

TAB 3 – ENVIRONMENTAL AND LANDSCAPE FEATURES

Section 14-526. Site Plan Standards

The following statements are provided in accordance with the submission checklist Tab 3 and Section 14-526 of the ordinance.

(b) Environmental Quality Standards

Preservation of Significant Natural Features (14-526 (b) 1), if applicable

- *Trees, plants, habitats listed on State or Federal list of endangered or threatened*
- *High and moderate value waterfowl and wading habitat*
- *Aquifers on Casco Bay Islands*
- *Waterbodies (including wetlands, watercourses, significant vernal pools and floodplains)*
- *Proposed preservation areas and protection measures*
- *Documentation from environmental consultants, determinations from applicable state agencies*

1. Preservation of Significant Natural Features:

- a. The existing site retains no prominent significant natural features therefore no issue related to the preservation of these features applies.
- b. The Applicant is not requesting a waiver from this standard.

Landscaping and Landscape Preservation (14-526 (b) 2 a)

- *Preservation of trees and preservation within required zoning setbacks (Technical Manual, Section 4)*
- *Protection measures of existing vegetation during construction*
- *Protection measures within Shoreland Zone, if applicable*

2. Landscaping and Landscape Prevention:

a. Landscape Preservation.

- (i) The site's existing tree population is limited and the City's Shoreland Zoning vegetation management provisions do not require tree protection in the Waterfront Development Zone.
- (ii) Not applicable.
- (iii) Not applicable.
- (iv) The Applicant will request a waiver from this standard.

Site Landscaping (14-526 (b) 2 b i)

- *Screening and buffering of service areas and between non-residential and residential uses*
- *Planting plans with plant schedule and sizes (Technical Manual, Section 4)*

2. *Landscaping and Landscape Prevention:*

b. *Site Landscaping:*

(i) *Landscaped Buffers:*

(a) There are no service or loading areas observable from nearby sidewalks or residential properties.

(b) The development is not subject to zoning setbacks or buffering requirements.

(c) Not applicable.

(d) Not applicable.

Parking Lot Landscaping (14-526 (b) 2 b ii), if applicable

- *Landscaped islands within parking areas (Technical Manual, Section 4)*

2. *Landscaping and Landscape Preservation:*

b. *Site Landscaping.*

(ii) *Parking Lot Landscaping:*

a) thru d) The applicant is requesting a waiver of the landscape requirements based on the proposed boatyard use and the need for flexibility with respect to boat parking and heavy vehicle maneuvering.

Street Trees (14-526 (b) 2 b iii)

- Existing Heritage or Feature Trees on site and measures to preserve
- Identify street trees on the plan meeting the site plan and Technical Manual standards (Section 4) or identify alternative measures, if applicable

2. *Landscaping and Landscape Preservation:*

b. *Site Landscaping.*

(iii) *Street Trees:*

(a) In accordance with the previously approved plan for the Phase III Buildings C & D, various street trees will be provided along the West Commercial Street frontage. No further street tree measures are proposed as part of the Phase IV Building E proposal.