



### LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" TO BE SET
- 4" x 4" GRANITE MONUMENT WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" TO BE SET
- ⊕ REBAR WITH CAP STAMPED AS NOTED
- IRON PIPE (SIZE AS NOTED)
- ⊕ UTILITY POLE
- WETLAND
- WETLAND BOUNDARY
- BUILDING ENVELOPE
- EASEMENT LINE
- RESOURCE PROTECTION DISTRICT
- SHORELAND OVERLAY DISTRICT
- PROTECTED RESOURCE BUFFER LINE
- ABUTTER LINE
- BOUNDARY LINE
- TIE LINE
- N/F NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE

Lot	Acreage	Building Envelope Square feet	Road Frontage	Water Frontage
1	1.54 acres	17,302	528'	
2	1.36 acres	30,411	208'	
3	1.21 acres	21,014	206'	
4	1.30 acres	11,397	261'	
5	4.05 acres	15,142	112'	785' ±
6	2.00 acres	17,177	105'	385' ±
7	1.12 acres	17,350	316'	
8	1.22 acres	21,880	363'	
9	1.57 acres	30,443	716'	
10	3.43 acres	19,834	158'	856' ±
11	2.26 acres	20,869	319'	367'
12	3.00 acres	25,471	458'	461'
13	2.05 acres	24,423	125'	237' ±
14	2.73 acres	18,161	141'	250' ±
15	1.60 acres	27,880	162'	
16	1.81 acres	26,275	188'	
17	1.66 acres	12,423	319'	
18	2.00 acres	41,320	294'	

### LEGEND

- Protected Resource Buffer - No Cut/No Disturbance
- Shoreline Buffer Strip/ Front and Side Setbacks
- Building Envelope
- Restricted Area - Lots 5, 6 & 14 - see note on Lot
- West Side No Cut Buffer
- View Corridor
- Wetlands
- Stormwater Buffer
- Land in Resource Protection in Common Open Space
- No Cut Zone in Common Open Space
- Other Common Open Space
- Approximate location of existing and proposed trails



APPROVED BY THE TOWN OF YARMOUTH PLANNING BOARD

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF MAINE  
CUMBERLAND COUNTY REGISTRY OF DEEDS  
RECEIVED \_\_\_\_\_  
AT \_\_\_\_\_ M. AND RECORDED \_\_\_\_\_  
INSTRUMENT NO. \_\_\_\_\_  
FILE NO. \_\_\_\_\_  
ATTEST \_\_\_\_\_  
REGISTER

PROJECT NUMBER: 27292  
ACAD FILE: 27292-SUB.DWG  
SCALE: 1"=100'  
DATE: OCTOBER 5, 2005

Drawing Name:  
**Vegetation Management Plan**  
PRINCES POINT ROAD, YARMOUTH, MAINE 04096

Project Name and Location:  
**HIGH WINDS ON BROAD COVE**  
PRINCES POINT ROAD, YARMOUTH, MAINE 04096

Prepared For:  
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SHEET 4 of 24

PINK SUBMISSION PLAN \ PROJECT 27292 \ NORTHWEST CORNER SOLUTIONS, INC.

	DESCRIPTION	INTENT	LOCATION	TREE / SHRUB CUTTING	TREE LIMBING	BUILDINGS/PATHS	NEW PLANTINGS	LAWNS	OTHER
<b>A</b>	Protected Resource Buffer (No Cut / No Disturbance)	Preserve all existing vegetation to minimize disturbance to habitat along the shoreline of Broad Cove, Pittee Creek, and the freshwater pond.	Generally no less than 75' from the top of bank with noted exceptions. See Vegetation Management Plan (VMP) for specific locations.	None, except to remove danger trees as determined by Maine licensed forester (forester) and Code Enforcement Officer (CEO). Snag trees with habitat value shall remain except where they pose a hazard.	None	None. No structures allowed within Resource Protection except for a proposed common dock and access stairway on Lot 14 which may be permitted by Town Ordinance and the Maine Department of Environmental Protection (MEDEP); boundary markers and monuments allowed; existing paths may be maintained. Kayak storage permitted above top of bank near trail. Storage structures to be muted in color.	Limited to hand-planted Maine native vegetation.	Not allowed. Surface of existing private paths on Lots 10, 11, and 12 may be maintained at 4' width, mown once a year.	Forester and CEO shall review and approve any tree removal. No motorized vehicles allowed except for trail maintenance.
<b>B</b>	Shoreline Buffer Strip	Supplement the Protected Resource Buffer (A) while allowing some tree removal for filtered views, air circulation, and home construction. Preserve understory vegetation up to three feet in height while maintaining canopy regeneration. Leave well-distributed stand of trees and other vegetation beyond in areas not adjacent to home site.	From Protected Resource Buffer (A) to Building Envelope (E). See VMP.	Remove only trees and vegetation within 20' from the edge of structures needed to construct house and related improvements. Selective cutting of trees is allowed provided that a well-distributed stand of trees and other vegetation is maintained (See Additional Standards).	Bottom 1/3 of trees permitted as per Yarmouth Shoreland Overlay District (SOD) requirements.	No buildings allowed. 6' wide pathway allowed; foundation drains, boundary markers, monuments, fencing, and birdhouses allowed. (See Additional Standards.)	Maine native species only; no invasive species.	Allowed within 20' of house and exterior structures (e.g., deck). Maintain native vegetation beyond.	Protect root system and trunk of existing trees within buffer strip. Replace any trees and shrubs damaged as a result of construction outside the cleared area. No motorized vehicles allowed except for trail maintenance.
<b>C</b>	Front Setback	Leave a well-distributed stand of vegetation between the home site and the road, with some optional permitted clearing along entrance drives. Allow access drives and utility corridors alongside access drives.	35' between building envelope and road ROW. See VMP.	Remove only trees and vegetation within 20' from the edge of structures necessary to construct house and related improvements (including access drives, pathways, and utilities). Selective cutting of trees is allowed provided that a well-distributed stand of trees and other vegetation is maintained. (See Additional Standards.)	Bottom 1/3 of trees permitted as per SOD.	No buildings allowed. 6' wide pathway, foundation drains, and entrance drives allowed. (See Additional Standards.)	Maine native species encouraged; no invasive species.	Lawn permitted only within 20' either side of driveway and within 20' of house and exterior structures. Maintain native vegetation on remaining frontage.	Remove trees only for access and utilities. Protection of root system and trunk of existing trees within buffers required. Replace any trees and shrubs damaged as a result of construction outside the cleared area.
<b>D</b>	Side Setback	Leave a well-distributed stand of vegetation between adjacent home sites.	30'± between building and side lot line. See VMP.	Remove only trees and vegetation within 20' from the edge of structures necessary to construct house and related improvements (including access drives, pathways, and utilities). Selective cutting of trees is allowed provided that a well-distributed stand of trees and other vegetation is maintained. (See Additional Standards.)	Bottom 1/3 of trees permitted as per SOD.	No buildings allowed. 6' wide pathway, foundation drains, and entrance drives allowed. (See Additional Standards.)	Maine native species encouraged; no invasive species.	Allowed within 20' of house and exterior structures. Maintain native vegetation beyond.	Minimize tree/shrub removal. Protection of root system and trunk of existing trees within buffers required. Replace any trees and shrubs damaged as a result of construction outside the cleared area.
<b>E</b>	Building Envelope	Provide a safe, attractive location to construct a single family home, garage, and accessory structures as permitted by the Zoning Ordinance.	As shown on VMP (dashed line).	Comply with applicable provisions of the Zoning Ordinance. Preserve specimen trees (generally native trees >20" diameter measured at 4.5' above ground) especially hardwoods.	Permitted	As allowed by ordinance. Smaller envelope on Lot 14 shall be restricted to an accessory structure 20'x20' and 100 SF of deck/patio. In no event will any structures be placed within 75' of top of bank, noted exceptions include Lots 4, 5 and 6.	Maine native species encouraged; no invasive species.	Allowed. Organic lawn care encouraged. Avoid excess use of chemicals and pesticides. No lawns within 25' of slopes >20%; use bank-stabilizing Maine native vegetation in these situations. There shall be no lawn on the 1,600 s.f accessory structure envelope on Lot 14.	Developer to do initial clearing for home site. Protection of root system and trunk of existing trees within buffers required.

	DESCRIPTION	INTENT	LOCATION	TREE / SHRUB CUTTING	TREE LIMBING	BUILDINGS/PATHS	NEW PLANTINGS	LAWNS	OTHER
<b>F</b>	West Side No Cut Buffer	Maintain a visual and habitat buffer zone between lots 14-18 and the abutting properties.	90' strip on SE side of Lots 14-17; 50' strip on Lot 18. See VMP.	None, except to remove danger trees as determined by forester and CEO. Snag trees with habitat value shall remain.	None	No buildings allowed. A 6'-wide woodchip path may be constructed between Santillo property and stairs to proposed dock on Lot 14.	Maine native species encouraged; no invasive species.	Not allowed.	Forester shall review and approve any tree removal. No motorized vehicles allowed except for trail maintenance.
<b>G</b>	Existing View Corridor over Lot 1	Preserve the view corridor between the existing High Winds home on Princes Point Road and Broad Cove.	75' strip on Lot 1, continuing across the Common Open Space. See VMP.	Tree removal allowed to keep view corridor open. Leave a well distributed stand of understory vegetation a minimum of 3' in height, or maintain as a mown meadow.	Permitted	No buildings allowed. A 4' high wood fence may be allowed along property line.	None, except grasses, wildflowers, or perennials.	Allowed (currently a lawn/meadow). View corridor shall be mown at least once a year.	Maintenance agreement required with and responsibility of High Winds Homeowners Association.
<b>H</b>	Freshwater Wetlands	Preserve wetland values and functions on individual lots. Filling allowed on Lots 5 and 17.	As shown on VMP.	None, except to remove danger trees as determined by forester and CEO. Snag trees with habitat value shall remain.	None	No buildings allowed unless permitted through MEDEP	Maine native species only; no invasive species.	Not allowed	No other filling allowed without further MEDEP permitting. No motorized vehicles allowed except for trail maintenance.
<b>I</b>	Stormwater Buffers	Vegetated areas designed to filter stormwater.	As shown on VMP.	None, except to remove danger trees as determined by forester and CEO. No tree removal will be permitted without MEDEP approval.	None	No buildings allowed. Signs, fencing and mulched trails as allowed by MEDEP.	Maine native species only; no invasive species	Not allowed	No motorized vehicles allowed except for trail maintenance. Areas to be managed in accordance with the MEDEP approved Stormwater Management Plan

**HIGH WINDS: VEGETATION MANAGEMENT PLAN • COMMON OPEN SPACE, INCLUDING PRIVATE ROAD RIGHT-OF-WAY**

**October 26, 2005**

	<b>DESCRIPTION</b>	<b>INTENT</b>	<b>LOCATION</b>	<b>TREE / SHRUB CUTTING</b>	<b>TREE LIMBING</b>	<b>BUILDINGS/PATHS</b>	<b>NEW PLANTINGS</b>	<b>LAWNS</b>	<b>OTHER</b>
<b>J</b>	Land in Resource Protection	Maine DEP and Maine DIF&W required buffer and area within Resource Protection and 75' Shoreland Buffer Zones. Preserve existing vegetation to minimize disturbance to habitat along the shoreline of Broad Cove, Pittee Creek, and the freshwater pond.	As shown on VMP (dashed line to edge of coastal wetland).	None, except to remove danger trees, as determined by Maine licensed forester (forester) and Code Enforcement Officer (CEO), and vegetation required for maintenance of freshwater pond dam and existing paths.	None	None, other than observation blinds adjacent to freshwater pond as permitted by Zoning Ordinance; boundary markers and monuments. Existing paths may be maintained but not widened.	Limited to hand-placed Maine native vegetation to control erosion.	Not allowed. Surface of existing paths may be maintained once a year and replaced with permeable surface materials.	Maine licensed forester and CEO shall review and approve any tree removal. No motorized vehicles allowed except for trail maintenance.
<b>K</b>	Freshwater Wetlands	Preserve wetland values and functions. Filling allowed for road construction as shown on plans as permitted by MEDEP.	As shown on VMP.	None, except for road construction.	None	Trails, footbridges, and culverts as permitted by MEDEP.	None	Not allowed.	Filling on certain wetlands will be permitted by MEDEP for roads. No motorized vehicles allowed except for trail maintenance.
<b>L</b>	Stormwater Buffers	Vegetated areas designed to filter stormwater.	As shown on VMP.	None, except to remove danger trees as determined by forester and CEO. No tree removal will be permitted without MEDEP approval.	None	None, except for signs, fencing and mulched trails as allowed by MEDEP.	Maine native species only; no invasive species.	Not allowed.	No motorized vehicles allowed except for trail maintenance. See Stormwater Report for more information.
<b>M</b>	Existing View Corridor	Preserve the view corridor in open space between the land N/F Werner and Lot 1 to Broad Cove. Provide view for residents walking within development.	As shown on VMP.	Tree removal allowed to keep view corridor open. Leave a well-distributed stand of understory vegetation a minimum of 3' in height, or maintain as a mown meadow.	Acceptable	None; except for a 6'-wide grass or woodchip path.	None, except grasses, wildflowers, or perennials.	Allowed (currently a lawn/meadow). View corridor shall be mown at least once a year.	Outside of RPD, leave understory vegetation on slopes in excess of 20% a minimum of 8' in height. Within the RPD, comply with applicable provisions of Zoning Ordinance. No motorized vehicles allowed except for trail maintenance.
<b>N</b>	No Cut Zone	Preserve existing wooded habitats. Maintain certain vegetated areas as designated stormwater buffers.	As shown on VMP: stormwater buffers, existing woodland on northeast side of property and the upper reaches of the pond watershed.	None, except to remove danger trees as determined by forester and CEO. Snag trees with habitat value shall remain.	None	None; except for a 6'-8' wide (max) meandering woodchip path to be constructed below/between Lots 3 and 4; and existing trail maintained below Lots 6 and 7.	Maine native species encouraged; no invasive species.	Not allowed.	Maine licensed forester shall review and approve any tree removal. No motorized vehicles allowed except for trail maintenance.
<b>O</b>	All other common open space	Site specific landscape improvements for view corridors, entrance enhancements, common mail area, maintenance of existing fields, etc. Allow existing trails to continue and new trails to be constructed as per approved plans.	As shown on VMP.	Comply with applicable provisions of the Yarmouth Zoning Ordinance.	Allowed in conformance with SOD regulations.	Observation blinds, overlooks, wood chip trails, boardwalks, entrance improvements, mailbox clusters, signs, community gardens, and other structures and improvements shown on VMP.	Erosion control plantings and other devices as noted on erosion control and site plans.	Existing lawn / meadow areas and paths may be maintained.	Organic lawn care; avoid excess use of chemicals and pesticides; any additional structures require PB approval. No motorized vehicles allowed except for trail maintenance.
<b>P</b>	Road Rights of Way	Maintain vegetation between the shoulder of the roads and the house lots and common open space.	As shown on VMP.	No trees or shrubs will be planted except as shown on Landscape Plan at entranceway, and as required for erosion control. Trees within the R.O.W. will be maintained to the extent possible.	Not applicable	None	Maine native species as required for erosion control.	Conservation mix to control erosion.	Responsibility of High Winds Home Owners Association. Organic lawn care; avoid excess use of chemicals and pesticides. No salt shall be used on the road surfaces except in extreme conditions. No motorized vehicles allowed except for trail maintenance.

- (1) Well-Distributed Stand of Vegetation. These standards apply to all areas designated as Shoreline Buffer Strip on the Vegetation Management Plan dated October 5, 2005 prepared by Terrence J. DeWan & Associates. These standards also apply to all front and side setbacks that are not within 20' of homes or other structures. Within these areas a buffer strip of vegetation shall be preserved as follows:
- (a) There shall be no cleared opening greater than 250 square feet in the forest canopy (or other existing woody vegetation if a forested canopy is not present) as measured from the outer limits of the tree or shrub crown. However, a pathway not to exceed six (6) feet in width as measured between tree trunks and/or shrub stems is allowed provided that a cleared line of sight to the water through the buffer strip is not created.
  - (b) Selective cutting of trees within the Shoreline Buffer Strip and front and side setbacks is allowed provided that a well-distributed stand of trees and "other natural vegetation" is maintained.
  - (c) A "well-distributed stand of trees" shall be defined as maintaining a rating score of 16 or more in each 25-foot by 50-foot rectangular (1250 square feet) area as determined by the following rating system.
 

Diameter of tree @ 4.5 feet above ground	Points
2 – < 4 in.	1
4 – < 8 in.	2
8 – < 12 in.	4
12 in. or greater	8 <sup>1</sup>
  - (d) The following standards shall govern in applying this point system:
    - 1. The 25-foot by 50-foot rectangular plots must be established where the landowner proposes clearing within the Shoreline Buffer Strip, and front or side setbacks.
    - 2. Each successive plot must be adjacent to, but not overlap a previous plot.
    - 3. Any plot not containing the required points must have no vegetation removed except as otherwise allowed by the Vegetation Management Plan.
    - 4. Any plot containing the required points may have vegetation removed down to the minimum points required or as otherwise allowed by the Yarmouth Zoning Ordinance.
    - 5. Where conditions permit, no more than 50% of the points on any 25-foot by 50-foot rectangular area may consist of trees greater than 12 inches in diameter.
    - 6. Notwithstanding the above provisions, no more than 40% of the total volume of trees four (4) inches or more in diameter, measured at 4.5 feet above ground level may be removed in any ten (10) year period.
  - (e) Maintaining "other natural vegetation" is defined as retaining existing Maine native vegetation under three (3) feet in height and other ground cover and retaining at least five (5) saplings less than two (2) inches in diameter at four and one half (4.5) feet above ground level for each 25-foot by 50-foot rectangular area. If five saplings do not exist, no woody tree stems less than two (2) inches in diameter can be removed until 5 saplings have been recruited into the plot.
  - (f) In order to protect water quality and wildlife habitat, existing vegetation under three (3) feet in height and other ground cover, including leaf litter and the forest duff layer, shall not be cut, covered, or removed, except to provide for a footpath or other permitted uses as described in the VMP.
  - (g) Pruning branches on the bottom 1/3 of trees within the Shoreline Buffer Strip, front and side setbacks is allowed.
  - (h) In order to maintain a buffer strip of vegetation, when the removal of storm-damaged, diseased, unsafe, or dead trees results in the creation of cleared openings on the ground greater than 250 square feet, these openings shall be replanted with native tree species unless existing new tree growth is present.

(2) Fields and other cleared openings which have reverted to primarily shrubs, trees, or other woody vegetation shall be regulated under these standards.

(3) Exceptions to Building Envelope (E):

- Lot 4: Home to be built as close to front northwest corner of the building envelope line as possible.
- Lot 5 and 6: Homes to be built in middle of building envelope with attention given to MEDEP approved Stormwater Management Plan. Note that a portion of building envelope on Lot 6 is for accessory structures only.
- Lot 10: Home to be built as close to center and on the highest elevation of building envelope as possible. Developer to add plantings on Lot 10 as necessary in accordance with a mutually agreed upon plan with Yarmouth Conservation Commission. Plan to be prepared in consultation with licensed forester.

- (4) Additional Provisions re: Entrance Drives and Permitted Clearing of Front Setback (C): At the option of the lot owner, to be exercised when house plans are finalized and approved by the Developer, additional clearing is allowed between the home site and the road under the following provisions:
- (a) Within the Front Setback, an owner may clear up to the lesser of:
    - (i) the width of the house (including garage) plus up to 60 feet for the driveway and utility corridor, or
    - (ii) 50% of the frontage on the single street the driveway enters from.
  - (b) The owner may place the driveway up to 15 feet into one of the side setbacks but any such encroachment into a side setback must be offset by increasing the opposite side setback by an equal amount. Only one driveway may encroach into a side setback between adjoining houses.
  - (c) If an owner chooses to construct a circular driveway (i.e., with two separate driveway entrances) the cleared width of the second entrance must be subtracted from the house width when calculating the linear footage of the frontage that can be cleared.
  - (d) The driveway entrance for Lot 9 shall be from High Winds Drive, and not from Pittee Creek Way. The driveway entrance for Lot 1 may be from either Pittee Creek Way or High Winds Road, but not from both of them. The driveway entrance for Lot 5 shall be through Line "L8", for Lot 6 shall be through Line "L10", and for Lot 10 shall be through Line "L20" (with the clearing not to exceed the 50 foot width of line L20).
  - (e) The calculations of street frontage for Lots 5, 7, 10 and 11 shall not include the depth of the hammerhead turn-arounds in calculating total frontage.
  - (f) In all cases, mature specimen trees ("street trees") must be maintained along the street front at spacing of no less than 50 feet.
  - (g) In all cases, utility corridors shall use the 20' lawn strips flanking the driveway.
- (5) Developer reserves the right to remove blow downs, diseased or dead trees, as recommended by a Maine licensed forester and approved by the CEO, within 100 feet of each side of the right-of-way of both 'Pittee Creek Way' and 'High Winds Drive' outside of wetlands and stormwater buffers. Such operation and removal shall be done in the winter in order to minimize damage.
- (6) Developer designates Lots 2 and 18 as construction site lots and is allowed to clear the center of the envelopes of those lots according to the VMP, avoiding the edges of the envelopes, to accommodate site construction storage and activity needs. A temporary gravel access drive, maximum 16' wide, will be constructed near the Highwinds Drive intersection, behind the existing garage, to access the storage area on Lot 18. When road construction is completed, the access drive will be removed, the stonewall will be rebuilt and the area will be revegetated.
- (7) Stormwater Management Plans for Lots. Individual lot owners will submit a stormwater management plan for their lot with the building permit application to be reviewed and approved by the CEO. All foundation drains (including connected roof drains, french drains, etc.) may be installed and discharge water from the building envelope into any adjoining setback area(s), including the Shoreline Buffer Strip, but not on slopes of greater than 20%, or beyond the lot line, or in a manner resulting in surface flow onto an adjoining lot or any common open space. The design, location, and methods of installation for foundation drains must be included in the individual stormwater management plan.
- (8) Compliance with the Vegetation Management Plan. Cole Farm Barn, LLC (Developer) shall be responsible for monitoring compliance of the VMP during the Declarant Control Period. After five years from the date the High Winds Homeowners Association (HWHA) covenants are recorded, compliance monitoring shall be the responsibility of the HWHA and the Yarmouth Code Enforcement Officer (CEO). Any citizen may bring a concern regarding compliance or lack of compliance with the VMP to the Developer, the HWHA, or the CEO.

The provisions of the VMP shall be enforced by the Developer (during the Declarant Control Period), the HWHA, or the CEO. The Maine Department of Environmental Protection (MEDEP) may be involved in enforcement where any application conditions or provisions of MEDEP permitting are involved.

<sup>1</sup> NOTE: As an example, if a 25-foot x 50-foot plot contains four trees between 2 and 4 inches in diameter, two trees between 4 and 8 inches in diameter, three trees between 8 and 12 inches in diameter, and two trees over 12 inches in diameter, the rating score is: (4x1) + (2x2) + (3x4) + (2x8) = 36 points. Thus, the 25-foot by 50-foot plot contains trees worth 36 points. Trees totaling 20 points (36 – 16 =20) may be removed from the plot provided that no cleared openings in the forest canopy greater than 250 square feet are created.