

## **Town of Brunswick Net Residential Density**

### **501.2 Net Site Area (Net Residential Density)**

The net site area is the portion of a parcel subject to development review that is used in the determination of allowable density. The Net Site Area is calculated by subtracting from the parcel the full area of land that:

- A. includes slopes at a gradient of more than 25% that are greater than 5,000 contiguous square feet;
- B. is located below the upland edge of any wetland;

*[Explanatory Note: The Town of Brunswick, and other communities, subtract all wetlands as defined by the 1987 US Army Corps of Engineers wetland delineation manual from the net residential density calculation. This helps to minimize cumulative impacts to wetlands by limiting building pressure in areas with high frequencies of wetlands. Given that MDEP and ACOE regulate disturbance to all wetlands regardless of type or size, local subdivision ordinances should provide further encouragement for wetland impact avoidance.]*

- C. is located below the normal high water line of any protected resource;
- D. is located within any existing or proposed public street or private street right-of-way;
- E. contains habitat, whether or not mapped, for species appearing on the official State or Federal lists of endangered or threatened plant and animal species where there has been evidence of the occurrence of the species;
- F. contains any of the following, whether or not mapped, as defined by the Department of Inland Fisheries and Wildlife: a) high and moderate value deer wintering areas and travel corridors; b) high and moderate value waterfowl and wading bird habitat, including nesting and feeding areas or; c) shorebird nesting, feeding and staging areas and seabird nesting islands;
- G. contains critical spawning and nursery areas for Atlantic sea run salmon, whether or not mapped, as defined by the Atlantic Sea Run Salmon Commission.