



Eastport, Maine 04531

Comp. Plan map notes.

The proposed zoning map you have in front of you, for the most part, is from the comprehensive plan from 2007. I have included the map page from the comprehensive plan, the old zoning map, the proposed zoning map, and the proposed changes to the B2 (Highway Business) section of the zoning ordinance. It is fairly straight forward but can get controversial so I will not forward it for public hearing until August.

There were shoreland districts left off the comp plan map, which the Planning Board and I have put back on. Also, the R1 and R2 districts in town were designated simply as "R" (residential). We reverted this back as it was previously; as R1 and R2. There was a district added on the map (mixed use) which was subsequently incorporated into an existing district (B2). Working with the Planning Board over the last few months, these changes were made plus the following:

The first change was combining the Mixed Use from the Comp Plan with the existing B2, Highway Business district. In the Comp Plan the B2 was replaced with Mixed Use and located on the south & west sides of County Road while the majority of the businesses are located on the north & east sides. In the Comp Plan there was no complete description for mixed use (i.e., lot coverage, min. lot size, frontage, etc) or any description of its "Accessory Uses" or "Special Exceptions" sections.

After several discussions, the Planning Board and I believed the best thing to do was to combine mixed use and highway business. We also felt it should be on both sides of County Road (depth: 250' +/- as was with "Mixed Use"). As proposed, this new and improved B2 district runs from the City Garage on the south and PWD water treatment building on County Road, in to Washington Street and terminating at the corner of Brighton Ave. and at the old IGA. More or less, it is similar to the previous map except now on both sides of both roads.

We then incorporated the "Mixed Use" permitted uses into the B2 district description which is all ready in the ordinance (changes are underlined in italics). This adds church, city truck depot, commercial offices, recycle centers, residential, and medical to the B2 district. As mixed use did not have a full description, adding what was in it into the ordinance's B2 district simply made sense. We felt that by not adding another district it would keep the ordinance and the necessary changes as simple as possible. The text would be as follows:

5.5.1 Permitted Uses Any principal use permitted as regulated in District B1, (but not including fish processing facilities), and also retail and service businesses serving motorists including but not limited to church, city truck depot, commercial, drive-in theaters, drive-in restaurants, medical, motor vehicle service stations, offices, recycle centers, residential, retail, uses involving outdoor display or storage of large amounts of merchandise such as a building supply store, commercial nursery, mobile home or motor vehicle sales (but excluding any kind of junkyard); outdoor commercial recreation or amusement facility, tavern.

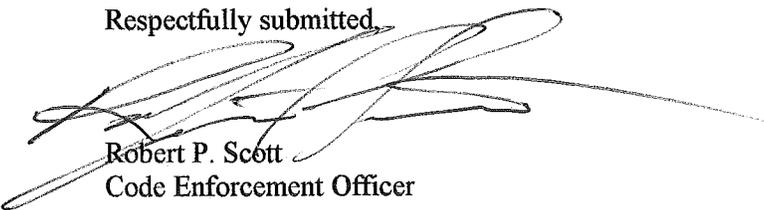
We also delineated the residential district east of County Road from north to south end into R1 and R2, comparable to the existing map. In the comp plan, neither the existing or proposed maps did this. This adjustment will eliminate any need for changes to the written district description for the three residential districts.

The section east of County Road, from Deep Cove Road to Barron Road, was changed, predominantly, to rural residential. The Estes' Head Port property and the Mearl remain industrial along with the Sewer Treatment Plant property. The shoreland zones in that area remain designated as general development and commercial fisheries, marine activities.

Other than that, there were no changes to what the comprehensive plan committee came up with. The Planning Board held a public hearing, properly posted, on 6 April 2010. There were no letters received or any attendance at the public hearing from any property owners voicing any opinion. Additionally, there were no inquiries at City Hall to view the existing or proposed maps. After a short discussion, the Board voted unanimously to recommend Council approval of the proposed zoning map and ordinance change.

This amendment will bring the zoning map and ordinance into compliance with the comprehensive plan that was passed in 2007 by the City Council. If you have any questions come in, call, or e-mail me.

Respectfully submitted,



Robert P. Scott
Code Enforcement Officer