

This land use section is based on the information found in the inventory and analysis of this comprehensive plan. The land use plan is shaped by the policies developed in each section, with consideration given to the existing land use patterns and the expected future land use needs. Existing land use patterns were reviewed and efforts were made to minimize non-conforming uses within each proposed zone.

The designation of growth zones is intended to direct development to areas most suitable for such growth and away from areas where growth and development would be incompatible with the protection of rural resources. Based on growth management, growth areas are to be located close to municipal services to minimize the cost to the municipality for the delivery and maintenance of these services and facilities. The designation of rural zones is intended to protect agricultural, forest, scenic areas, and other open space land areas from incompatible development and uses.

### **DEVELOPMENT PRESSURE**

Milo is not experiencing major development pressure at this time. As the population section of this plan indicates, Milo is an aging community that is experiencing a stagnant population. Census information shows that between 1990 and 2000 Milo experienced population decline of 8.35%. The State Planning Office (SPO) has projected declines in population of -5.04% (2005), -2.65% (2010) and only a slight increase of 1.91% by 2015, resulting in a net loss from the 2000 Census of 132 people by 2015. Although the town's population is declining and the Housing Section of this plan indicates an oversupply of housing, it is important for Milo to be able to offer development options to any potential investors as the town focuses on its growth

As the other sections of the plan indicate, Milo is interested in cultivating a commercial and industrial based economy. With additional economic development, it is anticipated that additional residential development will occur. Although Milo does have an oversupply in their housing market, the available houses do not currently match the housing demand. Many of the unoccupied or available housing units are lower quality while the current demand is for higher-end housing.

### **EXISTING LAND USE PATTERN**

Milo's existing land use patterns are illustrated on the Existing Land Use Map located at the end of this section. Milo's downtown area is composed of some residential, public and commercial uses. The majority of the downtown area contains small lots and minimal setbacks. The areas northeast, southeast and west of the village area, along Route Eleven and Sixteen are a mixture of commercial, residential and home occupational uses. The remainder of the town is mostly forest, marshes, and residences combined with some businesses and industries.

As rising housing costs encourage a migration of Maine residents further and further into the northern woods, the demand grows for buildable land in these less developed areas. The town is starting to see the effects of this as housing units are being built along the corridors around the community, especially along Route 16. Current residential districts are not absorbing the majority of growth, as new housing construction is occurring mostly away from the center of

town and sprawling along transportation corridors. New home construction permits have increased over the past five years and can be attributed to this outward migration.

<b>TOWN OF MILO</b>				
<b>NEW HOME CONSTRUCTION PERMITS 2002-2005</b>				
	<b>2005</b>	<b>2004</b>	<b>2003</b>	<b>2002</b>
Single Family Homes	4	6	3	6
Mobile Homes	9	3	3	8
Camps (seasonal residences)	1	10	5	3

Source: Local Tax Records

<b>TOWN OF MILO</b>							
<b>SUBDIVISION PERMITS ISSUED</b>							
<b>Year Issued</b>	<b>Map and Lot</b>	<b>Name</b>	<b>Total Units</b>	<b>Total Acres</b>	<b>Average Lot Size per Unit</b>	<b>Type of Development</b>	<b>Comment</b>
2003	Map 6, Lot 3	Sunrise Ridge	14	34	4	Residential	6 of 14 have been developed

Source: Local Planning and Permitting Records

## **PAST DEVELOPMENT HISTORY**

Milo, as a small, rural and relatively isolated community, has been through fundamental change and significant economic stress over the past 30 years. Initially dependent upon both agricultural and traditional types of Maine manufacturing (textile and shoes) for jobs and economic prosperity, the community has experienced significant losses in both sectors in the recent past and has been struggling to re-focus direction. After the closing of Dexter Shoe (the town's largest employer) in late 2000, Milo worked with the Maine Department of Community Development and the Piscataquis Economic Development Council to attract JSI Store Fixtures to the former Dexter Shoe Building, where it has prospered and grown. In 2003, the Town purchased 155 acres on Route 11, directly across the street from JSI, for future industrial park development.

Additionally, the town has increasingly become a bedroom community for the Bangor/Brewer/Orono area over the past two decades. A significant and steadily increasing sector of the population makes the 40 mile one way trek to work daily in these larger Penobscot cities.

## **ANTICIPATED FUTURE DEVELOPMENT**

If continued residential development occurs in Milo without appropriate land use regulations, there is the possibility that most new development will be all along the Route 16/11 corridors out of the downtown area toward Orville, Brownville, and Sebec, and that this new growth will be located in many areas that are not readily accessible to town services and public utilities. Such development will be more costly to service, resulting in higher tax burdens on current and future residents.

The most recent 2000 Census information indicates that Milo's population is declining, as is the trend with many of Piscataquis County's communities.

## **PRESENT LAND USE REGULATIONS**

Floodplain Ordinance – The town of Milo has adopted the Maine State Model for Floodplain Ordinances. The Ordinance regulates construction activity in the floodplain areas, mainly the Shorelines of the three rivers that flow through the community.

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

Shoreland Zoning Ordinance – The town of Milo has adopted the Maine State Model for Shoreland Zoning Ordinances. As of July 2006, Milo has not adopted the most recent amendments to the State of Maine Guidelines for Municipal Shoreland Zoning Ordinances, Chapter 1000. The new guidelines became in effect on May 1, 2006, however the town has not had the opportunity to review and adopt the new guidelines. The town will continue to enforce the current guidelines until the most recent amendments have been given a thorough review and understanding by the Planning Board, and received voter approval by the community. The 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. See the map titled Existing Land Use for the location of shoreland zones. This ordinance provides 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.

## **AREAS UNSUITABLE FOR DEVELOPMENT**

There are areas within Milo that are not suitable for development, or areas that require special consideration based on the potential environmental impact as the result of various land use activities. Land use activities within these areas require stricter regulation than in other areas, or in some circumstances, prohibition. These areas include:

Floodplains - These are areas located in the flood prone parts of Milo. Flooding is frequent and use should be limited to those activities, which are unharmed by flooding, such as agriculture, forest and some types of recreation. It should be noted that the actual floodplain of a stream would usually be more extensive than the areas shown having floodplain soils.

Water Resources/Wetlands - These areas fall under the Natural Resources Protection Act. Development in these places would be extremely limited if not impossible.

Wildlife Habitat/Conservation - These areas come under the provisions of the applicable mandated legislation. Development in these areas, if possible, may require review and approval by the town and also pertinent State Agencies.

Unsuitable Soils - These are areas in Milo that would have limited development because of poor soils. Larger lot sizes would be required in order to meet the stipulations of the Maine State Plumbing Laws.

Slope - These are areas within Milo that have a slope greater than 15 percent. Steep slopes hinder extensive development because of problems with erosion, runoff, and construction limitation such as allowable road grades, suitability for septic sewage disposal, and stability of foundation. The Maine Plumbing Code does not permit septic systems on any slope that is greater than 25 percent.

## **PROPOSED LAND USE PLAN**

The purpose of the land use plan and map contained within the comprehensive plan is to identify general areas of appropriate location and size to accommodate anticipated growth and future development. The proposed land use plan does not endeavor to identify specific parcels or areas needed to accommodate predicted growth and development. Only detailed site-specific analysis can determine land suitable for development and density levels. In addition, the comprehensive plan has not assessed nor will it assess the individual landowner's desire to sell his/her land for development, to develop it or to leave it undeveloped.

The Land Use Districts proposed as growth areas are illustrated on the Proposed Land Use Map at the end of this section.

The land use ordinance for Milo will also address development concerns with strict performance standards to ensure appropriate development in each district. The schedule of uses will be consistent with current and existing development. Applicable performance standards will be developed for each district within the land use ordinance to address, access requirements, parking, signage, refuse disposal, off street loading, oil and chemical storage, water quality, landscaping, buffer provisions, other related standards as appropriate, as well as design criteria to ensure attractive development for all applicable districts.

Shore front requirements will maintain minimums established under the State of Maine Guidelines for Municipal Shoreland Zoning Ordinances. The land use section of this plan applies to lands outside of the shoreland zone. Shoreland zoning is regulated under a separate ordinance.

Map E-12 shows Milo's Shoreland Zones.

Driveways and entrances accessing state and state aid roads are permitted in accordance with state access management rules administered by Maine DOT, and may require greater frontages, and/or distance between driveways/entrances, improved sight distance, or the sharing of access points when the standards cannot be otherwise met by a new driveway/entrance or change in use.

### **Growth Areas**

The proposed growth area contains approximately 3,400 acres of land (inclusive of lots that have already been developed) to accommodate the future growth of the community. It is anticipated that 134 new housing units will be needed by the year 2015 and it is estimated that this proposed growth area is of sufficient size to accommodate this future growth.

#### ***Village Residential District (VRD)***

The Village Residential (VRD) district is adjacent to and surrounding the Village Center (downtown) District and will provide an area for future growth. The Village Residential District (VRD) will provide an expansion of limited commercial uses and will include areas that will serve as a moderately high-density residential development. The future land use ordinance will specify the types and sizes of commercial uses allowed in the Village Residential District. A variety of housing types such as single family, two-family and multi-family units as well as retail, service and small home based business will be allowed in this district. This district may be further divided into sub-districts that seek to recognize and preserve existing neighborhood development patterns and separate non-compatible village uses from residential development. Performance standards regarding noise, lighting, hours of operation and parking will ensure compatibility with residential neighbors. Areas serviced by municipal water and sewer will have a minimum lot size of 10,000 square feet; areas not serviced by municipal sewer and/or water the minimum lot size will be 20,000 square feet. Growth in Milo along the Sebec, Pleasant and Piscataquis Rivers will be subject to controls that seek to minimize phosphorus runoff.

#### ***Residential 1 District (RD1)***

The residential 1 district is located west and south of the village center on the west side of the Sebec River (along State Route 16 and 11 and Riverside Street). The permitted uses will include single-family, two-family and multi-family housing dwellings, home occupations, modular single family housing, and bed-and- breakfast facilities. The minimum lot size will be one acre for areas serviced by municipal sewer and water, and two acres for areas not serviced by municipal sewer and/or water. Growth in Milo along the Sebec, Pleasant and Piscataquis Rivers will be subject to strict controls to minimize phosphorus runoff.

#### ***Residential 2 District (RD2)***

The residential 2 district is located east and north of the village center on both sides of Pleasant Street. The permitted uses will include single-family, two-family and multi-family housing dwellings, mobile home parks, limited home occupations, and bed-and- breakfast facilities. The

minimum lot size will be 20,000 square feet for areas serviced by municipal sewer and water (or less as allowed by minimum state Mobile home park regulations), and 1 acre for areas not serviced by municipal sewer and/or water.

### ***Village Center (downtown) District (VC)***

The Village Center District is conveniently located with respect to transportation and municipal water and sewer. The Village Center District is designed to contain existing commercial development along route 16 and 11, while providing for the expansion of commercial uses. Residential uses, where compatible, will be allowed in this area. The future land use ordinance will permit uses such as professional offices; public, and semi-public, retail sales, restaurants, light industrial, technical, and repair services and attempt to preserve the historic feel of the downtown area. The minimum lot size will be 5,000 square feet for areas serviced by municipal sewer and water and 20,000 square feet for areas not serviced by municipal sewer and/or water. Appropriate performance standards will be developed within the land use ordinance to foster continued commercial development within the community.

### ***Commercial District (C)***

The commercial district is conveniently located with respect to transportation and municipal water and sewer. The intent of the commercial district is to prevent extensive commercial development sprawl along Routes 16 and 11, therefore inhibiting strip development. The district encourages development of commercial uses. The future land use ordinance will permit uses such as public and semi-public, retail sale, restaurants, technical and repair services, car dealerships, malls, professional offices, and financial institutions. Areas serviced by municipal water and sewer will have a minimum lot size of 10,000 square feet; areas not serviced by municipal sewer and/or water the minimum lot size will be 20,000 square feet. Appropriate performance standards will be developed within the land use ordinance to ensure continued compatible commercial development within the community.

### ***Industrial District (ID1)***

The Industrial 1 District is situated off Route 11. The Industrial 1 District will be established to encompass the existing industrial park. Uses proposed for this district will be identified as either permitted or prohibited based on their potential impact on the community. The permitted use will include light industry, manufacturing, warehousing, storage, wholesaling, and similar uses of equivalent impact. This district will consist of properties currently and potentially listed as Pine Tree Zones. The minimum lot size will be 1.5 acres. Covenants placed on this district will consist of Performance standards regarding noise, lighting, hours of operation and parking will ensure compatibility with residential neighbors to maintain compatibility with development within the community

### **Rural Areas**

The Rural District consist of those areas that Milo intends to protect such as agricultural land, forested land, scenic areas, and open space land uses where development would be incompatible,

and the state park. There are three (3) proposed districts within the rural area: Rural residential (RR1), Sebec River Conservation District (SRCD), and the Aquifer and Wellhead Protection District (AWPD). The land use districts proposed in the rural areas is shown on the Proposed Land Use Map at the end of this section.

### ***Rural Residential District (RR1)***

The purpose of this district is to encompass areas of existing residential development while maintaining the rural character of the town, protecting agricultural and forestry uses, providing open spaces and providing for single family residential dwellings with larger lot sizes. The minimum lot size will be 4 acres. Frontage requirements will be 400 feet to maintain the rural character of the town. Commercial agricultural and commercial forestry operations will be permitted, as well as limited business use. Cluster development will be highly encouraged within this district. All subdivision development proposals within this district will be required to submit a cluster plan, as well as a conventional plan for the Planning Board's consideration. Density bonus provisions will be included within the Land Use Ordinance, which will encourage the preservation of rural land areas.

### ***Sebec River Conservation District (SRCD)***

The Sebec River Conservation District includes buffered areas of 100 feet beyond that already included in the flood plain ordinance. The purpose of this district is to protect the town's water supply and to prevent any further deterioration of the rivers water quality. Allowed uses and activities will be consistent with the existing schedule of uses and established to maintain the water body as a viable water source for the Milo Water District, including protection from phosphorous runoff, and other non-point source and point source pollutants, in order to at least meet minimum Maine DEP guidelines for Milo's water bodies.

### ***Aquifer and Wellhead Protection District (AWPD)***

The Aquifer and Wellhead Protection Overlay contains land areas identified as sand and gravel aquifers within the Town of Milo. The purpose of this district is to protect the quality and quantity of present and future ground water resources by restricting development and activities that may potentially present a threat to those current and future resources. The minimum lot size will be 3 acres and road frontage requirements will be 300 feet to maintain the rural character of the town and protection of the resources.

## **GENERAL RECOMMENDATIONS FOR THE LAND USE ORDINANCE**

The following recommendations for Milo's future Land Use Ordinance will be consistent with the intent of this comprehensive plan.

Several items must be considered prior to addressing specific issues for Milo's Land Use Ordinance. During preparation of the ordinance, land use regulations should 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 of growth management is to regulate land use development to the extent necessary to protect natural resources, property values, and public safety. The imposed regulations should not make the town's residents feel that they have lost their freedom as landowners; therefore, over-regulation must be avoided. In particular, land use regulations should not be so restrictive that they have negative impacts on existing land use practices or that they create a high percentage of nonconforming properties.

Regarding the creation and updating of various ordinances, there are some general guidelines that should be followed. In ordinances, specific standards and clear definitions are needed because all ordinances must meet the minimum standards as set forth by state law. In addition, it is very important that land use ordinances be consistent with the recommendations of the comprehensive plan. The comprehensive plan provides the legal basis for enacting the ordinances, and their consistency with the plans, goals, and policies will be a major consideration in the event that the ordinances are subject to a legal challenge.

The Town of Milo has identified several specific needs and concerns that will be addressed in the land use ordinance. The land use ordinance will: (1) create a user-friendly application and permitting process; (2) assign more responsibility to code enforcement for review and approval; and (3) develop clear and consistent guidelines for obtaining approval.

### **LAND USE ORDINANCE PERFORMANCE STANDARDS**

The Land Use Ordinance of the Town of Milo will be developed consistent with the identified needs of the town. In order to protect and preserve natural resources, property values, public safety, health and welfare, provide for affordable housing and encourage appropriate future development of the town, the following performance standard topic areas will be developed and included within the town's land use ordinance:

*Access Requirements* - Standards will be developed which will minimize the creation of strip development within the community.

*Agriculture* - Standards will be developed which will minimize soil erosion to avoid sedimentation, non-point source pollution, and the phosphorus levels of Milo's water bodies.

*Buffer Provisions* - Standards will be developed to minimize the negative impacts of inconsistent development, and to protect Milo's water resources.

*Conversion* - Standards will be developed which will regulate the conversion of existing structures into multi-family dwellings ensuring the safety, health and welfare of Milo citizens.

*Home Occupation* - Standards will be developed by which home occupations may be established minimizing their impact on existing neighborhoods.

*Industrial Performance Standards* - Standards will be developed which will ensure compatible industrial development that does not cause a negative impact on the environment.

*Manufactured housing* - Standards will be developed to ensure the safety, health and welfare of mobile home occupants and mobile home owners regardless of the date manufactured.

*Mobile Home Park* - Standards will be developed regarding the placement and design of mobile home parks within the town.

*Off Street Loading* - Standards will be developed to minimize traffic congestion associated with commercial development.

*Oil and Chemical Storage* - Standards will be developed regarding the storage of combustible materials, consistent with state and federal regulations

*Parking Requirements* - Parking space provisions will be created within the performance standards that will regulate the number of parking spaces to be provided depending upon the type of development proposed.

*Pesticide Application* - Standards will be developed to protect the public from dangers associated with pesticides.

*Refuse Disposal* - Standards will be developed regarding the disposal of solid and liquid wastes.

*Sedimentation and Erosion* - Standards will be developed (town-wide) to minimize the volume of surface water runoff during and after development.

*Signs* - Standards will be developed regarding the placement of signs, sign size, and sign type.

*Soils* - Standards will be developed to ensure that development occurs on appropriate soils.

*Storage Materials* - Standards will be developed to encourage the orderly storage of material in residential areas to promote and preserve the character of the neighborhoods.

*Topsoil and Vegetation Removal* - Standards will be developed to prevent soil erosion and destruction of topsoil during construction.

## **OTHER CONSIDERATIONS**

The planning board, code enforcement officer, and board of selectpersons will annually review the land use ordinance, shoreland zoning ordinance, subdivision regulation, mobile home park ordinance and floodplain management ordinance to ensure that there are no changes required. In reviewing these regulations, the planning board and code enforcement officer will consider whether or not there have been any changes in the minimum requirements of state or federal laws that would require local amendment of the land use regulations.

In order to educate residents on local land use ordinances, a list of all local ordinances and when they are applicable should be developed and made available to the public at the town office. An

attempt should be made to notify and involve all citizens in the development and amendment of local ordinances.

### **ENFORCEMENT**

The value of any ordinance is dependent on how well it is enforced. In order to achieve better enforcement, two issues are of importance: (1) the education of residents as to the requirements of local and state regulations, and (2) providing for adequate hours for the code enforcement officer to ensure that compliance is taking place. The key to adequate and successful enforcement is providing the code enforcement officer with the proper legal language and definitions within the land use ordinance. The success of any ordinance depends on the ability of the code enforcement officer to enforce the ordinance and support of the code enforcement department by management and elected officials.

### **REGIONAL COORDINATION**

Comprehensive planning recognizes the importance of regional cooperation. The land uses in one community can impact surrounding communities, 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 towns.

### **COMMUNITY BENEFITS**

Comprehensive planning demonstrates the importance of land use standards for all Maine communities. Preserving and protecting the character of any town is vital, not only to our recreational way of life but also to the continued growth and support of the local economy and overall welfare of the town's residents. Milo's Comprehensive Planning Committee has attempted to recognize the current and future value to their wonderful community and to recognize that compatible land uses, consistent with the provisions of the Growth Management Legislation can protect and preserve their quality of life.

## **POLICIES AND IMPLEMENTATION STRATEGIES**

In order to provide the basis for future land use controls, the town of Milo has developed the following policies and implementation strategies:

1. **Policy:** The town will ensure that the future land use ordinance is consistent with the comprehensive plan and applicable laws.

**Strategy:** The future Land Use Ordinance will be consistent with the goals and guidelines of this Comprehensive Plan. A committee will be created to assist in the preparation of the future land use ordinance and they will utilize the comprehensive plan, as well as citizen input as a guide for the development of this ordinance. The town will regularly review and update the existing ordinances to ensure their consistency with state and federal laws, local needs and the intent of the Comprehensive Plan.

**Time Frame:** Immediate

**Responsible Party:** Planning Board, Selectpersons and/or Town Manager and committee.

2. **Policy:** The town will develop the necessary land use regulations as deemed appropriate by the will of the voters.

**Strategy:** The town will continue to develop necessary land use regulations as deemed appropriate by the will of the voters and consistent with state statutes. The future Land Use Ordinance will protect the town's character and direct new development activities to the appropriate areas and develop housing standards for pre-existing buildings, pertaining to manufactured housing, dilapidated and unfit housing units. The town will develop these ordinances to ensure that the town grows in a responsible manner while maintaining a constant and diverse tax base.

**Time Frame:** Immediate

**Responsible Party:** Planning Board, Selectpersons and/or Town Manager and committee.

3. **Policy:** The town will develop standards for manufactured housing within the future land use ordinance.

**Strategy:** The town will develop the necessary land use regulations to provide a variety of housing alternatives to all income levels within the community, while continuing to insure the minimum standards of health, safety and welfare of its citizens. The ordinance will allow for the siting of all types of manufactured housing within the appropriately designated areas of the town. The town will develop minimum fire, plumbing, and safety standards, as well as design criteria for all manufactured housing.

**Time Frame:** Immediate

**Responsible Party:** Planning Board, Selectpersons and/or Town Manager, Code Enforcement Officer and future Land Use Ordinance Committee.

4. **Policy:** The town will develop compatible resource protection standards with nearby towns.

**Strategy:** The town will work with neighboring communities and keep them informed of planning initiatives to insure compatibility along town borders. When any development or change in the land use ordinance occurs on town borders or within a shared resource a copy of information will be forwarded to the adjoining community by the Town of Milo.

**Time Frame:** Immediate

**Responsible Party:** Planning Board, Selectpersons and/or Town Manager, Code Enforcement Officer and future Land Use Ordinance Committee.

5. **Policy:** The town will ensure adequate hydrological studies are done to guide development and to analyze existing groundwater quality to determine the need for the regulations in the proposed Aquifer and Wellhead Protection District as described in the Land Use Plan.

**Strategy:** The future land use ordinance will prohibit approvals for developments that will have a significant impact on the aquifer. The land use ordinance will require that when landowners, project planners, municipalities or state agencies propose a development in or near the site of the aquifer that the applicant will have a hydrological study done to ensure that no negative impact to the aquifer will result from the development. Early consultation will help resolve avoidable conflicts and prevent unnecessary delays and economic pitfalls that might otherwise arise during final project reviews.

**Time Frame:** Immediate

**Responsible Party:** Planning Board, Selectpersons and/or Town Manager, and Code Enforcement Officer.

6. **Policy:** The Town will adopt official electrical codes and fire safety standards.

**Strategy:** The Select Board, in conjunction with the Code Enforcement Officer will present the Town with the National Electric Code and National Fire Protection Association regulations pertaining to Life Safety, Ingress, Egress and capacity provisions for adoption as official Town regulations.

**Time Frame:** Immediate

**Responsible Party:** Selectpersons and Code Enforcement Officer

7. **Policy:** The town will promote development within growth areas with the following non-ordinance strategies, in addition to ordinance strategies described above.

**Strategies:**

The feasibility of shared community wells and wastewater treatment systems to facilitate more efficient structural developments in areas that are not served by public systems will be examined. Municipal infrastructure commitments to the proposed growth areas to make them attractive such as street trees, parkland and bike trails will be examined.

Consider the town acceptance of private subdivision roads in designated growth areas only.

**Time Frame:** Long Term

**Responsible Party:** Planning Board, Selectpersons and/or Town Manager, and Code Enforcement Officer.