

Change of Preexisting Nonconforming Use – 181 Littleworth Rd (Map 3, Lot 2)

Background

Starting in 1984, the property was a snowmobile sales and repair shop. Prior to that, it appears to have been a motorcycle shop (date unknown).

In 2017, a small engine repair shop bought the property and moved in. There do not appear to have been any visits to the ZBA or PB at that time.

In 2021, the small engine repair shop closed and a glass installation and cutting shop from Dover (Glass Routes: <https://www.glassroutes.net>) is in the process of buying the property. There is a purchase and sale agreement.

Planning Board Actions

PB will need to decide if this change is large enough to require a Special Exception from the ZBA per Zoning Article XIII, Section 1.

Since this property is in the Wellhead and Aquifer Overlay District, the PB will also have to decide if a CUP is needed for the new business per Zoning Article IX-A, Section 4(b) and Section 5.C.1.d.

Note: Wellhead and Aquifer references are to the revised version of the Article which the voters passed in March 2021 linked here:

<http://townofmadbury.com/Change%20to%20Land%20Use%20Ordinances%20and%20Regulations.pdf>

