

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.

INTRODUCTION

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

Growth management legislation requires the creation of growth and rural zones. 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. The designation of rural zones is intended to protect agricultural, forest, scenic areas, and other open space land areas from incompatible development and uses.

EXISTING LAND USES

The Town of Brownville is primarily a rural residential community. Map K- 1 shows Brownville's land cover. The majority of Brownville is forested (79.29%), followed by water (16.16%), grassland (2.6%), *developed* (1.37%), cultivated and bare (both less than 1%). Currently, the Town does not have any identified zoning districts.

With only 1.37% of the Town's land cover developed, it is obvious that the Town of Brownville has not experienced very much growth. From 1998-2002 there were 14 new building permits issued. Four of these permits were issued in 2002. Furthermore, the Town is projecting very small amounts of growth (only 18 new housing units to be built) during the planning period (2003-2013).

The building permits issued for new housing in recent years have been for single-family homes. The new construction is all located in currently developed areas of the town, identified on the proposed land use map (Map K-3) as Village North and Village South. This type of development, in large part, is consistent with the Town's future development needs.

EXISTING LAND USE CONTROLS**LOCAL CONTROLS**

Listed below are Brownville's major land use ordinances, as well as State environmental and land use statutes.

Land Subdivision Review Ordinance- The purpose of this ordinance is to assure the comfort, convenience, safety, health, and welfare of the people, to protect the environment and to promote the development of an economically sound and stable community.

This ordinance outlines standards by which all subdivisions must adhere to in order for the Planning Board to grant approval. The ordinance specifies standard definitions, outlines procedures for preapplication, submission, review and final plan of minor and major subdivision applications. The enforcement section of the plan specifies legality of acquiring a permit and fees associated in not doing so. Fines of not more than \$1,000 shall be imposed on entities that convey or agree to convey land in a subdivision not approved by the Planning Board. Subdivisions have a minimum lot size of five acres and minimum road frontage of 350 feet.

Shoreland Zoning Ordinance- The Brownville Shoreland Zoning Ordinance was adopted June 30, 1997. The purpose of this ordinance is to comply with the mandatory Shoreland Zoning Act, 38 MRSA, Section 435-449 which requires all municipalities to adopt, administer, and enforce ordinances which regulate land use activities within 250 feet of great ponds, rivers, freshwater and coastal wetlands, and tidal waters; and within 75 feet of streams as defined. The Town has adopted the State's model using the alternative method as an option to the 30% rule for limiting expansions of nonconforming structures in the shoreland zone. The alternate method limits expansions based on the total floor area of all buildings within the setback area as well as the building height.

The Code Enforcement Officer is appointed to assist with administration and enforcement of the shoreland zoning ordinance. The Code Enforcement Officer is also responsible for administration and enforcement of the ordinance.

Floodplain Management Ordinance – The Brownville Floodplain Management Ordinance was adopted in March 1994. The purpose of the ordinance is to establish a Flood Hazard Development permit system and review procedure for development activities in designated flood areas of Brownville as outlined in the Flood Hazard Boundary Map dated November 1, 1985.

This ordinance specifies when permits are required, the application process, fees, and review standards. The ordinance further defines development standards, the appeals process, enforcement and penalties. Penalties outlined in Maine State law will be applied

and violations will be reported to the Federal Insurance Administration, with a request to deny flood insurance.

STATE AND FEDERAL CONTROLS

Presented below are some of the environmental and land use statues designed to protect Maine’s natural resources. The Town will encourage compliance with these statues, as well as the use of DEP’s Best Management Practices.

Natural Resource Protection Act- This Act regulates activities in stream, wetlands, and great ponds.

Forest Practices Act- The Act regulates forest harvesting in order to promote a healthy and sustainable forest that contains a balance of age classes necessary for a sustainable timber supply and spatial and compositional diversity. Landowners or their agents are required to develop forest management practices signed by a professional forester for clear-cuts of 50 acre or more. Municipalities may regulate timber harvesting so long as they use definitions consistent with the Act and follow certain prescribed procedures for adopting timber-harvesting ordinances.

*Maine Endangered Species Act-*The Act was enacted to conserve species of fish or wildlife that are in danger of becoming extinct in Maine. Where essential habitat and protection guidelines have been established for listed species, State agencies and municipal governments are prohibited from permitting, licensing, funding or carrying out projects that will significantly alter the essential habitat or violate protection guidelines absent a variance obtained after a public hearing.

Site Location of Development Law- The law regulates the location of certain large industrial, commercial and residential developments, including subdivisions, in order to minimize adverse impacts and avoid subjecting the environments, and in consequence the public to irreparable damage.

SELECTION CRITERIA

The Comprehensive Planning and Land Use Regulation Act requires the separation of growth and rural areas. The designation of growth areas is intended to ensure that planned growth and development is directed to areas most suitable for such growth and development and away from areas in which growth and development would be incompatible, thus protecting rural resources. The designation of rural areas is intended to protect agricultural, forest, scenic, and open space land areas from incompatible development.

Because growth and development should be managed in a manner that will not negatively impact the Town’s natural resources and character, the Comprehensive Plan Committee

considered the areas most suitable for, as well as those areas needing protection from growth. In designating proposed districts, the following elements were considered:

1. Current Housing Stock
 - Projection of 14 additional housing units by 2010
 - Distinction between affordable and adequate
2. New economic initiatives
 - Speculative Building
 - Tourism (CHET)
 - Pine Tree Zones
 - Business Development Initiatives
 - Identify areas for appropriate commercial development to minimize municipal expenditures
3. Current business patterns and uses
 - Lack of industry
 - Home-based occupations
4. Areas of Incompatible/Restricted Development
 - Critical Habitats
 - Flood Areas
 - Soils/Slope
 - Water Resources/Wetlands
5. Availability of public facilities and services
 - Water and Sewer Lines
 - Location of Schools and Busing Routes
 - Solid Waste Disposal Services
 - Winter Road Maintenance
6. Transportation Systems
 - Main transportation system in town is State-owned Route 11
 - Current Town Roads
 - Cost of Maintenance
 - DOT Access Management Rules
7. Recreation Area/Open Space
 - Location of recreation facilities/areas
 - Potential tourism opportunities

AREAS UNSUITABLE FOR DEVELOPMENT

There are areas within Brownville that may not be 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. Map K-2 shows these constraints within Brownville. These areas are protected from development regardless of which proposed district these special areas of concern lie within. These areas include:

Floodplains

Floodplains are areas located in the flood prone areas of Brownville. Use in these areas should be limited to those activities, which are unharmed by flooding, such as agriculture, forest and some types of recreation. A map outlining floodplain areas in Brownville can also be found in the Natural Resources Section of this plan.

Water Resources/Wetlands

Water Resources and Wetlands are areas that fall under the Shoreland Zoning Laws. Development in these areas would be extremely limited if not impossible. Maps outlining the water resources and shoreland zoning in Brownville can be also found in the Natural Resources Section of this plan.

Wildlife Habitat/Conservation

These are areas that would fall under the provisions of the applicable mandated legislation. Development in these areas, if possible, may require review and approval by the appropriate State Agencies. A map outlining natural habitat areas in Brownville can also be found in the Natural Resources Section of this plan.

Slope

Areas within Brownville that have a slope greater than 15 percent may not be suitable for development. These areas preclude 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. Also, note that the Maine Plumbing Code does not permit septic systems on a slope greater than 25 percent. A map outlining slope areas in Brownville can also be found in the Natural Resources Section of this plan.

PROPOSED LAND USE DISTRICTS

The purpose of the proposed land use plan and map is to identify general areas of appropriate location and size to accommodate anticipated growth and future development. The proposed land use plan does not attempt to identify precise land 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 future land use ordinance for Brownville will also address development concerns with strict performance standards to ensure appropriate development in each district. The schedule of uses will be as consistent with current and existing development as possible. Applicable performance standards will be developed for each district within the future land use ordinance to address, among others, access requirements, parking, landscaping,

signage, refuse disposal, off street loading, oil and chemical storage, water quality, landscaping, buffer provisions, as well as design criteria to ensure attractive development for all applicable districts.

Map K-3 shows the areas designated for the proposed land use districts.

GROWTH AREAS

The proposed growth area contains approximately 1.74 percent of the Town's land (inclusive of lots that have already been developed). The amount of land designated in growth areas is anticipated to be sufficient to accommodate for the projected development of 18 new buildings by the year 2013. The identified growth areas fall within the areas of Town that are currently served by public water and sewer and accommodate the Town's most dense development.

Growth areas, by definition, include lands that are physically suitable for development or redevelopment; can be effectively served by public facilities; contain sufficient area to accommodate projected growth; and can provide a compact pattern of development within existing natural constraints.

In order to provide the future land use ordinance committee with direction as to what types of uses are envisioned for each district, some acceptable types of uses have been included in this text; however, the land use ordinance will specify the exact types of uses allowed. In addition, the future land use ordinance will specify standards such as architectural and signage design, parking lot location, size and landscaping, and maximum floor areas for individual retail stores. Performance standards (noise, lighting, hours of operation, parking, access management and other adverse impacts) will be considered to ensure compatibility with residential neighbors.

The majority of the identified mixed use areas are serviced by public water and sewer. It is the strong intent of the community to maintain the traditional village character of the identified mixed use areas. The Town of Brownville understands that State Law requires municipalities not ban manufactured housing and must allow this type of housing in a number of locations where other single-family residences are permitted. However, State law provides for a Town to establish design criteria to make sure the homes are well sited and look attractive, provided that the design requirements don't have the effect of banning manufactured housing. Therefore, in accordance to Title 30 Section 4358, Regulation of Manufactured Housing, a mobile home ordinance will be established to outline such safety standards and design criteria. In addition, the Town will create safety standards and design criteria for Mobile Home Parks.

Mixed Use District (approximately 495 acres)

Purpose: To provide higher density development which promotes the traditional neighborhood and encompasses a broad range of uses including some commercial and residential as well as municipal services.

Acceptable uses should include: Single-family dwellings, multi-family dwellings, manufactured housing with permanent foundations, mobile home parks, retail and service establishments with , (i.e., restaurants, lounges, cafes, hotels and motels, bed and breakfasts, hair salons, banks, professional offices, churches, public buildings and facilities, indoor and outdoor recreation facilities, clubs, halls, meeting facilities, public buildings and facilities), fabricating, manufacturing and light industrial activities, and home-based occupations.

Minimum Lot size: 10,000 square feet with public sewer; 20,000 square feet without public sewer.

Minimum Frontage: 100 feet

Minimum Setback for Town Approved Septic Systems and Wells: 50 feet from the edge of the traveled way.

Minimum Setback for Town Approved Buildings: 30 feet from the edge of the traveled way.

RURAL AREAS

Brownville's largest amount of land is designated within the rural districts. Rural Districts encompass approximately 98.26 percent of the Town's land area. The rural area is intended to protect the rural character of the Town; to allow for conservation of natural resources; and to encourage natural resource based-industries. There are two districts in the rural area: Rural Residential and Forestry/Recreation/Open Space. Open space subdivisions will be encouraged in the rural areas. An open space subdivision is a subdivision in which for the provision of dedicated permanent open space, the lot sizes are reduced below those normally required in the land use district but at or above the state minimum lot size requirements. Open space may or may not be publicly accessible. Density bonus provisions will be included within the future land use ordinance, which will encourage the preservation of rural areas.

In order to provide the future land use ordinance committee with direction as to what types of uses are envisioned for each district, some acceptable types of uses have been included in this text; however, the land use ordinance will specify the exact types of uses allowed. In addition, the future land use ordinance will specify standards such as architectural and signage design, parking lot location, size and landscaping, and maximum floor areas for individual retail stores. Performance standards (noise, lighting,

hours of operation, parking, access management and other adverse impacts) will be considered to ensure compatibility with residential neighbors.

Rural Residential District (approximately 13,852 acres)

Purpose: To provide for low-density development without access to public water and sewer services as a means of preserving the open space characteristics of country living.

Acceptable Uses Should Include: Single-family dwellings, manufactured housing with permanent foundations, non-commercial farming, tree farms, non-commercial horse stables, horticulture activities, small scale low-impact retail establishments, bed and breakfast accommodations, churches, cemeteries, and home-based occupations.

Minimum Lot size: 4 acres

Minimum Frontage: 250 feet

Minimum Setback for Town Approved Septic Systems and Wells: 50 feet from the edge of the traveled way.

Minimum Setback for Town Approved Buildings: 30 feet from the edge of the traveled way.

Forestry/Recreation/Open Space District (approximately 14,179 acres)

Purpose: To protect and preserve agricultural lands and activities, provide for the continuation of forestry and open space, and permit compatible recreational development in harmony with reasonable levels of rural residential development in keeping with the special rural character, environmental protection needs, and limited rural infrastructure.

Acceptable Uses Should Include: Single-family dwellings, manufactured housing with permanent foundations, farming (including livestock), all types of farm-related structures, horticulture activities, commercial greenhouse/nursery operations, golf courses, commercial outdoor guide services, indoor and outdoor recreation facilities, wildlife preserves, horse farm/stables, roadside produce operations, logging operations, wood product processing facilities, tree farms, commercial towers, cemeteries, and home-based occupations.

Minimum Lot size: 10 acres

Minimum Frontage: 300 feet

Minimum Setback for Town Approved Septic Systems and Wells: 50 feet from the edge of the traveled way.

Minimum Setback for Town Approved Buildings: 30 feet from the edge of the traveled way.

IMPACT FEES

The future land use ordinance will include a provision for collection of impact fees from new applicable development in all of the proposed districts, as allowed by Maine’s impact fee statute (Title 30-A MRSA, § 4354, as amended). The Town may assess impact fees from applications if the expansion of the public facility and/or service is necessary and caused by the proposed development. The fees charged must be based on the costs of the new facility/service appointed to the new development. The fees must benefit those who pay; funds must be earmarked for a particular account and spent within a reasonable amount of time. Fees may be collected for the following, as well as for other facilities and/or services not listed:

- Waste water collection and treatment facilities
- Municipal water facilities
- Solid waste facilities
- Fire protection facilities
- Roads and traffic control devices
- Parks and other open space or recreation areas.

GENERAL RECOMMENDATIONS (for development of zoning ordinance and land use performance standards)

The following recommendations for Brownville’s Land Use Ordinance, when developed, will be consistent with the intent of this comprehensive plan.

Several items must be considered prior to addressing specific issues for Brownville’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 and, 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.

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 set forth by Maine 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 Brownville 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) develop clear and consistent guidelines for obtaining approval; and (3) allow the Code Enforcement Officer more responsibility for review and approval of “vacant land” to be developed appropriately within any zone.

LAND USE ORDINANCE PERFORMANCE STANDARDS

The Land Use Ordinance of the Town of Brownville 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 ensure the proper future development of the Town, the following performance standard topic areas will be developed and included within Brownville’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 Brownville’s water bodies.

Archeological and Historical Resources – Standards will be developed that will require developers of major construction in an archaeologically sensitive area to provide the Board of Selectmen, or their designee(s), with evidence certified by a qualified geologist that the proposed development will not negatively impact known or possible archeological sites. The Board will require the development plan include plans showing the preservation of known or suspected historic or naturally significant areas.

Buffer Provisions - Standards will be developed to minimize the negative impacts of inconsistent development, and to protect Brownville’s water sources.

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

Forestry Management- Standards will be developed to prevent clear cutting timber practices within the community. Such standards will be reviewed by the Maine Forest Service as required by State law.

Historical Buildings - Standards will be developed to regulate the renovation of historic buildings (those listed on the National Register of Historic Places) to ensure the appropriate preservation of such buildings.

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 to ensure appropriate industrial development within designated areas of the community. The following provisions shall apply to all permitted industrial uses:

Danger – No material which is dangerous due to explosion, extreme fire hazard, chemical hazard or radioactivity shall be used, stored, manufactured, processed, or assembled except in conformance with applicable State and Federal Code and Regulations.

Vibration – With the exception of vibration necessarily involved in the construction or demolition of buildings, no vibration shall be transmitted outside the lot where it originates.

Wastes – No offensive wastes shall be discharged or dumped in any river, stream or water course, storm drain, pond, lake or swamp. Industrial waste water may be discharged into municipal sewers only and in such quantities and quality as to be compatible with commonly accepted municipal sewage treatment operations subject to the approval of the Town. The disposal of industrial waste waters by means other than the municipal sewage system must comply with the laws of the State of Maine.

*Manufactured Housing*¹ - Standards will be developed to ensure the safety, health and welfare of manufactured home occupants and owners regardless of the date manufactured.

*Mobile Home Park*¹ - 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 that are compatible with state and federal regulations

¹ see Appendix D, Title 30-A § 4358 Regulation of Manufactured Housing

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) so 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. All land uses shall be located on soils in or upon which the proposed uses or structures can be established or maintained without causing adverse environmental impacts, including severe erosion, mass soil movement, and water pollution, whether during or after construction. Proposed uses requiring subsurface waste disposal, and commercial or industrial development and other similar intensive land uses shall require a soils report, prepared by a State-certified soil scientist or geologist based on an on-site inspection.

Storage Materials- Standards will be developed that will 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, Board of Appeals and Board of Selectmen will regularly review the ordinances in the Town of Brownville for appropriateness. 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. These Boards will also accept public comment regarding any ordinance concern or confusion.

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 will 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 the local and state regulations, and (2) providing for adequate hours for the Code Enforcement Officer to ensure compliance. The key to adequate and successful enforcement is in providing the Code Enforcement Officer with 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 be supported by management and elected officials.

POLICIES AND IMPLEMENTATION STRATEGIES

In order 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, the Town of Brownville has developed the following policies and implementation strategies:

1. **Policy:** The Town shall prepare a land use ordinance.

Implementation Strategies

The Board of Selectmen, Planning Board and the Town Manager will apply for available State funded implementation grant monies to prepare the Town’s future Land Use Ordinance.

The Board of Selectmen and Planning Board will assemble a committee to prepare the Town’s Land Use Ordinance.

The Board of Selectmen, Planning Board or their appointee(s) will develop a Land Use Ordinance consistent with the goals and guidelines of this Comprehensive Plan and they 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.

Responsibility: Board of Selectmen, Town Manager and Planning Board

Time Frame: two to five years

2. **Policy:** The Town shall ensure that land use standards are compatible with that of neighboring communities.

Implementation Strategies

The Board of Selectmen and the Town Manager will keep neighboring communities informed of planning initiatives to insure compatibility along town borders. When any development or change in land use ordinance occurs on town borders or within a shared resource, all pertinent information will be forwarded to the adjoining community by the planning board.

Responsibility: Board of Selectmen, Town Manager

Time Frame: within two years

3. Policy: The Town shall institute a mechanism by which to monitor the progress and activities of the comprehensive plan and the Town’s land use activities.

Implementation Strategies

The Planning Board will hold regularly scheduled meetings.

The Board of Selectmen, Planning Board, and Code Enforcement Officer, will outline and implement a process by which all land use activities are regulated using this document and the future land use ordinance as a guide.

Responsibility: Board of Selectmen, Planning Board, Code Enforcement Officer

Time Frame: within one year

4. Policy: In order to maintain the traditional village character of the Town and provide for the safety and welfare of all Brownville residents, the Town shall adopt a manufactured housing and mobile home park safety and design standards ordinance.

Implementation Strategies

The Board of Selectmen and Planning Board, or their appointee(s), will draft safety and design standards to be included in the future land use ordinance (or in the absence of a land use ordinance, a separate mobile home safety standards ordinance), in compliance with Title 30-A § 4358 Regulation of Manufactured Housing, outlining safety standards by which all manufactured housing located within the Town must comply.

The Planning Board, or their appointee(s), will prepare a mobile home park ordinance, in compliance with Title 30-A § 4358 Regulation of Manufactured Housing, outlining safety and design standards by which all mobile home parks within the Town must comply.

Responsibility: Board of Selectmen, Planning Board

Time Frame: within two years

5. Policy: The Town shall strive to preserve the rural nature of the town and protect its natural resources and beauty.

Implementation Strategies

The Planning Board, or their designee(s), will prepare an Open Space Plan.

The Planning Board, or their designee(s), will delineate resource protection zones when updating the shoreland zoning ordinance and map.

The Planning Board, or their designee(s), will prepare a local timber harvesting ordinance.

Responsibility: Planning Board

Time Frame: two to five years