

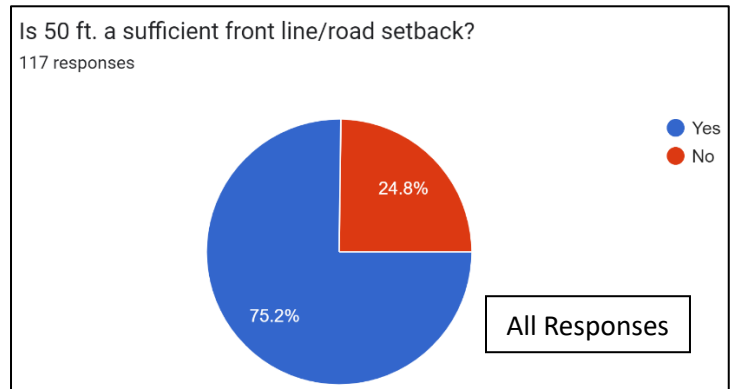
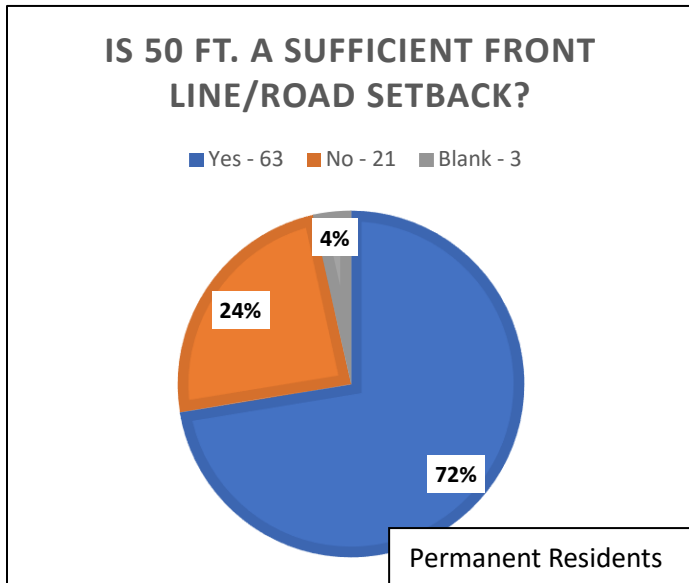
Land Use Ordinance Survey Results

December 12, 2023 – January 3, 2024

Each question has two result pie charts – one for permanent residents and one for all respondents.

A & B. SETBACKS AND WELL DRILLING ABUTTER NOTIFICATION

1. IS 50' A SUFFICIENT FRONT LINE/ROAD SETBACK?

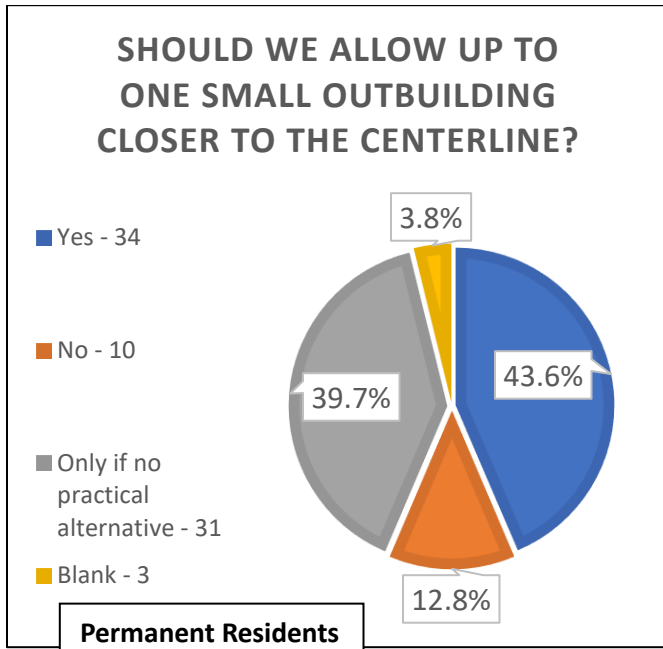


Q1 COMMENTS:

1. 75 ft
2. 75 feet
3. 75 ft
4. 75 ft
5. 75 ft
6. keep it as it is currently
7. 75 ft
8. 75 ft
9. 75 ft from road center or 50 ft from known edge of right of way
10. Keep at 75 ft
11. 100 feet
12. 25 feet
13. at least 100'
14. Less if you own both sides of the road
15. 75 ft

16. 75 ft
17. 75'
18. Or less
19. keep it at 75'
20. 75 ft
21. 25'
22. 30, but 50 is better than 75 when you have a corner property 80x70 like me
23. At least 75 feet
24. only on a road... 75 min for waterfront
25. 75
26. 75
27. 40 feet
28. 75
29. What if you have a road in the front of your property and the rear ?

2. SHOULD WE ALLOW UP TO ONE SMALL OUTBUILDING CLOSER TO THE CENTERLINE?

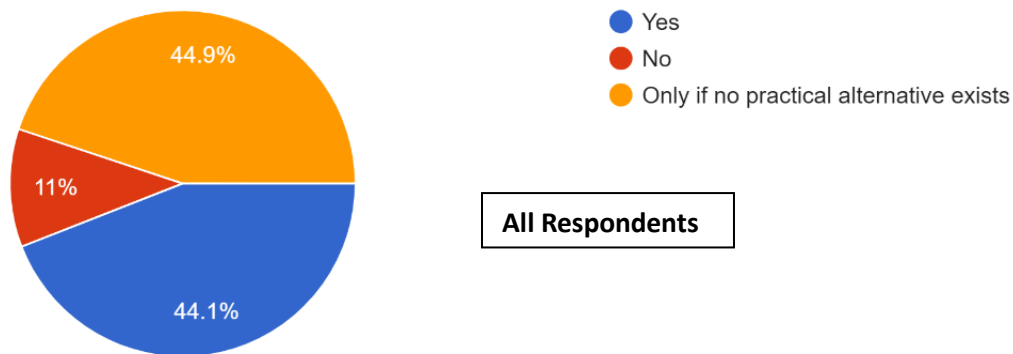


Q2 COMMENTS:

1. Exception for bus shelter
2. Would need approval
3. Must not be a semi-permanent structure, like a tarped building
4. If this were to be a garage then safety and visibility of car backing out would be important to consider
5. Bus stop shelters, farm stands, etc. On landowners property not in known ROW
6. Vehicle storage/garage
7. Only outbuildings – no primary structures
8. As long as it doesn't impede snowplowing or line of sight for traffic safety it shouldn't be an issue. The road row dimensions should already account for this.
9. With approval/town permits

Should we allow up to one small outbuilding closer to the centerline?

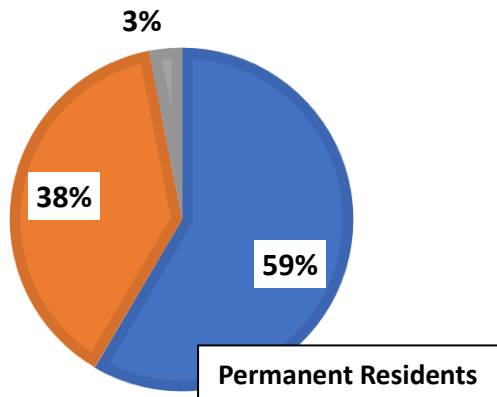
118 responses



10. A temporary type shelter like a portable shed made out of poles and tarp that doesn't even go into the ground should be allowed.
11. OK as long as "small" is well-defined and not permanently fixed.
12. A place for students to wait for a bus. Small vegetable or crafts stand.
13. It should be allowed if it's not causing harm to traveling public
14. If it's not a hazard for maintenance or travel it should be allowed
15. Up to 200 sq feet for the one building seems arbitrary and small. What is the reference point /logic supporting 200 sq feet?
16. not in ROW and screened if unattractive
17. I don't want Fayette to stop looking "rural" - so deeper setbacks are better
18. Ensure road maintenance and no hinderance to traffic. Ensure surrounding neighbors' awareness and/or support.
19. 300 sf
20. Does this apply to private roads
21. All abutters must approve

SHOULD WE ALLOW WAIVERS FOR SIDE AND REAR SETBACKS WITH NEIGHBOR PERMISSION?

■ Yes - 38 ■ No - 25 ■ Blank - 2



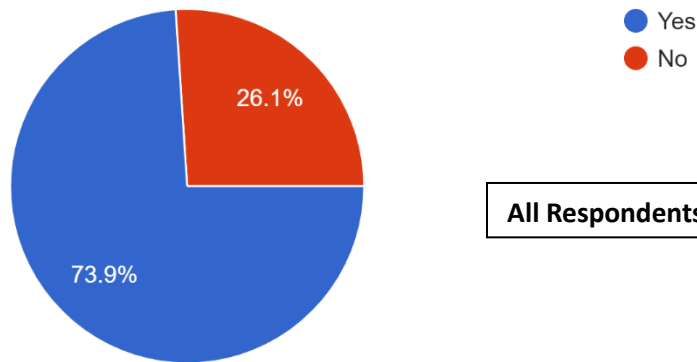
3. SHOULD WE ALLOW WAIVERS FOR SIDE AND REAR SETBACKS WITH NEIGHBOR PERMISSION?

Q3 COMMENTS:

1. Future owners might object
2. Current setbacks are fine
3. Future neighbors might not appreciate the waiver
4. People move, so new homeowners will then need to try to negotiate safety and access issues. I'm thinking of the wooded nature of much of our community, and how it is more difficult to maintain safe zones around a home that is on top of the property line, especially when neither owners are the original approvers of the setback. As well, it becomes more difficult to create and maintain appropriate buffers around lakes and other valuable view sheds. (And many property lines are not surveyed, leading to even more potential conflict down the road.)

Should we allow waivers for side and rear setbacks with neighbor permission?

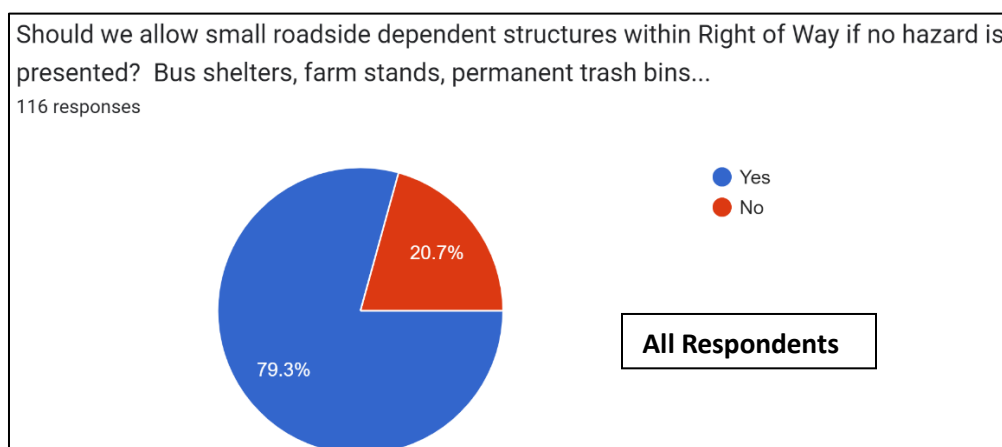
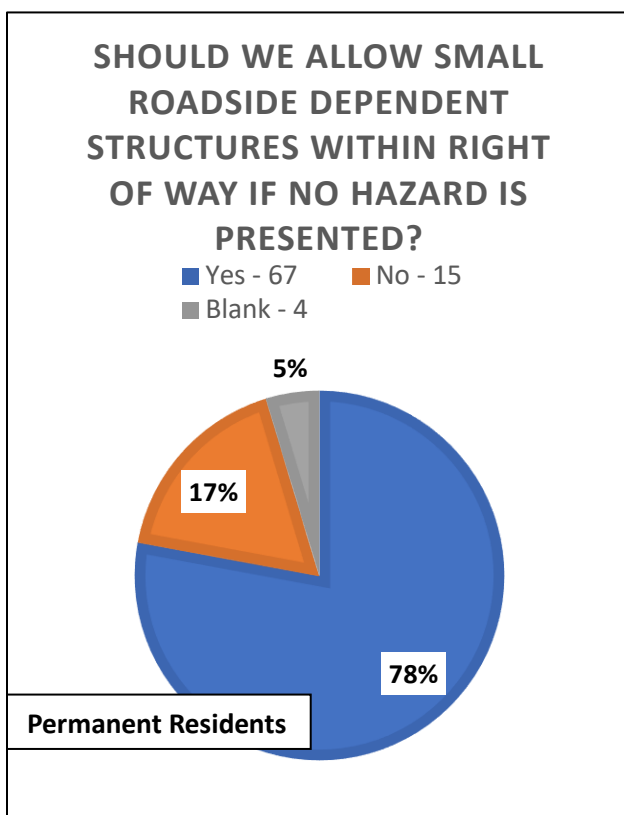
119 responses



5. If there are multiple waivers in a neighborhood it could result in very crowded housing.
6. The neighbor granting permission amounts to an easement, subsequent owners may not be happy.
7. Land ownership is fluid. Ownership can change many times. Creates issues
8. Might cause neighbor stress
9. What a neighbor agrees to today should not be assumed future owners will agree.
10. should be tied to screening & proposed use impacts e.g. lighting, smoke, noise -- if good screening is left intact you can have a shorter distance (e.g. 25'), if none than more distance (e.g. 100')
11. only on very small lots less than 2 acres
12. If there are no alternatives
13. At least 7.5 ft
14. The neighbor would be the one most affected by a change .
15. Allows for case by case allowances
16. Why not if the neighbors don't object? They are the only ones impacted by this.
17. possibly require a surveyed boundary to be sure of implications

18. How would this impact the sale of the property with the waiver, or the property from which the waiver was given? Would it be binding on the new owners?
19. With permission, (ex: septic) not built on neighbors property without proper approval, deeding, & rezoning
20. Neighbors change over time.
21. Once the setback is waived, it can't be unwaived, regardless of what future owners and others in the vicinity think.
22. Only with notarized agreements
23. Permission, not forced
24. The lots on fellows farm road are mostly 50 ft wide makes it very hard! Non conforming lots
25. Should be minimum setback that can not be waived
26. uninhabited structures only and no farm animal structures

4. SHOULD WE ALLOW SMALL ROADSIDE DEPENDENT STRUCTURES WITHIN THE RIGHT-OF-WAY IF NO HAZARD IS PRESENTED?



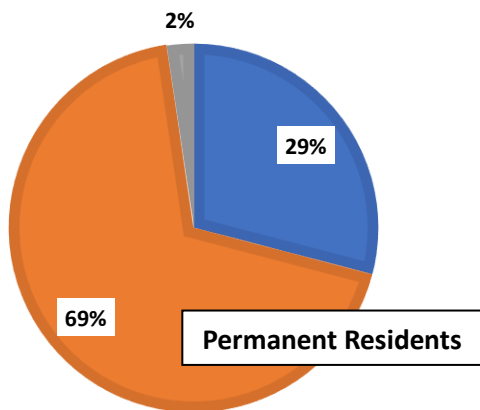
Q4 COMMENTS:

13. These structures should be on private property only. Waive setbacks.
14. Bus shelters are ok but would planning board to approve
15. can be an eye sore, an obstruction
16. Can be Unsightly and ruin the countryside
17. Who would determine the presence or absence of hazards? What would the process be if a hazardous situation didn't exist at the time of allowance, but came into being at a later date?
18. If it is portable
19. Fruit stand?
20. Must still abide by setback rules
21. add stipulation that hazard cannot be created later on
22. I don't have any objection on placing the structures but worry about trouble with snow plowing on narrower roads
23. If it doesn't block drivers sight or view of the driving lane.
24. These structures should be on private property only. Waive setbacks.
25. Bus shelters are ok but would planning board to approve
26. can be an eye sore, an obstruction
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28. Who would determine the presence or absence of hazards? What would the process be if a hazardous situation didn't exist at the time of allowance, but came into being at a later date?
29. If it is portable
30. Fruit stand?
31. Must still abide by setback rules
32. add stipulation that hazard cannot be created later on
33. I don't have any objection on placing the structures but worry about trouble with snow plowing on narrower roads
34. If it doesn't block drivers sight or view of the driving lane.
35. Include delivery bins for UPS etc.
36. As long as they are small and do not block driver vision .
37. there are already some waste areas - dump sites right along the road way that are obstacles during the winter months (snow) and at some other times making it difficult to get through the roadways. Nothing is done about them.
38. It makes no sense to prohibit something if it does not create a problem but serves the property owners needs.
39. Town not liable for damage while maintaining roads/ROW; require removal if not being actively used
40. won't they have damage or ? if the road is worked on or rebuilt?
41. Are they paying taxes on that land? If selling products traffic or parked cars should not cause a safety hazard.
42. I answered "no", but with a caveat: people will abuse the presence of trash bins for sure; shelters and farm stands should be okay
43. Must be small
44. Don't potential hazards change over time? What isn't an immediate hazard might become a hazard if road conditions or surrounding development change.
45. except for possibly bus shelters - if we ever have bus service
46. If seasonal, must be removed at termination
47. I think yes but I do not understand all the implications and unintended consequences.

5. CURRENTLY WE HAVE NO SCREENING OR LANDSCAPING REQUIREMENT OF NEW HOMES. SHOULD THERE BE ANY?

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■ Yes - 25 ■ No - 59 ■ Blank - 2

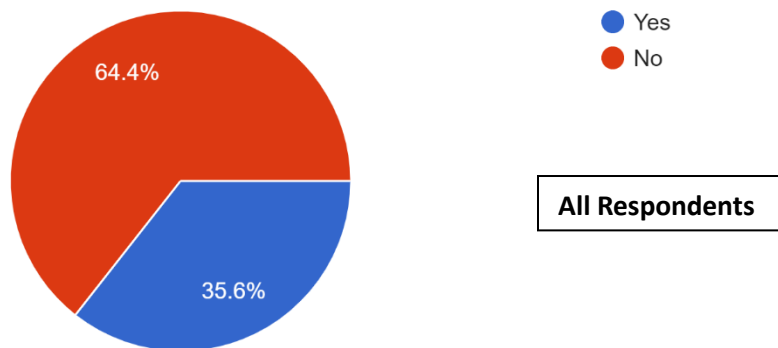


Q5 COMMENTS:

1. already required and should be enforced around lakes
2. Yes if requested by abutter
3. Yes for environmental and shore land protection and erosion prevention m Native vegetation not any on the invasive list
4. Yes if too close to others
5. A screening requirement is useful in cases in which a resident is parking or storing heavy equipment or several cars or storing other items (household appliances, farm equipment) between a house and the street; it's good to block those items from view.
6. there should not be excessive clearing, town character is forested
7. Buffer vegetation planted for shoreland zones
8. Not sure what is meant by screening but it is good to have attratcive landscaping if possible
9. No Junk Yards, pig pens Or Other Eye-sores & Smells Between new homes & roads.

Currently we have no screening or landscaping requirement of new homes. Should there be any?

118 responses



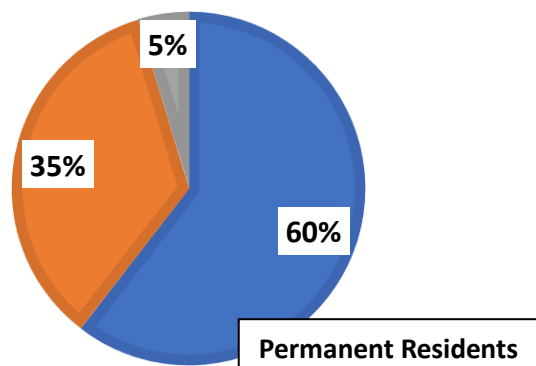
10. Main criterion should be erosion concerns.
11. If there aren't any requirements for new construction around the many ponds, lake and bodies of water in Fayette, that should be added.
12. Buffering helps preserve the physical environment, slowing erosion, as well as keeping Fayette from looking like a place like Windham.
13. Current side setbacks should be followed.
14. To ensure drainage/runoff emergency acces and snow removal are ok
15. Yes because of flooding
16. consider environmental impact, water runoff,
17. Native plants, no invasive plants, promote good soil practice to minimize erosion
18. This is a town, not a home owners association.
19. No except to provide screening from neighbors from so called "eye sore" property.

20. I don't like flowers. If we're planning on banning anything visible from roadways we need to start with flowers. (ie. Example)
21. There are enough for waterfront property -do we need more for any properties?
22. Only if it's unsightly , like norms and Bowen's junk yards .
23. For buffer zones but not other landscaping
24. Seems this would impose an additional cost to new builders. Not sure what the rationale is. Perhaps it should be more specifically stated to preclude whatever unsightly situation is anticipated?
25. Who cares, how would you set something; would it be the same for someone 200' from road in the woods or 50' with field?
26. Junk yard and commercial use yes new homes no
27. Screening and Landscaping to reduce runoff erosion
28. Landscaping should be a personal choice.
29. the more the merrier
30. Should be the same or similar to current structure requirements.
31. Basic landscaping with safety considerations required.
32. To prevent erosion.
33. Runoff prevention
34. Yes but it should not be overly elaborate and expensive for modest homes.
35. Maintain a green space and/or tree line between properties, within setback areas.

Q6. SHOULD WE REQUIRE A TOWN NOTIFICATION FOR DRILLING A WELL, AND REQUIRE THE ABUTTER NOTIFICATIONS AS THEY EXIST IN THE CURRENT ORDINANCE?

SHOULD WE REQUIRE A TOWN NOTIFICATION FOR DRILLING A WELL, AND REQUIRE THE ABUTTER NOTIFICATIONS AS THEY EXIST IN THE CURRENT ORDINANCE?

■ Yes - 52 ■ No - 30 ■ Blank - 4

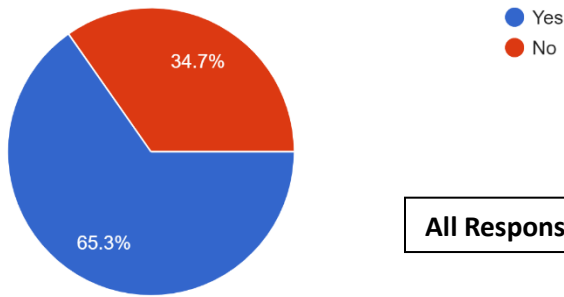


Q6 COMMENTS:

1. The same distance that wells are required to be away from septic?
2. No
3. Within 100 feet of the property line
4. It's hard to know; a multi-unit apartment building's well would represent a greater risk to a neighbor than would a small single-family house. In the latter case, 100 feet probably is adequate.
5. Mirror ME state regs with local exceptions in advance of drilling.
6. Yes
7. 100 ft is appropriate
8. Yes
9. Should also trigger if fracking is intended
10. Yes
11. Yes
12. Yes
13. Yes

Should we require a town notification for drilling a well, and require the abutter notifications as they exist in the current ordinance?

118 responses

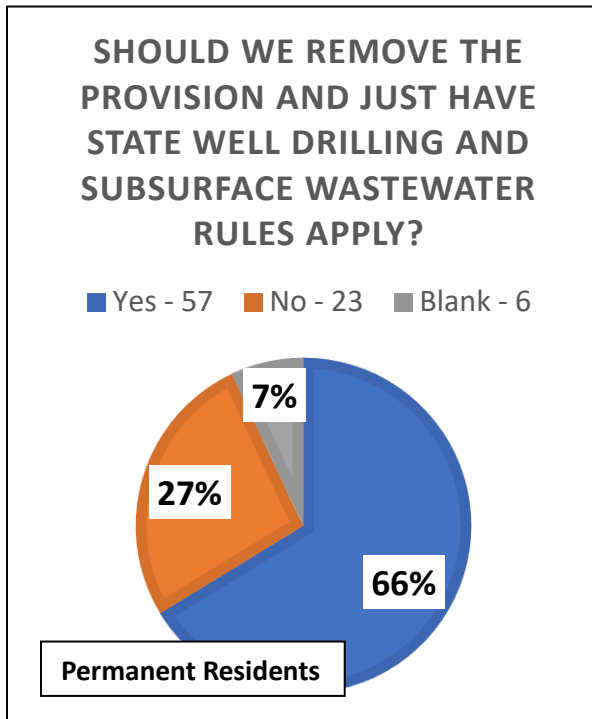


14. distance should not be the issue, abutting property should not be able to obstruct.
 15. Lot Size and dimensions need to be taken into account
 16. Yes opportunity to pay for additional casing for their future plans.

17. This can be the standard but the owner should have the option of negotiating a shorter distance if the abutting property owner does not object.
 18. Yes
 19. Maybe 50 ft
 20. Depends on the boundaries of the abutter
 21. Yes
 22. Need input from well drilling company - engineer.
 23. 100 ft should be good
 24. 100 feet is good
 25. Yes
 26. Yes
 27. Not to include fracking
 28. Sounds right but can't always
 29. Yes
 30. Yes
 31. 100 ft is good
 32. I don't know enough about this subject to pick an appropriate distance.
 33. Yes
 34. Yes
 35. Whatever is necessary to protect the ability of the neighbor to install septic within the existing setback requirements.
 36. No, grandfathered lots will not meet this. Dependent
 37. Yes
 38. No. Should be current setback requirements for "structures." Abutter should be given

39. Yes
 40. ????????
 41. No
 42. Whatever is manageable
 43. Yes
 44. 100ft in all directions from the property line
 45. right distance if there is room. Shore front lots are often smaller than 100ft.
 46. no
 47. yes
 48. n/a
 49. Yes
 50. Yes
 51. Yes
 52. 40
 53. Yes
 54. 100 sounds about right
 55. 50 ft.
 56. re the possible septic issue - yes 100 feet minimum
 57. Yes
 58. 50
 59. Not sure
 60. Yes. Matches State requirements.
 61. 50 feet from property line.
 62. See below
 63. I think so but it needs to make sense with the state regulations as to distances between wells -especially on small parcels of land like 1/3 acre.
 64. Same as setback
 65. I am not sure on this

Q7. SHOULD WE REMOVE THE PROVISION AND JUST HAVE STATE WELL DRILLING AND SUBSURFACE WASTEWATER RULES APPLY?

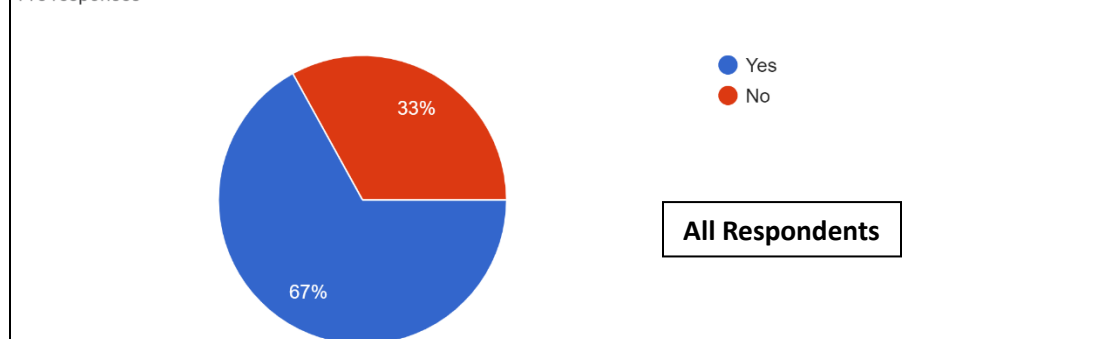


Q7 COMMENTS:

1. Flexibility outside state law
2. Use the State mandate
3. Need consideration for grandfathered lots
4. Seemingly wouldn't address the concern about septic systems not yet built.
5. I do think it is helpful to have a local provision and not just rely on a broader state ordinance
6. Abutter notification and preference should be upheld
7. Our well position was impacted by a neighbor's septic even though there were other viable options on their part
8. 100ft from field, 50 ft from tank. 25 ft from border if under 1 acre over 50ft
9. If the town has no ability to alter the decision of where to drill the well, why get involved?
10. Maybe not 100% positive
11. Use State guidelines
12. I guess I'm unfamiliar but it should be similar to what

Should we remove the provision and just have State Well Drilling and Subsurface Wastewater Rules apply? State law exists dictating distances between wells and septic systems.

115 responses



13. the state requires.
14. By State law
15. 100 ft from property lines
16. I see good arguments for just using state rules, rather than introducing more local work -- however, I also see how that could be less flexible and more difficult for others. So my "yes" is if the town is not willing or able to enforce better local well and wastewater rules.
17. We were grateful to have all septic systems and wells sited in our development, grievously disappointed that there was no enforcement.
18. state law says well driller must file info with the town
19. use 50' between well and septic
20. no clear preference
21. It's hard to know whether the state law is protection enough without knowing the details of what that law requires.
22. Depends on if near water
23. if you have notification, also ask for the initial water testing results so have data to use to get help with common issues like arsenic and radon. Also then new owners can look up if there are septic restrictions due to existing wells. & are you including dug wells? My new neighbor dug one on the property line
24. Depends on how the state laws compare to Fayette's
25. whichever is stricter is the one I would favor
26. 100 feet from any septic system is good.

27. I think it would be nice if someone in the town could assist when things become awkward between neighbors concerning wells.

28. Whatever is more restrictive
29. There should be some flexibility in certain situations

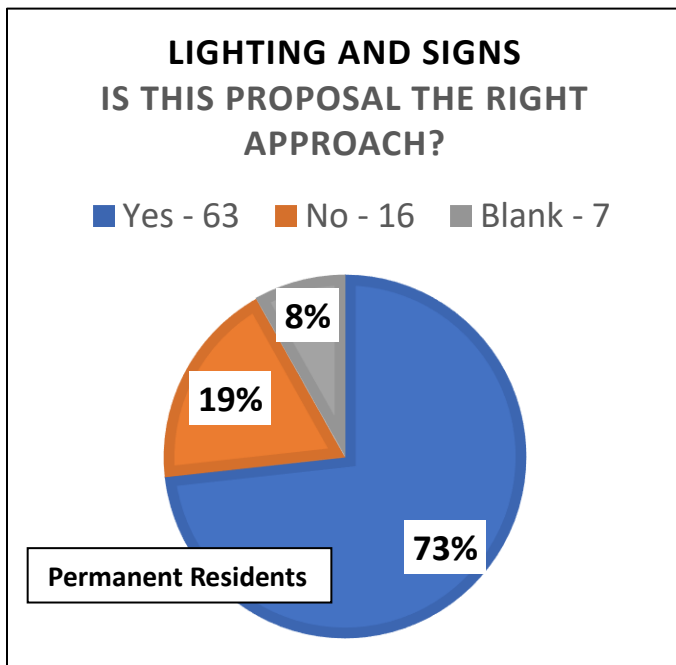
Q8. SHOULD WE HAVE A SETBACK FROM PROPERTY BOUNDARIES AND REQUIRE NEIGHBOR PERMISSION TO DRILL A WELL CLOSER? IF SO, HOW FAR?

1. 10 ft and evaluate abutter's septic possibilities
2. 100 feet
3. 100 feet.
4. 15 or 20 from line. (Some buildable lots are only 100' wide.
5. 50 feet
6. follow state rule
7. If anything it should reflect the building setbacks
8. If closer than 50 feet , just notify abutter
9. Neighbor permission
10. **Through 25** : no
26. No - neighbors change. Then what?
48. no neighbor permission
49. No permission needed as long as setback met. 25-50ft from border is sufficient
50. Not sure
51. Not sure on this
52. On less than an acre lots, the well drilling should not pose a hazard of any kind to the abutter but should be allowed within 50 feet
53. on property line
54. People need access to water
55. Perhaps the water tables need to be considered as well. We had a guy who left his water on all winter which drained his NEIGHBOR's well.
56. Should be same procedure as any other setback, including roads.
57. That's the neighbor's problem
58. The distance used for septic
59. very difficult on shoreline due to small lots. Some as small as 50 feet.
60. yes
61. yes
62. yes
63. Yes
64. yes
65. yes

66. yes 100 ft
67. Yes what is the state rule? Go with that
68. YES,- - -- - ????? Ft.
69. yes, 100'
70. Yes, 50'
71. Yes, 50'.
72. Yes, but I don't have the expertise to say how far. 100 feet?
73. Yes, but I would default to an expert's opinion.
74. Yes, distance depends on neighbors lot size
75. Yes, let the property owners negotiate the location.
76. Yes, set back 50ft
77. Yes.
78. YES. 100 ft.
79. Yes. 100 ft
80. Yes - 100ft
81. Yes 100'
82. No
83. 100'
84. No
85. Yes
86. yes - nothing in less than 50 feet - notarized and approved by survey/engineer - in writing
87. 50
88. 25ft, allow waivers from neighbor
89. Yes. On a case by case
90. Not sure these are very complicated issues
91. Yes to permission. Unsure of how far.
92. yes, 50 feet from boundary as long as no septic within 100ft.
93. Yes but I don't know what the distance should be. If it is so close that it ruins the neighbor's well, then that is a problem.
94. Within 100 feet as written.
95. Yes
96. Yes. Not sure what the distance should be
97. Should depend on where current septic systems are located.

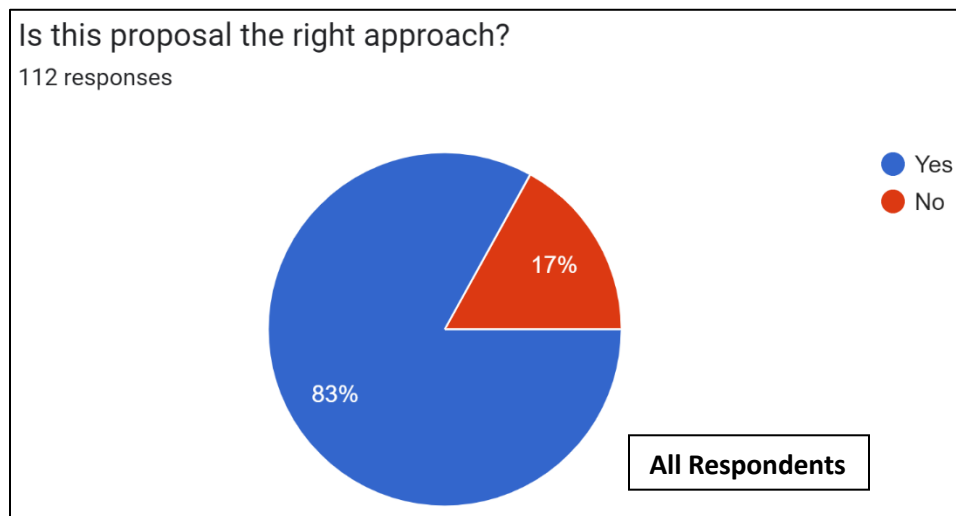
C. LIGHTING AND SIGNS

Q9. IS THIS PROPOSAL THE RIGHT APPROACH?



Q9 COMMENTS:

1. I would oppose any provision that would permit any lighted signs. Small business signs are acceptable but they should not be lighted at night. Keep our dark skies dark. I like the idea of requiring that all new lighting be shielded.
2. Should be on a case by case basis with minimal guide lines.
3. No internally illuminated signs allowed like it currently is.
4. The town should have a say on taxpayers lighting or property
5. This is excessive
6. If its a hazard to drivers or is glaring into someone's home it's an issue. Otherwise let people do what they want.
7. I would like to know that businesses are welcome



here, all of this sounds like ""stay away from Fayette"" although we like our quiet small town do you really want to stop it from growing in the future?

8. I guess I personally anymore information we should be following whatever the state rules are which you're probably going to tell me varies by town to town

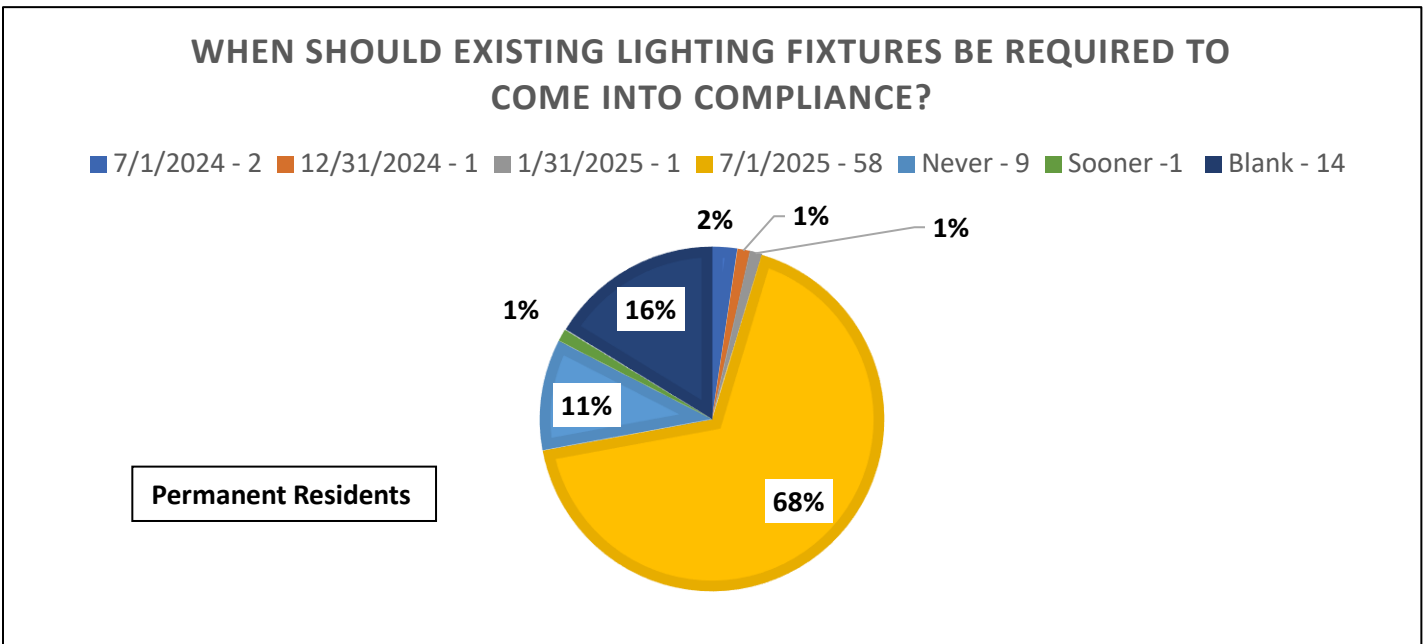
9. One of the blessings of living in Maine is that the landscape is not filled with signage. I appreciate the limits on lighting above, but the

sizes are too big and too numerous. Seriously, who is asking for this? What are the intended consequences? And what are the potential unintended ones?

10. Leave it as is.
11. I don't really see the need to ban neon lighting. If it is a small sign in a store window or something. Seems kind of silly.
12. Should not allow lighted signs this openly - follow vermont rules.
13. Downward lights, minimal brightness, mitigate for wildlife in rural and shore land areas
14. The new LED lighted signs avoid needing to install lights and digital message boards would be easier for school and town office. Important to require dark background as proposed.
15. But some neighbors might be anil with new buildings because there there was no lights there for years, and they might not like them being there. Would have to use common sense when evaluating this.
16. I appreciate the concern for keeping our night sky dark - it's one of my favorite things about Fayette
17. Good
18. thank you for limiting lights, save night flight/sky views

19. Yes but it's pollution and does need monitoring
20. Less light pollution is better
21. Add no LED signs
22. This seems fair to neighboring property owners in our rural town.
23. Need to include maximum light levels so that they can be measured
24. It is important to protect driver safety, not impinge upon neighbors and keep the night sky visible.
25. Fayette is still one of the rare areas with dark night sky. Regulations should reflect the need to maintain this.
26. Excited to see concern for the dark sky in Fayette, a place that is special because of it
27. Good as proposed.
28. Overall very good. Dark background requirement seems harsh. Perhaps limit size of illuminated signs.
29. I like your restriction on illumination for the animals birds and neighbors. Why should event venues have signs permanently allowed in ROW?
30. No context on lighting requirements
31. Maybe
32. Please no lighted signs
33. light pollution is a problem for many (mainly environmental) reasons so good to do something, especially to those who leave lights on all night and build close to existing dwellings. have to balance safety and shielding doesn't really work -- maybe have motion detector option? There's also a difference in impact on busy roads vs interior areas

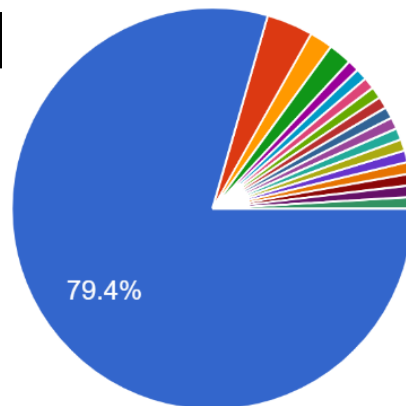
Q 10. WHEN SHOULD EXISTING LIGHTING FIXTURES BE REQUIRED TO COME INTO COMPLIANCE?



When should existing lighting fixtures be required to come into compliance?

107 responses

All Respondents



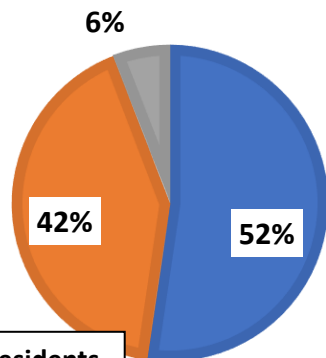
- July 1, 2025
- Never
- January 1, 2025
- December 31, 2024
- They should be grandfathered.
- Should be grandfathered
- None, grandfathered in.

1/3 ▼

Q 11. SHOULD FAYETTE TAKE OVER RESPONSIBILITY FOR POLICING CONTRACTOR SIGNS IN THE PUBLIC RIGHT-OF-WAY?

CONTRACTOR ADVERTISING SIGNS ARE NOT ALLOWED IN THE PUBLIC ROW. MEDOT OVERSEES ENFORCEMENT AND IT IS CLEARLY A LOW PRIORITY FOR THEM. SHOULD FAYETTE TAKE OVER THIS RESPONSIBILITY AND REMOVE ILLEGAL SIGNS?

■ Yes - 45 ■ No - 36 ■ Blank - 5



Permanent Residents

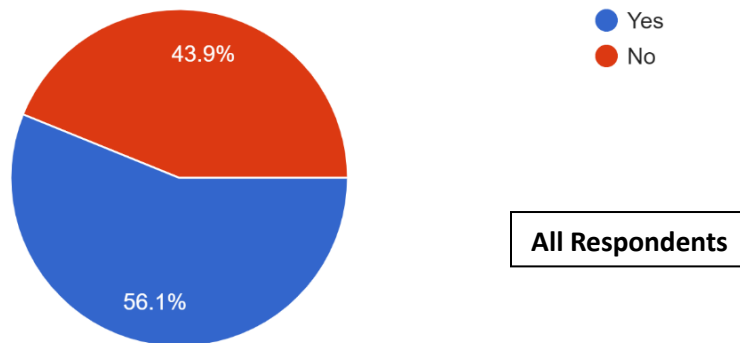
Q11 COMMENTS:

1. Town should focus on the things it's responsible to regulate/enforce
2. Perhaps an annual tax(small) on existing signs that do not comply
3. As long as they are not causing any safety issues I do not see them as a major concern.
4. If it is MaineDOT's job, let them do it!
5. Only if there is a complaint.
6. Until there are complaints, continue to expect enforcement by state authorities. Complaints should also be directed there until issue is more significant than it is currently
7. Who will take over this responsibility and will DOT pay for it or Fayette.
8. Another thing to increase taxes , so no
9. Call them and make them do their job. They don't mow the road sides or trim trees either unless you call them and bitch about an area.
10. not take responsibility, but REMOVE ILLEGAL SIGNS
11. I do not see this as an issue.
12. Allowed

13. Fayette should not be doing someone else's job except for calling maine dot when it sees a problem
14. If cost isn't unreasonable
15. Some of the existing signs are an eyesore
16. It might be helpful to notify contractors and request that they remove their signs.
17. temporary advertising signs should be allowed on private property for up to two weeks after completion of work and then be removed
18. Great idea

Contractor advertising signs are not allowed in the public ROW. MaineDOT oversees enforcement and it is clearly a low priority for them. Should Faye... over this responsibility and remove illegal signs?

114 responses



19. OK must be remove ASAP after event i.e. garage sale or election
20. All signs not just contractor ones
21. I have seen lawsuits in other towns over sign regulations. Curious if this was considered first
22. Political signs are an eyesore. 2024 is coming. Can they be banned on public property? May you please enforce size restrictions and buffer zones during the next election cycle. How about punishing people who leave their political signs up forever?
23. Temp. means TEMPORARY ! Not Forever. If not taken down @ an approved time- - Town should take them down .
24. Try requesting MaineDOT remove the signs first, then consider taking over.
25. Not sure. Plowing, woodcutter, yard sales ?!?
26. I'm not sure we should be putting what a low priority for the state is in the towns land survey
27. The number of road signs is getting out of hand. They are very unattractive
28. Does Fayette have the permission/power to remove any illegal signs in the ROW that are causing issues for whatever reason (plowing, line of sight, etc?) If yes then not worry about contractor advertising and only remove when causing an issue.
29. see above - the less the better
30. Seems to be a waste of resources and town funding.
31. Much business is generated through these types of signs especially for seasonal property owners. ie. Stump grinding, camp leveling, dock removal...
32. Remove illegal signs after notification but should not be in a way that causes escalation and safety of enforcer is priority.
33. Maine DOT should do their job.
34. Bill the state for each job
35. Need to clarify temporary versus permanent sign requirements
36. Removal after time limit has passed; similar to political signs.

D. NOISE

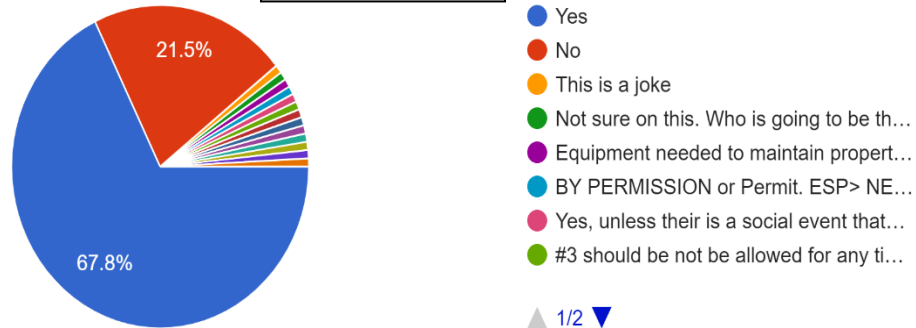
Q 12. DOES THE PRINCIPLE OF HAVING NEW LAND USES SELF-CONTAIN THEIR NOISE MAKE SENSE?

Q 13. SHOULD WE HAVE THESE "GOOD NEIGHBOR STANDARDS" APPLICABLE TO ALL RESIDENTS?

Does the principle of having new land uses self-contain their noise make sense?

121 responses

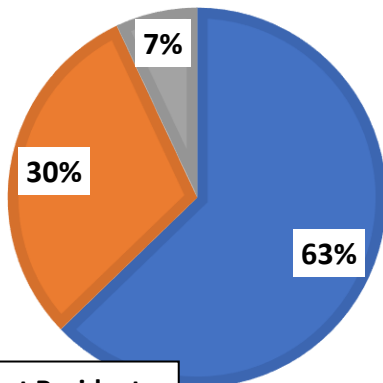
All Respondents



NOISE

DOES THE PRINCIPLE OF HAVING NEW LAND USES SELF-CONTAIN THEIR NOISE MAKE SENSE?

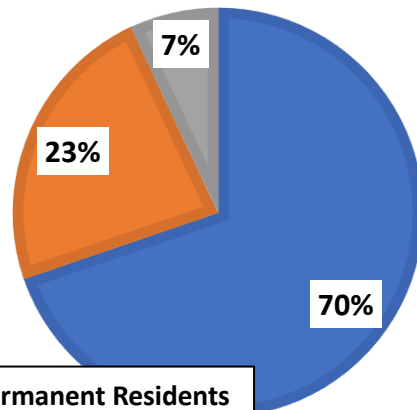
■ Yes - 54 ■ No - 26 ■ Blank/Other - 6



Permanent Residents

SHOULD WE HAVE THESE "GOOD NEIGHBOR STANDARDS," APPLICABLE TO ALL RESIDENTS?

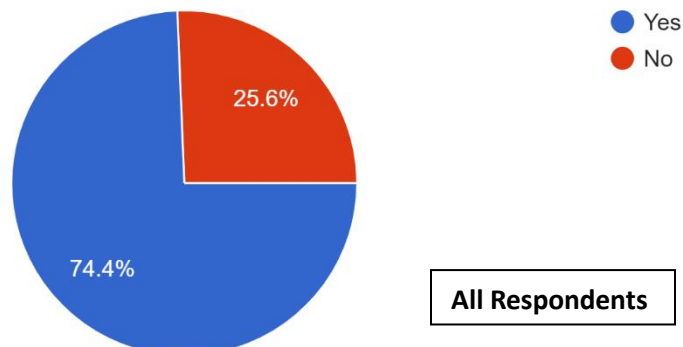
■ Yes - 60 ■ No - 20 ■ Blank - 6



Permanent Residents

Should we have these "good neighbor standards," applicable to all residents?

117 responses



All Respondents

Noise (Q 12 & 13) Comments:

1. How was the 55db /45db determined as the limits?
2. #3 should be not be allowed for any time period
3. 3 unreasonable
4. As much as possible
5. BY PERMISSION or Permit. ESP> NEIGHBORS...
6. Equipment needed to maintain property shouldn't be part of noise ordinance.
7. maybe, more discussion needed
8. Not sure on this. Who is going to be the noise police
9. Restrict noise making recreational activities to once a month max, prohibit fireworks over any body of water
10. This is a joke
11. Yes, unless their is a social event that lasts longer than 3 hours
12. Given the make up of Fayette I don't believe these standards are necessary for residents and should be focused on businesses that generate noise only.
13. Snowmobiling is a huge draw to the town.
14. Can not be enforced! Who is going to enforce all these standards? Create a police force with tax payer money!
15. Disagree
16. Don't agree with any
17. Don't get involved.
18. 7AM-7PM for construction and wood harvesting does not take into account seasonal changes. I'd suggest something such as 1/2 hour before sunrise till 1/2 hour after sunset to address daylight change throughout the year. Quiet hours sounds like a State Park rule. This is a town. Let people work out their differences.
19. If power goes out and you need to run the generator all night, you can't, this impacts farms and farm work with limits to 7:00 pm. It doesn't get dark until 9:00 in summer when people are trying to get hay and firewood done. People can't work on projects on their house at night after a day of work until dark. How are people supposed to get anything done? You can't plow your driveway in the morning before you go to work if you use a tractor or snowblower.
20. This is rural area not to be messed with.
21. My neighbor shoots all day sometimes and it annoys the crap out of me. That being said I would never support making any regulation that impacts his enjoyment of something that he paid for during daytime hours. Night, absolutely. Nobody is kind anymore and this will absolutely limit how people can use their property.
22. Disagree
23. 1. Makes sense & is reasonable. 2. Makes sense & is reasonable. #3 should be taken out completely, I disagree with it as all these activities listed are the reason people have land and want to use it for activities such as the above listed.
24. not # 3
25. 3 unreasonable
26. 7pm summer hours are tough. Should be more seasonal in the summer...8 or 9 pm
27. Agree Permission from neighbors & town (if needed).
28. I think they sound mostly reasonable - although I think they may be difficult to enforce
29. maybe use waivers if neighbors agree
30. 12 hours daily seems ample time for most of those activities. Exceptions could be made for celebrations such as fireworks on July 4th. Keep in mind that during the longer daylight hours, working folks may need to mow lawns, use chippers, cut their wood, etc. after they get home from work! The hours for noisy recreational activities seems appropriate.

31. Yes
32. They are reasonable and fair.
33. If someone wanted to use a chain saw to make art every now and then they should be allowed to. Move artistic projects using loud power equipment to the noisy recreational activity. Further, people should be able to do outside projects using things like sanders outside. Not allowing this could seriously impact peoples livelihood. Allowing work to be done during work hours - 9-5 seems pretty reasonable. I am afraid these standards could have some unintended consequences.
34. Sounds logical and fair, but..hard to enforce CEO too busy.
35. These seem reasonable to me.
36. NO RECREATIONAL NOISE ! PUBLISH the GOOD NEIGHBOR STANDARDS
37. Exterior noise should be contained between 10:00 p.m. and 7:00 a.m. that's just the neighborly thing to do.
38. Fair
39. Mobile sawmills should not be allowed to be permanently run from a home
40. "Standard 1 really relies on each neighbor and there is no enforcement ability. Might this cause more problems between neighbors?
41. Standard 3 seems ambiguous to me regarding the snowmobile and ATV running - is it intended to apply if those two vehicles are continuously running on the same property or in the same confined area near a neighboring property? I agree with the concept but this might need some clarifying language. Also, who is going to enforce this?"
42. Recreational activities: Is this 3 hours twice a week per person or per location? I'd support an ordinance that required people to get municipal approval before starting any kind of noisy activity. What about motorcycles -- are they included in this? Can the town establish decibel-level limits on motorcycles that would apply anywhere and anytime? What about jet skies? That's recreational (and loud), too.
43. How will the provision of "impact on neighbors should be considered" be demonstrated or enforced? While I hate leaf blowers, am annoyed by frequent fireworks, snowmobiles, and guns -- they are part of the culture here, and changing them by rule is not likely to do more than create resentment.
44. Timber harvesting and construction should be allowed from 6 AM to 10 PM
45. Yes
46. Construction and Timber Harvesting operations shall limit necessary noisy operations to between 7AM & 7PM. should be 8 AM to 7PM; Noisy recreational activities should be limited to finish by 9:30 pm.
47. Sounds like a good idea
48. seem reasonable
49. I feel that the outdoor power equipment should have similar time restrictions as the construction and timber harvesting rather than trying to police what is used for maintaining property.
50. Don't agree with the 3hrs. remove that completely
51. Firearms noise should be limited to three hours/week
52. These proposals seem fair.
53. Fireworks need to follow state regulations over shore land zone areas and limited to certain days. It actually would be nice and safer environmentally and for many reasons to have a town ordinance prohibiting fireworks in or over shore land zone. Towns can make their own ordinance.
54. and should be distributed to new and current residents alike
55. Please no personal fireworks at all. It's dangerous and scary for animals.
56. should let lawn mowing type noise go until dark, distinguish between short-term weather-dependent projects and long-term construction or daily noise
57. Agree. Sound carries across water more than they realize. No fireworks after 9PM
58. also outdoor speakers/blasting music if you have neighbors
59. Should not prohibit the possibility of a Farm to Table or Wedding event Venue

60. In concept they are fair. However, Regular normal rural living includes mowing lawns, chipping limbs, generators, they should not be part of a noise ordinance. Those noises are just part of rural living. Construction and Timber Harvesting should be 7 am until dark to allow for changes of season, and Recreational activities should not be limited to a certain number of days however, they should not be intrusive to the neighbors. We expect that people might have a family gathering that will have music, but we don't expect / want weekly events held next door in a for profit event like a wedding venue. it creates lots of traffic, and noise in an environment that is expected to be family friendly where you can let your children ride bikes and go for a walk without the danger of being run over or have to be guarded. I live in a rural area because I want to have a quiet, low traffic, space, and I can have animals, and be reasonably assured they safe.
61. More discussion needed
62. These rules tend to be abused. In the summer during busy times it can make more sense to log or do road construction at night or very early am. If there is something permanently (more than a year) being installed I can agree a 7am-7pm production window if the operation is noisy. Everything else is temporary.
63. Just have hours - not "twice a week" or "duration." Subject to interpretation - will not be enforced.
64. Sound fair
65. The Cove part of Parker Pond is incredibly noisy with the residents on Quimby Lane side being particularly insensitive to the impact their leaf blowers, chain saws, construction equipment, fireworks have on the enjoyment of the Pond. There is RARELY a day, weekday or weekend, that is NOT ruined by the incessant use of power tools. The quiet hours should be from 10pm to 9am; neighbors should NEVER be subjected to music that they are not, themselves, playing regardless of the hour; construction/lumber noise should be limited to 8am to 5pm on WEEKDAYS and prohibited altogether on the weekend, and FIREWORKS MUST BE BANNED from being shot off on the Pond or in ANY wooded area (where they constitute a fire hazard) around the Pond.
66. Exceptions should be made (in the way of extended hours) for noise on certain holidays such as 4th of July and New Years Eve.
67. 3 hr duration for firework displays is excessive. A 1 hr period seems adequate and fair
68. Who is going to police this? Twice a week? Im happy to complain about my neighbor mowing their lawn at 7 am every 4 days because they have that freedom
69. Good neighbor standard 3 will be difficult to enforce
70. sounds reasonable
71. please add motor boat use --louder than , say, a trolling motor- limited to area and time
72. I think that the "needed to maintain property standard" is vague and limited. For example, Could a chainsaw be used for creating art? Is improving property the same as maintaining property? What is the definition of property, does it include personal and real property? What about equipment necessary for animal care?
73. Agree with quiet hours.
74. I agree to all and these sound fair. They allow for holiday celebration, work needs, etc.
75. Existing lighting installations should be grandfathered until modified or repaired. New installations should comply as adopted. Sound ordinance should only apply from the evening until mid-morning hours. Perhaps a special permit for noise exceeding 85db @ 100feet away would be fair.
76. Should not apply to places without close neighbors.
77. Unenforceable. Sets up for malicious reporting by neighbors.
78. Shouldn't these standards apply to non-residents while in Fayette?
79. Add jet skis. The noise on the lake is terrible
80. Residential use of power equipment should be restricted to same hours as timber harvesting at the very least. Even 8:00am to 8:00pm would be good and allow evening work in summer for people who work during the day.

81. "Maintaining the rural character of Fayette is something I would imagine we'd all agree on.
82. As well as taking into account how noise impacts our fellow neighbors.-we all understand that living in a rural setting means the use of outdoor power equipment etc.,
83. I don't agree, however, that requiring new businesses to mitigate their noise and meet an impossibly low audible standard feels fair.
84. New business operations bring a value to a community: both economic and increasing the diversity of that community. Increasing the limits on new businesses could potentially stifle the growth of the community. There is a balance needed between the inherent quality of life that a rural community like Fayette provides, and the need to create a fair business atmosphere
85. Additionally of note: I find the language of the proposed standards to be confusing and even contradictory, but as I understand them, I do not support them as proposed."
86. "The ability for either residents or businesses to self-contain their noise is a challenging standard, effectively prohibiting a wide range of both recreational and commercial uses (for example, mechanics, breweries, farms, shooting ranges) even with the provided recreational exceptions (i.e. up to twice per week, three hours in duration). For example, that would be a significant imposition for residents who regularly use snowmobiles during winter months.
87. While exception has been provided for both Construction and Timber Harvesting, there are likely a wide range of businesses that would not be able to meet this standard. It's not clear whether any other business with necessary noisy operations would be effectively prohibited from operating in town, or how the standard might be retroactively applied to existing businesses and land uses.
88. The default levels provided for both day and night are also limiting. For example, 55 dBA is the sound emitted by a household refrigerator (<https://ehs.yale.edu/sites/default/files/files/decibel-level-chart.pdf>); whereas a normal conversation reaches between 60 to 70 dBA. The ambiguity of ambient noise at property boundaries combined with a lack of specificity of daytime and nighttime hours make the standard both challenging to comply with and enforce. The likely expansion of future exemptions in the Good Neighbor Standard points to that challenge.
89. Moreover, the principle of self-containment that applies uniformly throughout town irrespective of the specific area of town or the size and configuration of the properties and abutters impacted is both unnecessary and overly broad. For example, these standards would be burdensome and unnecessary on parts of Main Street due to the co-location of commercial properties and few nearby residents."

How could these proposed standards be improved?

1. Not include them
2. Just leave to 7 to 10 .
3. Don have a noise ordinance at all .
4. These suggestions might appeal to those living in more heavily developed areas on the various waterfront properties but not so much for owners with larger more rural lots.
5. Regulations for mud runs.
6. They could be completely removed and we could stay within the State guidelines. This is rural Maine. Not a HOA area
7. Not needed
8. loggers jobs could be effected greatly6 as they start work early. Usually as soon as they can see. You are limiting their right to earn a living
9. I think point three will be a nightmare to enforce. Stick with just the quiet hours.
10. ???????? Make Friends ____ Not ENEMIES
11. I think there might be some consideration for altering the quiet hours or the allowed hours for operation for construction / timber based on the season

12. 7AM-7PM for construction and timber harvesting may be a bit too strict. Industries are already subject to seasonal and weather. Maybe add an hour on each side (6AM-8PM)?
13. Careful consideration of those instances that don't completely fit the standards.
14. If someone wanted to use a chain saw to make art every now and then they should be allowed to. Move artistic projects using loud power equipment to the noisy recreational activity. Further, people should be able to do outside projects using things like sanders outside. Not allowing this could seriously impact peoples livelihood. Allowing work to be done during work hours - 9-5 seems pretty reasonable. I am afraid these standards could have some unintended consequences.
15. I would love to have one day a week noise free eg a Sunday or other weekend day to know that for at least once a week there'll be no machine noise
16. ENFORCE RECREATIONAL NOISE
17. 8-6 should be sufficient
18. Clarification of enforcement options.
19. I think you're going to have to scale back #3 to quiet hours, with a different scale for duration and frequency. An annual party with a live band would run more than three hours, for instance, but would be less disruptive than someone running a leaf blower every night for two hours.
20. Follow Vermont rules
21. Timber harvesting and construction should be allowed from 6 AM to 10 PM
22. I would favor fewer hours of duration and frequency for wildlife protection
23. 2x/week seems very restrictive with some of the potential noise makers that are weather dependent and opportunistic based on ground conditions (snowmobile, ATV, etc).
24. Like everything else, enforcement is the challenge.
25. ?!?
26. Support the enhancement of the community to allow for Event Venues.
27. Please work to ensure that the town of Fayette stays a rural environment and keep big business and business with load noise, and traffic, away from our rural areas.
28. Just have hours - not "twice a week" or "duration. Have hours when machines, etc. can be used - 7 AM to 6 PM is good - and loud noise in the evening to cease by 10 PM.
29. We need to actually enforce these noise restrictions; there needs to be a process for formal complaint when they are violated as some residents don't seem to care at all about the effect their noisemaking has on the quality of life here. FIREWORKS MUST BE BANNED from being shot off on the Pond, any waterway, or in a place where doing so constitutes a fire-hazard. If people must have fireworks, they need to either go to a field / open area away from residents or they need to switch to laser fireworks technology. I realize that fireworks are legal in Maine; that DOESN'T mean that any one has the right to shoot them off anywhere without regard to the damage they are doing to the peace of mind of neighbors, domestic and wild animals and the litter they cause. On the one hand, we claim to care a great deal about what pollutes our waterways; on the other hand, we let this behavior go completely unchecked.
30. Pertaining to personal property? Maybe not fireworks / gunshots after midnight-6am but the music/power equipment is ridiculous
31. remove 2x per week and 3 hour max duration. keep hours 10p - 7a
32. Not sure who becomes the watch dog, and restrictions only have value if they are enforced.
33. What are the penalties for non-compliance?
34. People no longer can be assumed to care what their neighbors think. Having set hours will be enforceable and fair to everyone. A landowner should be able to enjoy their property but also be able to work on projects, improvements etc.
35. Clearly, if we wish to preserve the rural character of our community we need to be considerate of the impact that noise may have on our neighbors. But we need to balance the interests in preserving the character of the community with the interests of property owners to enjoy and benefit from their private property. Indeed, these considerations are often not an "either/or" Some private and commercial

activities that necessarily emit some noise contribute directly to preserving or enhancing the character of the community precisely because they bring people together to engage in play, sport or entertainment in ways that build and sustain community. To put it simply, “all quiet all the time does not a vibrant community make!”

Moreover, the principle of “self-containment” should be replaced with regulations more specific, more flexible and more adaptable to future recreational and commercial uses that otherwise contribute to our community, whether in employment, taxes or quality of life.

For example, Camden prohibits excessive noise only between the hours of 11:00 p.m. and 7:00 a.m., choosing to prioritize limiting disturbances to residents during the night (<https://ecode360.com/38267451#:~:text=Unacceptable%20noise%20levels.,obtained%20for%20a%20specific%20event.>). The town defines unacceptable noise as any sound level exceeding 65 dBA when measured at the property line and persisting for five minutes or more unless a permit has been obtained for a specific event. Similarly, Augusta's current noise ordinance was adopted in 2021 and prohibits loud noises from 11 p.m. Sunday through Thursday. On Friday and Saturday, the ordinance prohibits loud noises from midnight through 7 a.m. (<https://www.wfxg.com/story/46616675/city-of-augusta-looks-to-change-noise-ordinance>). These standards are easily understood, generally applicable to a variety of uses, and specific enough to be both complied with and enforced.

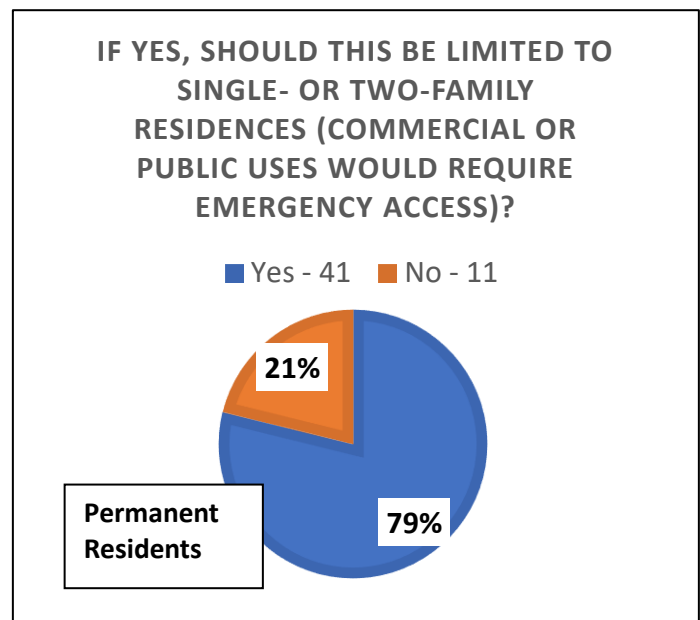
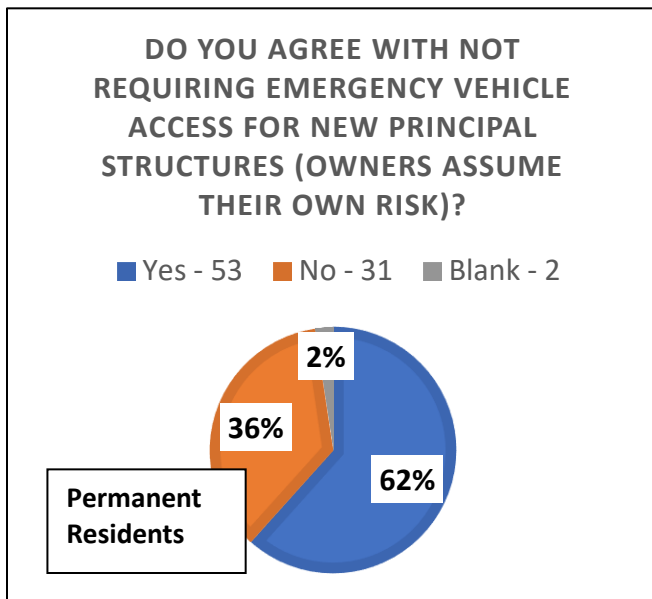
York provides greater nuance in its standard, differentiating between absolute noise limits by both zoning district and time of day (<https://www.yorkmaine.org/DocumentCenter/View/712/Noise-Ordinance-PDF>). For example, between 7:00 a.m. and 10:00 pm the maximum permissible sound level is 70 dBA in certain zones and 60 dBA in all other zones. During night time hours, the permissible level drops to 50 dBA. This standard provides further flexibility by both zoning district and time of day, while maintaining a simple and specific standard.

I am a new property owner to Fayette and was attracted to the town precisely because of the rural and historic character of the town and the specific property I purchased. I have already invested hundreds of thousands of dollars and am indebted to the many neighbors and residents who have shared advice, guidance, and deeply appreciated support including during the recent storm. I want to preserve and enhance the quality of this community I have just joined, not jeopardize or compromise it. In that spirit, I urge the town to pursue an approach that prioritizes both specificity and flexibility to a variety of land uses for both residents and businesses without the need to exempt every activity that might exceed an otherwise stringent standard. And not to over-regulate activities in a manner that could have the unintended consequence of diminishing the very community those regulations were intended to protect."

E. ROADS AND STEEP SLOPES

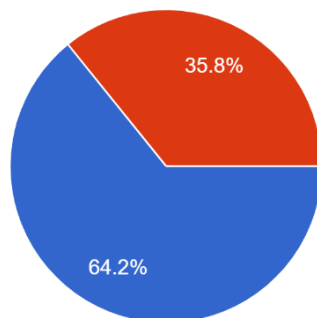
Q 14. DO YOU AGREE WITH NOT REQUIRING EMERGENCY VEHICLE ACCESS FOR NEW PRINCIPAL STRUCTURES (OWNERS ASSUME THEIR OWN RISK)?

Q 15. IF YES, SHOULD THIS BE LIMITED TO SINGLE- OR TWO-FAMILY RESIDENCES (COMMERCIAL OR PUBLIC USES WOULD REQUIRE EMERGENCY ACCESS)?



Do you agree with not requiring emergency vehicle access for new principal structures (owners assume their own risk)?

120 responses

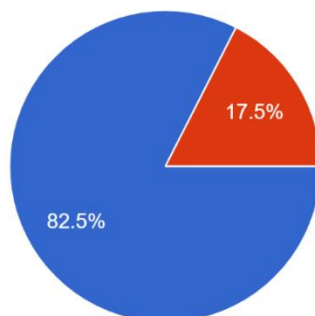


● Yes
● No

All Respondents

If yes, should this be limited to single- or two-family residences (commercial or public uses would require emergency access)?

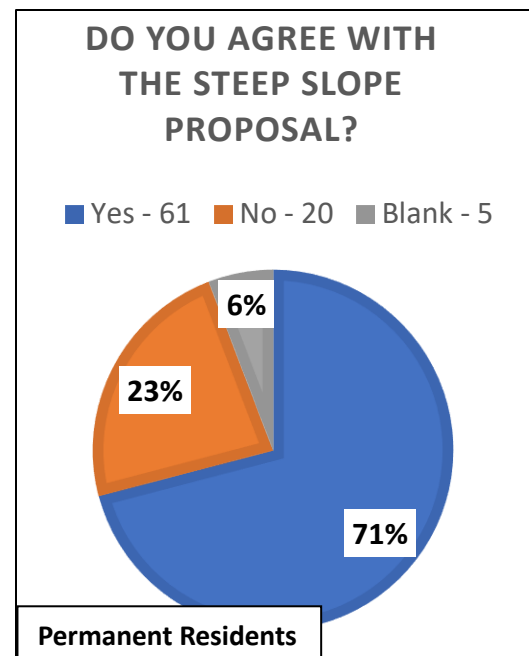
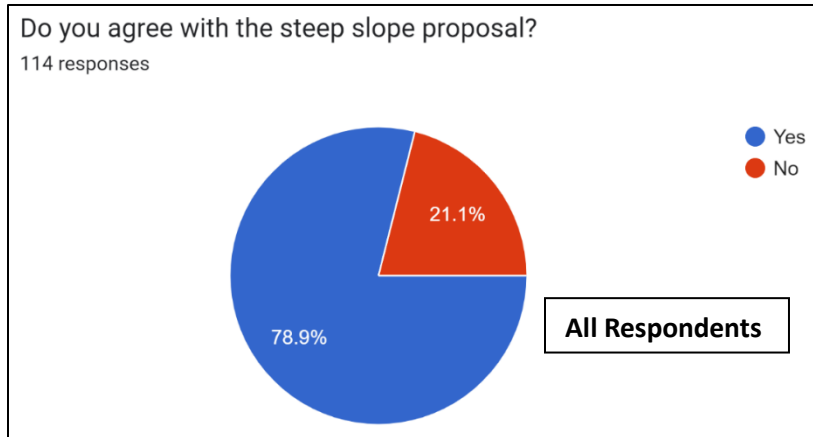
80 responses



● Yes
● No

All Respondents

Q 16. DO YOU AGREE WITH THE STEEP SLOPE PROPOSAL?



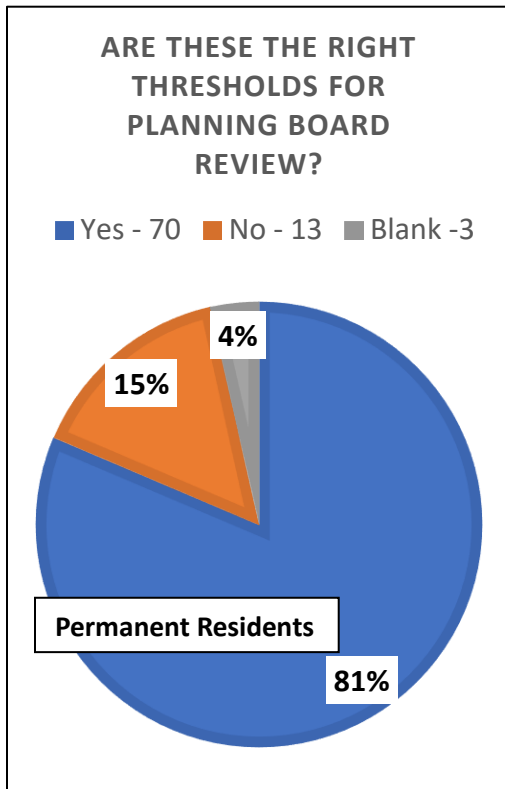
ROAD AND STEEP SLOPE (Q 14-16) COMMENTS:

1. Erosion measures can be put in place for slope cutting
2. I think that if prior new structures (homes) were not allowed emergency vehicle access that new ones should not be either.(fairness?). What makes commercial/public use areas more important than a homeowners emergency situation? I would like to see emergency vehicle access to all structures if possible. New builders must be told of the no emergency vehicle access to their properties when receiving their building permit then it is up to them to build or not knowing the restriction.
3. Steep grade restrictions are excessive
4. Require EV limit on building permit. 20% is not much slope.
5. Require EV limit on permit. Steep slope protection only in shoreland, not inland.
6. Cleared steep property should be planted with soil retaining flora and culverts installed.
7. The owner beware. This is rural living, not the city!
8. Maybe apply a larger % of grade
9. Fire access is important to protect the lands and forests around the properties.
10. TOWN collects a great amount of tax dollars from private road properties. TOWN must work in partner with private rd associations to help to maintain these private roads.
11. Commercial should be reviewed by State Fire Marshal. Steep Slopes: should be site specific. If landowner meets all setbacks and gets permit.
12. Follow rules in place.
13. note emergency egress issue on building permit
14. Note access limit on building permit
15. Include EV access limitation on building permit
16. Remove the cul-de-sac elimination what's wrong with cul-de-sacs? Why would you make that a permanent elimination for the future?
17. Steep slope regulations needed fir erosion/ runoff
18. It must be made clear to the building permit applicant that they are at their own risk for emergency services at the time of application.
19. Require access limitation on building permit
20. Require property owners to sign that they understand emergency equipment cannot reach their property and disclose on future sales. Does potentially create more fire forest hazard. We need to protect steep slopes from erosion and limit clearing unless for productive use.
21. Everything should be done to cut down on the steep grades
22. I think all properties should be required to have emergency vehicle access

23. All residences should allow for emergency access. If a lot is developed without this, and sold, the new owners should not be disadvantaged.
24. You propose granting permits for people to dwell, presumably with children, where help cannot go? Rural living is challenging enough being 40 minutes away from everything.
25. emergency access is very important, and responders will always try so it puts them in unsafe situations. what about fire and risk to other property? fine what you want to do with your discontinued road property except when you adversely impact or put risks on others or endanger others
26. Prohibit use of private roads for new development not intended by original developer, e.g campground or airbnb or other high volume users (more than a single family use)
27. Emergency access is necessary. If not, assume the risk Doesn't really wind it puts the responders - police, ambulance, firefighters - at greater risk. Grandfather in what you have to, but not new properties. Require access.
28. We know residents that had emergencies that required an EV. They were not aware that their road has no such access. Nearly tragic. All structures where people live or work should have EV access.
29. I don't know if it is possible but requiring disclosure that a location does not meet the requirements for emergency vehicle access when listing a property for sale?
30. re emergency access- be sure it would include potential multi-building family camps - ie possibly more than 2 buildings
31. Commercial or public uses should pay for the development and maintenance of access or contribute a higher % for the privilege of this service.
32. I don't understand all the implications of the proposal
33. All properties should allow for emergency access. Prohibiting steep slope cutting may generate hazards from poorly rooted trees, falling limbs, less wind protection. Removal and low ground coverage may be better, and improve visibility
34. Without requiring the access in building permits, there is no way to enforce new neighbors to help maintain a private way. If there is more than 1 residence on the road, there should be some way to require joint cooperation in maintaining the ROW for emergency vehicles.

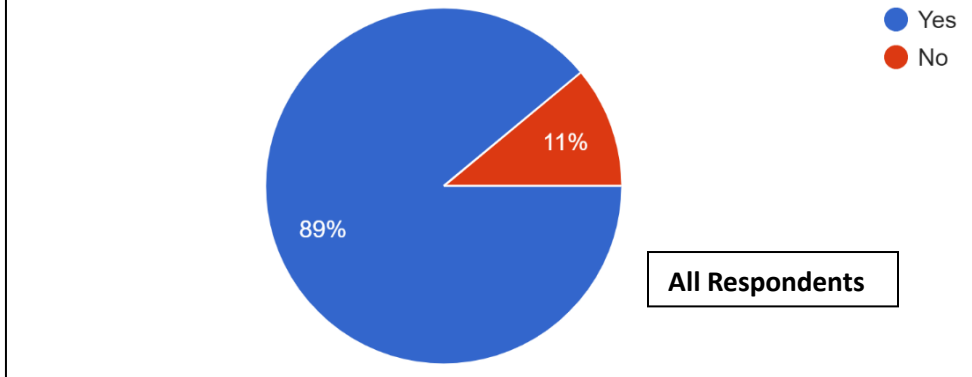
F. SITE PLAN REVIEW PROCESS

Q 17. ARE THESE THE RIGHT THRESHOLDS FOR PLANNING BOARD REVIEW?



Are these the right thresholds for Planning Board review?

118 responses



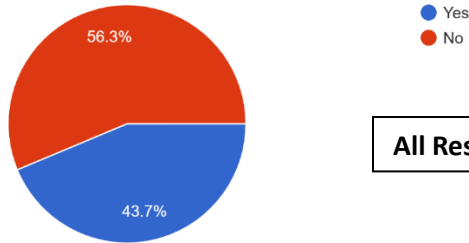
Q 17 COMMENTS:

1. Leave it the way it is
2. All but one. Why would an AirBnB cause much more noise, traffic, lighting, etc. than an everyday residence. Rental contracts are usually written to avoid these types of situations
3. It's hard to agree with more rules. This will cost the town \$\$
4. Preserve land ownership rights
5. a dollar amount to trigger the process
6. 10 cars daily or standard for gravel.
7. Air BNB should have higher standards than a single family dwelling including safety measures traffic impact greater than a single family noise - party- regulation and open pit fire regulation as well as neighbor notification or approval. Anything not intended in the original development should be reviewed
8. keep our small town SMALL, LIMIT COMMERCIAL STRUCTURES
9. All commercial use should be reviewed. Plan review, fire marshal review, building, plumbing, traffic patterns
10. Except not Airbnb's
11. Drop to 10 one-way trips if over private roads
12. Love it.

Q 18. IS OFFERING ALL OR PART OF A PROPERTY FOR SHORT-TERM (LESS THAN 30 DAYS) RENTAL, A CHANGE OF USE THAT SHOULD REQUIRE SITE PLAN REVIEW?

Is offering all or part of a property for short-term (less than 30 days) rental, a change of use that should require site plan review?

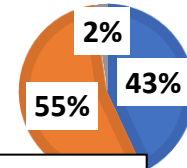
119 responses



All Respondents

IS OFFERING ALL OR PART OF A PROPERTY FOR SHORT-TERM (LESS THAN 30 DAYS) RENTAL, A CHANGE OF USE THAT SHOULD REQUIRE SITE PLAN REVIEW?

■ Yes - 37 ■ No - 47 ■ Blank - 2

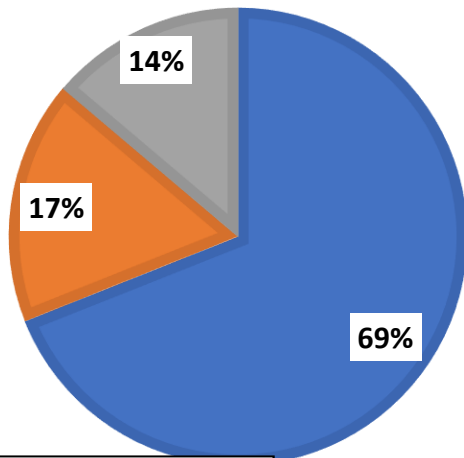


Permanent Residents

Q 19. DOES THE PROPOSED PROCESS SEEM REASONABLE?

DOES THE PROPOSED PROCESS SEEM REASONABLE?

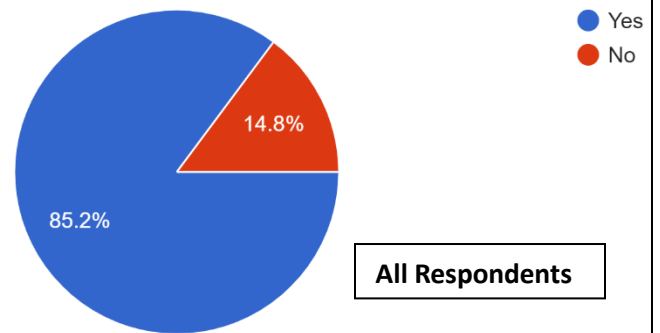
■ Yes - 60 ■ No - 15 ■ Blank - 12



Permanent Residents

Does the proposed process seem reasonable?

108 responses



All Respondents

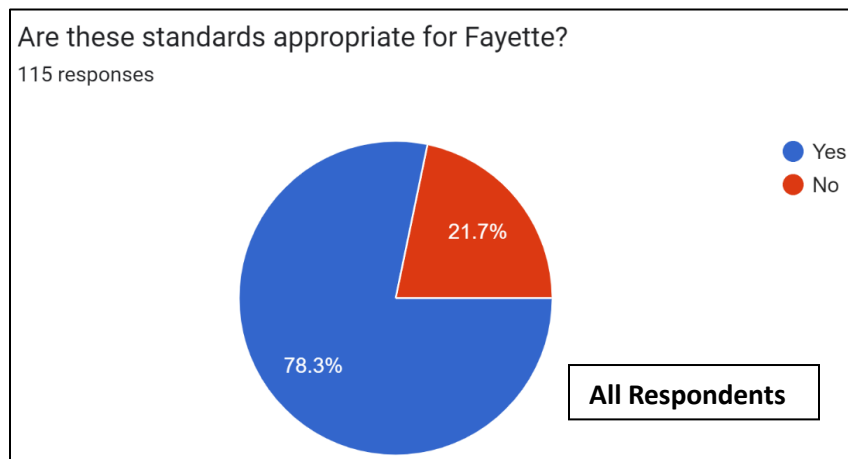
If no, how could the process be improved?

1. Charge for business applications
2. Leave it alone
3. Short term rental rule not needed
4. State of Maine should and has regulations for lodging. Approval and licensing thru state. Town should not be involved. Don't get involved with licensing. Registration and contact info is reasonable.
5. Short term rental should be choice of property owner and thier private insurances.
6. Mind your own business
7. Decrease to 15 days to trigger review
8. Clarify the difference in short term rentals from those primarily commercial (e.g. exclusively used for short term rentals) vs owner occupied homes that are short term rentals (e.g. those primary residences sometimes rented when owners are absent temporarily).
9. Except for Airbnb's
10. Not a fan of short term rentals. Like to know who is SUPPOSED to be in my neighborhood.

11. Would more than 30 days go under commercial regulations?
12. COULD BE TIGHTER, PROTECT OUR SMALL TOWN QUALITY
13. owners of short term use of property should be required to review town noise and nuisance site plans with users/renters to preserve the quality of the land use provisions
14. How will residents, contractors and developers learn about these thresholds?
15. If part of a property is offered for short-term rental, a site plan review should be required if the rental property is going to be used for commercial purposes. If it's a short-term rental for residential purposes, a review would not be needed.
16. What does the proposed site plan review cover residential vs.commercial building? There are differences between a home being rented and large commercial (ex.retail or manufacturing building) being constructed. I think the town needs to be careful on this question. We have many summer residents that bring much to Fayette, if they should want to have a summer home here & the chance to pay the mortgage off, then in retirement, move permanently to Fayette, do we want to discourage them?
17. So, Short term RESIDENTIAL rental? Family? Cousins? Where do you draw this line?
18. do not include renting for agriculture
19. I don't think the town should be overly strict or prohibitive, but should make sure the neighborhood is not disrupted.
20. Whether this process is reasonable or not is the biggest question. To begin this process is to open up the real possibility of future abuse of power by persons on the Planning Board and increasing restrictions on property owners. Small increments of requiring reviews can easily expand to mimic the nightmare known as HOA

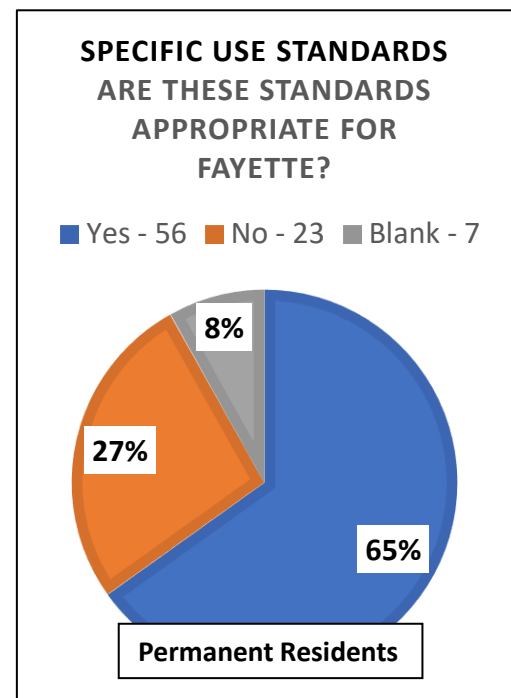
G. SPECIFIC USE PERFORMANCE STANDARDS

Q 20. ARE THESE STANDARDS APPROPRIATE FOR FAYETTE?



Q 21. PLEASE SHARE OTHER USES OF SPECIAL CONCERN AND IDEAS TO FAIRLY REGULATE THEM.

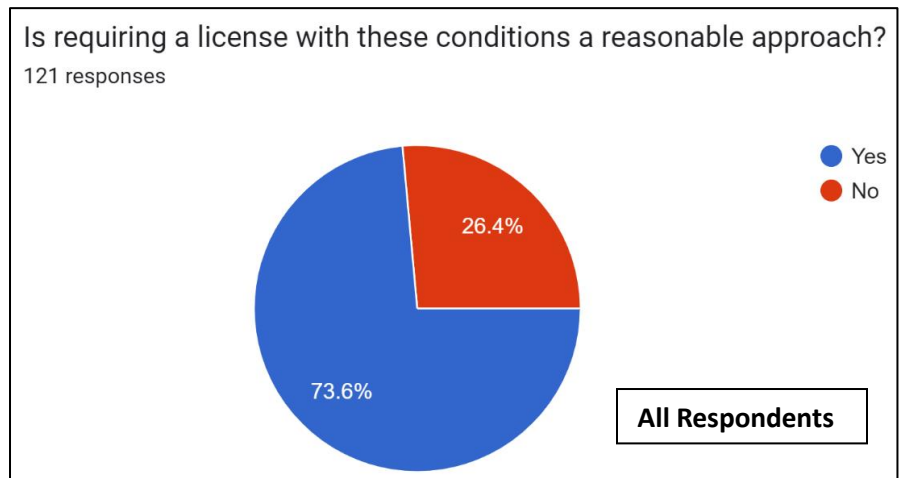
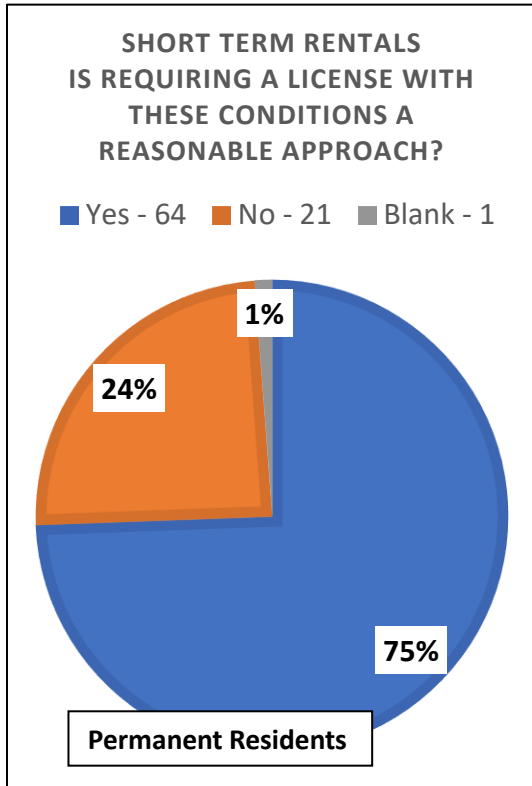
1. If allowed, event venues, mass gatherings & commercial mudruns and racetracks - require owners/promoters to provide security presence at all events; Commercial Shooting Ranges - require projectiles to removed from property
2. Marijuana grow facilities should have setbacks to neighbors so we don't have to smell it all the time. That is way worse than noise,
3. Large box stores or "mall" type areas should not be permitted in Fayette.



4. For some venues like barn weddings how is the safety of town residents being considered. These types of events are likely to have out of town / state people participate, and we are dependent on the sheriff and state police dept. Safety should be a consideration. Should at certain number of safety personnel be required.
5. Include lighting (dark sky considerations) for any development
6. NO FIREWORKS, NO DOG KENNELS, NO BOAT RACES, NO FLYOVERS, town should purchase and use drone to keep check on properties with possible offense.
7. Need to clean unlicensed junk yards up. And get things out of the towns right of way.
8. We believe that we are the only HOA with deeded restrictions. Would appreciate the ability to enforce our more restrictive building requirements by being copied on any permit application to build in our development, and town cooperation in refusing any request that does not meet our deeded standards. LEHA now has over 30 homes and is growing.
9. The town ignoring our standards and refusing to enforce standards they, themselves put into our deeds has caused many issues, some ongoing.
10. Venues, events, campgrounds, land trusts etc that require public access over private roads have their own sets of impacts. Initial anticipated usage generally increases over time sometimes exponentially. Traffic above and beyond that of a single household or even less with a seasonal home leads to increased maintenance and costs to the private road Added pollution from exhaust, dust, from increased road use from any construction or service vehicles needed to build maintain or service the area even if it is only a parking lot, Great impact of peaceful relaxation of neighbors residing on private road with traffic people and pets being noisy or venturing on property or turning in private driveways. Light pollution impact. Potential outdoor fire pit pollution above single dwelling and in some cases without the benefit of a fire pit, loss of privacy of adjoins or properties on private road These all need to be considered. Add to that pollution from lack of porta potties or pet litter cleanup.
11. For event venues, allow more latitude for noise levels
12. I appreciate the thoughtfulness of these approaches and the modeling on existing ordinances from similar communities. Protecting our water, landscape and view shed is a high value for our town's appeal and hence tax base. Regulating air b&b or small scale home businesses, especially currently existing ones, might be more than needed but overall this is a big step in the right direction.
13. Event venues should have traffic plan
14. Are solar farms handled somewhere separately?
15. NO shooting ranges or mud runs in Fayette. We should know where local ones are.
16. Using property as a personal junkyard that could be an environmental concern to neighbors should be regulated by limiting the amount of old vehicles or equipment.
17. The shooting range noise stds and possible limits to 2x/week seem counterproductive and arbitrary.
18. I do not support approval of the last two items in any case - commercial shooting ranges and commercial racetracks
19. How does mass gathering of 500 impact church or school gatherings that may exceed the limit? There is volatility of attendance for such events. Suggest exempting church or public/school events.
20. Please set up control for aquifer companies coming into town, cutting a deal with a landowner, then removing the aquifer water in Fayette. Please
21. Except for gun ranges and mud runs/racetrack. I think those should have a time range between 9am - dusk with no limit on sound decibels
22. What about signage requirement (Marking property) of shooting ranges? Event venues should have verbiage defining range of number of attendees.
23. Mass gatherings could even be limited to smaller number.
24. Any changes in traffic, set percentage, would have to come before council

H. SHORT-TERM RENTALS

Q 22. IS REQUIRING A LICENSE WITH THESE CONDITIONS A REASONABLE APPROACH?



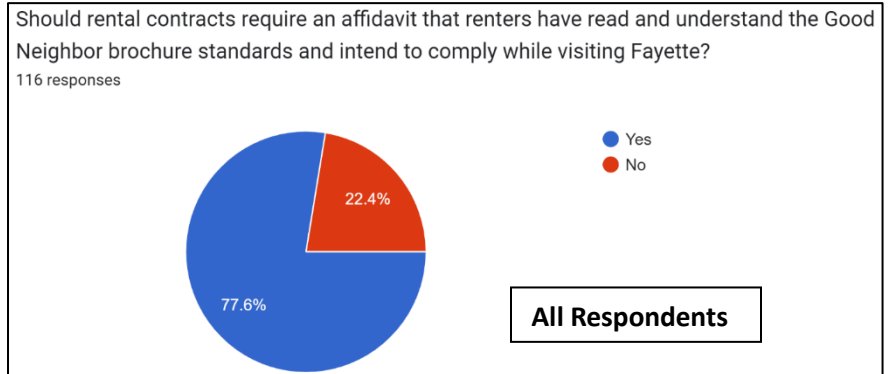
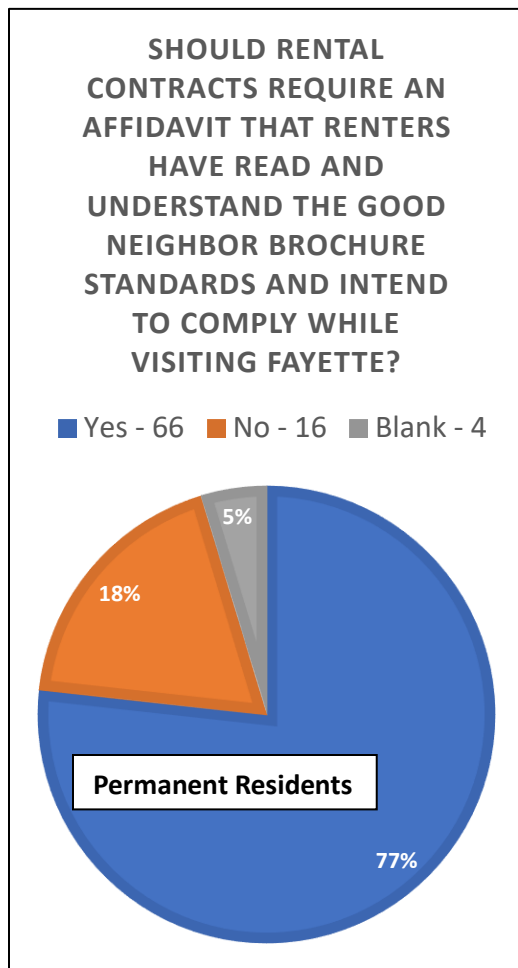
Q 23. If no, what would you offer as an alternative to ensure safety, the preservation of natural resources, and neighborhood character?

1. Let people do what they want on there own property
2. There is NO need for this restriction
3. It's more restrictions on what people can do with something they purchased because someone else has feelings about it. People need to keep themselves protected regardless of who could be renting a home. We have guidelines to protect resources in place.
4. Certainty not this approach. A good neighbor policy from the town will not be enforceable.
5. I don't think a license or registration fee is appropriate. The town has no busy inspecting houses. People who engage in short term rentals do so at their own risk.
6. I'd suggest that the various lake associations address this as it pertains to their lake/pond.
7. I will stay with land ownership rights
8. AirBnb and other sites already provide protections for renters (no need for a local ombudsman to ensure the rental is adequate and safe). The Good Neighbor brochure with specifications on conservation and care for the environment is a good idea, although most coming to central Maine are coming because the environment has been sustained. Perhaps every home should receive this in their mailbox in any case.
9. Do not agree with inspections and too much town oversight.
10. If the owner of the rental property already pays bird taxes in our town they should be able to do what they want within reason to their own homes
11. Who is going to police this. We can't even keep the people living in campers to a minimum
12. I don't understand the issue. I have rented an Airbnb with my family and I live in the home like any other family would and I use it like any other family would in turn I would rent my home and expect the renter to

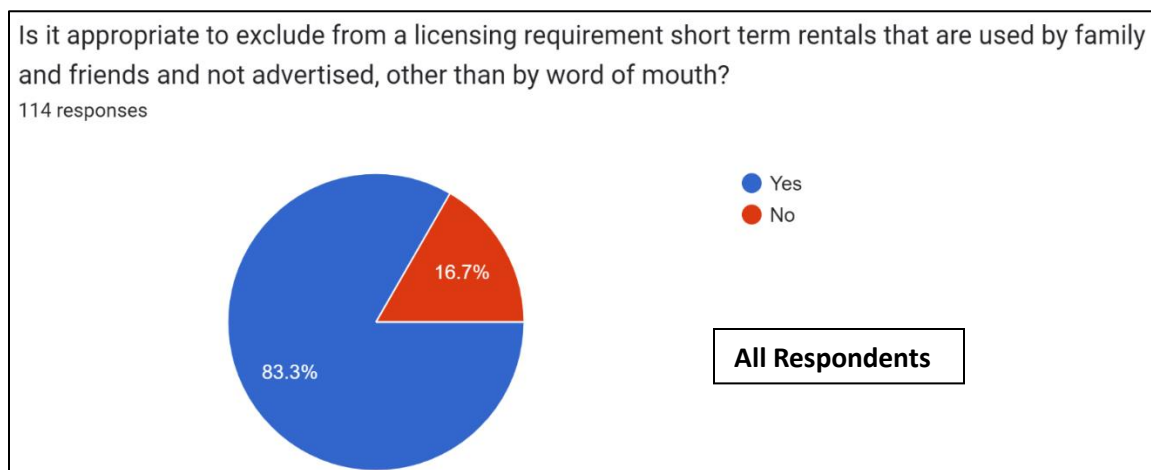
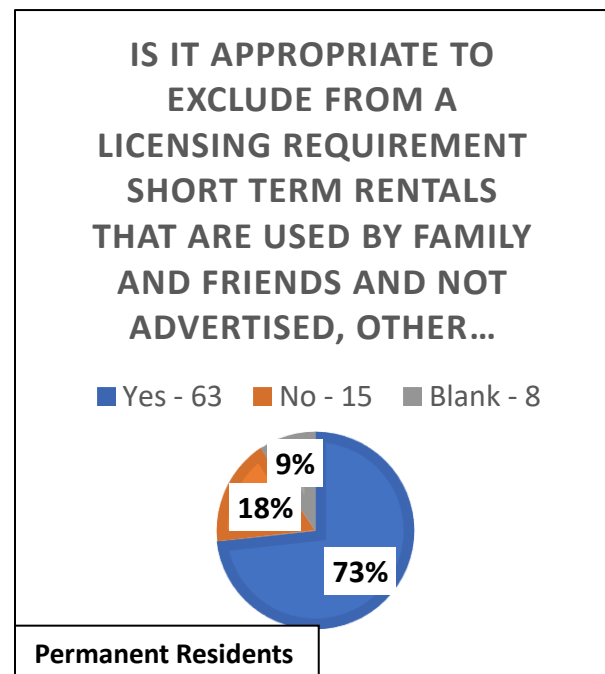
live in my home like I live. The intent is to be able to go somewhere and stay there and enjoy the scenery in that area just as though you lived there permanently.

13. Private operations are acceptable. Commercial multi unit built for rent are not.
14. The homeowner/landowner should be held responsible for both as tax payers
15. State license. Town should not issue. Permits? Petition the state to enact license, standards, if they have not enacted. Permits? State police, sheriff's dept, game warden if violations occur.
16. the owner of the property to provide information as needed
17. Should be licensed as a business if rent 3 months or more.
18. thank you
19. Would make as strict as possible to avoid neighbor conflicts
20. Make homeowner liable for infractions?
21. It's up the owner of the property. They should be responsible for any and all violations. That being said, registration and fees from the town are an unnecessary government intrusion into a homeowner's private business.
22. I do think requiring designation of a contact person who could respond to any renter or neighbor issues is a good idea, maybe this could be required to be submitted to the town and neighbor once and updated if anything changes. Posting a Good Neighbor brochure in rental makes sense. Maybe not requiring the info from it being posted in advertisements but maybe something referencing it like: "The town of Fayette has a Good Neighbor Policy. Read about it on their website." As there might be character count limits and restriction of posting links in descriptions of rentals.
23. identify current issues that would require these regulations
24. #1 above should be a yearly fee. #2 above should be posed on/outside property.
25. the safety issue is already covered by the homeowner's insurance... maybe require a license, but without a fee - those renting may be doing so from economic necessity - but I may be going by my neighbors who are "doing it right" and have a guy "in loco parentis"..
26. Fayette doesn't have the same housing problems as Portland, Bangor and the laws should not be the same. Renters (and owners) should be subject to the same noise, parking, boat inspection, etc rules as a resident and these rules should be used to control unwelcome behavior. Banning the rights of owners to occasionally rent their property which in many instances allows them to retain family ownership makes our community better. And prevents us from simply being a playground for only the most affluent. At the very least any rules shouldn't apply to those renting fewer than a set number of properties (5 or 10?) with a reasonable goal of preventing large scale Airbnb operators from dominating the market.
27. I think the property owners should be held responsible for screening and informing their clients of the ordinances. And also held responsible if the parties they rent to do not comply.
28. Grandfathered ?
29. Yes but the town should not become heavy-handed in its zeal to make sure the above goals are met. Mainers have a long history of welcoming tourists and many local businesses count on the support of tourists.
30. I think all that is necessary is #3 and #4 above.

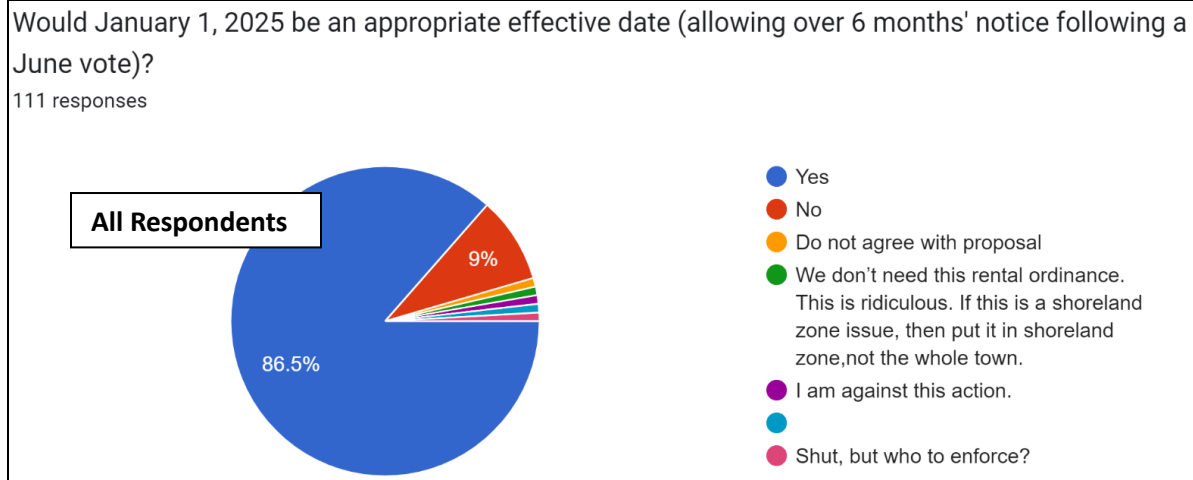
Q 24. SHOULD RENTAL CONTRACTS REQUIRE AN AFFIDAVIT THAT RENTERS HAVE READ AND UNDERSTOOD THE GOOD NEIGHBOR STANDARDS AND INTEND TO COMPLY WHILE VISITING FAYETTE?



Q 25. IS IT APPROPRIATE TO EXCLUDE FROM A LICENSING REQUIREMENT THAT SHORT-TERM RENTALS THAT ARE USED BY FAMILY AND FRIENDS AND ADVERTISED, OTHER BY WORD-OF-MOUTH?

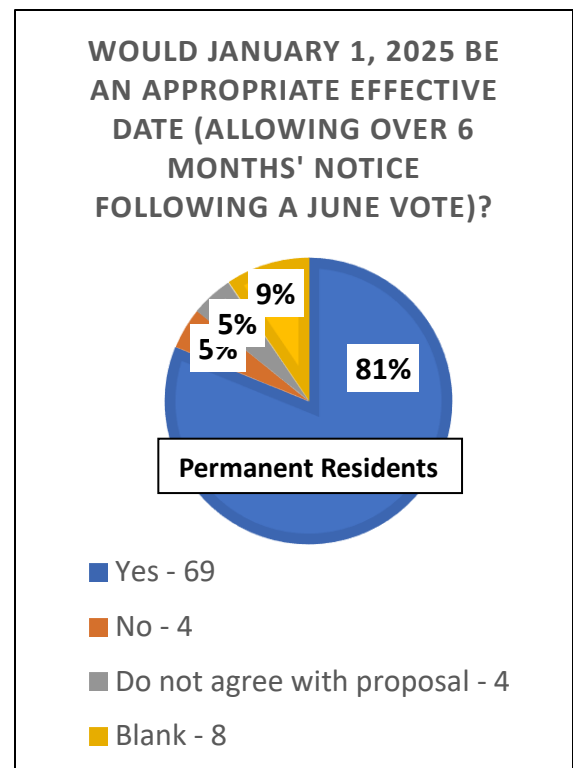


Q 26. WOULD JANUARY 1, 2025 BE AN APPROPRIATE EFFECTIVE DATE (ALLOWING OVER 6 MONTHS' NOTICE FOLLOWING JUNE VOTE)?



SHORT-TERM-RENTAL (Q 23-26) COMMENTS:

1. The responsibility should be the property owner exclusively.
2. It is overreach to license short term rentals.
3. Many people rely on rental \$ to pay for their property and taxes
4. I just don't see the need of the town being involved in this The lake associations could take the lead.
5. what are the safety standards mentioned? Outside of code? Property owners should be left to use their property as they wish.
6. Minimum of one week
7. We don't need this rental ordinance. This is ridiculous. If this is a shoreland zone issue, then put it in shoreland zone, not the whole town.
8. A good neighbor can never be created by a contract
9. Don't get involved. Private property. Good neighbor standards a good idea, but unenforceable.
10. The use by "friends" is too loose an interpretation
11. it's easy to say your renter is a friend
12. If making money on property it needs to be licensed
13. Take out wording of "commercially advertised availability". Should apply to any rental and change of money no matter how advertised. Word of mouth increases as rental becomes popular. Family you would not charge a rental fee. Some say just friends renting but it is a rental exchanging money - anyone could be called a friend. Also add boat inspection rules and other environmentally sound practices to good neighbor rules. Pick up all pet waste no matter where they defecate it is polluting the environment. Leash pets if a rental while walking dogs. Follow safety regulations re any open fires - what about access by emergency vehicles? If on a private road may not meet clearance criteria etc. Do they need to sign a waiver that there may be no access? The renter is not the homeowner
14. any boats being launched into a body of water must be inspected for invasive plants
15. This approach to short term rentals seems fair & reasonable. I do not think that it will discourage homeowners who may want to offer their property as an AirBnB. I don't believe that (rules, rules and



more rules) are a good idea in any situation but these few suggestions seem to consider both the AirBnB owners and the neighbors as well.

16. we should not discourage or penalize but educate and harmonize
17. How will this ordinance be communicated to landowners from away, and how will it be enforced?
18. I appreciate the effort to provide clear guidelines for these types of short term rentals
19. do not count agricultural rentals
20. Current cottage owners are adding rules for guests as issues arise. License will help them be pro-active. Brochure affidavit a great idea. Perhaps difficult to enforce.
21. Again, there is a big difference between renting one's own primary residence temporarily and developing a property commercially for this purpose only. These distinctions should be made before going to a vote.
22. None of the Towns business. We pay our taxes and should be allowed to rent out if we want regardless of the length of time and shouldn't have to share that we do that. Privacy?
23. If any place is rented 12 weeks or more. 25% it should be deemed a business
24. I don't think the town of Fayette should dictate what I can do with my house that I pay taxes on. If I choose to rent my home on a short-term basis I should be allowed to without consulting the town.
25. These regulations are absolutely necessary and appropriate as short term renters have a way of not caring what they do to a property that is not theirs (or even when it is).
26. This approach to short term rentals seems fair & reasonable. I do not think that it will discourage homeowners who may want to offer their property as an AirBnB. I don't believe that (rules, rules and more rules) are a good idea in any situation but these few suggestions seem to consider both the AirBnB owners and the neighbors as well.
27. town/state should tax the rental similar to hotel room/resort tax or require a yearly permit at a hefty fee. friends family rentals should still be required to have # 3 above.
28. see above - I have been very lucky - and happy with 2 years of same next door to me. But y neighbors are the best and are meticulous in who they rent to. The chance of noisy partyers is real - and should be guarded against
29. There should be a small fee which the Town receives to offset some of the road maintenance at these locations. Or some tax which the Town receives from each rental to offset the neighborhood taxes.
30. An effective date should be extended further to allow planning by those that may be forced to sell their property due to the town taking the value of their ability to rent properties from them.
31. Include campground rentals, and sanitation topics
32. "You can ask renters to sign the affidavit but you can never know if they really did."
33. Impossible to enforce.
34. Licensing is overkill at this time.
35. I agree that protection is necessary but am hesitant to promote licensing and inspections. Too much bureaucracy is as bad as no protections.

I. ALL OTHER COMMENTS:

1. Please look at marijuana regulations. It is horrible smelling it in summer. You can't even sit outside your house.
2. 0' setback with neighbor approval is trouble. Property lines are fluid as is ownership. Surveys are only an opinion of a surveyor. Require at least 5' setback thru appeals process.
3. I commend the work of those who have prepared this survey. I think the only thing left out was gambling and brothels!
4. Consider enforcement, purchase/use a drone, THANK YOU for putting the time into protections for our town
5. Changes or a property's use other than a single family dwelling need to be carefully evaluated as abutters or other neighbors may not be aware of ramifications of the property change that the one initiating the change may wish to minimize
6. Thank you for being thoughtful in your questions and being environmentally protective.
7. Thank you!
8. I think this town is becoming super bureaucratic and has no means to take on more rules/ the taxes are absurd for services we receive and we want to become more strict on set backs and rules. The people that free to this will be people from out of state that don't care
9. "We should charge all seasonal property owners higher property taxes to subsidize permanent residents, as the majority of them are benefiting from The use of all of Fayette's beautiful waterfront access :)"
10. Town of fayette should looking out for the taxpayers and looking for way to reduce the tax Burden not be looking for the town to be a Hoa.
11. We need improved broadband and cell coverage ASAP
12. When new building permit applications are submitted, and the lot is in a private subdivision - with its own separate restrictions and an HOA - the town should routinely send the same abutter's notification to the HOA for its own review.
13. More junk yards and un sanitary places in this town than people think.
14. Many, many thanks to the select board for their considerations here, and to keep our town safe, healthy, and environmentally protected
15. It is very appropriate to update town ordinances and new ideas every so often. We all know that time does change things. Nothing can stay the same forever. BUT let us always remember that not everything done in the past needs to be changed! There is always room for both the old way & the new approach. Isn't that why we brainstorm? Thank you for giving your time to this sweet town that we all love.
16. Thanks for considering all these things and asking for input well before finalizing proposals.
17. Balancing the needs of the community with the rights of individuals is a challenge in our present social environment. You've done a great job of laying out the possibilities for ways that our town can define some rules and boundaries that work for both the community and the individual property owner. As well, thinking about the impact of development on our lakes, community, and landscapes "seven generations" from now is important; many of these proposed land use ordinances could have a positive, long-lasting impact. Others less so, though they may seem handy to meet a present desire. I would hope people think more deeply what we are giving our future generations, and preserving for ourselves.
18. There are many variations of the theme of AirBnb that have not been anticipated here. There is "house swapping" of all kinds (e.g.Third Homes), renting rooms for visiting nurses (e.g.Furnished Rentals), etc etc etc. Are these quagmires we have the resources to engage? Problematic uses of neighborhoods should be defined by the specific impacts we want to avoid. Policies regarding noise, pollution, and other harms can be enforced no matter the perpetrator. However catching sight of "unfamiliar persons" enjoying the environment should not cause us to create exclusive access policies.
19. Stop trying to control what people do on there own property. There are enough rules and laws in place already. Change is not always better and people work hard to be able to have freedom on there own property

20. I'm sorry if I came off salty. This survey was full of potential restrictions. We paid for our land and we pay our taxes, we also choose this area for a reason. It seems that some residents want to restrict the freedom and joy of others and I'm just not ok with that when we pay just like everyone else. Kids should be able to rip a 4 wheeler all day without a neighbor stopping that. I am also saying this with the hope that nobody is intentionally annoying their neighbors but I understand that's not the case.
21. Please make sure to inspect and enforce what we all ready have, especially safety standards and impacts on neighbors. 'Good Neighbor' education and standards should also include diverting runoff that floods neighbors property and any repair to neighbors' stormwater structures (culverts, swales) when they do it. Also don't tell people they can do what they want to improve discontinued roads without telling them they can't make changes that adversely impact (flooding, tree cutting) other properties. Consider the cost of having people build on discontinued roads that they don't pay for because of large property tax differences -- in our case the traffic has increased exponentially and the road is in poor condition now that was never the case in the past.
22. What happened to people having freedom to use there land the way they want. They/we pay taxes as long as there/we not breaking state laws leave the tax payer alone.
23. If the town receives (10) formal written complaints about an operation. It should go in front of the planning board to work out a solution. Or, put to a vote for the town. Otherwise these rules can be weaponized and used for harassment in disputes or disagreements.
24. I am particularly concerned about the fireworks provisions that Fayette doesn't have and that other towns (like Mt. Vernon) do have. There is NO reason to continue to allow fireworks to be shot off on Parker Pond or on any other waterway in our town. People who want to engage in this activity need to be limited to open fields where they don't create a noise, environmental, etc problem to the rest of us. They must be made to register intent to shoot them off, they must be held accountable for collecting the trash they leave, there must be a significant fine if they disobey limitations, and there must be a number one can call (say on the 4th of July) that neighbors can call to report violations. ALL of the evidence regarding the use of fireworks proves beyond doubt that they are dangerous, damaging and polluting. They DO NOT have to be shot off on waterways; they DO NOT have to be shot off in proximity to dense woodlands. There are alternatives to these things. Thank you.
25. Thank you for providing a form for public feedback
26. a lot of good work here.
27. Good luck and I appreciate the town's careful consideration and discernment of these issues.
28. Thank you for letting seasonal home owners the opportunity to take the survey.. I hope the town will consider structures that provide goods and services to the residents of Fayette, and can contribute to the tax revenue base.
29. Thank You for allowing non residents to take part in this survey! A lot of important questions.
30. Thank you for survey. Important questions!