

**TOWN OF BOWERBANK**  
**SPECIAL TOWN MEETING WARRANT**

**To:** \_\_\_\_\_, a constable/resident of the Town of Bowerbank, in the County of Piscataquis, State of Maine:

**Greetings:** In the name of the State of Maine, you are hereby required to notify the inhabitants of Town of Bowerbank, County of Piscataquis, qualified by law to vote in said Town's affairs, to assemble at the Town Office, in said Town of Bowerbank, located at \_\_\_\_\_, on \_\_\_\_\_, at \_\_\_\_\_ a.m./p.m., then and there to act on the following articles:

**ARTICLE 1.** To choose a Moderator to preside at said meeting (written ballot required).

**ARTICLE 2.** Shall section 5.1 of the "Land Use Ordinance of the Town of Bowerbank, Maine" be amended by increasing the minimum lot size and minimum lot size per dwelling unit in the Village District from 1 acre to 2 acres and by increasing the minimum continuous road frontage in the Village District from 100 to 200 feet, as presented and described below (~~striketrough~~ text signifies content to be deleted and underlined text indicates content to be added) (certified copies of the complete amended ordinance are available for inspection at the Town Office)?

**5.1. DIMENSIONAL STANDARDS**

| <b>5.1.1 All structures and uses shall conform to the following. dimensional requirements:</b>     |                         |              |              |               |              |
|----------------------------------------------------------------------------------------------------|-------------------------|--------------|--------------|---------------|--------------|
| <b>Standard/District</b>                                                                           | <b>VILLAG</b>           | <b>RESID</b> | <b>RURAL</b> | <b>FOREST</b> | <b>PROTC</b> |
| Minimum Lot Size                                                                                   | <u>1</u> <u>2</u> acres | 2 acres      | 5 acres      | 20 acres      | <i>N/A</i>   |
| Minimum Lot Size per Dwelling Unit                                                                 | <u>1</u> <u>2</u> acres | 2 acres      | 5 acres      | 20 acres      | <i>N/A</i>   |
| Minimum Continuous Road Frontage (along one roadway) excludes cul-de-sacs                          | <u>2</u> 400 feet       | 200 feet     | 300 feet     | 500 feet      | <i>N/A</i>   |
| Minimum Front Setback (Principal Structures)                                                       | 50 feet                 | 50 feet      | 100 feet     | 100 feet      | <i>N/A</i>   |
| Minimum Front Setback (Accessory Structures)                                                       | 50 feet                 | 50 feet      | 100 feet     | 100 feet      | <i>N/A</i>   |
| Minimum Side Setback (Principal Structures)                                                        | 15 feet                 | 15 feet      | 15 feet      | 15 feet       | <i>N/A</i>   |
| Minimum Side Setback (Accessory Structures)                                                        | 15 feet                 | 15 feet      | 15 feet      | 15 feet       | <i>N/A</i>   |
| Minimum Rear Setback (Principal Structures)                                                        | 15 feet                 | 15 feet      | 15 feet      | 15 feet       | <i>N/A</i>   |
| Minimum Rear Setback (Accessory Structures)                                                        | 15 feet                 | 15 feet      | 15 feet      | 15 feet       | <i>N/A</i>   |
| Maximum Structure Height                                                                           | 35 feet                 | 35 feet      | 35 feet      | 35 feet       | <i>N/A</i>   |
| Maximum Lot Coverage (includes principal structures, accessory structures and impervious surfaces) | 40%                     | 40%          | 20%          | 10%           | <i>N/A</i>   |

Note: For purposes of setback calculations, Principal and Accessory Structures include attached porches, decks and any other attached structures excluding steps only if the steps do not exceed 25 square feet in size. Ramps for handicapped access are exempted from

setback calculations.

[end of articles of business]

The Registrar of Voters will hold office hours while the meeting is held to correct any errors or change of name or address on the voting list, and to accept any new enrollments only. Any person who is not a registered voter may not vote in any Town Meeting.

GIVEN UNDER OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
**Rob Harmon, Chairman**

\_\_\_\_\_  
**Michael Watters**

\_\_\_\_\_  
**Carl Bickford**

#### **RETURN OF THE WARRANT**

**DATE:** \_\_\_\_\_

Constable/Resident: \_\_\_\_\_

Pursuant to the within Warrant, I have hereby warned the inhabitants of the Town of Bowerbank, qualified to as therein expressed, to meet at the time and place for the purpose therein named by posting this day \_\_\_\_\_ copies of the within Warrant, at

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_, being \_\_\_\_\_ conspicuous places in said Town.

\_\_\_\_\_, Constable/Resident of Bowerbank

Name: \_\_\_\_\_