

To: Boothbay CPC
From: Mark Eyerman
Subject: Checking
Date: January 30, 2015

A couple of meetings ago, Chuck asked – so does the plan that has been developed address the goals that the committee established at the start of the project. We agreed we would go back and check on that once we had the various pieces together. So now we need to do that. There are two places where the Plan sets out specific goals/objectives in a broad sense. The most basic is the Community Vision in Chapter 4. There is also a set of land use objectives at the beginning of Chapter 6. I've taken those two sections and copied them into this memo.

A. Community Vision

I went back through the Vision and Chapters 5 and 6 as well as Chapter 7 on regional coordination and pulled out the things that relate to each section of the Vision. I've used shorthand for this so you will need to go back and look at the actual language. For Chapter 5, I've listed the objectives that seem to relate to the various sections of the Vision. You will need to look at the actions that relate to each objective. For Chapter 6, I've listed the land use designations that seem to relate to the various parts of the Vision. This is my take on these things – you should go through Chapters 5 & 6 and see what you think.

Boothbay is an integral part of the Boothbay Region, a group of separate communities that work together to develop and advance a shared vision for the region. While each of the various communities retains its own character, the four municipalities on the peninsula, together with the adjacent Route One towns collaborate with a goal of coordinated growth and development and shared-services.

- Chapter 7 outlines all of the various regional activities

Boothbay continues to be a true coastal Maine community that maintains its character by encouraging activities traditional to the Boothbay region as well as well-managed new development. Route 27 remains an attractive, safe, rural gateway to the community. We welcome growth and development and require that it be in keeping with the traditional character of Boothbay. Growth is balanced with the capacity of the natural resources to support additional development. Our local infrastructure supports

development in designated areas of the community while our development regulations balance protection of the character and environment of our community with the desire for sustainable growth. These regulations are clear and understandable and foster development that is a long-term asset to the community.

- Chapter 5
 - Objective A.2
 - Objective B.2
 - Objectives B.3 and I.5
 - Objective B.4
 - Objective D.1
 - Objective E.1
 - Objective F.1
 - Objective F.2
 - Objective G.2
 - Objective H.1
 - Objective I.1
 - Objective I.2
 - Objective I.3
 - Objective I.4
 - Objective I.6
- Chapter 6
 - Boothbay Village Center Area
 - Boothbay Village Fringe Area
 - Boothbay Village Mixed-Use Area
 - East Boothbay Village Area
 - Maritime Commercial Area
 - Coastal Residential Area
 - Scenic Corridor Areas
 - Rural Mixed-Use Areas
 - Resource Protection Area
 - Water Reservoirs Protection Area
 - Wellhead Protection Area
 - Shoreland Overlay Area
 - Watershed Overlay District

- Development Review
- Development Transfer
- Buffering of Residential Uses
- Mapping of RP Areas

Boothbay is a diverse community both socially and economically. The Town welcomes people from all walks of life. We are both a year-round and seasonal community in which people work in a variety of occupations and industries. To encourage this diversity, the community offers a range of housing both in terms of price and type. Our spectacular natural resources are an integral part of the community's economy and attract both residents and visitors to our community. Growing economic opportunities make it possible for more people to live and work in Boothbay. The Town works in partnership with businesses and non-profit organizations to support sustainable economic growth in the community and the Boothbay Region.

- Chapter 5
 - Objective A.1
 - Objective A.2
 - Objective B.1
 - Objective C.1
 - Objective C.2
 - Objective E.3
 - Objective J.1
- Chapter 6
 - Boothbay Village Center Area
 - Boothbay Village Fringe Area
 - Commercial Corridor Area
 - Manufacturing/Business Area
 - Maritime Commercial Area
 - Bigelow Lab Special District
 - Rural Mixed-Use Areas
 - Manufactured Housing
 - Protection of Existing Uses
 - Agricultural Activities

The Boothbay school system is a vibrant, innovative environment that allows all students to learn at the peak of their abilities. The schools inspire their students to excel and work to foster a relevant and meaningful education including vocational and experiential opportunities for all students.

- Chapter 5
 - Objective A.2
 - Objective K.1
 - Objective K.2
 - Objective K.3

Boothbay offers opportunities for a rewarding, engaging lifestyle. Boothbay offers a wide range of cultural, recreational, and volunteer opportunities for residents and visitors. Cultural activities and the arts flourish making Boothbay and the Boothbay Region a “cultural destination”. The existing neighborhoods within the Town, as well as other areas, have evolved as “villages” that may be accessed by a variety of modes of transportation. Paths for walking and biking and expanded public transit link these villages and destinations throughout the entire peninsula.

- Chapter 5
 - Objective A.2
 - Objectives E.2 and G.3
 - Objective G.4
 - Objective G.5
 - Objective G.6
- Chapter 6
 - Boothbay Village Center Area
 - Boothbay Village Fringe Area
 - East Boothbay Village Area
 - Common Area Improvements

B. Land Use Objectives

Chapter 6 includes the following land use objectives. I have gone through and noted where these are addressed primarily in Chapter 6 but also in Chapter 5

1. Encourage the preservation of designated resource conservation areas to retain the natural resource and scenic values of these areas (see Figure 6.1).

- Resource Protection Areas
- Shoreland Overlay District

2. Preserve the rural nature of the designated rural areas of the community where there are large contiguous areas of undeveloped land (see Figure 6.1) while accommodating traditional rural uses and small-scale nonresidential uses.

- Rural Mixed-Use Areas
- Manufactured Housing
- Agricultural Activities

3. Encourage the preservation of significant open space throughout the community in accordance with a community-wide open space plan.

- Open space plan

4. Encourage the development of a range of types and prices of housing to meet the needs of a diverse population.

- Boothbay Village Center
- Boothbay Village Fringe
- Boothbay Village Mixed-Use Area
- East Boothbay Village
- Scenic Gateways
- Manufactured Housing

5. Encourage the majority of new development to occur in designated growth areas, and to a lesser extent, in limited growth areas as identified in the Future Land Use Plan (See Figure 6.1).

- Boothbay Village Center
- Boothbay Village Fringe
- Boothbay Village Mixed-Use Area
- East Boothbay Village
- Commercial Corridor
- Manufacturing/Business Area
- Maritime Commercial Area

- Bigelow Lab Special District
- Residential Areas

6. Carefully manage and limit use and development of land in the watersheds of Adams Pond and Knickerbocker Lake and in the vicinity of the former water supply wells for East Boothbay to protect the sources of supply for the public water system.

- Water Reservoirs Protection Area
- Watershed Overlay District

7. Carefully manage development especially in coastal residential areas and in former gravel pits to protect both the quality and quantity of the groundwater.

- Coastal Residential Areas
- Resource Protection Areas
- Shoreland Overlay Area
- Rural Mixed-Use Area
- Open space plan

8. Reinforce the role of the area surrounding the Common as the community and service center for the Town and encourage its evolution to a pedestrian focused town center with additional residential activity.

- Boothbay Village Center
- Boothbay Village Fringe
- Boothbay Village Mixed-Use Area
- Common Area Improvements
- Rt. 27/Common traffic improvements
- Pedestrian and bike improvements – sidewalk to the YMCA

9. Manage development in the Route 27 corridor to improve the visual environment of the corridor while accommodating good quality development and improving vehicular safety and flow in this area.

- Boothbay Village Mixed Use Area
- Commercial Corridor
- Scenic Gateways
- Rte. 27 traffic and pedestrian improvements

10. Promote light manufacturing and business-park development in the industrial park area.

- Manufacturing/Business Area
- Rural Mixed-Use Area

11. Maintain the scenic character of the northern end of the Route 27 corridor from Hardwick Road to the town line and the portion of the Route 96 corridor from the town line to East Boothbay village while allowing well planned development.

- Scenic Gateway Areas
- Open space plan

12. Reinforce the character of East Boothbay as a mixed-use, marine village while accommodating limited expansion of traditional marine industries.

- East Boothbay Village Area
- Maritime Commercial Area

13. Accommodate a wide range of traditional rural and small-scale nonresidential activities in identified rural areas while maintaining the rural, open character of these areas.

- Rural Mixed-Use Area

14. Protect the ability of nonresidential uses that were established prior to the Town having zoning or that have been legally established to expand and modernize as the Town's land use regulations are updated.

- Protection of Existing Businesses