

3.0 VISUAL STUDY

For each of the 8 required viewpoints to be assessed, 3 panoramic images are presented. First is the “Existing Conditions” image taken in “leaf off” late winter, early spring season. Next is the “unmitigated” panoramic image. The Planning Board required inclusion of a "unmitigated" view, showing the buildings as white, with no screening, for a worst case scenario. It is acknowledged that the Applicant is not proposing to construct the "unmitigated" project. Next is the "Mitigated" panoramic image which represents the views after construction, as proposed by the Applicant, using earth toned colors, natural roof colors, and incorporating vegetation as natural landscape screening.

Following is a narrative description of each panoramic image. This text is also included on the panoramic image sheet for ease of reference.