

To: Boothbay Planning Board
From: Mark Eyerman
Subject: Revised Draft – Section 7
Date: Updated February 5, 2019

Attached is a revised draft of Section 7. Here is an overview of the major changes in this version:

1. I incorporated the edits we discussed at the last meeting.
2. I remove the references to minimum building height in all of the districts since we deleted the requirements for this in the only places this standard applied.
3. I added a reference to the applicability of the SO District in those areas where that applies.
4. I added the Bigelow contract zone.
5. I inserted the Shoreland timber harvesting requirements into the SO District and numbered them appropriately (I hope). Depending on the decision on how to treat timber harvesting we will need to revise these or delete all of the timber harvesting-related references.
6. I revised the references to generic shoreland zones in a few places to refer to the Boothbay districts.
7. I went through and cleaned up typos and tried to double check section-by-section but I have probably missed some things.

Here is a list of the places where there are “significant” edits that you should look at as we finalize the section - this does not include every edit; just the major ones:

- Page 5 – cross reference to SO requirements in 7.5.1.7. This was added in a number of districts to be consistent with other cross-references.
- Page 5 & 6 – revised road setback requirements in 7.5.3.3.4 & 5 and deleted the minimum height requirement.
- Page 13 – Revised maximum building height in 7.5.4.3.8 to make it 34 feet.
- Page 19 – Revised maximum building height in 7.5.6.3.8 to allow for marine-related uses.
- Page 57 – Changed district references in 7.5.17.4.6.4 and 7.5.17.4.7.5.
- Page 61 – Inserted timber harvesting standards – see above.
- Page 76 – Inserted the Bigelow District.
- Page 79 – Timber Harvesting
- Page 80 – Revised automotive uses in CC District.
- Pages 81 & 82 – Added in service uses and deleted previous use.
- Page 84 – Added Botanical Garden to Table of Uses and Note 19.

- Page 86 – Add floor area to notes 1-4
- Page 86 – Deleted note 16 about consent decree
- Page 86 – Added note 18 about similar uses.

So if we resolve the timber harvesting standards and the handling of botanical gardens this should be in good shape except for a final edit and formatting.