

To: Boothbay Planning Board  
From: Mark Eyerman  
Subject: Revised Section 11  
Date: January 8, 2020

Attached is an updated version of the draft of Section 11. Here is an overview of the major changes:

- I have added references to watershed tributary streams in a number of places and will do that in other places in the ordinance.
- I edit section 11.7 to make the provisions consistent.
- I substantially revised the former “cluster development” provisions and have renamed them as Open Space Subdivision provisions. There is a definition of an Open Space Subdivision in Section 2 as well of a definition of developable area. We can discuss the revised provisions at the meeting. They include a focus on the open space and what it is used for and how it is owned and managed. The provisions provide a lot of flexibility in the layout and design of the subdivision when it comes to things like lot sizes while maintaining the maximum density of the zoning district.
- I added performance standards for kennels. We should review these to see if they are reasonable.
- I moved the provision that allows for a single-family home in the RP District to the RP District provisions in Section 7.
- I deleted the provision in 11.19.3 since that is now covered in the updated shoreland clearing standards.
- I moved 11.20 stairways and 11.21 storage sheds to the Shoreland Overlay District provisions in Section 7.
- I revised the setback for Wind Turbines down to 125% of the height.
- I edited the design/type provisions for communications towers as discussed. Jason is working on pulling out the conditions on the Ocean Point tower to see if there is anything else that we should address.

This draft does not include any revisions to the “Camp” performance standards. My understanding is that Andy is working on that and we should have some suggested revisions prior to the workshop.