

## K. LAND USE

Addison is a rural community consisting of several large peninsulas and many offshore islands. The town is 97.23 square miles or 62,227 acres, 44% of which is water, mostly marine. Despite the long ocean coastline, the land area is comprised of 28,160 acres of which less than 100 acres or 0.4% is fresh water surface. Addison varies considerably in topography. Elevations range from sea level to close to 250 feet on Porcupine Hill and the Highlands area of Addison where the land tends to be steeper than in other parts of town. Northeastern sections of town are generally flatter. The steepest slopes in Town are between 8-15% (vertical distance divided by horizontal x 100) and are found in scattered locations along the coast. Ports Harbor and Tumbledown Dick Head are two areas where steep slopes predominate. Slopes of less than 8% are more common along other sections of the coast. Slopes of less than 8% prevail along Crowley Island, the mainland shore by the West River, Bare Point, Reef Point, and interior parts of town. Overall the soils in Addison are not particularly good for low-density residential development. Conditions are generally worse closer to the coast. Sections of land near the West River have a few areas of soils that are rated as "medium" suitability; otherwise there is very little in the southern part of Town. Lands along the Pleasant River generally have better soils and there are extensive sections in the northern end of town that have better soils (see Table D-2 Soil Suitability for Development Potential by Rating Class). The population of Addison increased from 1,114 in 1990 to 1,209 in 2000, representing roughly 25 acres of land per person but only represents 16 ½ single family residences per square mile. Residential development has occurred along the eastern side of the peninsula and in south Addison taking advantage of exceptional views across Pleasant Bay and the Atlantic Ocean, but only represent 16 ½ buildings per square mile.

### PAST DEVELOPMENT TRENDS

The earliest settlements in Addison developed around maritime industry. Early migrants to the region were attracted by the abundance of marsh hay and plentiful codfish also brought settlers from Martha's Vineyard and Cape Cod during the late 1700's and early 1800's. The population peaked in 1860 at 1,272 persons when shipbuilding was the dominant feature of the local economy. Twenty-one vessels were constructed in Addison between 1860 and 1869. Quarrying of local granite began in the late 1800's and lasted well into the middle of the twentieth century, gradually declining with the closing of the quarry on Hardwood Island in 1958. A new granite quarry opened recently off the Basin Road.

The role of the seas has been an important one in Addison's history, providing several major occupations revolving around fishing, fish processing, shipbuilding and shipping. Seamen were involved in the coastal trade and deep-water voyages. The coastal trade, or coasting as it was called, was the main source of transportation for people and goods until rail service was initiated in the late 1800's. Many of the people who lived in Addison depended on coasting for their living. The timber industry and its mills were other major industries in Addison.

Historically, Addison was settled in several distinct village areas. These neighborhoods

still exist at Addison Point, Indian River, and South Addison where natural harbors supported the primary economic focus – maritime industry. Since the Town was economically oriented toward the sea, growth continued along the coast, with roads evolving from interconnecting pathways that connected the various communities. It is along the same roadways today that development is still occurring, but now in a more random and dispersed way than when communications and travel were more difficult.

There are no hotels or motels in Addison today but there is one bed and breakfast and some summer rental houses.

## EXISTING LAND USE PATTERN

Addison's existing land use patterns are summarized in the descriptions of Land Cover shown in Table 1 and are illustrated on several maps in this document including Map 2, Addison Public Facilities and Cemeteries; Map 6, Land Cover (from which the data in Table K-1 is derived); and Map 11, Existing Land Use and Shoreland Zoning, located at the end of this section. The source data for Map 6 is 1993 satellite imagery and is not entirely accurate with respect to cultivated land and development. For instance there are several areas in the central part of the peninsula that the satellite imagery classifies as developed land that are not developed. In addition there is more blueberry land than shown by the satellite imagery and the larger area classified as blueberry land in the basin area is actually swale grassland. As a result Map 6 Land Cover should only be used as a general depiction of forestland, the larger farmland areas and wetlands.

The town boundaries also include a great deal of marine water and the percent coverage numbers are skewed when it is included in a calculation. Therefore Table K-1 describes land cover including and excluding the swamps, wetlands and open water category. Given that there are many inland wetlands and swamps, this exclusion errs in the other direction of overestimating the remaining categories. On balance however, it gives a clearer relative picture than when all of the marine area is included.

**Table K-1 EXISTING LAND COVER**

Land Cover	Acreage (including water)	Square Miles (including water)	Percentage (including water)	Acreage (excluding water)	Square Miles (excluding water)	Percentage (excluding water)
Bare Ground	47.37	0.07	0.1%	47.4	0.1	0.2%
Cultivated Land	648.28	1.01	1.0%	648.3	1.0	2.7%
Developed Land	683.19	1.07	1.1%	683.2	1.1	2.8%
Forest - Coniferous	4262.18	6.66	6.6%	4262.2	6.7	17.7%
Forest - Deciduous	6971.38	10.89	10.8%	6971.4	10.9	29.0%
Forest - Mixed	9621.43	15.03	15.0%	9621.4	15.0	40.0%
Grassland	1804.28	2.82	2.8%	1804.3	2.8	7.5%
Swamps/Wetlands/Open Water	40227.73	62.86	62.6%	-	-	-
<b>Total</b>	<b>64265.85</b>	<b>100.42</b>	<b>100.0%</b>	<b>24038.1</b>	<b>37.6</b>	<b>100.0%</b>

Source: Land Cover and Wetlands of the Gulf of Maine. U.S. Fish and Wildlife Service, Gulf of Maine Program and MEGIS

The village of Addison Point is composed of residential, public, and limited commercial uses as well as maritime facilities along the shorefront including the Addison Point landing. The center of the village along Water Street includes the town hall, Masonic Temple, post office, fire station and library. Commercial operations are limited to one garage and auto repair, the Addison Point Agency and the sea cucumber processing facility on the south side of the river.

Commercial activity occurs frequently town wide in home based businesses including fishermen, wreath making, insurance, accounting, contractors/builders, daycare facilities, artists, crab pickers, and other self-employment including those who telecommute to other regions and states. There is a concentration of businesses supporting commercial fishing activity in South Addison and another smaller concentration of commercial activity in the Wescogus area. The Elementary school is located in Wescogus and Indian River has two civic institutions including a church and the grange hall. There are several gravel pits in the interior of the peninsula as well as a septic disposal operation and a granite quarry. There are also several recent conservation transactions (fee purchase and conservation easement donations) on several islands and along the coast, depicted on Map 11).

## **DEVELOPMENT PRESSURE**

There is one school in Addison and overall enrollment is declining in the primary and secondary school levels. Population is rising modestly.

As noted in the Housing chapter the town is very concerned that the data on residential housing construction does not accurately represent the dynamics of the housing market or the way that development is occurring in Addison. For instance percentage increases from the census are much larger than the actual amount of housing constructed between 1990 and 2003. In addition, the data on actual construction double and even triple count new housing because it does not take into account the placement and resale of mobile homes while stick built homes are constructed on the same lot.

In addition the 2000 Census recorded 180 units of housing used for seasonal purposes in Addison, an increase of 55.2%. However, as also noted in the housing chapter, other census data indicate that this number seriously over-inflates the amount of *new* seasonal housing. Many of these seasonal dwellings represent owner occupied housing that existed in 1990 that is now in use by owners for seasonal purposes.

In 1990, mobile and modular homes accounted for 21% of the single family housing stock while in 2000 they accounted for 16.7% of the housing stock. This pattern is substantiated by data showing greater demolition of mobile homes than stick-built houses and the dynamic of building a stick built residence while living in a mobile home. The single family residential home remains the predominant type.

In the past 4 years only 3 subdivisions received approval in Addison. They include "Addison Woods" located on the East Side Road near Reef Point for 5 lots of approximately 5 acres each, "Sno-drum" on Kent Road in South Addison for 14 lots of

approximately 2 acres each, and Way-mar” on Route 187 near the school in Wescogus for 5 lots of approximately 2 acres each. No development has occurred in “Addison Woods”, 1 house has been built in “Sno-drum” on speculation and 2 modular homes have been constructed in “Way-mar”.

### **ANTICIPATED FUTURE DEVELOPMENT TRENDS**

The town’s growth rate has fluctuated over the past several decades. During the 1990s, a population increase of 8.5% was observed. Addison is a small town however so this represents an addition of only 95 people or less than 10 people per year over the decade. Projections are for a minor increase in population over the next decade and, with an aging population, school enrollment is expected to continue its decline.

Future development is anticipated in a similar pattern as the past decade. Houses are being constructed along existing roads and in a few small subdivisions. Residential home based businesses are the predominant form of commercial activity with commercial fishing activity concentrated in South Addison and on individual lots throughout the town. Limited industrial activity is anticipated except for continued use of gravel and granite quarries and seafood processing endeavors.

In the past ten years, 1995 to 2004, Addison grew at an average rate of 10 new homes per year, based on an analysis of issued building permits. Given the decline in the marine harvest, Addison’s lack of any other economic base, other than home-based businesses, with interest rates on the rise and a much slower real estate market at present, Addison’s projected growth and development over the next ten years is anticipated to remain at the same level or more likely, to be less than in the past ten years. Home builders in Addison and surrounding areas who were booked two years ahead with work are now only reporting bookings of a few months ahead. Also contributing to the slow down of growth is the fact that fish stocks are in decline, and entry into some fisheries is now quite limited or not possible. The projected impact of ten, or fewer, homes per year for the next ten years on Addison’s public facilities, services, and resources will be negligible. The small amount of projected growth is not expected to create any significant future needs for, or potential impacts on, public facilities, solid waste disposal, recreation areas, public and private access areas, harbor and water-dependent use facilities, natural resources, transportation improvements, commercial, forest lands and regional coordination.

### **PRESENT LAND USE REGULATIONS**

Apart from the State required minimums, the town of Addison has a limited set of regulatory measures to affect the nature and pattern of development. Building permits are required.

Several existing land use regulations that municipal boards and officials must follow are listed below. Regulations change over time and it is the responsibility of municipal officers to keep up with these changes.

MDOT Access Management (17-229 Maine Administrative Rules Chapter 299, Part A and B) - The Act specifically directs the MDOT and authorized municipalities to promulgate rules to assure safety and proper drainage on all state and state aid highways with a focus on maintaining posted speeds on arterial highways outside urban compact areas. The law also requires that the rules include standards for avoidance, minimization, and mitigation of safety hazards along the portions of rural arterials where the 1999 statewide average for driveway related crash rates is exceeded. Those rural arterials are referred to in the rules as "Retrograde Arterials". There are no such retrograde arterials in all of Washington County.

Shoreland Zoning Ordinance (Maine *Land Use Laws*, 1992) - Shoreland areas include those areas within 250 feet of the normal high-water line of any great pond, river or saltwater body, within 250 feet of the upland edge of a coastal or freshwater wetland, or within 75 feet of the high-water line of a stream. The purposes of these controls are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore covers, and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas. Addison revised its Shoreland Zoning Ordinance in 1999 and it contains the following districts:

- a. **General Development (GD)** - 2+ acre parcels devoted to intensive residential, recreational, commercial or industrial uses (or combinations). At this point there are no areas zoned General Development in Addison.
- b. **Limited Residential (LR)**- exclusive of areas in Resource Protection and which are less intensive than General Development. A small area of Addison's shore is so designated, i.e., Cape Split area, Mooseneck Head area.
- c. **Commercial Fisheries\Maritime Activity (CFMA)**- seven separate waterfront areas are zoned for uses that are functionally waterfront dependent and which need protection from competing but not incompatible uses.
- d. **Resource Protection (RP)** - areas in which development would adversely affect water quality, productive habitat, biotic systems, or scenic or natural values. Coastal wetlands along Pleasant River and freshwater wetlands inland are so zoned.
- e. **Stream Protection (SP)** - all lands with 75 feet of the high-water line of larger streams.
- f. **Addison Point Commercial (APC)** – Starting at the eastern side of the West Branch of the Pleasant River, including all of Lot 29, running easterly 250 feet from the upland edge of the wetland along the Pleasant River and stopping at the eastern edge of Lot 87 and Lot 98 excluding all salt marsh areas.
- g. **Limited Commercial (LC)** – All shoreland in Addison that is not designated as a Limited Residential, Resource Protection, Commercial Fisheries/Maritime Activities. General Development, Resources Protection, Stream Protection, or Addison Point Commercial District.

The Town also has a floodplain management ordinance, adopted in 1991 and was updated in March 2005. A harbor ordinance that was last revised in 2005 and a subdivision ordinance adopted in 1986.

The community uses the following state ordinances/regulations:

Subdivision Regulations – Addison uses the manual for Planning Boards provided by the Maine Municipal Association Provides as guidance for procedures and review criteria for subdivisions.

Maine State Plumbing Code - Installation of plumbing fixtures and septic systems must be in accordance with the Maine State Law and the Subsurface Wastewater Disposal Rules and Regulations.

National Electrical Code - All electrical work in Addison must be consistent with applicable portions of the National Electrical Code.

NFPA 101 – National Fire Protection Association regulations pertaining to Life Safety, Ingress, Egress and capacity provisions.

### **AREAS UNSUITABLE FOR DEVELOPMENT**

There are areas within Addison that require special consideration based on the potential environmental impact of land use activities. In these areas stricter regulation or, in some circumstances, prohibition may be called for to avoid problems for both people and the town's natural resources. These areas include:

Floodplains - Flood prone areas where flooding is frequent and can be severe. Use needs to be limited to activities unharmed by flooding, such as agriculture, forest and some types of recreation. By definition maritime activities and businesses locate in flood prone areas and construction standards must take these risks into account.

Water Resources/Wetlands - Areas that fall under the Shoreland Zoning Laws. Development in these areas is severely restricted and requires review and approval by the pertinent State Agencies.

Wildlife Habitat/Conservation - Areas that fall under the provisions of the applicable mandated legislation. Development in these areas is severely restricted and requires review and approval by the pertinent State Agencies.

Unsuitable Soils - Areas with limited development potential because of poor soils. Larger lot sizes would be required in order to meet the requirements of the Maine State Plumbing Laws.

Slope - Areas that have a slope greater than 15 percent that preclude extensive development because of problems with erosion, runoff, and construction limitations such as allowable road grades, suitability for septic sewage disposal, and stability of foundation. Also, the Maine Plumbing Code does not permit septic systems on a slope greater than 25 percent.

### **PROPOSED LAND USE DISTRICTS**

Growth management legislation requires the designation of growth and rural areas in comprehensive plans. The designation of growth areas is intended to direct development to areas most suitable for growth and away from areas where growth

would have a negative impact on rural resources. Based on growth management principles, growth areas should be located close to municipal services to minimize the cost to the municipality of delivering these services. The designation of rural areas is intended to protect agricultural, forest, wildlife habitat, scenic areas, and other open space areas from incompatible development. Addison does not have any public water and/or public sewer services.

### **GROWTH AREAS**

The purpose of the land use plan and map is to identify appropriate locations that accommodate anticipated growth and future development. The proposed land use plan does not identify specific parcels. Only detailed site-specific analysis can determine land suitable for development, to develop it or leave it undeveloped.

Addison proposes several Growth districts to reflect existing conditions and enable commercial development to continue to concentrate in the village areas, to allow agriculture to continue in most areas, and to allow home based businesses.

The proposed districts are describes below and illustrate on the Proposed Land Use Map at the end of this section.

#### **Residential and Home Business District (RHB)**

The purpose of this district is to support an existing pattern of residential and home based business activities in areas where roads and services are already established. A mixture of land uses and development activity currently exists including agricultural, residential, and small home based businesses. Where subdivision and lot-by-lot development has occurred over the past 5 years there are small to medium lot sizes (20,000 – 80,000 square feet) and varying road frontage (from rights of way to many hundreds of feet of actual frontage). Any future land use ordinance will develop performance standards for compatibility among residential and business uses. The ordinance will ensure that agriculture, forestry and other traditional uses can continue and will be guided by existing conditions. These include expectations of some commercial traffic and standards in keeping with a rural mixed-use development pattern. The town will use a minimum lot size of 20,000 square feet.

#### **Mixed Use District (MU)**

The purpose of these districts is to concentrate those limited public and commercial services that characterize a rural village setting and retain the unique character of these sections of the community. A mixture of land uses and development activity currently exists including residential, municipal services, commercial, and home based businesses. There is no municipal sewerage service in any area of town. Any future land use ordinance will specify the types and sizes of commercial uses allowed and will be guided by existing conditions and avoidance of nuisance among residential and commercial users. The ordinance will ensure that agriculture, forestry and other

traditional uses can continue and will be guided by existing conditions. The town will use a minimum lot size of 20,000.

### **RURAL AREAS**

The Rural Areas consist of those areas in Addison where minimal new development will take place and where exiting resources will be protected including agricultural land, forested land, wetlands, scenic areas, and open space – land uses generally incompatible with development. (Open space is defined as land that is not developed and not forested, such as fields.)

The rural districts have varying recommended lot sizes to protect resources within them but Addison will also discourage development in these sensitive areas through it public investment decisions.

The land use districts proposed in the rural areas are described below and shown on the Proposed Land Use Map at the end of this section.

#### **Residential-Recreational-Resource District (RRR)**

The purpose of this district is to protect agricultural and forestry uses, to provide open spaces for recreation and habitat, to allow resource extraction to continue including gravel, granite and forest harvesting, and to provide for affordable residential dwellings in non-coastal areas. The minimum lot size will be 30,000 square feet. The ordinance will ensure that agriculture, forestry and other traditional uses can continue and will be guided by existing conditions. Commercial agricultural, fishing and forestry operations will be permitted, as well as limited business use.

Cluster development may be appropriate within this district. Cluster Developments included in any land use ordinance will encourage the preservation of rural land areas and access to back lands. Developers are responsible for proper road construction.

These are small pockets of land with existing quarries, fish processing and septic disposal operations on them. All are located within the Residential-Recreational-Resource District. Existing operations will continue and performance standards will be developed to minimize conflicts among uses in the two districts. Lot sizes are expected to be large (3-10 acres) to accommodate rural industrial uses.

#### **Resource/Aquifer Protection District (RAP)**

The Resource Protection District includes areas in which development would be detrimental to Addison's most critical natural resources – the critical habitats on Map 9 – Critical Habitat and the most productive aquifers on Map 7. Much of this land is already protected by virtue of its ownership or a conservation easement or by natural constraints and existing shoreland zoning regulations. Where there are upland,

developable areas included in this district, development will be allowed consistent with State standards. The ordinance will ensure that agriculture, forestry and other traditional uses can continue and will be guided by existing conditions. Protection measures will be encouraged. The protection measures under consideration include cooperation with local land trusts that have the means or tax advantage alternatives to compensate landowners who choose to voluntarily restrict their property by conservation easement or sell it for conservation purposes. The minimum lot size will be 30,000 square feet.

### **GENERAL RECOMMENDATIONS FOR DEVELOPMENT ORDINANCES AND LAND USE PERFORMANCE STANDARDS**

In the town survey taken in May of 2003 (see Chapter L – Town Survey Results) a majority agreed that the town should do more to preserve its marine-based economy, rural character and scenic resources. Respondents were also supportive of doing more to preserve, wetlands, forests, coastline and open space but the same numbers expressed support for doing the same as the town has done in the past to preserve these features. The survey respondents have expressed their support for the town to develop appropriate land use ordinances that protect, the health, safety, and well-being of residents.

Respondents definitely favored development of a site plan review ordinance but were only marginally in favor of a town-wide zoning ordinance. The various districts proposed above are consistent with these views.

The town should consider development of ordinances. Such ordinances should continue to require all developments to provide a detailed site plan, and in addition set forth restrictions to minimize conflicts, and focus specifically on certain businesses (e.g., light industry, campgrounds).

The Comprehensive Planning Committee is guided by the opinions expressed in the public survey but is also aware that Addison is a small rural town that does not uniformly embrace restrictive regulations. Addison's Ordinances, when developed, will be consistent with the intent of this comprehensive plan and cognizant of this reluctance to infringe on the rights of landowners.

Thus, land use regulations will be kept to the minimum necessary to achieve the goals of the comprehensive plan and to reduce the number of non-conforming properties. It is not the intent of the Comprehensive Planning Committee to impose burdensome requirements on the everyday activities of the town's residents or to create costly enforcement issues for town government. The ultimate goal is to regulate land use development to the extent necessary to protect natural resources, property values, and public safety. However, the imposed regulations should not make the town's residents feel that they have lost their freedom as landowners. Therefore land use regulation should not be so restrictive that they have negative impacts on existing land use practices.

Ordinances need specific standards and clear definitions. They must also meet the minimum requirements of state law and be consistent with the recommendations of the comprehensive plan

Therefore the land use ordinance will: (1) create a user friendly application and permitting process; (2) assign more responsibility for review and approval to code enforcement; and (3) develop clear and consistent guidelines for obtaining approval.

### LAND USE ORDINANCE PERFORMANCE STANDARDS

The town of Addison will develop a Land Use Ordinance consistent with the identified needs of the town. In order to protect and preserve natural resources and property values; to ensure public safety including fire protection, health and welfare; to provide for affordable housing and ensure the proper future development of the town; the following performance standards may be considered when developing the specified issues in the town's land use ordinance.

Public Issue or Concern	Performance Standard
<i>Access Requirements</i>	In keeping with state access management regulations (17-229 Maine Administrative Rules Chapter 299, Part A and B, and as subsequently amended), minimize the creation of strip development within the community, and minimize the creation of road hazards.
<i>Agriculture</i>	Minimize soil erosion to avoid sedimentation, non-point source pollution, and phosphorus and nitrogen levels of water bodies.
<i>Buffer Provisions</i>	Minimize the negative impacts of inconsistent development and protect water resources, wetlands, and wells
<i>Conversion</i>	Regulate the conversion of existing structures into multi-family dwellings, to ensure the health, safety, and welfare of citizens.
<i>Home Occupation</i>	Home occupations may be established to minimize their impact on existing neighborhoods.
<i>Industrial Performance Standards</i>	Ensure appropriate industrial development within designated areas of the community.
<i>Off Street Loading</i>	Minimize traffic congestion associated with commercial development.
<i>Oil and Chemical Storage</i>	Regulate the location and containment of combustible material that can migrate to surface and ground waters.
<i>Parking Requirements</i>	Establish and regulate the number of parking spaces to be provided for different types of development.
<i>Pesticide Application</i>	Protect the public from dangers associated with pesticides
<i>Refuse Disposal</i>	Regulate the disposal of solid and liquid wastes in relation to resources that can transport them or be contaminated by them; to protect public health.
<i>Road Construction</i>	In conjunction with the State Department of Transportation, regarding road construction in new developments.
<i>Sedimentation and Erosion</i>	Minimize the volume of surface water runoff during and after development.
<i>Signs</i>	Placement of signs, sign size, and sign type.
<i>Soils</i>	Ensure development is located on appropriate soils.

<i>Storage Materials</i>	Orderly storage of material in residential areas to promote and preserve the character of the neighborhoods
<i>Topsoil and Vegetation Removal</i>	Prevent soil erosion and destruction of topsoil during construction.

**REGIONAL COORDINATION**

Comprehensive planning recognizes the importance of regional cooperation. The land uses in one community can impact another community, particularly when that land use is located near the boundaries of the town. As indicated in the natural resources section of the plan, the town should attempt to develop compatible resource protection standards with nearby communities. Addison has physical boundaries with the neighboring municipalities of Jonesport, Harrington, Columbia, Columbia Falls and Jonesboro. Addison also has fluid boundaries with Beals and all of the above communities via the sea and the economic connections of the marine industry. Development in these communities has impacted, and will continue to impact, Addison and our residents. Commercial retail activity in surrounding areas attracts Addison residents as consumers and for limited employment.

**POLICIES AND IMPLEMENTATION**

Based on the concerns of Addison residents, as expressed through public meetings, the town wide survey and town officials, the town of Addison has developed the following policies and implementation strategies:

<b>Goal: Addison will preserve and protect the character of the town that is vital to the continued stability of the local economy; Addison will continue to be a great place to live, work and vacation</b>			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
<b>Ordinances and Regulation</b>			
Develop necessary land use regulations, consistent with the goals and guidelines of this Comprehensive Plan.	Prepare new ordinances based on the wishes of the town’s residents and property owners.	Planning Board	On-going
	Update the existing ordinances to ensure their consistency with state and federal laws and the local needs.	Planning Board	On-going
	Provide notice to landowners Addison residents of proposed changes to local regulations and implement only after they are voted on by the residents at a town meeting.	Planning Board; Selectmen	On-going
	Sixty (60) percent more of the annual building permits will be issued in the growth areas.	Planning Board	On-going
	The Town will explore the feasibility of affordable housing in the growth areas.	Selectmen	Long-term
<b>Fiscally Responsible Development</b>			
Locate public facilities near existing services.	When upgrading or building new public facilities choose locations within Addison to limit costs of maintaining	Selectmen	On-going

<b>Goal: Addison will preserve and protect the character of the town that is vital to the continued stability of the local economy; Addison will continue to be a great place to live, work and vacation</b>			
<b>Policy</b>	<b>Implementation Strategy</b>	<b>Responsibility</b>	<b>Timeframe</b>
	facilities and efficiency of use by residents.		
<b>Traditional Use</b>			
Promote and support traditional activities.	Amend existing Shoreland Zoning Ordinance to provide affirmative support for traditional activities.	Planning Board; Harbor Committee	On-going
	Recognize that activities (noise, traffic, odor) associated with commercial uses occur at all hours.	Planning Board	On-going
<b>Enforcement</b>			
Enforce ordinances fully and fairly.	Ensure ordinances contain proper legal language and definitions.	Planning Board; Selectmen	On-going
	Management and elected officials support the code enforcement officer.	Planning Bd; Selectmen	On-going
	Provide adequate time for the code enforcement officer to ensure compliance.	Planning Board; Selectmen	On-going
<b>Education about Land Use</b>			
Educate residents about the requirements of local and state regulations.	Provide a list of all local ordinances at the town office.	Town Clerk	Immediate
Educate new and prospective residents about traditional land use issues in Addison.	Distribute educational materials describing traditional uses and practices including issues such as shore access, hunting, working waterfront and commercial fishing, and community institutions at town offices, schools and local businesses.	Selectmen or their designee; Town Clerk	Long Term

**SUMMARY**

Addison has experienced limited development pressure during the 1990s and a limited amount of growth is expected to continue. Support exists for some regulation on development activity but there is concern that it not be excessive or burdensome. We have used the survey as well as other resources to plan for our future and develop a land use plan. This Plan is intended to protect our town's character, to support commercial activities and to ensure compatibility among residential, commercial and industrial activities. It also seeks to ensure that residents can continue to support themselves with a mixture of activities necessitated by seasonal and diverse rural livelihoods.