

## **City of Brewer Subdivision Performance Standards**

### **435 WILDLIFE/NATURAL AREAS PRESERVATION**

#### **435.1 MITIGATION MEASURES**

Any project involving significant wildlife or fisheries habitat or a unique natural area as identified by a government agency such as the Maine Department of Conservation or the Maine Department of Inland Fisheries and Wildlife, or in Brewer's 1995 Comprehensive Plan, shall include mitigation measures aimed at minimizing the adverse impacts of development on these resources. Such mitigation shall include as a minimum:

1. The clustering of the project to protect to the greatest extent the wildlife habitat pursuant to the Planned Unit Development standards of this Land Use Code (Section 425);
2. Setting back of any construction from the upland edge of any wetland area over 20,000 contiguous square feet to meet the most restrictive requirements of the district(s) in which it is located;
3. The setting back of any construction from any stream or waterway to meet the most restrictive requirements of any district(s) in which it is located;
4. Efforts to preserve the existing vegetation in such a manner that the only vegetation cut or removed shall be necessary for the actual construction involved. Specific vegetation to be retained and to be removed shall be indicated on the development plan;
5. Provisions to eliminate noise disturbance in the area. This shall include the construction of sound barrier fencing, and the planting of additional vegetation such as trees.

#### **435.2 MITIGATION TO BE SHOWN**

Mitigation measures shall be indicated clearly on the development plan prior to final approval.