

TOWN OF SEARSMONT COMPREHENSIVE PLAN



GOALS, POLICIES, AND STRATEGIES

ADOPTED APRIL 6, 2013

HISTORIC PRESERVATION PLAN.....	2
HOUSING GOALS AND POLICIES	3
FARM AND FOREST CONSERVATION PLAN	4
WATER RESOURCES PLAN.....	5
CRITICAL NATURAL RESOURCES CONSERVATION PLAN.....	6
ECONOMIC DEVELOPMENT PLAN	8
RECREATION GOALS AND POLICIES	9
TRANSPORTATION PLAN	10
PUBLIC FACILITIES PLAN.....	11
TOWN OF SEARSMONT CAPITAL INVESTMENT PLAN.....	13
FUTURE LAND USE PLAN.....	14

HISTORIC PRESERVATION PLAN

Goal: Preserve Searsmont’s historic and archaeological resources.

Policy: Protect historical and archaeological resources to the greatest extent practicable through provisions within the land use ordinance and with support to the Searsmont Historical Society.

Historic Preservation Strategies	Timeframe	Responsible Party
<p>HP-1. Continue to require protection for historic and archaeological resources in planning board reviews of subdivisions, mobile home parks, projects requiring site plan review and development within shoreland areas. For sites with identified potential for historical and archeological resources, require subdivision or non-residential developers to look for and identify any historical and archaeological resources and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.</p>	<p>On-going</p>	<p>Planning Board</p>
<p>HP-2. Review and update these ordinance provisions to assure an adequate level of protection, particularly when new information becomes available.</p>	<p>On-going</p>	<p>Planning Board</p>
<p>HP-3. Create a user-friendly map of historic and archaeological resources to be used by the Code Enforcement Officer and Planning Board in reviewing development applications and to be posted at the town office for use by the general public.</p>	<p>2013</p>	<p>Code Enforcement Officer</p>
<p>HP-4. Continue to map cemeteries and maintain them.</p>	<p>On-going</p>	<p>Cemetery Committee and Sexton</p>
<p>HP-5. Continue indirect financial support through housing of Searsmont Historical Society museum in new community building.</p>	<p>On-going</p>	<p>Select Board</p>

HOUSING GOALS AND POLICIES

Goals

- H-1. Encourage and promote affordable, decent housing opportunities for all residents.
- H-2. Encourage and allow a wide range of housing opportunities to meet the varying needs of Searsmont's residents.

Policies

- H-1. Encourage and promote adequate workforce housing to support economic development in Searsmont and the surrounding area.
- H-2. Encourage the development of quality affordable housing, including rental housing, through land use controls.
- H-3. Seek to achieve a level of 10% of new residential development during the next decade that is affordable.
- H-4. Encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.

Housing Strategies	Time Frame	Responsible Party
H-1. Revise the Land Use Ordinance to designate residential growth areas that permit relatively small minimum lot sizes, cluster development, and reduced dimensional requirements; or provide incentives, such as density bonuses, to make housing less expensive to develop.	2014	Planning Board
H-2. Continue to allow accessory apartments associated with single family homes in most areas of the community.	On-going	Planning Board
H-3. Identify opportunities to participate in regional affordable housing coalitions and continue to support regional affordable housing projects (i.e. Habitat for Humanity).	2013 and On-going	Selectmen
H-4. Designate location(s) in residential growth area(s) to allow mobile home parks pursuant to 30-A MRSA §4358(3)(M).	2013	Planning Board
H-5. Maintain a log book of residential building permits, and evaluate housing trends every five years (at a minimum) to determine overall housing trends, including affordability, and the success at meeting the 10% goal.	2013 and On-going	Code Enforcement Officer

FARM AND FOREST CONSERVATION PLAN

Goal: Safeguard Searsmont’s agricultural and forest resources from development which threatens those resources.

Policies:

- AF-1. To safeguard lands identified as prime farmland or capable of supporting commercial forestry.
- AF-2. To support farming and forestry and encourage their economic viability.

Farm and Forest Strategies	Time Frame	Responsible Party
AF-1. Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 MRSA §8869.	On-going	Planning Board
AF-2. Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	On-going	Planning Board
AF-3. Amend land use ordinances to require commercial or subdivision developments in <i>critical rural areas</i> , if applicable, maintain areas with prime farm soils as open space to the greatest extent practicable.	2015	Planning Board
AF-4. Limit non-residential development in <i>critical rural areas</i> to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers’ markets, and home occupations.	2015	Planning Board
AF-5. Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	On-going	Assessor(s)
AF-6. Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	On-going	Planning Board / Select Board
AF-7. Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	On-going	Select Board
AF-8. Explore the Municipal Voluntary Farm Support program with local farmers.	2013	Select Board

WATER RESOURCES PLAN

Goal: Protect Searsmont’s water resources for future generations.

Policies

- WR-1. To protect current and potential drinking water sources.
- WR-2. To protect significant surface water resources from pollution and improve water quality where needed.
- WR-3. To protect water resources in growth areas while promoting more intensive development in those areas.
- WR-4. To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.
- WR-5. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.

Water Resources Strategies	Time Frame	Responsible Party
WR-1. Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: <ul style="list-style-type: none"> a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 MRSA§420-D and 06-096 CMR 500 and 502). b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. c. Maine Pollution Discharge Elimination System Stormwater Program 	On-going	Planning Board / Select Board
WR-2. Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	2014	Planning Board
WR-3. Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	2015	Planning Board
WR-4. Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.	On-going	CEO
WR-5. Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	2015	Planning Board
WR-6. Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	On-going	Volunteers
WR-7. Provide educational materials at appropriate locations regarding aquatic invasive species.	On-going	CEO

CRITICAL NATURAL RESOURCES CONSERVATION PLAN

Goal: Protect and manage the quality of Searsmont's critical natural resources, including without limitation: wetlands, wildlife and fisheries habitat; shore lands; scenic vistas; and unique natural areas.

Policies:

CR-1. Conserve Searsmont's critical natural resources.

CR-2. Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.

Critical Natural Resources Strategies	Time Frame	Responsible Party
CR-1. Amend shore land zone standards as needed to meet current state guidelines.	Ongoing	Planning Board
CR-2. Designate critical natural resources as Critical Natural Resources Areas in the Future Land Use Plan.	2014	Comprehensive Plan Committee
CR-3. Require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	2013	Planning Board/CEO
CR-4. Incorporate new information available from state agencies into Searsmont's mapping system, files and regulatory scheme, including maps and information provided by the Maine Beginning with Habitat program.	Ongoing	Planning Board/CEO
CR-5. Adopt and implement natural resource protection practices and standards for construction and maintenance of public roads and properties.	2014	Select Board
CR-6. Initiate or participate in interlocal and/or regional planning, management and/or regulatory efforts around shared critical natural resources.	2013 and On-going	Selectmen/ Planning Board
CR-7. Maintain relationships with lake associations, land trusts, and other similar entities and support their efforts to protect critical natural resources.	On-going	Select Board
CR-8. Provide (and distribute whenever possible) educational information about critical natural resources areas to landowners through the town office and library.	On-going	CEO/Assessor/ Office Staff
CR-9. Include the following in rural or resource protection districts: large areas of undeveloped or minimally developed land; deer wintering areas; areas of significant size with development constraints; active farmland and forest land (including land enrolled in	2014	Planning Board

open space and tree growth tax programs); watersheds of great ponds; and significant scenic resources.		
CR-10. Review and update, as appropriate, the Subdivision/Mobile Home Park and Site Plan Review in response to changes in state law or as new model ordinances become available from the State Planning Office.	2013	Planning Board
CR-11. Continue to develop and implement ordinances regarding scenic resources.	Ongoing	Planning Board/CEO
CR-12. Consider scenic corridor (road-based) overlay districts with design and performance standards to maintain scenic integrity.	2013	Planning Board
CR-13. Define ridgelines topographically and develop and implement ordinances regarding ridgeline protection.	2013	Planning Board/CEO

ECONOMIC DEVELOPMENT PLAN

Goal: Enhance Searsmont’s business and industrial climate by supporting existing business and industry, and by promoting new business and industrial development that is compatible with the rural, small town character of Searsmont.

Policies:

- E-1. Provide appropriate areas within the community near Route 3 for existing and new commercial and industrial uses to locate and thrive;
- E-2. Encourage service and retail business activity consistent with village neighborhoods within the village and North Searsmont village;
- E-3. Allow existing resource based industries to thrive at their current locations and new farm operations and resource based industries to develop in rural areas;
- E-4. Continue to allow home-based businesses in rural areas according to the provisions in the Searsmont Land Use Ordinance;
- E-5. Ensure continued availability of timber through encouragement of enrollment in the Tree Growth Tax Program, promotion of good forest stewardship and exploration of means to capitalize a development rights purchase fund;
- E-6. Explore grants, TIFs and other funding mechanisms for economic development as opportunities arise; and
- E-7. Coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.

Economic Strategies	Timeframe	Responsible Party
E-1. Include within the Future Land Use Plan designations for mixed-use village districts, commercial and industrial districts, and provisions for natural resource based industries within rural districts.	2013	Comprehensive Plan Committee/ Planning Board
E-2. Amend the Land Use Ordinance as needed to implement the Future Land Use Plan.	2013-2016	Planning Board
E-3. Continue to administer the TIF district created in 2004 and explore grants and other funding for economic development as opportunities arise.	On-going	Assessor; Select Board
E-4. Establish attractive “Gateways to Searsmont” locations to encourage business activity within the village(s). Seek Maine Department of Transportation Gateways funding to develop signage, landscaping and other improvements.	2013-2016	Select Board
E-5. Review the Land Use Ordinance to ensure provisions regarding home occupations are consistent throughout the ordinance.	2013	Planning Board/ CEO
E-6. Explore the feasibility of a business park development near the gas compressor station.	2016-2019	Select Board / Planning Board
E-7. Participate in regional economic development planning efforts that include Searsmont.	On-going	Representative appointed by Select Board

RECREATION GOALS AND POLICIES

Goal: Promote and protect the availability of recreation opportunities for all Searsmont residents, including access to surface waters.

Policies

R-1. To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.

R-2. To preserve open space for recreational use as appropriate.

R-3. To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.

Recreation Strategies	Timeframe	Responsible Party
R-1. Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or town official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	2013	Select Board
R-2. Include any capital needs identified for recreation facilities in the Capital Investment Plan.	2013 and on-going	Select Board
R-3. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	On-going	Parks and Recreation
R-4. Work with an existing local land trust or other conservation organization to pursue opportunities to protect important open space or recreational land.	On-going	Interested Citizens
R-5. Provide education regarding the benefits and protections for landowners allowing public recreational access on their property.	On-going	Town Office staff

TRANSPORTATION PLAN

Policies

- T-1. To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.
- T-2. To safely and efficiently preserve or improve the transportation system.
- T-3. To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.
- T-4. To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).
- T-5. To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.

Strategies

Transportation Strategies	Time Frame	Responsible Party
T-1. Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.	2013	Select Board
T-2. Initiate or actively participate in regional and state transportation efforts.	On-going	Planning Board
T-3. Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: <ul style="list-style-type: none"> a. Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73); b. State access management regulations pursuant to 23 MRSA §704; and c. State traffic permitting regulations for large developments pursuant to 23 MRSA §704-A. 	On-going	Planning Board
T-4. Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	2014	Planning Board

PUBLIC FACILITIES PLAN

Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Policies:

- PF-1. To efficiently meet identified public facility and service needs.
- PF-2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.
- PF-3. Maintain and explore ways of improving an environmentally sound, consumer responsive and economically feasible solid waste disposal system.
- PF-4. Maintain and improve safety and training of volunteers in the Searsmont Volunteer Fire Department (SVFD) and Searsmont Rescue (SR) and assure the provision of adequate fire protection and other Fire Department services in the future.
- PF-5. Assure adequate provision of town office and library services for a growing population.
- PF-6. Review, plan for, finance, develop, support and coordinate implementation of a town hazard mitigation plan to prevent new problems, reduce potential future losses, and protect natural resources and the natural and beneficial functions of existing floodplains, wetlands and other natural resources; and anticipate the effects of extraordinary events including (but not limited to), forest fires, flooding of the St. George River and streams or ponds, ice storms, long-term loss of electrical power, and the physical and mental effects of war or external attacks.

Public Facilities Strategies	Timeframe	Responsible Party
SOLID WASTE DISPOSAL		
PF-1. Maintain a year-round transfer station and support a Solid Waste Committee to review waste management needs and services.	On-going	Select Board/Solid Waste Committee
PF-2. Continue recycling efforts and explore expanding the program.	On-going	Select Board/ Solid Waste Committee
PF-3. Educate and encourage Searsmont residents, thorough recycling incentives and other means, to practice waste reduction and recycling techniques and reduce illegal dumping of solid waste.	On-going	Solid Waste Committee/ Transfer Station Attendants
PUBLIC SAFETY		
PF-4. Identify needs and provide adequate protective clothing and equipment, training, and medical needs (including immunizations) for SVFD and SR volunteers. Continue to budget appropriately to meet these needs.	On-going	Select Board/ Fire Chief/ Rescue Chief
PF-5. Budget for new vehicles in the Capital Investment Plan.		

Public Facilities Strategies	Timeframe	Responsible Party
TOWN ADMINISTRATION		
PF-6. Create a Town Management and Staffing Planning Advisory Committee to project future town administration and staffing needs.	2013	Select Board
PF-7. Continue to participate in the Waldo County Hazard Mitigation Plan and maintain the designation of the Community Center as an emergency shelter.	On-going	Select Board/EMA Director
PF-8. Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	On-going	Select Board
PF-9. Explore options for regional delivery of local services.	On-going	Select Board/Town Clerk
CEMETERIES		
PF-10. Continue to inventory markers and update maps of each cemetery.	2015	Cemetery Committee
PF-11. Develop a capital plan for marker repair	2013	Cemetery Committee
PF-12. Regularly review and update the Cemetery Operations Manual	On-going	Cemetery Committee

TOWN OF SEARSMONT CAPITAL INVESTMENT PLAN

Capital Need	Estimated Cost	Year of Purchase/ Expenditure	Funding Source	Annual Reserve Amount Needed	Responsible Party
Community Building - maintenance and repair	\$20,000	2012-2014	Taxes and grants	\$5,000	Select Board
Community Building – driveway paving	\$25,000	2014	Taxes	\$6,000	Select Board
Emergency Management (fires, hurricanes, tornados)	\$50,000	As needed	Taxes/State/Federal emergency funds	\$15,000	Select Board/ Emergency Mgmt Director

FUTURE LAND USE PLAN

Goal: Encourage orderly growth and development in appropriate areas of the community, while protecting Searsmont’s rural character, making efficient use of public services, and preventing development sprawl.

Policies:

- LU-1. Implement a comprehensive growth management program consistent with the “Vision for Searsmont” and the criteria for the development of Growth and Rural Areas.
- LU-2. Apply/enforce land use regulations fairly and consistently.
- LU-3. Support the level of financial commitment necessary to provide needed infrastructure in growth areas.
- LU-4. Establish efficient permitting procedures in growth areas.
- LU-5. Designate growth areas for residential, commercial & industrial development in areas that:
 - 1. Are already developed, or are adjacent to developed areas where public services and facilities are more easily and cost-effectively provided;
 - 2. Are near arterial and/or collector (state) highways and are accessible to existing utilities;
 - 3. Do not contain large areas of development constraints, (e.g., steep slopes, floodplains, wetlands); and
 - 4. Do not contain large areas of significant natural resources, (e.g., critical masses of forest and farmland, significant wildlife habitats and environmentally sensitive water resources.
- LU-6. Designate rural areas to maintain natural resource integrity and rural character in areas that:
 - 1. Contain large expanses of forest or agricultural land;
 - 2. Are primarily undeveloped or low-density residential areas;
 - 3. Are generally not accessible to public services and facilities; and
 - 4. Contain environmentally sensitive areas, significant natural or cultural resources, or scenic values.
- LU-7. To coordinate the community’s land use strategies with other local and regional land use planning efforts.
- LU-8. To minimize the risks and embrace the opportunities that extreme weather events, unusual weather patterns and, in the case of coastal communities, rising sea level including storm surge, present to the community

Future Land Use Strategies	Timeframe	Responsible Party
LU-1. Provide the Planning Board with the resources needed to implement this plan.	On-going	Select Board/ town meeting
LU-2. Adopt land use regulations that clearly define the desired scale, intensity, and location of future development to guide land uses within growth and rural areas, land use densities, levels of activity.	2015	Planning Board/ town meeting
LU-3. Implement capital improvements such as sidewalks and road management policies that support making growth areas more desirable areas to live and work because of accessibility to services and facilities; and discouraging non-resource based uses in rural areas because of fewer services and facilities.	On-going	Select Board/ town meeting
LU-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 MRSA §4451.	On-going	Select Board/ town meeting
LU-5. Adopt taxation policies that support land conservation, particularly for forestry, farming and open space.		Select Board/ town meeting
LU-6. Maintain fair and efficient permitting procedures.		CEO/Planning Board
LU-7. Develop partnerships with others (i.e., large land owners, land trusts, public agencies, towns in the region, conservation organizations, etc.) to conserve productive forest and farm lands through initiatives such as conservation easements, purchase/lease of development rights, land owner agreements, cost sharing and technical assistance for resource management.	On-going	Town Officials and Citizens
LU-8. Track of new development in the community by type and location.	On-going	CEO
LU-9. Invest a minimum of 75% of new municipal growth-related capital dollars into designated growth areas.	On-going	Select Board/ town meeting
LU-10. Periodically (at least every five years) evaluate implementation of the plan.	2018	Comprehensive Plan Committee
LU-11. Instruct the Emergency Management Director to report annually to the Select Board about how our local officials can assess the risks and opportunities associated with extreme weather events or unusual weather patterns any measures available to reduce risks or identify opportunities.	On-going	Select Board

Designation of Growth and Rural Areas – See Future Land Use Map

A. Growth Areas

To meet minimum State requirements, the Future Land Use Plan must designate as *growth area* those lands into which the community intends to direct a minimum of 75% of dollars for municipal growth-related capital investments made during the planning period.

Village Districts (Searsmont village area and North Searsmont village area)

1. Criteria

- a. Allow expansion of the historic pattern of village uses, with medium density residential uses (approximately 1 residential unit/acre) and small scale, low intensity nonresidential uses. The density and intensity of uses should reflect the desire not to provide centralized sewer or water service within the next ten years.
- b. Public facilities and services should be maintained at a high level in this district.
- c. These areas should be pedestrian friendly, with public space for community interaction.
- d. Nonresidential uses should be complementary to residential uses by providing convenient access to commercial and public goods and services.
- e. Design and performance standards should include provisions to buffer residential uses from undesirable affects of nonresidential uses.
- f. Dimensional standards should be flexible enough to allow for creative development designs consistent with the existing, historic village character.
- g. Village uses should be sensitive to the topography and natural resources of the area, such as the St. George River.

2. **Examples of Permitted Uses** - 1 & 2 family residences, smaller-scale (<50,000 square feet) commercial and office uses, home occupations, public parks, non-intensive agriculture

3. **Examples of Uses Requiring More Intensive Review by the Planning Board** - Multifamily; subdivisions; mobile home parks; small commercial uses (<10,000 sq.ft.); churches, public buildings, recreational facilities (*Limit size & intensity of uses to be compatible with village scale*)

4. **Examples of Prohibited Uses** - Incompatible uses (noise, dust, glare, odors, traffic, etc.); junkyards, truck terminals, waste disposal, manufacturing, fast food drive thru, racetracks

Commercial and Industrial Districts (Large area south of Route 3 and west of the New England Road adjacent to power line; Robbins Lumber area; former Sprowl Building Components area; and Route 3/North Searsmont Manufacturing area)

1. Criteria

- a. The Route 3 corridor will be attractive to small to medium scale and intensity commercial and light industrial uses that require the access and visibility associated with a major

arterial highway. However, direct vehicle access to Route 3 shall be controlled to maintain safe and efficient traffic flow, and as entryways to the community there should be provisions to promote overall aesthetics with requirements for signage, landscaping within front setbacks, and screening of parking and storage areas.

- b. Areas for natural resource-based industries, large commercial uses and business/industrial park developments will be provided. These areas should support existing natural resource-based industries with space for expansion.
 - c. New industrial and commercial uses must not require centralized sewer and water facilities (unless they construct on-site facilities), overtax municipal facilities and services (create excessive traffic congestion, noise, light, dust, odors) or otherwise be incompatible with the rural nature of the community.
 - d. Vegetation and other natural buffers should be maintained or provided along the boundaries of these districts to provide protection for residential and other uses in adjacent districts.
2. **Examples of Permitted Uses** - Existing residential uses & home occupations; forestry, agriculture
 3. **Examples of Uses Requiring More Intensive Review by the Planning Board** - A variety of commercial uses, small shopping centers, mobile home parks, industrial parks, warehousing, wholesale business, lumber yards, junkyards, sawmills, forest products industries; gas compressor stations
 4. **Examples of Prohibited Uses** – No uses entirely prohibited.

Shoreland Zoning General Development District – This district is along the St. George River in the Village District and Village Extension districts and should conform to State guidelines for shoreland zoning general development districts.

B. Rural Areas

The designation of *rural areas* is intended to identify areas support agriculture, forestry, mining, open space, wildlife habitat, fisheries habitat and scenic lands, and where less intensive development is desired. Rural area include areas where there are working farms, wood lots, properties enrolled in current-use tax programs related to forestry, farming or open space, areas of prime agricultural soils, critical natural resources, and important natural resources.

Rural District

1. Criteria

- a. Allow lower-density residential uses (approximately 1 residential unit per 1.9 acres) within rural areas where public services and facilities are limited, and there is a desire to maintain rural character and support resource-based land uses, such as forestry, agriculture, and low-intensity outdoor recreation.
- b. Non-resource based land uses that are significant traffic generators or require high levels of access to public services or facilities are prohibited.
- c. Preservation of rural character, scenic beauty, open space and significant natural resources is a high priority within these districts.

2. **Examples of Permitted Uses** - 1 & 2 family residences, home occupations, forestry, agriculture
3. **Examples of Uses Requiring More Intensive Review by the Planning Board** - Clustered/open space residential subdivisions, low intensity commercial outdoor recreation, sand & gravel pits; small sawmills; small scale retail, services, wholesale associated with forestry and farming.
4. **Examples of Prohibited Uses** - Multifamily, mobile home parks, high density/high intensity uses, junkyards, racetracks.

Critical Rural Areas

These areas include Critical Natural Resources and include areas designated as resource protection under shoreland zoning, areas with steep slopes, or sensitive habitat areas.

1. Criteria

- a. Allow maintenance of natural resource-based land uses, with the highest priority being the preservation of large tracts of forest and agricultural land, and the most important and sensitive natural resources.
- b. Planning Board should incorporate Beginning with Habitat maps into the local review process and add criteria for sensitive areas.
- c. Land uses that are significant traffic generators or require high levels of access to public services or facilities should be prohibited.
- d. Preservation of rural character, scenic beauty, open space and significant natural resources is a high priority within these districts.

2. **Examples of Permitted Uses** - Forestry, agriculture; low density residences, home occupations.

3. **Examples of Uses Requiring More Intensive Review by the Planning Board** - Clustered/open space residential subdivisions, sawmills, farm stands, maple syrup houses, sand/gravel extraction, very low intensity commercial outdoor recreation.

4. **Examples of Prohibited Uses** - Multifamily, mobile home parks, high density/high intensity uses, junkyards, racetracks.

Shoreland Zoning Overlay

1. Criteria

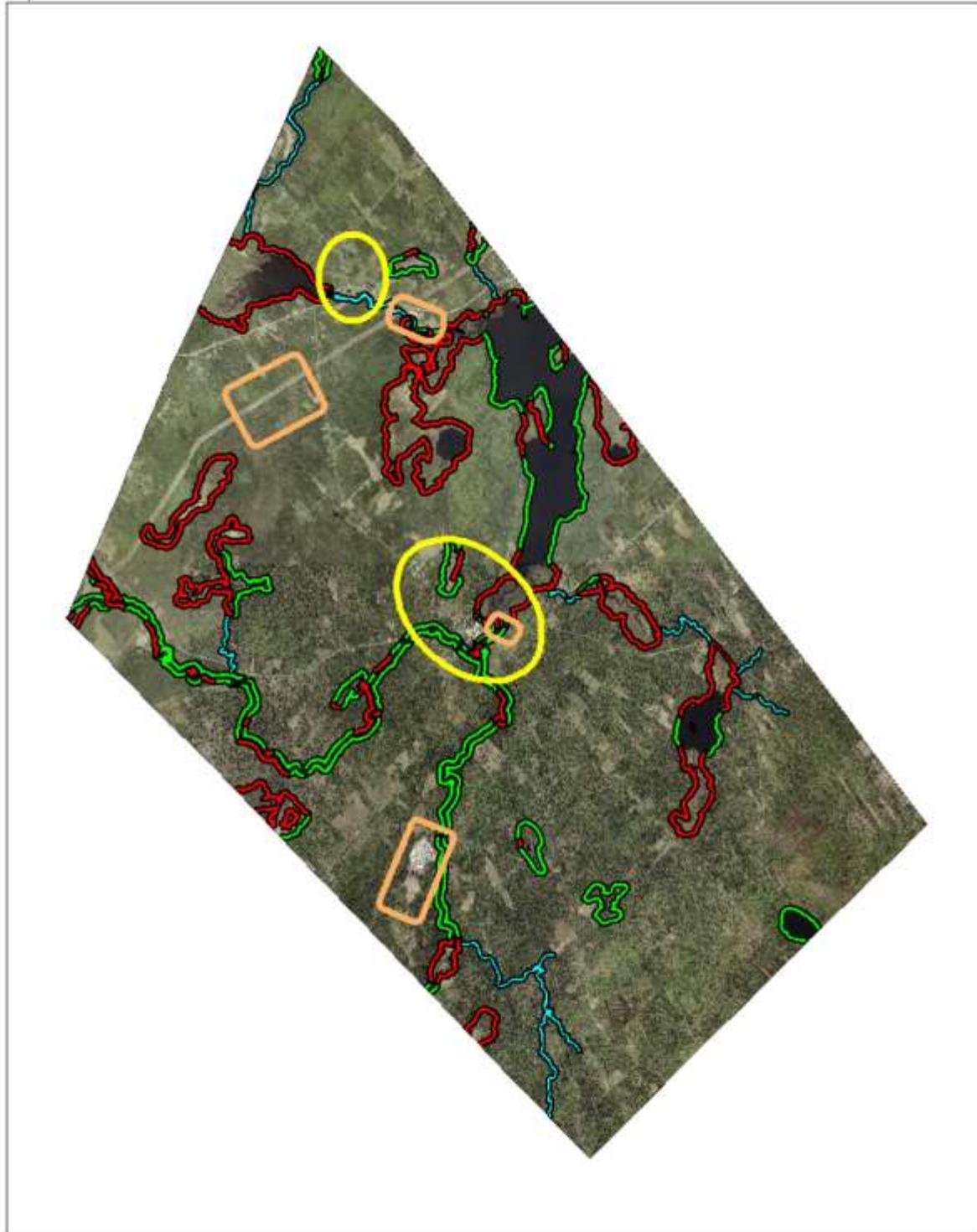
- a. Provides a high level of protection in areas where development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values when associated with wetlands, and shore lands adjacent to waterways and water bodies.
- b. Include wetlands, shoreland areas of wetlands rated as of “high or moderate value”, and floodplains, steep slopes, hydric soils and highly eroded/erodable land within shoreland areas as required by state shoreland zoning statute.

2. **Residential Shoreland District** - These areas are suitable for residential, recreational and other non-intensive development activities as allowed by Maine's shoreland zoning law.
3. **Stream Protection District** - Stream Protection Districts include shoreland areas within 100 feet of streams (as defined by state statute). Development is very restricted within these areas.
4. **Resource Protection District** - These areas are the most sensitive shoreland areas and are designated and mapped per State requirements.

Note: Shoreland Zoning should be treated as an Overlay Districts to the base district. In cases where the provisions conflict, the more restrictive provision shall apply. The goal is to make shoreland zoning compatible with town-wide zoning districts.



Town of Searsmont Shoreland Zoning Map With Future Land Use Areas.



Shoreland Zone Districts (2009):

-  Resource Protection
-  Limited Residential
-  Stream Protection

Future Land Use:

-  Village Areas
-  Industrial Areas
-  All Other Areas Rural



UTM Zone 19 NAD 83 TRUE NORTH

Aerial Imagery (2003-2005) and other Data from Maine Office of GIS.