the absence of all data described in Article VI.H.2.a., to at least two feet above the highest adjacent grade to the structure.

I. **Non-Residential** - New construction or substantial improvement of any non-residential structure located within:

1. Zone AE shall have the lowest floor (including basement) elevated to at least three feet above the base flood elevation, or together with attendant utility and sanitary facilities shall:

   a. be floodproofed to at least three feet above the base flood elevation so that below that elevation the structure is watertight with walls substantially impermeable to the passage of water;

   b. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and,

   c. be certified by a registered professional engineer or architect that the floodproofing design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a Flood Hazard Development Permit, as required by Article III.K. and shall include a record of the elevation above mean sea level to which the structure is floodproofed.

2. Zone A shall have the lowest floor (including basement) elevated:

   a. to at least three feet above the base flood elevation utilizing information obtained pursuant to Article III.H.1.b.(1); Article V.B.; Article VIII.D.; or,

b. in the absence of all data described in Article VI.I.2.a., to at least two feet above the highest adjacent grade to the structure; or,

c. together with attendant utility and sanitary facilities meet the floodproofing standards of Article VI.I.1.a., b., and c.

J. **Manufactured Homes** - New or substantially improved manufactured homes located within:

1. Zone AE shall:

a. be elevated such that the lowest floor (including basement) of the manufactured home is at least three feet above the base flood elevation;

b. be on a permanent foundation, which may be poured masonry slab or foundation walls, with hydraulic openings, or may be reinforced piers or block supports, any of which support the manufactured home so that no weight is supported by its wheels and axles; and,

c. be securely anchored to an adequately anchored foundation system to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to:

(1) over-the-top ties anchored to the ground at the four corners of the manufactured home, plus two additional ties per side at intermediate points (manufactured homes less than 50 feet long require one additional tie per side); or by,

(2) frame ties at each corner of the home, plus five additional ties along each side at intermediate points (manufactured homes less than 50 feet long require four additional ties per side).

(3) All components of the anchoring system described in Article VI.J.1.c.(1) & (2) shall be capable of carrying a force of 4800 pounds.

2. Zone A shall:

a. be elevated on a permanent foundation, as described in Article VI.J.1.b., such that the lowest floor (including basement) of the manufactured home is at least three feet above the base flood elevation utilizing information obtained pursuant to Article III.H.1.b.(1); Article V.B.; Article VIII.D.; or,

b. in the absence of all data as described in Article VI.J.2.a., to at least two feet above the highest adjacent grade to the structure; and,

c. meet the anchoring requirements of Article VI.J.1.c.

K. **Recreational Vehicles** - Recreational Vehicles located within:

1. Zones A and AE shall either:

a. be on the site for fewer than 180 consecutive days; and,

b. be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or,

c. be permitted in accordance with the elevation and anchoring requirements for "manufactured homes" in Article VI.J.1.

L. **Accessory Structures** - New construction or substantial improvement of Accessory Structures, as defined in Article XIII, shall be exempt from the elevation criteria required in Article VI.H. & I. above, if all other requirements of Article VI and all the following requirements are met.

1. Accessory Structures located in Zones A and AE shall:

   a. meet the requirements of Article VI.A.1. through 4., as applicable;

   b. be limited in size to a one-story two car garage;

   c. have unfinished interiors and not be used for human habitation;

   d. have only ground fault interrupt electrical outlets. The electric service disconnect shall be located above the base flood elevation and, when possible, outside the Special Flood Hazard Area.

   e. be located outside the floodway;

   f. when possible, be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters and be placed further from the source of flooding than is the primary structure; and,

   g. have hydraulic openings, as specified in Article VI.N.2., in at least two different walls of the accessory structure.

M. **Floodways** -

1. In Zone AE riverine areas, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted within a regulatory floodway which is designated on the community's Flood Insurance Rate Map, unless a technical evaluation certified by a registered professional engineer is provided demonstrating that such encroachments will not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

2. In Zones A and AE riverine areas for which no regulatory floodway is designated, encroachments, including fill, new construction, substantial improvement, and other development shall not be permitted in the floodway as determined in Article VI.M.3. unless a technical evaluation certified by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing development and anticipated development:

   a. will not increase the water surface elevation of the base flood more than one foot at any point within the community; and,

   c. is consistent with the technical criteria contained in FEMA's guidelines and standards for flood risk analysis and mapping.

3. In Zones A and AE riverine areas for which no regulatory floodway is designated, the regulatory floodway is determined to be the channel of the river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain as measured from the normal high water mark to the upland limit of the floodplain.

N. **Hydraulic Openings/Flood Vents** - New construction or substantial improvement of any structure in Zones A and AE that meets the development standards of Article VI, including the elevation requirements of Article VI, paragraphs H., I., or J. and is elevated on posts, columns, piers, piles, or crawlspaces may be enclosed below the base flood elevation requirements provided all the following criteria are met or exceeded:

1. Enclosed areas are not "basements" as defined in Article XIII;

2. Enclosed areas shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood water. Designs for meeting this requirement must either:

   a. be engineered and certified by a registered professional engineer or architect; or,

   b. meet or exceed the following minimum criteria:

      (1) a minimum of two openings having a total net area of not less than one square inch for every square foot of the enclosed area;

      (2) the bottom of all openings shall be below the base flood elevation and no higher than one foot above the lowest grade; and,

      (3) openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the entry and exit of flood waters automatically without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means;

3. The enclosed area shall not be used for human habitation; and,

4. The enclosed areas are usable solely for building access, parking of vehicles, or storage.

O. **Bridges** - New construction or substantial improvement of any bridge in Zones A and AE shall be designed such that:

1. when possible, the lowest horizontal member (excluding the pilings or columns) is elevated to at least three feet above the base flood elevation; and,

2. a registered professional engineer shall certify that:

   a. the structural design and methods of construction shall meet the elevation requirements of this section and the floodway standards of Article VI.M.; and,

   b. the foundation and superstructure attached thereto are designed to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all structural components. Water loading values used shall be those associated with the base flood.

P. **Containment Walls -** New construction or substantial improvement of any containment wall located within:

1. Zones A and AE shall:

   a. have the containment wall elevated to at least three feet above the base flood elevation;

   b. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and,

   c. be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section. Such certification shall be provided with the application for a Flood Hazard Development Permit, as required by Article III.K.

Q. **Wharves, Piers, and Docks** - New construction or substantial improvement of wharves, piers, and docks are permitted in Zones A and AE, in and over water, and shall comply with all applicable local, state, and federal regulations.

ARTICLE VII - CERTIFICATE OF COMPLIANCE

No land in a special flood hazard area shall be occupied or used and no structure which is constructed or substantially improved shall be occupied until a Certificate of Compliance is issued by the Code Enforcement Officer subject to the following provisions:

A. For New Construction or Substantial Improvement of any elevated structure the applicant shall submit to the Code Enforcement Officer an Elevation Certificate completed by a Professional Land Surveyor for compliance with Article VI, paragraphs H., I., or J.

B. The applicant shall submit written notification to the Code Enforcement Officer that the development is complete and complies with the provisions of this ordinance.

C. Within 10 working days, the Code Enforcement Officer shall:

   1. review the Elevation Certificate and the applicant's written notification; and,

   2. upon determination that the development conforms with the provisions of this ordinance, shall issue a Certificate of Compliance.

ARTICLE VIII - REVIEW OF SUBDIVISION AND DEVELOPMENT PROPOSALS

The Planning Board shall, when reviewing subdivisions and other proposed developments that require review under other federal law, state law, or local ordinances or regulations, and all projects on 5 or more disturbed acres, or in the case of manufactured home parks divided into two or more lots, assure that:

A. All such proposals are consistent with the need to minimize flood damage.

B. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damages.

C. Adequate drainage is provided so as to reduce exposure to flood hazards.

D. All proposals include base flood elevations, flood boundaries, and, in a riverine floodplain, floodway data. These determinations shall be based on engineering practices recognized by the Federal Emergency Management Agency.

E. Any proposed development plan must include a condition of plan approval requiring that structures on any lot in the development having any portion of its land within a Special Flood Hazard Area are to be constructed in accordance with Article VI of this ordinance. Such requirement will be included in any deed, lease, purchase and sale agreement, or document transferring or expressing an intent to transfer any interest in real estate or structure, including but not limited to a time-share interest. The condition shall clearly articulate that the municipality may enforce any violation of the construction requirement and that fact shall also be included in the deed or any other document previously described. The construction requirement shall also be clearly stated on any map, plat, or plan to be signed by the Planning Board or local reviewing authority as part of the approval process.

ARTICLE IX - APPEALS AND VARIANCES

The Board of Appeals of the Town of Berwick may, upon written application of an aggrieved party, hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by, or failure to act by, the Code Enforcement Officer or Planning Board in the administration or enforcement of the provisions of this Ordinance.

The Board of Appeals may grant a variance from the requirements of this Ordinance consistent with state law and the following criteria:

A. Variances shall not be granted within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

B. Variances shall be granted only upon:

1. a showing of good and sufficient cause; and,

2. a determination that should a flood comparable to the base flood occur, the granting of a variance will not result in increased flood heights, additional threats to public safety, public expense, or create nuisances, cause fraud or victimization of the public, or conflict with existing local laws or ordinances; and,

3. a showing that the issuance of the variance will not conflict with other state, federal, or local laws or ordinances; and,

4. a determination that failure to grant the variance would result in "undue hardship," which in this sub-section means:

   a. that the land in question cannot yield a reasonable return unless a variance is granted; and,

   b. that the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood; and,

   c. that the granting of a variance will not alter the essential character of the locality; and,

   d. that the hardship is not the result of action taken by the applicant or a prior owner.

C. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief, and the Board of Appeals may impose such conditions to a variance as it deems necessary.

D. Variances may be issued for new construction, substantial improvements, or other development for the conduct of a functionally dependent use provided that:

1. the criteria of Article IX.A. through C. and Article VI.M. are met; and,

2. the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

E. Variances may be issued for the repair, reconstruction, rehabilitation, or restoration of Historic Structures upon the determination that:

1. the development meets the criteria of Article IX.A. through C.; and,

2. the proposed repair, reconstruction, rehabilitation, or restoration will not preclude the structure's continued designation as a Historic Structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

F. Variances may be issued for new construction and substantial improvement of Agricultural Structures being used for the conduct of agricultural uses provided that:

1. the development meets the criteria of Article IX.A. through C.; and,

2. the development meets the criteria of Article VI.M. and Article VI.N.

G. Any applicant who meets the criteria of Article IX.A. through C. and Article IX.D., E., or F. shall be notified by the Board of Appeals in writing over the signature of the Chairman of the Board of Appeals that:

1. the issuance of a variance to construct a structure below the base flood level will result in greatly increased premium rates for flood insurance up to amounts as high as $25 per $100 of insurance coverage; and,

2. such construction below the base flood level increases risks to life and property; and,

3. the applicant agrees in writing that the applicant is fully aware of all the risks inherent in the use of land subject to flooding, assumes those risks, and agrees to indemnify and defend the municipality against any claims filed against it that are related to the applicant's decision to use land located in a floodplain and that the applicant individually releases the municipality from any claims the applicant may have against the municipality that are related to the use of land located in a floodplain.

H. Appeal Procedure for Administrative and Variance Appeals

1. An administrative or variance appeal may be taken to the Board of Appeals by an aggrieved party within thirty days after receipt of a written decision of the Code Enforcement Officer or Planning Board.

2. Upon being notified of an appeal, the Code Enforcement Officer or Planning Board, as appropriate, shall transmit to the Board of Appeals all of the documents constituting the record of the decision appealed from.

3. The Board of Appeals shall hold a public hearing on the appeal within thirty-five days of its receipt of an appeal request.

4. The person filing the appeal shall have the burden of proof.

5. The Board of Appeals shall decide all appeals within thirty-five days after the close of the hearing and shall issue a written decision on all appeals.

6. The Board of Appeals shall submit to the Code Enforcement Officer a report of all variance actions, including justification for the granting of the variance and an authorization for the Code Enforcement Officer to issue a Flood Hazard Development Permit, which includes any conditions to be attached to said permit.

7. Any aggrieved party who participated as a party during the proceedings before the Board of Appeals may take an appeal to Superior Court in accordance with State laws within forty-five days from the date of any decision of the Board of Appeals.

ARTICLE X - ENFORCEMENT AND PENALTIES

A. It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Ordinance pursuant to Title 30-A MRSA § 4452.

B. The penalties contained in Title 30-A MRSA § 4452 shall apply to any violation of this Ordinance.

C. In addition to any other actions, the Code Enforcement Officer, upon determination that a violation exists, may submit a declaration to the Administrator of the Federal Insurance Administration requesting a denial of flood insurance. The valid declaration shall consist of:

1. the name of the property owner and address or legal description of the property sufficient to confirm its identity or location;

2. a clear and unequivocal declaration that the property is in violation of a cited State or local law, regulation, or ordinance;

3. a clear statement that the public body making the declaration has authority to do so and a citation to that authority;

4. evidence that the property owner has been provided notice of the violation and the prospective denial of insurance; and,

5. a clear statement that the declaration is being submitted pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

ARTICLE XI - VALIDITY AND SEVERABILITY

If any section or provision of this Ordinance is declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

ARTICLE XII - CONFLICT WITH OTHER ORDINANCES

This Ordinance shall not in any way impair or remove the necessity of compliance with any other applicable rule, ordinance, regulation, bylaw, permit, or provision of law. Where this Ordinance imposes a greater restriction upon the use of land, buildings, or structures, the provisions of this Ordinance shall control.

ARTICLE XIII - DEFINITIONS

Unless specifically defined below, words and phrases used in this Ordinance shall have the same meaning as they have at common law and to give this Ordinance its most reasonable application. Words used in the present tense include the future, the singular number includes the plural, and the plural number includes the singular. The word "may" is permissive; "shall" is mandatory and not discretionary.

Accessory Structure - a structure which is on the same parcel of property as a principal structure and the use of which is incidental to the use of the principal structure.

Adjacent Grade - the natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Agricultural Structure - structures that are used exclusively for agricultural purposes or uses in connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock. Structures that house tools or equipment used in connection with these purposes or uses are also considered to have agricultural purposes or uses.

Area of Special Flood Hazard - the land in the floodplain having a one percent or greater chance of flooding in any given year, as specifically identified in the Flood Insurance Study cited in Article I of this Ordinance.

Base Flood - a flood having a one percent chance of being equaled or exceeded in any given year, commonly called the 100-year flood.

Basement - any area of the building having its floor subgrade (below ground level) on all sides.

Building - see **Structure**.

Certificate of Compliance - A document signed by the Code Enforcement Officer stating that a structure is in compliance with all of the provisions of this Ordinance.

Code Enforcement Officer - A person certified under Title 30-A MRSA, Section 4451 (including exceptions in subsection 4451, paragraph 1) and employed by a municipality to enforce all applicable comprehensive planning and land use laws and ordinances.

Containment Wall - a wall surrounding all sides of an above ground tank to contain any spills or leaks.

Development - any man made change to improved or unimproved real estate. This includes, but is not limited to, buildings or other structures; mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials; and the storage, deposition, or extraction of materials.

Elevated Building - a non-basement building that is:

a. built, in the case of a building in Zones A or AE, to have the top of the elevated floor elevated above the ground level by means of pilings, columns, posts, piers, or shear walls; and,

b. adequately anchored so as not to impair the structural integrity of the building during a flood of up to one foot above the magnitude of the base flood.

In the case of Zones A or AE, **Elevated Building** also includes a building elevated by means of fill or solid foundation perimeter walls with hydraulic openings sufficient to facilitate the unimpeded movement of flood waters, as required in Article VI.N.

Elevation Certificate - an official form (FEMA Form FF-206-FY-22-152, as amended) that is used to verify compliance with the floodplain management regulations of the National Flood Insurance Program.

Existing Manufactured Home Park or Subdivision - a manufactured home park or subdivision that was recorded in the deed registry prior to the adoption date of the community's first floodplain management regulations.

Flood or Flooding -

a. A general and temporary condition of partial or complete inundation of normally dry land areas from:

   1. The overflow of inland or tidal waters.

   2. The unusual and rapid accumulation or runoff of surface waters from any source.

b. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph a.1. of this definition.

Flood Elevation Study - an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Flood Insurance Rate Map (FIRM) - an official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community.

Flood Insurance Study - see **Flood Elevation Study**.

Floodplain or Flood-prone Area - any land area susceptible to being inundated by water from any source (see **Flood or Flooding**).

Floodplain Management - the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

Floodplain Management Regulations - zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance, and erosion control ordinance), and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for the purpose of flood damage prevention and reduction.

Floodproofing - any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures, and contents.

Floodway - see **Regulatory Floodway**.

Floodway Encroachment Lines - the lines marking the limits of floodways on federal, state, and local floodplain maps.

Freeboard - a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. Freeboard tends to compensate for the many unknown factors, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions.

Functionally Dependent Use - a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Historic Structure - any structure that is:

a. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

b. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary of the Interior to qualify as a registered historic district;

c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or,

d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

    1. By an approved state program as determined by the Secretary of the Interior, or,

    2. Directly by the Secretary of the Interior in states without approved programs.

Locally Established Datum - for purposes of this ordinance, an elevation established for a specific site to which all other elevations at the site are referenced. This elevation is generally not referenced to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD), or any other established datum and is used in areas where Mean Sea Level data is too far from a specific site to be practically used.

Lowest Floor - the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access, or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements described in Article VI.N. of this ordinance.

Manufactured Home - a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required

utilities. For floodplain management purposes the term manufactured home also includes park trailers, travel trailers, and other similar vehicles placed on a site for greater than 180 consecutive days.

Manufactured Home Park or Subdivision - a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Mean Sea Level - for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD), or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

Minor Development - all development that is not new construction or a substantial improvement, such as repairs, maintenance, renovations, or additions, whose value is less than 50% of the market value of the structure. It also includes but is not limited to: accessory structures as provided for in Article VI.L., mining, dredging, filling, grading, paving, excavation, drilling operations, storage of equipment or materials, deposition or extraction of materials, public or private sewage disposal systems or water supply facilities that do not involve structures; and non-structural projects such as bridges, dams, towers, fencing, pipelines, wharves, and piers.

National Geodetic Vertical Datum (NGVD) - the national vertical datum, whose standard was established in 1929, which is used by the National Flood Insurance Program (NFIP). NGVD was based upon mean sea level in 1929 and has been called "1929 Mean Sea Level (MSL)".

New Construction - structures for which the "start of construction" commenced on or after the effective date of the initial floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

North American Vertical Datum (NAVD) - the national datum whose standard was established in 1988, which is the new vertical datum used by the National Flood Insurance Program (NFIP) for all new Flood Insurance Rate Maps. NAVD is based upon the vertical data used by other North American countries such as Canada and Mexico and was established to replace NGVD because of constant movement of the earth's crust, glacial rebound and subsidence, and the increasing use of satellite technology.

100-year flood - see **Base Flood**.

Recreational Vehicle - a vehicle which is:

a. built on a single chassis;

b. 400 square feet or less when measured at the largest horizontal projection, not including slideouts;

c. designed to be self-propelled or permanently towable by a motor vehicle; and,

d. designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Floodway -

a. the channel of a river or other water course and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height, and,

b. when not designated on the community's Flood Insurance Rate Map, it is considered to be the channel of a river or other water course and the adjacent land areas to a distance of one-half the width of the floodplain, as measured from the normal high water mark to the upland limit of the floodplain.

Riverine - relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

Special Flood Hazard Area - see **Area of Special Flood Hazard.**

Start of Construction - the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, substantial improvement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, or modification of any construction element, whether or not that alteration affects the external dimensions of the building.

Structure - for floodplain management purposes, a walled and roofed building. A gas or liquid storage tank that is principally above ground is also a structure.

Substantial Damage - damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damage condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement - any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either:

a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or,

b. Any alteration of a Historic Structure, provided that the alteration will not preclude the structure's continued designation as a historic structure, and a variance is obtained from the community's Board of Appeals.

Variance - a grant of relief by a community from the terms of a floodplain management regulation.

Violation - the failure of a structure or development to comply with a community's floodplain management regulations.

ARTICLE XIV - ABROGATION

This ordinance repeals and replaces any municipal ordinance previously enacted to comply with the National Flood Insurance Act of 1968 (P.L. 90-488, as amended).

ARTICLE XV - DISCLAIMER OF LIABILITY

The degree of flood protection required by the ordinance is considered reasonable but does not imply total flood protection.