

**Article 2.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding Chapter 300 Definitions?

*Note: A copy of the proposed amendments is available on the Town website and at the Town Office.*

**Explanation: The amendments proposed in this chapter pertain to requests by the Code Enforcement Officer for clarification of definitions.**

**Chapter 300 Definitions**

**Definitions to amend –**

**Automobile Sales, Both New and Used Cars and Trucks:** A business that sells new or used automobiles or trucks. ~~(See requirements under section 1004.1(5))~~

**Basement (Cellar):** Any portion of a structure with a floor-to-ceiling height of 6 feet or more and having more than 50% of its volume below the existing ground level.

~~Cellar:~~ See definition for Basement.

**Conditional Use:** A conditional use ~~or conditional use~~ is a use that is permitted in a zoning district conditioned upon review by the Planning Board and approval that the use conforms to the criteria established in Section 919 of the Rockport Land Use Ordinance.

**Outdoor Boat Sales and Storage:** A lot or lots used for the display and sale of boats and ships not associated with the manufacturing, fabricating or repair thereof. (See requirements under section 1004.1~~(6)~~.)

**Definitions to add -**

**Crawl Space:** Any portion of a structure with a floor-to-ceiling height of less than 6 feet.

**Certificate of Occupancy:** a certificate provided after the inspection of a structure by the CEO, LPI, and the Fire Chief or their designee for habitation of living space or dwelling.

**Greenhouse:** A structure dedicated to the cultivation of plants (flowers, vegetables, trees and shrubs).

**License:** A license issued pursuant to any chapter in this Land Use Ordinance.

**Licensee:** Any person who maintains an unexpired license pursuant to this Land Use Ordinance.

**Victualers:** Any person who serves food or drink of any kind prepared for consumption on the premises by the public.

**Article 3.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding Chapter 500 Nonconformance?

*Note: A copy of the proposed amendments is available on the Town website and at the Town Office.*

**Explanation: The clean-up item proposed here is to correct a bad citation.**

#### **505. Changes in Nonconforming Lots, Structures and/or Uses**

Projects not within the scope of Section 502 may be approved by the Zoning Board of Appeals under the following conditions. A nonconforming aspect of a lot, structure or use may be changed such that it is less nonconforming or no more nonconforming than the existing situation. In making its determination, the Board of Appeals shall apply the standards of Section 703 (4) – (6) and, if applicable, Sections ~~1416.4 and 1416.5.~~ 1412.

**Article 4.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding Chapter 600 Administration?

*Note: A copy of the proposed amendments is available on the Town website and at the Town Office.*

**Explanation: Clean up edits made, in correlation with Maine State Law as it relates to Maine Uniform Building and Electrical Code (MUBEC). With this amendment, the Town will then begin to enforce the Energy Code portion of MUBEC, which it did not do before. The State of Maine already requires this to be the standard of new construction. This ordinance will slightly change the permitting and inspection process, by adding a step in the process.**

**Chapter 600**

**To remove the following:**

NOTE: The Town of Rockport has adopted the Maine Uniform Building Code (but not the Energy Code), effective July 1, 2016. All required plans, inspections and certifications shall be in conformance with the version of the applicable code in effect at the time of application for Building Permit, as per the Maine Department of Economic Development.<sup>1</sup>

<sup>1</sup> *MUBC includes the following codes and standards, as amended:*

*International Residential Code (IRC).*

*International Building Code (IBC).*

*International Existing Building Code (IEBC).*

*The American Society of Heating, Refrigerating and Air Conditioning, Engineers, Standards (ASHRAE). Section 62.1-2007 & 62.2-2007 Ventilation for Acceptable Indoor Air Quality).*

*E1465-2006, Standard Practice for Radon Control Options for the Design and Construction of New Low-Rise Residential Buildings. The inspection process shall conform to 25 M.R.S.A, § 2351- 2361 as applicable.*

*This listing is for information purposes only. The codes and standards included in MUBC and in effect at the time a building permit is issued shall be applied.*

**To amend:**

**603. Certificates of Occupancy**

All residential and non-residential structures that require a building permit shall require a Certificate of Occupancy. The Certificate of Occupancy shall be based on inspections by the Code Officer or ThirdParty Inspector, Plumbing Inspector, and Fire Chief or their designee, to ensure that the structure conforms with the Plumbing Code, National Fire Protection Life Safety Code, the Maine Uniform Building and Energy Code (MUBEC), and the Rockport Land Use Ordinance. It shall be a violation of this Ordinance to use or occupy any structure until the Planning Office has issued a Certificate of Occupancy.

604.2. Standards of habitability and life safety shall include, but not be limited to: ~~;~~ properly functioning potable water and wastewater systems; ~~;~~ a functioning heating system; ~~;~~ and life safety code standards including proper egress and smoke detectors. See NFPA 101- Life Safety, NFPA 31 – Oil Burner and Solid Fuel, State of Maine 144 CMR 241- Subsurface Wastewater Disposal, and the State of Maine Uniform Plumbing Code, ~~2009~~.

604.3. The Code Enforcement Officer will communicate with the owner, property manager, ~~;~~ or complainant to arrange an inspection.

**605. Code Enforcement Officer**

It shall be the duty of the Code Enforcement Officer or other person duly authorized by the Town of Rockport to enforce the provisions of this Ordinance. If the Code Enforcement Officer shall find that any of the provisions of this Ordinance are being violated, he /she shall notify, in writing, the person responsible for such violations, indicating the nature of the violations and specifying the action necessary to correct ~~it~~ them. He /she shall order discontinuance of illegal use of land, buildings, structures, additions, ~~;~~ or work being done, ~~and~~ or shall take any other action authorized by this Ordinance to ~~insure~~ ensure compliance with or to prevent violation of its provisions.

Upon appointment by the Select Board, the Alternate Code Enforcement Officer shall have all the duties, responsibilities, ~~;~~ and authority of the Code Enforcement Officer.

**To add:**

Before section 601:

The Town of Rockport enforces the Maine Uniform Building and Energy Code ("MUBEC") pursuant to 10 M.R.S. § 9724. The Code Enforcement Officer of the Town of Rockport shall serve as the building official as defined in 25 M.R.S.A. § 2373 and is responsible for issuing building permits and certificates of occupancy. The Code Enforcement Officer shall be responsible for inspecting all permitted construction for compliance with all components of MUBEC, as such components may be revised from time to time by the Maine Bureau of Building Codes and Standards. Administration and enforcement of MUBEC, including permits, fees, violations, penalties and appeals, shall be in accordance with the provisions of this Land Use Ordinance.

**609 Fee Schedule**

Fees for all applications and penalties shall be set by the Select Board and found in the Fee Schedule, which may be amended from time to time.

**Article 5.** Shall the Town adopt the amendments to the Rockport Land Use Ordinance regarding Chapter 1300 Site Plan Review?

*Note: A copy of the proposed amendments is available on the Town website and at the Town Office.*

**Explanation: This is a clean-up for the section pertaining to a site plan revision application, in reducing the total number of printed copies to two instead of fifteen.**

Section 1304 Site Plan Content

To amend:

Revisions to approved Site Plans

- 1. Applicants proposing revisions to an existing site plan should submit ~~fifteen~~ two (2) hard copies ~~(15) and one (1) digital copy~~ of the revision application to the Planning Office ~~fifteen (15) calendar days prior to the Planning Board meeting at which the applicant wishes to be heard.~~

**Article 6.** Shall the Town adopt amendments to the Rockport Land Use Ordinance to place Fire Prevention and Protection Ordinance within, and to be known as Section 609 Fire Prevention and Protection, and with proposed amendments to definitions accompanying Fire Prevention and Protection?

*Note: A copy of the proposed amendments is available on the Town website and at the Town Office.*

**Explanation: This ordinance is one recommended by our legal counsel. Because we have responsibilities for the Fire Chief, or their designee, this ordinance cleans up their authority in one location and properly references the Fire Code.**

Planning Board Votes: 5 For, 0 Against, 0 Abstain  
**RECOMMEND**

**Add to Chapter 600,  
Fire Prevention and Protection**

**Purpose**

This chapter is intended to provide the Town or Rockport with rules and regulations to enhance public safety by promoting the control of fire hazards; regulating the use of structures, premises, and open area; providing for the abatement of fire hazards; and setting forth the standards for compliance and achievement of these objectives.

**Fire prevention and building codes.**

1. The Fire Chief shall have authority, along with the Code Enforcement Officer, to inspect premises related to compliance with fire prevention and protection codes adopted by the State Commissioner of Public Safety and/or incorporated into the Maine Uniform Building and Energy Code (MUBEC). All decisions related to license or permits applied for under Chapter 600 shall be

made by the Code Enforcement Officer and may be appealed in accordance with the Town of Rockport Land Use Ordinance.

2. The Fire Chief shall have authority, along with the Code Enforcement Officer, to enforce state fire protection rules in accordance with 25 M.R.S.A. § 2361.

### **Inspections**

1. Application to the municipality for licenses and permits requiring inspection provided by the Rockport Fire Department and Code Enforcement, which shall include but not be limited to liquor licenses, victualer licenses, and lodging licenses, shall include the Fire Department's complete review of the application and its required approval.
2. The Fire Chief or their designee shall have the authority to require an inspection of any activity on site prior to approval of an application.
3. Any application for, or acceptance of, any license or permit requested or issued pursuant to this chapter shall constitute agreement and consent by the person making the application or accepting the license to allow the Fire Chief or their designee to enter the premises at any reasonable time after licensee receives notice to conduct such inspections as required by the ordinance.

### **Administration**

1. This chapter shall be administered and enforced by the Fire Chief or their designee. It shall be the duty of the Fire Chief and their designee to enforce all laws and ordinances of the Town of Rockport covering the following:
  - a. Extinguish fires and save life and property therefrom;
  - b. Demolish or pull down any building which may be on fire, or which may be deemed necessary to remove in order to prevent the spread of fire or the increase of danger to life or property;
  - c. The prevention of fires;
  - d. The storage and use of explosives and flammables;
  - e. The maintenance and regulation of fire escapes;
  - f. The means and adequacy of exit in case of fire, all places in which numbers of persons work, live, or congregate, from time to time, for any purpose;
  - g. The investigation of the cause, origin, and circumstances of the fires;
  - h. The maintenance of fire cause and loss records.
2. The Fire Chief of the Town of Rockport may delegate any of their powers or duties under this article to any such member of the Town of Rockport Fire Department, or designee, as deemed appropriate.
3. It shall be the duty of the Fire Chief of the Town of Rockport Fire Department to investigate and to recommend to the Town Manager and Select Board such additional ordinances, or amendments to existing ordinances, as may be deemed necessary for safeguarding life and property against fire.

## **False Alarms**

Any alarm system that causes the transmittal of a nonemergency alarm more than three times in any calendar year, after a thirty-day start-up period for new installations, shall pay a penalty of **\$100** for each subsequent instance of a nonemergency alarm in excess of that number, upon demand by the Fire Chief or their designee. The Fire Chief or designee shall give suitable written warning to any license or permit holder, or to their designee, whose alarm system sends a third nonemergency alarm in any calendar year. In the event an alarm is activated as a result of a natural or unnatural event beyond the property owner's control, no fee shall be imposed.

## **Conflict with other provisions**

Whenever the requirements of this chapter are in conflict with the requirements of any other lawfully adopted rule, regulation, or ordinance, the more restrictive requirements shall govern.

## **Article 7.** Shall the Town adopt an ordinance to be known as Licensing – Business and Others?

*Note: A copy of the proposed ordinance is available on the Town website and at the Town Office.*

**Explanation: This ordinance is a new, stand alone, ordinance in which entities offering lodging services, food services, or peddling goods in any manner to obtain a license. Some already are required, however, the rules are scattered into other locations. This ordinance is an aim at solidifying these items into a lone location.**

Planning Board Votes: 5 For, 0 Against, 0 Abstain

**RECOMMEND**



## Licensing – Business and Others

**Move 814 Itinerant Peddler into this Ordinance. Place Itinerant Peddler in sub section with License Types.**

### 1. Purpose and intent.

In order to promote the health, safety and general welfare of the members of the public, this chapter is enacted by the Town of Rockport to control the licensing and regulation of certain businesses and other uses as may be required by this chapter.

### 2. General enactment authority

This chapter expressly applies to licenses and permits requiring Select Board approval.

### 3. Delegation of authority

A. The Town Manager and/or their designee is hereby authorized and directed to:

1. Draft applications forms.
2. Receive applications required by this chapter.
3. Distribute applications to appropriate department heads for their inspection(s) and written report, as required in this chapter or in state law.
4. When required, set a public hearing for Select Board action.
5. To the extent authorized by the law, the Town Manager is authorized to approve renewals of existing licenses after inspections and approvals to ensure compliance with this ordinance; and
6. Issue licenses.

B. As agents of the Town and the Select Board, when and where required by this chapter, the Fire Chief, Police Chief, and Code Enforcement Officer, are hereby authorized, as required, to inspect and issue their recommendation whether to approve or deny the application prior to Select Board action on the license.

### 4. Complying with rules and regulations, paying fee, obtaining license prerequisite to doing business.

Except as otherwise provided, no person shall engage in any business or activity, nor maintain any equipment or device, for which a license or municipal approval is required in this chapter, without having first complied with all applicable rules and regulations and having paid the proper fee and obtained a license therefore.

### 5. License for each location required.

A license is required for each place or premises where a business regulated by this chapter, or any part thereof, including storage, is conducted. No licensee shall engage in such business in any manner at any place without first obtaining such license.

### 6. Application requirements.

Any person required by this chapter to obtain a license from the Town shall make application upon a form provided by the Town provide information as may be required. Only complete applications as determined by the Town Manager will be accepted. Application(s) must be accompanied by the requisite fee as established in the Fee Schedule and submitted at time of application. The Town Manager, or their designee, is responsible for obtaining written recommendations of approvals from applicable departments, including but not limited to: Fire Chief, Police Chief, Planning and Codes, and Public Works. Said approvals shall be based upon criteria set forth in this chapter, on the application(s), and applicable municipal regulations and state law for the safe operation of the licensed facility, including but not limited to applicable building, plumbing and life safety codes. Those that require a license or approval by the State of Maine must provide evidence of the license or approval.

#### 7. Application criteria and inspections

When required, the Fire Chief or their designee and the Code Enforcement Officer shall conduct an inspection and provide a written report to the Select Board verifying that the premises to be used by the proposed activity in the application is either in compliance or not in compliance with the following:

- A. Chapter 900, Zoning Districts
- B. Current Life Safety Code, as adopted by the State of Maine
- C. Fire Prevention and Protection
- D. Maine Uniform Building Code, as adopted by the State of Maine
- E. National Electrical Code, as adopted by the State of Maine.
- F. Maine Uniform Plumbing Code and Subsurface Wastewater Disposal Rules
- G. Sewer Ordinance
- H. As a condition of approval, Police and/or Fire personnel be present before, during, or after the event, at the applicant's expense.
- I. Applicable State of Maine requirements for the use.

#### 8. Public notice, meeting and hearing

Upon receipt of a completed application and all required supporting documentation, the Town Manager and/or their designee, when required, shall cause notice of said application to appear in one published notice before the date of the hearing in a local newspaper, the fee to be paid for by the applicant. See Fee Schedule.

All licenses, new and renewals, requiring public hearings shall be acted upon by the Select Board. The Town Manager and/or their designee shall act upon all licenses, new and renewals, not requiring public hearings.

- A. Renewals for Victualers and Lodging licenses, the Select Board shall meet annually at their regularly scheduled meeting during the month of May.

#### 9. Select Board action

Upon referral by the Town Manager or their designee of a completed application in accordance with this chapter, the Select Board shall hold a public hearing, when required, to consider the license application.

In its consideration to approve or deny said request, the Select Board shall determine that the applicant has:

- A. Obtained recommendations for approval and inspections in accordance with this chapter.
- B. Is in compliance with any requirements for obtaining the license pursuant to this chapter or any other municipal code or regulation, as well as any state or federal law.
- C. If the Select Board determines that the applicant has met these requirements, then they shall approve the license. If the Select Board determines the applicant has not met these requirements, then they shall deny the license.
- D. The Select Board may approve and issue the license under any restrictions, regulations and/or any conditions that it considers necessary, in order to protect the public health and welfare.

#### 10. Duration of license; expiration date

All licenses issued under this chapter, except when otherwise provided, shall expire one year after the date of issuance unless revoked or suspended prior to expiration in accordance with the provisions of this chapter.

#### 11. Display of licenses

Any license issued under this chapter shall be displayed prominently at the place of business of the licensee named in the license.

#### 12. Denial, suspension and revocation

- A. The Town may deny a license if the applicant fails to comply with the requirements of this chapter. A license issued under the provisions of this chapter may be revoked by the Town Manager as authorized above, after notice and a hearing, for any of the following reasons:
  - 1. If the licensee violates any condition or requirement of licensing under state or federal law or local ordinance;
  - 2. If there is fraud, misrepresentation, or false statement made in the course of applying for a permit, or judicial finding of fraud, misrepresentation, or false statement made to the Town in the course of operating the business;
  - 3. If there is judicial finding that the licensee conducted business in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety, or welfare of the public;
  - 4. For failure to comply with terms or conditions of approval as specified in the permit application, such as but not limited to, building permit, sign permits, and development permit;
  - 5. For failure to abide by conditions imposed by Code Enforcement Officer, Police, and Fire Departments, in connection with a business license involving a special event; or

6. If it is determined that the licensee is unfit to hold a license.
- B. Revocation hearing
    1. A license may not be revoked or suspended under this section until after investigation and hearing. The Select Board shall serve notice of the hearing on the licensee or leave it at the licensed premises at least three days before the time set for the hearing. At the hearing, the licensee must be given an opportunity to:
      - i. Hear the evidence in support of the charge against the licensee; and
      - ii. Be heard in the licensee's own defense.
  - C. Failure of an establishment to obtain a license when deemed necessary by this chapter shall be in violation and subject to the provision of Subsection 16. Violation, suspension or revocation shall also be subject to the following:
    1. Upon receipt by the Code Enforcement Officer of a report from any department head or Municipal, State or Federal employee or agent charged with issuing, supervising, monitoring, inspecting or otherwise regulating any licensee, that the licensee is violating any law or ordinance respecting such license, the Code Enforcement Officer shall give notice to the licensee of the alleged violation. The notice shall state the nature of the alleged violation and the date it was allegedly observed.

### 13. Appeals

An aggrieved party may appeal any decision of the Select Board or the Town Manager to approve, approve with conditions, deny, or revoke a license or suspend a license to the Superior Court within 30 days of the written decision. In all instances the Select Board or Town Manager shall issue a written decision and such decision shall be sent to the applicant or licensee.

### 14. Non-transferability

Any license issued by the Town shall not be transferable, nor assignable.

### 15. Ongoing compliance required

All business and facilities that are issued licenses under this chapter shall remain in compliance with any and all applicable municipal and state laws and regulations, or conditions of approval that pertain to the licensed premises.

16. Violations; penalty.

Each day that any person engages in any business or activity without a valid license as required in this ordinance, shall constitute a separate offense of this ordinance. Each day that a person continues to operate a business in violation of any of the provisions of this ordinance shall constitute a separate offense of this ordinance. In addition, if any licensed facility that operates in violation of their license or the requirements and/or conditions of their license shall constitute a separate offense of this ordinance.

Violators may have their licenses suspended or revoked after hearing. Any person, firm, or corporation violating any provision of this chapter shall be subject to the following:

The monetary civil penalties for violations of any ordinance of the Town of Rockport, which does not already specifically include a monetary penalty for violations therein, shall be as follows:

- A. For violations of the terms and conditions of any such ordinance there shall be a \$100 minimum penalty and the maximum penalty shall be \$2,500, with each day being a separate and distinct violation. Penalties shall accrue commencing three days after the date of issuance of a notice of violation from the office of the Code Enforcement Officer. Said notice shall be sent by regular mail at the last known address of the offender on file with the Town of Rockport, or in hand, or by certified mail, return receipt requested.
- B. In addition to the penalties provided herein, the Town of Rockport, through its duly appointed representative and/or the Town Attorney, may bring an action in the Superior Court or the District Court to enjoin violations of all ordinances of the Town of Rockport, for collection of penalties, and for such other relief as may be provided by law, including Title 30-A § 4452, as amended from time to time.
- C. As an alternative, in part or in whole, to the penalty provisions as described in Subsection A, the Town and violator may negotiate a community service penalty and request the Court to issue an order of community service after agreement of the parties.

17. Exemption.

Notwithstanding the provisions of this chapter, any nonprofit organization, for charitable causes, shall be exempt from the requirements of this chapter, except as otherwise stated in this section, to the extent that such organization offers food or drink for consumption by the public, for charitable causes on no more than twelve (12) occasions during each license year. For nonprofit organizations within the means of this exemption, the license fee shall be waived.

18. Conflict with other provisions

Whenever the requirements of this chapter are in conflict with the requirements of any other lawfully adopted rule, regulation, or ordinance, the more restrictive requirements shall govern.

## 19. License Types

### A. Lodging

#### 1. Lodging License Process and Requirements

- There is no formal charging instrument now pending against the operator in the State of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the operator with the use of a dangerous weapon or of an offense involving use of a firearm against another person.
- The operator has not had three or more convictions for crimes punishable by less than one year imprisonment within five years of the date of the application.
- An inspection per *“Application criteria and inspections required-general”* shall be conducted by the Fire Chief or their designee and the Code Enforcement Officer prior to issuance of the license.

#### 2. License Update.

It shall be the responsibility of every licensee who intends to increase the number of rooms rented to the public during the term of an unexpired license to file an application for said increase no later than 30 days prior to offering the additional room(s) for rent. If the increase in rooms to be offered results in an increased fee of the initial license fee, the licensee shall submit a fee for the balance. No reimbursement shall be provided when the number of rooms available for rent is reduced during the term of the license. It shall be the responsibility of every licensee to continue to conform to the approval criteria set for in *“Lodging License Process and Requirements”* during the term of the license, and the licensee shall report any change of circumstances pertinent to the approval criteria during the term of the license within 10 days of any such change.

### B. Peddling

#### 1. Peddler’s license process and requirements

- It shall be unlawful for any person, firm or corporation to engage in the business of peddling of any food, drink, merchandise, article or thing without first having secured a vendor’s license from the Town of Rockport.
- No license shall be issued proposing to do business in a public way or public place until the Police Chief has determined that the proposed location is safe for the operation of a transient peddler’s business.
- In addition to the application and supporting documentation, the applicant for a licensee shall provide the following information with their application:
  - A description of the goods or products to be sold.
  - A site sketch of the proposed location where the licensee intends to operate.
  - A copy of the registration of the vehicle from which the goods or products will be peddling, if applicable.

- A copy of the driver's license of the peddler or other valid identification.
- A copy of a letter of permission from the property owner.
- Payment of the appropriate fee.

## **2. Performance Standards**

- The licensee must comply with the following performance standards to operate in the Town of Rockport.
  - Location of Operation: The licensee shall only occupy the location specified on the license.
  - Duration of Operation: The licensee shall only operate during the calendar dates specified on the license.
  - Hours of Operation: The licensee shall only conduct business during the hours specified on the license.
  - Vehicular and Pedestrian Safety: The licensee shall ensure that the operation is conducted in a safe and responsible manner for vehicular and pedestrian safety.
    - Signage: The licensee shall display all signage for goods and products on or adjacent to the location indicated on the license. The total area of all signage shall not exceed fifty (50) square feet. All signage shall be removed at the close of business each day.
    - Closure at the End of the Business Day: The licensee shall remove from the location indicated on the license at the close of business each day; any vehicles, all signage, and any other indicators of the peddling operation.
  - Site Appearance: The licensee shall ensure that the site is kept neat and clean and that no offensive noise, vibration smoke, dust, glare, traffic or parking problem is created because of the licensee's operation.

### **C. Victualers**

#### **1. Victualers license process and requirements**

- There is no formal charging instrument now pending against the operator in the State of Maine or any other jurisdiction for a crime which is punishable by one year or more of imprisonment or for any other crime allegedly committed by the operator with the use of a dangerous weapon or of an offense involving use of a firearm against another person.
- The operator has not had three or more convictions for crimes punishable by less than one year imprisonment within five years of the date of the application.
- The applicant shall submit a copy of their current license issued by the Department of Human Services of the State of Maine for the provision of food or drink prepared for consumption on the premises by the public.

- The applicant shall demonstrate adequate provisions for storage and disposal of waste and garbage generated on the applicant's premises. Containers for the storage of garbage shall be covered. Such containers shall be located in a separate room or, if stored outside the applicant's premises, those containers shall be stored on a concrete or macadam base, or on a surface which is readily washable. Any containers located outside the applicant's premises shall have an enclosure around the containers which is no less than three feet in height.
- All applicants operating establishments which cook food on the premises shall have a vent from the cooking area to the outside of the applicants premises, unless not required by Maine Uniform Building and Energy Code (MUBEC). The location of vent shall not cause an unreasonable nuisance to any abutting property owner or to the public in consequence of fumes, grease, odor, smoke, or noise.
- Approval process and inspections by the Fire Chief or their designee and the Code Enforcement Officer.