

Why do a Comprehensive Plan?	
What is the Comprehensive Plan?	The Comprehensive Plan is a process that seeks to determine a community's values, goals, and aspirations with regard to future development. The plan is not law. It is an inventory and evaluation of the town's attributes and future needs in the areas of resources, economics, infrastructure, housing, recreation, and land use.
How was the Comp Plan developed?	The members of the committee have met over 44 times since December of 2020 during regularly scheduled monthly meeting and additional meetings. 16 community input and feedback meetings were held. The committee members used surveys, presentations, workshops, and maps and brought in outside expertise when needed. The members reviewed a great deal of information from many resources to be able to offer well-informed and thoroughly discussed options.
How were decisions made?	The Committee used modified consensus meaning most members approved our decisions, and all others were not opposed. We used the "I can live with it" test.
This is a huge document. Where's the beef?	The Vision Statement, Goals and Recommendations. The Implementation Plan repeats all of the Recommendations but assigns a Responsible Party for carrying out the recommendation.
How will the Comprehensive Plan be Used?	The Comprehensive Plan is a ten year plan for the Town, which guides decisions, projects and ordinance development.
Future Land Use Planning Questions	
Does the Comprehensive Plan propose zoning?	The Comprehensive Plan designates rural, transitional and growth areas for Town. For the Town to accomplish the goals for these areas, the Town would have to adopt zoning in the future. Zoning would allow for smaller lot sizes and lot frontages in the growth area while maintaining the current regulations in the other areas of Town.
Are the lines on the Future Land Use Concepts map hard and fast?	No, the map is a concept map, which reflects the committee's agreement after several meetings and many discussions, on the general areas.
Other Thoughts	
Where can I give more feedback?	There are many ways to share your concerns. <ul style="list-style-type: none"> • Come to a Comp Plan meeting on March 12 at 6:30pm at the Town Office, 13 School St • Talk with a Comprehensive Planning Committee member • Email your comments to Yvette Meunier at planning@bowdoinham.com
Will adopting this affect my property taxes?	No. The Comprehensive Plan is just a plan for future action and will not affect property taxes.
Voting on the Comprehensive Plan	
What happens if the Comprehensive Plan is approved at the June 2024 Town Meeting?	Once the plan is adopted, the work to implement the recommendations will begin. Any future amendments to the Land Use Ordinance, such as zoning or performance standards would have to be adopted by the Town. Adopting the Comprehensive Plan does not change the Town's existing ordinances.