

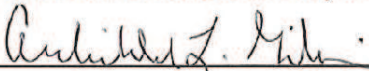
SPECIAL TOWN MEETING WARRANT
TOWN OF ISLESBORO, MAINE
August 12, 2015

TO: Fred O. Porter, Constable of the Town of Islesboro, in the County of Waldo, State of Maine
GREETINGS:

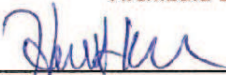
IN THE NAME OF THE STATE OF MAINE, you are hereby required to notify and warn the voters of the Town of Islesboro qualified by law to vote in Town affairs, to meet at the G.H. Kinnicutt Center in said Town of Islesboro on Thursday, August 12, 2015, at six o'clock in the evening then and there to act on the following articles:

Article 1. To elect a moderator to preside at said meeting.
Article 2. To elect the following Town official: One Selectman for a term of less than one year to expire at the 2016 Annual Town Meeting. [This was Fred Rollins seat.]
Article 3. Shall an ordinance entitled "2015 Amendments to the Land Use Ordinance Regarding Accessory Dwelling Units" be enacted? [The proposed ordinance amendments are available for review and inspection at the Town Clerk's Office and will be available at the Town Meeting.]
Article 4. Shall an ordinance entitled "2015 Amendments to the Floodplain Management Ordinance for the Town of Islesboro" be enacted? [The proposed ordinance amendments are available for review and inspection at the Town Clerk's Office and will be available at the Town Meeting.]
The Selectmen hereby give notice that the Registrar of Voters will be at the G.H. Kinnicutt Center on Thursday, August 12, 2015 from 5:30pm to 6:00pm for the purpose of accepting registrations and correcting the voting list. A person who is not registered to vote may not vote in any election.

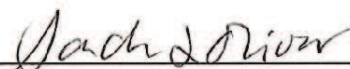
Given under our hands this 4th day of August, 2015.



Archibald L. Gillies



Hanna E. Kerr



Sandra L. Oliver



Gabriel I. Pendleton

Islesboro Board of Selectmen

ATTEST: A True Copy



Tina L. Pendleton, Deputy Town Clerk

Date: 8/4/15, 2015

W: Special Town Meeting Warrant 8 12 15

RETURN

Special Town Meeting Warrant

August 12, 2015

Pursuant to the attached warrant, I have notified and warned all the voters of the Town of Islesboro to meet at the time and place for the purpose herein named by posting this day an attested copy of the warrant at the:

Durkee's General Store

Island Market

Islesboro Town Office

U.S. Post Office

Being conspicuous public places in the Town of Islesboro.

August 4, 2015

A handwritten signature in blue ink that reads "Fred O. Porter". The signature is written in a cursive style and is positioned above a horizontal line.

Fred O. Porter, Constable
Town of Islesboro
Waldo County

W: RETURN

Islesboro Floodplain Ordinance
Proposed Amendment
Special Town Meeting
August 12, 2015

ATTEST: A TRUE COPY

Jina L. Rendle
Deputy Town Clerk
8/14/15

Article III

- 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 Zones AE and VE from data contained in the "Flood Insurance Study - Waldo County, Maine" as described in Article I; or,

Jina J. Penclim 8/4/15
 Deputy Town Clerk
 ATTEST A TRUE COPY

	<u>Minimum Lot Area (sq. ft.)</u>	<u>Minimum Shore Frontage (ft)</u>
<u>Outside the Rural Protection District & Adjacent to Tidal Areas</u>	<u>60,000</u>	<u>300</u>
<u>Outside the Rural Protection District & Adjacent to Non-Tidal Areas</u>	<u>80,000</u>	<u>400</u>

- CB. The maximum size of an ADU shall not exceed 800 square feet.
- DC. All unattached ADUs shall meet current plumbing codes, as well as have their own septic tank, which may be linked to the subsurface sewage disposal system of the primary residence as determined by a licensed site evaluator. Those homeowners served by the Dark Harbor Waste Water Treatment Transfer Facility need prior written permission from the Town Manager before approval of the ADU permit.
- ED. No new access to the road ADU is allowed from the road that serves the a lot.
- FE. The primary residence and the ADU are owned by the same person and may not be sold separately unless dimensional requirements are met.
- GF. The owner is required to occupy either the primary principal residence or the ADU as his primary legal residence.
- HG. Only one ADU is permitted per residential lot.
- IH. An ADU shall not have more than two bedrooms.
- J. One off-street parking space shall be provided or as many spaces deemed necessary by the CEO to accommodate the actual number of vehicles used by occupants of both the primary residence dwelling and the ADU.
- KJ. There shall be no on-street parking associated with an ADU.
- LK. The applicant shall provide a covenant in a form acceptable to the Town Attorney and suitable for recording with the Registry of Deeds providing notice to future owners of the subject lot that the existence of the accessory dwelling unit is predicated upon the occupancy of either the accessory dwelling unit or the primary residence principal dwelling by the property landowner. The covenant shall also require any owner of the property to notify a prospective owner buyer of the limitations of this section.
- ME. Transfer of ownership requires a new ADU permit to be issued prior to occupancy if the new property landowner wishes to continue the ADU use.

Land Use Ordinance
Proposed Amendments
Special Town Meeting
August 12, 2015

ATTEST: A TRUE COPY
Sina L. Penclleton
Deputy Town Clerk
8/4/15

ARTICLE IIIA
Accessory Dwelling Units

§125-35.1 Definition.

- A. An accessory dwelling unit (ADU) is a small, self-contained residential unit located on the same lot as an existing single-family home. An ADU has all the basic facilities needed for day-to-day living independent of the primary residence, such as a kitchen, sleeping area and a bathroom.
- B. The installation of an ADU may be as a separate unit within an existing home, an addition to the home, or a separate structure on the lot.

§125-35.2. Purpose and intent.

The purpose of allowing ADUs is to:

- A. Encourage a diversity of housing options that help maintain a viable year round population.
- B. Provide homeowners with a means of obtaining, through tenants in either the ADU or the primary residence principal unit, rental income, companionship, security and services.
- C. Develop housing units in single-family neighborhoods that are appropriate for people at a variety of stages in life.
- D. Protect neighborhood stability, property values and the single-family residential appearance of the neighborhood by ensuring that ADUs are installed under the conditions of this Article.

§125-35.3. Standards and criteria.

ADUs shall meet the following standards and criteria:

- A. The design and size of the ADU shall conform to all applicable standards in the building, plumbing, electrical, mechanical, fire, health and any other applicable codes.
- B. In order for an ADU to be added to a lot, the following minimum lot standards must be met:
 - (1) For lots located within the Rural Protection district, an ADU must comply with the requirements of § 125-33, minimum lot size in all districts. An ADU located within the Rural Protection district and that complies with the requirements of this Article shall not be considered a second dwelling unit on the lot.
 - (2) Notwithstanding any other ordinance provision to the contrary, for lots located outside the Rural Protection district, an ADU must comply with the following minimum lot size and frontage requirements:

Article VI. Definitions

§125-61. Word usage and definitions.

B. As used in this chapter, the following terms shall have the meanings indicated:

ATTEST: A TRUE COPY
Jina D. Hendle
Deputy Town Clerk
8/4/15

ACCESSORY DWELLING UNIT - An accessory dwelling unit (ADU) is a small, self-contained residential unit located on the same lot as an existing single-family home.

An ADU has all the basic facilities needed for day-to-day living independent of the primary residence, such as a kitchen, sleeping area and a bathroom. The installation of an ADU may be as a separate unit within an existing home, an addition to the home, or a separate structure on the lot.

PRIMARY OR LEGAL RESIDENCE - A primary or legal residence is a building or dwelling being currently used by the owner as his main place of dwelling or home. A homeowner may have only one primary or legal residence.