

WARRANT FOR SPECIAL TOWN MEETING
December 13, 2006

GREETING; You are hereby required in the name of the state of Maine to notify and warn the Inhabitants of the Town of Topsham, qualified to vote on Town Affairs, to assemble at the Mt. Ararat High School on the 13th day of December, 2006 A.D. at 7:00 o'clock p.m. Eastern Savings Time and then and there to act on Article 1 thru 10 to wit:

ARTICLE 1 – To elect a *Moderator* to preside at said meeting.

Rick Hornbeck

ARTICLE 2 – To see if the Town of Topsham will vote to adopt the following:

The Town of Topsham imposes a Moratorium applicable to all pending proceedings, applications and petitions which includes any proposed retail sales, entertainment and hospitality (restaurant and/or hotel) structures in Quadrants 1 and 2 described above after October 5, 2006 to the extent permitted by law for any such new development proposals requiring approval under the terms of the Town's zoning and land use ordinances and regulations until the effective date of the amendment to the Comprehensive Plan and Ordinances described above and the completion of the Economic Study and Natural Resources Inventory described above or until April 5, 2007, whichever is the earliest, unless extended as permitted by 30-A M.R.S.A. §4356(1 or 2) by the Selectmen or vote at Town Meeting.

The Planning Board, Board of Appeals, Building Inspector, Code Enforcement Officer, all Town agencies and all Town employees shall neither accept, consider, process nor act upon any applications, plans, permits, licences for any new construction or uses governed by this Moratorium Ordinance for the stated period of time of the Moratorium, including extensions.

See Attachment

Yes: 235 No: 124

Passed

A motion was made to close all discussion on the vote on Article 2.

Passed

ARTICLE 3: To see if the Town will vote to participate in the State administered Military Redevelopment Zone Program.

Selectmen Recommendation: To Approve

Passed

ARTICLE 4 – To see if the Town will vote to approve the Municipal Officers' Order of Discontinuance of a section of former Monument Place without reservation of public easement in the same, dated November 16, 2006 and filed with the Town Clerk, and to pay no damages as stated in the Order.)

Selectmen Recommendation: To Approve

Passed

ARTICLE 5 – Too see if the Town will vote to accept as a Town Way "Cherrywood Drive", described as follows:
See Attachment

Planning Board recommendation: To approve

Selectmen Recommendation: To Approve

Passed

ARTICLE 6 – To see if the Town will vote to accept as Town Ways portions of "Crabtree Drive" and "Hemlock Drive", in the Topsham Crossing Subdivision, described as follows:

See Attachment

Planning Board recommendation: To approve

Selectmen Recommendation: To Approve

Passed

ARTICLE 7 – To see if the Town will vote to accept as a Town Way, a portion of "Village Drive", in the Highlands Green Subdivision, described as follows:

See Attachment

Planning Board recommendation: To approve

Passed

ARTICLE 8 – To see if the Town of Topsham will vote to amend the Town of Topsham Comprehensive Plan, 2005, by adding language summarized in the attached document, in order to re-submit to the Maine Office of State Planning for a Determination of Consistency with State Comprehensive Planning Guidelines.

See Attachment

Comprehensive Plan Implementation Committee recommendation: To approve
Selectmen Recommendation: To Approve

A motion was made to table Article 8 to a time certain of Town Meeting in May 2007

Passed

ARTICLE 9 – Shall an ordinance entitled “An ordinance to amend the Town of Topsham Code, Chapter 225 Zoning Ordinance, to amend the Rural Commercial Use District by removing Footnote #8 from Light Manufacturing in Table 225-16, Use Regulations” be enacted?

See Attachment

Planning Board recommendation: To approve
Selectmen Recommendation: To Approve

Passed

ARTICLE 10 – Shall an ordinance entitled “An ordinance to amend the Town of Topsham Code, Chapter 225 Zoning Ordinance, to amend the parking design standards in the Mixed Use Commercial District” be enacted?

See Attachment

Planning Board recommendation: To approve
Selectmen Recommendation: To Approve

Passed

GIVEN UNDER OUR HANDS THIS 16th DAY OF November 2006 BY THE BOARD OF SELECTMEN:

Tad Hunter, Chair

Jane Scese, Vice Chair

Ronald Riendeau

James Trusiani

Michelle Jones