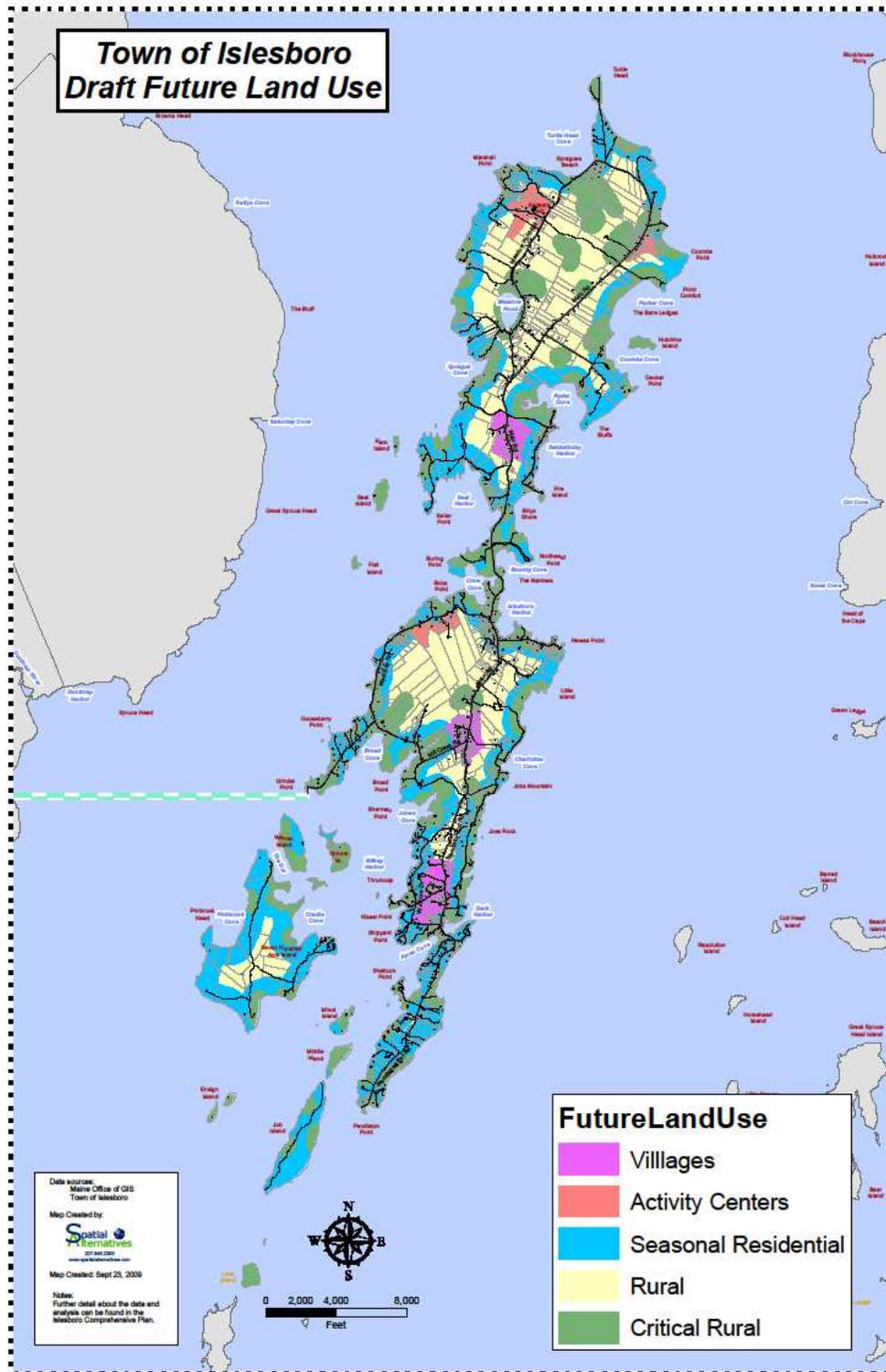


## **Section III.B.**

# **Islesboro Future Land Use Plan**

Islesboro’s Future Land Use Plan is made up of the Future Land Use Map and a written description of the land uses and characteristics of each area defined on the map.



The Future Land Use Map graphically depicts how Islesboro plans to direct anticipated growth over the ten-year planning period. It is not a zoning map, and the boundaries of identified areas on the map are general. But the map and associated plan will guide development of future regulations, land use measures, and the capital investments program.

The designations on the map are intended to provide for the best use of the various areas of Town in accordance with community goals and policies. Each designation addresses particular situations and is intended to reflect natural constraints, opportunities of the land, and desires of the community.

The map and plan embody the concept of distinct growth, transitional, and rural areas. Designation of these areas has evolved directly from:

- ☐ The input of comments received at community meetings and other communications ;
- ☐ An analysis of Islesboro’s water, soils, and other natural resource systems;
- ☐ The historic development of the community;
- ☐ The overlay of a traditional village and countryside pattern of living;
- ☐ The need to extend and use public services in the least costly manner possible; and
- ☐ The need to provide reasonably priced housing for the year round community.

As suggested by Maine’s Planning and Land Use Regulation Act and rules, each of the three types of areas include lands that:

<b>Growth Areas</b>	<b>Transitional Areas</b>	<b>Rural Areas</b>
Contain sufficient area to accommodate anticipated growth and development	Are suitable for medium density development	Consist of large, contiguous open spaces
Can be efficiently served by public facilities	Do not require expansion of public facilities	Do not require expansion of public facilities
Are physically suitable for development or redevelopment	Contain some critical natural and scenic resources that shall be protected	Contain critical natural and scenic resources that shall be protected
Promote a compact, rather than a sprawling, pattern of development	Provide for limited rural residential development opportunities	Are and shall be maintained relatively free of development sprawl and strip development

For purposes of Islesboro’s Future Land Use Plan, growth, transitional, and rural areas are subdivided as follows.

## 1. **Growth Areas**

The designation of growth areas is intended to ensure that the Town plans for compact growth and development by directing it to areas most suitable for development and away from areas where it would be incompatible with protection of natural and rural resources. Growth areas may include some land areas that are physically unsuitable for development or redevelopment, such as a stream, small flood prone area, small natural hazard area, small pond, or small critical natural resource if they are of a scale that does not hinder the effectiveness of the growth area.

To encourage development in growth areas, it is important that growth areas offer a high quality of life. To assure that growth areas are attractive, desirable locations for growth, it is important that public amenities, open spaces, parks, and overall quality of the landscape is not an afterthought, but is front and center in the design of the areas. Linked open spaces, parks and natural areas, sensitively located and well maintained landscaped buffers, an abundance of shade trees, especially as part of the streetscape, are a critical part of ensuring that different land uses are good neighbors. Privacy is a key factor in design that is part of making growth areas desirable places to live.

Growth areas are made up of *Village Areas*, the *Activity Center*, and *Maritime Activity Areas*.

### a. **VILLAGE AREAS –**

This designation is intended to absorb much of the new residential development anticipated over the planning period through new development, redevelopment, infill, and/or expansion along the edges of or near existing compact development areas. In some cases, these areas have traditionally accommodated a higher density of Islesboro's population, a greater mix of businesses and institutions, and an overall higher intensity of use than occurs in the rest of Town. Furthermore, much of the Town's commercial and a large part of its social activity take place in *Village Areas*. Public and/or private sewer, community septic, and/or community water are available or can be provided. Most commercial and social activity is intended to be located in *Village Areas*, though some is intended to be included in the *Activity Center* which is described below. *Village Areas* are intended to provide for new development and redevelopment in a village style that discourages sprawl and strip development. This designation is intended to encourage the preservation, revitalization, and some expansion of development in *Village Areas* and to protect it from encroachment from incompatible, large scale uses.

*Village Areas* include:

- FO  
BT the middle of Town near the emerging Town Center around the Post Office from Mill Creek to the Town Office,
- FO  
BT near Durkee's store from Hermits Point Road North to where the Main Road splits, and
- FO  
BT around Dark Harbor Village from the Dark Harbor Pool to Babbidge Road.

The primary objective of this designation is to provide areas for anticipated growth that reinforce the concept of villages and a village lifestyle. To accomplish this, the Town shall adopt an approach of allowing the development of traditional, pedestrian oriented neighborhoods. Permitted uses shall include higher density residential and small scale nonresidential uses suitable for a mixed use village. Community facilities and nonresidential uses, including small scale retail, office, service, manufacturing, and other nonresidential uses appropriate to a village shall also be allowed. The Town's Land Use and Development Review ordinances shall incorporate flexibility to permit utilization of existing structures by allowing higher densities if the development is designed to be compatible with surrounding uses. The reuse or construction of structures shall be of a high quality and shall require that the existing character of the streetscape be retained or improved. Commercial uses shall provide buffers when they abut residential uses. Access to serve new uses and off-street parking shall be regulated to conform to the character of the village and adjacent areas shall be protected from adverse impacts of change.

*Village Areas* are intended to serve as centers of social and cultural life for Islesboro residents. A safe, comfortable, and attractive pedestrian environment shall be a key focus of amended standards of development which will be part of required review of new development.

Commercial and business uses shall be allowed in *Village Areas*, although it is critical that the scale and intensity of development respect and reflect standards to assure that the uses are good neighbors to nearby residential neighborhoods and properties. Where appropriate, buffers, screens, landscaping, and sensitive site design shall be provided to enhance and maintain the character of the village.

If soils permit, gross residential density of *Village Areas* may be two or more dwelling units per acre where community septic and community water and four dwelling units per acre where community sewer and water are available or can reasonably be extended or developed. To support and enhance a village environment, community water and community sewer or septic shall be required, where soils permit, or public systems shall be developed. Existing facilities shall be maintained and replaced, as necessary.

Flexibility in subdivision design and lot size, traditional neighborhood development techniques, and other measures that preserve significant scenic areas, wildlife habitat, and the interconnections of the resulting open spaces shall be encouraged. The Town shall discourage property owners from creating lots along main roads. To accomplish this, the Town shall require new lots created in a subdivision to front on internal public or private roads. The Town shall encourage the development of interconnected roadways to offer residents alternative routes of travel to main roads in the community.

**b. ACTIVITY CENTER –**

The *Activity Center* is intended to accommodate a higher density of specific uses.

The *Activity Center* includes an area west of Meadow Pond Road near the Transfer Station.

Smaller lots west of Meadow Pond Road near the Transfer Station are intended to support the development of new affordable housing. Gross residential density shall be two dwelling units per acre and shall be served by community septic and water systems.

Flexibility in subdivision design and lot size, traditional neighborhood development techniques, and other measures that preserve scenic areas, wildlife habitat, and the interconnections of the resulting open spaces shall be encouraged. The Town shall discourage property owners from creating lots along main roads. The Town shall encourage interconnected roadways to offer residents alternative routes of travel to main roads in the community.

### c. MARITIME ACTIVITY AREAS –

*Maritime Activity Areas* are made up of those areas adjacent to saltwater bodies where the existing predominant pattern of development is functionally water dependent, including but not limited to, commercial fishing, ferry services, boat repair yards, yacht clubs, and boat launching and hauling areas.

*Maritime Activity Areas* include:

-  Grindle Point
-  Dark Harbor Boat Yard
-  Pendleton Yacht Yard
-  Islesboro Marine Enterprises
-  Tarratine Yacht Club
-  Pripet Wharf
-  Seal Harbor
-  Warren Island
-  Portions of Cradle Cove on Seven Hundred Acre Island

This area is intended to allow water dependent uses and other uses accessory to them.

## 2. Transitional Areas

Islesboro's transitional areas are made up of *Shoreland Areas*.

*Shoreland Areas* – This designation is intended to provide for seasonal residential development, but is not intended to accept the density of development appropriate for *Village Areas* and the *Activity Center* nor is it intended to provide the level of protection for rural resources afforded in *Rural Areas* and *Resource Protection Areas*. This designation includes those areas of the

community that are suitable for low to medium density development, do not require expansion of municipal facilities, and do not include critical natural resources.

*Shoreland Areas* are made up of portions of coastal shorelines.

To help preserve the aesthetic rural character of *Shoreland Areas*, Islesboro shall discourage the creation of new lots along existing roads. Within this designation, the Town shall allow the creation of smaller lots for residential developments if the balance of the area needed to meet density requirements is permanently set aside for fishing, natural resource, wildlife habitat, scenic views, or open space use. The size of these reduced lots shall be tied to the suitability of soils for community septic and community water systems, which shall be required. Community septic and community water systems shall also be required for subdivision of existing parcels that are twenty-five or more acres in size.

To discourage large-scale residential development in *Shoreland Areas*, the Town shall encourage residential subdivisions involving fifteen or more acres to use cluster and/or conservation development techniques with 10% or more of the parcel (not including any designated *Resource Protection Areas*, which include their own building limitations) permanently set aside as open space to be used for fishing or recreational purposes. Development rights for this open space shall be permanently restricted. Individual lots created as part of the development shall have their frontage on an internal road rather than on an existing state or town road. The Town shall encourage that cluster and/or conservation developments retain and buffer significant natural resources, wildlife habitats, scenic resources, and protected spaces, and promote rural character through the thoughtful siting of buildings and lots and preservation of buffers along Town roads.

The predominant pattern of development is intended to consist of low to medium density development of one dwelling unit per three acres. The Town shall adopt creative techniques to direct new growth to *Village Areas* and the *Activity Center*.

### **3. Rural Areas**

Rural areas are made up of *Resource Protection Areas* and *Rural Areas*.

#### **a. RESOURCE PROTECTION AREAS –**

This designation provides the highest level of protection for the community's most sensitive and/or important natural resources. It is intended to preserve fragile ecological systems, which, if intensively developed or substantially altered, would damage water quality, wildlife and aquatic habitat, biotic systems, and ecological relationships. The objective of this designation is to prevent intrusions which upset the ecological system, create potential threats to the public health or safety, or fundamentally undermine the Town's character. *Resource Protection Areas* shall follow the guidelines for resource protection outlined in current ordinances, as amended, to include more stringent provisions included in Maine's most recent model shoreland zoning

requirements. *Resource Protection Areas* include flood prone areas, excessively and poorly drained soils, extensive areas of wetlands, coastal hazard areas, rare or exemplary natural communities, very large blocks of undivided and undeveloped land, and/or those sensitive natural areas that the community has identified as “Special Places”. Small spots of *Resource Protection Areas* may occur within larger Growth, Transitional, and Rural Areas.

*Resource Protection Areas* shall be off limits to virtually all development, except primitive recreation, forest management, wildlife management, emergency and fire protection activities, and harvesting of wild crops. Uses such as timber harvesting, farming, public education or research of natural sciences, and essential services may be suitable in these areas if they are carried out in a way which does not damage the resource or lower its value in meeting natural resource functions. Human activities that go on in these areas shall adhere to standards such as those included in current ordinances and those presented in the state’s model shoreland zoning ordinance.

*Resource Protection Areas* on the Future Land Use Map are general indications of the locations of these areas. When land use regulations are amended to implement the Future Land Use Plan, the Town shall provide an administrative mechanism to allow for adjustments in the boundaries of these areas based upon actual conditions in the field.

**b. RURAL AREAS –**

This designation is intended to provide long term protection of important natural features, large blocks of unfragmented habitat and open space, and scenic lands from incompatible development that threatens natural resource-based industries, working landscapes, or the character of Islesboro. This designation includes those areas of the community that have multiple natural resource constraints, and/or are especially important for resource-based, scenic, and/or recreational opportunities, and/or are especially important for long-term water quality.

*Rural Areas* are intended to preserve the open, rural character of Islesboro by discouraging sprawling residential development activity, and assuring that development that does occur is done in a manner which preserves the natural resource and aesthetic rural character of the community. Land uses shall be focused primarily on the resource values of the area. If developed in a manner sensitive to the objectives of these areas, mineral extraction, essential services, and some low intensity outdoor recreation, public, institutional, or commercial activities may be acceptable.

Within this designation, the Town shall allow the creation of smaller lots for residential developments if the balance of the area needed to meet density requirements is permanently set aside for fishing or open space use. The size of these reduced lots shall be tied to the suitability of the site for on-site sewage disposal and community water systems, which shall be required. Community septic and community water systems shall also be required for subdivision of existing parcels twenty-five or more acres in size.

To discourage large-scale residential development, which is incompatible with the character of *Rural Areas*, the Town may require residential subdivisions involving fifteen or more acres to use cluster and/or conservation development techniques with 10% or more of the parcel (not including any designated *Resource Protection Areas*, which include their own building limitations) permanently set aside as open space to be used for fishing, natural or cultural resource, or recreational purposes. Development rights for this open space shall be permanently restricted. Individual lots created as part of the development shall have their frontage on an internal road rather than on an existing state or town road. The Town may also require that development in cluster and/or conservation developments retain and buffer significant natural resources, wildlife habitats, scenic resources, and protected spaces and promote rural character through thoughtful siting of buildings and lots and the preservation of buffers along town roads.

The predominant pattern of development in *Rural Areas* is intended to consist of low intensity development at a density of one dwelling unit per five acres, broadly dispersed within what would otherwise be a natural and/or working landscape and other rural resources that significantly contribute to the community's character. Changes to the Land Use and Development Review ordinances for *Rural Areas* may include incentives as well as master planning, phasing of development, and other standards and design techniques. The Town may adopt creative techniques to direct new residential growth to *Village Areas* and *Activity Center*.

#### **4. Monitoring Effectiveness of Land Use Plan**

Annually, the Comprehensive Plan Implementation Committee, with assistance from the Planning Board and Town Assessor, shall assess and describe in the Town's Annual Report the community's success in guiding growth as expressed in the Future Land Use Plan, Goals and Policies, including specific benchmarks, and the Islesboro 2025 Guiding Statement. It shall also recount progress toward undertaking and completing strategies laid out in the Plan. If, not later than the fourth year after adoption of the Comprehensive Plan Update, growth, particularly the percent of growth, is not being directed as desired in the Plan, the Town will review its strategies and make adjustments to increase their effectiveness. By the eighth year after adoption of the Plan, the Town shall evaluate the overall effectiveness of efforts to achieve the Goals and Policies of the Plan.