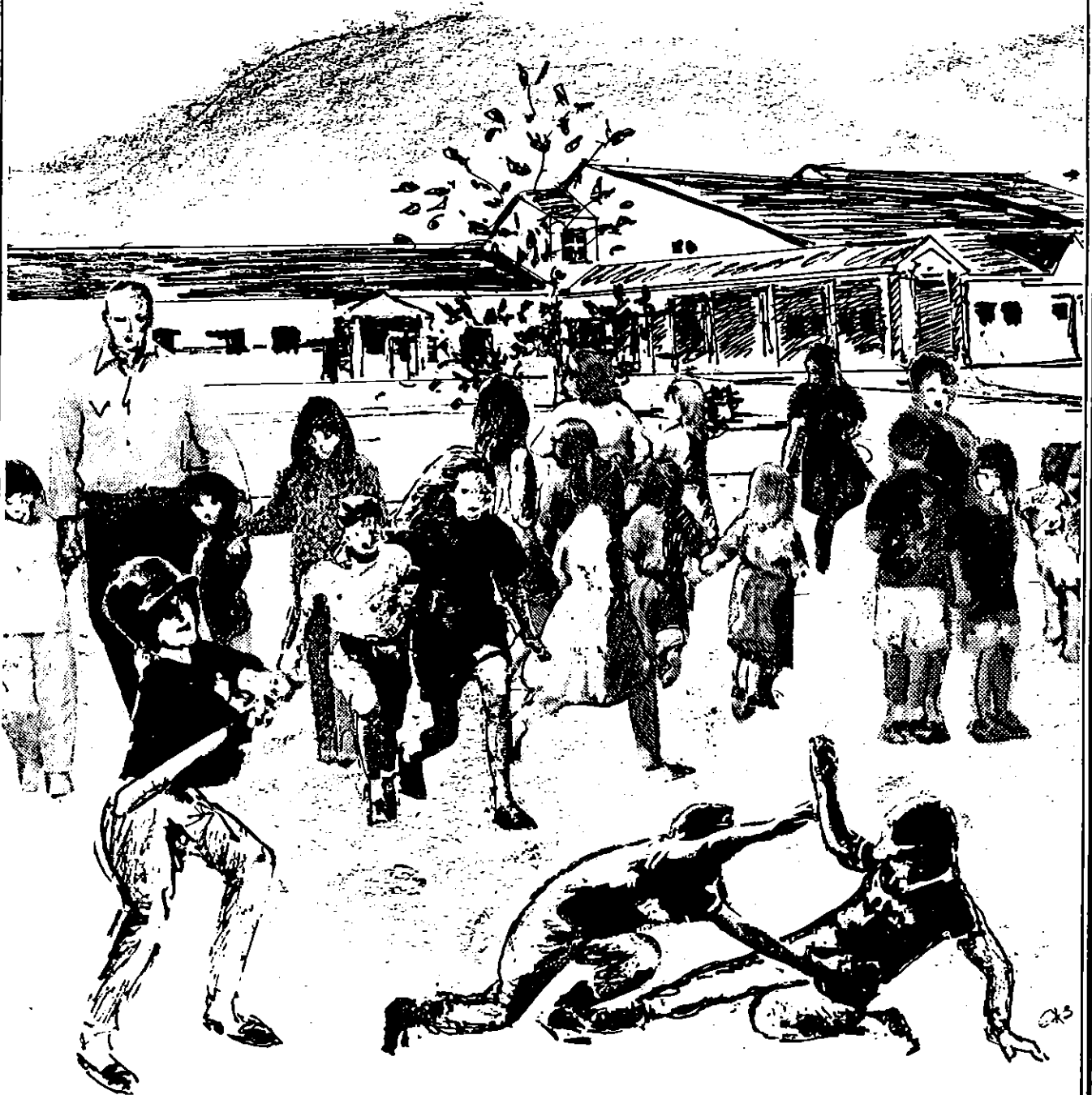


TOWN OF HOPE



Comprehensive Plan

Special Excerpted Edition Containing Sections on Land Use
and Goals and Implementation Strategies.

Land Use

Overview

An inventory of existing land use is a snapshot of how we are using our land resources. We are attempting to translate to pen and paper what a balloonist would see flying over Hope in the summer of 1992.

This inventory will examine the historical uses of land in our town as well as ways we have been using land in recent years. An understanding of our existing land uses can help determine how we want to grow as a community in the future.

Historical Land Use in Hope

Historically, Hope was an agricultural community where most families lived on the farms where they worked. Other trades revolved around agricultural and forestry resources, which were the economic base of the Town. In the era of water-powered industries, Hope had only modest resources. For example, the annexation of part of North Hope by Appleton in 1843, including the mill sites on the St. George River and Mill Pond, resulted in a loss of almost half of Hope's valuation.

Note: Please refer to the History Inventory for more information on this subject.

The 1859 survey map shows two major centers of population and commercial activity. South Hope, along what is now Route 17, was a beehive of human activity. There were several stores, a blacksmith shop and a variety of commercial establishments including a cabinet shop, stave mill, axe factory, cooper shop and shoe shop.

Hope Corner was the other major center of commerce. The 1859 map showed a post office, church, school house, shoe shop, two doctors offices and a general store.

The rest of Hope's population, engaged primarily in farming and associated activities, resided on farms along existing roads. It is interesting to note that the 1859 map shows almost no development on Hope's lakes and ponds. In all probability the people of that era just worked too hard with little leisure time to even contemplate shorefront cottages.

Source: 1859 Survey Map by Kelsey & Davidson

From about 1850 Hope's population started a gradual decline. Once active farms were abandoned or became the residences of people who no longer worked the land as their primary source of income.

During entire decades of the 1940s, 50s and 60s, there were fewer houses constructed in Hope than in single years in the late 1980s. Thus, the pattern of agriculturally related development persisted long after agriculture had ceased to be the major source of income for most residents. Some farms continued to be worked, and the Post World War II period saw the rise and decline of the poultry industry, based largely on processing plants in nearby Belfast. Some chicken barns, long structures, usually metal clad, remain from this period. Some have been used for non-agricultural activities, but many have been torn down.

The beauty and water quality of Alford Lake attracted summer camps for boys and girls, as well as the Knox County Fish and Game Association's lodge and other facilities for hunting and fishing. Summer cottages were constructed mostly along the west and north shores of Lermond Pond; the west shore of Alford Lake; around the northerly end of Hobbs Pond, with a few clustered on the east shore just above the outlet to Fish Pond. Only Fish Pond lacks any significant concentration of cottages. Over the years, some cottages have been converted to year-round homes, a process which, if continued, may impact the water quality of those ponds.

Land Use During the Past Twenty Years

During the past two decades Hope's population more than doubled from 500 residents in 1970 to 1,017 residents in 1990. This dramatic increase in our population was accompanied by an equally dramatic increase in "residential development".

According to the 1990 U.S. Census, Hope has 542 Housing units, of which 535 are single family unit and eight were multi-family units. Included in the count for single family units are 64 mobile homes. Of the total housing units, only 33 are rented. The following table illustrates the makeup of our housing stock.

Hope's Housing Stock, 1990

Total Units	single family	multi family	mobile homes
542	535 (98.7%)	8 (1.3%)	64

Source: US Census, 1990

During the 1980s 135 units of new housing were constructed in Hope. This number is even more dramatic when housing construction for the past 20 years is considered. By comparison, during the 40s, 50s and 60s a total of just 124 units were constructed. Hope's remaining 164 homes are older then 50 years. The following table illustrates this point.

Note: Please refer to the Housing and Population Inventories for more information on these subjects.

Age of Hope's Housing Stock

Total units	built in 80s	built in 70s	built in 40s - 60s	built prior to 1940
542	135	119	124	164

Source: Hope Town Office

The census identified 374 units as year round residences. Of this total, 341 or over 91% were owner occupied. An average of (2.78) people lived in these owner occupied dwellings. Also identified were 148 units of seasonal housing.

By way of comparison, there has been almost no commercial development in our Town during the same period. For example during the previous five year period, with the exception of small residential projects like a swimming pool, boat access ramp, cable TV control station, there has been virtually no non-residential taxable development to expand Hope's tax base.

As was true in the 19th and early 20th century, South Hope and Hope Corner are still the primary centers of commercial activity in our Town.

Subdivisions

Although the concept of subdividing land has been practiced in Maine for many years it was not until 1971 that the State Legislature adopted Maine's first subdivision law. This law allowed local communities to review subdivision proposals based on local regulations which incorporated state standards.

Over the past 20 years 15 subdivisions have been created 73 lots. These subdivisions are randomly scattered around Hope. Interestingly, the largest subdivision was created in 1966. This subdivision created 41 lots, each approximately 10,000 sq. ft., on the shore of Lermonds Pond. Unfortunately when this subdivision was created there were no state or local standards for subdivision approval.

The following table clearly illustrates that most of the new development in Hope is accomplished by divisions of land that are not large enough to fall within the subdivision review process.

Approved Subdivisions in Hope (1982-1990)

year	#subdivisions	#lots created	#bldg. permits
1982	none		to do
1983	1	6	to do
1984	none		to do
1985	1	7	to do
1986	1	4	to do
1987	1	4	19
1988	4	11	19
1989	1	3	29
1990	1	6	29
1991			14

Note: bldg. permits include new homes, mobile homes and camps

Source: Hope Town Office & Town Reports

Shoreland Development

In 1859 Hope had virtually no residential development on its lake and ponds. In 1990 we had 148 units of seasonal housing, comprising over 31 % of our total housing stock. The majority of these camps and cottages were located on our lakes and ponds. This trend is likely to continue in the future.

Agricultural & Forestry Activities

Historically, agriculture played an important role in the history of Hope. During 19th and early 20th century agriculture and forestry related activities were the primary occupations of Hope residents.

Today, agriculture still plays an important role in our community. It is estimated that approximately 1,000 acres of land are devoted to blueberry production. The amount of acreage in production fluctuates as old fields are brought back and other fields are abandoned.

Hay, pasture land and cleared fields comprise approximately 1,200 acres of land. Some of the hay is used by the two remaining dairy farms and one beef farm. Orchards account for less than 100 acres of agricultural land.

Taxes and Land Use

Perhaps no subject generates more controversy than property taxes. As it has been repeated over the ages "Only two things in life are certain, death and taxes."

While the subject of property taxes is complex, with total valuation, expenditures, inflation, fluctuating state aid and conservation measures all affecting the final equation., several factors have remained constant.

- Our dramatic growth in population, residential housing units and valuation has done nothing but increase the tax burden on property owners.
- Our tax base has had almost no growth in non-residential development during the past ten years.
- Without an enlightened vision for the future of our community, property taxes will continue to place an inordinate financial burden on many residents of Hope.

Existing Land Use Standards

Hope residents developed our first comprehensive plan and land use ordinance in 1973. With modest growth of the mid 1970s these documents served our town well. Slight modifications were made to the Land Use Ordinance in 1975 and 1979.

By the mid 1980s the dramatic increase in population, housing construction and taxes resulted in a group of Hope citizens forming a Comprehensive Planning Committee to research and write a new comprehensive plan. Through 1986 and into early 1987 this group worked diligently to bring this plan to completion. The new Comprehensive Plan as well as a Land Use and Subdivision Ordinance were adopted in June of 1987.

The 1987 ordinance included four business transitional districts; two are located along Route 17 and two are located along Route 105. It was intended that these business transitional zones would channel commercial development in those areas. Unfortunately, this had not been the case. Since 1987 there has been almost no new commercial development anywhere in Hope.

Hope has adopted both town-wide zoning and Shoreland Zoning. However, much development had taken place before these ordinances were enacted. For the most part, they have tended to favor continuation of existing land uses while imposing more controls to avoid environ-

mental degradation. The "business transitional" districts have not resulted in much commercial or industrial activity since their passage but residential use, which is allowed in these districts, has continued; most recently with a subdivision on Route 105 near the Camden line.

Conclusion/ Analysis

During the past 20 years Hope's population, housing stock and tax rate has grown dramatically. During this same period of time we have had almost no growth in non-residential development.

With some minor changes in lot standards, particularly in the shoreland zone we have had almost the same lot standards for size, frontage requirements and setbacks for almost 20 years.

Most importantly, we have not clearly articulated a future vision for our Town and taken systematic steps to bring that vision to reality.

FUTURE LAND USE ISSUES

Overview

Land use defines a community's character. Future land use suggests how our community might grow in the future, while maintaining a high quality of life for all Hope citizens. The recommendations for future land use suggested in the Goals and Implementation Section of this plan offer a rational approach for the future growth of our Town, taking into consideration fiscal, economic and natural resource constraints.

The recommendations suggest ways our community can grow while still preserving Hope's special character. Over the past 20 years, Hope's population has more than doubled, with over 250 homes added to our housing stock. This growth has placed a substantial burden on municipal expenditures, particularly for education. During the same period, our Town has experienced very little non-residential growth. This has led to a substantial burden being placed on the shoulders of residential property owners.

The challenge for us in the years ahead is to encourage appropriate growth into our community that will broaden our tax base while preserving the unique qualities that make our Town a special place in which to live.

Our town will continue to grow. If we want it to grow and prosper in an orderly and progressive manner, it is necessary for us to provide the vision for that growth. This plan is a step toward that vision.

Future Land Use Issues

How do we want our community to grow? The answer to this question has yet to be precisely answered. To date, the concerns of residents can be categorized into three main areas.

- **Concern with preserving the rural character and natural resources of our Town.** Many residents feel that the quality of our natural resources is one of the most important factors of life in Hope.
- **Concern with the continued rapid growth of residential development.** Even in the present recession, residential development in Hope continues unabated. During the summer of 1992 over a dozen homes are in various stages of construction. The challenge is to ensure that future growth does not degrade our rural environment.
- **Concern with how to broaden the tax base to ease the tax burden on residential property owners.** It has been clearly

FUTURE LAND USE ISSUES

illustrated in other sections of this plan that residential growth has not contributed to the fiscal health of our Town. Public meetings have confirmed that residents want to broaden the tax base. The challenge is to encourage the development or relocation of appropriate business to our community.

Where do we want our community to grow? The answer to this question requires serious evaluation of natural resource information and substantial discussion and input from residents. One way to think about the issue is to look at historical patterns of development,

Hope has two village districts. Hope Corner, located in the northern end of town, at the intersection of routes 105 and 235 and South Hope located along Route 17. Both of these areas or (villages) has a unique history. Both were historic centers of commerce and population, traditions which have carried over into the 1990s.

In addition to the compact villages, patterns of development have spread out from these village centers along the major arteries which serve our Town. In essence, these are "extended village districts". Should growth be encouraged in these areas?

If we want commercial development similar to the Crowe Rope facility which was just started in Searsmont then we must be willing to designate areas suitable for this type of commercial enterprise.

Note: The Crowe Rope facility in Searsmont will add over \$500,000 to the Searsmont tax base and eventually employ 100 people.

How do we preserve our unique environment while encouraging non-residential growth? Again, there are no easy answers. We should look carefully at recent development, both in Hope and surrounding communities to see what is working and not working. We should have a clear community consensus about the type and scale of enterprises we want to attract to our Town.

Conclusion

Creating a future vision for this Town will take a commitment from all residents to be informed and participate in the process. The recommendations for future land use outlined in the Goals and Implementation Section are a starting point. We will only arrive at our destination successfully if we all participate in the process.

Goals & Implementation Strategies

GOALS AND IMPLEMENTATION STRATEGIES

Introduction to the Goals and Implementation Strategies

The following pages contain the goals and implementation strategies of the Hope Comprehensive Plan. These recommendations suggest a path to guide our Town toward the 21st century.

The development of these goals and implementation strategies were arrived at through a lengthy process involving much of the community. Starting in early 1990 and continuing into the fall of 1992, the Comprehensive Planning Committee collected data, developed a survey questionnaire, solicited suggestions from a variety of individuals and groups, and developed a series of inventories. Input from these sources form the basis for these goals and implementation strategies.

- Goals** focus the reader on a particular area of importance to the future of Hope. They suggest a general course of action or objective to work toward.

- Implementation Strategies** outline the steps necessary to reach a particular goal.

- The Group/Committee** suggested after each strategy should attempt to make a substantial beginning on their work by the **Time Frame** indicated

GOALS AND IMPLEMENTATION STRATEGIES

Historic & Archaeological Resources

Historic Resources Goal: To preserve Hope's historic and archaeological resources, for future generations. It is important for all Hope residents to have an appreciation and understanding of the history of our forebears. The following strategies should help to cultivate that appreciation.

Implementation Strategies:

•Encourage continued community support of The Hope Historical Society. This support is necessary to record and preserve the Town's historic resources.

(Selectmen -ongoing)

•Encourage revision to the Subdivision Ordinance to include preservation of historic and archaeological resources. This suggestion simply reinforces one of the State's criteria of subdivision review.

(Land Use Committee, Planning Board -ongoing)

•Encourage the recording of Hope's architectural heritage on film and video. A systematic inventory of all historic and architecturally significant buildings in Hope can be an important preservation tool.

(Historical Society -ongoing)

•Encourage a corner of The Hope Library be set aside for a display of Hope history. The Hope library is an excellent resource for acquainting Hope citizens with the history of our Town.

(Historical Society, Library Committee -Nov. 1993)

GOALS AND IMPLEMENTATION STRATEGIES

Housing Resouces

Housing Goal: To encourage and promote a range of individual and affordable housing opportunities for all Hope citizens.

Implementation Strategies:

•**Encourage the formation of a housing committee.** This committee should be charged with studying the housing needs of Hope citizens and recommending solutions.

(Selectmen, -Sept.1993)

•**Encourage Hope citizens to participate in regional groups supporting affordable opportunities for Mid-Coast residents.** Along with other communities in our area we should support affordable housing opportunities for Hope citizens.

(Housing Committee -ongoing)

Encourage the planting of shade trees on residential properties adjacent to Town roads. The beautification of our Town benefits all residents of Hope.

(Conservation Commission -May 1993)

•**Continue to encourage a mixture of housing types and sizes through the Hope Land Use Ordinance.** A diversity of housing types, single family, multi-family, and mobile homes will provide the widest range of housing opportunities for Hope citizens.

(Planning Board -Nov. 1993)

GOALS AND IMPLEMENTATION STRATEGIES

Public Facilities & Services

Town Government Goal #1: To plan for, finance, and develop an efficient system of public facilities and services, as they are needed. The cost of providing municipal services in today's economic climate demands that our town officials review the functions of town government and recommend systems that are efficient, cost effective and responsive to the citizens of Hope.

Implementation Strategies:

- **Study the possibility of adopting a Town Charter.** As town government becomes more complex, our town may benefit from having municipal responsibilities outlined in a Town Charter.

(Town Government Committee

May 1993)

- **Study the possibility of the appointment of a part-time Town Administrator to assist in the delivery of Town services.** Because of the complexities and time required to manage town government, the possibility of a part-time administrator should be seriously considered.

(Selectmen, Budget & Town Government Com.

May 1993)

- **Increase the responsibilities and pay of the Code Officer position.** This job provides a unique opportunity to assist and educate Hope citizens in proper land use.

(Budget Com., CEO, Selectmen

May 1993)

- **Increase the fee schedules for building permit applications to a level similar to surrounding communities.** Hope's existing fee schedules are inadequate to support the code officer position and out of step with fee schedules in surrounding communities.

(Selectmen, Planning Board

May 1993)

- **Study whether expansion of the Board of Selectmen to five would result in better service to the Town.** This recommendation should be examined in context with the other recommendations in this section.

(Town Government Committee

May 1993)

GOALS AND IMPLEMENTATION STRATEGIES

Public Facilities & Services (Continued)

•Study whether the Town should employ a certified Maine Assessor, on a very part time basis, as the Town's assessing agent. Employing a local Certified Maine Assessor, competent in using our towns computer system, on which assessing records are kept, could result in improved efficiency and service to the tax payers of Hope.

(Town Government Committee, Selectmen -May 1993)

•Encourage the Postal Service to reestablish a post office in Hope Center. Reestablishing a post office in Hope is important in preserving a sense of community in our Town.

(Selectmen -ongoing)

Encourage the telephone companies serving Hope to coordinate an emergency 911 system for the whole town. A town wide standard 911 system is important to the health and safety of all citizens.

(Fire Chief, Constable, Selectmen -May 1993)

Town Government Goal #2: To resolve, as a community, to participate and remain informed on efforts to develop a consolidated school district or other alternatives to the SAD #28 high school Hope should actively participate in ongoing discussions,with the towns of Appleton, Camden,Lincolnville and Rockport, on solutions to the high school overcrowding.

Town Government Goal #3: To encourage close cooperation with surrounding municipalities in areas of mutual concern. As a small Town, we should maintain ties with other towns and agencies that can provide cost-effective services to the town of Hope.

Implementation Strategies:

•Retain membership in the Four Town Solid Waste Cooperative. At present time, continued participation in this cooperative is our best solution for the disposal of solid waste.

(Selectmen -ongoing)

GOALS AND IMPLEMENTATION STRATEGIES

Public Facilities & Services (Continued)

•Encourage close cooperation with the ambulance services of Camden and Union. These services should be supported by the Town at a level that commensurate with the benefits received.

(Selectmen, Budget Committee -April 1993)

•Encourage a long term solution to the problem of disposal of waste from Hope's septic systems. Hope should start the process of finding a site for septic disposal.

(CEO, Selectmen -May 1994)

Town Government Goal #3: To assist the Hope Fire Department in providing comprehensive fire protection to the citizens of Hope. Good fire protection is one of the most important services a small municipality like Hope can provide to its citizens.

Implementation Strategies:

•Support the search for a new site for the South Hope Fire Station. The size of the existing fire station lot may prove inadequate to handle future expansions of the building necessary to accommodate larger fire fighting equipment.

(Fire Chief, Selectmen, Budget Com. -ongoing)

•Encourage a comprehensive fire safety education program for the school children of Hope.

(Fire Chief, School Board -ongoing)

•Encourage the establishment of an adequate number of fire ponds throughout Hope. Strategically located fire ponds are essential to the safety of our homes.

(Fire Chief, Selectmen, Budget Com. -ongoing)

•Support appropriate training and equipment for Hope firefighters

(Fire Chief, Budget Committee -ongoing)

GOALS AND IMPLEMENTATION STRATEGIES

Fiscal Capacity

Fiscal Capacity Goal: To develop procedures and systems that elected and appointed officials can use to monitor budgets and expenses. Good fiscal management is one of the cornerstones of good government. The suggestions offered below should result in better fiscal management for our Town.

Implementation Strategies;

- Encourage that budget information be presented in a spreadsheet format showing the previous two years as well as the budget for the proposed year. By utilizing a three year spread, fiscal trends can be better absorbed and acted upon by municipal officials.

(Budget Committee, Selectmen,
School Board

-ongoing)

- Encourage the development and yearly review of a capital improvement plan. A capital improvement plan can improve the fiscal management of our Town by setting priorities and identifying funding sources for the items we need as a community.

(Budget Committee, Selectmen,
School Board

-ongoing)

- Study line item tracking systems presently used by other municipalities to control expenses. Investigating creative ways other communities are tracking expenses and adopting systems compatible to our community may improve the fiscal health of Hope.

(Budget Committee, Selectmen,
School Board

-ongoing)

GOALS AND IMPLEMENTATION STRATEGIES

Transportation

Transportation Goal: To maintain and improve a network of roads which meet the needs of Hope's residents and businesses. Providing a safe and adequate road system is one of the most important functions of municipal government.

Implementation Strategies:

- Encourage the formation of a Transportation Committee which would work with the Road Commissioner, Budget Committee and Board of Selectmen. This committee would work to develop a capital improvements plan for town roads. Road repair and improvements account for the second largest expenditure of municipal revenue.

(Selectmen, Road Commissioner &
Budget Com.,

-May 1993)

- Study and possibly revise of the subdivision ordinance to improve safety standards for driveway location.

(Planning Board, Land Use Committee

-May 1993)

- Request the MDOT involve the Town of Hope in any decisions that will impact existing or proposed new roadways in the Town of Hope. Decisions made by MDOT that will affect our Town should be openly debated in public forums.

(Selectmen

-ongoing)

GOALS AND IMPLEMENTATION STRATEGIES

Recreational Resources

Recreational Resources Goal: To provide adequate recreational opportunities to Hope residents of all ages. Our community should be alert to all opportunities to develop recreational resources for the citizens of Hope.

Implementation Strategies

- Investigate the possibilities of providing a small but adequate bathing access to both Alfred Lake and Hobbs Pond. With the exception of a small fire road accessing Hobbs Pond, the majority of Hope residents are extremely limited in their ability to access our great ponds.

GOALS AND IMPLEMENTATION STRATEGIES

Water Resources

Water Resources Goal #1: To protect the quality and quantity of Hope's water resources. An adequate supply of ground and surface water is the most important resource we possess.

Implementation Strategies:

•Encourage the study of phosphorous levels in Hope's lakes and ponds and make appropriate recommendation for respective watersheds. The State is asking all Maine communities to develop management plans for their great ponds.

(CEO, Land Associations, Land Use Com, Planning Bd. 1994)

•Encourage property owners to provide well data to the town. Information such as depth to bedrock, depth of well and water quality can help determine the ground water resources of Hope. This information if properly, filed and indexed can help all Hope residents better understand our ground water resources.

(CEO -ongoing)

•Encourage a professional study of the water resources of Hope to determine the availability of future water supplies for the Town. This is a long range recommendation designed to give our community the information we need to make informed decisions about this resource.

(Planning Board, Selectmen -May 1995)

•Encourage amendment of the shoreland provisions of the Hope Land Use Ordinance to comply with State guidelines for Municipal Shoreland Zoning Ordinances. The State is requiring all Maine communities to bring their existing ordinances into compliance with the Model Guidelines.

(Planning Board, Land Use Committee -May 1993)

•Encourage multiple site inspections of shoreland development along Hope's ponds. Site visits by the Code Officer can assist the contractor and home owner minimize site disturbance adjacent to lakes and ponds.

(CEO, Selectmen -June 1993)

GOALS AND IMPLEMENTATION STRATEGIES

Water Resources (Continued)

•Encourage the Town to obtain a proprietary interest in great pond dams. It is the long term interest of Hope to have some control over dams on great ponds.

(Selectmen, Lake & Pond Associations -ongoing)

GOALS AND IMPLEMENTATION STRATEGIES

Critical Natural Resources

Natural Resources Goal: To protect Hope's natural resources including lakes, wetlands, wildlife habitats, shorelands, scenic vistas and unique natural areas. Throughout this process there has been almost unanimous support for protecting the resources of our Town.

Implementation Strategies:

•**Mapping-** Create a "sensitive areas map" that will clearly illustrate sensitive areas in our town such a deer wintering areas, wading bird habitats, watersheds etc. Good mapping is essential to understanding the natural resources of our town.

(Selectmen,

-May 1993)

•**Develop performance standards for construction on steep slopes which may require special design considerations.** Slopes greater than 20% require special consideration because of their fragile nature.

(Land Use Committee, Planning Board

-May 1993)

•**Encourage the Conservation Commission to report annually the condition of Hope's natural resources.** A "state of natural resources report", perhaps to be included in the annual Town Report, would help to focus residents on natural resource issues within our community.

(Conservation Commission

-ongoing)

GOALS AND IMPLEMENTATION STRATEGIES

Forest & Agricultural Resources

Forest & Agriculture Goal: To encourage the growth of Hope's forest and agriculture resources for the benefit of all Hope residents. Preserving Hope's remaining forests and agricultural lands will help our Town retain its rural character. Retaining land in its undeveloped state also helps to minimize the tax burden for municipal services, including education.

Implementation Strategies:

•Study the feasibility of providing tax incentives to encourage property owners to keep their land in agriculture, forestry, or open space. Land developed for residential purposes ends up increasing the tax burden on the Town.

(Conservation Commission, Selectmen -ongoing)

•Encourage revision of the subdivision ordinance that would allow open space planning of subdivisions. The careful design of subdivisions can help to preserve the rural character of our community.

(Land Use Committee, Planning Board, -Nov. 1993)

GOALS AND IMPLEMENTATION STRATEGIES

Local Economy

Local Economy Goal: To promote a stable economy in Hope which will broaden our tax base as well as providing job opportunities for Hope citizens. During the past ten years Hope has had very little growth in its non-residential tax base or in creating well paying long term job opportunities within our Town.

Implementation Strategies

Create an Economic Development Committee charged with the responsibility of attracting appropriate businesses to Hope. This committee could evaluate existing resources in our town, and attempt to match regional business interests that would be a good mix with Hope.

(Selectmen

-March1993)

GOALS AND IMPLEMENTATION STRATEGIES

Issues Of Regional Concern To Hope

Education: Hope should actively participate in discussions with Appleton, Lincolnville and SAD #28 on the future needs of high school students. This will be one of the most important issues facing Hope in the next few years. It is extremely important that Hope participate in these discussions and that the public be kept informed.

Land Use: Hope must remain vigilant to the recommendation of the Camden Land Use Committee to require a mandatory density in subdivisions in the rural districts of Camden of one dwelling unit per 7 acres. This could have a very negative impact on Hope's land use as more people will choose to settle in our community, increasing pressure on educational services and other municipal services.

Transportation: Hope should understand the implications of the Route 1 issues and remained informed of the recommendations of the Route 1 steering committee.

GOALS AND IMPLEMENTATION STRATEGIES

Future Land Use Recommendations

Issues of Town Wide Importance

The ability of a community to properly manage its land is greatly influenced by the boards, committees and staff persons dealing with land use as well as maps, ordinances and other supporting material available to these groups. The following recommendations will assist our boards and committees deal responsibly and professionally with land use issues in our community.

Recommendations

•Land Use Committee: A land use committee should be established to review the land use recommendations contained in this plan and develop ways to implement these recommendations. This committee should represent all interests in our Town. At a minimum, the committee should be composed of representatives of the planning board, appeals board, conservation commission and selectmen as well as a geographic distribution of other residents. The committee should be responsive to public input.

(Selectmen

June 1993)

•Improve Communication: Systems should be developed to more effectively share information among elected and appointed officials and the citizens of Hope. In an increasingly complex society it is extremely important that information be thoroughly exchanged. Renovations at the town office should provide better opportunities to share information.

(Selectmen, Planning Bd, Code Officer,
Appeals Bd.,

-ongoing)

•Code Enforcement Officer: The code officers position should be expanded in time, compensation and responsibility. The complexity of land uses within our town require our code officer to educate and assist property owners in land use decisions. A system should be developed where a code officer would make several visits to a site to assist landowners in the project. The building permit fee schedule should be revised to reflect this additional responsibility. At the present time our building permit fees are among the lowest in the area.

(Selectmen, Budget Committee,
Code Officer

April 1993)

GOALS AND IMPLEMENTATION STRATEGIES

Future Land Use Recommendations (Continued)

•**Site Plan Review Ordinance:** A site plan review ordinance should be developed that will allow the planning board to review proposals for commercial, industrial, municipal and multi-unit residential projects. This type of ordinance would allow our community, through the planning board, to participate in and review development projects that may have a substantial impact on the town of Hope. For example, if a system like this had been in place when Union Chemical had started its operation, we probably would have avoided the problems we now face with that site.

(Land Use Committee, Planning Board June 1993)

•**Open Space Design Techniques.** Open space design techniques should be developed that can be incorporated into our land use ordinance. Particularly in the rural areas of town these techniques can help retain open space. Residents of Hope have constantly expressed an interest in preserving the unique rural character of our community. This is one way to accomplish this end.

(Land Use Committee June 1993)

•**Mapping:** Map sensitive areas in the town of Hope on a software system that is compatible with the State Geographic Informations Systems. A sensitive areas map showing showing, watersheds deer wintering yards, wading bird habitats, and other sensitive natural areas is a critical first step in identifying these areas. (Selectmen

February 1993)

•**Mobile Home Parks:** A mobile home park district should be designated. The State allows our town to designate a geographical area in Town where mobile home parks may be located. This should not be confused with the placement of individual mobile homes which will continue to be allowed everywhere in town.

(Land Use Committee, Planning Board November 1993)

•**Shoreland development:** Appropriate sections of the Model Guidelines for Municipal Shoreland Zoning should be incorporated into our existing Land Use Ordinance. The State has set a deadline for towns to accomplish this task. Our town will benefit by customizing the state standards to fit our local needs. (Planning Board, Land Use Committee June 1993)

GOALS AND IMPLEMENTATION STRATEGIES

Future Land Use Recommendations (Continued)

South Hope

The village area straddles Route 17, a major transportation route in the Mid-Coast area. Historically, it was a lively center of commerce with a variety of commercial enterprises. In recent years, a substantial number of residential units have been developed on roads leading off of Route 17.

Please Note: all suggestions should be researched and discussed by the land use committee with substantial input from Hope residents.

- **Continue to encourage a mixture of residential and commercial activity in our existing BT 3 & BT 4 zones.** Our existing ordinance allows commercial buildings up to 15,000 sq. ft. in the BT 3 and BT 4 districts.

(Planning Board, Economic
Development Com.

Ongoing)

- **South Hope Extended Village** It may be desirable to define an extended village district with a mixture of residential and a commercial activity. The land use committee, with active input from residents in the area, should consider the possibility of a mixed use area that can accommodate residential and light commercial development.

(Land Use Com., Economic
Development Com.

June 1993)

- **Commercial and Light Industrial Center.** Encourage the study of areas in the vicinity of Route 17 that would be compatible for this type of enterprise. Route 17 is one of the major routes to the Mid-Coast region and the only arterial road in Hope. This is also the only area of our town where three-phase power is available. For example, if UPS wished to locate a 50,000 sq ft distribution center along Route 17 in Hope, we should have a good idea where to direct that project. This is the type of land use activity that requires substantial community input. It may turn out, that as a community we don't even want this type of land use in Hope.

(Land Use Committee, Eco.
Development Com.

June 1993)

GOALS AND IMPLEMENTATION STRATEGIES

Future Land Use Recommendations (Continued)

•**Union Chemical Site:** The future uses of this site should be researched by the Economic Development Committee and the Land Use Committee to ensure the greatest benefit to the residents of Hope. Hopefully, this will not always be a superfund site. We should plan for its future use.

(Economic Development Committee,
Land Use Com.

June 1993)

Hope Corner

Historically, Hope Corner was once a lively center containing a general store, post office, school, grange and cannery.. Many of the homes in the immediate vicinity of the corner date from the 19th century. Some residents of Hope Corner have expressed a desire for a sense of proportion in their village. As we move into the future it is important for Hope Corner residents to define the future of their village.

Recommendations

•**Define the village at Hope Corner** The Land Use Committee, with input from the residents of Hope Corner should define the village. The area, may, or may not be consistent with the existing BT 1 district.

(Land Use Committee

June 1993)

•**Develop a master plan for the village center that will will a vision of what residents want for the center of town.** As the focal point for the village center, Village it is appropriate to create a vision of what the center might look like in years ahead. Although the plan may not be developed exactly as drafted, it hopefully will inspire Hope Corner residents to think about how they want the center developed.

(Land Use Committee

June 1994)

•**Village Center:** Encourage a mixture of residential and retail activity activity in this district. Small enterprises such as an antique shop, real estate office, doctors office or consulting firm should be considered in the village area. It might be desirable to reduce lot

GOALS AND IMPLEMENTATION STRATEGIES

Future Land Use Recommendations (Continued)

sizes in this district for commercial activities that require smaller design standards for waste disposal.

(Land Use Com.& Economic
Development Com.

June, 1993)

•**Village Center:** Ensure that non-residential uses are developed to performance standards to keep the scale of development appropriate to the village district.. The position of curb cuts, parking lot design, and lot coverage can have an effect on the quality of . For example, if a large oil company decided to locate a retail gas and convenience store at the corner and decided to asphalt the whole parking lot, illuminating the landscape to late at night with mercury vapor lighting, it would detract from the village. By developing performance standards our community can define the scale of business we want in this area.

(Land Use Committee

June 1993)

•**Creation of an Extended Village:** The Land Use Committee may want to consider creating an "Extended Village District." where the possibility of multi-family housing or mixed commercial uses may be considered. As in south Hope, this process should include extensive input from Hope Center area residents.

(Land Use Committee

June 1993)

Rural Hope:

The area designated as "rural" in our existing land use ordinance will continue to accent Hope's rural character and natural beauty. Most residents of Hope are comfortable with lot sizes and uses in the existing rural district.

Recommendations

•**Permitted Uses:** Continue the system of permitted uses in the rural district of our existing land use ordinance. The Hope Land Use Ordinance has worked reasonably well for the past five years.

(Land Use Committee

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GOALS AND IMPLEMENTATION STRATEGIES

Future Land Use Recommendations (Continued)

•**Open Space Incentives:** In developments of three or more units we should encourage the preservation of open space through open space planning. Open space techniques can contribute to the rural sense of place, prized by many Hope residents.

(Land Use Committee

June 1993)

•**Agricultural Land:** Encourage the preservation of prime agricultural land through creative land use techniques. The remaining farms in Hope are an important part of our rural character.

(Land use Committee

June 1993)

•**Sensitive Areas:** Performance standards should be drafted for development adjacent to or in identified sensitive areas such as deer wintering yards, endangered species habitats and waterfowl habitats. These standards would help to guide development near these areas, hopefully ensuring a peaceful coexistence between man and nature.

(Land Use Committee

June 1993)

Future Land Use Recommendations (Continued)

Some Final Thoughts

Implementing these recommendations
will take active participation by many people
in our community. If we want to improve our Town
we must get involved,