

EXECUTIVE SUMMARY

Zoning Recommendations of Rt. 196/I-295 Interchange Study Committee

- Study Committee was formed in April of 2005, and began meeting in September of 2005 – meetings have been twice a month since that time
- Charge of the Committee was to refine existing zoning for the areas in question, keeping in line with the approved 2005 Comprehensive Plan
- West side zoning proposals create three new zones, Mixed Use Commercial 1 (MUC-1), Business Park (BP) and Commercial Corridor 196 (CC-196).

MIXED USED COMMERCIAL 1

- The MUC-1 is limited to the existing MUC zoned areas south and west of the Rt. 196/I-295 Interchange
- Creates two development approaches – standard and Planned Mixed Used Development
- The standard approach will likely result in development similar to the newer portions of Topsham Fair Mall Road, with noted differences
 - Retail uses limited to 30,000 s.f. per use, and 90,000 s.f. per project
 - Commercial/Residential buffer increased from 50' to 100'
 - Gas stations and fast food are not allowed uses
 - All other uses are conditional
- The Planned Mixed Use Development creates a new way of designing and reviewing development proposals
 - PMUDs require a minimum of 25 acres
 - Initial step is a natural resource inventory, with a review by the Planning Board
 - Second step is development of a master plan for the parcel, with review by the Planning Board, indicating types of uses that can go where
 - Third step is actual site plan and subdivision review process, with typical information, along with a neighborhood impact mitigation plan
 - All three steps are open to public review and comment
- PMUD creates incentives for this type of development rather than standard approach, along with new restrictions

- All uses become permitted not conditional
- Limit on retail uses increased to 90,000 s.f. per use
- A limit on “large scale” retail uses, between 75,000 s.f. and 90,000 s.f., to two in the entire zoning district
- No more than two gas stations allowed in the district
- Wholesale and warehouse uses limited to 100,000 s.f.
- Overall limit of 55% of total floor space devoted to retail within the zone
- Commercial buffer increased from 50’ to 100’, with additional buffer required for each of certain specified uses located adjacent to residential uses
- Requires disturbed slopes to be regarded to a 3:1 slope, allows for up to three “cuts” of no more than 8’ each, roughly equally separated across the length of the slope

BUSINESS PARK Zone

- To encourage the development of a campus style business park, to expand the types of employment opportunities in the community
- Located in the area North and West of the Interchange
- This new zone incorporates a portion of the existing Commercial Corridor zone, and the R-3 residential zone
- Provides for increased buffers between commercial and residential uses/zones and between uses and roadways
- Restructures use list to incorporate business park type uses – no retail except for limited sales area in manufacturing facilities – most uses allowed as permitted
- Non-office/industrial uses limited to those that serve office parks – hotels/day care/restaurants are examples
- Warehouse/wholesales uses limited to 350,000 s.f. structures

COMMERCIAL CORRIDOR 196

- Create an area for smaller scale growth of office/research/service, light manufacturing
- Create an area that is compatible with adjacent business park
- Maintain protections for existing dwelling units, allow for eventual redevelopment
- Limited access to Rt. 196 to encourage consolidation of driveways
- Allow for auto sales and repair
- Limits on retail uses to 6,500 s.f. per use
- Limits on outside uses and storage
- Increased residential buffer standards