

Pownal Economic Development and Sustainability Committee

~ Agenda – December 6, 2023 ~

6:00 p.m.

1. Review of Minutes of November
2. Discuss submission by GPCOG
3. Real Estate Request Form
Shane Brady / Mobile Home Park - Map 2, Lots 30 and 31-32 located on Poland Range Road
4. Matt Panfil from GPCOG to join at 7:00
5. Other – if time permits

DRAFT

**Pownal Economic Sustainability and Development Committee
November 1, 2023 Meeting Minutes**

Present – Susan Briggs Peters, Chairperson, John Libby, Paul Schuman, Tom Ursia, Town Planner

Called to order - 6:30 pm

General discussion around GPCOG's work and how to move forward.

Submitted by Susan Peters, Chair



Town of Pownal

Town Owned Property Policy

Purpose: At the 1972 Town Meeting, the citizens of Pownal adopted a process for disposing of Town Owned land and property. The purpose of this policy is to honor the spirit of that article while allowing the Town to return to the tax rolls town-owned real estate which does not contribute in a material way to the present and future recreational, environmental, scenic, or development needs of the Town. This policy compliments that 1972 warrant article.

Scope: This policy establishes a set of procedures for responding to request for the lease, sale or other disposition of real estate owned by the Town of Pownal. This ordinance applies to:

1. Disposition requests made by private individuals or organizations;
2. Disposition recommendations initiated by the Town;
3. Any real estate owned by the Town of Pownal.

This policy provides:

1. A uniform method for reviewing and evaluating land disposition requests to ensure that decisions involving disposition of Town- owned real estate are well considered and addresses the concerns and needs of all relevant Town Departments, Boards, Committees and citizens;
2. A uniform method for proceeding with the disposition of parcels which pass the review and evaluation process; and
3. Conflict-of-interest tests.

Review, Evaluation and Auction

1. All Requests for the purchase or lease of Town-owned real estate shall be directed to the Select Board of Pownal.
2. The requestor must complete a Real Estate Request Form (Attachment A), which provides information relative to the property in question, including sufficient information to identify the property on the ground. The requestor will supply the abutters' names and addresses with the completed Real Estate Request Form. The requestor will pay a \$100 administration fee per request.
3. The completed Real Estate Request Form, comment form, copy of the Town Owned Property Policy shall be distributed to all abutting landowners and the following departments, boards and committees for their evaluation and recommendation: Public Works, Fire & Rescue, Town Planner, Code Enforcement Officer, Planning Board, Conservation Commission, Pownal Historical Society, Economic Development & Sustainability Committee, CIP Committee and any other group which the Select Board feel may have important insight into the value the property under consideration might have to the Town. The form shall also be posted in a public place as well as on the Town's website and written input from the general public solicited.
4. Comments shall be returned to the Select Board within sixty days of the posting of the Real Estate Request Form.
5. The Select Board will review the comments and decide whether to place an article on the warrant of the next regular or special Town Meeting asking for authority to proceed with the requested disposition of the real estate.

The Board's decision will be based on:

- a. Current and foreseeable Town or other public use of the property;
- b. Financial impact to the Town upon disposition or retention of property;



Town of Pownal Town Owned Property Policy

- c. Impact of sale and proposed use of the property on the abutting land owners and surrounding neighborhood;
- d. Alternatives to title transfer such as easements or lease; and
- e. Any other factors that may appropriately come to bear on the decision.

The Board may also recommend that the sale be contingent on the attachment of conservation easements, public access easements, subdivision restrictions, etc., to the parcel.

- 6. If the Select Board are given authority by Town Meeting vote to proceed with the disposition of the real estate, the Town will solicit bids by advertising once per week for two consecutive weeks in a local newspaper. The last publication must occur at least eight (8) days prior to the day the bids are opened. The advertisement must include the parcel description, terms and requirements of the sale, the method for submitting bids, and the time and place of the bid opening. The Select Board may reserve the right to reject any and all bids.

Town of Pownal
Real Estate Request Form

Requestor Information: _____

Name of Requestor: Shane Bradley

Address 247 Allen rd Pownal me

Home Phone: 807-837-9482

Work Phone: _____

E Mail: SBRAD494@icloud.com

Tax Map and Lot Number 2 31-32

Acres/Sq. Feet 16.25

Assessed Value of Property \$ 26,200

Any Structures on the Property Yes ___ No X

If Yes, Describe the type and condition of each structure

Tax Status of Property (please indicate any back taxes owed)

Description of Parcel (topography, natural features, water resources etc.)

Current Use

Intended Use mobile home park

Do you want an easement or do you wish to purchase the property?)

Please attach any additional information you may have regarding the property and your intended use of the property.

Signature S. Bradley

Date: 11/06/2023

Town of Pownal
Real Estate Request Form

Requestor Information: _____

Name of Requestor: Shane Brady

Address: 247 Allen rd Pownal Maine

Home Phone: 207-837-9482

Work Phone: _____

E Mail: SBRADY94@yahoo.com

Tax Map and Lot Number 2 30

Acres/Sq. Feet 37

Assessed Value of Property \$ 96,900

Any Structures on the Property Yes _____ No X

If Yes, Describe the type and condition of each structure

Tax Status of Property (please indicate any back taxes owed)

Description of Parcel (topography, natural features, water resources etc.)

Current Use

Intended Use

mobile home park

Do you want an easement or do you wish to purchase the property?)

Purchase

Please attach any additional information you may have regarding the property and your intended use of the property.

Signature S Brady

Date: 11/06/2023

TOWN OWNED LAND REAL ESTATE REQUEST COMMENT FORM

I/We, _____,

_____ Have no objection to the attached town-owned property being offered for sale.

_____ Object to the sale of the attached town-owned property for reasons stated below.

Comments:

Signature

Board/Committee/Abutter

Date

**Pownal Economic Development and Sustainability Committee
June 1, 2023 Meeting Minutes**

Call to Order – 6:34 pm

Present - Susan Briggs Peters, Chairperson, Andy O'Brien – Select Board Liaison, Paul Schumann, John Libby, Patricia Hodgdon.

- Review of minutes from April 6, 2023. Andy moved to accept the minutes as presented. John seconded. All were in favor with amendment.
- Susan then collected ranking sheets of the RFP submissions from the committee members.
- A vote was taken to move/refer/recommend that GPCOG be our selection for the Village District Study. Paul moved that we recommend to the Select Board that the GPCOG proposal be accepted. John seconded. All voted in favor.
- Susan requested dates when committee members would be on vacation and unavailable.

Andy – June 14th to June 21st(?)

Paul – no specific dates scheduled.

John – August 5th for two weeks.

Pat – week of July 4th for a week give or take.

Susan – July 21-31.

Regular committee meetings will be suspended during July and August.

- Ben Smith from North Star would like the opportunity to talk with someone or all from the committee about his proposal and ways he could have improved his proposal and possibly view GPCOG's.

Discussion:

- Andy said it was a closed bid and until the process of approving and hiring GPCOG for the project was complete, this request should not be honored. All were in agreement.
- Further discussion went on about what the response should be to Mr. Smith.
- Andy will communicate to Mr. Smith that any discussion should wait until the proposals become public.

Meeting adjourned at 7:50 pm.

Respectfully submitted by Pat Hodgdon, Secretary.

Pownal Economic Sustainability and Development Committee
October 23, 2023 Meeting Minutes

Present – Susan Briggs Peters, Chairperson, Pat Hodgdon, Secretary, John Libby, Paul Schuman, Andy O’Brien, Select Board Liaison, Tom Ursia, Town Planner, Matt Panfil, GPCOG

Called to order - 6:31 pm

1. The meeting began with discussion of the Community Visioning Session Summary Report and Draft Vision Statement 10/6/2023 prepared by GPCOG. Key points of that discussion were:
 - Matt says one of his interns is working on the visual plan. He’s putting together recommendations of draft plan while waiting on feedback. Susan asked if the visioning questions have yet been put online. Not yet. Over the next week or two, GPCOG will be working on finalizing the visual plan. Nov-Dec they will be working on a draft plan to be presented to the town mid Dec for final adoption in Jan. They are at the mid-point of the process. Tonight Matt wants to go over the draft visioning statement and get feedback.
 - Susan said the report from GPCOG meshed well with Comprehensive Plan.
 - Paul questioned the report about town land not being suitable for development. In his opinion, town land could be a good starting point to initiate development.
 - Discussion surrounded “community space – outdoors” and how Bradbury Mountain fills that need. Susan commented that she didn’t consider the state park as being part of Pownal for outdoor green space.
 - Tom asked if in the plan we should consider some areas to be considered limited development or seasonal use. He asked about the visual plan that the intern is working on. Matt explained what that will possibly provide.
 - Pat brought up that an inside community space may be coming available in a year or two in North Pownal, although not in the village district.
 - John asked about the Map of Critical Areas. Most areas were indicated as not suitable for development. Paul suggested that we not take too seriously exactly where the dots were placed. Discussion continued on town-owned land. Andy suggested we discount the results because people approached that exercise based on emotions.
 - Tom said that the reason for development is just as important as to how the town goes about it. The public needs to understand why development is needed.
 - Paul brought up that generating tax revenue was not a concern of those who attended the visual workshop on 10/6/23. Discussion ensued about the value of considering tax revenue.
 - John mentioned that placement of the new firehouse is important and should be in the background of the village.
 - Tom wants to meet with Matt to go over some details before the plan is finalized. Susan asked if there were any objections to Tom doing this. There were none and Andy said he felt the Select Board would consider this advantageous.
 - Matt brought up that changes to zoning can make the difference on what type of development occurs.
 - Paul asked that we spend time on the Draft Vision Statement at the end of the Plan. He doesn’t see a path forward in the statement. He suggests that the statement should be a bit more specific in the vision. Tom offered to work with Matt’s staff to create a “less-flowery” statement and create something more like a mission statement. Paul agreed with the suggestion such that anyone who reads it will see a similar vision.

- Tom suggests that the timeline of the vision plan is critical and needs to be considered. A good portion of the town/village district will be in a TIF. Paul brings up that we have the funds approved for the next steps in this process. Tom said the January deliver date might be a problem. Discussion ensued about timing, GPCOG details, grants/fundraising. All in favor of Tom working with Matt and staff on details and timeline.
- 2. Susan asks to elect a secretary. Paul suggests Pat and John seconded. All in favor.
- 3. There is to be a committee meeting next Wednesday.
- 4. Approval of prior minutes from June 1 and September 6.
John moved to approve both min., Paul seconded. All in favor.
- 5. Request for Real Estate Purchase recommendation:
John suggests that now is not the time for the town to sell town-owned land due to ongoing town planning efforts and the need for infrastructure (firehouse) on the horizon. Paul agrees. Andy agrees.
Paul moved to adjourn. John seconded. All in favor. Meeting adjourned at 7:50 pm.

Respectfully submitted by Pat Hodgdon, Secretary

TOWN OF POWNAL **VILLAGE DISTRICT PLAN**



INTRODUCTION:

The Town of Pownal's 2021 Comprehensive Plan Update included a recommendation that the Town "develop a vision plan for the Village Center" to allow for a variety of businesses. The Greater Portland Council of Governments (GP-COG), the regional planning organization (RPO) of which the Town is a member, was selected to assist the Town's Economic Development and Sustainability Committee (EDSC) in the preparation of the vision plan.

The Village District Plan is intended to strategically guide the development of the Town's existing Village (V) Zoning District, as established in Section 504.A.1 of the Town of Pownal Zoning Ordinance. The Town has already taken the first step in planning for the Village (V) Zoning District by establishing the district within the Zoning Ordinance, identifying its physical boundaries, and creating a purpose statement. However, the Village (V) Zoning District does not yet have specific zoning standards or an overall vision for the area.

The Town Zoning Ordinance states that the purpose of the Village (V) Zoning District, "is to provide a central village area in which a variety of community and service uses may be located." Throughout the planning process, the GP-COG team and the EDSC have placed an emphasis on allowing for development that meets the community's need without compromising the Town's rural character. The plan is guided by three (3) general principles:

1. **Respect and maintain the Town's rural history and way of life amidst increased population and development pressure, especially for housing, in the greater Portland region.**
2. **Provide a Village District that supports the community while allowing for service and other low-impact, and preferably locally-owned, businesses and other commercial uses, without becoming a high-traffic destination.**
3. **Address challenges such as minimizing tax increases necessary for funding infrastructure improvements and providing opportunities for affordable and senior housing.**

I. BENEFITS OF A VILLAGE DISTRICT:

In addition to achieving a major goal of the 2021 Comprehensive Plan, the potential benefits resulting from the Village District Plan include:

▶ Community Hub:

The Village District will serve as a social and economic center for residents, offering a central location for community gatherings, events, and celebrations that build upon the community's existing sense of belonging and civic pride.

▶ Economic Development and Increased Tax Base:

The Village District will stimulate local economic growth by providing opportunities for small businesses and local entrepreneurs, which in turn create jobs and retain investments within the community. Furthermore, the introduction of new commercial uses and housing types can expand the Town's tax base, potentially leading to more revenue for municipal services without overburdening residents. Mixed-use buildings combining residential and commercial uses are a highly-efficient land use and generate more tax revenue per square foot compared to single-use properties.

▶ Sustainable Development and Resource Conservation:

A thoughtfully planned Village District can promote sustainable development practices, including the preservation of green space and the provision of pedestrian- and bicyclist-friendly infrastructure. Also, by focusing development in a specific area, the Plan can help conserve environmental resources and preserve undeveloped land for future generations of Pownal residents.

▶ Improved Infrastructure:

The Village District Plan will help guide infrastructure improvements, such as better roads and public facilities and services. For example, the Village District Plan allows the Town to apply for the Maine Department of Transportation's Village Partnership Initiative, which provides financial assistance to reinvest and revitalize village centers or downtowns in a way that balances the use and safety of all residents and guests, whether in automobile, bicycling, or walking.

▶ Cultural and Historic Preservation:

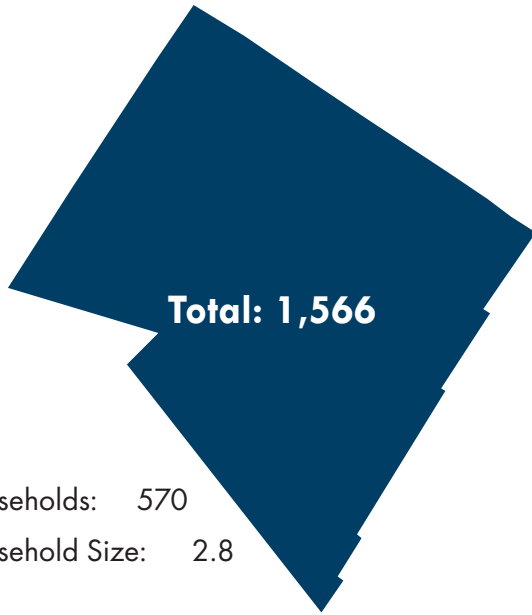
The Village District plan identifies important sites and buildings which can be marked for preservation and celebrated as a defining element of the community's unique identity. The Plan identifies the architectural styles and contributing elements of culturally and historically-important buildings to help in the development of design guidelines or standards should the Town wish to pursue them.

▶ Increased Housing Options:

Providing affordable and/or senior housing within the Village District allows residents to age in place and not have to leave due to maintenance or accessibility issues or be priced out of their community due to the inability to pay increased taxes on a fixed-income.

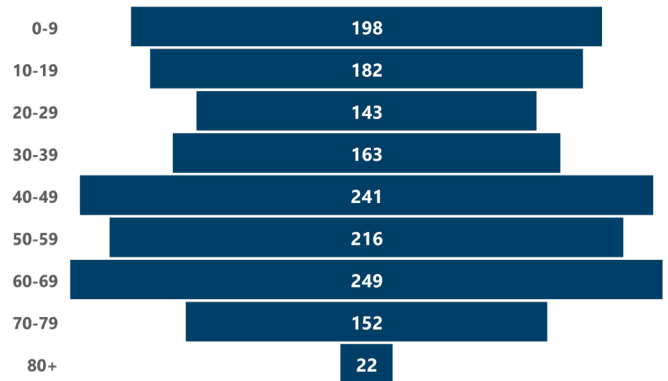
II. DEMOGRAPHICS:

Population:



Households: 570
Household Size: 2.8

Age Distribution:



Median Age: 43.2 years old
Population Under 18: 22% (345)
Population Age 65+: 18% (282)



Female: 51% (799)



Male: 49% (767)

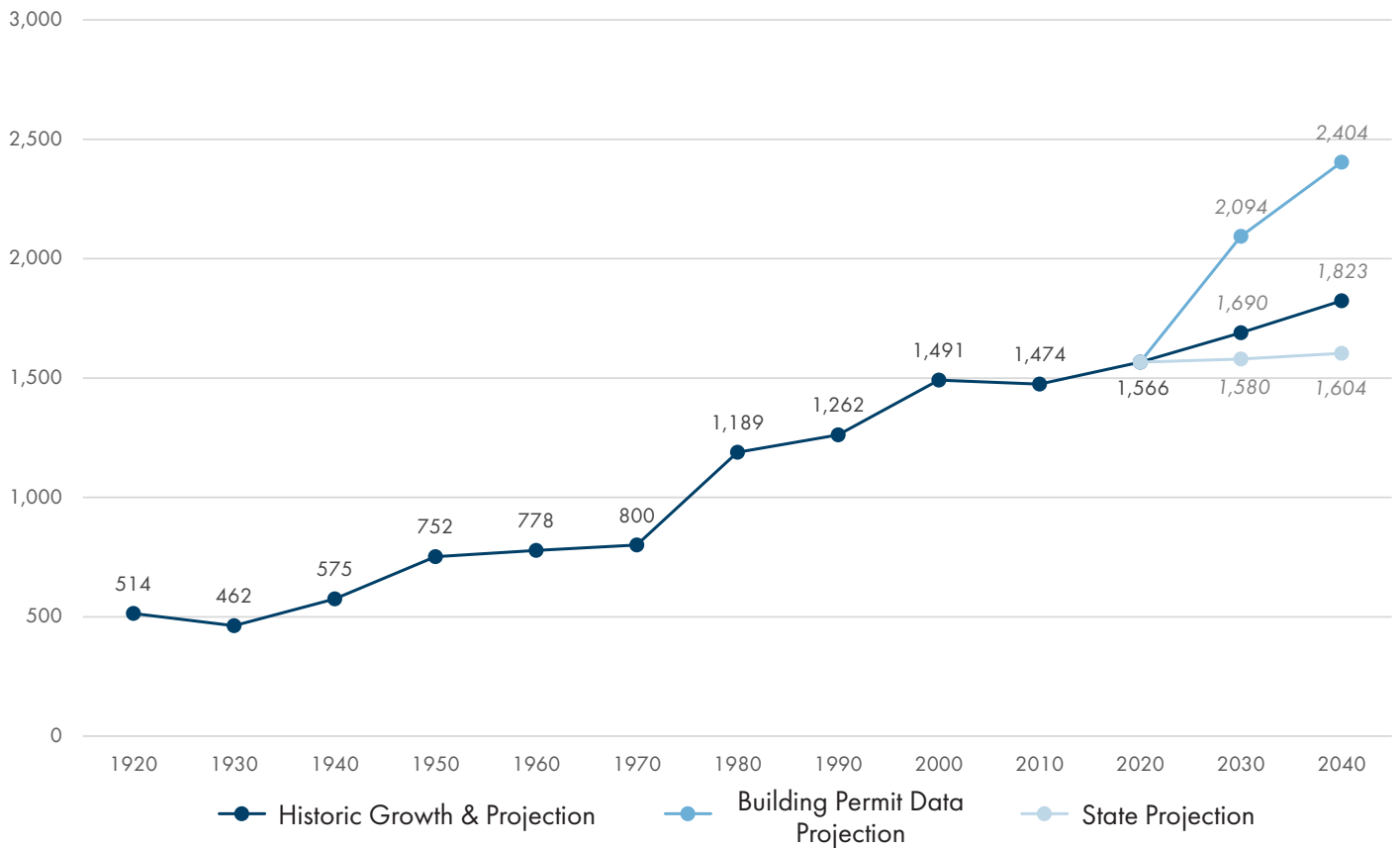


People of Color: 10% (157)

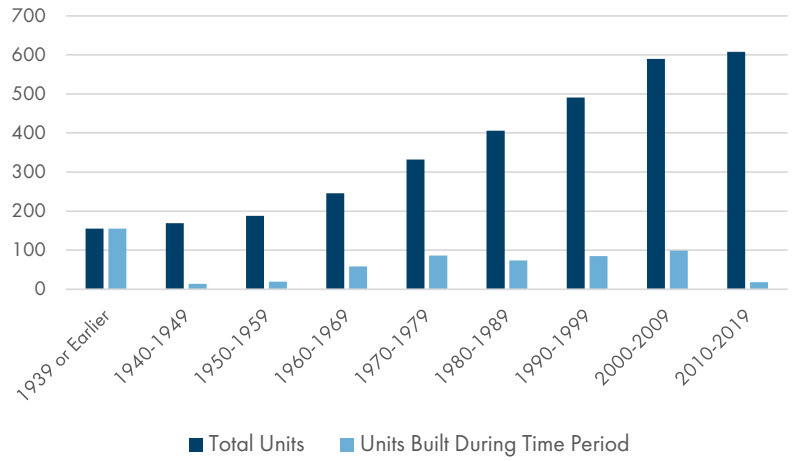


Households w/ Children: 33% (188)

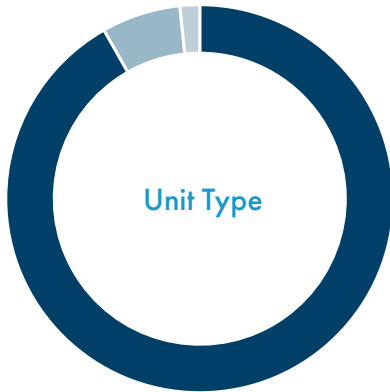
Growth Projections:



Housing:

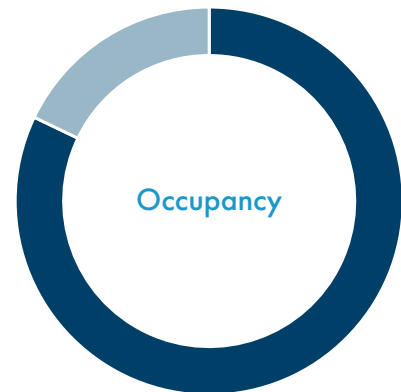


Multi-Family: 6.6% (40) Mobile Home: 1.6% (10)



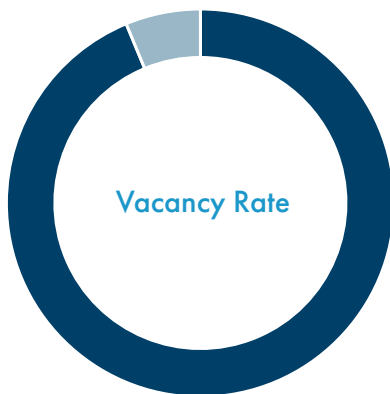
Single-Family: 91.8% (558)

Renter Occupied: 18% (102)



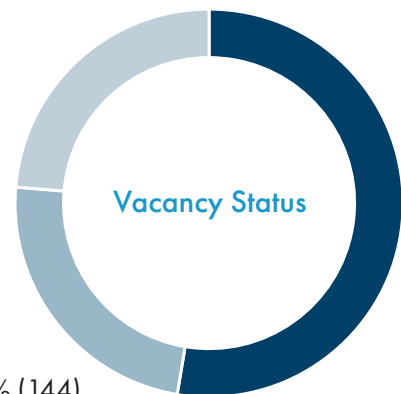
Owner Occupied: 82% (468)

Vacant: 6% (38)



Occupied: 94% (570)

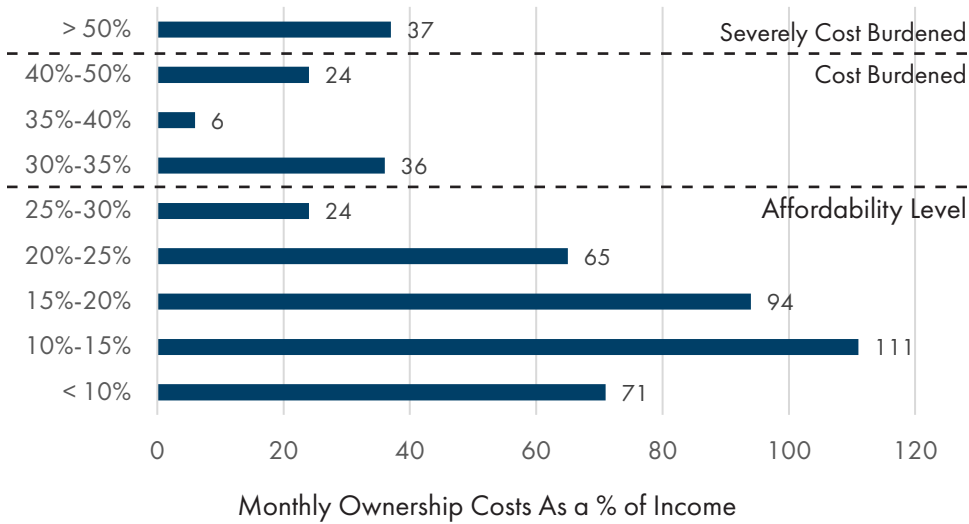
Seasonal/Recreational/Occasional: 23.7% (144)



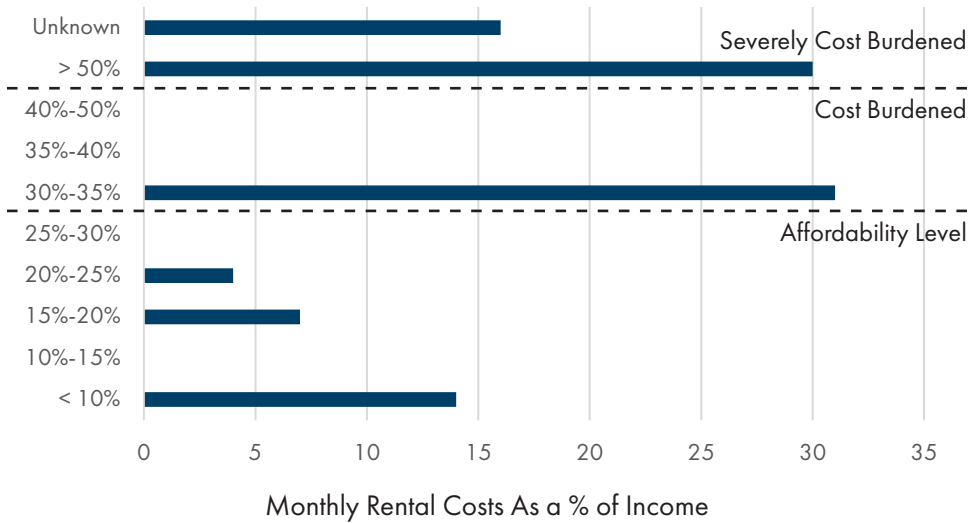
For Sale: 23.7% (144)

Occupied: 52.6% (320)

Ownership Affordability:



Rental Affordability:



| | |
|---|-----------|
| Median Household Income | \$94,531 |
| Median Home Value | \$336,100 |
| Income Required to Purchase Median Value Home | \$100,830 |
| Median Monthly Rent | \$2,500 |
| Income Required to Rent Median Value Home | \$100,000 |

Demographic Analysis:

▶ Population:

Over the past century, the population of the Town has experienced steady growth and roughly tripled in size. However, in the high-growth scenario, the potential population increases 53.5% (to 2,404) by 2040. The low-growth scenario projects a small, low-impact, population increase of only 38 residents (to 1,604) or 2.4% by 2040. Experience suggests that the actual result will be between the two extremes. A simple projection based on historical data anticipates moderate growth of 16.1% by 2040 (to 1,823).

If even moderate population growth occurs by 2040, the increase could have several implications for community infrastructure and services. As the designated growth area for the Town, best practices for land conservation and resource protection, and the Town's Comprehensive Plan, suggest locating most of the growth in the Village District.

As the median household size is approximately 2.8 persons per household, the anticipated increase in residential dwelling units is 299 units (high-growth scenario), 92 units (moderate-growth scenario), or 14 units. (low-growth scenario).

▶ Age:

The ability of Town residents to age in place could become an issue as approximately 27% of residents are over the age of 60. Residents of general workforce age (20-59) comprise approximately 40% of the population. However, of that age group, nearly 35% (216) are over the age of 50. Children and youth (ages 0-19) count for approximately 21% of the Town's residents, which is a comparatively strong base.

Impacts of the Town's age distribution suggest that there is a need for multi-generational housing, senior housing, smaller homes to allow empty-nesters to downsize, and a potential shift in the Town's needs towards senior-oriented services and infrastructure.

There is also concern that the number of young adults in the community implies a future gap in the workforce as older workers retire. Initiatives to retain young adults, such as job opportunities and affordable housing for young families could help reduce the gap.

The age distribution also reflects a need for reliable and accessible transportation to improve mobility for the youth and elderly populations. Although public transportation options are not readily available to the Town, pedestrian- and bicycle-friendly infrastructure will improve mobility for non-drivers.

▶ Housing:

The housing data suggests that the Town experienced its most significant housing growth from the 1960s through the 2000s. A sharp drop in new units after 2010 reflects the aftermath of the 2008 global financial crisis. However, with the current affordability crisis in Maine, housing demand is high. The impacts of recent State legislation (LD 2003) to increase housing in communities throughout the State are yet to be understood, but could result in a significant spike in new housing units.

A median housing construction year of 1977 indicates a potential need for housing upgrades/revitalizations, especially to increase energy efficiency, reduce maintenance costs, and/or improve accessibility.

A significant amount (23.7%) of residential dwelling units are identified as used seasonally, for recreation only, or occasionally. These units may decrease the supply of year-round units available for rent or purchase, increasing cost.

▶ Housing Affordability:

Per the U.S. Department of Housing and Urban Development, for housing, rental or owned, to be considered affordable, it should not account for more than 30% of household income. Households with housing payments greater than 30% of their income are considered cost-burdened, while households with housing payments greater than 50% of their income are considered severely cost-burdened.

Nearly 25% of Town residents that rent their housing are considered to have affordable housing; whereas approximately 30% of Town renters are cost-burdened and another approximately 29% of renters are severely cost-burdened. There is no rent data available for approximately 16% of renters, however it is clear that the majority of renters are at least cost-burdened.

Home ownership affordability is in drastic contrast to rental affordability. Nearly 78% of Town residents that own their own home are considered to have affordable housing; where as 14% of owners are cost-burdened and approximately 8% of owners are severely cost-burdened.

Overall, the amount of renters facing affordability issues is a concern, as they are potentially one unexpected expense away from housing instability. Increased affordable housing options are needed just to help existing residents, especially renters, stay in their hometown.

Finally, both new home owners or new renters earning the Town's median income (\$94,531) would be considered cost-burdened. In fact, potential owners face an affordability gap of -\$6,299 and potential renters an affordability gap of -\$5,469 between existing median household income and the income needed to purchase or rent a home.

Sites and Buildings to Be Preserved:

1. Mallett Hall/Town Office | 429 Hallowell Rd.

Completed in 1886, Mallett Hall was placed on the *National Park Service's National Register of Historic Places* in 1991. The building is of a Colonial Revival style that is generally characterized by the incorporation of multiple previous styles, such as the Colonial, Georgian, and Federal styles. Decorative features were commonly modified without regard to the same scale and proportion as the previous styles. Mallett Hall's defining architectural characteristics include: projecting central entrance bay, with a second story Palladian window and a semi-circular window in its framing pediment; four-bay side elevations; and pedimented dormers added after 1912.



2. First Parish Congregational Church | 422 Hallowell Rd.

Completed in 1811, the First Parish Congregational Church is not on the *National Park Service's National Register of Historic Places*, but is of high importance, historically and architecturally, to the Town. Originally, the building was of a Federal style, but not many of those design elements remain. Renovations in 1838 and 1857 altered the building to what is now predominantly of the Greek Revival style. Greek Revival is characterized by: a wood clapboard exterior; side gable roof; corners with wide columns; and entrances with a bold surround, which may include columns and a narrow band of top and/or side windows, all of which can be seen on the structure.



3. Town Woodlot | Map 9 Lot 41

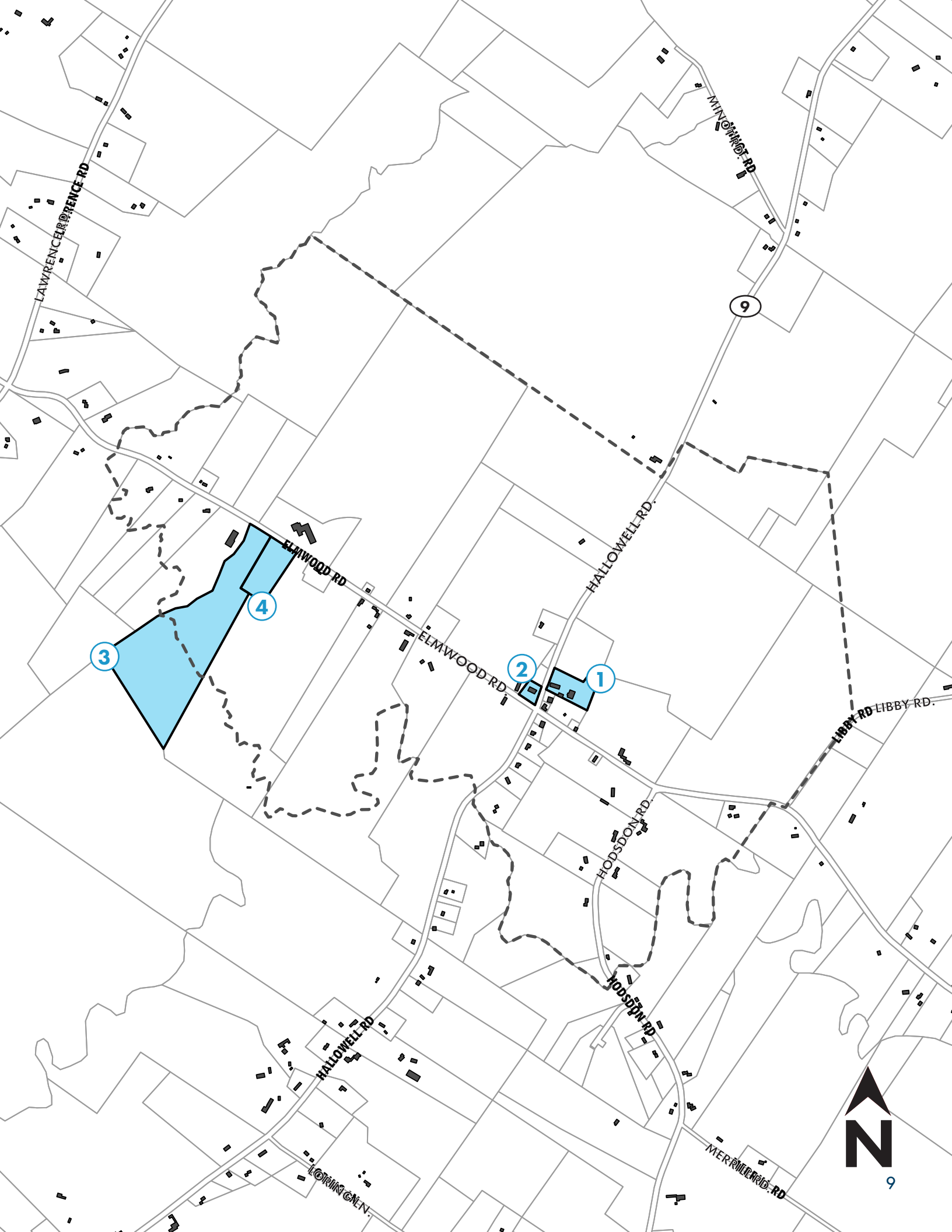
Per the definition of woodlot in the Town's Land Use Ordinance, they are considered a "lot not approved for building."



4. Elmwood Cemetery | Across from Pownal Elementary School

State law, 3 M.R.S.A § 1304, prohibits the sale of cemetery lots or plots for speculative or financial investment purposes.





LAWRENCE RD

MERRIAM RD

9

ELMWOOD RD

HALLOWELL RD

3

4

ELMWOOD RD

2

1

HODSDON RD

LIBBY RD

HALLOWELL RD

HODSDON RD

MERRIAM RD

MERRIAM RD



9

Environmentally Sensitive Areas:

▶ Aquifer

Aquifers are subterranean deposits of water from which wells can draw. The State maps “significant” aquifers, which could be pumped at a rate of 10 gallons per minute or more without going dry. Because water is a precious resource required for human survival as well as other processes, it is crucial that aquifers be adequately protected and managed. Aquifers may preclude development or certain land uses to prevent contamination that could spread to the aquifer’s groundwater. Within the Village District there is only a small area of a significant aquifer in the southern part of the district. Although there may not be a large area of significant aquifers in the Village District, that does not mean regulations cannot be created to further protect groundwater in the area, if so desired.

▶ Bradbury Mountain State Park

Any type of development in Bradbury Mountain State Park is controlled by the Maine Department of Agriculture, Conservation and Forestry Bureau of Parks and Lands.

▶ Conservation Easements

A conservation easement restricts development on a piece of property. Essentially, a property owner sells or donates their rights to particular use(s) of the land so that it can never be developed in that way. A conservation easement may prohibit development of any kind, prohibit development on a particular area of the property, or restrict use of the property. Conservation easements are written into the deed of a property and “run with the land” from owner to owner, though they can potentially be renegotiated

▶ Floodplain

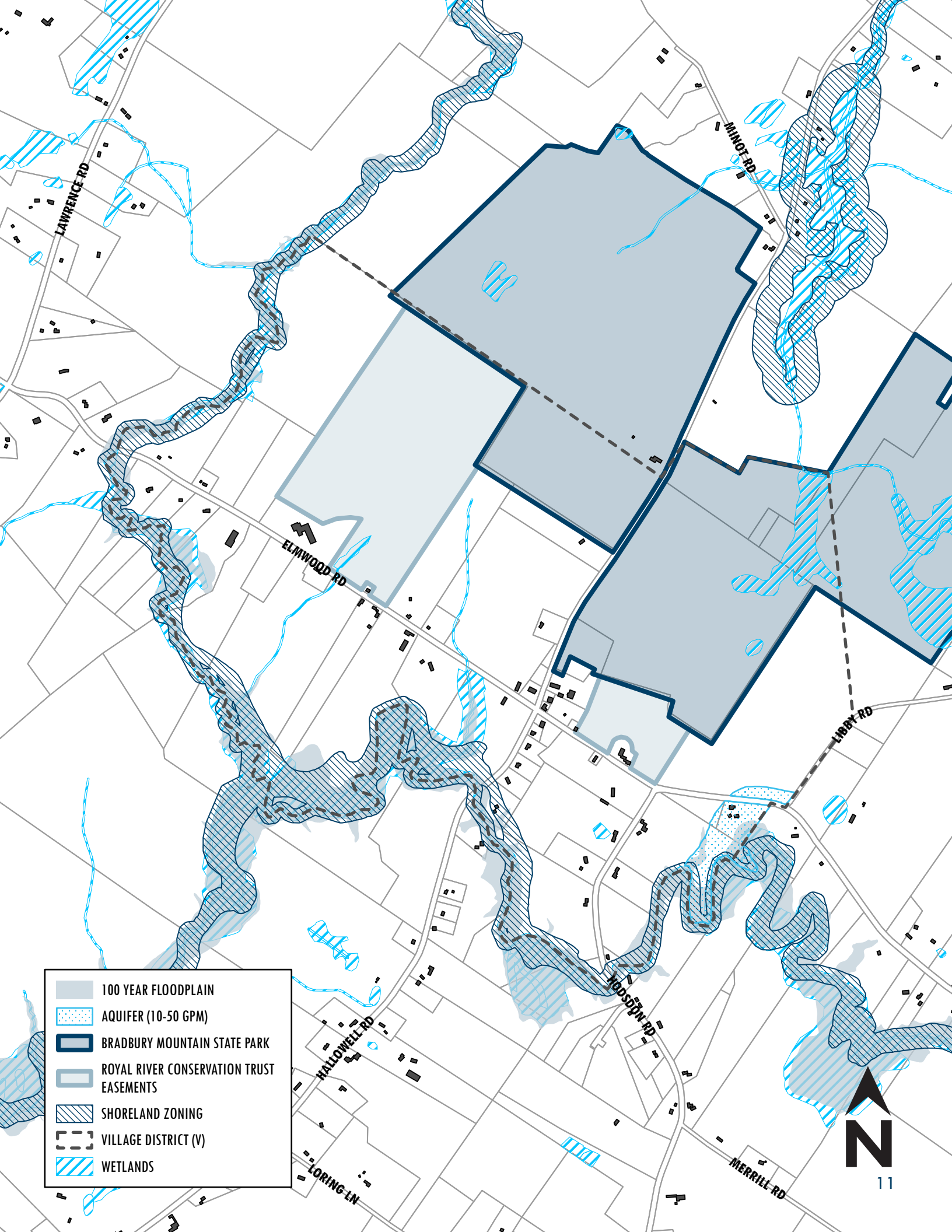
A floodplain is an area of land threatened by flooding in various weather events, like major rainfall or storm surges. Development may be restricted in these areas by the Federal Emergency Management Agency (FEMA), which designates certain flood hazards by categories that identify the threat (a “100-year” or “500-year” storm event, for instance). Depending on the area and its designation, certain structures may be prohibited within the floodplain, or must conform to additional requirements (like raising the building above a certain height).

▶ Shoreland Zoning District

Shoreland zoning is established by the State of Maine and defined by proximity to certain water bodies like rivers, lakes, or oceans. Restrictions apply to development within those areas (for instance, 250 feet of oceans or 75 feet of certain streams) to preserve natural habitat, coastal quality, and water-related industry. Municipalities may impose additional, stricter restrictions within the shoreland zone than the State

▶ Wetlands:

Wetlands are areas that regularly incorporate significant quantities of water (for instance, marshes, bogs, and swamps) and therefore harbor distinct ecosystems and species’ habitat. They are ecologically significant because of this habitat, but also because wetlands can incorporate significant amounts of water in flooding events better than many other landscapes. Wetlands are regulated by authorities like the Maine Department of Environmental Protection and may prevent development from occurring either because of regulations protecting them or because of the expense and difficulty of “filling” them with earth suitable for building. Regardless, development in wetlands should generally be avoided to maintain crucial habitat and resilience.



- 100 YEAR FLOODPLAIN
- AQUIFER (10-50 GPM)
- BRADBURY MOUNTAIN STATE PARK
- ROYAL RIVER CONSERVATION TRUST EASEMENTS
- SHORELAND ZONING
- VILLAGE DISTRICT (V)
- WETLANDS



Architectural Styles and Characteristics:

In addition to the Greek Revival and Colonial Revival styles characteristic of the First Parish Congregational Church and Mallett Hall/Town Office identified on page 8, another significant historic style that can be found within the Village District is the Colonial style. Although not of historic significance, many of the Village District's commercial buildings are in a style commonly referred to as "corporate modernism" or "contemporary minimalism."

▶ Colonial (c. 1725-1790)

There is a small collection of homes, mostly on Elmwood Road west of Hallowell Road, that have characteristics of the Colonial style, such as: a center chimney; a three- or five-bay configuration with a door centered in the middle with windows evenly spaced on each side; a small rectangular window with multiple small panes above the door; smaller window openings than on other styles; and/or a rear or side ell. Very few structures from this era survive anywhere in Maine due in part to age and subsequent modifications that have altered the appearance of the building to the extent that they may no longer be characterized as Colonial. Unfortunately, this has occurred to some of the Colonial style buildings in the Village District.

▶ Greek Revival (c. 1820-1860)

There are only a few buildings, including the First Parish Congregational Church, located within the Village District. These buildings share characteristics of the Greek Revival style that include: side gable roof with triangular pediment; corners finished with pilasters (either of a simple design or designed to resemble a column); bold window muntins; and/or a bold entrance surround with a band of rectangular windows on the top and sides of the door.

▶ Colonial Revival (c. 1880-1945)

Colonial Revival style buildings like Mallett Hall/Town Office are the most commonly found style of building within the Village District. Many homes within the district are of a Colonial Revival style and can be identified by such characteristics as: a blend of previously popular styles; windows that are wider than earlier styles; an off-center entrance; and/or side porches or enclosed sunrooms.



▶ **Corporate Modernism / Contemporary Minimalism**

The Corporate Modernist/Contemporary Minimalist style is characterized by: simplicity and uniformity; minimal ornamentation; use of modern materials like steel and concrete; practical and cost-effective design; and/or a lack of regional or historic context.

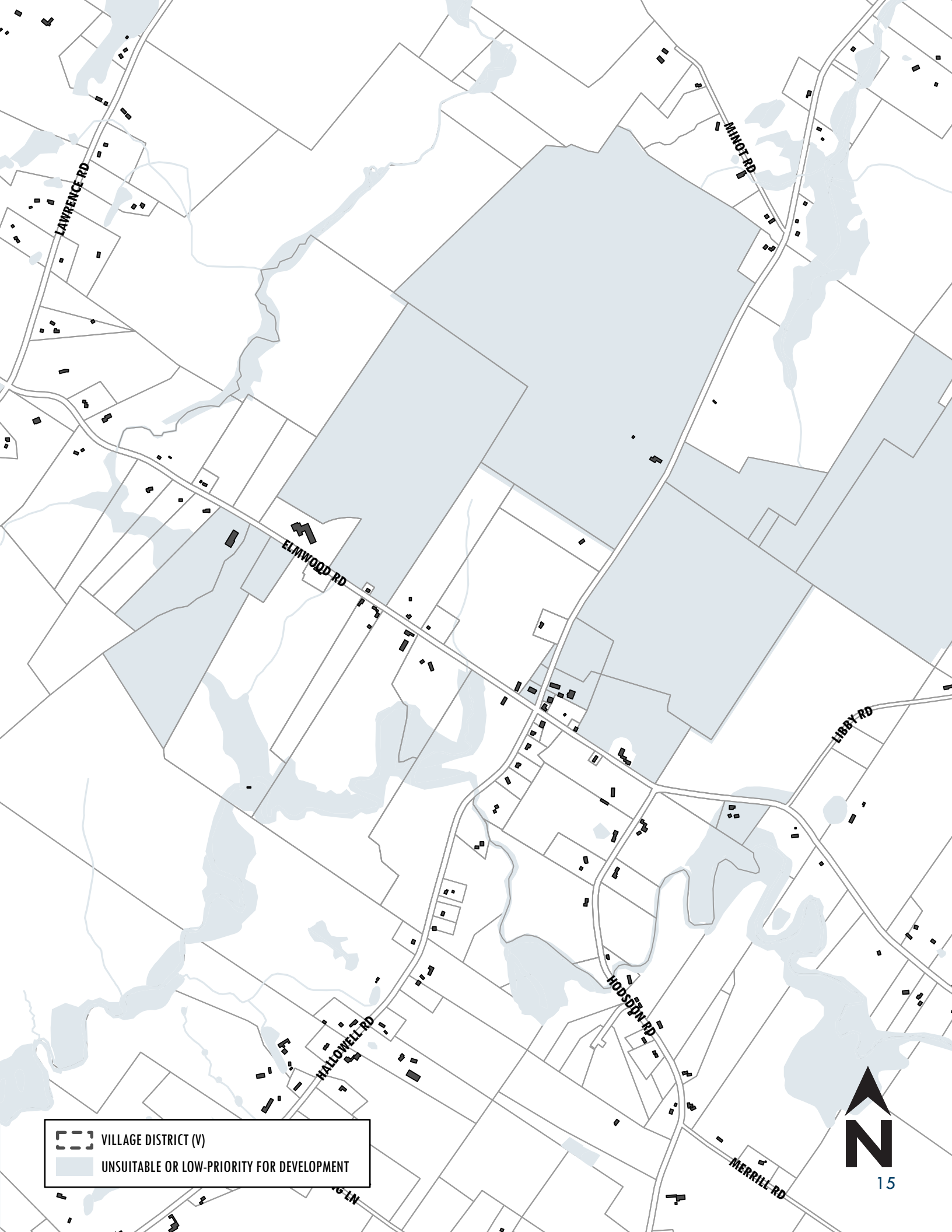




Land Suitable for Development/Redevelopment:

Land that has been identified for preservation or as environmentally sensitive is depicted on the following map. Although some of these areas, such as forested wetlands, can be developed, the Town's desire to preserve its character and natural resources discourages their development. Furthermore, development in these areas, even if desired, is often complicated by another level of environmental review by the state. Based on feedback from the Community Workshop and online survey, as outlined in Section III - Community Vision, the areas considered suitable for development were concentrated in the area around the intersection of Elmwood Road and Hallowell Road (Route 9). With the presence of the Town Office, small commercial businesses, and being at an important crossroads for the area, this location is the heart of the Village District. Section IV - Policy and Regulation Recommendations, incorporates these preferences in its recommendations and considers this area the Village Core.

Areas outside of the Village Core that are considered suitable for development are predominantly residential in nature and only a handful of vacant lots remain within the Village District. Properties not located along Elmwood Road or Hallowell Road or on low-traffic streets and are not suitable for an moderate- to high-impact commercial uses. Instead, low-impact uses such as home occupations or professional services such as an accountant or lawyer's office are more appropriate.

Whether categorized as suitable, unsuitable, or low-priority for development within this document, the recommendations are advisory and not legally binding. The future of the property is solely in the hands of its owner.



 VILLAGE DISTRICT (V)
 UNSUITABLE OR LOW-PRIORITY FOR DEVELOPMENT



Pedestrian and Bicyclist Amenities and Infrastructure:

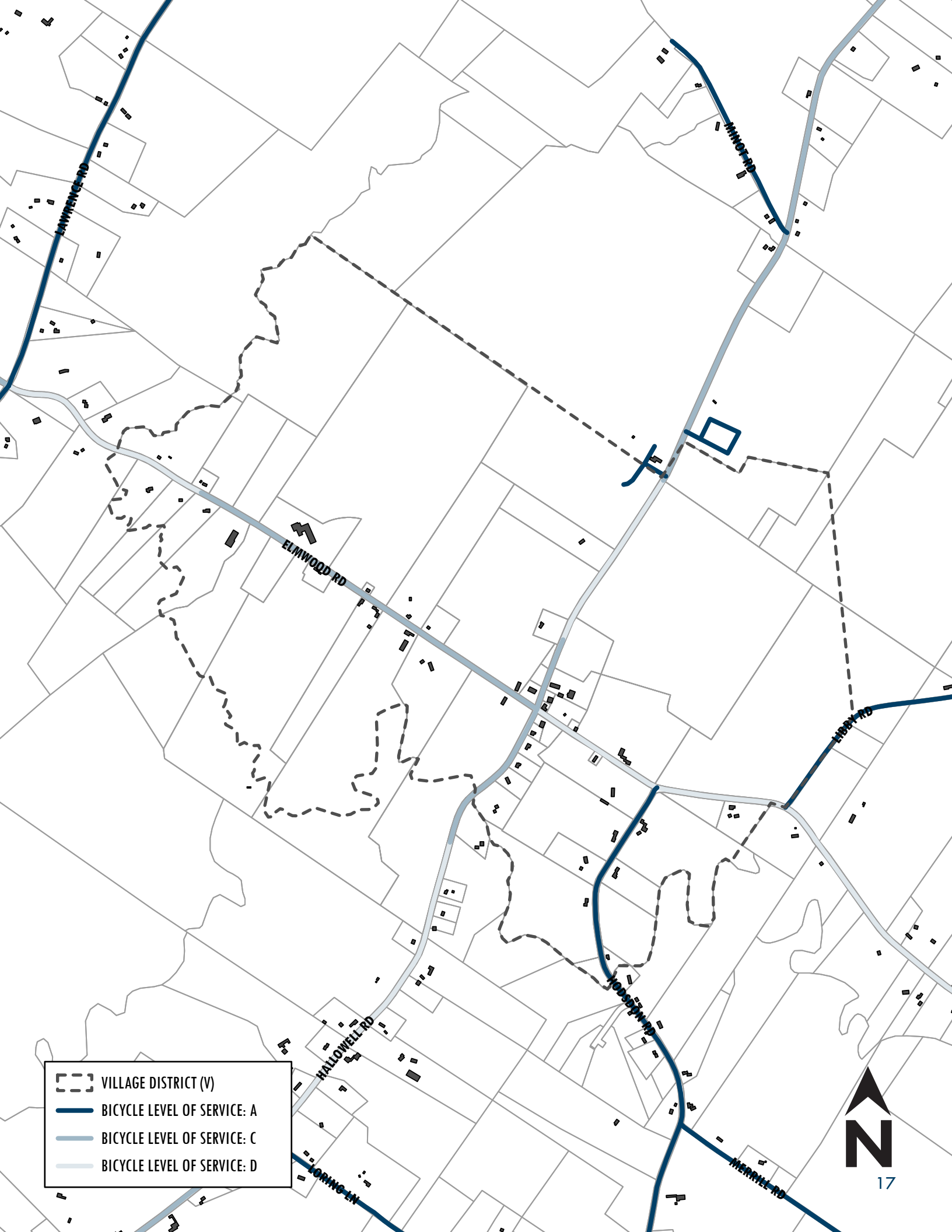
Pedestrian amenities and infrastructure such as sidewalks and crosswalks are not located within the Village District. Neither are bicyclist amenities and infrastructure such as designated bicycle lanes, share the road markings “sharrows,” or bicycle racks or shelters.





The National Walkability Index is a nationwide resource that ranks an area’s overall walkability, defined simply as a place easy to walk around. The benefits of a high walkability score include: active, healthier residents; reduced pollution; conservation of natural resources; reduced infrastructure costs; safer streets; and increased social interaction, furthering a sense of community. The National Walkability Index scores range from 1-20, with 1-5.75 considered the least walkable. The Index score for the entire Town of Pownal is 4.7. Unfortunately, the Village District is too small in scale to have its own score.

Maine Department of Transportation provides Bicycle Level of Service (BLOS) scores for most of the streets in the Village District (see map on next page). Within the Village District, the streets score a grade of A, C, or D. A BLOS grade of A means that it is an excellent bicycling environment, C means that it is a fair bicycling environment that is acceptable to experienced and beginner bicyclists), and D means that it is a poor bicycling environment that is acceptable to only experienced bicyclists.

Only local collector streets within the Village District score an A BLOS grade. The general area of the intersection of Elmwood Road and Hallowell Road, and Elmwood Road west of Hallowell Road scores a C BLOS grade. Elmwood Road east of Hallowell Road and a segment of Hallowell Road south of Elmwood Road both score a D BLOS grade.

Within the Village District, both Elmwood Road and Hallowell Road have gravel shoulders. The shoulders on Hallowell Road and Elmwood Road east of Hallowell Road are three feet (3’) wide. The shoulders on Elmwood Road west of Hallowell Road are four feet (4’) wide. Section 16 Appendix A: Design and Construction Standards for Streets of the Town’s Land Use Ordinance requires new streets to have shoulders at least four feet (4’) wide. The minimum recommended width for a bicycle lane is three feet (3’). Therefore the two major roads within the Village District could potentially accommodate bicycle lanes; however, paving of the gravel shoulder would be required.



-  VILLAGE DISTRICT (V)
-  BICYCLE LEVEL OF SERVICE: A
-  BICYCLE LEVEL OF SERVICE: C
-  BICYCLE LEVEL OF SERVICE: D



Infrastructure Needs/Deficiencies

▶ Roads:

According to MaineDOT the level of service (LOS) for motorized vehicles is A for the segment of Hallowell Road north of Elmwood Road. This means that traffic flows at or above the posted speed limit and motorists have a high level of physical and psychological comfort. The segment Hallowell Road south of Elmwood Road and the length of Elmwood Road within the Village District have a B LOS score. This means that there is a reasonably free flow of traffic, speeds can be maintained, and motorists still have a high level of physical and psychological comfort. The LOS for the two (2) major roads in the Village District indicate that vehicular traffic congestion is not an issue within the Village District.

Also, MaineDOT does not have any projects schedule for the area within its 2024-2025 Work Plan.

▶ Wastewater:

A septic system for a two-bedroom home requires a design flow of approximately 180 gallons per day. However, State law 12 M.R.S.A §4807-A requires that single-family residential units accommodate a design flow of 300 gallons per day and that multi-family residential units require a design flow of 120 gallons per bedroom. The state also requires any lot with subsurface wastewater disposal be at least 20,000 square feet in size.

The area of a system designed for a two-bedroom single-family residential unit can be anywhere from 450-900 square feet, with an additional 260-450 square feet per bedroom. For land use efficiency, best practice is that lots with more than one (1) residential unit provide a collective system rather than require each unit to have their own system. However, in such a scenario the costs of system maintenance should not be left to an individual owner.

▶ Water:

The Pownal Center Water Association maintains a water system within the Village District that is estimated to be able to accommodate X new residential dwelling units. Although not all new residential units would be located within the Village District, should the high- or moderate-growth scenarios occurs the Town will need to plan for an expansion of the water system to accommodate at least X new residential units.

III. COMMUNITY VISION:

On Wednesday, September 13, 2023, the Town of Pownal Economic Development and Sustainability Committee (EDSC), in collaboration with the Greater Portland Council of Governments (GPCOG), hosted a Community Visioning Workshop to gather public input to help establish a vision for the Village District. At the well-attended session, five (5) interactive planning exercises were conducted to help the project team understand how residents want the Village District to look and function in the future. The findings of this workshop, and associated online survey, have been analyzed and are included in full in Appendix A: Community Visioning Workshop Summary Report.

Key takeaways from the Community Workshop and online survey that helped develop the vision and vision statement include:

▶ **Strengths:**

The Village District's strengths include: the presence of nature and scenic views of green spaces; the rural, quiet, peaceful atmosphere; historic buildings; housing that is affordable in comparison to other communities closer to Portland; a strong sense of community, civic pride, and freedom; and existing meaningful places such as the Town Woodlot, Pownal Elementary School, Elmwood Cemetery, Bradbury Mountain State Park, First Parish Congregational Church, the Town Office, and Bradbury Mountain Berry Farm.

▶ **Weaknesses:**

Identified weaknesses include: lack of pedestrian and bicyclist safety due to lack of infrastructure and high motor vehicle speeds; lack of community gathering space; lack of commercial uses; lack of architectural character in some of the buildings, and a need for improved access to open and green spaces.

▶ **Opportunities:**

Residents identified opportunities for the Town to benefit from: proximity to Bradbury Mountain can support other recreational uses and/or recreation-oriented businesses; provide senior housing to enable residents to age in place; provide affordable housing for local young residents and families that wish to stay in their community; and increase pedestrian and bicyclist safety.

▶ **Threats:**

Many residents expressed a concern that development pressure from Portland is encroaching upon the Town and feel that it represents a threat to the Town's historic rural character, the maintenance of which is residents' top priority. There was also concern that increased development opportunities in the Village District could result in the area becoming a regional destination that would increase traffic congestion and replace valued open and green spaces.

▶ **Desired Business Types:**

There was a general theme of a desire for small businesses, especially for a cafe or restaurant that can serve as a local gathering place. Other desired businesses included a bicycle sales and repair shop, local hardware store, and a farmers' market, preferably one that can be held year-round.

▶ **Desired Pedestrian/Bicyclist Amenities:**

Several responses from the community indicated an interest in pedestrian- and bicycle-oriented infrastructure improvements such as bicycle lanes, crosswalks, and sidewalks.

▶ Preferred Architectural Character and Styles:

Community input focused more on site design and the layout of streets, buildings, and open space rather than specific architectural characteristics or styles. There is a desire for a cohesive visual appearance characterized by more uniform site design, some level of building design control to avoid corporate architecture, and the incorporation of scenic natural elements. The character of the Village District should reflect a sense of place, history, and culture. Ideally, there is a harmonious balance of nature, locally-oriented commercial uses, pedestrian- and bicyclist-oriented infrastructure improvements, and areas for social interactions and gatherings.

Vision Statement:

Three (3) different vision statements are offered below. The GPCOG team further requests input from the Town Planner and EDSC on their preferred statement, and/or any recommended changes.

1. *The Village District is to serve as the heart of our community – a place where the spirit of our small town is preserved and celebrated. It is a welcoming gathering space that reflects our commitment to maintaining our rural heritage while supporting the financial stability and growth of the area. The Village District is a place for local events and small Maine-owned businesses where residents and visitors can enjoy themselves. The Village District is thoughtfully developed and designed to ensure its value for our community today and for generations to come.*
2. *The Village District is to serve as the community's hub, preserving our rural character while fostering economic stability and growth in a space that brings residents together.*
3. *The Village District is to serve as the vibrant, heart of our community where our rich history and rural character meets the promise of our future. It is to be a place where families, friends, and neighbors can connect, shop, and celebrate life together, all while supporting small, locally owned businesses that sustain our town's economy.*

Community Vision:

RENDERING T

TO BE INSERTED

CONCEPT PHYSICAL IMPROVEMENTS TO BE INSERTED

HOUSING TYPOLOGIES TO BE INSERTED

IV. POLICY AND REGULATION RECOMMENDATIONS:

Land Use Ordinance:

The Land Use Ordinance recommendations are intended to: encourage mixed-use development that allows for a combination of residential, commercial, recreational, and public uses; generate more tax revenue for the Town through mindful commercial development; encourage the development of a more pedestrian- and bicyclist friendly environment; and allow for increased residential density; and to accomplish all of these while balancing the need to protect and preserve the Town's rural character and history. To do so, there are two (2) separate series of recommendations for amendments the Village District (V) as established in Section 504.A of the Town's land use ordinance. One set of recommendations is based on no changes to the physical boundaries of the Village District while the other set recommends the creation of a subdistrict referred to as the Village Core centered around the intersection of Elmwood Road and Hallowell Road.

These recommendations are not legally binding and serve as starting point to help transition the Village District into the community vision.

▶ Option 1: Maintain Village District's Existing Boundaries and Apply Changes Across the District:

| | |
|-----------------------------|--|
| New Text in Bold Red | Deleted Text in Red Strikethrough |
|-----------------------------|--|

Section 400 - Definitions

A. Amend definition of "Frontage."

Frontage: The portion of a lot's boundaries which abut a road (public or private) ~~and has a minimum of depth of 40 feet.~~

Purpose:

Minimum street frontage requirements are established within each zoning district. To avoid confusion it is best practice to not include a regulatory standard within a definition.

B. Add definition "Parking, Off-site."

Parking, Off-site: A parking arrangement where vehicles are parking at a location immediately adjacent to or within a specified distance of the principal use.

Purpose:

Off-site parking allows for flexibility in areas where space may be limited or in situations where on-site parking could disrupt the historical integrity of a site. It minimizes the need for large parking areas in sensitive or crowded locations and can be more cost-effective than expanding on-site parking.

C. Add definition "Parking, Shared."

Parking, Shared: A public or private parking area used jointly by two (2) or more uses.

Purpose:

The proximity of uses within a village center allows for visits of multiple uses without having to move a vehicle means that it is often not necessary for each use to require the full amount of parking spaces as required by the ordinance, especially when uses have different peak hour parking demands. Shared parking enables a more efficient use of the limited land available for development.

Section 504 Zoning Districts. A. Village District (V)

A. Add to list of permitted uses.

2. Permitted Uses

- a. Dwellings and detached **or unattached** Accessory Dwelling Units, except mobile home parks.
- b. Community buildings including public and semi-public uses, churches, places of assembly and recreation (exclusive of drive-in theaters and fairgrounds).
- c. Professional and business uses.
- d. Inns and Bed & Breakfast.
- e. Accessory uses and buildings.
- f. Home occupations.
- g. Agriculture.**
- h. Apartment building.**
- i. Commercial use.**
- j. Public facility.**
- k. Recreational facility.**
- l. Restaurant**
- m. Retail sales & services.**

Purpose:

Adding the use "agriculture" allows for the continued use of land for such purposes and is consistent with the Town's rural character.

Allowing multi-family housing is a requirement of recent state legislation (LD 2003) and the Land Use Ordinance will need to be updated to reflect all of its requirements by July 1, 2024.

Adding the uses "commercial use," "restaurant," and "retail sales & service" is consistent with the expressed desires of the community. The community has expressed an interest in allowing more commercial uses within the Village District. The Town also has the option of adding definitions for specific uses such as "hardware store" if it feels uses like "commercial use" or "retail sales & service" are too broad. The definition of "restaurant" already prohibits drive-through facilities; therefore, there should be minimal negative aesthetic impact.

Adding the use "public facility" allows for the continued use of properties such as the Town Office and brings it into conformity with the Land Use Ordinance.

Adding the use "recreational facility" is consistent with expressed desires to have more recreational, especially outdoor recreational opportunities, available to the community.

B. Add to list of special exceptions.

3. Special Exceptions

- a. Cemeteries.
- b. Industry and Manufacturing activities.
- c. Used car sales.
- d. Public utility ~~installations~~ **facilities.**
- e. Construction in a floodplain as defined under Section 13A of this Ordinance.
- f. Essential services.**
- g. Forestry.**
- h. Parking, Off-site.**
- i. Parking, Shared.**
- j. Public Utility Facilities.**

Purpose:

Replacing the term "installations" with "facilities" in Item d. is consistent with the definition established in Section 400.

Adding the use "essential services" makes clear that these essentials are expressly permitted and removes any question of nonconformity of existing services within the Village District. Similarly, adding the use "forestry" expressly permits an activity that is already occurring within the district.

Adding the uses "parking, off-site" and "parking, shared" allows for more flexibility in the potential development/redevelopment of properties within the district.

C. Amend dimensional standards.

4. Dimensional Standards

The performance standards contained in this Section shall apply to all districts, uses and activities, unless otherwise specified, whether or not specific approval or a permit is required.

a. Minimum Lot Area

- i. Single Family Dwelling: ~~90,000 sq ft~~ **20,000 sq ft**
- ii. Two-Family Dwelling: ~~90,000 sq ft~~ **20,000 sq ft**
- iii. Non-residential uses (exclusive of manufacturing): ~~90,000 sq ft~~ **20,000 sq ft**
- iv. Manufacturing: 90,000 sq ft
- v. **Apartment Building: 20,000 sq ft**

Purpose:

Reducing minimum lot areas to the minimum amount required by state law (due to reliance on a septic system) allows for more housing options within the Village District as well as smaller commercial spaces. A large commercial lot results in large commercial buildings, which are inconsistent with the desire for small businesses and disrupt the character of the area.

If the Town is concerned about allowing multi-family residential on a smaller lot, height and density controls will prevent an appearance of overcrowding. Also, the Town may choose to increase the minimum lot size depending on the number of units. For example, three (3) units may require only 20,000 sq ft, but 4-5 units may require 30,000, etc.

b. Minimum Net Residential Area

The Codes Enforcement Officer or the Planning Board shall make the final determination of net residential acreage/area. Where the Planning Board determines that the extent of unsuitability in a specific case requires interpretation, it shall be guided by whether or not the potential unsuitable area in its natural state could be incorporated into a minimum size developable lot in a traditional subdivision. If it can be so incorporated, that area shall not be subtracted from the gross acreage/area. The following densities are necessary because of the limited availability of soil suitable to on-site septic systems and the limited number and size of aquifers and aquifer recharge areas:

- i. Single Family and Two-Family Dwellings: ~~90,000~~ **20,000** square feet for the first unit, ~~60,000 square feet for each additional unit.~~
- ii. ~~Detached Accessory Dwelling: 150,000 sq ft~~
- iii. **Apartment Building: 20,000 sq ft**

Purpose:

The character of traditional village centers and rural areas are generally different as the purpose of village centers is to optimize land use efficiency and provide basic services whereas rural areas traditionally have large lots and separation between buildings due to agricultural or forestry uses. Also, new legislation (LD 2003) requires municipalities to allow accessory dwelling units on any size lot.

c. Maximum Lot Coverage

- i. Single Family and Two-Family Dwelling: ~~20%~~ **75%**
- ii. Non-residential uses (exclusive of manufacturing): none
- iii. Manufacturing: Any manufacturing facility shall provide two square feet of open space for each one square foot of industrial plant space. Industrial plant space shall be the sum total of all floors.
- iv. **Apartment Building: 75%**

Purpose:

Similar to the recommendations for minimum lot area and minimum net residential area, a low maximum lot coverage is consistent with traditional rural and forestry uses whereas this is not necessary within a village center. As non-residential uses were already permitted to have 100% lot coverage, a maximum of 75% for residential uses is more restrictive for an area that is traditionally mixed-use.

d. Yard Requirements

i. Front

Front setback is determined from the edge of the road ROW. The edge of the ROW is determined by professional survey. Center of the road may not be the center of the ROW.

- a. Single-Family and Two-Family Dwellings (all buildings): ~~40 feet~~ **20 feet minimum from properties with frontage on Elmwood Road or Hallowell Road. 10 foot minimum from all other streets.**
- b. Non-residential uses (exclusive of manufacturing): ~~100 feet~~ **10 feet**
- c. Manufacturing (all buildings): ~~100 feet~~ **50 feet**

Purpose:

Village centers, and many of the existing properties within the Village District, are characterized by buildings located closer to the street as they predate existing car-centered retail design and are intended to be pedestrian and bicyclist friendly. Front setbacks on Elmwood Road or Hallowell Road are greater than for other streets due to their higher vehicular traffic volume and posted speed limits. Also, with Hallowell Road being controlled by the state, it provides a buffer from any future widening, even though it is a remote possibility that would likely not occur until far into the future, if ever.

ii. Side and Rear Yard

- a. Single-Family and Two-Family Dwellings (all buildings): ~~25 feet~~ **10 feet**
- b. Non-residential uses (exclusive of manufacturing): ~~25 feet~~ **10 feet**
- c. Manufacturing (all buildings): ~~25 feet~~ **15 feet**, or 50% of building height, whichever is greater, except that such yards abutting residential uses shall be a minimum of 50 feet or the height equivalent of the principal building, whichever is greater.
- d. Minimum distance between principal buildings on the same lot shall be **half** the height equivalent of the taller building.
- e. **Apartment Building: 10 feet**

Purpose:

Similar to the recommendations for front yard setbacks, a reduction in side and rear yard setbacks allows for more efficient use of land and flexibility in site design. The recommended setbacks still allow for heavy equipment to access rear yards when necessary.

iii. Street Frontage Requirements

- a. Single and Two-Family Dwellings: ~~300 feet~~ **50 feet**
- b. Non-residential uses ~~(exclusive of manufacturing): 300 feet~~ **50 feet**
- c. **Apartment Building: 50 feet**
- d. (RESERVED)

Purpose:

Item f. below requires a minimum lot width of 50 feet for all lots. Street frontage is measured at a depth of 40 feet, lot width should also be a minimum width of 50 feet, barring a highly irregularly shaped lot. Also, a minimum 300 feet of street frontage makes many of the properties within the Village District nonconforming. The recommended 50 feet is consistent, if not greater, than street frontage requirements commonly found in village centers.

e. Height Restriction

No building shall exceed ~~two and one-half (2 ½)~~ **three (3)** stories or ~~thirty-five (35)~~ **forty (40)** feet in height, whichever is lower, except that these height requirements shall not apply to farm buildings not used for human habitation, windmills, flagpoles, wind power generators or communications towers.

Purpose:

Although there are not currently any three (3) story buildings within the Village District, allowing them would provide more flexibility and efficient use of space without overshadowing the area. An increase in maximum allowable height is recommended due to the way the Land Use Ordinance calculates height, which is measured from the downhill side of a structure to its highest point (excluding chimneys, steeples, antennas, etc., which have no floor area). This means that buildings like the Town Office are discouraged because their steep roof is not the most efficient use of space. Another option is to change the way in which height is measured so that it is calculated by the distance from the grade level of the building to the midpoint of the eave and the peak of the roof.

Section 614. Parking

- B. The following minimum off-street parking requirements shall be provided and maintained in case of new construction, alterations and changes of use:
1. Dwellings: 2 parking spaces for each dwelling unit.
 2. Inn: 1 parking space for each sleeping room.
 3. Bed & Breakfast: 1 parking space for each sleeping room.
 4. Schools: 1 parking space for each room used for purposes of instruction
 5. Health facilities: 1 parking space for each 500 square feet or major fraction thereof of floor area, exclusive of basement.
 6. Theaters, auditoria, and churches: 1 parking space for each 4 seats or for each 100 square feet or major fraction thereof of assemblage space if no fixed seats.
 7. Retail & service stores: 1 parking space for each ~~180~~ 250 sq. ft. of major leasable area
 8. Restaurants: 1 parking space for every 3 seats.
 9. Offices, professional, businesses ~~and public buildings~~: 1 parking space for each ~~250~~ 400 square feet or major fraction thereof, of gross leasable area.
 - 10. Public buildings: 1 parking space for each 250 square feet or major fraction thereof of floor area.**
 11. Industry and manufacturing: 1 parking space for each 1.2 employees, based on the highest expected employee occupancy.
- D. Required off-street parking shall be located on the same lot as the principal building or use, **except if a special exception for off-site parking is approved.**

Purpose:

One parking space for every 180 square feet of major leasable area of retail and service stores is at the more restrictive end of industry standards and generally results in surplus parking that is often never used and can be put to better use. One parking space for every 200 sq ft is a common standard for regional shopping centers and big box retailers, which are not encouraged within the Village District. Similarly, professional and business offices experience less traffic than retail and service stores and a one space per every 400 square feet of office space is not an uncommon standard.

As stated in the proposed definition for off-site parking, it allows for flexibility in areas where space may be limited or in situations where on-site parking could disrupt the historical integrity of a site.

► Option 2: Create a Village Core

A Village Core centered around the intersection of Elmwood Road and Hallowell Road would allow for a greater concentration of residential and commercial areas in what is considered the heart of the Village District. This would also the Village District to be slightly more restrictive than in Option 1 as it would serve as a visual transition area between rural areas and the Village Core.

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Section 400 - Definitions

A. Incorporate the recommendations for definitions from Option 1.

Section 500 - Zoning Districts

A. Add a new "Village Core" zoning district.

Section 501 Establishment of Zoning Districts

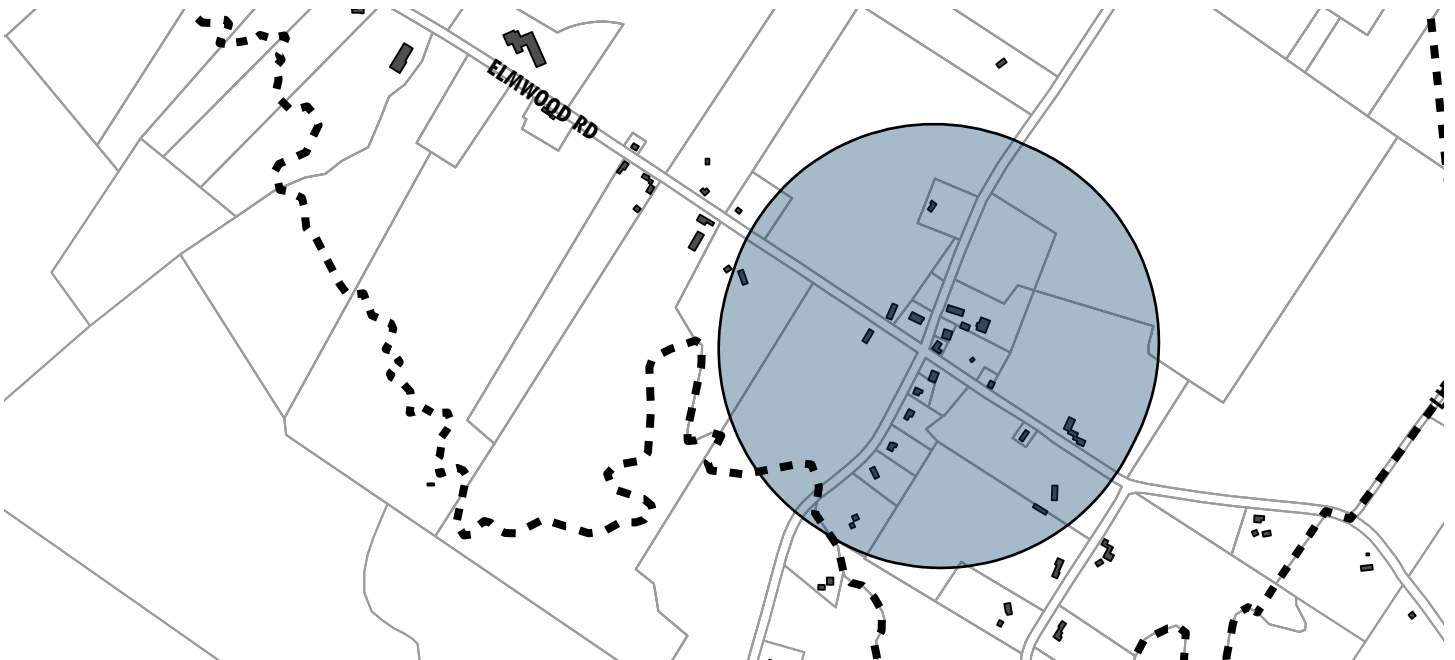
To implement the provisions of this Ordinance the Town is hereby divided into the following classes of Districts:

1. Village District, (V)
2. **Village Core, (VC)**
3. Rural District (RA)
4. Rural District (RB)

Section 502 Establishment of an Official Zoning Map

The districts above are shown upon a map entitled "Zoning Map of the Town of Pownal, Maine" dated ~~May 2014~~ **(insert new adoption date)** and filed in the office of the Town Clerk. Said map is hereby incorporated in and made a part of this Ordinance and shall be final authority as to the current status of district locations.

Below is a map with a one-quarter (1/4) mile radius buffer around the intersection of Elmwood Road and Hallowell Road. One-quarter (1/4) mile is considered to be distance people feel comfortable walking to a destination.



Section 504 Zoning Districts. A. Village District (V)

A. Incorporate recommendations for permitted uses from Option 1.

B. Amend purpose.

To provide a ~~central~~ **transitional** village area **between the rural zoning districts and the Village Core** in which a variety of community service uses may be located in accordance with the performance standards of this Ordinance.

B. Add to list of special exceptions.

3. Special Exceptions

- a. Cemeteries.
- b. Industry and Manufacturing activities.
- c. Used car sales.
- d. Public utility ~~installations~~ **facilities**.
- e. Construction in a floodplain as defined under Section 13A of this Ordinance.
- f. Essential services.**
- g. Forestry.**
- h. Public Utility Facilities.**

Difference from Option 1:

Off-site parking and shared parking are no longer recommended as the lots outside of the Village Core tend to be larger and should be able to accommodate any required parking.

4. Dimensional Standards

The performance standards contained in this Section shall apply to all districts, uses and activities, unless otherwise specified, whether or not specific approval or a permit is required.

a. Minimum Lot Area

- i. Single Family Dwelling: ~~90,000 sq ft~~ **24,000 sq ft**
- ii. Two-Family Dwelling: ~~90,000 sq ft~~ **24,000 sq ft**
- iii. Non-residential uses (exclusive of manufacturing): ~~90,000 sq ft~~ **24,000 sq ft**
- iv. Manufacturing: 90,000 sq ft
- v. Apartment Building: 24,000 sq ft**

Difference from Option 1:

Minimum lot areas have still been reduced; however, they have been increased slightly from Option 1 to approximately one-half (1/2) acre.

b. Minimum Net Residential Area

The Codes Enforcement Officer or the Planning Board shall make the final determination of net residential acreage/area. Where the Planning Board determines that the extent of unsuitability in a specific case requires interpretation, it shall be guided by whether or not the potential unsuitable area in its natural state could be incorporated into a minimum size developable lot in a traditional subdivision. If it can be so incorporated, that area shall not be subtracted from the gross acreage/area. The following densities are necessary because of the limited availability of soil suitable to on-site septic systems and the limited number and size of aquifers and aquifer recharge areas:

- i. Single Family and Two-Family Dwellings: ~~90,000~~ **20,000** square feet for the first unit, ~~60,000 square feet for each additional unit.~~
- ii. ~~Detached Accessory Dwelling: 150,000 sq ft~~
- iii. **Apartment Building: 20,000 sq ft**

Difference from Option 1:

Although the minimum gross lot area has been slightly increased to account for the presence of steep slopes, easements, etc., the recommendation for minimum net residential lot area remains at the lowest allowable by state law for properties with septic systems.

c. Maximum Lot Coverage

- i. Single Family and Two-Family Dwelling: ~~20%~~ **50%**
- ii. Non-residential uses (exclusive of manufacturing): none
- iii. Manufacturing: Any manufacturing facility shall provide two square feet of open space for each one square foot of industrial plant space. Industrial plant space shall be the sum total of all floors.
- iv. **Apartment Building: 50%**

Difference from Option 1:

Reducing the maximum lot coverage from the recommend 75% to 50% for residential uses provides for a visual transition from the large open spaces required in the rural areas to the more compact development encouraged in the Village Core.

d. Yard Requirements

i. Front

Front setback is determined from the edge of the road ROW. The edge of the ROW is determined by professional survey. Center of the road may not be the center of the ROW.

- a. Single-Family and Two-Family Dwellings (all buildings): ~~40 feet~~ **20 feet**
- b. Non-residential uses (exclusive of manufacturing): ~~100 feet~~ **20 feet**
- c. Manufacturing (all buildings): ~~100 feet~~ **50 feet**

Difference from Option 1:

Single and two-family dwellings along Elmwood Road and Hallowell Road maintain the same setback but residential dwellings on other streets and non-residential uses the setback is increased by ten (10) feet. Reduced setbacks allows for greater flexibility in site design. As there is no maximum front yard setback, residential builders still have the option to build further back from the street if desired.

ii. Side and Rear Yard

- a. Single-Family and Two-Family Dwellings (all buildings): ~~25 feet~~ **15 feet**
- b. Non-residential uses (exclusive of manufacturing): ~~25 feet~~ **15 feet**
- c. Manufacturing (all buildings): ~~25 feet~~ **15 feet**, or 50% of building height, whichever is greater, except that such yards abutting residential uses shall be a minimum of 50 feet or the height equivalent of the principal building, whichever is greater.
- d. Minimum distance between principal buildings on the same lot shall be **half** the height equivalent of the taller building.
- e. **Apartment Building: 15 feet**

Difference from Option 1:

Side and rear yard setbacks have been increased from Option 1, but remain less than the existing standards. Again, this allows for flexibility in site design.

iii. Street Frontage Requirements

- a. Single and Two-Family Dwellings: ~~300 feet~~ **50 feet**
- b. Non-residential uses ~~(exclusive of manufacturing): 300 feet~~ **50 feet**
- c. **Apartment Building: 50 feet**
- d. (RESERVED)

Differences from Option 1:

There are no difference in this recommendation. 50 feet is an acceptable minimum street frontage requirement for all uses, and a developer still has the right to increase street frontages as there is no maximum standard.

e. Height Restriction

No building shall exceed two and one-half (2 ½) stories or thirty-five (35) feet in height, whichever is lower, except that these height requirements shall not apply to farm buildings not used for human habitation, wind-mills, flagpoles, wind power generators or communications towers.

Differences from Option 1:

These recommendations revert back to the existing standards. Increased is to be focused in the Village Core.

Section 614. Parking

A. Incorporate the recommendations for parking from Option 1.

Section 504 Zoning Districts. B. Village Core (VC)

In Option 2, all language for Village Core is new.

1. Purpose-

To provide a central and compact village center in which development/redevelopment is encouraged to provide for an increased mix of community, commercial, and services uses, provided they are in accordance with the performance standards of this Ordinance.

2. Permitted Uses

- a. Accessory Building or Structure
- b. Accessory Dwelling Unit, Attached or Detached
- c. Accessory Use
- d. Agriculture
- e. Apartment Building
- f. Bed & Breakfast
- g. Business and Professional Use
- h. Commercial Use
- i. Essential Services
- j. Home Occupation
- k. Inn
- l. Multi-Unit Residential
- m. Public Facility
- n. Public Recreational Structure
- o. Recreational Facility
- p. Restaurant
- q. Retail Sales & Services

3. Special Exceptions

- a. Cemeteries.
- b. Industry and Manufacturing activities.
- c. Used car sales.
- d. Public utility facilities.
- e. Construction in a floodplain as defined under Section 13A of this Ordinance.
- f. Forestry.

4. Dimensional Standards

The performance standards contained in this Section shall apply to all districts, uses and activities, unless otherwise specified, whether or not specific approval or a permit is required.

a. Minimum Lot Area

- i. Single Family Dwelling: 20,000 sq ft
- ii. Two-Family Dwelling: 20,000 sq ft
- iii. Non-residential uses (exclusive of manufacturing): 20,000 sq ft
- iv. Manufacturing: 50,000 sq ft

b. Minimum Net Residential Area

The Codes Enforcement Officer or the Planning Board shall make the final determination of net residential

acreage/area. Where the Planning Board determines that the extent of unsuitability in a specific case requires interpretation, it shall be guided by whether or not the potential unsuitable area in its natural state could be incorporated into a minimum size developable lot in a traditional subdivision. If it can be so incorporated, that area shall not be subtracted from the gross acreage/area. The following densities are necessary because of the limited availability of soil suitable to on-site septic systems and the limited number and size of aquifers and aquifer recharge areas:

i. All residential dwellings: 20,000 sq ft

c. Maximum Lot Coverage

i. All residential dwellings: 75%

ii. Non-residential uses (exclusive of manufacturing): none

iii. Manufacturing: Any manufacturing facility shall provide two square feet of open space for each one square foot of industrial plant space. Industrial plant space shall be the sum total of all floors.

d. Yard Requirements

i. Front

Front setback is determined from the edge of the road ROW. The edge of the ROW is determined by professional survey. Center of the road may not be the center of the ROW.

a. All residential uses: 10 feet

b. Non-residential uses (exclusive of manufacturing): none

c. Manufacturing (all buildings): 50 feet

ii. Side and Rear Yard

a. All residential uses: 10 feet

b. Non-residential uses (exclusive of manufacturing): 10 feet

c. Manufacturing (all buildings): 25 feet, or 50% of building height, whichever is greater, except that such yards abutting residential uses shall be a minimum of 50 feet or the height equivalent of the principal building, whichever is greater.

d. Minimum distance between principal buildings on the same lot shall be half the height equivalent of the taller building.

iii. Street Frontage Requirement

a. All residential uses: 40 feet

b. Non-residential uses (exclusive of manufacturing): 40 feet

e. Height Restriction

No building shall exceed three (3) stories or forty (40) feet in height, whichever is lower, except that these height requirements shall not apply to farm buildings not used for human habitation, windmills, flagpoles, wind power generators or communications towers.

Section 614. Parking

A. Incorporate the recommendations for parking from Option 1.