

## ORLAND COMPREHENSIVE PLAN

### A SUMMARY OF MAJOR RECOMMENDATIONS

#### GENERAL RECOMMENDATIONS

- ◇ Take steps to protect lake water quality by having stricter standards for road building and other activities that cause erosion.
- ◇ Seek additional boat launching sites and improve parking and other facilities at existing sites.
- ◇ Increase recreational opportunities in a manner that respects the limitations of the town budget.
- ◇ Explore options for a new town office.
- ◇ Consider more joint services with Bucksport.

#### GUIDELINES FOR FUTURE DEVELOPMENT

- ◇ Allow home-based businesses to locate in all areas of town where permitted by state law.
- ◇ Designate areas for commercial and light industrial development and require that such uses operate in a way that minimizes disruptions (such as noise, dust and glare) on surrounding properties. Commercial uses would be permitted along certain portions of Routes 1 and 3 and in other specified areas of town.
- ◇ Take measures to assure that rural areas of town are not overdeveloped by enacting a two-acre minimum lot size for some parts of town. Family lot transfers would **not** be subject to this minimum lot size.
- ◇ Establish smaller lot sizes (0.5 to 1 acre) in the village and other areas that are presently built up.
- ◇ Revising the subdivision ordinance to assure that developers pay for their fair share of off-site improvements attributable to that subdivision.
- ◇ Setting standards consistent with state law to assure that any manufactured housing parks in town offer an attractive living environment and have a minimal impact on adjoining properties.