



# FUTURE LAND USE PLAN

## **A Blueprint for the 1990's**

### INTENT & PURPOSE

Throughout the Comprehensive Plan, the demographic, economic, cultural, environmental and fiscal changes that have occurred in Waterboro over the past several decades have been inventoried and analyzed. Recommendations for the solution of specific problems, goals and objectives for wise management of Waterboro's natural and cultural resources and funding strategies have been formulated. The Future Land Use Plan is intended to coalesce all of these various and occasionally competing needs and trends into one overall plan that will guide the future allocation of land resources in the Town. In a sense, the Future Land Use Plan is a blueprint of how Waterboro should grow through the 1990's.

The Future Land Use Plan is designed to interface directly with the Natural Resources Plan. Whereas the Natural Resources Plan establishes a framework for where future development should not go, the Future Land Use Plan identifies those areas in Town where future growth should be located. Much of the environmental data used as a basis for the Future Land Use Plan is derived from the Land Suitability Map and from other data provided by the 1977 Comprehensive Plan map set. Other factors driving land use decision-making in this chapter are derived from the Community Attitudes Survey, the inventory and analysis section, and the policy development section.

### BACKGROUND PHILOSOPHY & ASSESSMENT OF CURRENT ZONING

Waterboro is, by character, an independent rural community which has long operated under the precept that the individual is capable of managing his own affairs as long as he does not impact his neighbors or the community at large. As a result of this long-standing philosophy, the Town's zoning ordinances have been performance-based, rather than dictating exactly how a property owner manages the land. The 1977 Comprehensive Plan and the follow-up ordinances were tailored to be performance-based. Overall, the 1977 plan has been effective in guiding growth into the appropriate locations in Town. However, the changing demographics and growth rates in southern Maine have created new pressures and competing interests that the 1990 Comprehensive Plan must address. Specifically, these needs include:

- A broader mix of residential types in the Town housing stock.
- Expansion of commercial land uses to meet increasing resident demand, provide more resident job opportunities and to maintain balance of commercial valuation ratios.

- Stabilization of water quality in Lake Arrowhead and Little Ossipee Pond and other waterbodies.
- Abatement of suburban sprawl away from village centers.
- Conservation of the Town's scenic and historic resources.
- Alternative methods for financing increasing demands for municipal services.

Like the basic strategy of the 1977 plan, the 1990 Future Land use Plan seeks to solve these problems through performance-driven land use standards rather than by specific design requirements. As such, this plan enables the Waterboro Planning Board to maintain a flexible response to reaching planning goals set herein and enables the landowners a maximum number of options to achieve these performance standards.

### GROWTH & RURAL AREAS

According to 30 MRSA 4960 of the Maine Statutes, a comprehensive plan must designate areas in a municipality where future development is to be directed. These districts are to be delineated as "growth areas." Criteria for determining suitable "growth areas" include:

- areas in proximity to local services, infrastructure, schools and road network
- areas in which suitable lands are available to accommodate projected growth
- areas devoid of critical natural resources that should be preserved.

All proposed ordinances and zoning districts within growth areas must be designed so to encourage this future development.

"Rural areas" are the remaining land area of Town where the lands are remote from public services or contain important natural, scenic, cultural or environmental resources.

### Growth Areas I & II

As illustrated on the Future Land Use Map, Growth Areas in Waterboro are designated around the existing villages and development concentrations encouraged by the existing zoning ordinances. These designated "Growth Areas" have been located based on the State criteria, the general goals of Southern Maine Regional Plan (1989), and are intended to fulfill local goals and objectives established in the Policy Development section of the 1990 Waterboro Comprehensive Plan.

Although significant development has occurred in these areas over the past 15 years, the substantial amounts of vacant land still existing in and around the village centers. The intent of this plan is, therefore, to infill these vacant lands and discourage development from continuing to expand into the remote western or northeastern sections of Town. Designated "growth areas" conform to natural constraints and features, rather than to existing property lines, as shown on the Land Suitability Map.

The State's original intent of designating "growth areas" was to provide a framework for phasing in new development lands as the demand and need arises. To provide for an effective phased land-use mechanism, the Future Land Use Map designates two distinct zones - Growth Area Phase I and Growth Area Phase II. Growth Area I is designated as the primary zone for new development in the next ten years, while Growth Area II remains as a secondary receiving zone with larger lot zoning and less flexible land use ordinances, until the Growth Area I is at or near 75% land use capacity. Upon nearing these capacity thresholds, Growth Area II is rezoned with similar districts as Growth Area I in order to accommodate the continuing demand. Utilization of this phased growth area designation will encourage expanding concentric rings of development around those village centers where adequate infrastructure and services are available to meet the needs of the townspeople.

### Capacity of Growth Areas I and II

In terms of available lands, Growth Area I consists of approximately 2536 acres of land, while Growth Area II contains 1657 acres. Assuming that the average residential lot in Waterboro is 1½ acres, both Growth Areas will be able to easily accommodate the residential units projected to be built by the year 2000. (See Scenario 1, Chapter 1.)

### Rural Areas

Conversely, all land in Waterboro not designated as Growth Area I & II are automatically classified as "Rural Areas." Designated Rural Areas by definition are lands:

- Removed from existing Town services, infrastructure, and municipal support
- Unbuildable or highly-constrained property consisting of steep slopes (25%+), shallow to bedrock soils, wetlands, and/or critical wildlife habitats
- Prime agricultural soils and active farmland
- Critical scenic landmarks/views or identified historical/cultural zones

Rural Areas designation in Waterboro has been determined by applying the above criteria as inventoried on the Natural Resources Map and the Land Suitability Map. In many areas of the Town, designated rural areas intrude into designated Growth Areas due to any one of the factors cited above.

## LAND USE DISTRICTS

Within the designated growth and rural zones, a variety of districts are designated to accommodate different land uses that are: 1) compatible with existing built patterns; 2) generally capable of supporting land use development; 3) meet a specific need of the townspeople, be it housing, commercial, institutional, recreational, industrial or environmental uses; and 4) enable a property owner to realize the highest and best use of his/her land without detrimental impact upon the public health, safety, and welfare. These districts consist of the following:

### DISTRICTS IN GROWTH AREAS

As stated previously, growth 1 & 2 areas are the designated zones intended to absorb most of the development occurring in the next decade. Six distinct districts are designated within these growth areas.

#### Historic Village District (HV)

The Historic Village District is designated and shown on the Future Land Use Map as being located in the heart of six villages - East Waterboro, South Waterboro, Old Corners, North Waterboro, Waterboro Center, and Ossipee Mills. These small and diverse areas contain a concentration of the Town's historic and cultural resources, as well as serving as hubs for the town's economic and cultural development. The intent of this zone is to foster productive re-use of existing structures and to accommodate new development in a manner that is compatible with the historical land use patterns, architectural scale, and densities of the existing district. The historical mixed-use character of these districts is to be maintained.

Permitted Uses:	Single family detached residential
	Multi-family residential
	Apartment conversions
	Professional offices
	Commercial (3,000 s.f. or less)
	Restaurants
	Institutional
	Governmental
	Recreational & Open Space
	Bed & Breakfast Inns (5 units or less)