

ARTICLE 6: SUBDIVISION REGULATIONS

Section 6.21. IMPACT ON NATURAL BEAUTY, AESTHETICS, HISTORIC SITES, WILDLIFE HABITAT, RARE NATURAL AREAS OR PUBLIC ACCESS TO THE SHORELINE STANDARDS

A. Preservation of Natural Beauty and Aesthetics

1. The plan shall, by notes on the final plan and deed restrictions, limit the clearing of trees to those areas designated on the plan.
2. A subdivision in which the land cover type at the time of application is forested, shall maintain a wooded buffer strip no less than fifty (50') feet in width along all existing roads. The buffer may be broken only for driveways and streets and shall be shown on the final plan.
3. The Planning Board may require a buffer meeting the requirements of Site Plan Review Section 8.6.J where construction of a subdivision road along an adjacent property line would adversely affect existing residential development.