MAINE STATE LEGISLATURE

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NINETY - FIFTH   LEGISLATURE

Legislative Document   No. 812

S. P. 346   In Senate, February 21, 1951.
  Referred to Committee on Legal Affairs. Sent down for concurrence and
ordered printed.
                              CHESTER T. WINSLOW, Secretary.
  Presented by Senator Boucher of Androscoggin.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
FIFTY-ONE

AN ACT Creating a Zoning Board for the City of Lewiston.

Be it enacted by the People of the State of Maine, as follows:

  P. & S. L., 1939, c. 8, Art. XV-A, additional. Chapter 8 of the private
and special laws of 1939, as amended, is hereby further amended by adding
thereto a new article, to be numbered XV-A, to read as follows:

'ARTICLE XV-A

Zoning Board

  Sec. 1. Appointment of members. The affairs of the zoning board
shall be administered by a board of 5 members to be appointed by the
mayor for a term of 5 years or until their successors have been appointed
and qualified; except that at the time of appointing the 1st board under
this charter, the mayor shall designate the member whose term shall expire
at the expiration of each period of 1 year for 5 years thereafter. Vacancies
occurring in the board shall be filled by appointment by the mayor for the
unexpired term; provided that if no appointment be made for the period of
1 month after the vacancy shall occur, it shall be filled by the remaining
members of the board.

Sec. 2. Duties of board. The zoning board shall be charged with the responsibility of regulating and restricting the location and use of buildings, structures and land for trade, industry, residence or other purposes; the height, number of stories, area, bulk and construction of buildings and other structures; the size and width of lots and of yards and other open spaces thereon; the density of population; the setback of buildings along streets, parks or public waters; the subdivision and development of land; and the erection of buildings within the lines of streets, ways or parks shown on an official map or not abutting on approved streets. For the purpose of any such regulation, they may adopt a zoning plan, dividing the municipality into zones of such number, shape and extent, and may establish an official map or maps and development plans of the whole or any portion of the area of the city, as may be deemed best suited to carry out the purposes of this section. Such regulations may include requirements as to the extent to which and the manner in which streets shall be improved and drainage and utilities shall be installed or assured as a condition precedent to the approval of a plat or subdivision. All powers and duties of the zoning board shall be suject to the provisions of sections 84 to 89, inclusive, of chapter 80 of the revised statutes of 1944 and acts amendatory thereof or additional thereto.

Sec. 3. Present zoning laws adopted; public hearings. In the performance of its duties, the board shall be governed by the zoning laws now in effect in the city of Lewiston and any others that shall hereafter be enacted; provided, however, that the board shall hold the public hearings on all zoning laws hereafter proposed for said city.

Sec. 4. Building inspector; building permit. The zoning board shall appoint a building inspector, whose duties, salary and tenure of office shall be prescribed by said board. No building shall be constructed or repaired until a permit authorizing the same has first been issued by the inspector. The fee for said permit shall be based on the rate of $1 for each $1,000 of the cost of construction or repair.

Sec. 5. Compensation. The members of the zoning board shall receive as full compensation for the performance of their official duties the sum of $5 per meeting, not to exceed the sum of $200 each in any 1 year.'