



SPECIAL TOWN MEETING WARRANT

Thursday, August 20, 2026, at 7:00 PM
at the Municipal Complex, 425 Sokokis Ave.

Article 1: To choose a moderator.

Article 2: To see if the Town will vote to approve the following:

TOWN OF LIMINGTON ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM ON DATA CENTERS

WHEREAS, municipalities nearby the Town are experiencing increased interest in the siting and development of data centers, which are large-scale facilities used for the processing, storage, and transmission of digital information; and,

WHEREAS, data centers are intensive uses requiring substantial and continuous electrical power, raising concerns regarding impacts on local grid capacity and infrastructure reliability; and,

WHEREAS, such facilities rely on extensive machinery and systems that may generate noise, heat, and emissions affecting surrounding properties and natural resources; and,

WHEREAS, data centers may require significant water usage and place demands on local water supplies and municipal systems; and,

WHEREAS, the construction and operation of data centers may increase traffic, road wear, and strain on public infrastructure; and,

WHEREAS, data centers often occupy large areas, raising concerns regarding efficient land use and consistency with the Town's planning goals; and,

WHEREAS, there is a strong likelihood of continued development pressure for data centers due to regional and national demand; and,

WHEREAS, the Town of Limington's Zoning Ordinance is designed to "encourage the most appropriate use of land throughout the municipality" and otherwise to promote public health, safety, and welfare; and,

WHEREAS, pursuant to 30-A M.R.S § 4356(1), the Town's existing Zoning Ordinance does not provide an adequate mechanism to address the concerns related to the construction and operation of data centers and to prevent public harm from an overburdening of public facilities and potential adverse effects on neighborhoods due to environmental concerns and traffic that may create a public nuisance or hazard; and,

WHEREAS, the Town will need at least 180 days to study the impact of the construction and operation of data centers, develop and implement amendments to the Zoning Ordinance which appropriately and adequately regulate the construction and operation of data centers to minimize or eliminate the public health, safety, and welfare risks posed by the aforementioned development pressures; and,

NOW THEREFORE, pursuant to the authority granted to it by 30-A M.R.S. § 4356, be it hereby ordained by the legislative body of the Town of Limington, Maine, as follows:

1. DEFINITIONS:

As used in this Ordinance, the following term has the following meaning:

"Data center" shall mean any facility, which may be a freestanding structure or a facility within a larger structure, that primarily contains electronic equipment used to process, store, and transmit digital information that uses environmental control equipment to maintain the proper conditions for the operation of electronic equipment.

2. APPLICABILITY AND PURPOSE.

This Ordinance shall apply to any proposal to develop, establish, operate, or expand data centers on or after June 25, 2026. Notwithstanding anything to the contrary in 1 M.R.S. § 302 or any other law, this Ordinance applies retroactively to any application submitted on or after June 25, 2026, relating to the development, establishment, operation, or expansion of data centers in the Town of Limington, whether or not such application had become a "pending proceeding" as defined in 1 M.R.S. § 302.

3. PROHIBITION.

During the time this Ordinance is in effect, no official, officer, board, body, agency, agent or employee of the Town of Limington shall accept, process or act upon any application for any approval, including but not limited to a building permit, certificate of occupancy, site plan review, conditional use, license, or any other approval, relating to the establishment, operation, or expansion of data centers. No person shall develop, establish, operate, or expand the use of property for a data center in the Town of Limington based on any application for any approval submitted after June 25, 2026.

4. ENFORCEMENT, VIOLATION AND PENALTIES.

This Ordinance shall be enforced by the Code Enforcement Officer of the Town of Limington. Any person who violates this Ordinance shall be subject to civil penalties and other remedies as provided in 30-A M.R.S. § 4452.

5. EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its adoption and shall remain in full force and effect for a period of 180 days thereafter, unless extended pursuant to law or until a new and revised set of regulations is adopted by the Town, whichever shall first occur. This Ordinance may be extended by the Select Board pursuant to 30-A M.R.S. § 4356(3) after notice and hearing

6. SEVERABILITY.

Should any section or provision of this Ordinance be declared by any court to be invalid, such a decision shall not invalidate any other section or provision.

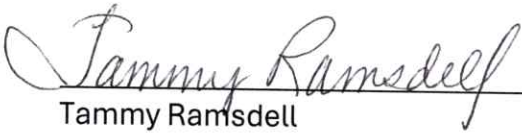
Article 3: Motion to adjourn.

Given under our hands, this 23rd day of July, 2026:

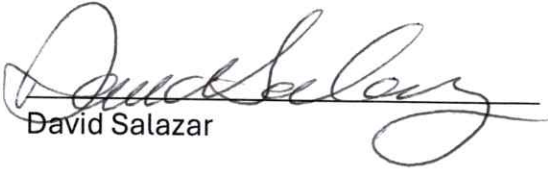
Select Board of Limington



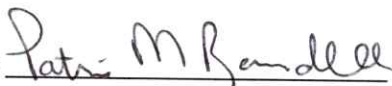
Jason Webster, Chairman



Tammy Ramsdell



David Salazar

Attest: 
Patricia Ramsdell, Town Clerk