

Section 4: Future Land Use Plan

Purpose: To provide guidance for future land use growth and plan for making limited changes to the current Land Use policies and ordinances, if necessary.

Overview: Factors that must be considered in any future development are as follows:

- Existing Land Use: The existing land use trends since 2010 are detailed in Chapter 13, Existing Land Use. Future development should maintain the rural farming character of the town. There has been minimal growth.
- Critical natural resources: Chapter 3, Habitats and Other Critical Natural Resources and Map 3-1, Critical Natural Resources, identify areas in Clinton that need to be protected. Critical natural areas protection such as Shoreland zoning currently exists and is sufficient for future development.
- Aquifer and Wellhead protection: Chapter 2, Topography, Soils, and Water and Map 2-2, Water Resources identify the two aquifers in the Town of Clinton. Clinton Water District has identified a wellhead protection zone. The Well Head Protection zone is depicted on the Section 4, Map 1 Clinton Future Land Use. A map is also available at the town office, and the Clinton Water District office. These areas are sufficiently protected through existing town zoning ordinances, but a review of best practices needs to occur.
- Because of the minimum growth in the last 10 years, the density guidelines as published match the Vision Statement. Density guidelines in Table 13-6 and Table 13-7 need not be adjusted for any of the growth areas below.

Issues: Throughout the Section 2, Analyses the committee identified “Issues” some of which relate to land use, and in particular, future growth. We then developed a strategy, who is responsible, action party, coordination needed, and implementation date. Most of the issues require nothing more than a review and may require minor adjustments of current town Land Use Ordinances. The issues are listed as follows:

- Issue 1-1, Review protection of historic and archaeological resources
- Issue 2-1, Review protection of town’s water quality resources
- Issue 2-3, Reduce junk cars by enforcing ordinances
- Issues 3-1, 3-2, and 3-3, Protect habitats and other critical natural resources
- Issue 4-2, Review safeguards for farm and forestry land
- Issue 7-2, Reinvent village are and finance same (See Village Growth Area 1 below.)
- Issue 8-1, Need additional senior and low income housing (See Village Growth Area 1 below.)
- Issue 8-2, Manage mobile home stock

Future Land Use Plan

Growth areas: Clinton’s current Land Use Ordinance contains six different land use zoning districts. Chapter 13, Existing Land Use and **Map 13-1**, depict these districts. Town of Clinton Ordinances allow for future growth to occur in designated portions of the community and restricts other areas. The town ordinances will take precedence over any allowable construction in any growth areas below. Future growth areas can be broadly identified as follows:

1. Village growth areas:
 - a. Clinton’s Vision Statement, under the heading “Initiate,” addresses the village district needs to be redefined. This is also addressed as Issue 7-1, Reinvent the village area in Chapter 7, Economy.
 - b. This area contains the existing village area in the southeastern portion of the town. See Section 4, Map 1.
 - c. **Growth area one:** The vision calls for the existing village to be redefined to determine current best use and to (re)develop housing, especially low income and elderly capacity, with compatible businesses, services, cultural events, institutions, and recreational activities. This area is intended to serve as a mixed-use growth area for residential and small commercial activities. This village area has (re)development potential.
 - d. **Growth area two:** The village area can be expanded along Main/Route 11/100, Pleasant, Baker, and Railroad Streets. See Section 4, Map 1. Public sewer and water are available.
 - e. A major capital investment will be needed to support revitalization of the existing village area and any expansion. To the maximum advantage possible, grants, tax increment financing (TIFs), and impact fees must be pursued. The housing redevelopment is ideal for regional, public, and private partnerships.

2. Economic Growth Area:

- a. Clinton Vision's Statement, under the heading "Strengthen," indicates commercial expansion should not alter the rural character of the town.
- b. Commercial and industrial growth remains along Route 11/100, Baker Street, and Hinckley Road. See Section 4, Map 1.
- c. **Economic Growth Area:** The Economic Growth Area allows for future growth in accordance with the Vision Statement and the current Land Use Ordinances. Refer to Tables 13-2 and 13-3 of this plan for allowed uses within this growth area. In reference to the Vision Statement, the Town of Clinton and the Clinton Water District should plan for an expansion of water and sewer in this growth area to include what will trigger this expansion of construction.
- d. If an expansion of water and sewer is triggered, community development block (CDBG) grants and/or some other means of financing is required.

Rural area: The following paragraphs cover the remainder of the town of Clinton.

- a. Clinton Vision's Statement, under the heading "Preserve," indicates that all want to preserve the rural/farming community character.
- b. Excluding the village growth areas and the Economic Growth Area, the balance of the land in town will be designated the Rural Area. See Section 4, Map 1.
- c. **Rural Area:** This area is intended for agriculture, animal husbandry, forestry, outdoor recreation, natural resource based activities, and agricultural based activities. Future growth of housing and home-base businesses will be allowed but will be expected to conform to the rural/farming character of the area so that traditional activities such as farming and forestry will not be hindered. This aligns with the Vision Statement and current Land Use Ordinances.
- d. No major capital investment will be needed.

Future Land Use Plan

Policies: Minimum policies to address state goals:

- (1) To coordinate the community's land use strategies with other local and regional land use planning efforts.
- (2) To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.
- (3) To support the level of financial commitment necessary to provide needed infrastructure in growth areas.
- (4) To establish efficient permitting procedures, especially in growth areas.
- (5) To protect critical rural and critical waterfront areas from the impacts of development.

Strategies: Minimum strategies required to address state goals:

- (1) Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.
- (2) Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:
 - a. Clearly define the desired scale, intensity, and location of future development;
 - b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and
 - c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.
 - d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.
- (3) Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.
- (4) Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.
- (5) 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 M.R.S.A. §4451.
- (6) Track new development in the community by type and location.
- (7) Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.
- (8) Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.

Section 4, Page 4