

1. The land within the park shall remain in a unified ownership and the fee to lots or portions of lots shall not be transferred.

2. No dwelling unit other than a manufactured housing unit as defined in this ordinance shall be located within the park.

8.6 Apartment Buildings and Multi-Family Developments.

A. Apartment buildings and multi-family developments may be approved by the Planning Board in accordance with Land Use Table of this ordinance. All proposals to convert existing structures to multi-family use or to construct apartment buildings and multi-family developments shall be in conformance with the General Performance Standards of Article VII, Section 9.7 Conditional Use Permits and Site Plan Review, the design requirements listed below or the Subdivision Regulations of the Town of Berwick, Maine

B. Applications shall include: a map of the area, dimensions, boundaries and principal elevations of the land for which approval is sought; the names of all property owners within 200 feet of the proposed site, as found on the most recent tax list; building layout and general construction plans; a site plan of all driveways and parking areas proposed to be constructed; and other information which addresses all appropriate performance standards and design requirements and all appropriate factors to be considered in evaluating proposals.

C. Design Requirements.

1. Density: Each unit of the apartment building(s) or multi-family development requires the same density as single family dwellings in that district. Land required for circulation (exclusive of parking) and land classified by the Natural Resource Conservation Service as having seasonal highwater table at or above the surface, for at least several months every year, shall not be included in meeting the minimum lot area requirements. This includes all very poorly drained soils and some poorly drained soils as classified by the Natural Resource Conservation Service.

2. All apartment buildings and all dwellings in a multi-family development (**This does not include two-family, or owner occupied units**) shall be connected to the Berwick water supply and distribution system, ~~where it exists, at no expense to the town.~~ The applicant shall demonstrate by a signed letter from an authorized representative of the water department that an adequate water supply can be provided to the development at an adequate pressure for fire fighting purposes.

3. Where available fire hydrants shall be located so that they are not more than 600 feet from any building, as hose is laid on the street.

4. All residential buildings shall be connected to a public sewer system where it exists. The applicant shall submit to the Planning Board a letter from the Superintendent of the Berwick Sewer District indicating that service is available and the sewage from the development can be adequately treated.

5. It shall be the responsibility of the owner to provide for rubbish disposal, snow removal, and site maintenance. Privately owned stormwater management facilities shall be maintained in accordance with Article 7.22. All outdoor storage areas for waste collection shall be enclosed by a wooden or masonry screen at least six feet in height. A 50 foot landscaped buffer shall be provided along all property boundaries.

