

SECTION 5 REVIEW REQUIREMENTS FOR PERMITS

5.1 Purpose

Activities listed in the Permit Requirement section that require a permit shall be reviewed according to the review classifications contained in this section.

5.2 Allowed Uses

“Allowed” uses as indicated in the Land Use Table shall not require a permit. All “allowed” activities shall conform to the applicable provisions of this Ordinance.

5.3 Plumbing and Subsurface Wastewater Disposal

All plumbing and subsurface wastewater disposal systems that require a permit according to the State of Maine Plumbing and Subsurface Wastewater Disposal Rules shall be reviewed by the Code Enforcement Officer. A permit shall be issued if the application conforms to all state laws and regulations.

5.4 Building Permit

A building permit shall be required pursuant to the Building Code adopted by the City of Gardiner. Applications for a building permit shall be reviewed and issued by the Code Enforcement Officer.

5.5 Code Enforcement Officer Permit Review

Land use activities that require Code Enforcement Officer Review in the Land Use Table or that are designated as Permitted with Review in the Land Use Table and are classified as requiring Code Enforcement Officer Review in accordance with Section 6 shall be reviewed by the Code Enforcement Officer.

5.6 Shoreland Zoning Activities

All activities proposed in a Shoreland District as identified in Shoreland Zoning section of this Ordinance shall be reviewed according to the designation in the Land Use Table.

5.7 Floodplain Management

All activities that require a floodplain management permit shall be reviewed by the Code Enforcement Officer pursuant to the requirements in the Floodplain Management section.

5.8 Planning Board Review

Land use activities that are designated as Permitted with Review in the Land Use Table and are classified as requiring Planning Board Review in accordance with Section 6 shall be reviewed by the Planning Board.

5.9 Site Plan Review

Land use activities that are designated as Permitted with Review in the Land Use Table and are classified as requiring Site Plan Review in accordance with Section 6 shall be reviewed by the Planning Board.

(Amend Secs 5.5 – 9. Adopted: October 7, 2015 / Effective: November 7, 2015)

5.10 Subdivision Review

Land use activities which require subdivision review in the Land Use Table and according to this Ordinance shall be reviewed by the Planning Board according to the standards contained in the Subdivision section.

5.11 Expansions of Nonconforming Uses or Structures

Any proposed expansion of a nonconforming use or structure shall be reviewed by the Planning Board as per the requirements of this Ordinance.

5.12 Special Exceptions

A special exception shall be reviewed by the Planning Board according to the criteria contained in the Shoreland Zoning section.

5.13 Certificate of Appropriateness

Activities requiring a certificate of appropriateness shall be reviewed by the Historic Preservation Commission according to Historic Preservation section.

5.14 Sludge Management

Activities that involve the storage and land application of industrial wastewater treatment plant sludge and other residuals shall be reviewed by the Planning Board according to the Sludge Management section.