

## Land Use

**State Goal:** *To encourage orderly growth and development in appropriate areas of each community and region while protecting the State's rural character, making efficient use of public services, and preventing development sprawl.*

**Town Goal:**

Policy	Strategy	Responsible Parties	Timeline	Budget
<b>Town-wide Land Use Strategy</b>				
<b><i>It is the policy of the town to monitor growth, regularly review ordinances, and have appropriate staff to maintain effective land use planning.</i></b>	Maintain a database of building permit approvals which tracks new single-family units, multi-family units, and commercial development. Report trends to the Planning Board and Council periodically.	CEO	Immediate	\$
	Periodically review the boundaries and minimum lot size requirements of each zoning district.	Planning Board, Town Council	Short Term	N/A
	Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451. ★	Town Staff	Ongoing	\$
	Evaluate the need for additional planning staff, including a town planner, and make recommendations as needed.	Town Council, Planning Board	Short Term	\$\$
	Conduct an immediate review and update of all zoning ordinances as an administrative clean-up for clarity, redundancies, and readability. Conduct a similar review every 3-5 years.	Planning Board, Town Council	Immediate	\$\$

	Conduct updates necessary to bring the ordinance in line with the Comprehensive Plan recommendations in this and all chapters. Plan to address recommendations in a phased approach over time, if needed.	Planning Board, Town Council	Short Term	N/A - \$
	Develop a unified shoreland zoning ordinance – while maintaining most or all the current standards, either separate from the general zoning ordinance, or integrated.	Planning Board, Town Council	Immediate	N/A - \$
<b><i>It is the policy of the town to promote infill development and concentrate growth in downtown areas, and near public water and sewer.</i></b>	Assist the SBWD and SBSB with a public utility capacity analysis to understand the total capacity of the water and sewer systems, and phasing of expansions based on projected growth. Based on the study, consider expansion of water and sewer service in R1, R1A, R2, R2A, B1, B2 and I1 Districts.	SBWD, SBSB, Town Council	Long Term	\$\$\$
	Maintain the differential growth cap which imposes a limit on permits issued in the rural zones but not in the business, industrial or higher-density residential areas.	Planning Board, Town Council	Short Term	N/A
	Seek funding opportunities for infrastructure development and downtown improvements through state and federal agencies, such as Maine DOT, Rural Development.	Town Council, Staff	Short Term	N/A
	Examine the feasibility of “Contract Zoning” in which proposed developments are allowed to exceed established base densities. In return, consider requiring developers to pay a density transfer fee that is allocated to a Trust or similar vehicle for purchasing development rights in highly valued rural areas.	Planning Board, Staff, CEO	Long Term	N/A

	Review and refine the subdivision phasing requirements to consider growth areas and service capacity in different zones. For instance, longer phasing may be required in rural areas than in growth areas.	Planning Board, CEO, Staff	Short Term	N/A
	Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan. ★	Planning Board, Town Council	Ongoing	N/A
<b><i>To coordinate the community's land use strategies with other local and regional land use planning efforts. ★</i></b>	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies. ★			
<b>Protection of Natural Resources &amp; Shoreland Zoning</b>				
<b><i>Provide adequate protection for wetlands, waterbodies, and watersheds through buffer zones as currently defined in the Resource Protection and Shoreland Zoning section of the Zoning Ordinance, as well as critical rural zones, or critical habitat overlays.</i></b>	Consider extending shoreland zoning to all 10-acre wetlands, including forested wetlands and/or those of moderate and high value.	Planning Board, Town Council	Short Term	N/A
	Consider a 25-foot setback for wetlands under 2 acres.	Planning Board, Town Council	Short Term	N/A
	Consider implementation of shoreland zoning in areas within 100 feet of wetlands between 2 and 10 acres.	Planning Board, Town Council	Short Term	N/A
	Consider expanding the resources protected under shoreland zoning or resource protection to include priority natural areas, such as endangered species habitat, or adding significant vernal pools within the Mt. Agamenticus area. Recommendations should reflect priority conservation areas identified in the Open Space Plan.	Planning Board, Town Council, Conservation Commission	Short Term	N/A

	In areas of documented large block habitat and high conservation priority, as documented in the Natural Resources Chapter, consider changing parts of the current R3 zone to R4 or R5. Suggested areas include the Mt. Agamenticus region along the southeast border.	Planning Board, Town Council, Conservation Commission	Short Term	N/A
<b><i>It is the policy of the town to enact land use regulations that curb impacts to natural resources and promote conservation where possible.</i></b>	Review and rebrand the cluster subdivision ordinance as a “Conservation Subdivision Ordinance”, which prioritizes preserving land in the most sensitive or high-priority areas of a parcel in tandem with housing density.	Planning Board, Town Council	Short Term	N/A
	Strongly encourage preserved lands within conservation subdivisions be contiguous with other preserved lands when applicable.	Planning Board, Town Council	Short Term	N/A
	Examine impacts of extending additional town services in the rural zones, and recommend limits to extending additional town services in the R-3, R-4, and R-5.	Planning Board, Town Council, SBSD, SBWD	Long Term	\$\$
	Review Town ordinances to ensure they are consistent with the Natural Resources Protection Act (38 MRSA 400-A et. seq.), the Endangered Species Act (12 MRSA 7751 et. seq.), the Mandatory Shoreland Zoning Act (38 MRSA 435 et. seq.) and any other applicable state or federal regulations.	Planning Board, Town Council	Short Term	N/A

<b>Zoning for Residential Uses</b>				
<b><i>It is the policy of the town to expand current high-density residential areas, in areas with the least environmental impact, to accommodate future growth and housing needs.</i></b>	Consider the expansion of high-density residential areas in accordance with the recommendations of the Future Land Use Plan, to allow more housing in areas well suited for residential growth. Ensure that new activity within the expanded areas is in keeping with the architectural integrity of the existing neighborhood through a site plan review process.	Planning Board, Town Council	Long Term	N/A
	Review and make recommendations to expand the types of housing allowed in each residential district, including the consideration of single-family homes, duplexes and attached housing, multi-family and apartment housing, mobile home parks, manufactured housing, tiny homes, and group homes.	Planning Board, Town Council	Short Term	N/A
	Evaluate short-term rental popularity in the community to understand whether rentals are limiting housing opportunities and adjust regulations accordingly.	Planning Board, Town Council	Long Term	\$
<b>Town Character &amp; Village Development</b>				
<b><i>It is the policy of the town to encourage rural character, community beautification, and consistent architectural styles for the economic benefit of the community, and overall sense of place.</i></b>	Review and consider expanding existing performance standards related to design, particularly as to their application in the village area/downtown.	Planning Board, Town Council	Short Term	N/A
	Promote the continuity of architectural facades for all renovations and new buildings.	Planning Board, Town Council	Ongoing	N/A
	Review ordinance options that could reduce unkept property, dumping, illegal disposal, and disrepair of buildings.	Planning Board, Town Council	Short Term	N/A

	Allow mixed-use development along Route 236, especially within the Punkintown priority development area.	Planning Board, Town Council	Short Term	N/A
	Conduct ordinance updates necessary to implement the recommendations of the Downtown Revitalization Plan.	Planning Board, Town Council	Short Term	N/A