

Town of Greenwood

Proposed Ridgeline and Hillside Overlay District

Ridgeline and Hillside Overlay District

1. Purpose

The purpose of the Ridgeline and Hillside Overlay District is to protect the scenic and ecological resources associated with lands characterized by ridge tops, high elevations, steep slopes and visual sensitivity in a manner that allows for carefully designed, low-impact development.

2. Definition of Overlay District Boundaries

The Ridgeline and Hillside Overlay District boundaries are identified as such on the Land Management District Map of Greenwood, Maine. They include Ridgeline District I (the tops of significant ridgelines), Ridgeline District II, (all land areas at an elevation of 1,200 feet or more above sea level, except of Ridgeline District I areas) and areas of two or more acres with average slopes of greater than 20% before grading.

3. Permitted Uses

Uses permitted in the Ridgeline and Hillside Overlay District shall be only those uses set forth as permitted in the underlying district

4. Space and Bulk Standards

The space and bulk standards shall be those of the underlying district.

5. Development Subject to Ridgeline and Hillside Overlay District Review

- a. The construction of a new dwelling, principal structure or accessory structure.
- b. An expansion to an existing structure by 30% in floor area or volume in any 10 year period if such expansion alters the exterior dimensions of the structure.
- c. Subdivisions
- d. Windmill towers
- e. Commercial Communication Towers
- f. Mineral Extraction

6. Development Not Subject to Ridgeline and Hillside Overlay District Review

- a. Timber Harvesting
- b. Agriculture
- e. Structures located in a subdivision that has been reviewed and approved with findings that the subdivision is in compliance with the development standards of the Ridgeline and Hillside Overlay District Review standards

7. Performance Standards

Uses shall conform to the performance standards of the underlying district and Section 1-111.12

Ridgeline and Hillside Overlay Standards

A. Permit Required

All activities in the Ridgeline and Hillside Development Overlay District regulated by this Ordinance shall require a permit issued by the Planning Board. When the proposed activity requires site plan review or subdivision approval the Planning Board shall consider the requirements contained in the Site Plan Review or Subdivision Ordinances and this section concurrently.

B. Permit Application

- 1. Every applicant for a Ridgeline and Hillside Development Permit shall submit a written application, including a scaled site plan, on a form provided by the municipality, to the Planning Board. An application for a permit shall be accompanied by a non-refundable fee in the amount established by the Selectmen. This application fee shall be made by cash or check, payable to the Town of Greenwood.
- 2. All applications shall be signed by the owner or owners of the property or other person authorizing the work, certifying that the information in the application is complete and correct. If the person signing the application is not the owner or lessee of the property then that person shall submit a letter of authorization from the owner or lessee.

C. Procedure for Administering Permits

- 1. Within thirty-five (35) days of the date of receiving a written application the Planning Board, shall notify the applicant in writing either that the application is a complete application, or if the application is incomplete, that specified additional material is needed to make the application complete. The Planning Board shall approve, approve with conditions, or deny all permit applications in writing within thirty-five (35) days of receiving a completed application. Permits shall be approved if the proposed use or structure is found to be in conformance with the purposes and provisions of this Section and Ordinance.

D. Submittal Requirements

In addition to the submittal requirements required by other sections of this Ordinance, an application for Ridgeline and Hillside Development Permit shall include the following.

1. The Development Plan drawn at a scale of not smaller than 20 feet to the inch or other scale as determined by the Planning Board.
2. A fully executed and signed copy of the application for Ridgeline and Hillside Development Permit.
3. General information:
 - a. Name of owner(s) of record and address and applicant's name and address, if different;
 - b. Sketch map showing general location of the site within the Town;
 - c. Boundaries of all contiguous property under the control of the owner or applicant regardless of whether all or part is being developed at this time;
 - d. The tax map and lot number of the parcel or parcels;
 - e. A copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant; and
 - f. The bearings and distances of all property lines of the property to be developed and the source of this information. The Planning Board may require a formal boundary survey when sufficient information is not available to establish, on the ground, all property boundaries;
 - g. Land Management District classification(s) of the property and the location of District boundaries if the property is located in two or more Districts or abuts a different district;
 - h. The location, dimensions and elevations of all existing buildings on the site;
 - i. The location and dimensions of existing driveways and parking areas on the site;
 - j. Type of existing vegetation on the site;
 - k. The location of significant scenic areas and important natural features with a description of how such features will be maintained or impacts upon them minimized;

- l. The location, dimensions, height, design and exterior materials of all proposed buildings and structures;
- m. The location and dimensions of proposed driveways and parking areas on the site;
- n. All existing and proposed setback dimensions;
- o. Areas that existing vegetation will be removed;
- p. The size, location and direction and intensity of illumination and method of installation of all major outdoor lighting apparatus;
- q. All existing contours and proposed finished grade elevations of the development area and the system of drainage proposed to be constructed. Contour intervals shall be specified by the Board;
- r. Landscape plan indicating all landscaped areas, fencing and size and type of plant material proposed to be retained or planted;
- s. Methods of controlling erosion and sedimentation during and after construction; and
- t. Any other information that is necessary as determined by the Planning Board for the proper consideration of the application.

4. Submission Waivers

Where the Planning Board makes written findings of fact that there are special circumstances of a particular application, it may waive portions of the submission requirements, unless otherwise indicated in this Ordinance, provided that the applicant has demonstrated that the standards of this Ordinance have been or will be met, that physical, economic and aesthetic qualities will be maintained and provided the waivers do not have the effect of nullifying the intent and purpose of the Comprehensive Plan and this Ordinance.

E. Standards

1. General

To protect the unique visual and environmental character of those areas in Greenwood within the Ridgeline and Hillside Development Overlay District all development shall be sited and designed in a manner that does not cause undue adverse impact to the visual/scenic landscape character and the visual environment of the town.

2. Standards

The following standards shall be used by the Planning Board to assure that an undue adverse impact will not result from the proposed development.

- a. Subsequent to an application for a permit within the Ridgeline and Hillside Development Overlay District, forest management and timber harvesting, shall at a minimum, adhere to Best Management Practices for Forestry: Protecting Maine's Water Quality, Department of Conservation Maine Forest Service and MFS Rules-Chapter 20 Forest Regeneration & Clearcutting Standards Department of Conservation Maine Forest Service
- b. Forest management activities designed as pre-development site preparation, including road and driveway construction, clearing and/or grading for house-sites and septic systems or related work, shall be reviewed by the Planning Board under these standards. Where the land owner fails to submit pre-development site preparation plans, the Planning Board may limit development to the non-impacted portion of the property and/or require the site to be restored or revegetated prior to development.
- c. All development, including grading, clearing and the construction of driveways, shall provide for the retention of native top soil, stabilization hillsides, prevention of erosion and sedimentation of streams and water courses.
- d. Any grading or earth moving shall be planned and executed in such a manner that final contours appear to be consistent with the existing terrain, both on an adjacent to the site.
- e. Driveway grades shall not exceed 15%.
- f. If the project is on a forested hillside, there will be no significant exposure of buildings, and all development shall be minimally visible and blend in to the surroundings at all times of the year.
- g. Building materials, exterior colors and fenestrations that minimize year round visibility, reflectivity and night time light impacts shall be uses.
- h. The use of non-reflective surfaces and sharp cut-off outdoor lighting fixtures shall be used to limit visibility of the development from the site.
- i. No new structures shall be located within the Ridgeline District I or extend above the lowest elevation of the Ridgeline District I as depicted on the Official Land Management Map, except as provided for below.

[1] The Planning Board may approve a permit for a single family residential structure in a Ridgeline District I

provided that the applicant demonstrates that all of the following conditions are met:

- [a] There is no location on the property, other than a location within the Ridgeline District I, where the structure can be built.
 - [b] The lot on which the structure is proposed is undeveloped and was established and recorded in the Oxford Country Registry of before the adoption of the Ridgeline District I.
 - [c] All proposed buildings, sewage disposal systems and other improvements are located on natural ground slopes of less than 15%; and
 - [d] The total ground-floor area of all principal and accessory structures is limited to a maximum of 2,500 square feet. This limitation shall not be altered by variance.
- [2] The Planning Board may approve a permit for a structure that is in the interest of public safety, including a commercial communication tower in a Ridgeline District I provided that the applicant demonstrates that there is no other reasonable alternative location for the structure and their will be a public benefit.
- [3] The Planning Board may approve a permit for other structures in a Ridgeline District I provided that the applicant demonstrates that there is no other reasonable alternative location for the structure and that there will be a public benefit .

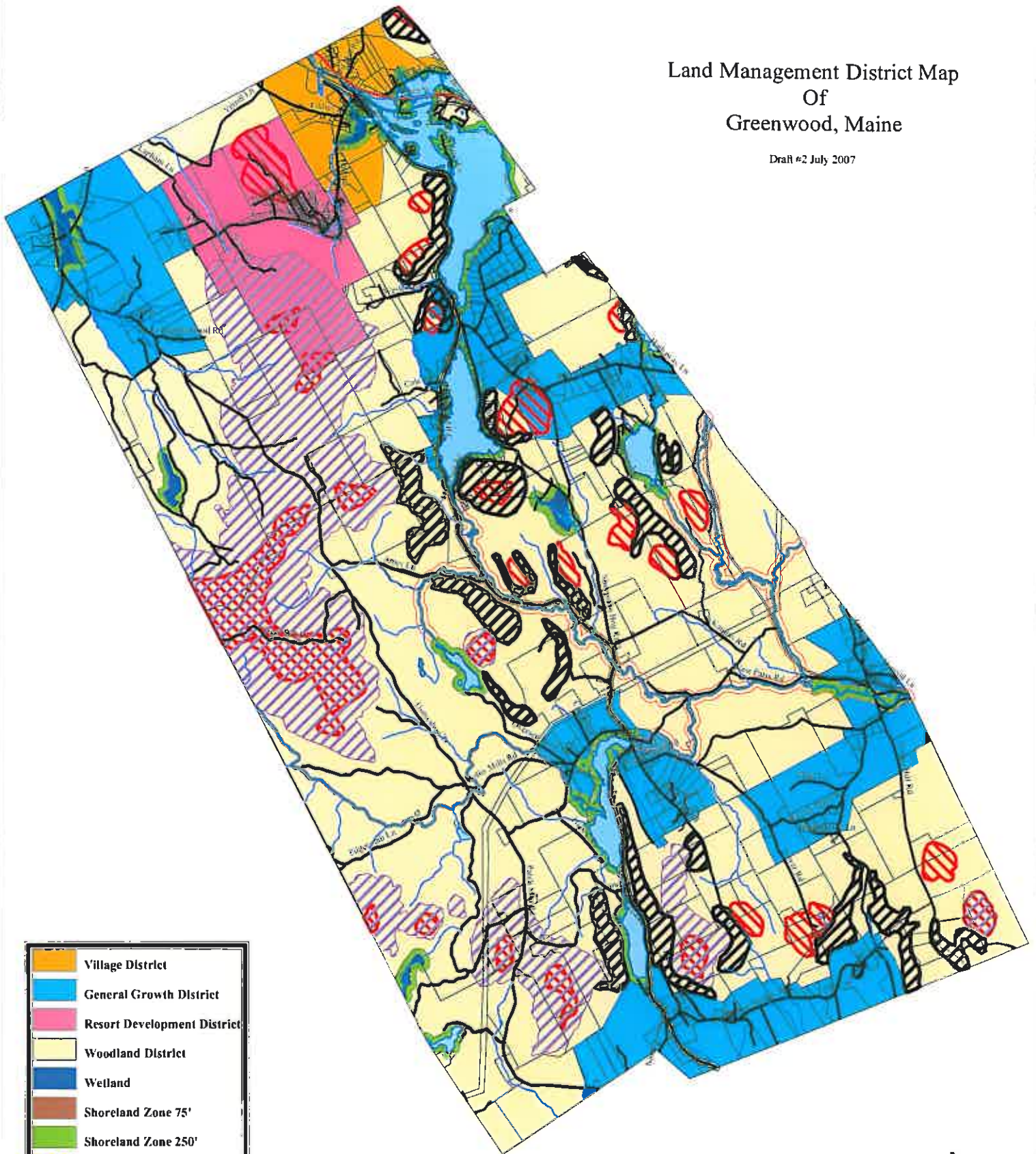
G. Exemptions

1. Ski-lifts, ski-lift towers and trail improvements related to the operation of an alpine ski area are exempt for the section.

Greenwood, Maine

Land Management District Map Of Greenwood, Maine

Draft #2 July 2007



	Village District
	General Growth District
	Resort Development District
	Woodland District
	Welland
	Shoreland Zone 75'
	Shoreland Zone 250'
	Greenwood Road Overlay
	Hillside District
	Ridgeline District I
	Ridgeline District II

The depiction of the boundaries of the Hillside Overlay District is merely illustrative of the general location. The exact boundaries of the District shall be determined by further topographic analysis and on-site inspection.

