Art. _____. Shall an ordinance entitled “2020 Amendments to the Land Use Ordinance Regarding the Official Land Use Ordinance District and Overlay Zone Map and Related Text” 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.]

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2020 AMENDMENTS THE LAND USE ORDINANCE REGARDING THE OFFICIAL LAND USE ORDINANCE DISTRICT AND OVERLAY ZONE MAP AND RELATED TEXT

1. Amend the Town of West Bath Land Use Ordinance District and Overlay Zone Map, as provided under Article II of the Land Use Ordinance, to rezone those areas cross-hatched in red from Residential (R) to Business and Commercial (BC), all as more particularly shown on the attached sketch map. (The attached sketch map is for general reference purposes only. The Official Land Use Ordinance District and Overlay Zone Map amendment is available for review and inspection at the Town Clerk’s Office and will also be available at the Town Meeting.)

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2. Amend Article II of the Land Use Ordinance, regarding Land Use Districts, Overlay Zones and Requirements, as set forth below (additions are underlined and deletions are struck out):

ARTICLE II
LAND USE DISTRICTS, OVERLAY ZONES AND REQUIREMENTS

Districts with Overlay Zones

Wherever a LOT or a portion of a LOT land is within an overlay zone the more restrictive district or overlay zone shall apply to the portion of the LOT within the overlay zone.

Individual LOTS in more than one District

Wherever an individual LOT is in more than one district the portion of the LOT within a given district shall be subject to the provisions of this Ordinance applicable to that district.

A. DISTRICT BOUNDARY DESCRIPTIONS, OVERLAY ZONES AND MAP

LOT Numbers and Offset Distances

LOT numbers used in describing boundaries or land included in districts correspond to the LOT numbers on the 1999 tax maps.
An offset distance from a ROAD used in defining a district boundary is measured from the center of the traveled way in a direction perpendicular to the edge of the traveled right-of-way, unless otherwise noted.

4. DISTRICT 4. Business & Commercial

Beginning at a point at where the high water mark of the New Meadows Lake intersects the south side of the Route #1 right-of-way; thence southerly along the high waterline of the New Meadows Lake and River to a point offset 500' and southerly of the State Road (Old Route #1); thence easterly paralleling said State Road to a point of intersection offset 300' westerly of Fosters Point Road; thence southerly paralleling, and 300' offset, the west side of Fosters Point Road to the southern boundary of map U-12 Lot 10; thence easterly along the southern boundaries of map U-12 Lots 10, 10A and 9 and continuing across the Fosters Point Road to the northern boundary of map U-12 Lot 15D and continuing easterly along said boundary to a point offset 300' from said Fosters Point Road; thence northerly paralleling the Fosters Point Road, and 300' offset, to an intersection point offset 3500' southerly of the Bull Rock Road; thence easterly paralleling the Bull Rock Road at an offset of 3500’ to an intersection point that is also offset 500' southerly of the State Road; thence easterly paralleling the State Road at an offset of 500’ to the West Bath/Bath town line; thence northerly along the West Bath/Bath town line to a point on the southerly right-of-way boundary of Route 1, the divided highway right-of-way, thence westerly along said highway right-of-way to New Meadows Lake and the point of beginning.

LAND USE ORDINANCE DISTRICT AND OVERLAY ZONE MAP

The boundaries of the districts and overlay zones that are described in this Article are shown on a map entitled “Land Use Ordinance District and Overlay Zone Map As Amended 2016”, as may be amended from time to time, certified by the attested or conformed signature of the Town Clerk, and posted at the Town Hall. Until the mapping of the Resource Protection Overlay Zone is completed, the map shall incorporate a note stating that there are boundaries of this overlay zone not shown on the map but which are defined by the text of the Ordinance. In event of conflict between this map and any boundary descriptions contained in this Article, the text describing the boundaries shall govern.