To: Boothbay Planning Board
From: Mark Eyerman
Subject: Updated Performance Standards
Date: July 9, 2019

Up to this point, much of our work has focused on updating the land use districts to be consistent with the Comprehensive Plan (Section 7) and addressing the protection of the water supply including the treatment of timber harvesting, revising the development review procedures (Sections 4 and 5), updating the definitions (Section 2) and dealing with nonconforming situations (Section 6).

The next step is to update the various performance standards. The draft Table of Contents divides the performance standards into four sections:

- Section 8 General Performance Standards
- Section 9 Environmental Performance Standards
- Section 10 Good neighbor Performance Standards
- Section 11 Performance Standards for Specific Uses

This is intended to be an updating process by looking at the current performance standards and doing the following:

- Reviewing each existing performance standard and deciding if the standard is needed or if it is addressed elsewhere
- If a performance standard is needed, deciding it needs any changes or updating or is the current language OK as is. The goal here is not to fix things that are working or are not broken. So the Board members need to play an active role in this review.
- If a performance standard needs to be revised or updated, preparing the necessary amendments.
- Considering if there are other performance standards that are needed. For example, when we get to standards for specific uses there may be some uses we want to added standards for.

Attached is a very preliminary cut at Section 8, the General Performance Standards. Using the working Table of Contents I have imported the appropriate sections from the current ordinance without changing the numbering or doing any editing. I have crossed out some things that are now addressed in the nonconformance section. And I have added comments about things that I think may need to be updated or revised. The homework is for the board members to go through these and review if each standard is needed and, if so, does it need any editing.