

Bowling Alley 200

REDRAFTED AS AMENDED ON FEBRUARY 3 AND MARCH 3, 1987

State of Maine
Kennebec, ss.

See also One 1-96

Roy C. C. Lette

CITY OF WATERVILLE

CITY COUNCIL



AN ORDINANCE
Providing for:

ORDINANCE NO.2-1987

Publication Date: March 9, 1987

Effective Date: March 19, 1987

AMENDMENT TO APPENDIX A (ZONING), SECTION II(A)(1)
PROVIDING FOR THE OFFICIAL ZONING MAP AND AN AMENDMENT TO THE
WRITTEN DESCRIPTION OF THE ZONING BOUNDARIES APPEARING ON THE ZONING MAP
WHICH WRITTEN DESCRIPTION IS ADOPTED BY REFERENCE IN SECTION II(A)(1)

BE IT ENACTED, by the City Council of the City of Waterville, as follows:

THAT, Appendix A (Zoning), Section II(A)(1) providing for the official zoning map and the written description of the zoning boundaries, dated July 6, 1971, and adopted by reference into the foresaid Section II(A)(1) be and hereby are amended to provide that the property described below be excluded from both the zoning map and the written description for Zoning District R-B and that the aforementioned property description be added to the zoning map and the written description for Zoning District C-B:

A certain piece or parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, being part of land now or formerly owned by the City of Waterville as recorded at the Kennebec County Registry of Deeds, in Book 1790, Page 117. Bounded and described more particularly as follows:

Beginning at an iron found at the southwest corner of the easterly portion of the old E. Stanley Lunn Farm, said iron being on the easterly right of way of the West River Road (so-called), and marked as being set by Thomas Wendell, Surveyor #1266; thence N 60-35-45 W, across the road a distance of 68.70 feet to a 5/8 iron rebar set on the westerly right of way of the West River Road and the northeast corner of a parcel of land now or formerly owned by Crestwood Park Associates as recorded in Book 2392, Page 203, said iron pin being the point of beginning; thence, N 60-44-30 W, along the south line of the westerly portion of the old E. Stanley Lunn Farm, a distance of 800.00 feet to a 5/8 iron rebar set on the lot line; thence, N 29-15-30 E, a distance of 400.00 feet to a 5/8 iron rebar set; thence S 60-44-30 E, a distance of 955.20 feet to a 5/8 iron rebar set on the westerly right of way of the West River Road, the last two courses being across the source parcel; thence, along the right of way and a curve to the left an arc distance of 429.70 feet, the arc having a radius of 2324.75 feet to the point of beginning, the last call having a traverse line of S 50-20-00 W, and a distance of 429.10 feet.

BE IT FURTHER ENACTED, THAT the specific parcel of land described above is subject to the following restrictions, limitations and conditions:

1. Limit the use of the building to a family recreation and bowling center or other compatible use such as and including offices, insurance, banking and all (other) uses which are permitted in the R-B zone.
2. Limit the use of the back four acres to outdoor recreational use or expansion consistent with the family recreational bowling center or other compatible uses. *See #6 also*
3. Building construction to be compatible with and in conformity with other buildings in area.
 - (a) Any building constructed shall not exceed 1 story or a height of forty (40) feet.
 - (b) The face of the building will be of brick in keeping with the Junior High School or the Thomas Administration Building.
 - (c) Trash containers shall be placed in the parking lot in order to keep the area free of trash.
 - (d) A landscaping strip at least fifteen (15) feet in width shall be provided along the street line of a principal highway and planted and maintained with appropriate street trees and flowering shrubs.
 - (e) Appropriate signage: Interior lighted two-sided sign not to exceed 100 square feet per side. (Similar to sign at Crestwood Park). Signs on the building facade in conformity with sign requirements for C-B zone.
4. Any building constructed shall be placed a minimum of one hundred fifty (150) feet from the road.
5. Any outside food service ~~of~~ food service window shall be limited to window service selling ice cream, sodas and desserts.
6. The use of the four acres (measured at rear of lot 400 feet by 400 feet) proposed as outside recreation will be restricted from building waterslides, amusement park rides, and other commercial outdoor construction inconsistent with other presently permitted uses.

- 7. No sign shall be of blinking neon type. There shall be no alcohol display signs.
- 8. Plans of the driveway and the access to the West River Road require the review of the Waterville Safety Committee in order that the safety of cars entering the West River Road and the safety of pedestrians, particularly school children, will be provided.
- 9. No permanent public address system in the outdoor recreational area, and no amplified music outside.

/s/Lawrence T. Potter
 Lawrence T. Potter
 Councilman, Ward 6

In the City Council

February 3, 1987, First Public Reading, and accepted, as Amended.
 February 17, 1987, Second Public Reading and Postponed to March 3, 1987
 March 3, 1987 Second Public Reading, and accepted, as Amended.
 March 3, 1987 Third Public Reading: Adopted.

APPROVED, March 5, 1987

/s/ Thomas J. Nale
 MAYOR

CITY OF WATERVILLE

*West River Rd
Rear of Bowling
Alley Property
Back to R-B*



*See also
Ord. 2-187*

CITY COUNCIL

State of Maine
Kennebec, ss

ORDINANCE NO.: 1-1996
Publication Date: March 23, 1996
Effective Date: April 2, 1996

AN ORDINANCE PROVIDING FOR:

AMENDMENT TO APPENDIX A (ZONING), ARTICLE 2,
SECTION 2.1.1. PROVIDING FOR THE OFFICIAL ZONING MAP AND AN
AMENDMENT TO THE WRITTEN DESCRIPTION OF THE ZONING BOUNDARIES
APPEARING ON THE ZONING MAP, BOTH THE MAP AND THE WRITTEN
DESCRIPTION ARE ADOPTED BY REFERENCE IN SECTION 2.1.1.

RECITAL

THAT, Ordinance No. 2-1987, effective March 19, 1987,
provided for a contract zoning district on the western side of
the West River Road; and

THAT, the property was a portion of the so-called Lunn Farm
owned by the City of Waterville and that said property was
conveyed by the City of Waterville to Ronald and Richard
Ouellette and recorded in the Kennebec Registry of Deeds in Book
3131, Page 080 and that the Ouellettes subsequently conveyed the
property to R & R Enterprises, a Maine partnership, and filed in
the said registry in Book 3156, Page 16; and

THAT the City Council by Ordinance 2-1987 provided for
contract zoning for the property acquired by R & R Enterprises
changing the Zoning District from residential B (R-B) to
Commercial B (C-B) and a contract setting forth this contractual
zoning district arrangement, plus its restrictions, limitations,
and conditions was filed in the said registry at Book 3131, Page
082 and in Book 3161, Page 267; and

THAT, R & R Enterprises conveyed a portion of the said
property to The Woodlands, Inc., a Maine Corporation and the
conveyance was registered in Book 4955, Page 082 of the said
Registry; and

THAT, The Woodlands, Inc., conveyed that portion of the
former property of R & R Enterprises to the City of Waterville
and said conveyance was recorded in the Registry at Book 4968,
Page 166, including a right of way for purposes of ingress and
egress to West River Road, and that the portion of the property
conveyed to the City of Waterville, exclusive of the right of
way, was a parcel of 400 feet by 360 feet; and



THAT, the City of Waterville is determined to return the property to a regular zoning district description and to remove the contract zoning restrictions, limitations, and conditions that were made applicable to this portion of the original conveyance to the Ouellettes,

NOW THEREFORE, BE IT ENACTED by the City Council acting as the municipal officers of the City of Waterville as follows:

THAT, Appendix A (Zoning) Article 2 Section 2.1.1. which provides for the official zoning map and the written description of zoning boundaries, dated July 6, 1971, and adopted by reference into Section 2.1.1. be and hereby are amended to provide that the property described below be excluded from both the zoning map and the written description for contract zoning district Commercial-B (CZD-C-B) and that such excluded property be returned to the original zoning Residential-B (R-B) and that the same be added to the zoning map and written description:

Beginning at a 5/8 iron rebar at a southeasterly corner of land of the City of Waterville, said rebar is also on the northerly line of the land formerly owned by Crestwood Park Associates and now owned by Winsome Corporation, see Kennebec County Registry of Deeds, Book 4437, Page 39; thence by the following courses and distances:

1. N29°15'30" E along an easterly line of the land owned by the City of Waterville a distance of 400.0 feet to a 5/8 iron rebar at a corner; thence
2. S 60°44'30" E along a southerly line of the land owned by said City a distance of 360 feet to a point; thence
3. S29°15'30" W a distance of 400.0 feet to a point on the northerly line of the land formerly owned by Crestwood Apartment Associates and now owned by Winsome Corporation; thence
4. N60°44'30" W along the northerly line of the land owed by said corporation a distance of 360 feet to the rebar at the point of beginning.

BE IT FURTHER ENACTED, that the property not excluded from the original contract-zoned district Commercial-B (CZD-CB) will continue as a contract zoned district Commercial-B (CZD-CB) and

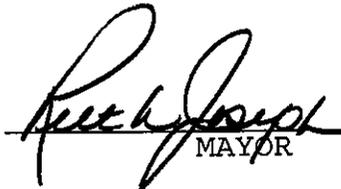
the restrictions, limitations and conditions numbering nine in total as provided for in ordinance 2-1987, remain in full force and effect, provided however, that the so-called outdoor recreational area referred to in numbers 2, 6, and 9 of the restrictions, limitations, and conditions, is now something less than the four acre reference made in Ordinance No. 2-1987.



Kenneth T. Gagnon
Councilor, Ward 5

In the City Council

January 16, 1996, First Public Reading, Accepted,
February 6, 1996, Second Public Reading, and Accepted;
February 20, 1996, Third Public Reading: ~~ADOPTED~~ *pp to March 6*
March 6, 1996, ~~Third Public Reading~~ *pp to March 19*
March 19, 1996, ~~Third Public Reading~~: *Adopted*
APPROVED, March 19, 19 *96.*



MAYOR