

To: Boothbay Planning Board

From: Mark Eyerman

Subject: Revised Section 10

Date: December 5, 2019

Attached is a revised version of Section 10 Good Neighbor Performance Standards. I have revised section 10.1.2 dealing with the buffering of residential uses. I tried to address the comments and questions from the last workshop without getting overly specific as to what has to occur within the buffer. Here is an overview of a few points:

1. The provision continues to tie the buffer requirement to the required side and rear yard setbacks. While this may be limiting for large-scale activities it makes application of the requirement reasonably simple.
2. I tried to add/clarify that the buffer relates principally to visual impacts. Noise and lighting are dealt with in other sections.
3. I added that the buffer is intended to screen parking, service and storage areas.
4. And I spelled out that the buffer can consist of landscaping, fencing, berms or existing vegetation.