

Unity Comprehensive Plan Committee Meeting
Thursday, October 2, 2014, 6:30 pm, Room 201, Koons Hall, Unity College

Present: Don Newell, Emily Newell, Bob Downie, Michele Levitt, John McIntire, Jean Bourg, Sara Trunzo, Sonia Antunes

The meeting was devoted to discussing the Future Land Use Plan using a map of the districts defined in the Land Use Ordinance.

The committee used the appended document from Mark at Planning Decisions for instructions about drafting the FLUP.

To: Unity Comp Plan Committee
From: Mark Eyerman
Subject: Future Land Use Plan
Date: June 25, 2014

A key element of the comprehensive plan is the Future Land Use Plan. This is the focus of the state review if the Town submits the plan to the state for a consistency review. In simple terms, the Future Land Use Plan (FLUP) should be a generalized version of what the Town's zoning should be. In theory, the FLUP should provide guidance for the drafting and/or revision of the zoning requirements. It is important because the state law requires a local zoning ordinance to be consistent with the adopted comprehensive plan. If the committee is satisfied that the current zoning provisions adequately address the various issues, the FLUP can be a generalized version of the current ordinance. If there are changes that should be made to the zoning provisions, this is where those should be identified.

The state provisions require the FLUP to designate two basic kinds of area – Growth Areas and Rural Areas. The state also allows for other types of areas. And if there are subareas within the Growth or Rural Areas, these need to be identified and described. The basic format of Growth and Rural Areas matches up quite well with the current zoning ordinance which establishes two base zones – a Downtown District and a Rural District. In addition to those two zones, there are a number of overlay districts:

- The Village District along Main Street and including a number of adjacent streets where the size of buildings is very limited
- The Retail Growth District along School Street where retail activity is allowed

(retail uses in the Downtown are limited to the Village and Retail Growth Districts

- The Shoreland Area
- The Aquifer Protection Zone along the Sandy Stream

Here is a possible format for the FLUP:

1. Create four categories of areas:
 - Growth Areas
 - Limited Growth Area
 - Rural Area
 - Resource Protection Areas
2. Put the Village District and the Village Retail Growth District under Growth Areas
3. Put the Village District under Limited Growth Areas since the intent seems to be to limit the scale of any new development in this area
4. The Rural District is the Rural Area
5. Put the Aquifer Protection Overlay and Shoreland Overlay Districts under Resource Protection Areas. Depending on the discussion about the protection of Unity Pond, this might include something like a watershed protection overlay

Then for each of the districts provide three paragraphs – what the objective for the area is, what kinds of uses should be allowed (in general terms) and the basic development standards that should apply. The final one is where things like the limits on retail activity in the Rural District or the agriculturally buffering provisions or the design standards for the Downtown District should be mentioned.

The following page is an outline of what the FLUP section would look like in the comprehensive plan document. It will also need to include an updated version of the land use map that includes the Retail Growth and Village Districts.

Future Land Use Plan

The Future Land Use Plan (see Figure X) shows graphically how the Town's land use policies apply to the land area of the Town of Unity and where and how growth should be accommodated over the next decade. The Future Land Use Plan is not a zoning map. It is intended to show, in a general sense, the desired pattern of future land use and development. The intention is that this Future Land Use Plan will guide the Town's Zoning Ordinance and related zoning map to assure that the land use regulations are consistent with the policies set forth in this Comprehensive Plan. The boundaries shown on the Future Land Use Plan are general. The boundaries of each land use designation should serve as guidelines for the zoning ordinance and map.

1. Concept of Growth Areas, Limited Growth Areas, Rural Areas, and Resource Conservation Areas

The Future Land Use Plan embodies the concept that the Town should identify and designate "**growth areas**" or areas in which most of the anticipated non-residential and residential growth will be accommodated, "**limited growth areas**" or areas in which intensive development will be discouraged but modest development and redevelopment will be accommodated, "**rural areas**" where intensive development will be discouraged and a rural character maintained, and "**resource conservation areas**" where most development will be prohibited or carefully managed to preserve natural resource values. These four types of areas are defined as follows:

Growth Area – This is area where the Town wants growth and development to occur. The anticipation is that most residential and non-residential development over the next ten years will occur in these growth areas. Growth Areas include the areas with undeveloped land that is appropriate for development as well as developed areas where redevelopment or significant intensification of use is desired. Public sewer and year-round public water is available in the growth areas or may be able to be provided in the future.

Limited Growth Area – This is an area that is essentially fully developed and where the Town desires a limited amount of growth and development over the next ten years.

Rural Areas – These are areas that are predominantly undeveloped, have large contiguous areas of open land with some commercial agriculture and forestry

activity, and are not serviced or likely to be serviced by year-round public water and/or sewerage in the foreseeable future. Therefore these areas are considered appropriate for small-scale, low-density development that is compatible with the rural landscape along with a continuation of traditional rural and non-residential uses.

Resource Conservation Areas – These are areas that have significant natural resource value or that are subject to state-imposed development limitations and therefore are not appropriate for significant development.

2. Land Use Designations

The Future Land Use Plan (see Figure X) takes the parts of Unity that are within these four broad categories and divides some of them into “land use designations”. These land use designations cover the entire Town. The Future Land Use Plan map does not show the shoreland overlay districts which are intended to remain unchanged. As noted in the introduction to this section, the land use designations are not intended to be “zoning districts” per se. Rather they form the broad basis that must be reflected in the Town’s land use regulations including the zoning map.

The following provides an outline of the various land use designations organized by growth designation:

A. Growth Areas

1. Downtown District
2. Retail Growth Area

B. Limited Growth Areas

1. Village District

C. Rural Areas

1. Rural District

D. Resource Conservation Areas

1. Shoreland Overlay Area
2. Aquifer Protection Overlay District

The following sections provide a description of each of the land use designations. The locations of the various designations are shown on the Future Land Use Plan (see

Figure X). For each designation, a mini-vision or objective for the area is set forth. The vision establishes, in broad terms, how growth and development should occur in this portion of the community. The general types of land uses that are appropriate in each designation are identified (but this is not intended to be a complete list of allowed uses as would be found in the zoning ordinance). The general development standards that are appropriate for each designation are also provided including the density of residential development and design considerations. Again these development standards are intended to be illustrative and are not specific ordinance provisions. The order of the land use designations matches the order in the outline above.

A. Growth Areas

- **Downtown District**
 - *Vision --.*
 - *Allowed Uses --*
 - *Development Standards –*
- **Retail Growth District**
 - *Vision --.*
 - *Allowed Uses --*
 - *Development Standards –*

B. Growth Areas

- **Village District**
 - *Vision --.*
 - *Allowed Uses --*
 - *Development Standards –*

C. Rural Areas

- **Rural District**
 - *Vision --.*
 - *Allowed Uses --*
 - *Development Standards –*

D. Resource Protection Areas

- **Shoreland District**
 - *Vision --.*
 - *Allowed Uses --*
 - *Development Standards –*
- **Aquifer Protection Overlay District**
 - *Vision --.*
 - *Allowed Uses --*
 - *Development Standards –*