



Town of Naples

Town Hall
15 Village Green Lane
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(207) 693-6364

**TOWN OF NAPLES
ORDINANCE REVIEW COMMITTEE AGENDA
Wednesday, November 20, 2024, 9am – 11am
Municipal Office Building**

1. Call to Order
2. Attendance
3. New Business
 - A. From Town Manager
 - Add Political Signs to Sign Ordinance
 - B. From Code Office
 - Doggy Daycare – Do they fall under Kennel?
 - Abutter Notification – Consider reducing from 500' to 250'? Immediate abutters?
 - Marine Safety – Consider adding house #s on docks.
 - C. From Planning & Codes/Road Commissioner/Fire Chief/Maintenance Director
 - Private Road Standards – 4th house triggers road standard? What would that road standard be? Limits to the number of houses on a dead-end road?
4. Ongoing Business
 - Section 507.2.i Accessory Dwelling Units: LD 2003 & LD1706 Compliance
 - Short Term Rental Ordinance Examples
5. Schedule Next Meeting
 - December 18, 2024, 9:00 am - 11:00 am
6. Adjourn Meeting

Related to Political Signs:

Example Definition:

Political Signs: Temporary political signs on public property or within public rights-of-way shall be permitted as provided by State law. Political signs are prohibited from all Town-owned properties except the public rights of way as otherwise provided by state law.

Related to Doggy Daycare:

Naples

Kennel: An establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.

Casco

Kennel: Any place, building, tract of land, abode, enclosure, or vehicle where five or more dogs or six or more cats, owned singly or jointly, are kept, sold, housed, bred, boarded, or trained for a fee, including but not limited to breeding, hunting, show, field trials or exhibition. A kennel license is necessary for the purposes set forth in 7 M.R.S.A. § 3907, Subsection **17** and the owner of such facility shall obtain a license from the Casco Town Clerk subject to rules adopted by the Town.

Gray

Kennel: Any place, building, tract of land, adobe, enclosure, or vehicle where three or more dogs or three or more cats, owned singly or jointly are kept for any purpose, including but not limited to breeding, hunting, show, field trials or exhibition, or where one or more dogs or other pets are kept for their owners in return for a fee. This definition shall not apply to dogs or cats under the age of six months. Conditional Use and Site Plan Review approval by the Planning Board are required for this use to be established.

Questions:

1. Add dog daycare to the definition?
2. Establish threshold for the number of dogs. Five or more?

Related to Road Standards: Sample

C. TABLE 401.13.16-2					
ITEM	Sub-collector Streets	Village Public Street	Rural Public Street	Rural Public Easement Street	Minor Rural Street
A. Minimum width right of way ¹	60 ft	60 ft	50 ft	50 ft ⁵	50 ft
B. Minimum grade	.5 percent ²	.5 percent ²	1 percent	1 percent	1 percent
C. Maximum grade	8 percent	8 percent	10 percent	10 percent ³	10 percent ³
D. Maximum grade within 75 ft of intersection	3 percent	3 percent	3 percent	3 percent	3 percent
E. Width of shoulders on each side	4 ft (paved)	4 ft (paved)	4 ft (paved)	2 ft (gravel)	2 ft (gravel)
F. Minimum travel way width	22 ft	20 ft	20 ft	18 ft	16 ft
G. Aggregate sub-base course gravel	15 inches	15 inches	15 inches	15 inches	15 inches
H. Aggregate upper base crushed gravel	3 inches	3 inches	3 inches	3 inches	3 inches
I. Bituminous paving	3-1/4 inches	3-1/4 inches	3-1/4 inches	3-1/4 inches	
J. Sidewalks (one side min.):					
Minimum width	5 ft	5 ft			
Aggregate sub-base course gravel	8 inches	8 inches			
Aggregate upper base crushed gravel	2 inches	2 inches			
Bituminous paving	2 inches	2 inches			
K. Minimum curb radii:					
90 degree intersections	40 ft	25 ft	25 ft	15 ft	15 ft
Less than 90 degrees	40 ft	30 ft	30 ft	20 ft	20 ft
L. Minimum dwelling units	51	4	26	11	2
M. Maximum dwelling units	100 ⁴	50	50	25	10

1 Where road grading extends beyond the specified right of way width, the right of way shall be widened at that location to include the areas of extended grading

2 Increase to 1 percent grade with open drainage system

3 Road sections of less than 500 feet length can add 2 percent to the maximum grade provided that such sections are separated by a minimum distance of 500 feet and do not exceed the limitations of Section 401.13.16.A.5 for horizontal curvature of the road.

4 Streets serving more than 100 homes shall meet the sub-collector standards with four (4 in) inch pavement per Section 401.13.16 C.2.

5 Upgrades of existing roads under Section 401.13.16.7 may be done on a "three-rod road" with a right of way measuring 49.5 feet.

f. Dead End Streets

(i) In addition to the design standards in Table 401.13.16-2, dead-end streets shall be constructed to provide a cul-de-sac (circular) turnaround with a travel lane and width equal to the minimum width required for the internal subdivision street.

(ii) The maximum length of a dead end street shall be three thousand (3000 ft) feet.

(iii) A turn around shall be provided for every fifteen hundred (1500 ft) feet of dead end road.

(iv) A minimum of one (1) paper street following the interconnection criteria of Section 401.13.15. C. 1. shall be provided for every fifteen hundred (1500 ft) feet of dead end road.

(v) The length of a dead end street shall be measured from the centerline of the street it accesses to the center of the turnaround.

(vi) The maximum number of homes on a dead end street shall be twenty-five (25).

Related to ADUs:

Remove this language from adopted ordinance

- i. In order for Accessory Dwelling Units to be added to a lot, the lot must comply with the Town of Naples Minimum Lot Size Ordinance and the requirements of the State Minimum Lot Size law, 12 §§ 4807 – 4807-G for multiple unit housing, whichever minimum lot size requirement is larger