

Proposed
Intent to Build Notification Ordinance
Town of Montville

Enacted 2021

SECTION 1. TITLE AND PURPOSE This Ordinance shall be known as the "Intent to Build" Ordinance for the Town of Montville, Maine." It is enacted by the inhabitants of the town of Montville to inform the Select Board of the location of new residential construction and commercial development, in order to keep track of new buildings.

SECTION 2. AUTHORITY This Ordinance is adopted pursuant to and consistent with Municipal Home Rule Powers as provided for in Title 30A M.R.S.A., § 3001.

SECTION 3. REQUIREMENTS 3.1 This Ordinance shall apply to all new, change of use, and modifications made to all residential and commercial construction over 100 square feet commenced after the effective date of the Ordinance. Before the construction of a new structure the owner shall submit the attached "Intent to Build" form to the town office. A structure is hereby defined as a building(s), shipping container(s), box trailer(s), pre-fabricated shed(s), mobile home, fabric or poly covered frames being used for habitation or storage, animal housing, or solar arrays, or greenhouse(s) on a single parcel constructed or erected with a fixed location on or in the ground or attached to something on or in the ground which occupies a ground area in excess of 100 sq ft, and as defined in Montville's Shoreland Zoning Ordinance.

3.2 After receiving the form, the applicant will be contacted by the Town's assessing agent to arrange a site visit. The information collected for any commercial construction and/or development of commercial nature will be forwarded to the Montville Planning Board for further review.

3.3 No fee will be charged for notification.

SECTION 4. PENALTY AND ENFORCEMENT The penalty for failing to submit the "Intent to Build" form to the Select Board prior to construction shall be \$200.00, as well as court costs and attorney fees incurred by the Town. The Board of Selectmen and the Code Enforcement Officer shall be responsible for the enforcement of this Ordinance.

SECTION 5. VALIDITY AND AMENDMENTS

5.1 Should any section or provision of this Ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

5.2 This Ordinance may be amended by majority vote of the town at any town meeting.

SECTION 6. RELATIONSHIP TO OTHER TOWN ORDINANCES Where there is a conflict between the language contained in this Ordinance and any other Town ordinances, the stricter language shall apply for purposes of the Ordinance.

SECTION 7. EFFECTIVE DATE The effective date of the Ordinance is the date of the adoption by vote at a Town meeting, June 5, 2021.