

**South Berwick
Town Council Meeting
July 12, 2016**

Chairman John C. Kareckas called the meeting to order at 6:30pm. Councilors present included John James, Laura Leber, and Thomas Chase. Town Manager Perry A. Ellsworth was also in attendance. Russell Abell was not present.

Approval of Minutes

1. Council 06-28-16: Mr. James made a motion to adopt the minutes as written. Mrs. Leber seconded the motion.

Mrs. Leber commented that she did not feel that the minutes accurately reflected her strong opposition to the proposed legislation "Stand Up for Students".

On a motion by Mr. James, seconded by Mr. Chase, it was unanimously voted to amend the minutes of June 28th to include the following at the end of Reports: 'Mr. Abell expressed his support for the initiative. Mrs. Leber strenuously disagreed with the initiative'.

The original motion to adopt the minutes, as amended, was voted on and passed unanimously.

Treasurer's Warrant

1. On a motion by Mr. James, seconded by Mrs. Leber, it was unanimously voted to ratify signing the warrant dated June 30, 2016 in the amount of \$51,012.88.

On a motion by Mrs. Leber, seconded by Mr. James, it was unanimously voted to sign the warrant dated July 8, 2016 in the amount of \$298,099.11.

Public Comment

1. Ken Weston, Spring St, commented that receiving the agenda by email and the sandwich board announcing the Council meeting is very helpful.

Town Manager's Report

-Council laptops have been ordered. He would like to schedule a workshop on Tuesday the 19th to review them with the vendor.

-Training on the NDS programs continues.

-A new person has been hired to be shared between the Clerk's office and finance.

-Year-end budgets look good. The Fire Department may still go over.

-The Route 236 project is proceeding well. There has been a decrease in traffic on Academy St. The Chief has suggested that additional flashing lights would be helpful in slowing speeds.

-Would like to meet with the parking committee in a couple of weeks to begin reviewing parking lots and permits.

-Panhandling: He has spoken with other managers and the consensus seems to be that with this issue "people's rights trump ordinances". However, the situation can be dealt with as a safety issue.

Unfinished Business

1. Police Station:

Mr. Ellsworth made note that things are moving along. The Tier 1 permit is in; he had to answer some questions for the DEP today. The size of the building has been reduced to 8500 sq ft. The 'Day' property is still being considered. Talks with Berwick about a joint venture are ongoing.

Mr. James asked if the Council could visit the proposed sites with the building foot print laid out. This would make it easier to visualize the concept. It was agreed to schedule the site walks after the laptop workshop on the 19th.

New Business

1. On a motion by Mrs. Leber, seconded by Mr. Chase, it was unanimously voted to affirm the slate of Municipal Officials for FY 16/17:

Perry Ellsworth	Town Manager, Tax Collector, Treasurer, Road Commissioner
Barbara Bennett, CCM	Town Clerk, Registrar of Voters, Motor Vehicle Agent, IF&W Agent
Craig Skelton	Assessing Agent
Jeanette Lemay	Deputy Treasurer
Heather Stanley	Deputy Tax Collector
Jon St. Pierre	Public Works Director
Joe Rousselle	Code Enforcement Officer, Plumbing Inspector, Health Officer
Jim Allaire (No Berwick)	Alternate CEO/Plumbing Inspector
Kathy Pridham	General Assistance Administrator
Dana P. Lajoie	Police Chief, Constable
George Gorman	Fire Chief, Fire Warden
Blain Cote	Emergency Management Director
Karen Eger	Library Director
Sharon Brassard	Recreation Director
Harvey Barr	Animal Control Officer

The Clerk will have each official swear a new oath of office.

2. On a motion by Mr. James, seconded by Mr. Chase, it was unanimously voted to cast South Berwick's ballot for Perry Ellsworth for the Maine Municipal Association's Legislative Policy Committee (2 yr term).

Councilor Comments

Each Councilor expressed their condolences to Deanna Remick for the loss of her father.

1. Mr. James:

-Made note that the women's softball league is starting and invited any ladies interested to join.

2. Mrs. Leber:

-Commented that she is vehemently opposed to the proposed "Stand Up for Students" legislation. She stated that she believes it is unfair to add a significant tax to the small minority of higher income earners to fund something that benefits everyone.

3. Mr. Chase:

-Thanked the Manager for looking into the panhandling situation.

4. Mr. Kareckas:

-Commented that the sign for the Avesta housing facility on Young Street is only painted on one side. He added that it "looks odd".

-Stated that "All lives matter". It has been awful to see the things that have transpired recently in the news.

Adjournment

On a motion by Mr. James, seconded by Mrs. Leber, it was unanimously voted to adjourn the meeting at 7:15pm.

Attest:

Barbara Bennett, CCM

TOWN COUNCIL
Agenda Information Sheet

Meeting Date: July 26, 2016	NB 1
Agenda Item: MMA Executive Board	
Department Head: Town Manager	
Town Manager's Recommendation: Support Nominees	
Requested Action: Motion to support MMA proposed nominees for Vice President and Director positions as listed	
Vote	



Maine Municipal Association

60 COMMUNITY DRIVE
AUGUSTA, MAINE 04330-9486
(207) 623-8428
www.memun.org

TO: Key Municipal Officials of MMA Member Cities, Towns and Plantations
FROM: Stephen W. Gove, MMA Executive Director
DATE: July 5, 2016
SUBJECT: MMA Annual Election - Vice President and Executive Committee Members

Deadline: Friday, August 12, 2016 by 12:00 noon

Nomination Process – Each year member municipalities have an opportunity to vote on the election of the proposed MMA Vice President and municipal officials to serve on the MMA Executive Committee. A five-member Nominating Committee was appointed in March to review nominations submitted by municipal officials and conduct interviews with those municipal officials qualifying and interested in serving as the MMA Vice President and Executive Committee. The MMA Nominating Committee completed its task in May and put forth a Proposed Slate of Nominees for 2017 to member municipalities.

Petition Process – As part of the May mailing, information was also provided on the MMA Petition Process. Pursuant to the MMA Bylaws, nominations may also be made by Petition signed by a majority of the municipal officers in each of at least 5 member municipalities. The deadline for receipt of nominations by petition was Friday, July 1, by 4:30 pm. There were no municipal officials nominated by petition.

It is now time for each member municipality to cast its official vote.

Election Process – Enclosed you will find the MMA Voting Ballot which includes the proposed Slate of Nominees to serve on the MMA Executive Committee as selected by the MMA Nominating Committee. A brief biographical sketch on each nominee listed on the MMA Voting Ballot is enclosed for your reference. You will note that unlike municipal elections, MMA does not provide for “*Write-in Candidates*” since our process includes an opportunity to nominate a candidate by petition, as noted above.

The MMA Voting Ballot must be signed by a majority of the municipal officers **or** a municipal official designated by a majority of the municipal officers, and received by the Maine Municipal Association by 12:00 noon on Friday, August 12. We have enclosed a self-addressed self-stamped envelope for your convenience. The MMA Voting Ballots will be counted that afternoon and the election results confirmed under the direction of MMA President Stephan Bunker.

Election results will be available by contacting the MMA Executive Office or by visiting the MMA website at www.memun.org on Friday, August 12, after 4:00 p.m. A formal announcement of the election results will be made at the MMA Annual Business Meeting being held **Wednesday, October 5, at the Bangor Cross Insurance Center**. Newly elected Executive Committee members will be introduced at the MMA Awards Luncheon and Annual Business Meeting and officially take office on January 1, 2017.

If you have any questions on the Election Process, please contact Theresa Chavarie at 1-800-452-8786 or in the Augusta area at 623-8428, or by e-mail at tchavarie@memun.org. Thank you.



MAINE MUNICIPAL ASSOCIATION
VOTING BALLOT

Election of Vice President and Executive Committee Members
Deadline for Receipt of Voting Ballots – 12:00 noon on Friday, August 12, 2016

VICE-PRESIDENT - 1 YEAR TERM

Vote for One

Proposed by MMA Nominating Committee:

Linda Cohen, Councilor, City of South Portland

DIRECTORS - 3 YEAR TERM

Vote for Three

Proposed by MMA Nominating Committee:

James Gardner, Jr., Town Manager, Town of Easton

Christine Landes, Town Manager, Town of Bethel

Mary Sabins, Town Manager, Town of Vassalboro

Please note that unlike municipal elections, MMA does not provide for "Write-in Candidates" since our process includes an opportunity to nominate a candidate by petition.

The Voting Ballot may be cast by a majority of the municipal officers, or a municipal official designated by a majority of the municipal officers of each Municipal member.

Date: 07/26/2016

Municipality: South Berwick

Signed by a Municipal Official designated by a majority of Municipal Officers:

Print Name: _____

Signature: _____

Position: _____

OR Signed by a Majority of Municipal Officers

Current # of Municipal Officers: _____

Print Names:

John C. Kareckas

Russell Abell

Laura Leber

Thomas Chase

John James

Signatures:

Return To:

*MMA Annual Election
Maine Municipal Association
60 Community Drive
Augusta, Maine 04330
FAX: (207) 626-3358 or 626-5947
Email: tchavarie@memun.org*

TOWN COUNCIL
Agenda Information Sheet

Meeting Date: July 26, 2012	NB #2
Agenda Item: Sign Lighting and Landscaping ordinance draft changes	
Department Head: Town Manager	
Town Manager's Recommendation:	
First review of Planning Board feedback and possible action plan if needed	
Requested Action:	
Vote	

Synopsis of Sign and Sign Lighting-Related Amendments Proposed for Chapter 140 Zoning

Draft – September 30, 2015

The sign and sign lighting-related amendments as proposed for Chapter 140 (Zoning) are intended to clarify the type of signs and sign lighting allowed and not allowed in South Berwick. The changes proposed include:

- Definitions for internally and externally illuminated signs, interior and window signs
- Clarification of various types of roof-mounted signs which are not allowed
- Addition of language describing animated-type signs and what is not allowed
- Addition of language encouraging energy-efficient illumination and setting standards for light intensity levels pertaining to illumination of signs
- Addition of language requiring sign lighting to prevent light trespass onto neighboring properties or travel ways.
- Addition of the BR zoning district to sign standards that currently pertain to the B1 and B2 zoning districts.
- Exemption of emergency and temporary construction-related signs from sign standards

Sign Lighting-Related Amendments Proposed for Chapter 140 Zoning

Draft – September 29, 2015

Red underlined text indicates changes resulting from the workshop

Chapter 140-9 Definitions

SIGN, EXTERNALLY ILLUMINATED

A sign that is illuminated by a light source that is not contained within, or on the surface of the sign itself.

SIGN, INTERIOR

Any temporary or permanent sign located more than 3 feet from the window glass on any part of any building and which is not visible from the outside of the building.

SIGN, INTERNALLY ILLUMINATED

A sign that is illuminated by light from a source within the sign. Examples of internally illuminated signs include internally illuminated translucent signs, which may have opaque surfaces with translucent letters or translucent surfaces with opaque letters and channel letter signs. Other types of internally illuminated signs include signs using luminous gas-filled tubes (e.g., neon) or light-emitting diodes (LED).

SIGN, WINDOW

Any temporary or permanent sign affixed to the surface of the window glass on any part of any building or any sign which is within 3 feet of the window glass and which is visible from the outside of the building shall be considered a window sign even though it may not be affixed directly to the glass. Window displays of actual products or merchandise for sale or rent on the business premises shall not be considered interior signs.

Chapter 140-26 Signs

A. The following provisions shall apply to signs in all zoning districts:

- (1) No sign shall be erected adjacent to any public way in such a manner as to obstruct clear and free vision or where, by reason of its position, shape, color, illumination or wording, the sign may interfere with, obstruct the view of or be confused with any authorized sign, signal or device or otherwise constitute a hazard to pedestrian or vehicular traffic.
- (2) Flashing, moving Roof-mounted and animated signs are prohibited. Signs shall not project above the eave lines or parapet walls of buildings to which they are attached. Flat roofed buildings, with or without artifice to look like a gable roof from the front, are prohibited from using roof-mounted signs.
- (3) Any sign that uses movement or a change of lighting to depict action or create a special effect or scene is prohibited. A sign or portion thereof with characters, letters or illustrations that can be changed electronically without altering the face or surface of the sign and on which the message changes more than once per day is regulated as an animated sign and is therefore prohibited. A sign on which the only changes are electronic or mechanical indication of time or temperature is allowed if it complies with all other sign-related provisions.

- (4) No sign shall be located within 10 feet of a street line or other lot line except in the B1 District where no setback shall apply.
- (5) All signs shall relate to goods and services available on the premises on which the sign is located.
- (6) Light sources shall utilize energy efficient fixtures to the greatest extent practicable. Sign illumination shall be selected and positioned to achieve the desired brightness of the sign with the minimum possible wattage.
- (7) Sign illumination light levels shall be deemed acceptable if they do not exceed a factor of 3 above the ambient light intensity at any point on the ground when measured with an incident light meter and using the following procedure at least one hour after sunset:
 - a. The intensity of the sign illumination, in foot candles, is measured with all normal background and ambient illumination on;
 - b. With the sign turned off, the same measurement is repeated; c. The ratio of the measurement in (1) to that in (2) shall not exceed 3. It shall be the responsibility of the applicant to provide documentation that the proposed sign lighting meets the above requirement.
- (8) All illuminated signs must be hooded or shielded or otherwise designed so that the lighting is confined to the area of the sign in order to prevent direct light from spilling onto traveled ways or neighboring properties.

B. The following provisions apply to signs proposed in the residential zoning districts:

- (1) No sign or portion of a sign structure shall exceed eight feet in height, measured from the adjacent road surface.
- (2) Only one freestanding sign, no larger than six square feet in area on each side, shall be erected per building. Only one wall sign, not exceeding eight square feet in area and no higher than the peak of the roof, is permitted in addition to the freestanding sign.

C. For all commercial uses in the B1, ~~and~~ B2 and BR Districts, a sign or signs may be erected in accordance with the following:

- (1) Internally ~~illuminated~~ signs are prohibited. Signs shall be externally illuminated only with steady, stationary shielded light sources directed solely onto the sign without causing glare.
- (2) One freestanding sign up to 12 feet in height and 12 feet in area as measured on one display side, or one projecting sign projecting not more than five feet from the wall up to 10 square feet in size as measured on one display side, plus one of the following:
 - (a) One wall sign mounted flush on the wall up to eight square feet;
 - (b) One wall sign (when part of the architectural design of the building) consisting of individual letters or symbols not to exceed 15% of the wall area; or

- (c) One window sign consisting of individual letters or symbols not to exceed 30% of the total glass area of the building front.

D. In addition, signs in all districts are subject to the following provisions:

- (1) Where a wall sign is part of the architectural design of a building, the area of the sign shall be considered to be that of the smallest rectangle or other regular geometric shape which encompasses all of the letters or symbols.
- (2) All wall signs must be located below the cornice line or second story window sill, whichever is lower.
- (3) Where a number of signs are proposed as part of a unified complex, the maximum sign area permitted is 18 square feet for the sign bearing the name of the building or complex and two square feet for the name of each business located there. If a complex has over 300 feet of frontage, it will be allowed two freestanding signs.
- (4) The following signs are exempt from the above provisions: memorial tablets, public notices, public safety signs, emergency or temporary construction-related signs, on-premises real estate signs, flags and insignia except when displayed in connection with a commercial promotion, religious symbols or insignia, historical plaques, house numbers, political signs, temporary special event (30 days or less) banners, signs on vending machines or newspaper racks and interior signs.

[Amended 9-8-2008]

E. For retail or commercial uses in the Industrial Zone, one freestanding berm or monument sign up to 64 square feet is allowed for each street frontage.

F. The following shall apply to official business directional signs (OBDS):

[Added 11-26-2013]

- (1) An individual business or service, upon application, may be assigned OBD signs. An OBDS shall be designed and located as to not conflict with other signs and minimize impact on the scenic and historical environment through the following standards:
 - (a) Dimensions: Nine inches by 48 inches;
 - (b) Reflectorization: nonreflective only;
 - (c) Location: No new sign posts shall be placed within the designated areas of Town until all three designated spots on a post have been filled. If a sign is taken down due to business closure, a new business applying for an OBD sign shall locate on the existing open location before a new sign pole is erected.
- (2) No new OBD signs shall be located in the downtown area as defined on the accompanying map[1] and as follows:
 - (a) Main Street at Route 236 (Berwick Road), south to the intersection of Main Street/Route 236 (Harold L. Dow Highway) and Main Street (Route 4), as well as Portland Street (Route 4) at Main Street, east to the intersection of Agamenticus Road and Jewett Avenue.

- (b) No new signs shall be placed on any local streets at any location within the Town's limits.
- (c) No new signs for businesses located outside the Town of South Berwick shall be placed within the Town of South Berwick.
- (d) No more than two sign posts shall be located on the same approach to an intersection.
- (e) Sign locations shall be limited to State Routes 4, 91, 101 and 236.

[1]:

Editor's Note: The Official Business Directional Sign Map is included as an attachment to this chapter.

- (3) All OBD signs located within the area described above in Subsection F(2) shall be considered lawfully nonconforming at the effective date of adoption.
 - (a) No sign located in the area defined in Subsection F(2) shall be replaced or repaired in the future. If the Department of Transportation identifies the sign for repair or replacement, the sign cannot be replaced in this location but may be relocated to a post outside of the defined area.

Landscaping-Related Amendments Proposed for Chapter 140 Zoning
Draft – September 30, 2015 – red text is result of workshop (some new, some merely moved to a different location)

Chapter 140-24 Off-street parking and loading (non-residential)

J. Parking Landscaping standards for nonresidential uses.

- (1) Off-street parking and loading spaces for nonresidential uses, where not enclosed within a building, shall be effectively screened along exterior lot lines ~~adjoining all residential and institutional uses~~ by a continuous landscaped area not less than six feet in width containing evergreen or deciduous shrubs, trees, ornamental fences, walls or any combination thereof, forming a visual break not less than six feet in height along exterior lot lines except ~~to~~ for the lot line that abuts a public or private street which will provide access to the parking or loading area. ~~adjoining all residential properties-~~ provide Access, visibility and sight distance for vehicles and pedestrians entering and leaving shall be provided such that the landscaped area along this street-abutting lot line may be limited to a minimum of one tree for shade or ornament, at the Planning Board's discretion except as noted below. Native ~~and indigenous~~ trees and shrubs shall be planted whenever possible, at minimum, all species shall be non-invasive, and preferably drought and salt-tolerant.
- (2) ~~The interior parking area shall be generously planted with shade trees.~~ A minimum of 10% of any parking area consisting of ten or more parking spaces shall be landscaped with trees and landscaped islands. The Planning Board may require submission of such plan a landscaping plan ~~be~~ developed by a licensed landscape architect. If parking is to be placed in front of the building, the Board may require the placement of additional trees and landscaped islands (beyond the 10% minimum) for screening.
- (3) Where shade trees currently exist within a proposed parking area, these trees shall ~~shall~~ should be preserved and protected during construction to the maximum extent in accordance with the standards above. If existing trees do not survive, the Planning Board may require additional trees be planted to meet the 10% requirement or to meet the landscaping requirements previously established and approved for the site.
- (4) The Board may require the planting of street trees or the placement of a berm to more effectively buffer or screen the site.
- (5) If mulch is used on landscaped areas and islands, it shall be composed of natural materials in naturally occurring colors (no orange or red dyed mulches).

K. All other zoning districts uses.

The standards of §140-24A through J above shall apply to all off-street parking and loading for nonresidential uses in ~~other~~ all zoning districts except as specifically noted. ~~In addition, no off-street parking and loading shall be permitted within the front setback or any setback adjoining a public street.~~

N. Parking/loading within setbacks.

No off-street parking and loading shall be permitted within the front setback or any setback adjoining a public street.

140-25 Off-street parking (residential)

B. Multifamily dwellings shall meet the following standards:

- (1) The design, layout, size, area, construction, screening and landscaping standards of §140-24J shall be met.

Amendments Proposed Under Article V. Performance Standards Applicable to All Uses

140-32. ~~Buffer Areas~~ Landscaping for screening and buffering

A. General requirements

Landscaping used to meet screening or buffering requirements must be at least six feet in height and landscaped buffers must be a minimum of eight feet in width unless specified otherwise below. The landscaping shall consist of one or more of the following, as determined by the Planning Board:

1. fences, berms or walls
2. trees, shrubs, or hedges, evergreen and deciduous
3. naturally occurring woodland

B. Multifamily, planned residential development and mobile home parks

~~A continuous landscaped area not less than 25 feet in width containing shrubs, trees, fences, walls or any combination thereof which forms an effective visual barrier of not less than six feet in height shall be located on all exterior lot lines of the development, except that driveways and sidewalks shall be kept open to provide visibility for vehicles and pedestrians entering and leaving the development. Depending on site conditions and location of the development the Planning Board may modify this standard.~~

C. Industrial uses, including light industry

1. Except for clearing necessary to provide utilities and access to the site, no clearing shall be permitted within 50 feet of the dedicated right-of-way of the public road. In cases where ~~the~~ this buffer area has previously been substantially disturbed, a plan demonstrating it shall be re-vegetation with native trees, shrubs and grasses as determined by a licensed landscape architect shall be submitted to the Planning Board for approval.
2. Along all property lines abutting a residential zone or use, setbacks shall be left in their existing vegetated state. ~~The buffering shall be sufficient~~ purpose of this buffer area is to minimize the visual impacts of any kind of potential use, such as loading and unloading operations, outdoor storage areas, vehicle parking, mineral extraction, waste collection and disposal areas. If the existing vegetation is not sufficient to provide such a buffer, as determined by the Planning Board, one or more of the landscaping options provided in A. above may be required within the setback area to provide the necessary buffer. The Planning Board may, where site constraints exist, allow landscaped buffers of lesser width. The buffer areas shall be maintained and dead, diseased or dying vegetation replaced as necessary within one growing season to ensure continuous year-round screening.
3. Where a potential safety hazard to children would exist, barriers or fences shall also be used to deter entry to such premises.

4. An additional buffer of 200 feet abutting Great Works Land Trust, State of Maine, and Town of Eliot-owned property shall be left in its existing vegetated state. If the existing vegetation is not sufficient to provide a buffer, as determined by the Planning Board, ~~a mix of fencing, vegetation and berms and screens~~ one or more of the landscaping options provided in A. above may be required within the 200-foot area. to provide the necessary buffer.

D. Commercial uses

1. ~~No All industrial or commercial buildings or uses shall be established in or abutting a residential district or use unless shall provide a landscaped buffer strip to visually screen the use(s) as described in A. except as noted below: strip is provided~~ Where no natural vegetation can be maintained or due to varying site conditions, the landscaping may consist of fences, walls, trees, plantings, hedges or combinations thereof at least six feet in height and for landscaped areas, six feet in width. Landscaping used to meet screening requirements must be at least six feet in height and for landscaped areas six landscaped buffers must be six feet in width.
 - a. Campgrounds, hotels and motels, shall provide a continuous landscaped area no less than 20 feet wide except where vehicles enter and exit.
 - b. Commercial recreation facilities shall provide adequate screening, buffer area or landscape provisions ~~shall be built, planted or maintained~~ to protect adjacent residences from adverse noise, light, dust, smoke, and visual impact as determined by the Planning Board.
2. The Planning Board may, where site constraints exist, allow landscaped buffers of lesser width. The buffering screening shall be sufficient to minimize the visual impacts of any kind of potential use, such as loading and unloading operations, outdoor storage areas, vehicle parking, waste collection and disposal areas as determined by the Planning Board. The buffer areas shall be maintained and dead, diseased or dying vegetation replaced as necessary within one growing season to ensure continuous year-round screening.
3. Where a potential safety hazard to small children would exist, ~~physical screening barriers or fences~~ shall also be used to deter entry to such premises.

E. Other uses

1. Outdoor activity areas and parking lots associated with public or private schools, colleges, churches, fraternal organization and not-for-profit clubs, when located within 200 feet of residences, must provide an adequately landscaped buffer as determined by the Planning Board. Applicants may be required to submit landscaping plans created by a licensed landscape architect.
-

Existing Landscaping-Related Language Under Article VA. Performance Standards for Specific Uses

Strike-outs indicate language has been moved to the proposed Article V. above.

140-42. Campgrounds

~~C. All campgrounds shall be screened from adjacent land areas by a continuous landscaped area not less than 24 feet in width containing evergreen shrubs, trees, fences, walls or any combination which forms an effective visual barrier of not less than six feet in height.~~

140-44. Light Industry

B. General requirements for nonresidential uses in or abutting the Industrial Zone.

[Amended 10-23-2006]

~~(1) Except for clearing necessary to provide utilities and access to the site, no clearing shall be permitted within 50 feet of the dedicated right of way of the public road. In cases where the buffer area has previously been substantially disturbed it shall be re-vegetated with native trees, shrubs and grasses as determined by a licensed landscape architect.~~

~~(2) Along all property lines abutting a residential zone, setbacks shall be left in their existing vegetated state. An additional buffer of 200 feet abutting Great Works Land Trust, State of Maine, and Town of Eliot shall be left in its existing vegetated state. If the existing vegetation is not sufficient to provide a buffer, as determined by the Planning Board, a mix of fencing, vegetation, berms and screens may be required within the setback area to provide the necessary buffer.~~

140-47.E Requirements for planned unit developments and multifamily developments.

In addition to requirements of §140-47C, the following requirements apply to all proposals reviewed as a planned unit (PUD) or multifamily development:

~~(6) A continuous landscaped area not less than 25 feet in width containing shrubs, trees, fences, walls or any combination thereof which forms an effective visual barrier of not less than six feet in height shall be located on all exterior lot lines of the development, except that driveways shall be kept open to provide visibility for vehicles entering and leaving the development. Depending on site conditions and location of the development the Planning Board may modify this standard.~~

140-56 Hotels and Motels

B. No part of any building on a motel lot shall be closer than 60 feet to the front lot line, rear lot line or either side line of such lot. ~~A green space, not less than 20 feet wide, shall be maintained open and green with grass, bushes, flowers or trees all along each side lot line, the rear lot line and the front line of such lot, except for entrance and exit driveways.~~ The green space shall not be used for automobile parking.

140-58. Restaurants and take-out restaurants

~~C. All parking and loading facilities shall be located to the side or rear of the building, and shall be screened from abutting residences within 200 feet. Screening shall be comprised of a continuous landscaped area not less than eight feet in width, containing evergreen shrubs, trees, fences, berms or any combination, forming a visual barrier not less than six feet in height.~~

140-60 Schools, colleges, churches, fraternal organizations and not-for-profit clubs

Public and private schools, colleges, churches, fraternal organizations and not-for-profit clubs shall meet the provisions below:

~~A. A green strip, suitably landscaped, at least 20 feet wide shall be provided along all property lines, except where driveways enter and exit.~~

B. No building shall be closer than 50 feet to a property line.

~~C. When adjacent to residences within 200 feet, parking areas and outdoor activity areas shall be effectively screened from view by a continuous vegetative barrier or stockade fence not less than six feet in height.~~

140-61. Recreation facilities

~~C. Adequate screening, buffer area or landscape provisions shall be built, planted or maintained to protect adjacent residences from adverse noise, light, dust, smoke, and visual impact.~~

140-63 Family day-care

C. If a safety hazard is perceived, the CEO may require a landscaped barrier or fence not less than 3 ½ feet in height.

140-65 Rural Overlay District standards

A. A fifty-foot vegetated buffer shall be retained along all lot lines with frontage on the public way, with the exception of driveways and clearings needed to meet safe sight distance requirements.