

Washington  
County  
Community  
Guided Planning  
& Zoning

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June 21, 2016  
Planning Committee meeting

# June 21 Meeting Agenda

- **Introductions**
- **Summer/Fall Public meeting schedule** – Planning Committee participation
- **Survey Results** – NEW rural business zones
- **Survey ambiguity**– discussion; decisions and how to move forward
- **Draft Prospective Zones**– 75% of meeting time

# Summer/Fall Public Meetings

- **Postcard to all UT/Plantation property owners:** review; “drop” next week
- **Schedule:** next slide
- **Planning Committee participation:** at least one public meeting
- **Next Planning Committee meetings:** July 25<sup>th</sup> and September 22

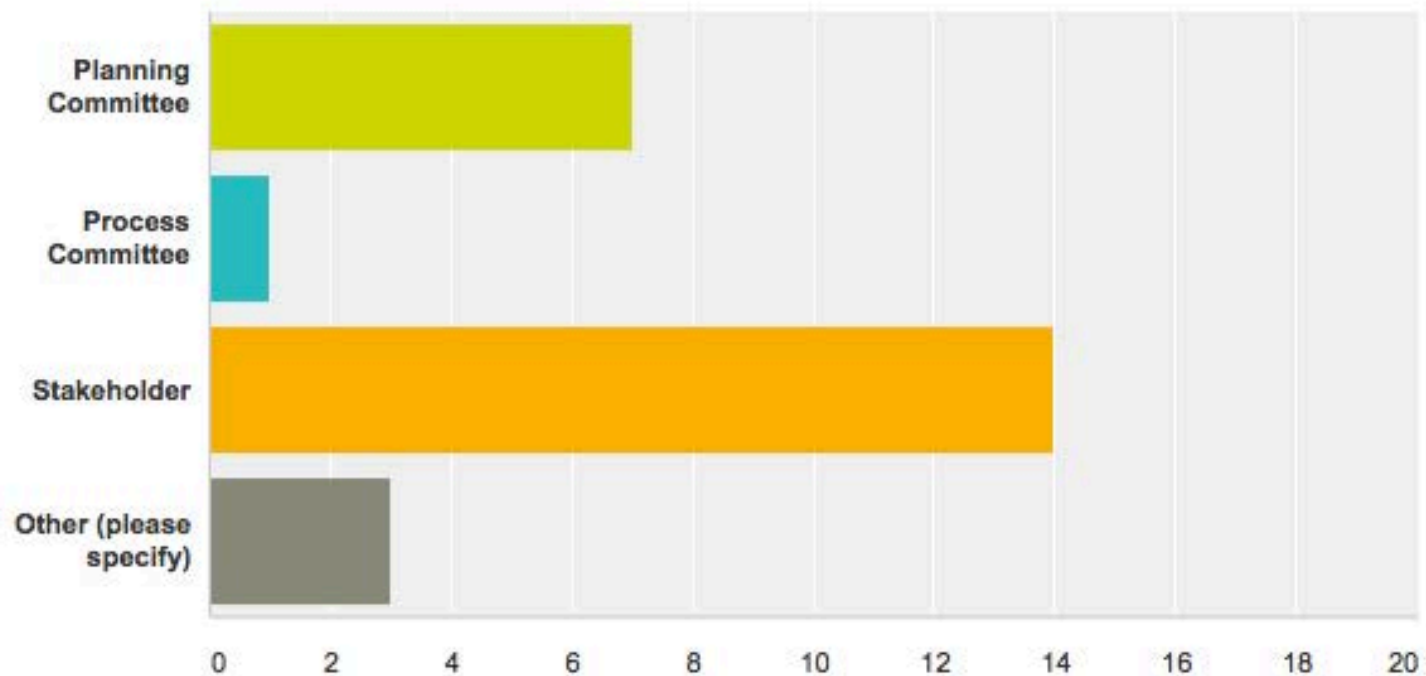
# Public Meetings – 2<sup>nd</sup> Round

- Wednesday July 20<sup>th</sup> — Town Office — James Brite School 15 Water St. Grand Lake Stream — **Grand Lake Stream prospective zoning focus**
- Thursday July 28: Dennysville/Edmonds Snowmobile/ATV Club 24 Milwaukee Rd (just off Rt. 86) Dennysville — **Marion/Cathance prospective zoning focus**
- Monday August 29: Wheaton's Lodge, 22 Grove Road, Forest City — **Forest City, Lambert Lake, Brookton, Big Lake prospective zoning focus**
- Wednesday August 31: Dennysville/Edmunds Snowmobile/ATV Club (see address above) — **Trescott prospective zoning focus**
- Tuesday September 20: Whiting Community Center, Route 1, Whiting — **Edmunds prospective zoning focus**
- TBD September — **Baring Plantation prospective zoning focus**

# NEW rural Business zones – Survey results

## What is your role in the Community Guided Planning & Zoning process?

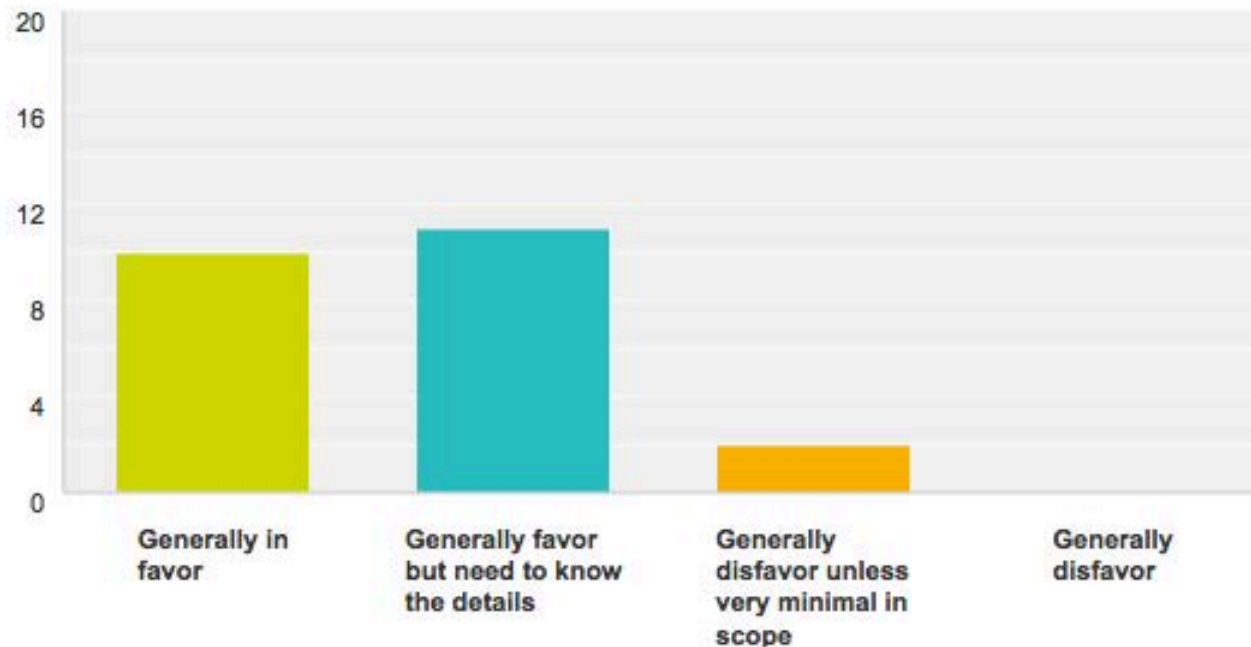
Answered: 25 Skipped: 0



# NEW rural Business zones – Survey results

**What do you think of allowing more rural business options in general?**

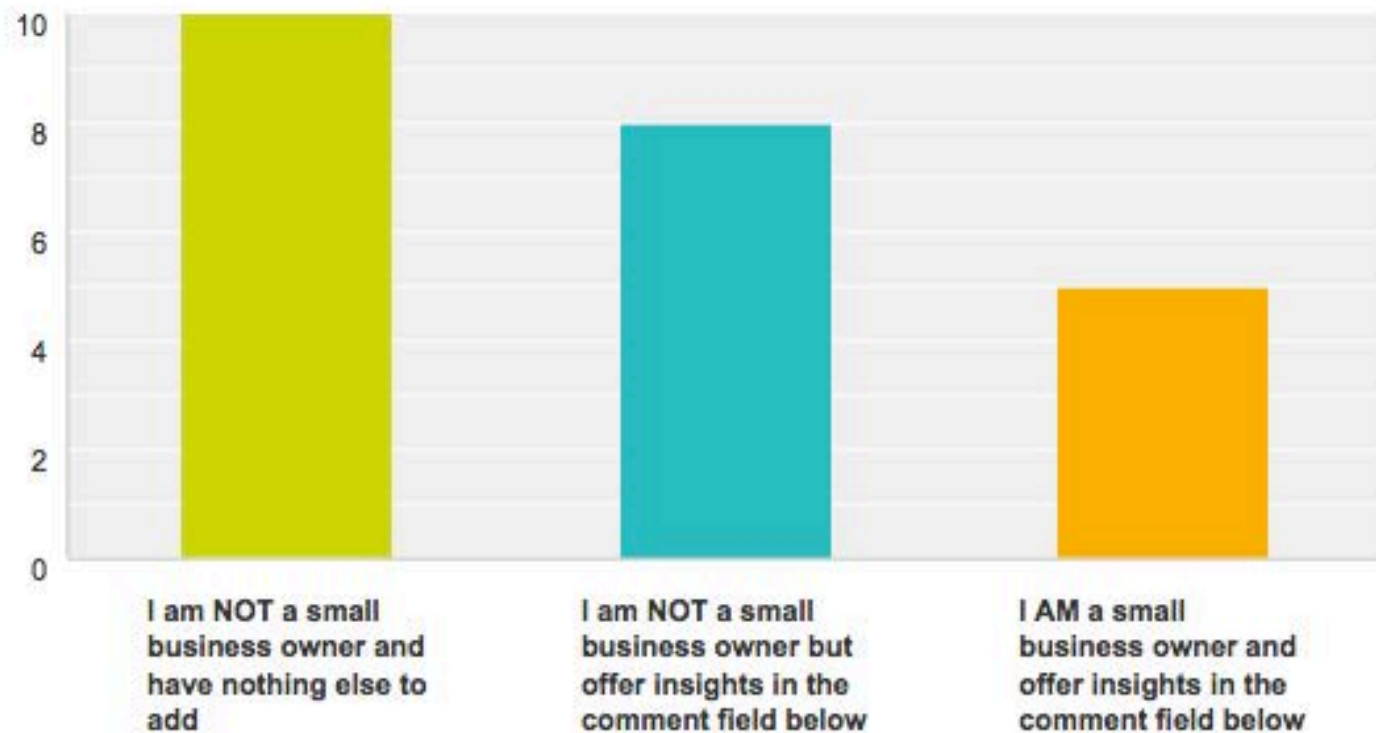
Answered: 23 Skipped: 2



# NEW rural Business zones – Survey results

**Do you have any insights on rural business opportunities that you can share?**

Answered: 23 Skipped: 2



14 comments – next slide and handout

# NEW rural Business zones – Survey results

## Suggestions/comments:

- Anything would help
- More communication among businesses
- Poor transportation and broadband infrastructure; marginal labor pool
- Cultivate cottage industry
- Balance existing cultural norms and new opportunities

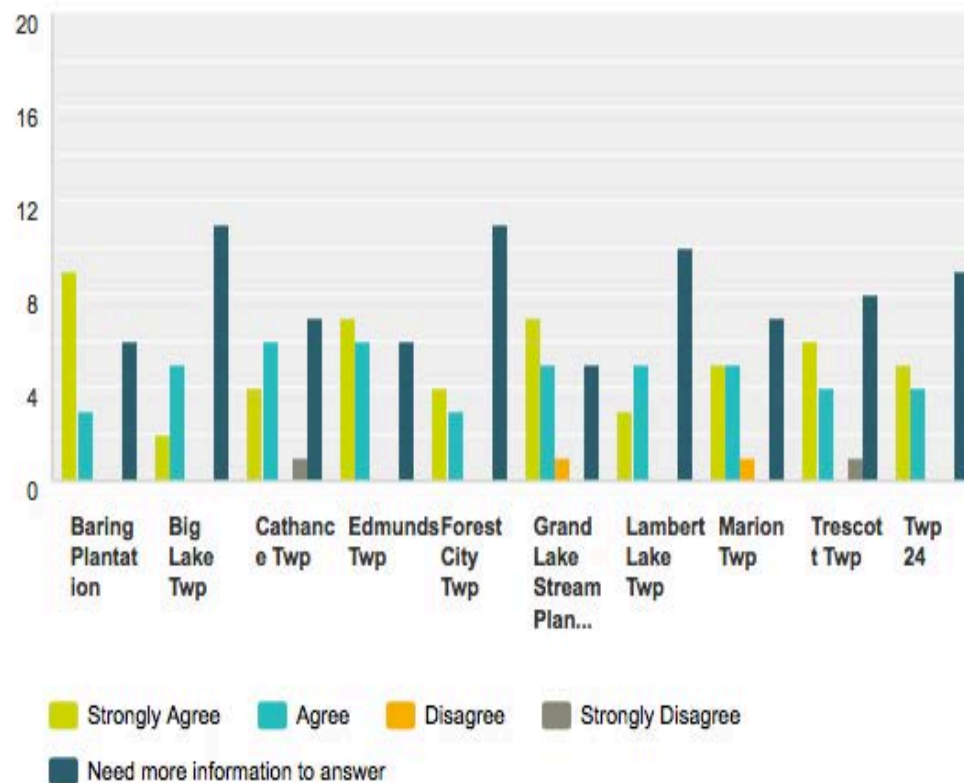
## Survey Ambiguity

- How small is small?
- Need more information to comment



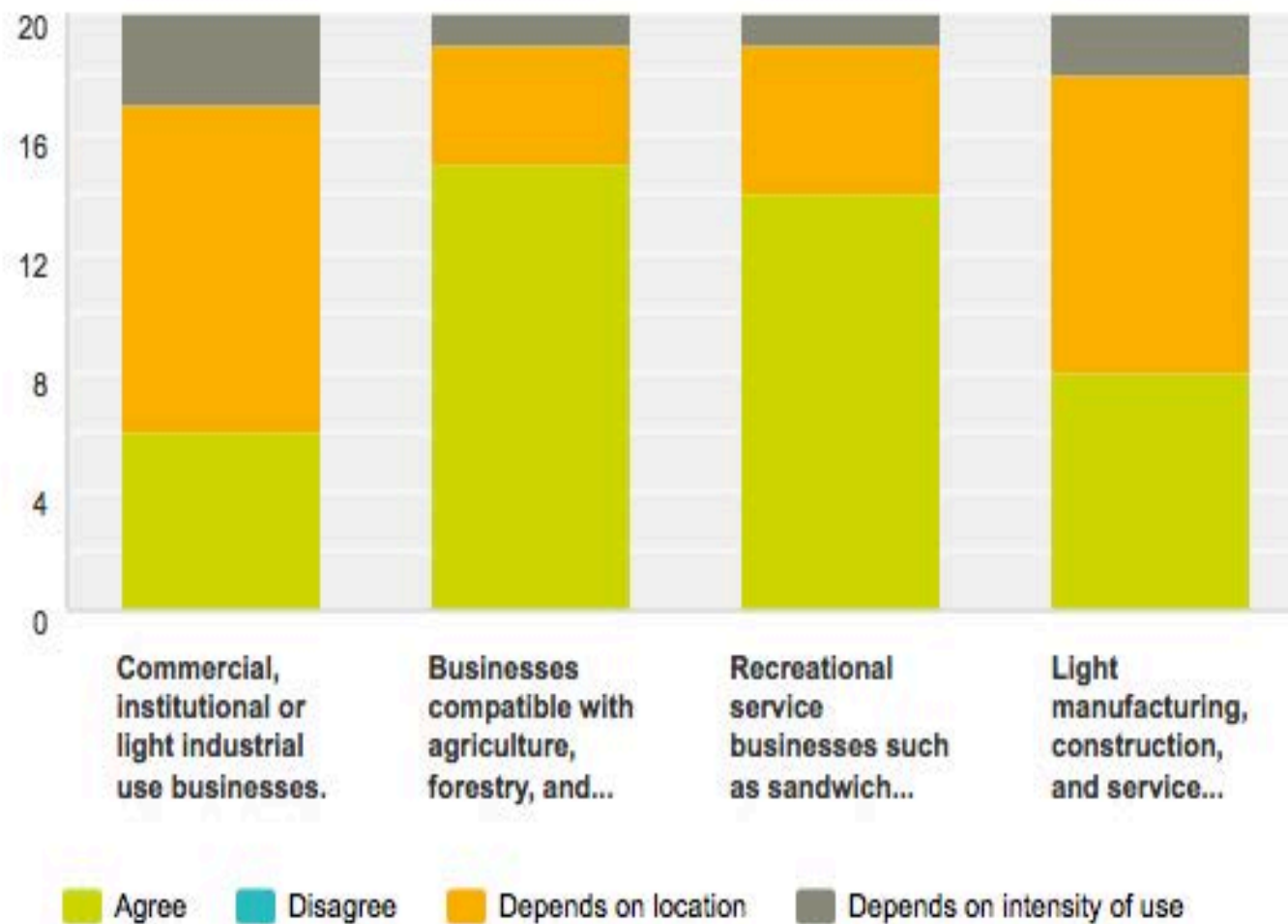
Please indicate your agreement or disagreement with the Planning Committee's choices of UTs and Plantations (noted below) in which to allow rural business sub-districts. (NOTE - later questions will give you the opportunity to define where rural businesses could be located within a UT or Plantation)

Answered: 19 Skipped: 6



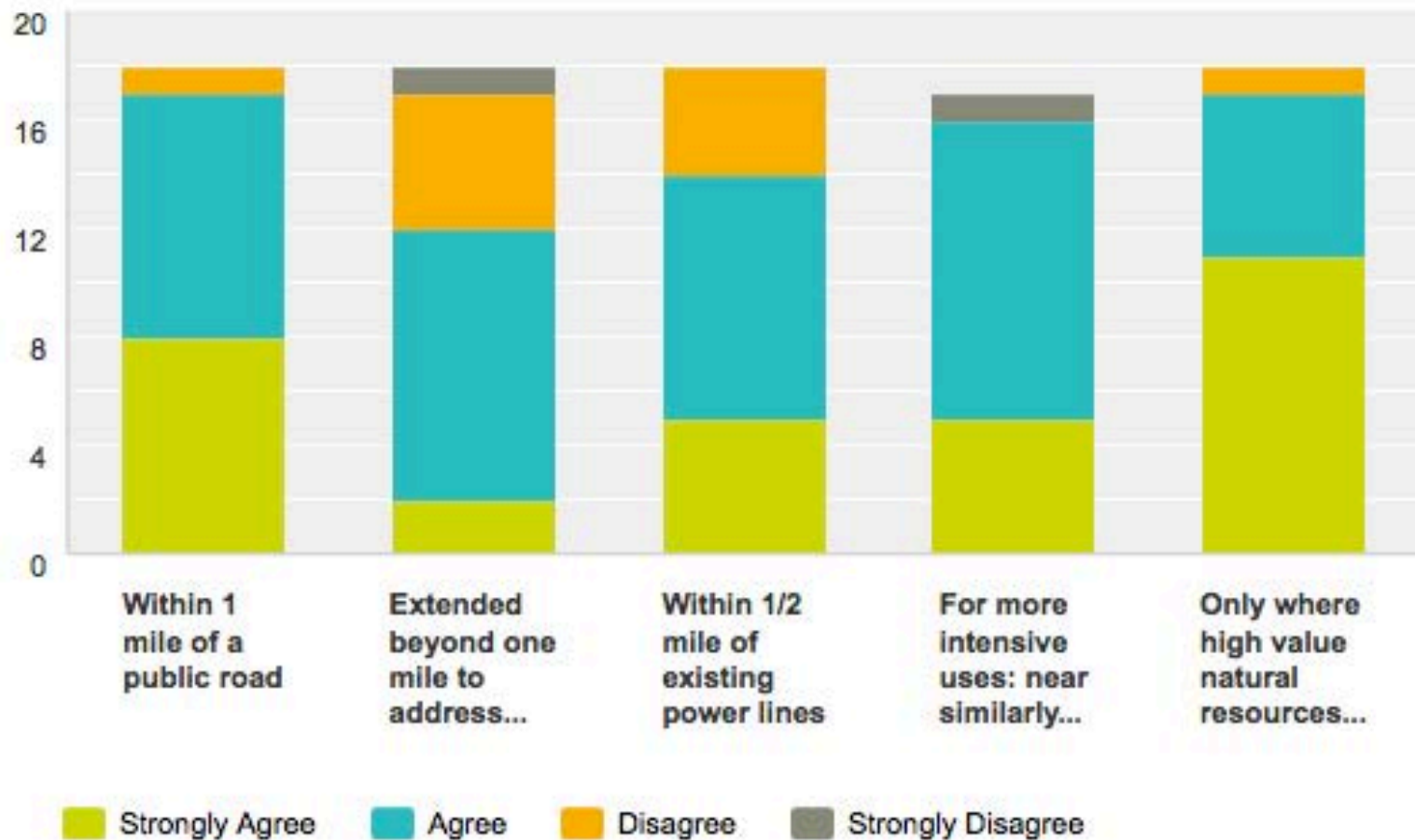
## Please indicate your agreement/disagreement with various types of rural businesses.

Answered: 20 Skipped: 5



## Where (within the subset of UTs and Plantations) should additional rural businesses be allowed?

Answered: 19 Skipped: 6



# NEW rural Business zones – input on Standards

## Responses/conclusions – most important:

- Locate away from existing residences: larger scale commercial,
- Locate close to resource it supports/uses: recreational service
- Close to similar development: moderate-scale business, retail, restaurants

## Responses/conclusions – next important:

- Buffer for noise: large scale commercial

## Survey Ambiguity

- 17 out of 25 responded to first set of standards;
- Dropped to 14, then 12 for next 2 sets.

# NEW Rural Business zones

## – Decisions from Survey?

**Tension in questions:** specific, technical ordinance language – and – general principles (2<sup>nd</sup> iteration of survey lost detail and clarity)

**Some useful impacts:**

- Stakeholders are aware of floating zone concept
- Received a range of input on levels of support for rural business

**Did not learn much; i.e., we know this already:**

- Roads, broadband, labor are limiting factors
- Locate recreation near recreation assets
- Locate large scale commercial away from residences
- Cluster services with similar development for moderate-scale business, retail, restaurants

**Where to go from here?**

# NEW Rural Business zones – Decisions from Survey?

## Development – Rural Business (D-RB)

- Review redlined text (15 pages) of **D-RB** for Aroostook as a group and make minor adjustments
- Go with the 3 tiers of UTs/Plantations in Washington county where it will apply

## Development – Recreational Services Business (D-RSB)

- **Discuss/agree on Concepts:** (ask LUPC staff to draft language for their rules?)
  - **Within 1/4 mile** of recreational asset cluster (trailhead, boat launch, sporting camp)
  - **Choose townships** where it applies from **recreation cluster analysis**, visual intensity of assets as criterion,
  - **Establish intensity of use:** size of facility, footprint, distance from other potentially conflicting uses, minimal parking, wastewater, drinking water standards, others?
    - Rental and minor repair but not manufacturing
    - Food and drink but not lodging
  - **Good neighbor standards** re: lighting, noise, hours of operation, trucks and deliveries, on-site parking if renting boats and bikes and leaving for day or overnight

# Draft Prospective Zones

In order of public meetings now scheduled:

- Grand Lake Stream
- Marion/Cathance
- Forest City, Lambert Lake, Brookton, Big Lake
- Trescott
- Edmunds
- Baring

# Next steps

- July Planning Committee meeting
  - Finalize draft prospective zones if necessary
  - Public meetings to gather input/response to draft prospective zones
- September Planning Committee meeting
  - Review/refine prospective zones after public input
  - Draft Capital Investment Plan