

FUTURE LAND USE PLAN

One of the most significant purposes of the comprehensive plan is to establish a guide for future growth and development. The plan establishes the foundation for land use decisions, defines various development areas within the community, and identifies future capital improvement needs. It is, therefore, important that the comprehensive plan sets forth a realistic development guide so that the community can prosper and at the same time maintain the various identified valued characteristics.

The Future Land Use Plan identifies desired future development patterns and characteristics. The Future Land Use Map synthesizes the statement of policies presented in the various policies contained in the comprehensive plan. It must be realized that as demands dictate the Future Land Use Plan and Map will require revisions. Principles which guided the development of the Future Land Use Plan and Map include the following:

1. The desire to maintain the quality of surface waters;
2. The need and desire to protect ground water quality and quantity;
3. The desire to encourage economic development including retail, commercial and industrial that is suitable for the community in appropriate areas;
4. The desire to maintain agriculture, woodland, open space and wildlife habitats;
5. The desire to have definable and walkable village areas;
6. That our major roads, Routes 11, 26 and 122, are safe to travel;
7. The desire to direct new development to areas that are or can be served by public infrastructure at reasonable cost;
8. The desire to provide residential development at varying densities;
9. The desire to maintain the historic values; and
10. The type and density of development should be matched as closely as possible with the constraints of the land to absorb development. Water quality, soils, slope and the presence of unique natural features are key factors.

The following presents a description of the major land use categories included in the Future Land Use Plan and Map.

Special Protection Areas

Certain areas within Poland warrant special protection due to the likelihood of degradation as the result of various land use and development activities. Land use activities within these areas require stricter regulations than in other locations. Special Protection Areas include the following and are identified on the Future Land Use Map:

Ground Water/Sand and Gravel Aquifers: Ground water resources are very important to Poland. The Poland Spring brand of bottled water is known throughout. Poland has extensive sand and gravel aquifers. These areas, because of the potential for degradation and/or contamination, require development or redevelopment to take safeguards to minimize the potential of degradation. The Aquifer Protection standards contained in the CLUC need to be strictly administered and enforced.

100-year Floodplains. These areas should prohibit structural development except in existing developed areas where flood protection measures contained in the Floodplain Management Ordinance will be enforced.

Wetlands: Open freshwater wetlands of 10 acres and more as mapped by the United States Department of the Interior and the areas within 250 feet of their upland edge that are identified as having high and moderate wildlife values would be designated as resource protection under shoreland zoning that prohibit most structure development. Areas within 250 feet of the upland edge of other freshwater wetlands of 10 acres and more and not identified as having high and moderate wildlife values would be designated limited recreational under shoreland zoning. Other wetlands, through standards contained in the CLUC use ordinances, would be conserved to maintain their resource values and functions. Development in these areas should be regulated to protect wetlands values.

Steep Slopes: Development including new roads that would serve structures should avoid areas of two or more contiguous acres with sustained slopes of 15 percent or greater. Standards in CLUC would be added that requires such development to take place away from these steep slopes or undertake engineering to minimize negative results from development on these slopes.

Watersheds: Surface waters are major factors in community character and economy. Activities in watersheds can have a significant impact on water quality. This is particularly true in lake and pond watersheds. Activities within the watersheds of all great ponds require management to minimize water quality degradation. Development and redevelopment will be required to meet phosphorous export standards.

Significant Wildlife Habitats: Wildlife, both game and non game, are valued by both residents of Poland. Suitable habitats are critical to their health and survival. Deer wintering areas, waterfowl habitat, riparian areas, travel corridors and large blocks of undeveloped land are critical habitats. These areas would be conserved through shoreland zoning standards and other CLUC standards that conserve their resource values.

Scenic View Locations & Road Corridors: Scenic views and view locations help define the character of Poland and the region. Their permanent loss would alter community character. Development standards in CLUC will seek to minimize the impact of development on these locations.

For the purposes of the Growth Management Law Special Protection Areas may be located in both Growth and Rural Areas.

Village Districts

Purpose: To preserve the village-like character of Poland's traditional villages and allow for additional growth that is compatible with residential neighborhoods and each village's setting and individual character and to avoid incompatible land uses such as junkyards, high truck traffic-generating businesses in existing residential areas, individual mobile homes, and mobile home parks, Route 26 bisects some village locations. Because Route 26 carries more than 10,000 vehicles per day special designed considerations will be needed. These include limiting access, shared entrances and frontage roads. These areas should be walkable and present a traditional New England village atmosphere.

Appropriate uses in the Village Districts include residential including multi-family, public, institutional, governmental, services and commercial. Site plan review and subdivision standards will assure that proposed sizes and styles are compatible with surrounding uses, access to major roads are controlled and the economic and social values of residential areas are maintained.

Minimum Dimensional Requirements: Dimensional requirements will vary from 20,000 to 80,000 sq. ft. depending on soil conditions to safely allow smaller lots utilizing subsurface waste water disposal and the potential to be served by public water and/or sewer in the future; frontage – 100 to 200 ft.

For the purposes of the Growth Management Law Village Districts are Growth Areas.

Historic District

Purpose: To preserve the historic character of these areas, to maintain the integrity of historic structures and structures

designated on the National Register of Historic Places, and to prohibit incompatible uses such as mobile home parks and commercial uses, and residential structures with incompatible architectural styles.

Land uses including residential, recreational, and commercial similar to that which is existing will be allowed. Zoning/Site Plan Review provisions will contain performance standards to preserve architectural and historic integrity and prevent incompatible development and promote architectural design.

Minimum Dimensional Requirements: 80,000 sq. ft., frontage-200 ft.

For the purposes of the Growth Management Law Historic Districts are Growth Areas.

General Purpose District

Purpose: To provide for industrial and commercial uses in locations that have the physical characteristics suited for such uses, are served or can be served by transportation system, including rails, that have the capacity to serve such uses, and with consideration given to the location of residential areas and sand and gravel aquifers. Strict performance standards will ensure protection of the sand and gravel aquifers.

Appropriate land uses in the District include manufacturing, warehousing, rail dependent uses, services and commercial that because of their nature require locations that will not conflict with less intensive uses.

Minimum Dimensional Requirements: Lot area – 80,000 sq. ft., maximum lot coverage/structure and impervious surfaces – 75%.

For the purposes of the Growth Management Law General Purpose Districts are Growth Areas.

Limited Residential District

Purpose: For open space, one-family residential use, and other non-intensive uses that require shoreland locations. This district includes most of Thompson Lake, the east shore and the southern half of the western shore of Tripp Pond, the western shore of Upper Range Pond, all the southern portion of Middle Range Pond and the northern shore of Lower Range Pond.

Minimum Dimensional Requirements: Lot area- 80,000 square feet with a minimum 200 feet of shore frontage. Setbacks to be a minimum 100 feet from great ponds and 75 feet from other water bodies and the upland edge of wetlands.

For the purposes of the Growth Management Law Limited Residential Districts are Growth Areas.

Resource Protection District

Purpose: To protect those areas in which development would adversely effect water quality, productive habitats, biological ecosystems and natural values that are in locations regulated by the Mandatory Shoreland Zoning Act. The Resource Protection District would apply to land areas adjacent to water bodies and freshwater wetlands that due to their characteristics require protection from most structural development. These areas including but are not limited to, the land areas around Shaker Bog and Estes Bog, and the land area along the northwestern portion of Tripp Lake, the east shore of Upper Range pond, the southern portion of Middle Range Pond, the southern shore of Lower Range Pond, Worthly Pond and most of Worthly Brook, Potash Brook, the Little Androscoggin River, Meadow Brook, Range Brook, Winter Brook, Potash Brook, Davis Brook and Cousins Brook and several wetlands southeast of Range Pond and other wetlands that have significant wildlife values.

For the purposes of the Growth Management Law Resource Protection Districts are Rural Areas.

Rural Residential District

Purpose: To retain the rural character of these areas by allowing low density residential development and home occupations, and by prohibiting commercial uses not compatible with these rural locations. Other uses appropriate for this district include public and low intensity recreational. To maintain the character of rural road corridors standards the CLUC will limit the number of driveways onto site roads serving subdivisions and maintain wood buffers.

Minimum Dimensional Requirements: Lot area – 80,000 sq. ft.

For the purposes of the Growth Management Law Rural Residential Districts are Rural Areas.

Farm and Forest District

Purpose: To maintain large areas essentially as open space, while allowing agricultural operations and timber management practices, and minimal residential development which preserves large areas of open space. Other uses appropriate for this district include businesses related to agriculture and forestry such as sawmills, timber processing facilities related to timber management, vegetable stands selling produce raised on the premises, nurseries and non-intensive recreation.

Minimum Dimensional Requirements: Lot size – 5 acres -frontage – 300 ft.

For the purposes of the Growth Management Law Farm and Forest Districts are Rural Areas.