

Land Use



LAND USE

Introduction

The land use section is one of the most important components of the comprehensive plan as it identifies the location and amount of land available and suitable for particular purposes. This can be determined by reviewing past and present land uses. The planning program inventoried agricultural and forest lands, soil types and characteristics, natural resources, transportation networks, housing needs, demographics, local and regional economy, and public facilities and services. These inventories are then analyzed and reflected in a Land Use Plan. Implementation of the land use plan is accomplished through the development of a set of land use regulations.

Patten is located in northeastern Penobscot County on the Aroostook County line. It is bordered by Crystal to the east, Mount Chase to the north, T4 R7 to the west and Stacyville to the south. Total area is 38.2 square miles (24,448 acres) of which 38.1 square miles (24,384 acres) is land and 0.06 square miles (38.4 acres) is water. The tallest elevation in town is approximate 850 feet above Mean Sea Level located just southwest of the downtown.

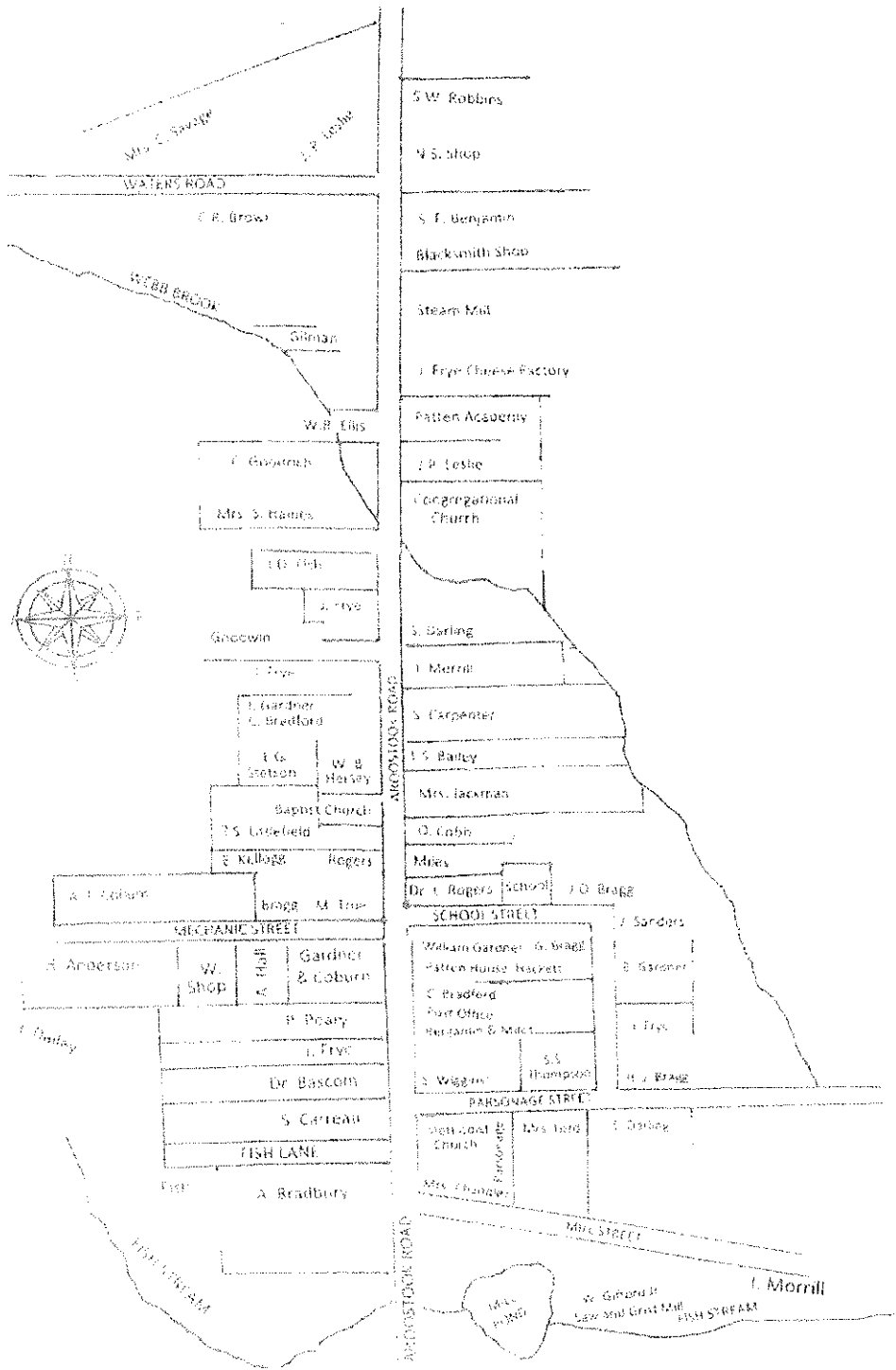
Patten contains both an urban and rural area. The urban area is served by municipal sewer and water and broadband and has relatively compact mixed-use development. Patten's downtown is located along Route 11 (Main Street) and Routes 159 (Houlton Road and Shin Pond Road) and begins, approximately, at Mill Street extending north to Gardner Street. Along the Houlton Road it extends to approximately Gifford Street.

While not considered a Service Center by the Maine Department of Agriculture, Conservation, and Forestry, it for all intents and purposes is a small subregional service center for the region. As evidenced in the Local Economy section, retail sales have increased and several major employers have located, or are locating in town. The two closest Service Centers are Millinocket and Houlton. Patten is part of the Houlton Labor Market area.

Past Development Trends

Debbie Coolong recently completed a book, The History of Patten and Mount Chase, which identifies early settlement patterns in Patten. Development in Patten was driven and supported by the timber industry and farming. While the first settlers arrived by canoe, in 1830, a trail called the Aroostook Trail was built through the woods between Mattawamkeag and Patten (then T4 R6).

PATTEN, MAINE AROUND 1875



Settlers worked long hours to push back the forests, dig out and smooth the land and cultivate it into farmlands for animals and crops. Logging and associated enterprises span the history of Patten. Settlers grew grain and shipped it to the river on ox drawn sleds, where it was loaded onto skiffs and poled to the nearest gristmill.

What does Patten Look Like Today?

Land ownership patterns are characterized by large forest and farm parcels that range from 100 to over 500 acres. Approximately 60% of the land area is controlled by a few property owners and any change in their status can lead to development pressure or a change in land uses. Town officials maintain a positive relationship with the large land owners

One of the more recent changes in Patten's landscape has been an increase in the number of smaller farms that utilize the fallow and hayland that was once abundant and available within the community. These smaller farms, typically associated with Haymart and the Amish, have somewhat changed the setting of the community as more livestock and organic type farming is occurring. In the past, much of this land was either underutilized or not utilized at all.

In the past 3 years, Patten has begun to see some development pressure. There have been over \$3 million in real estate transactions, with new business and industry locating near the downtown. These real estate transactions include buildings that have been vacant for several years. New development includes Haymart, Dollar General, Flatlander BBQ, and the sale of the Bradford House.

There has also been significant investment in the community from Katahdin Valley Health Center, the National Park Service Foundation (now the Friends of the Katahdin Woods and Waters National Monument), Haymart, and smaller private investors who are revitalizing vacant buildings in the downtown.

Patten acts as a mini sub regional service center and is part of a well-known school department and recreational programs, it is an attractive community for those wishing to locate to the region. Patten has retained its rural character and has a very distinct and compact village area located along Route 11 and Houlton Street.

Residential Properties

Residential properties are spread through the community. Development for the most part has occurred in a piecemeal fashion along existing transportation corridors. While there has been no recent subdivision activity, Town Officials are aware of a potential new subdivision locating in town. These subdivisions can often be popular with those wishing to live in Patten or looking for a seasonal place to live as they provide an affordable land purchasing option for those wishing to locate in town.

There are no mobile home parks located in Patten and Town Officials are unaware of any being considered.

As stated above, most of the residential development has occurred on former agricultural lands as this tends to be the least expensive to develop and contains the best soil suitable for on-site wastewater disposal. It should also be noted that as development occurs in the more rural areas, the Town is still obligated to provide basic services to these areas. Sending school buses and plowing roads can become expensive in an area where there is sparse population. There appears to be adequate land available in Patten to accommodate new residential development. The limiting factor in many cases is the landowner's willingness to sell the property for development.

Some residential development is projected over the next 10 years. The Amish are developing property on the South Patten Road (Route 11) and Happy Corner Road and purchasing active farmland, mainly west of Route 11. This population is homesteading the area and oftentimes are bringing fallow or abandoned farmland back into production.

In the western portion of town, Shin Pond Road, Happy Corner, Frenchville, and Waters Roads are projected to see some residential development due to their proximity to Baxter State Park, Katahdin Woods and Waters National Monuments, and other scenic and natural resources.

Patten's Downtown Area

Patten contains a relatively compact downtown area. The area begins, to the north, at Carver Street and extends southerly along Main Street (Route 11) to Potato Row and Spruce Streets. Easterly along Houlton Street (Route 159) the area ends at Gifford Street and westerly along the Shin Pond Road (Route 159 west). Patten's downtown is served by water, sewer, and broadband.

Nearly all the commercial development in Patten's downtown is located along Main Street. The downtown is anchored by Richardson's Hardware, Patten Drug, Ellis Family Market, and Katahdin Trust Company, all of which have been in town for decades. There are many smaller commercial retail establishments such as Craig's Clam Shop, Debbie's Deli and Pizza, and Calculations.

There are also several residential neighborhoods and Main Street contains some of the oldest homes in town. Residential areas include Dearborn Street, High Street, Hall Street, Founders Street, Gardner Street, and Pleasant Street.

There are several smaller scale commercial establishments located throughout the community. Many are located outside of the village area and include a restaurant, convenience store, autobody shops, and small retail shops. Recently, a new medical center opened on Route 11 south of the downtown area and Katahdin Valley Health Center has seen expansions of services at its facility on Houlton Street.

Rural Development

Patten's rural areas can best be described as a mixture of low density residential development, small scale commercial establishments, and agricultural and forest lands. Development, for the

most part is spread out along local and state roads. Increasingly, there are some small retail type establishment being located outside of the downtown along Routes 11 (South Patten Road) Happy Corner, and Houlton Street. In some cases, there are small farm stands, sawmills, and furniture manufacturing that have been developed located off Route 11 (South Patten and North Road, Shin Pond Road, and a variety of local roads. While these businesses are welcomed and have not created traffic or safety issues, town officials may want to be watchful that future development of this type does not impact traffic on major corridors.

Forest Land

The forests have been important to the residents of Patten since before the town was incorporated. Today, the growing, harvesting and manufacturing of forest products is still a major occupation of the town's citizens. In addition to mills in the northern Maine area there are several private forest and wood contractors, cutters, truckers and other forest and wood workers who make their home in Patten. The value of forest products is steady and in most cases rising. The woodlands of Patten and the surrounding area also provide wildlife habitat and recreational opportunities for hunters, fishermen and all outdoor enthusiasts.

Forestland, for the most part is located in the western and northern portion of Town. Ownership is comprised of small woodlot owners as well as large landowners and multi-national corporations. As mentioned in the Natural Resource and Local Economy sections, there are 72 parcels of land enrolled in Maine's Tree Growth Tax Program. These parcels are being actively managed according to accepted forestry practices.

Public Property

Nearly all of Patten's public property is in the center of the community near the village area. Properties include the municipal building, fire station, recreation center and park, town garage, wellheads, sewage treatment facilities, library, and ambulance service. There is also a ATV Club owned trailhead located on the Shin Pond Road near the intersection of the Waters Road.

Development Pressure

While many communities in northern Penobscot and southern Aroostook Counties are feeling the opposite sensation of development pressure – the continued decline of population (especially youth), employment opportunities, availability of services, and housing quality, Patten appears to be bucking the trend. Although these issues also affect Patten, the Town Manager indicates that real estate in Patten is being sold and new building permits have been issued for commercial developed along Route 11 (South Patten Road).

The community supports limited industrial and commercial redevelopment of existing developed areas, and supports new and redeveloped residential construction. The community desires a climate of local employment, an active retail center, and the return of young families. Patten should focus significant new commercial and residential development and redevelopment of unoccupied structures in the town center.

The community supports new housing development, but especially speaks to the need for clean up and rehabilitation of existing housing stock. The most significant housing needs are affordable housing for families and subsidized housing for elders.

Both types of developments would benefit from an in-town location for their long-term success in retaining residents who desire affordability and accessibility. Patten's downtown has a well-developed infrastructure, and therefore is the most sensible area for residential and commercial development. The downtown features streets and sidewalks,

Anticipated Future Development Trends

As noted in the Population section, Patten's population peaked in the 1940s. With the decline of logging and agriculture, Patten's population declined through 2014 to around 1,000 individuals. Over the last 30 years, Patten's total population has been declining from just over 1,200 in 1970 to just over 1,000 in 2014. The Office of Policy, Management, Economics, and Demographics forecasts that Patten's population will decline to 906 people by the year 2027.

Patten is in a unique position of being in somewhat as an island. It is located on the southwestern Aroostook line but is in Penobscot County. Patten is also isolated from major service centers with Houlton being about 45 minutes away and Bangor approximately 90 minutes. However, it is at the edge of an established wilderness playground. Patten contains retail, commercial, and industrial development that create jobs and is home to a newly constructed regional health center. As the neighboring and regional communities of Island Falls, Mount Chase, Medway, Sherman and Stacyville work actively toward economic development, the regional economy may grow and populations could actually increase in contrast to census projections. As noted above, Patten is actually experiencing a growing real estate market (2016/2017) and has gained at least 6 new families in recent months.

Although older homes may be aesthetically desirable, the expense of upkeep and declining size of families and incomes often leads to their abandonment in southern Aroostook and northern Penobscot Counties, and sadly, Patten is no exception. The existence of abandoned homes on prime sites in the town center could influence new development to occur outside of the town center. The rehabilitation of existing homes within the town center, close to local services, is a more desirable type of development. Redevelopment of abandoned residential, commercial, and industrial properties fosters a sense of vibrancy, promotes diversity, and expands the experience of community. Infill erases signs of emptiness and decay, and allows existing natural areas to continue providing forest products, wildlife habitat, land for sports and recreation, and a continued sense of a rural landscape.

Land Use Regulations

Patten has adopted four ordinances that regulate the use of land within the municipality. The Building Ordinance was adopted in 1975 and updated in 2000, and while it contains a minimum lot size it regulates building construction and types. Patten needs to adopt Maine Uniform Building Code, the Maine Uniform Energy Code, or the Maine Uniform Building or Energy Code if they want to continue to regulation buildings in town

Similarly, the Shoreland Zoning Ordinance is a minimum standard ordinance that follow models developed by the State in 1992. This ordinance is also in need of updating and state models are available to do this. The Floodplain Management Ordinance is also a minimum standard ordinance that follows models developed by the State and is up to date.

Patten employs a part-time Code Enforcement Officer and maintains an all volunteer Planning Board and Board of Appeals that administers these ordinances. Permits are issued by either the Code Enforcement Officer or the Planning Board but many activities do not require a permit if they are conducted in accordance with the land use standards found in each ordinance. Copies of the ordinances and official maps are available at the town office.

Building Ordinance

Patten adopted a building ordinance in 1975 that was last updated in 2000. The purpose of this ordinance is to maintain safe and healthful conditions and to protect the Town's natural resources through the regulation of construction, relocation, replacement, and alterations of buildings. The ordinance applies to all new construction, conversion, additions, relocations, and replacements. It also applies to all trailers, manufactured homes, and/or recreational vehicles that are connected to any utility and/or used as a residence for a period of more than 30 days.

This ordinance requires a minimum lot size of 20,000 square feet, unless served by public sewer (9,000 square feet) and a minimum front yard setback of 25 feet. Side yard setback is 10 feet. The ordinance regulates:

- Driveways
- Off Street Parking
- Foundations
- Exterior Finish
- Roof Covering
- Chimneys, Chimney Liners, Chimney Supports, Chimney Height, and Chimney Cleanout Doors
- Smokepipes
- Fireplaces
- Electrical Installation
- Plumbing Installation
- Water Supply
- Sanitary Fixtures
- Building Practices
- And Mobile Homes

It should be noted that Title 10, Part 14, Chapter 1103 subsection 9724 states: A municipality of up to 4,000 residents may not adopt or enforce a building code other than the Maine Uniform Building Code, the Maine Uniform Energy Code, or the Maine Uniform Building or Energy Code. Notwithstanding any other provision of this chapter or Title 25, chapter 314, the provisions of the Maine Uniform Building Code, the Maine Uniform Energy Code, or the Maine

Uniform Building and Energy Code do not apply in a municipality that has less than 4,000 or fewer residents except to the extent the municipality has adopted that code pursuant to this subsection.

Effective December 1, 2010, except as provided in 10 M.R.S. § 9724(4) and § 9725, any ordinance regarding any building code of any political subdivision of the State that is inconsistent with the MUBEC, MUBC and MUEC is void, with the following exception: this provision does not apply to any adopted fire and life safety code, fire safety ordinance or any land use ordinance, including Land Use Regulatory Commission rules.

Shoreland Zoning Ordinance

Patten's Shoreland Zoning Ordinance applies to all land areas within 250 feet, horizontal distance, of the normal high-water line of any great pond or river, or upland edge of a freshwater wetland, and all land areas within 100 feet, horizontal distance, of the normal high-water line of a stream. The ordinance was adopted in 1992 and followed the state minimum guidelines at that time. A copy of the Shoreland Zoning map is located at the end of this section.

Five (5) districts have been established in this ordinance including: Resource Protection, Limited Residential, Limited Commercial, General Development, and Stream Protection. The four districts are also officially identified on Patten's Official Shoreland Zoning map. The zones are described as follows:

- **Resource Protection:** Areas where development would adversely affect water quality, productive habitat, biological ecosystems, or scenic and natural values. jeopardize significant natural, scenic, recreational and historic resources, including but not limited to flood plains, precipitous slopes, wildlife habitat, and other areas critical to the ecology of the region or state.
- **Limited Commercial :** Areas of mixed light commercial and residential uses exclusive of the Stream Protection District, which should not be developed as intensively as the General Development District. This district includes areas of two or more contiguous acres in size devoted to a mix of residential and low intensity commercial uses. Industrial uses are prohibited.
- **Limited Residential:** Areas suitable for residential and recreational development. It includes areas other than those in the Resource Protection District or Stream Protection District and areas which are less intensively used than those in the Limited Commercial District or General Development District.
- **Stream Protection:** The Stream Protection District includes all land areas within one hundred (100) feet, horizontal distance of the normal high water line of a stream, exclusive of those areas within 250 feet, horizontal distance of the upland edge of a freshwater wetland. Where the stream and its associated shoreland area of the above water bodies or wetlands, that land area shall be regulated under the terms. This district generally includes areas within 100 feet of streams.
- **General Development District:** Includes areas of two or more contiguous acres devoted to commercial, industrial, or intensive recreational activities, or a mix of such activities including but not limited to the following:

- Areas devoted to manufacturing, fabricating, and other industrial activities
- Areas devoted to wholesaling, warehousing, retail, and service activities, or other commercial activities;
- Areas devoted to intensive recreational development and activities such as but not limited to amusement parks, race tracks, and fairgrounds

Patten’s ordinance is outdated and in need of significant updates. While their ordinance can be more stringent than the State’s minimum Chapter 1000 guidelines, there is wording, standards, and dates that need to be changed. Patten also has the option to regulate timber harvesting or turn that over to the Maine Forest Service. Amendments to the State’s Shoreland Zoning Guidelines became available in 2016 and town officials should amend the ordinance as required.

Floodplain Management Ordinance

Patten adopted a Floodplain Management Ordinance on March 22, 2011 and is for the most part up to date. Town officials should be aware that the Maine Department of Agriculture, Conservation, and Forestry’s (MDACF) Floodplain Management Program provides technical assistance relating to floodplain management, ordinance updates, and mapping to municipalities. MDACF provides assistance to municipalities which includes the development of ordinances and permit applications. These ordinances are designed to ensure that floodplain management measures are appropriately applied in flood hazard areas and in many cases, ordinances follow state minimum guidelines

Subdivision Ordinance

Patten follows the State Subdivision regulations (Title 30-A MRSA) and is up to date.

Townwide Zoning and Regulation

There is no townwide zoning or land use ordinances in place. Town officials are considering the development of a smaller, more specific land use ordinance that regulates certain activities and creates two land use districts.

In this new ordinance (see Land Use Plan), officials are considering creating minimum lot sizes and setbacks, regulating mobile homes, automobile graveyards, junk yards, automobile recycling facilities, and kennels. Town officials are also considering the development of a minimal and inexpensive (free) building permit system that that helps them better understand the amount and type of development that is occurring within Patten.

Existing Land Use Analysis

Land Use Analysis

Patten has an attractive future. It is known for its rural quality of life and for recreation and leisure-time activities. The town’s small village area with developed residential and commercial areas is surrounded by large outlying areas that have retained much of their rural character,

despite the current residential development pressures and a large industrial area. The map of current land uses and the information about development pressures allows town officials to effectively maintain existing land uses and prepare and plan for future land uses by prioritizing those areas of the community which are best suited for residential, commercial, industrial, agricultural, forestry, and public uses. Patten has also identified other areas as seen of the development constraints map where little or no growth should be encouraged, such as areas unserved and unserviceable by sewer, prime forest lands, prime agricultural lands, wetlands, areas of endangered natural resources, aquifers, etc.

Only a very small portion of the land area in Patten has been developed. There is still ample land for additional growth. However, it is important to target future growth in specific areas able to accommodate development to preserve existing rural resources within Patten. There has been an increase in the past several years of residential development outside of the traditional village area, and this has put pressure on existing forest and agricultural land. This could eventually lead to added expenses for the town in terms of utilities, public facilities and services, and busing costs.

It appears that most of the future growth in Patten will occur in the rural farming areas and the town presently does not have the regulatory measures in place to help guide growth to appropriate areas. The Town's Shoreland Zoning Ordinance and Floodplain Ordinance provide some form of regulation for a relatively small percentage of the town's land areas. Outside of those zones, growth can occur anywhere.

Commercial development pressure has been minimal but is increasing. For the most part commercial development has occurred along the Route 11, Shin Pond Road, and Houlton Street. The commercial development that has occurred is supportive of the region's and community's natural resources based industry.

Residents and town officials have an excellent opportunity to plan through the preparation, adoption, and implementation of this Plan. Through preparation of the plan, residents must decide what they want their community to look like in the next 10 to 20 years. There is a strong potential for growth in the rural area with the general movement of people out of the urban areas, especially Presque Isle.

The comprehensive plan cannot provide detailed solutions for all of the community's economic development issues. It does, however, identify many of the basic resources, facts, and local concerns so that the town's leaders, along with the residents, can have better information for future decision-making on some of the town's most pressing land use matters and issues.

Land Use Plan

The land use plan for Patten is one of the most important components of the Comprehensive Plan. Examining past and present land use has been used to determine the location and the amount of land available for particular purposes. Since the Plan and its goals, policies and strategies are a long-range guide for the growth and development of Patten, it cannot be too specific or rigid and has to be flexible and able to adapt to unforeseen changes and demands. The Planning Board inventoried agricultural and forest lands, soil types and characteristics, natural resources, transportation networks, housing needs, demographics, local and regional economy, and public facilities and services. These inventories were then analyzed and put into a land use plan.

1. Growth Areas: The **Growth** areas are "generally" defined as: those portions of the Town located in the village areas, along Route 11 (North Road, Main Street, and South Patten Road), Shin Pond Road Route 159 west), and Houlton Street (Route 159 east).

Growth areas should be designed with the following criteria:

1. Have, or can efficiently obtain, public facilities and services.
2. Have natural characteristics suitable for development.
3. Are large enough to accommodate the expected growth over the next 10 years.
4. Are large enough to accommodate a variety of housing types.
5. Must be limited to a size and configuration that encourages compact rather than sprawling development.

2. Rural Areas: The **Rural** area is defined as those areas outside of the "Growth" area.

As mentioned previously, the majority of Patten's land area is rural, outside of the downtown (growth) area. The principal use of this large land area should be for agriculture, forestry, rural type residence, and associated uses. Land use ordinances developed for rural areas by municipal officials should limit the number of, size of, and type of commercial businesses allowed in these rural areas. Other specific purposes of this area should include conservation of natural resources, reduction of soil erosion, and the encouragement of appropriate recreational land use. Rural areas should be designed to:

1. Include important agricultural and forestlands.
2. Include large areas of contiguous, undeveloped land used by wildlife, for resource protection, and for outdoor recreation.
3. Include important natural resources and scenic open spaces.
4. May have very low densities of development interspersed among fields and woodlands.
5. Should not include areas in which a significant portion of the community's development is planned to occur.
6. Areas that have significant green or open spaces.

The "Growth and Rural" areas for Patten have been designated in past comprehensive plans. The Planning Board has not changed the growth and rural areas for the town. It should be noted that

these areas are fluid and could expand and contract based upon growth pressure and the intent of the land use ordinance.

Regulatory Measures

Patten has a moderate history of land use regulations. The Town administers a Building Code, Shoreland Zoning and Floodplain Management Ordinances as well as a Subdivision Ordinance, which meet the State's minimum requirements and are updated on a regular basis. Patten's Planning Board, both past and present, have made strong and conscious efforts not to change district boundaries or land uses within the ordinances.

The following are the provisions for land use regulation development strategies for the implementation program. The Town will draft a Land Use Ordinance that contains two districts. These include:

Growth Area

Village District (V)

The Village District allows expansion of the historic pattern of village uses, with a mix of medium density residential uses and small-scale commercial, industrial and institutional uses. The density and intensity of uses reflect the desire not to provide centralized sewer or water service within the next ten years. The Village District is designed to be attractive, well maintained and highly desirable for residential living, with public facilities and services in close proximity. This area is pedestrian friendly and contains public space for community interaction and events. Nonresidential uses will be complementary to residential uses and provide convenient access to commercial and public goods and services. Performance standards will include provisions to buffer residential uses from undesirable effects of nonresidential uses. Dimensional standards will be flexible enough to allow for creative development designs that will help re-establish a village character in keeping with the community's vision. Village uses should be sensitive to the topography and natural resources of the area, particularly wetland habitat associated with Fish Stream and Webb Brook.

Rural Areas

The Rural Residential District (RR)

The Rural Residential District supports and maintains natural resource-based land uses, with the highest priority being the preservation of large tracts of forest and agricultural land, and the most important and sensitive natural resources. This district should also include large expanses of undeveloped backland not easily accessed by existing public roads. Low-density residential, low-intensity outdoor recreation and natural resource-based commercial and industrial or associated uses may also be permitted. Preservation of rural character, scenic beauty, open space and significant natural resources is a very high priority within this area.

Land Use Ordinance Performance Standards

The Town of Patten will continue to investigate the idea of developing a Land Use Ordinance consistent with the needs of the community as identified within this Plan. To protect and preserve natural resources, property values, public safety including fire protection, health and welfare, provide for affordable housing and ensure the proper future development of the community, the following performance standard topic areas should be considered when developing any regulations or incentives.

Issue or Concern	Performance Standard to Consider
Access Requirements	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.
Agriculture	Minimize soil erosion to avoid sedimentation, non-point source pollution, and phosphorus and nitrogen levels of water bodies.
Buffer	Provisions Minimize the negative impacts of inconsistent development and protect water resources, wetlands, and wells
Conversion	Regulate the conversion of existing structures into multi-family dwellings, to ensure the health, safety, and welfare of citizens.
Home Occupation	Home occupations may be established to minimize their impact on existing neighborhoods.
Manufactured housing	Ensure the safety, health and welfare of mobile home occupants and mobile home owners regardless of the date manufactured.
Off Street Loading	Minimize traffic congestion associated with commercial development
Oil and Chemical Storage	Regulate the location and containment of combustible material that can migrate to surface and ground waters.
Parking Requirements	Establish and regulate the number of parking spaces to be provided for different types of development.
Signs	Regulate the placement of signs, sign size, and sign type.
Soils	Ensure development is located on appropriate soils.
Storage Materials	Encourage the orderly storage of material in residential areas to promote and preserve the character of the neighborhoods.
Topsoil and Vegetation Removal	Prevent soil erosion and destruction of topsoil during construction.

FUTURE LAND USE POLICIES AND STRATEGIES

State Goal

To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services and preventing development sprawl.

Local Goal

Encourage development in a manner that allows the cost effective and efficient use of our system of facilities and services and that helps support job creation and population growth.

Policy	Strategy	Responsibility	Timeframe
Coordinate the implementation of the Town's future land use strategies with other local and regional planning efforts.	Develop a land use ordinance, creating two (2) districts, that guides land uses pursuant to the land use plan.	Planning Board	2018-19
	Update the Shoreland Zoning Ordinance as necessary and required.	Planning Board	On-going
	Update the Floodplain Management ordinance with the assistance of the Maine Department of Agriculture, Conservation, and Forestry. Update, if necessary, the Floodplain Management maps.	Planning Board	2018
	Update the Building Code to be consistent with the Maine Uniform Building and Energy Code.	Planning Board	2018
	Participate in all regional transportation planning initiatives including MaineDOT's Capital Work Plan, Long Range Plan, and NMDC's regional transportation efforts.	Town Officials	2018 and On-going
	Participate in the hazard mitigation planning process with the Penobscot County Emergency Management Agency.	Town Officials	As needed

Policy	Strategy	Responsibility	Timeframe
	Implement local strategies described in the hazard mitigation section to enhance preparedness, response and reduce risks to persons and property.	Planning Board, Town Officials	2018 and on-going
	Work with the Towns of Crystal and Stacyville to ensure consistent shoreland zoning standards for the protection of shared watersheds.	Planning Board	2018 and on-going
	Continue to support ATV and Snowmobile Club efforts in trail development and Safety education through the Department of Conservation's Recreational Trail Program and the State Comprehensive Outdoor Recreation Plan.	Town Officials	On-going
Prioritize support for new development to the designated focus areas through financial investment in needed infrastructure.	Commit up to 75 percent of Patten's capital improvements expenditures into the designated growth area.	Town Officials	2018 and On-going
	Assist land owners in the growth area that have vacant land for residential uses make that land attractive for future residents. This may include the assistance with road construction, sidewalk and access considerations, or other programs.	Town Officials	2018 and On-going
	Apply for CDBG, and other funds for the revitalization of village area buildings.	Town Officials	2018 and On-going

Policy	Strategy	Responsibility	Timeframe
	Develop a gateway program in the community making the first impression of Patten a positive impression.	Town Officials and MaineDOT	2017-18
	Seek funding for sidewalk and storm drain replacement or reconstruction in the more heavily populated area of the community.	Town Officials	2019
	Develop a diverse recreation program that appeals to a wide range of audiences.	Recreation Dept. and Town Officials	2018 and On-going
	Enhance buffering, tree planting, and landscaping between commercial, industrial, and residential land uses.	Town Officials	On-going
Prioritize support for new development to the designated focus areas through financial investment in needed infrastructure.	Inventory present telecommunications infrastructure in Patten and attempt to determine future needs of potential business and industry.	Town Officials and Planning Board	2018-19
	Provide tax incentives to businesses wishing to locate in the downtown.	Town Officials	2018 and On-going
	Work with the Penobscot County Soil and Water Conservation District to identify plots of land that qualify for organic farms.	Town Officials Planning Board	2018
	Market vacant farmland that qualifies as organic farmland to potential users.	Town Officials	On-going
	When possible, in accordance with the Capital Investment Plan, initiate public investment in parking and/or road construction and acceptance, in combination with availability of grant funding.	Town Officials and Planning Board	2016 and on-going

Policy	Strategy	Responsibility	Timeframe
	On a continuing basis, provide the Code Enforcement Officer (CEO) with the tools, training and support necessary to enforce the local ordinances and ensure that the CEO maintain current certification in accordance with 30-A M.R.S.A. § 4451.	Town officials and Code Enforcement	On-going
	Evaluate implementation of the Plan every 3-5 years by a checklist of strategies implemented, location and value of public infrastructure investment, reporting of development trends and identification of measures that protected critical natural resources.	Town officials and MaineDOT	2019 and then On-going
Establish and maintain fair and efficient permitting procedures.	Any permitting procedures that may be developed in the future shall set forth a clear and efficient process for obtaining land use permits. Permit procedures should include municipal staff or Planning Board review, as appropriate, to insure fair and open permitting procedures.	Planning Board, CEO, Board of Selectmen	On-going
	Prior to the development of any land use ordinances or building permit procedures, provide outreach and education to the community regarding land use ordinances, permitting, different types of zoning, the role of Planning Boards, building codes, etc.	Board of Selectmen, Planning Board	2018 and On-going

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