

# Village District and Settled Village Ordinance Amendments

## Executive Summary

### Background

- The Town adopted a Comprehensive Plan at Town Meeting in 2005
- The Comprehensive Plan proposed Village District(s) to:
  - Allow for traditional settlement patterns and uses similar to Cundy's Harbor
  - provide living opportunities for residents of all ages and financial means
  - allow for a reduction in vehicular traffic
  - allow for pedestrian movement and street life
- The Comprehensive Plan proposed Settled Village Districts for Bailey Island, Southern Orr's Island, and recently the committee added Cundy's Harbor to:
  - Continue the traditional settlement patterns and uses
  - Foster the same attributes of village life
- Nothing is changed within the Shoreland Zones.

### How did the committee gather comparative information and public input?

- Reviewed and measured settlement patterns within the current neighborhoods and village type areas in Harpswell
- Public feedback/workshops – The committee held several public workshops over the past three years.
- Public surveys – Two surveys have been put out by the committee over the past three years.

### Ordinance Amendments

#### Definitions Addendum

- Defines community wastewater disposal system; community water supply; low impact development; Maine DEP; Maine DEP Stormwater Manual; Open Space; Perennial Stream; Shade Tree; Stormwater; Stormwater Best Management Practices; Stormwater Management Facilities; and Stormwater Management Plan.
- Adds to or changes the definition of Shoreland Zone and Water body.

#### Basic Land Use

- Describes the land use districts, map and boundaries
- Sets performance standards for lots located within the village and the settled village districts.
- Provides for additional environmental protections within the village and the settled village districts
- Allows for all land uses allowed by current ordinances

#### Subdivision

- Sets standard for lot size and frontage for both standard and alternative lot size subdivisions
- Provides additional standards for water supply, sewage disposal, groundwater, stormwater management, aesthetic, cultural and natural values, and non-motorized bicyclists.

#### Site Plan Review

- Provides additional standards for water supply, sewage disposal, groundwater, stormwater management, natural features and buffering, and non-motorized bicyclists

#### Shoreland Zoning Ordinance

- Provides for the additional land use districts by changing the name of the map to the "Land Use Map" rather than the Shoreland Zoning Map.