



MINUTES PLANNING BOARD AUGUST 29, 2013

Dan Nezol - Regular 2014
Joshua Holmes - Regular 2015
James Lemieux - Regular 2015
Karin Paradis - Associate 2015
Curtis Lunt - Regular 2016
Don Fellows - Regular 2016
Tyler Goletti - Associate - 2016

- 1. CALL TO ORDER:** The Chairman, Mr. Fellows called the meeting to order at 7:00 PM.
- 2. ROLL CALL:** Regular members present were Don Fellows, Curtis Lunt, Dan Nezol, Josh Holmes, and James Lemieux. Associate members present were Karin Paradis and Tyler Goletti. Also present were Dennis Douglass, Code Enforcement Officer; Fern Larochelle, Council Chairman; Roger Bickford, Town Councilor; Dylan Pesce, Town Councilor; Amanda Bunker, Contracted Town Planner; Ken Wells, Water Commissioner; and approximately six citizens in the audience.

3. CHAIR'S REVIEW OF MEETING RULES:

The Chairman, Mr. Fellows, said since all regular members were present, the associate members would not vote, however any discussion would include them. The Chairman said this is a regular meeting and not a hearing. He said the Board would determine whether or not the application was complete. He said the Board would vote on that and that would be the extent of that case for this meeting. He said if the application was complete there would be a public hearing scheduled, usually in two weeks. He said the Board would go through the check list for the application line by line. He said the public would be allowed to speak briefly after the Board had voted. He said after the regular meeting the Board would adjourn to a workshop which the public was welcome to attend but there would be no input from the public.

4. WRITTEN COMMUNICATIONS:

VOTE (2013-47) Mr. Lunt seconded by Mr. Holmes moved to approve the minutes of July 11, 2013. **Order passed. Vote: 5-0.**

5. NEW BUSINESS:

Site Plan Review Application

Case # 13-08 Applicant: Larochelle Properties, LLC
Property Location: 2 Canal St., Lisbon Falls
Tax Map: U05-11
Zone: General Residential/Resource Protection
Intended Use: Construction of a commercial building

Councilor Larochelle said they were looking to construct an 80 x 40 commercial building which will be the main building for their family business. There would be two bays for estimating and there would be two small office spaces available to rent. It would be a drive-in claims center.

Chairman Larochelle said we've envisioned a single story building. He said they would like to get some help with the landscaping working with the Board and the Route 196 Master Plan. He thanked Dennis for all of his patience and help.

The Chairman explained that the Appeals Board granted a 50% setback variance waiver. He said the abutters would be notified before the public hearing.

Mr. Lunt said he would like to have a site visit before the public hearing.

The Board reviewed the Site Plan Review Application checklist line by line. (See attached)

Mr. Douglass said the building will have vinyl clapboard siding with architectural asphalt shingles on the roof and brick veneer skirting around the building.

Councilor Larochelle said he was looking for direction on landscaping. He said they had not determined where the sign would be as of yet. He indicated there will be a sign, preferably off the building at the corner, if not there then in the middle of the building.

The Chairman said exterior lighting, landscaping and the sign will need to be discussed. He said at what level would the Board be comfortable with accepting this plan as complete?

Councilor Larochelle said he intends to pave the parking lot if it is financially possible.

The Chairman asked Councilor Larochelle for his thoughts on landscaping and signage.

Councilor Larochelle said there will be a walkway that runs down the edge of the building. He said he thought of having the walkway along the edge of the building and the shrubs farther off. His intent, if it is not too costly, is to make a park like setting at the corner of Routes 196 and 125 with a bench and a sign there. It would be attractive without taking away from the intersection. He intends to have shrubbery and trees alongside the railroad tracks. On the side along Canal Street there would be low plantings of three to four feet with mulched areas and yearly plantings. He would like to plant some apple trees at the entrance.

Councilor Larochelle said he spoke with MDOT and they have no plans to change Canal Street. He said MDOT talked about creating a left turning lane on Route 196 from Topsham for turns to Durham. He said MDOT will be removing the railroad track closest to Route 196 and widening the road.

Councilor Larochelle said he has someone lined up to do the landscaping.

Mrs. Bunker said having trees along the long side of the building would help because it is such a long building. She suggested a crabapple, a hawthorn, or a paper birch. She said they could be fairly close to the building and that would not block the building visually. She said planting trees along the outer edge would add to the appeal to the site.

Mr. Fellows said technically the landscape plan is complete. Mrs. Bunker agreed.

Mr. Lunt said there needs to be a separate document for landscaping.

Councilor Larochelle indicated he could have something prepared for the public hearing.

Mr. Douglass said the ordinance does refer to lighting and there is no lighting plan.

Councilor Larochelle said the intersection is quite well lit. There won't be any lighting from off the building; the lighting will be on utility poles. The sign will have a ground light to accent it.

Mr. Douglass said each exit door is required to have lighting.

VOTE (2013-48) Mr. Lunt seconded by Mr. Lemieux moved to accept the application as complete with the addition of a landscape plan that incorporates the lighting plan. **Order passed. Vote: 5-0.**

The Chairman said the site visit will be at 6:00 PM on September 12 before the regular meeting with the public hearing at 7:00 PM.

6. CODE ENFORCEMENT OFFICIAL BUSINESS:

Permit update

Mr. Douglass said in the month of August he issued:

- 12 building permits
- 9 plumbing permits
- 4 electrical permits
- 9 miscellaneous permits

Mr. Douglass said he is temporarily doing Code Enforcement in Sabattus on Tuesdays.

7. PLANNING ASSOCIATE OFFICIAL BUSINESS:

Mrs. Bunker said on Tuesday the Route 196 Steering Committee met with the School Facilities Committee and the School staff and they discussed incorporating the School into any Route 196 plans. She said they also discussed establishing priorities for big ticket items over the next few years that would balance the School's needs and the Town's needs. She said there was no final consensus. There was good communication and acknowledgement of needs on both sides. She said she hoped there would be a final revised plan for Route 196 later in September. She said they would like to see that plan move forward to Council soon. She said she would update the website with the School's plans soon.

8. OTHER BUSINESS:

Mr. Douglass said there is a questionnaire from the Town Manager on natural gas for the Board to fill out. He said these questionnaires are available to the public as well.

Mr. Fillmore said the group forum on Tuesday night was very profitable and well facilitated by Mrs. Bunker. He said there should be a monthly or quarterly forum.

The Chairman said to Mr. Wells that Dean Willey publicly apologized to you at the meeting but by that time you had gone. He said Mr. Willey regretted his remarks.

Mr. Wells indicated that he regretted his response, also.

9. ADJOURNMENT

VOTE (2013-49) Mr. Lunt, seconded by Mr. Lemieux moved to adjourn at 8:19 PM. **Order passed. Vote: 5 -0.**

Jody Durisko
Administrative Assistant

Date Approved: _____

OFFICE USE ONLY - Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number: <u>CASE 13-6</u>	Date Received:
Project Name: <u>Larochelle Properties, LLC</u>	Fee Paid (amount):
Applicant: <u>Fern Larochelle</u>	Tier 1 _____ Tier 2 <u>X</u>



Town of Lisbon, Maine SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: LAROCHELLE PROPERTIES, LLC

This application must be received at the Town Office by close of business on the 2nd Thursday of the month to be considered at the regular Planning Board meeting on the 4th Thursday of the month.

Applicant Information

- 2. Name of Applicant: Fern Larochelle
 Address: 140 Main Street Lisbon Falls
 Telephone: (207) 353-2329
- 1. Name of Property Owner (if different): Larochelle Properties LLC
 Address: 140 Main Street Lisbon Falls
 Telephone: (207) 353 2329
- 3. Name of authorized agent (if different): _____
 Address: _____
 Telephone: ()
- 4. If applicant is a corporation, check if licensed in Maine: _____ No _____ Yes
 (if yes, attach a copy of State registration)
- 5. Person and address to which all correspondence regarding this application should be sent (if different):
 Name: Fern Larochelle
 Address: 140 Main Street
 Telephone: (207) 353-~~2329~~ 2329

I have reviewed all submission requirements and completed the remaining pages of this application form.
 Attachments Checklist Waiver Request Form

To the best of my knowledge, all the information submitted in this application is complete and correct.

[Signature]
Signature of Applicant

8/26/13
Date

OFFICE USE ONLY - Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Project Name:

Property Information

6. Location of Property (Street or Road) RT 196 & Canal.

Register of Deeds Book 1934 # 8358 Page 277

Lisbon Tax Maps Map 45 Lot 11
45 - 11

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.
owner

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?
None

9. Are there any easements or restrictive covenants on the property to be developed?
 Yes No. If yes, please specify: Fish park PARKING

10. Current zoning of property: Commercial

Current use(s) of property: None

11. Is any part of the project or property(s) in question part of an overlay zone? NO
 Aquifer Protection Overlay Wellhead Protection Overlay

12. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or planning board or appeals board review:

Project Information

13. Proposed use of property: office with inspection BAYS

14. Nature of the Project. Provide a brief description of the proposed project, including proposed businesses and/or use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.
Construct a office with inspection BAYS to support Collision Shop on main street, also office space for rent.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Project Name:

15. Total acreage of parcel: 1.6 Acreage to be developed: 1.0

16. Please indicate classification (per Chpt 62-31, Site Plan Ordinance): Tier 1 Tier 2

All new construction or expansion of buildings or use of land for commercial, industrial or institutional use where the activity is greater than 1,000 square feet shall be subject to site plan review. This includes multifamily developments that are not considered a subdivision, and site improvements which involve filling, cutting and/or earth moving of greater than 500 cubic yards of soil (for other than new single-family residential construction and municipal roads).

A project is classified as Tier 1 if: (1) Less than 5,000 square feet of floor or land area, (2) a residential structure with fewer than 5,000 square feet of floor area converted to nonresidential use; (3) a change in use of a nonresidential structure, (4) a residential structure altered to create fewer than eight dwelling units and not considered to be a subdivision. All other projects are Tier 2.

17. Are there any state or federal permits required for the proposed use? Yes No

If yes, please attach a list of all required permits and the status of any permitting activities.

18. Please list all professional surveyors, engineers, architects, or others preparing this Site Plan (if applicable):

Firm or Licensed Individual: JERAMIAH J. RAITT OF

Firm or Licensed Individual: LITTLE RIVER LAND SURVEYING

If additional professionals, attach separate list.

19. Does this development propose the extension of public infrastructure? Yes No

If yes, what kind: streets/roads sewer lines
 sidewalks storm drains
 fire hydrants water lines
 other:

20. Proposed water supply: individual well(s)
 central well with distribution lines
 connection to public water system
 other:

21. Proposed sewage disposal: individual subsurface disposal system(s)
 central on-site disposal with collection lines
 connection to public sewer system
 other:

22. Does the applicant intend to request waivers of any requirements? Yes No

(See attached Waiver Request Form if applicable)

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	Tier 1 _____ Tier 2 _____

Site Plan Application REQUIRED ATTACHMENTS CHECKLIST

Tier 1 Applications: all attachments must be included with the completed application form.
Tier 2 Applications: for the Pre-application meeting, applicant must submit a draft Site Plan drawing and list of abutters along with a completed application form. The remaining required attachments shall be submitted with the full application prior to scheduling the planning board hearing.

REFERENCE Chapter 62-111 through 62-131, Lisbon Code of Ordinances

✓ or N/A	REQUIRED ATTACHMENT	OFFICE USE ONLY
	For all Tier 1 & Tier 2 Applications:	
✓	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	✓
✓	Copies of existing covenants or deed restrictions	✓
✓	Site plan (drawn to scale) and set of drawings as appropriate (see below), drawn at a scale sufficient to allow for review, but not more than 50 feet per 1 inch; Tier 1= 3 copies, Tier 2= 10 copies	✓
✓	List of names and addresses of all abutting property owners including those across any streets	✓
N/A	A list of all required state and federal permits.	N/A
	The Tier 1 and Tier 2 Site Plan (drawing or set of drawings) shall include:	
✓	Property owner's name and address	✓
✓	Name, registration #, and seal of land surveyor, architect, engineer and/or other professional(s) preparing the plan	✓
✓	Tax map and lot number of the parcel(s)	✓
✓	Location map, showing the general location within the town	✓
N/A	Boundaries of all contiguous properties under the control of the owner or applicant, regardless of whether all or part is being developed at this time	N/A
✓	Location and dimensions of any existing easements	✓
✓	All existing and proposed setback dimensions as required by Chapter 70 of the Code of Ordinances (see Dimensional Standards table)	✓
✓	Zoning classifications of the property, and the location of zoning district boundaries, including aquifer protection overlay zones, if the property is located in two or more zoning districts or abuts a different district	✓
✓	Location, name, and present widths of existing streets and rights-of-way within or adjacent to the proposed development	✓

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Project Name:

N/A	The location of any of the features below, with a description of how such features will be maintained or impacts upon them minimized: ✓ open drainage courses ✓ wetlands ✓ significant wildlife habitat ✓ known or potential archaeological resources ✓ designated trails ✓ historic buildings and site ✓ significant scenic areas ✓ mapped sand and gravel aquifers ✓ rare and endangered species ✓ other important natural features	N/A
✓	Location of the 100-year floodplain and its elevation, if applicable	✓
✓	Location, type, size (dimensions) and layout of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas	✓
✓	Location and dimensions of all proposed water supply and wastewater disposal infrastructure	✓
✓	The direction of existing surface water drainage across the site	✓
✓	The direction of proposed surface water drainage across the site	✓
✓	Methods of controlling erosion and sedimentation during and after construction	✓
✓/ TBD	Location, dimensions and ground floor elevations of all existing and proposed buildings on the site, using a convenient fixed point for a benchmark	✓
✓	Design and exterior materials of all proposed buildings and structures	✓
	A landscape plan indicating all landscaped areas, fencing and size, and type of plant material proposed to be retained or planted with emphasis on front setback areas	✓
	Location, front view and dimensions of existing and proposed signs	
	Location, type and direction of exterior lighting	
N/A	Type, size and location of incineration devices	N/A
N/A	Type, size and location of all machinery or devices likely to generate appreciable noise at the lot lines	N/A
N/A	Identification of the amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties	N/A
Additional, specific requirements for Tier 2 Applications ONLY		
✓	Existing and proposed topography of the site at 2-foot contour intervals.	✓
✓	Bearings and distances of all property lines of the property to be developed and the source of this information	✓

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Project Name:

	<p>For projects that do not require permitting under the stormwater management law, a stormwater drainage plan showing:</p> <ul style="list-style-type: none"> - existing and proposed method of handling stormwater runoff - direction of flow of the runoff through the use of arrows - location, elevation and size of all catch basins, dry wells, drainage ditches, swales retention basins, and storm sewers - engineering calculations used to determine drainage requirements based upon the 2, 10 and 25 year 24-hour storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the proposed new pervious surfaces (such as paving and building area) 	✓
✓	Location and size of any existing sewer and water infrastructure, culverts, and drains on the property to be developed, and any that will serve the development from abutting streets or land	✓
N/A	A high intensity soil survey by a certified soil scientist	N/A
✓	A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature of electrical, telephone and any other utility services to be installed on the site	✓
	A planting schedule keyed to the site plan and indicating the general varieties and sizes of trees, shrubs and other plants to be planted on the site	
N/A	<p>Traffic data shall include:</p> <ul style="list-style-type: none"> - estimated peak-hour traffic to be generated by the proposal - existing traffic counts and volumes - traffic accident data - the capacity of surrounding roads and any improvements which may be necessary on such roads to accommodate anticipated traffic generation - the need for traffic signals and signs or other directional markers to regulate anticipated traffic 	N/A
N/A	Location, width, typical cross-section, grades and profiles of all proposed streets and sidewalks	N/A
✓	Cost of the proposed development and evidence of financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing, indicating the name of the project, amount of financing proposed, and interest in financing the project.	✓
	<p>When required by the planning board, a municipal service impact analysis. This list shall include but not be limited to:</p> <ul style="list-style-type: none"> - schools, including busing - street reconstruction - maintenance and snow removal - solid waste disposal - recreation facilities - police and fire protection. <p>A municipal service impact analysis that includes a list of construction and maintenance items, with both capital and annual operating cost estimates, as would be incurred by the Town of Lisbon.</p>	✓

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Project Name:

	<p>Other Site Plan application attachments that may be required: <i>These additional submission requirements may be required by the Planning Board if the Board deems the information necessary to review and make a decision. Applicants are encouraged to consult with the Code Enforcement Officer and discuss these additional submission requirements at a Planning Board pre-application meeting.</i></p>	
N/A	An on-site soils investigation report by a Maine Department of Human Services licensed evaluator. The report shall identify the types of soil, location of test pits, and proposed location and design for any subsurface wastewater disposal system(s).	N/A
N/A	If required by 23 MRSA §§704 or 704A, a copy of the approved driveway, entrance or traffic movement permit issued by the Maine Department of Transportation.	N/A
N/A	If the project includes new or existing driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road, it shall be subject to the requirements of Chpt. 46-134 Access Management. The applicant is required to apply for review and permit for driveway access according to this ordinance.	N/A
✓	If sewage disposal is to be connected to the public sewer, a letter from the Lisbon Sewer Department stating the department has the capacity to collect and treat the waste water shall be provided.	✓
✓	If water is to be supplied by public water supply, a written statement from the Lisbon Water Department shall be submitted indicating that there is adequate supply and pressure for the development and that the department approves the plans for extensions where necessary.	✓

For informational purposes, applicant not required to submit this form.

Site Plan Review Local Ordinances Checklist:

This checklist is provided to ensure that all municipal ordinances have been considered for applicability and that appropriate standards are met. Full ordinance text available on the Town website or at the town office. Applicants are encouraged to contact Code Enforcement to review applicability of any special standards or provisions under the Lisbon Code of Ordinances to their project.

N/A <input type="checkbox"/>	Met <input checked="" type="checkbox"/>	Table of Land Uses, Table of Dimensional Requirements. Chapter 70, Article IV, Division 13 and Division 14 <i>These tables list all permitted and non-permitted land uses by zone/district, and indicate dimensional requirements (lot size, density, frontage, setbacks) by zone.</i>
N/A <input checked="" type="checkbox"/>	Met <input type="checkbox"/>	Manufactured Housing, Mobile Homes and Trailers, [Parks]. Chapter 22, Article II <i>No manufactured housing, house trailer or mobile home park shall be established in the town except upon application to the planning board and the town council.</i>
N/A <input checked="" type="checkbox"/>	Met <input type="checkbox"/>	Entrances onto Public Ways. Chapter 46, Article V <i>Any new entrance onto a public way requires a permit and must meet specified standards. Access Management (Sec. 46-134): This chapter includes specific standards and permitting for driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road.</i>
N/A <input type="checkbox"/>	Met <input checked="" type="checkbox"/>	Building Code. Chapter 54, Article II <i>In accordance with 30-A M.R.S.A. § 3003, the Town of Lisbon has adopted the 2009 mandatory standards and regulations of the International Building Code 2003 and the International Residential Code 2003, both published by the International Code Council, Inc. Commercial 2009</i>
N/A <input checked="" type="checkbox"/>	Met <input type="checkbox"/>	Floodplain Management. Chapter 58, Article II <i>Land uses within any special flood hazard areas (Zones A and A1-30 identified by FEMA) are subject to evaluation and to land use and control measures to reduce future flood impacts, in accordance with the National Flood Insurance Program.</i>
N/A <input type="checkbox"/>	Met <input checked="" type="checkbox"/>	Shoreland Zoning. <i>The standards and provisions of shoreland zoning apply to any development, structure, or land use activities in land areas within 250 feet horizontal distance of (1) the normal high-water line or any great pond or river, (2) the upland edge of a coastal wetland, (3) the upland edge of a freshwater wetland, (4) all land areas within 75 feet horizontal distance of the normal high-water line of a stream. This Ordinance also applies to any structure built on, over or abutting a dock, wharf or pier, or other structure extending or located below the normal high-water line of a water body or within a wetland.</i>

For informational purposes, applicant not required to submit this form.

<p>N/A <input checked="" type="checkbox"/></p>	<p>Met <input type="checkbox"/></p>	<p>Subdivisions. Chapter 66, Article I All subdivisions are subject to review and must meet the standards and provisions of this chapter according to state statute 30-A M.R.S.A. § 4401. "Subdivision" means the division of a tract or parcel of land into 3 or more lots within any 5-year period beginning on or after September 23, 1971, including the creation of or division of structure(s) to have 3 or more dwelling units within a 5-year period, or conversion from a non-residential use to residential creating 3 or more dwelling units. Subdivisions in ROS Districts: All subdivisions in ROS zones greater than 10 acres must meet the Open Space Subdivision standards. Open Space Subdivisions: This chapter includes specific provisions to allow for open space preservation through increased flexibility in subdivision standards and requirements.</p>
<p>N/A <input checked="" type="checkbox"/></p>	<p>Met <input type="checkbox"/></p>	<p>Groundwater & Wellhead Protection. Chapter 70, Article V, Division 2 Includes special regulations to protect the town's sensitive sand and gravel aquifers and public drinking water supplies (wellheads) from development impacts, based on the mapped overlay zones.</p>
<p>N/A <input type="checkbox"/></p>	<p>Met <input checked="" type="checkbox"/></p>	<p>Supplementary Zoning Regulations. Chapter 70, Article VI, Division I Includes additional regulations for the following:</p> <ul style="list-style-type: none"> • Accessory buildings • Agriculture • Campgrounds • Filling, grading, dredging, earth moving • High-intensity farming • Home occupations • Sanitation • Drainage • Conversion of existing building to multi-unit housing • Water quality • Archeological sites • Roads and driveways • Essential services
<p>N/A <input checked="" type="checkbox"/></p>	<p>Met <input type="checkbox"/></p>	<p>Rear Lots. Chapter 70, Article VI, Division 2, Sec. 70-641 The creation of a rear lot may be permitted through conditional use review, and must meet the requirements within this section.</p>
<p>N/A <input type="checkbox"/></p>	<p>Met <input checked="" type="checkbox"/></p>	<p>Off-Street Parking and Loading. Chapter 70, Article VI, Division 3 Includes standards for the provision of off-street parking and loading areas, excluding single-family and duplex units.</p>
<p>N/A <input checked="" type="checkbox"/></p>	<p>Met <input type="checkbox"/></p>	<p>Marine Structures. Chapter 70, Article VI, Division 4 Includes standards for piers, docks or other shoreline construction. (See also Shoreland Zoning.)</p>

For informational purposes, applicant not required to submit this form.

<p>N/A <input type="checkbox"/></p>	<p>Met <input type="checkbox"/></p>	<p>Signs. Chapter 70, Article VI, Division 5 <i>Includes standards for all public and private signage. (See also Table of Land Uses, Chapter 70, Article IV, Division 13, for permitted zones.)</i></p>
<p>N/A <input checked="" type="checkbox"/></p>	<p>Met <input type="checkbox"/></p>	<p>Timber Harvesting and Clearing Vegetation. Chapter 70, Article VI, Division 6 <i>Includes standards for all timber harvesting within 250 feet horizontal distance of the normal high-water line of a river or the upland edge of a freshwater wetland, or within 75 feet of the normal high-water line of a stream.</i></p>
<p>N/A <input checked="" type="checkbox"/></p>	<p>Met <input type="checkbox"/></p>	<p>Planned Unit or Cluster Development. Chapter 70, Article VI, Division 7 <i>Specific provisions applying to a planned development under unified management, planned and developed as a whole according to comprehensive and detailed plans.</i></p>
<p>N/A <input checked="" type="checkbox"/></p>	<p>Met <input type="checkbox"/></p>	<p>Expansion of Sand and Gravel Mining within Aquifer Protection Overlay District. Chapter 70, Article VI, Division 9 <i>Standards applying to overlay district zones 2 or 3, zone 1 expansions not permitted.</i></p>