

GOALS & RECOMMENDATIONS

Land Use

Bowdoinham is a rural community on Merrymeeting Bay. Much of the landmass is highly forested and undeveloped, providing regionally significant habitat through its contiguous undeveloped blocks in ~~the~~ Residential/Agricultural District and along Merrymeeting Bay and its tributaries. These areas provide ~~much of the~~ passive recreation, working/productive landscapes, ~~and~~ play a large role in climate mitigation and carbon sequestration. The Bay provides abundant fishing and hunting opportunities and supports high value agricultural soil. Village District I (VDI) is the most densely populated section of town centrally located on the banks of the Cathance River. Village District II flanks VDI to the west around the interstate and hosts some larger businesses and ~~our~~ two housing developments.

Goals

Be proactive in developing strategies to ensure residents can continue to afford to stay here, while protecting our ecological and agricultural resources, rural character, and ~~making~~ efficient use of public services.

Key Issues

How can we ~~enhance-maintain~~ the ability ~~for-of~~ property owners to develop their land, ~~in ways that~~ keep taxes low ~~to~~, allow families to stay here, and prioritizes the conservation of natural and agricultural resources, while maintaining our rural character?

Recommendations

1. Allow for smaller lot sizes, road frontage, and setbacks to encourage higher density development in the village districts.
2. Expand Village Districts ~~+~~ to encompass all areas served by Bowdoinham Water District.
3. Create a Village District III that encompasses areas that are or could be served by the Richmond Utilities District.
4. Encourage alternative and cooperative wastewater treatment systems to support increased housing density.
5. Continue to allow for mixed use development throughout Town with buffering between different uses.
6. Explore strategies such as but ~~not~~ limited to a Voluntary Municipal Farm Support Program, transfer of development rights, and easements which would allow for greater development densities in Village districts, while increasing preservation of high valued areas, such as agricultural soils, natural resources, and habitat in the Residential-Agricultural District.
7. Limit division of large contiguous parcels of land in the Residential/Agricultural District through strategies like, but not limited to, increasing open space requirement for large subdivisions, reducing the density of new residential developments on large contiguous lots of land, directing new residential developments towards public roads by ~~prohibiting-minimizing~~ residential back-lots, and setting a maximum lot size so new developments have smaller “footprints” while ~~maintaining not-restricting~~ land-owners' ~~options. the ability to develop the same number of new lots.~~