

TOWN OF BROWNFIELD  
TOWN REPORT  
FISCAL YEAR ENDING: JUNE 30, 1994  
RESULTS OF THE SPECIAL TOWN MEETING  
HELD ON FEBRUARY 19, 1994

ARTICLE 1. Michelle Hamlin was elected moderator to preside over this meeting.

ARTICLE 2. The Town voted in favor of enacting the following Moratorium Ordinance:

Moratorium Ordinance  
Town of Brownfield, Maine

Section 1. Authority

This ordinance is enacted pursuant to Home Rule powers as provided for in Article VIII-A of the Maine Constitution and Title 30-A, M.R.S.A., Section 3001 et. seq. and 4356.

Section 2. Purpose

Whereas in 1988 the State of Maine enacted the "Comprehensive Planning and Land Use Regulation Act" realizing that Maine municipalities were unable to cope with the pressures of land use speculation and development and that these pressures had outstripped the capacity of the State and municipalities to manage this growth;

Whereas the Town of Brownfield was identified by the State as a Tier I community under the aforementioned act, requiring urgent attention in planning for its growth, both in land use and in the ability to provide the necessary public

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W. H. H.  
Clerk

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facilities to its inhabitants;

Whereas the Comprehensive Plan of the Town of Brownfield, Maine adopted by the voters in 1991 identified the concerns and needs of the inhabitants as to this growth and required the inhabitants to adopt a Zoning Ordinance, Subdivision Regulations, Building Code, Capital Improvement Program and other means for providing for the growth and the health, safety and welfare of its citizens;

Whereas the Town of Brownfield is financially overburdened due to previously unsuccessful capital improvement projects that are forestalling further capital improvements that are needed;

Whereas the Comprehensive Plan Implementation Committee is presently engaged in developing a Zoning Ordinance to be presented to the voters for approval at the June, 1994 Town Meeting and the Planning Board is presently engaged in developing new Subdivision Regulations for adoption in the same time frame, both to comply with the goals and policies outlined in the Comprehensive Plan;

Whereas any new large scale development prior to the implementation of the Comprehensive Plan would place undue pressure on the Town of Brownfield's ability to provide for the health, safety and welfare of its citizens;

Whereas the Town is fearful that public

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awareness of impending changes in land use policies by parties interested in the development of substantial new subdivisions and multi-unit housing could lead to accelerated filings of plans for same, frustrating the purposes of the anticipated changes in the land use controls and procedures as required by the Comprehensive Plan;

The Inhabitants of the Town of Brownfield, Maine hereby declare that the foregoing findings and conclusions require immediate legislative action.

Section 3. Moratorium

The Inhabitants of the Town of Brownfield, Maine, pursuant to their home rule and police powers, hereby prohibit subdivisions and multi-unit housing as defined in the Subdivision Regulations and the Land Use Ordinance.

During the effective period of this moratorium, no official, officer or board of the Town of Brownfield shall accept, deny, make comments on, approve or make determinations on applications for actions prohibited above. Any applications for the actions prohibited above and are not in the process of being reviewed under existing regulations on the effective date of this

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Ordinance shall be returned to the applic

Section 4. Effective Date and Duration

The moratorium enacted in Section 3 sh  
become effective on the date of posting,  
8, 1994, and shall remain in force for a  
of 180 days or until the new Zoning Ordin.  
adopted by the legislative body of the Tow  
Brownfield and revised Subdivision Regula  
have been adopted by the Brownfield Plann  
Board, whichever shall occur first.

This meeting adjourned at 10:35 AM.

A true copy, attest: Wanda L. Bartlett  
Wanda L. Bartlett, Town C

