

Planning Department
Standish Town Hall
175 Northeast Rd
Standish, Maine 04084



Zach Mosher
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How to Start a Business in Standish, ME

Contact List

Standish:

Zach Mosher, Director of Planning, 207 642 4536, zmosher@standish.org

Scott Hastings, Town Planner, (207) 642-1041, shastings@standish.org

James Paul, Code Enforcement Officer, (207) 642-4571, jpaul@standish.org

Regional:

Chris Hall, GPCOG (Greater Portland Council of Governments), (207) 215-3130 chall@gpcog.org

Coastal Enterprises, Inc (CEI), Brunswick Office, (207) 504-5900 info@ceimaine.com

Sebago Lakes Region Chamber of Commerce, (207) 892-8265 info@sebagolakeschamber.com

State:

Department of Economic and Community Development (DECD), www.maine.gov/decd

Business Plan

A business plan is an integral component to creating a successful business. A good business plan guides you through each stage of starting and managing your business. You'll use your business plan as a roadmap for how to structure, run, and grow your new business. It's a way to think through the key elements of your business.

<https://www.sba.gov/business-guide/plan-your-business/write-your-business-plan>

Site Location Assistance

If leasing or buying, questions to ask yourself:

- Is the property located in the right [zoning](#) district for my type of business? How do I know?
- Will I need Planning Board approval?
- Will I still have to do a [site plan](#) if it's an existing building?
- How would I know if the building is up to code?
- Does it have the proper utilities in place or is that something I will have to take care of?
- Does the property have wetlands that may prevent me from building what I want to?
- Is the septic design going to fit my needs?
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Build

- Will I be assessed impact fees?
- Is the property located in the right [zoning](#) district for my type of business? How do I know?
- Is my proposed building too large for the lot I want to build on, i.e. does the project meet all the Town setbacks?
- Does it have the proper utilities in place or is that something I will have to take care of?
- Is the property in shoreland zoning?
- Does the property have wetlands that may prevent me from building what I want to?
- Will my project disturb more than 1 acre (stormwater)?
- Parking requirements?

Standish Fee Schedule

Building Permit Fee	\$33 up to \$1,000 / \$9 Additional per \$1,000 of value
Pool room, bowling alley, and shooting galleries	\$75
Carnivals and circuses	\$100 (per day)
Innkeepers, victualers, and lodging houses	\$75
Coin operated amusement device (3+)	\$75
Caterer	\$75

[Complete Standish Fee Schedule](#)

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Town ordinance for businesses that serve food or drink

Licenses for victualler:

Any person engaging in the business of preparing and selling any food commonly consumed by persons, either on the premises or off the premises, shall be designated a "common victualler" for the purpose of this chapter and shall obtain a license therefor. The term "common victualler" shall include persons engaged in the restaurant, bakery, sandwich and delicatessen business. No such license shall be granted except upon certification of the Health Officer, Code Enforcement Officer, Town Manager and Fire Chief.

Charitable, religious and nonprofit organizations shall be exempt from the licensing required by this section.

Business Requirements

If occupying a space with no changes:

You must acquire a Certificate of Occupancy. This involves a no cost inspection from Code Enforcement and/or Standish Fire Department. They will review for any code or life safety violations. It is recommended to conduct this inspection before signing a lease. Contact James Paul at the Standish Code Enforcement Office by phone or email: (207) 642-4571 jpaul@standish.org

If occupying a new space or making changes to an existing space:

You must acquire the previously mentioned Certificate of Occupancy. It is also required to possess any related building or plumbing permits needed to make changes to the building and/or business space.

New Development:

The Town of Standish has developed a variety of standards that guide development and use of nonresidential properties and multifamily structures. These standards were established to primarily promote public health, environmental health, safety and general welfare.

This section summarizes Standish's site plan review process that applies to nonresidential uses. Copies of the complete Brewer Land Use Code are available from the [City Clerk's](#) Office at City

Hall or can be seen [here](#). The following summaries are provided for general informational purposes and should not be relied upon without consulting the actual ordinance.

First Step

The first step is to determine if your proposed use is allowed in the zoning district. [Article III](#) of the Standish Land Use Code shows all of the zoning districts within Standish and a list of uses. If your proposed use is not specifically listed, please contact the Code Enforcement Officer at 207 642 4571.

Second Step

The second step is to find a parcel of land or specific location. Again, refer to the [Zoning Map](#) to see where your property is and what zone it is located in; you can then find specific zone in Article III. Each zoning district establishes dimensional requirements such as minimum lot size, building setbacks, maximum structure coverage, and maximum building height. When acquiring right, title or interest in a parcel, whether it be an existing structure or vacant land, these standards apply (unless the parcel is considered legal non-conforming). Check with the Brewer Code Enforcement Office to be certain for either of these items. Dimensional requirements must be met for any new construction and/or expansion of existing improvements.

If you are sure the project needs Planning Board approval, then make sure the purchase and sale agreement is contingent upon Board approval.

Third Step

Now that you know your use and assuming you have a location in which your use is allowed with site plan approval the next step is review and approval by the Standish Planning Board. To receive site plan approval, the applicant must demonstrate that the proposed activity complies with the applicable general performance standards and meets the site plan review criteria outlined in Part 2 of Chapter 181 – [Site Plan Review Code](#). The Site Plan Application can be found [here](#). The review elements include, but are not limited to, the following:

- **Adequate vehicular access to and into the site**
- **Appropriate internal vehicular circulation**
- **Pedestrian circulation**
- **Stormwater management**
- **Erosion and sedimentation control**
- **Water supply**
- **Sewage disposal**
- **Utilities**
- **Exterior lighting**

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- **Waste disposal**
- **Landscaping and buffering**

- **Compatibility with landscape and natural features**
- **Compatibility with land uses**
- **Impact on abutting properties**
- **Shoreland regulations**
- **Technical and financial capacity**

You can find the site plan application [here](#) and the site plan application material requirements [here](#).