TOWN OF SWANVILLE
EST. 1818
MUNICIPAL BUILDING

207-338-5834
FAX 338-0189

6 Town House Road
Swanville, Maine 04915

2014
Town of Swanville
Preconstrution Permit
and
Land Use Ordinance

Attest: Helen Christianson 10/8/2014
Town Clerk

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4. Any home improvement that will add more than $5,00.00 to the value of the property.

5. This Ordinance shall not apply to structures being moved through Swanville, enroute to another municipality, provided that such structures not be used while in Swanville.

IV. Basic Lot Size Requirements

A. Lot Requirements

1 Shoreland zone: as required in the shoreland-zoning ordinance. Swan Lake waterfront lot requirements may be revised by Swanville Planning Board but must meet Shoreland Zoning ordinance or State minimum requirements. Effective March 23, 2013.

2 Rural: 1 acre
The minimum size for any lot with a single residence is at least 20,000 square feet per Maine statute Chapter 12 Section 4807-A. One acre is 43,560 square feet. Effective March 23, 2013.

B Wastewater Treatment:

The applicant must show that a proposed lot – regardless of size – is provided with adequate subsurface wastewater treatment ability. Such treatment can be provided on the lot or connected to an approved shared use system. Effective March 23, 2013.

C. Lot Access:

1 In order to ensure that remote lots may be serviced by roads or utilities in the future, any new lot that is not located along a public road or a private road built to standards must have a minimum 50-foot right-of-way of deeded access to a public road or a private road built to standards. This right-of-way may be shared by multiple lots. It shall be suitable for installing utilities and for constructing a driveway (if it is 250 or shorter)

VI. Application Process:

1. Application forms may be obtained from the Town Clerk.

2. Completed applications, together with the $40.00 fee shall be filed with the Town CEO, prior to construction.

3. The Town CEO will furnish two copies of the application to the applicant, retain the original for his/her records, forward one copy each to the Selectmen.

4. The applicant will post one copy in a conspicuous place at the construction site, and retain the other copy.

VII. Construction Prohibited:

Construction shall not begin until the application has been found complete by the Town CEO, this includes site preparation.

Any construction done without a valid permit shall constitute a violation of this Ordinance and a fine of double the permit fee. Enforcement will be by the Code Enforcement Officer of the Town. Any violations of the Town of Swanville ordinance that are not covered by a penalty fall under Title 30A MRSA § 4452 penalties of not less than $100. nor more than $2500. per day for each day of violation. Effective March 23, 2013.

VIII. Duration of Permit:

The completed and signed permit becomes valid for a period of One Year from the date of issue.

Failure to substantially begin construction within One Year of the date of issue shall render the permit invalid.

IX. Fees:

XII. Severability:

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

XIII Emergencies:

The Selectmen may bill the landowner for emergency calls made to the addresses of properties owned by the landowner.

XIV Internal and Subsurface State Minimums:

As required by the state.

Effective Date:

This Ordinance shall take effect on June 30, 1989, at twelve-midnight local time, and shall not apply to any construction work essentially begun before that time.



207-338-5834
FAX 338-0189

SWANVILLE LOT REQUIREMENTS ORDINANCE

PASSED
3/23/13

Town of Swanville
LOT REQUIREMENTS ORDINANCE
Adopted March 23, 2013

SECTION I.

A. Purpose
This ordinance defines lot requirements for Swanville's two (2) land districts: Shoreland zone, and rural.

B. Applicability
These standards apply to all new lots created after date of this ordinance March 23, 2013.

C. Basic Lot Size Requirements
1 Shoreland zone: as required in the Shoreland Zoning ordinance.
Swan Lake waterfront lot requirements may be revised by Swanville Planning Board but must meet Shoreland Zoning ordinance or State minimum requirements.

2. Rural: 1 acre
The minimum size for any lot with a single residence is at least 43,560 square feet.

D. Wastewater Treatment
The applicant must show that a proposed lot – regardless of size - is provided with adequate subsurface wastewater treatment ability. Such treatment can be provided on the lot, or connected to an approved shared use system.

E. Lot Access
In order to ensure that remote lots may be serviced by roads or utilities in the future, any new lot that is not located along a public road or a private road built to standards must have a minimum 50-foot right-of-way of deeded access to a public road or a private road built to standards. This right-of-way may be shared by multiple lots. It shall be suitable for installing utilities and for constructing a driveway (if it is 250' or shorter) or a private road (if it serves two lots or more).

F. Road Frontage
1. All new lots must have at least 100′ of road frontage along a public or private road.
2. If a lot does not have the 100′ road frontage it is considered to be a back lot and must meet the requirements in paragraph E.

G. Building setbacks from front property line.
1. Shoreland District: as Shoreland zoning ordinance requires.

2. Rural District: All permitted structures must be set back at least 50′ from the edge of the road or right of way whichever is further back.

H. Building setbacks from side and rear property lines.
Minimum 15′ from side and rear property lines.

I. Parking
Adequate off-road parking shall be provided at the rate of two vehicle spaces per dwelling unit.

SECTION II.

A. Enforcement

Enforcement will be by the Code Enforcement Officer of the Town. Any violations of the Town of Swanville ordinance that are not covered by a penalty fall under Title 30A MRSA § 4452 penalties of not less than $100 nor more than $2,500 per day for each day of violation.

B. Emergency Calls

The Selectmen may bill the landowner for emergency calls made to the addresses of properties owned by the landowner.

C. Effective Date

This Ordinance shall become effective when enacted by the voters of the Town of Swanville at a town meeting.

D. Severability

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

SPECIAL TOWN MEETING
MARCH 23/2015

#4. Lot Requirements

Brian made a motion to accept. Discussion. Lot requirement have always been one acre, not one half acre. Brian made a motion to amend Section one – C number 2, to one acre, with the minimum size of 43,560 square feet. Carol seconded passes. Carol made a motion to pass the ordinance as amended, Brian seconded, and passes.

#5. Rental Occupancy

Brian made a motion to accept, Carol seconded. Peter Petersen stated he felt there were a lot of fines, fees and inspections. Bret is worried that the town is getting into legal issues if someone is living in an unsafe place, if something happens to them the town could be sued. David feels we could protect our rental properties better if we have this ordinance. Owners of rental properties felt that Section VII. Duration time of unoccupied rental of two months was not long enough, especially during winter months when people normally do not move. A motion was made to change to six months, seconded, and passes. Discussion on Section III. G. recreational rentals. A Belmont resident, owner of a camp on Swan Lake, used as a rental during summer months wanted to be sure she was exempt from the ordinance. She is, but still must adhere to all codes, and does not have to have the CEO inspect her property. Motion made to accept the ordinance, seconded, and passes, 11 – YES to 9 – NO.

Minutes will be on the web site as soon as approved by Selectmen.

Brian made a motion to adjourn at 10:55, Bret seconded, all in favor.

Respectably Submitted,

Helen Christianson
Town Clerk

Brian Thompson

Jeanna Bonin

Brett Armstrong Sr.

True and Attested Copy Helen Christianson