

Fox Hill App. Notes: Comprehensive Plan “Pros & “Cons” Revised 1/02/14

Chapter 4

p.4-2: Referring to the importance of a strong commercial core... “A healthy downtown core protects property values in surrounding residential neighborhoods.”

Chapter 5

p.5-16: Land Use: Refers to the Chestnut & Bayview Streets historic districts.

Chapter 10

P.10-1: “The settlement pattern of the land – how the land has been used – has shaped the character of the Town. How it may be used in the future is central to the entire Comprehensive Plan process.

P.10-3: “Transitional areas which includes the Coastal Residential Districts had 32 units of residential growth, most of which was single family homes with some seasonal cottages.

“Transitional” in this case means from village to rural in character, not commercial.

Specifically, “transitional means a transition between two different land use patterns. In the case of Coastal residential, this is between Traditional Village and Rural land uses with lot size in CR at 30,000s.f. w/sewer or 40,000s.f. wo/sewer being larger than the traditional village @ 10,000s.f. but smaller than Rural @ 60,000s.f. This can clearly be seen on the zoning map of Cr to the north of Town where it abuts the TV and at the south end of its range w/RU-1 & the State Park. The southern CR district abuts the Traditional Village and the south end abuts Rockport’s Rural Zone which includes Aldermere Farm.

P.10-5: “The provisions of the existing zoning ordinance affirm the need for home occupations in a community with limited commercial space, while at the same time limiting the home occupations to activities of a type and scale that does not disrupt residential neighborhoods. The balance between these two objectives can be tenuous, but the current provisions appear to be working well.

P.10-5: The 1992 zoning ordinance added a “low impact use” which allows for commercial use in a residential district if within 500 ft. of certain commercial districts. The standards for “low impact use” are similar to those for home occupation but less restrictive.”

Chapter 17

P.17-1: “The policies and implementation of this Comprehensive Plan as follows:”

1. Neither to promote nor to limit population or household growth but to manage it.

P.17-2: “It is recognized that the experiences and attitudes of citizens who have recently arrived are not always the same as long-time residents. The town must continue to promote

an open dialogue on land use and regulatory issues to reach consensus on how we want to grow.” **Note:** This speaks to why we are having this extensive applicant review process.”

P.17-3: “To encourage traditional forms of livelihood including the full range of economic opportunity: from manufacturing and resources production to professional occupations, from self-employment in the home to corporate offices.”

“To maintain a quality of environment that is the keystone of an economy dependent on visitors and on persons who choose to move to Camden for their retirement.”

P.17-4: Item 2 – “Commercial districts should generally hold to present zoning boundaries, however the Town should consider opportunities for new commercial areas where appropriate. Performance standards would be an effective tool to integrate these uses within the community while buffering the impact. Adaptive reuse of existing buildings could provide additional commercial space. **Note: The B-3 District is a good example and why it was introduced.**

P.17-6: Item 8 – “Those who choose to live in Camden during their retirement are vital to the local economy. To continue to attract retirees, it is essential that Camden remain a community with a recognized high quality of life: a healthy scenic environment, a rich array of cultural and recreational activities, established neighborhoods, a complement of goods and services within its boundaries needed for daily living, a village scale with integrated land use. Land use regulations and growth management policy should be directed at maintaining the elements that comprise this quality of life.”

P.17-17: “Prevent urban sprawl”... The Fox Hill area remains a highly desirable residential neighborhood within walking distance or short car ride to center of Town. Available space or lots in our residential neighborhoods close to center of town are limited and I believe should be protected specifically for residential use.

P.17-18: Item 4 – “The Town should examine its land use ordinances to determine whether its space and bulk, road construction, performance, and other standards are conducive to or harmful to village design. To the extent necessary, they should be amended to promote the desired village character and the favored pattern of development.”

p.17-19 (f):

Chapter 18

P.18-1: “The Future Land Use Map graphically depicts how the Town should grow. It is not a zoning map, and the boundaries of identified areas on the map are general. But the map will help to guide future zoning, other land use measures, and capital investment programs.”

“The map embodies the concept that the Town should include distinct rural areas and distinct growth areas. Designation of these areas has evolved directly from:

- A desire to preserve a traditional village-to-countryside pattern of living, and to keep the character of each intact;

P.18-1/2: “growth areas include lands that:”

- Promote a compact, rather than a sprawling, pattern of development.

p.18-3: Coastal Scenic – “Neighborhoods and other areas along the coast north and south of the harbor that have retained their natural beauty, offer important views of the bay, and serve as gateways to Camden. These areas are especially important in their contrast to the strip development that so often marks Rt.1. These transitional areas are only moderately developed at present. Additional development may be possible in these areas, but should be at densities, and of such a design, that will preserve the existing character of rolling terrain; interspersed woods, fields, and structures, and views of the water. Suburban style subdivisions generally would violate this character.”

P.18-3: Extended Village: “areas that will accommodate the preponderance of growth over the next decade. These areas have, or can feasibly receive, public sewer and water, so that the issue of soils being able to accept waste water will not pose a severe constraint to development... Uses in the extended village areas would be similar to those in the present Village Extension District, including a mix of types of residential structures (single family, multi-family, manufactured housing) and compatible, small-scale commercial and institutional uses upon which residents of these areas depend and such as might be found in a Neighborhood Service zoning district. The commercial uses should be limited to those that meet the day-to-day needs of the residents of the neighborhood, should serve primarily the residents of the neighborhood, and should be easily reached by residents wishing to walk to the commercial establishment.

P.18-4: Commercial: “there are several types of commercial areas to be accommodated, not all of them are distinct or completely separate from the residential or village area in which they are located. Commercial areas include the central business district (part of the traditional village); the harbor area (also part of the traditional village); areas appropriate for suburban-style shopping centers; transitional business areas in which small scale commercial activity is located along arterials in converted residential structures or buildings of residential scale and in which the residential scale is intended to be preserved; and neighborhood service areas in established neighborhoods.”

P.18-8: Bayview/Chestnut: “ This is a moderately developed, waterfront area that runs from Penobscot Street to the Rockport town line....”

These areas should allow for a moderate level of residential development while assuring that these corridors retain their scenic landscapes and vistas and continue to serve as attractive gateways to Camden. Permitted uses should include single family and two family dwellings, some light commercial activity such as nursery schools and daycare centers and some recreational activities such as golf courses, plus agriculture and timber harvesting. Minimum lot size should be no less than 40,000 sq.ft. 30,000 sq.ft. if on public sewer. Subdivisions within this area should be required to preserve at least 30% of the parcel as open space with a minimum lot size of 1 to 2 acres.

Notes: In overview this chapter provides descriptive guidelines with some specifics for present and future growth and development of the town through referring to the physical, visual, & social “character” or fabric of neighborhoods and districts.

Chapter 19

p.19-2: “Home occupations, allowed as a matter of right, should be continued, provided that standards to protect residential character are retained and enforced.”

p.19-4: Home Occupations: “enforcement of zoning standards is crucial if the balance between the right to conduct home occupations and the need to protect residential neighborhoods is to be preserved.

Notes: When the Comp. Plan & ordinance refer to providing appropriate opportunities for low impact commercial activities in residential neighborhoods or districts, in my opinion the documents are referring to either small neighborhood support businesses or home occupations such as professional occupations, not stand-alone large commercial enterprises which I believe would change the residential character and social fabric of the CR district under consideration.

END