




First Steps

- Determine what your town wants to be.
 - Rural
 - Suburban
 - Urban
- Edgecomb currently has a 2 acre minimum lot size town-wide. This will create a suburban pattern over time. Treats all landowners equally, but also treats all land as if it's equal. It is not.

A Definition of Sprawl:

Dispersed, low-density development over a large area, with land uses separated from each other, and with civic institutions isolated and open space relegated to what's left over.

Characterized by 3 forms:

-  leapfrog or scattered development
-  commercial strip development
-  expanses of homogeneous, low-density development

Defined terms

- Rural – A working landscape (farming, forestry, mineral extraction). Productive.
- Suburban – A passive, low density use of land. Consumptive.
- Urban – A high density use of land. Consumptive, but more efficient than suburban.

Planning Techniques

- Visioning
 - One day event
 - Big picture / town-wide, concept driven, generalities
 - 20 year horizon or more
- Charrette
 - Excellent tool for quick hands-on design work
 - Small area tool
 - May help townspeople form a sense of how a growth area in Edgecomb could function.
- Comprehensive Plan

Implementation Techniques

- Regulatory
 - Differential lot sizes/uses (zoning)
 - Natural Resource zoning
 - Shoreland Zoning, Wetland Zoning, Aquifer Zoning, Steep slopes restrictions, shallow soils restrictions.
 - Village / Great American Neighborhood zoning
 - Conservation Subdivisions / Open space zoning
 - Subdivision Design Standards
 - Street widths, drainage requirements, lot proportions
 - Transfer of Development Rights
 - Density bonuses favored behavior – creating open space, etc
 - Process obstacle – Discretionary / flexible codes

Implementation Techniques

- Non-Regulatory
 - Farmland or Forest land use program
 - Purchase of development rights
 - Lease of development rights
 - Active Conservation Commission
 - Targeted capital investments – roads in particular for a small town.
 - EDUCATION. Changing the way things are done in a small town is often difficult, especially when there is the sense that some people in town will be treated differently. So why is the change necessary?
 - Postpone increases in municipal costs.
 - Moderate environmental impacts.
 - Limit social impacts.