

To: Boothbay Planning Board  
From: Mark Eyerman  
Subject: Finalizing Section 7  
Date: December 6, 2018

Attached is a revised version of Section 7 that incorporates the changes discussed at the last workshop. Here is an overview of the changes from the November 20<sup>th</sup> draft:

1. I reduced the maximum building height in the BVC to 34 feet and removed the provision for allowing taller buildings. I did not make any other changes to the BVC – see below for discussion of the items that need to be resolved.
2. I also reduced the maximum height in the BVF to 34 feet to be compatible with the BVC height limit.
3. I incorporated the revisions to the BVMU as we discussed. I tied the export of phosphorous to the published DEP limit and added a provision for stormwater BMP maintenance. We should review those two provisions.
4. I corrected the references to Routes 27 and 96 in the SG.
5. I revised the time limit for temporary business housing in the MC.
6. I revised the intro to the SO District to include tributary streams.

Here is my punch list of things we need to resolve at this meeting with respect to the current draft:

- A. The development standards for the BVC District – see separate memo on those.
- B. The maximum building height in the EBV District. It is currently 34 feet with an allowance for nonresidential or mixed use building to go to 45 feet. The Comp Plan does not provide any specific guidance on this except to talk about allowing development that maintains the village character. The height limit in the MB District is set at 34 feet except for marine related building that are more than 100 feet from Route 96. So reducing the maximum height in the EBV to 34 feet is probably reasonable.
- C. The setback from Routes 27 and 96 in the SG District is 75 feet. This is more than in other districts. The Comp Plan talks about new buildings being setback

significantly from Routes 27 and 96 and there is a provision for a fifty foot wide buffer strip. So the 75 feet is probably consistent with the Plan and the other requirements.

- D. The maximum building height in SG District. It is 34 feet in the draft with the ability to increase to 45 feet for nonresidential and mixed-uses. There is no specific guidance in the Plan about height except to talk about allowing development that maintains the scenic character. The district does provide for commercial/industrial type buildings away from the main roads.
- E. Road setback in the RMU. The draft provides for 75 feet from a state road and 60 feet from a local road. The Comp Plan talks about requiring a significant setback to retain the rural character of these areas.
- F. Maximum height in the RMU – The draft is for a maximum of 34 feet and this is built into the side yard setbacks. This seems appropriate for “rural” development.
- G. Table of Uses – Automobile Service Stations and Car Washes – Not allowed in any district
- H. Table of Uses - Inns – Need to complete where allowed
- I. Table of Uses – Junkyards – Not allowed in any district
- J. Table of Uses - EBV – Do we want to limit the size of any of the allowed uses. The Comp Plan talks about small-scale uses.
- K. Table of Uses - Adult Use Marijuana – Table of Uses – CC and MB are only MB?
- L. Table of Uses - Timber Harvesting and Forest Management Activities – need to be removed if authority ceded to state or reviewed where allowed if Town retains jurisdiction.
- M. Table of Uses – Mobile Food Trucks – do we need to add this to the list of uses and if so where allowed and what standards.