



Town Of Durham

630 Hallowell Road
Durham, Maine 04222

Incorporated 1789

www.durhammaine.gov

Tel: 207-353-2561

Fax: 207-353-5367

SUBDIVISION ROAD BUFFERS MINOR POLICY CHANGE

Summary

The proposed Ordinance change will give the Planning Board discretionary authority to require a vegetative buffer along a new subdivision road if that road is placed along the property line of an existing home. The Board will review existing conditions and the potential for negative impacts on abutting homes and will be able to require developers to install a buffer if it is needed to mitigate those negative impacts.

Current vs. Proposed Standards for Subdivision Road Buffers

Aspect	Current	Proposed
Vegetative Buffer between New Subdivision & Existing Road	50-foot buffer required.	No change.
Vegetative Buffer between New Subdivision Road and Existing Homes	No buffer required.	Discretionary authority for Planning Board to require buffering depending on the potential for negative impacts.

Why the Change?

The current provisions for road buffers in new subdivisions require a 50-foot buffer along an existing road to preserve rural character and public views for infrequent travelers. No buffer is required between a new subdivision road and an abutting property where a home can receive negative impacts from noise and vehicle headlights daily. The proposed changes will give the Planning Board discretionary authority to require a buffer if needed.

We want to hear from you!

Do you support the proposed change to give the Planning Board discretionary authority to require a subdivision road buffer? Do you have any concerns about it? Please share your thoughts with the Planning Board during the public participation process. You can submit written comments to the Town Planner for circulation to the Board by emailing townplanner@durhammaine.gov.