

SECTION III

SUMMARY

OF

THE CASTINE

FUTURE LAND USE PLAN

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THE CASTINE FUTURE LAND USE PLAN**

Town Vision Statement: “A year-round thriving community that values our heritage, village character and natural beauty.”

1. Introduction

A Future Land Use Plan should present a vision of how residents want their town to grow and will serve as the basis for revisions to the zoning ordinance and other land use regulations.

2. Land Needed for Future Development

The Town faces several land use issues:

- the shortage of housing that is affordable by those of all income levels;
- the need for senior housing and services to be located near Village services;
- the inability of the present Commercial District to accommodate growth;
- the inability of the On-Neck water and sewage distribution systems to accommodate major expansions by users such as MMA; and
- the need for future MMA expansion to be coordinated with the Town.

3. A Future Development Plan for Castine

- On-Neck has a limited capacity to absorb new growth
- growth will be attracted to Off-Neck

A. On-Neck

- provide senior housing close to Castine Community Health Services and other Town services
- requires approval at a Town Meeting pursuant to Article 2 of the zoning ordinance

B. Shoreland and Islands

- shoreland zoning offers the islands and the shoreland considerable protection
- no additional protective measures are needed

C. Off-Neck Residential Areas

- encourage the construction of affordable housing by encouraging cluster development, strengthening subdivision development standards and strengthening mobile home park standards

D. Off-Neck Commercial Areas

- study the Square for areas of potential commercial development

Castine Comprehensive Plan Update: Future Land Use Plan

E. Off-Neck Conservation Areas

- resource protection zoning and conservation land trust ownership offer protection
- no additional conservation measures are needed

F. Source Water Protection Areas

- modify the Source Water Protection Ordinance as needed to include new recharge areas for new public wells

4. Future Expansion by MMA

- growth by MMA should only occur with planning that is coordinated with the Town and that is in line with the objectives of the Plan to achieve the vision of the Town

5. Growth Areas and Rural Areas

- growth would be primarily in rural-residential and newly created rural-commercial areas
- the rural area may experience growth by MMA
- the rural-conservation areas would remain rural

6. Measures to Distinguish Growth Areas and Rural Areas

- On-Neck would continue to retain its current density of development
- Off-Neck will attract a good portion of Castine's new homes, and possibly businesses and/or expansion by MMA

7. Summary

- the Future Land Use Plan discourages sprawl and strip development, promotes efficiency in public services and protects open space in the rural areas
- the Future Land Use Plan will help the Town achieve its vision of Castine: “A year-round thriving community that values our heritage, village character and natural beauty.”