

Boothbay Village Center

A New England Village

Comprehensive Plan Vision

- A true community center
- Enhanced character as a New England village center
- Allow for a wide variety of residential uses
- Allow nonresidential uses that contribute to a pedestrian-focused, town center environment
- Encourage the center to evolve as a true New England village

New England Village?

- The Planning Board asked – so what does a New England village look like?
- What should the revised zoning allow/require?
- The Comprehensive Plan provides some guidance
- This presentation is intended to help answer that question
- It uses pictures of real buildings in and around village centers – but not in Boothbay

New England Village Buildings

- Went out and took pictures of buildings in and around other villages
- We will go through them quickly
- Think about whether they have a “village character”
- Then we will come back and look at the things that create a village character

Village Character – Yes?



Village Character – No?



Village Character – Yes?



Village Character – No? Maybe?



Village Character – Yes?



Village Character – No?



Village Character – Yes?



Village Character – No?



Village Character - Yes



Village Character – No?



What Creates Village Character?

- Two sets of considerations
 - How the lot is developed? Where the building and parking are located, etc.
 - We might think of these as the site factors
 - How the building is designed? Height, roof line, windows, etc.
 - We might think of these as the building factors

Site Factors – an Example



Site Factors – Plan View



Key Site Factors

- Building located close to the street
- Area between the front of the building and the street used for pedestrians and landscaping – not cars
- Parking and service areas at the side or rear of the building
- Provisions for pedestrians

Key Building Factors

- At least two stories or designed to look like more than one story
- Pitched roof
- Structural elements on the roof – dormers, chimneys, towers, etc.
- Strong clear entrance to the building
- Windows with a vertical orientation
- A pattern of windows and solid wall on the front of the building

A Pretty Good Example



