

Town of Brunswick Subdivision Performance Standards

501 Preservation of Natural Features and Net Site Area

This section address the preservation of natural features and net site area. Such preservation may include the limitation of structures to designated building envelopes or the delineation of areas where building or site alteration is prohibited, as a condition of approval.

501.1 Natural Features

Existing features which are important to the natural, scenic, and historic character of the Town or which add value to development, such as large trees, watercourses, beaches, scenic views, archeological resources, stone walls, and similar valuable assets shall be mapped on all plans undergoing development review. Such features shall be preserved, as much as it is practical, in the design of developments.

The Planning Board may require easements, deed restrictions, covenants or other mechanisms for the protection of such features, which shall be described on the final plan.

501.2 Net Site Area

The net site area is the portion of a parcel subject to development review that is used in the determination of allowable density. The Net Site Area is calculated by subtracting from the parcel the full area of land that:

- A. includes slopes at a gradient of more than 25% that are greater than 5,000 contiguous square feet;
- B. is located below the upland edge of any wetland;
- C. is located below the normal high water line of any protected resource;
- D. is located within any existing or proposed public street or private street right-of-way;
- E. contains habitat, whether or not mapped, for species appearing on the official State or Federal lists of endangered or threatened species where there has been evidence of the occurrence of the species;
- F. contains any of the following, whether or not mapped, as defined by the Department of Inland Fisheries and Wildlife: a) high and moderate value deer wintering areas and travel corridors; b) high and moderate value waterfowl and wading bird habitat, including nesting and feeding areas or; c) shorebird nesting, feeding and staging areas and seabird nesting islands;
- G. contains critical spawning and nursery areas for Atlantic sea run salmon, whether or not mapped, as defined by the Atlantic Sea Run Salmon Commission.