

Town of Lamoine  
Comprehensive Plan  
Future Land Use Plan  
Proposed Changes, October 18, 2019

A. FUTURE LAND USE MAP, page 101

Because no growth area is proposed in the Future Land Use Plan and there is no planned change in the pattern of development, the future land use map for the Town (Map 1, p. 103) will be the same as the existing zoning map.

The Town currently contains three zones in its Land Use Ordinance, shown on the Map and described formally in the Town's Building and Land Use Ordinance, as is more fully set out on page 86 above.

The Residential Zone is along one of the primary access roads into the Town and connects the Town with the expanding commercial District of Ellsworth. The Residential Zone effectively prevents so-called "Big Box" commercial establishments with enormous parking lots from coming down the Buttermilk Road into Lamoine. Housing in this area tends to be affordable, and includes one older subdivision of 20-plus homes. It is in close proximity to the job centers of Ellsworth and Bar Harbor. There are no critical natural resources identified in the Residential Zone, nor are there any major municipal investments needed other than normal road maintenance.

The Residential Zone supports the Town's vision of remaining a rural small town with affordable housing and a mix of small and home-based businesses.

The Development Zone is at the intersection of two major access roads into Town, Routes 184 and 204. It also includes a stretch of Route 204 at the head of the Jordan River. It is the highest traffic area in the Town, as is discussed in more detail on pages 68 and 69, above. Located in the Commercial Zone are the Town's only convenience store, a storage facility, several retail automotive businesses, and an Emera substation and office.

The Development Zone provides a location for a mix of residential, commercial and industrial uses. Commercial and industrial uses require a Site Plan Review permit as well as a Building and Land Use Ordinance permit. Septic and hazardous waste issues could threaten both groundwater and the nearby Jordan River. Commercial and industrial uses have grown slowly over the years, perhaps constrained by lack of public water and sewer in the Development Zone, as is the case throughout the Town. There are no major municipal investments needed to support the Development Zone.

The Development Zone supports the Town's vision of remaining a rural small town by concentrating larger commercial and industrial uses in a relatively small part of Town which is already subject to higher traffic than most of the Town.

The rest of the Town is in the Rural and Agricultural Zone. It has a low density, with some small subdivisions, some but not all of which are on the shore. The vast majority of the many small and home-based businesses are in the Rural and Agricultural Zone. The School Fire Department and several churches are in this zone as well. Agricultural and Forestry uses are inventoried on pages 45-47, above. Much of the land is forested and much is available for public recreation, as is detailed on pages 48-50, above.

The most important natural resource identified by the State of Maine in Town is the shorebird habitat along the shoreline which bounds the Town to the east, west, and south. In addition to the Building and Land Use ordinance, the Shoreland Zoning Ordinance is important in the protection of this resource. The recent development history of the Town is set out on pages 90 and 91, above.

The Rural and Agricultural Zone supports the Town's vision of remaining a rural small town by allowing various, but small-scale, uses in the zone. The character, and beauty of the Town derive from the resulting blend of uses. No major municipal capital investments are anticipated at this time. Road maintenance costs, including culvert upgrades, can be anticipated. The Town has identified the need for more meeting and event space and a community center exploratory committee has been at work, but the cost of any resulting community center plan is unknown.

A. Future Land Use, page 115

**Policies**

1. To support the locations, types, scales and intensities of land uses the community desires as stated in its Vision Statement.
2. To coordinate the community's land use strategies with other local and regional land use planning efforts.
3. To Protect identified critical rural and critical waterfront areas from the impacts of development

B. Land Use Implementation Program, page 134

<b>Land Use</b>		
<b>Policies</b>	<b>Strategies</b>	<b>Implementation</b>
1. To support the locations, types, scales and intensities of land uses the community desires as stated in its Vision Statement.	1.1 Maintain the zoning map which has governed Lamoine development for the past decades	Planning Board
	1.2 Amend the Table of Uses in the BLUO [Section 4.H.] to prohibit Hotels and Motels in the Rural and Agricultural Zone.	Planning Board
	1.3. Maintain, enact or amend local ordinances as appropriate to: <ul style="list-style-type: none"> <li>a. Clearly define the desired scale, intensity, and location of future development;</li> <li>b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas, if any;</li> <li>c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.</li> <li>d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.</li> </ul>	

	1.4 Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A 4451.	Select Board
2. To coordinate the community's land use strategies with other local and regional land use planning efforts.	2.1 Coordinate and monitor implementation of the Future Land Use Plan by working with and supporting the boards, committees and individuals designated with the responsibility for specific strategies.	Select Board Planning Board
	2.2 Meet with appropriate representatives of Ellsworth, Hancock and Trenton to coordinate land use designations and regulatory and non-regulatory strategies.	Town Representatives appointed by the Select Board
	2.3 Track new development in Lamoine by type and location.	Planning Board Town staff

	<p>2.4 Evaluate implementation of the Comprehensive Plan at least every five years. This review shall consider:</p> <ul style="list-style-type: none"> <li>(a) The degree to which Future Land Use Plan strategies have been implemented;</li> <li>(b) The location and amount of new development in relation to the town's designated Rural area; and</li> <li>(c) The amount of critical natural resource areas protected through acquisition, easements, or other measures.</li> </ul>	<p>Committee designated or appointed by the Select Board</p>
<p>3. To protect critical rural and critical waterfront areas from impacts of development.</p>	<p>3.1 Conduct an up-to date inventory of critical natural resources in Lamoine with the best possible information</p>	<p>Conservation Commission Planning Board Select Board</p>

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3.2	In the Building and Land Use Ordinance and Shoreland Zoning Ordinance, designate overlay zones for <i>Critical Natural Resource Areas</i> including wetlands, wildlife habitat areas, significant habitat types, large undeveloped habitat and natural resource blocks, and historic and geologic sites, etc.	Planning Board, Conservation Commission
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3.3	Develop specific land use standards and necessary zoning revisions for protection and preservation of the unique natural, historic and geologic features in the <i>critical natural resource overlay zones</i> .	Planning Board, Conservation Commission
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