**8. Orderly Growth and Development**

Since the adoption of the 1991 plan there have been many changes in Poland. Population has grown by more than 1,000, some 800 new housing units constructed or placed, the opening of the Poland Regional High School and Bruce M. Whittier Middle School, town office renovated, expanded and sewer extension to the Poland Spring Bottling Plant and the creation of a Village Tax Increment Financing District are a few of such changes. Poland is ripe for population and housing growth, business development and changes to the landscape. Factors that will drive these are migration from the Greater Portland Area with their higher incomes, improved transportation systems, proactive economic development, aging large land owners and the town's special character.

A major purpose of the Comprehensive Plan is to present a program that will manage the oncoming changes so that the Town's Future vision is achieved.

***GOAL: Encourage orderly growth and development in specific areas of the community, while protecting the Town’s rural character, making efficient use of services and preventing development sprawl.***

| POLICIES | ACTION STRATEGIES | RESPONSIBILITY | STATUS |
| --- | --- | --- | --- |
| 1. Maintain a rural area that is characterized primarily by fields, woods, open spaces and low density development.  2. Maintain large tracts of undeveloped land.  3. Control and direct residential and commercial development so that unreasonable demands are not placed upon the Town’s ability to provide necessary municipal services.  4. Maintain the economic and social values of residential areas.  5. Encourage new industrial development to locate where local and/or shared municipal services are or are likely to be accessible, where transportation routes are adequate to carry projected traffic.  6. That the scale and style of commercial developments fit the character of Poland.  7. Provide locations for compact mixed use development.  8. Maintain, improve and expand pedestrian facilities in village locations.  9. That strip development that brings traffic congestion and reduction in visual qualities does not occur along the Town’s major roads. | Monitor the rate of residential development in the Farm and Forest District. If in any two year period more than 25 % of all new residential dwelling units are located in the Farm and Forest district consider the following:  a. Residential growth limitation Ordinance for the Farm and Forest District.  b. A hybrid transfer of Development Rights program.  c. Increased lot size requirement  Seek conservation easements.  Place conservation easements town owned land under active forest management.  In Rural Residential District and Farm and Forest District, require that developers submit two subdivision plans at the sketch plan stage; a conventional subdivision plan, showing the parcel cut up into lots, and a clustered/open space plan, showing houses clustered on one part of the property, with the remaining property preserved as open space. The net residential unit density should not exceed that allowed for traditional single family developments. Authorize the Planning Board to require the type of subdivision that would be consistent with the policies contained in the Comprehensive Plan and that significant agricultural land, forestland, and stream corridors be preserved as open space.  Amend the CLUC to include a requirement for an open space buffer of 250 feet adjacent to moderate to high value wetland areas.  4. Continue the requirement that the developer provide an open space buffer strip of 100 feet between residential developments and active farming operations.  5. For wooded areas, amend the CLUC to include a requirement that a 50 foot buffer strip be retained along the existing Town road.  On a biennial schedule, analyze the impact of growth on the cost of delivering municipal services. Should such analysis show growth is out pacing municipal services an impact fee and/or growth limitation ordinance should be enacted.  On a biennial basis consider other changes, as necessary, to guide growth to appropriate locations, and recommend these changes to the voters of Poland.  a. A change in growth/rural boundaries;  b. Larger lot sizes for rural districts;  c. Additional incentives for village districts such as smaller lot sizes, greater densities, and reduced setbacks  Other growth management techniques which have been demonstrated to be effective in other communities in managing growth.  Identify and post those roads or portions thereof that should have non-residential through traffic prohibited.  Assess the need to designate new areas for industrial type land uses.  Include provisions in the CLUC to limit the size of retail commercial stores to a maximum of 50,000 square feet.  Amend the CLUC to include specific exterior structural design, landscaping, lighting and advertising features standard for commercial structures.  Amend the CLUC to require that structures erected for franchise businesses comply with Town enacted design criteria.  Review the CLUC and amend as necessary to provide for compact mixed use village type development in the TIF Village District.  Develop a pedestrian facilities plan.  Strictly administer and enforce existing vehicle access management standards contained in the CLUC. | **Comprehensive Plan Committee/** Conservation Commission/ Planning Board/Town Meeting  Conservation Commission  Selectpersons  Planning Board  Planning Board  Planning Board  Planning Board  Planning Board  Department Heads  Comprehensive Plan Committee/ **CEDC**  Planning Board  Selectpersons  Comprehensive Plan/Economic Development Committees  Planning Board  Planning Board  Planning Board  Planning Board  Comprehensive Plan Committee  Planning Board & CEO | **Delete CPC**  Ongoing  Unknown  Ongoing  Ongoing  Complete  Complete  Ongoing  Incomplete  Unknown  Not formally done – it is dicussed  Ongoing  Done by SB  Complete  Ongoing  Ongoing  Complete  Complete  Complete  Complete  Not done  Ongoing |
|  | COMPLETED PRIOR PLAN STRATEGIES |  |  |
| 2. Maintain large tracts of undeveloped land. | In Rural Residential District and Farm and Forest District, require that developers submit two subdivision plans at the sketch plan stage; a conventional subdivision plan, showing the parcel cut up into lots, and a clustered/open space plan, showing houses clustered on one part of the property, with the remaining property preserved as open space. The net residential unit density should not exceed that allowed for traditional single family developments. Authorize the Planning Board to require the type of subdivision that would be consistent with the policies contained in the Comprehensive Plan and that significant agricultural land, forestland, and stream corridors be preserved as open space.  Amend the CLUC to include a requirement for an open space buffer of 250 feet adjacent to moderate to high value wetland areas. | Planning Board  Planning Board | Complete  Complete |
| 4. Maintain the economic and social values of residential areas. | Identify and post those roads or portions thereof that should have non-residential through traffic prohibited. | Planning Board  Selectpersons | Done by SB  Complete |
| 6. That the scale and style of commercial developments fit the character of Poland. | Include provisions in the CLUC to limit the size of retail commercial stores to a maximum of 50,000 square feet.  Amend the CLUC to include specific exterior structural design, landscaping, lighting and advertising features standard for commercial structures.  Amend the CLUC to require that structures erected for franchise businesses comply with Town enacted design criteria. | Planning Board  Planning Board  Planning Board | Complete  Complete  Complete |
| 7. Provide locations for compact mixed use development. | Review the CLUC and amend as necessary to provide for compact mixed use village type development in the TIF Village District. | Planning Board | Complete |