

L. LAND USE

The purpose of this section is to:

1. Identify the amounts and location of various land uses in Whitneyville;
2. Identify and understand changes in land use patterns;
3. Identify land areas suitable and unsuitable for growth and development predicted for the next ten years;
4. Identify and describe the purpose and location of proposed land use districts; and
5. Identify growth, rural and critical resource areas.

FINDINGS

Over the last ten years, Whitneyville has experienced limited residential growth and only one major new commercial development: a manufacturing facility along Route 1. A major concern of the town of Whitneyville is encouraging redevelopment within the traditional village area in a manner that is consistent with the existing pattern of development while preserving the rural character of our community. Whitneyville currently has limited land use controls, most notably including Shoreland Zoning. The Future Land Use Plan recommends developing a locally written zoning ordinance to provide the Planning Board with appropriate review standards for new development.

COMMUNITY CHARACTER & EXISTING LAND USE PATTERN

Whitneyville is a rural community. The main center of community life is in the village. Much of the remainder of town is agricultural land (mainly blueberry) or forests. There has been very little residential development in Whitneyville over the last 10 years. Residential development that has occurred was mostly lot-by-lot development along major roadways. Lot-by-lot residential development has also continued within and adjacent to existing village areas over the same time period in a pattern that basically continues the historic pattern of village land use in Whitneyville – medium lot size (~20,000 to 40,000 sq. ft.) dispersed residential development.

The only major commercial development in Whitneyville over the last ten years is Whitney Wreath, a light manufacturing facility located along Route 1 near the Machias town line. The facility was completed in 2010.

One major issue of concern in Whitneyville is appropriate redevelopment of the village. Current land use regulations are largely seen to promote the type of development consistent with Whitneyville's community vision statement and rural character. However, the community would like to amend current land regulation to maintain the historic pattern of development within the village, which is largely residential, while also encouraging development of small-scale commercial land uses compatible with existing land uses in the village.

DEVELOPMENT PRESSURE & FUTURE DEVELOPMENT TRENDS

In 2000, there were 140 homes in Whitneyville. The town experienced relatively modest residential development during the 1990s, but has had very little new residential development since 2000.

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The town anticipates a modest level of continued residential development to replace older housing - fewer than 20 homes over the planning period. Over the next 1 to 15 years, the town expects a slight increase in the number of homes. Most new homes will likely be built in or near the village or along Route 192.

The town anticipates that demand for affordable housing will continue to be met through manufactured and pre-fabricated homes situated on single-parcel, small-lot subdivisions along state and municipal roadways.

Several small, home-based businesses operate in or near the village. However, the only significant commercial development that has occurred in recent years is located on Route 1. The town anticipates that a modest level of new commercial development will occur over the next 15 years in the same part of town.

In terms of providing public services, Whitneyville lost population in the last census. The town has limited public facilities. Whitneyville works closely with neighboring communities to provide cost-effective shared public services for residents (e.g. fire protection, EMS, solid waste). Public facilities in town are maintained and expected to be adequate for the needs of the population over the next 10 to 15 years.

Whitneyville no longer has its own public school. Students attend Rose Gaffney Elementary School at the primary level and are offered school choice at the secondary level. In the event that significant population growth in Whitneyville's school age population occurs, there is ample space available for local schools to accommodate higher enrollment with existing facilities.

PRESENT LAND USE REGULATIONS

Apart from the State required minimums, the town of Whitneyville has a limited set of regulatory measures to affect the nature and pattern of development. Subdivision and site plan review are required. Building and subdivision permits are issued by the Planning Board. Land use regulations are enforced by a part-time code enforcement officer who also serves as the municipal plumbing inspector.

Several existing land use regulations that municipal boards and officials must follow are listed below. Regulations change over time and it is the responsibility of municipal officers to keep up with these changes.

MDOT Access Management - The Act specifically directs the MDOT and authorized municipalities to promulgate rules to assure safety and proper drainage on all state and state aid highways with a focus on maintaining posted speeds on arterial highways outside urban compact areas. The law also requires that the rules include standards for avoidance, minimization, and mitigation of safety hazards along the portions of rural arterials where the 1999 statewide average for driveway related crash rates is exceeded. Those rural arterials are referred to in the rules as "Retrograde Arterials". There are no such retrograde arterials in all of Washington County.

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Shoreland Zoning Ordinance - Shoreland areas include those areas within 250 feet of the normal high-water line of any great pond, river or saltwater body, within 250 feet of the upland edge of a coastal or freshwater wetland, or within 75 feet of the high-water line of a stream. The purposes of these controls are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore covers, and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas.

The community also adheres to the Maine State Plumbing Code which requires that the installation of plumbing fixtures and septic systems be in accordance with the Maine State Law and the Subsurface Wastewater Disposal Rules and Regulations.

FUTURE LAND USE PLAN

The remainder of this chapter outlines the future land use plan for the town of Whitneyville. Whitneyville is a rural community that has experienced limited development pressure over the last 20 years. Accordingly, the town has few ordinances that regulate the pattern or type of development in Whitneyville.

Current regulations and land use practices in Whitneyville effectively protect critical natural resources, and encourage affordable housing. However, current land use regulations do not give the town adequate tools to promote commercial development in appropriate locations or encourage village redevelopment in a manner consistent with the community's vision. The recommendations included in the future land use plan are guided by existing land use patterns with the aim of promoting the type of development that would be compatible with Whitneyville's community vision.

In addition, there are areas within Whitneyville which require special consideration based on the potential environmental impact of land use activities. In these areas stricter regulation or, in some circumstances, prohibition may be called for to avoid problems for people and for the town's natural resources. These areas include:

Floodplains - Flood prone areas where flooding is frequent and can be severe. Use needs to be limited to activities unharmed by flooding, such as agriculture, forest and some types of recreation. By definition maritime activities and businesses located in flood prone areas and construction standards must take these risks into account.

Water Resources/Wetlands - Areas that fall under the Shoreland Zoning Laws.

Development in these areas is severely restricted and requires review and approval by the pertinent State Agencies.

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Wildlife Habitat/Conservation - Areas that fall under the provisions of the applicable mandated legislation. Development in these areas is severely restricted and requires review and approval by the pertinent State Agencies.

Unsuitable Soils - Areas with limited development potential because of poor soils. Larger lot sizes would be required in order to meet the requirements of the Maine State Plumbing Laws.

Slopes - Areas that have a slope greater than 25 percent that preclude extensive development because of problems with erosion, runoff, and construction limitations such as allowable road grades, suitability for septic sewage disposal, and stability of foundation. Also, the Maine Plumbing Code does not permit septic systems on a slope greater than 25 percent.

In addition to these natural constraints the Comprehensive Plan Committee considered the following elements in determining the configuration of proposed growth areas and rural areas outlined in the Future Land Use Plan and on *Map 10: Future Land Use*:

- The need to encourage growth and development.
- Historic development patterns and land uses.
- Recent development patterns and existing land use regulations.
- Compatibility of present and future neighboring land uses.
- Residents' desire to maintain the town's character and historic resources.
- Natural features and resources including soils, water bodies, and wetlands.
- Geographic location and role of Whitneyville in the regional economy.
- Existing infrastructure including water, electrical power, road system.
- Road transportation and the availability of 3-phase power.
- The importance of affordable housing.
- Requirements of the Comprehensive Planning and Land Use Regulation Act.

COMMUNITY VISION & COMMUNITY SURVEY RESPONSES

Prior to developing the recommendations outlined below, the Comprehensive Plan Update sought public input through a Community Vision Session and a Community Survey. This plan incorporates citizen input received through the Community Survey. Land use districts and recommendation for land use controls are designed to implement the town's vision.

In April 2011, the Comprehensive Plan Committee held a visioning session to develop a Community Vision (see *Appendix A*). The Community Vision Statement, attended by 9 local residents, identifies Whitneyville as a rural community. The vision statement described a desire for a revitalized village center as the primary municipal goal.

The committee also considered responses to the community survey in formulating the Future Land Use Plan. Most comments focused on preserving the historic character of Whitneyville's village and fixing up unsightly and abandoned properties within the village.

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Most respondents were in favor of additional land use controls. 65% of respondents indicated that they favor development of a locally written zoning ordinance in Whitneyville. 83% favor requiring site plan review for commercial development and 83% likewise favored adopting review standards for commercial development.

Complete responses to the community survey are included in *Appendix C*.

MAINE'S GROWTH MANAGEMENT LEGISLATION

State growth management legislation requires that municipalities designate two types of land use districts in their Comprehensive Plan: growth areas and rural areas.

This plan designates two growth areas (Village/Mixed Use and a Floating Industrial District), one rural area (Rural Residential). The Future Land Use Plan treats the existing General Development District within the Shoreland Zone as part of the Growth Area. Other areas within the Shoreland Zone are treated as Critical Resource Areas. None of the investments identified in the Capital Investment Plan qualify as “growth-related capital investments.” Nonetheless, the town believes that any growth related to capital investment that may occur over the planning period can be accommodated within the proposed growth areas; and commits to directing at least 75% of such investments to these areas of towns.

State requirements for the designation of growth areas, rural areas and critical resources areas are described below, along with a description of each proposed land use district in Whitneyville. The approximate extent of each land use district is depicted on *Map 10: Future Land Use*. The proposed land use plan does not identify specific parcels. Only detailed site-specific analysis can determine land suitable for development and at what densities. In addition, the comprehensive plan has not assessed the individual landowner's desires to sell their land for development, to develop it or to leave it undeveloped.

GROWTH AREAS

Growth Areas are intended to direct development to areas most suitable for such growth and are therefore located close to municipal services to minimize the cost to the municipality for their delivery and maintenance. According to State Planning Office land areas designated as growth area must be consistent with the following provisions:

- (1) The Future Land Use Plan must designate as growth area those lands into which the community intends to direct a minimum of 75% of its dollars for municipal growth-related capital investments made during the planning period.
- (2) Built-out or developed areas that may not have capacity for further growth but require maintenance, replacement, or additional capital investment to support existing or infill development must also be designated as growth areas.
- (3) Growth areas must be limited to land areas that are physically suitable for development or redevelopment. Growth areas may include incidental land areas that are physically unsuitable for development or redevelopment, including critical natural resources, however, the plan addresses how these areas will be protected to the greatest extent practicable or, at a minimum, as prescribed by law.

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- (4) To the greatest extent practicable growth areas should be located adjacent to existing densely-populated areas.
- (5) Growth areas, to the greatest extent practicable, must be limited to an amount of land area and a configuration to encourage compact, efficient development patterns (including mixed uses) and discourage development sprawl and strip development.
- (6) Growth areas along arterials and mobility corridors must be configured to avoid strip development and promote nodes or clusters of development.

Whitneyville proposes two types of growth districts to reflect existing conditions and enable expansion of commercial, residential and civic services. The districts proposed as growth areas are described below and illustrated on *Map 10: Future Land Use*.

Village

The purpose of this district is to ensure that the village area of Whitneyville continues to function as center of community activity and to encourage a mix of residential, municipal and compatible commercial uses (e.g. small retail, professional office).

The Village/Mixed Use District includes the traditional village (see *Map 10: Future Land Use*). The configuration of the Village District is shaped by the existing pattern of development. Parts of this area are served by a municipally maintained, clustered septic system. There is no public water.

The village currently accommodates a mix of residential and municipal uses as well as a few home-based businesses and some agricultural uses. The land use ordinance should include a similar mix of uses. Additional uses that do not currently exist in the Village/Mixed Use District, but that would be compatible include: day care facilities, professional services, and small-scale retail. Uses incompatible with the village include manufacturing, mining and excavation, junk yards and businesses that generate large volumes of traffic (e.g. larger retail, fast-food restaurants, et cetera).

Within the proposed Village/Mixed Use District the current density of development is 2 to 4 principal structures (homes or businesses) per acre with a significant number of smaller lots (1/10 acre to ¼ acre). The average density is around 3 principal structures per acre. Given the lack of municipal water and limited extent of municipal sewer, the land use ordinance should specify a minimum lot size of 1 acre within the Village District. Development on existing lots smaller than 1 acre should be allowed, provided that the proposed development adheres to the Maine State Plumbing Code.

The future land use ordinance should include off-street parking requirements for commercial and multi-family residential development in the village. In order to encourage development and reduce the number of “nonconforming” properties, any future land use ordinance should include provisions for front and side lot line setbacks consistent with the existing pattern.

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Commercial/Industrial District

The purpose of this district is to encourage development of larger scale commercial and industrial land uses that would be inappropriate in other parts of town. The proposed commercial industrial district include two areas along Route 1 that already support industrial land uses and one area along Route 192 that does not currently support any industrial uses. Ssee *Map 10: Future Land Use*.

These areas were selected as the most appropriate location for a future Commercial-Industrial District(s) due to the availability of 3-Phase power, road access, limited natural resource constraints and generally favorable soil conditions to support this type of development.

Allowable activities in the Commercial/Industrial District should include warehousing, food processing and other commercial and industrial uses consistent with constraints associated with the specific location chosen for the district. Other allowable uses in this district include single family homes and rural land uses allowable in the surrounding Rural District. Uses incompatible with the district include multi-family housing, larger retail stores, and other land uses that would result in strip development along the highways. To ensure continued mobility along the Route 1 and Route 192, the land use ordinance should further specify that commercial and industrial development within this district be planned with a single access point onto Route 1 or Route 192; and construction of roads should allow for internal circulation among lots/structures within the district.

The land use ordinance should specify a minimum lot size of at least 2 acres within this district.

No municipal capital investment is anticipated, but the town of Whitneyville will consider supporting capital investment in this district through the use of Tax Increment Financing or other incentives. Any future land use ordinance should include specific standards for road construction, and access management within this district.

RURAL AREAS

Rural Areas consist of those areas in Whitneyville where new development will be limited to support the town's important natural resources including its agricultural land, forested land, wetlands, scenic areas, and critical habitat. In these areas the town will use regulatory and non-regulatory means to place appropriate limits on incompatible development and uses.

According to the State Planning Office land areas designated as rural areas must be consistent with the following provisions:

- (1) To the greatest extent practicable, rural areas must include working farms, wood lots, properties enrolled in current-use tax programs related to forestry, farming or open space, areas of prime agricultural soils, critical natural resources, and important natural resources.

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- (2) The Future Land Use Plan must identify proposed mechanisms, both regulatory and non-regulatory, to ensure that the level and type of development in rural areas is compatible with the defined rural character and does not encourage strip development along roads.
- (3) Rural areas shall not include land areas where the community actively encourages new residential, institutional, or commercial development.
- (4) Rural areas must be compatible with designations in adjacent communities or provide buffers or transitions to avoid land use conflicts with neighboring communities.

Whitneyville proposes one rural district that reflects existing conditions and would preserve the community's rural character. The proposed rural area is described below and illustrated on *Map 10: Future Land Use*.

Rural District

The purpose of this district is to protect the mix of rural land uses that exist through much of Whitneyville including agricultural, low-density residential and forestry uses while continuing to provide for affordable residential dwellings; support home-based businesses; and provide open spaces for recreation and habitat.

To continue to allow for affordable housing options throughout the town, the minimum lot size will be 2 acres. In recent years, the typical lot size of new lots created in this portion of town has been much larger (3-10 acres). However the presence of a few small lots is important to the adequate provision of affordable housing; and this option should be maintained. Existing lots smaller than 2 acres should be grandfathered.

Any future ordinance should ensure limited restrictions on property owner's rights. Notably, land uses of the type typically found in rural portions of Whitneyville such as agricultural, forestry, mining and extraction, and other traditional uses as well as newer land uses common in rural areas (home-based businesses and wind energy – subject to noise and vibration standards) should be explicitly allowed by right. Any land use standard for the district should be flexible enough to allow for the continued operation and expansion of rural agricultural businesses.

CRITICAL NATURAL RESOURCES

Critical natural areas in Whitneyville include those areas identified as essential habitat or critical habitat on *Map 6: Habitat* as well as a Maine Natural Areas Program Rare & Exemplary Natural Community identified on the same map.

Critical natural areas in Whitneyville are largely concentrated along the Machias River and its tributaries. Based on comments received in the Public Opinion Survey, the scenic beauty and natural habitat found in these parts of town are felt to be important by the community at large. These areas of town are currently governed by Shoreland Zoning (as depicted on *Map 10: Current Land Use* and described in *Chapter F. Natural Resources*).

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The Town considers that current regulations afford an adequate level of protection for critical natural areas.

RECOMMENDATIONS FOR LAND USE ORDINANCE

The people of Whitneyville have expressed their support for the town to preserve Whitneyville's rural character and revitalize the village. The various growth and rural districts proposed above are consistent with these views. The town should consider the development of ordinances to implement the Community Vision.

The Comprehensive Planning Committee is guided by the opinions expressed in the public survey but is also aware that Whitneyville is a small rural town that does not uniformly embrace restrictive regulations. Whitneyville's Zoning Ordinance should be locally written and consistent with the intent to promote development in line with the historic character of Whitneyville's village and the rural character of the community as whole.

As the town has limited resources to review building applications and implement zoning regulations, land use regulations will 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 intent of the proposed ordinance is to promote development, particularly in the village, by clearly articulating the standards that the community expects of new residential and commercial development. It should also provide "good neighbor" standards through which we can minimize conflict that is often associated with unrestrained development.

Ordinances need specific standards and clear definitions. They must also meet the minimum requirements of state law and 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.

Therefore the land use ordinance should:

- (1) create a user friendly application and permitting process;
- (2) assign more responsibility for review and approval to code enforcement; and
- (3) develop clear and consistent guidelines for obtaining approval.

LAND USE ORDINANCE PERFORMANCE STANDARDS

In order to protect and preserve natural resources, property values, public safety (including fire protection), health and welfare, provide for affordable housing, and ensure

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the proper future development of the town, the following performance standard topic areas should be considered when developing the town’s land use ordinance(s).

<i>Public Issue or Concern</i>	<i>Performance Standard</i>
<i>Access Requirements</i>	<i>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.</i>
<i>Agriculture</i>	<i>Minimize soil erosion to avoid sedimentation, non-point source pollution, and phosphorus and nitrogen levels of water bodies.</i>
<i>Buffer Provisions</i>	<i>Minimize the negative impacts of inconsistent development and protect water resources, wetlands, and wells</i>
<i>Home Occupation</i>	<i>Home occupations may be established to minimize their impact on existing neighborhoods.</i>
<i>Industrial Performance Standards</i>	<i>Ensure appropriate industrial development within designated areas of the community.</i>
<i>Off Street Loading</i>	<i>Minimize traffic congestion associated with commercial development.</i>
<i>Oil and Chemical Storage</i>	<i>Regulate the location and containment of combustible material that can migrate to surface and ground waters.</i>
<i>Noise and Vibration Standards</i>	<i>Establish noise and vibration standards for industrial, mining and extraction uses.</i>
<i>Junk Yards & Vehicle Graveyards</i>	<i>Establish distances from public roadways within which junkyards and/or vehicle graveyards will not be allowed; and create standards for visual screening (e.g. fencing, vegetation) from public road ways.</i>
<i>Parking Requirements</i>	<i>Establish and regulate the number of parking spaces to be provided for different types of development.</i>
<i>Road Construction</i>	<i>In conjunction with Maine DOT, establish standards for roadway design and road construction in new development.</i>
<i>Sedimentation and Erosion</i>	<i>Minimize the volume of surface water runoff during and after development.</i>
<i>Storage Materials</i>	<i>Promote and preserve the character of the neighborhoods through orderly storage of material in residential areas.</i>
<i>Topsoil and Vegetation Removal</i>	<i>Prevent soil erosion and destruction of topsoil during construction.</i>

ENFORCEMENT AND EDUCATION

The value of an ordinance depends on how well it is enforced. To achieve better enforcement, two issues are important:

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- 1) educating residents about the requirements of local and state regulations, and
 - 2) providing adequate time for the code enforcement officer to ensure compliance.
- The land use ordinance must provide the code enforcement officer with proper legal language and definitions, and elected officials also must support the code enforcement officer.

The planning board, code enforcement officer, board of appeals, and board of selectmen will periodically review the land use ordinances to determine any required changes and to ensure that the ordinances and regulations are consistent with the plan. In the review, they will determine whether changes in the minimum requirements of state or federal laws would require local amendment of the land use regulations.

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. The town is required to notify and involve all citizens in the development and amendment of local ordinances, which must be voted on at a town meeting.

REGIONAL COORDINATION

Comprehensive planning recognizes the importance of regional cooperation. The land uses in one community can impact another community, particularly when that land use is located near the boundaries of the town. As indicated in the natural resources section of the plan, the town should attempt to develop compatible resource protection standards with nearby communities.

Whitneyville has physical boundaries with Jonesboro, Centerville Township, Northfield, Marshfield, Machias and Roque Bluffs. The town of Marshfield does not have a current Comprehensive Plan. However, the proposed land use districts are consistent with the existing pattern of development in neighboring communities as with as the future land use plans established in the Machias, Jonesboro and Roque Bluffs Comprehensive Plans.

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POLICIES AND IMPLEMENTATION

Based on the concerns of Whitneyville residents, as expressed through public meetings and town officials, the town of Whitneyville has developed the following policies and implementation strategies:

Goal: To encourage growth and development in appropriate areas of Whitneyville while protecting the Town’s character and making efficient use of public services.			
Policy	Implementation Strategy	Responsibility	Timeframe
Whitneyville will protect critical natural resources from the impacts of development.	Whitneyville will periodically review the town’s Shoreland Zoning Ordinance to ensure that appropriate critical natural resources within the town’s Shoreland are protected from the impacts of development.	Planning Board	On-going
	Whitneyville will continue to work with land owners to protect critical natural resources through voluntary measures including better management practices and voluntary participation in land conservation.	Selectmen; Planning Board	On-going
Whitneyville will establish efficient permitting procedures, especially in growth areas.	Whitneyville will establish fair and efficient permitting procedures with appropriate fees and define protective measures for critical resources areas.	Planning Board	Immediate (1-2 years)
Whitneyville will review and revise existing use regulations, consistent with the goals and guidelines of this Comprehensive Plan.	Whitneyville will prepare a zoning ordinance for review and approval by municipal vote consistent with the future land use designations in the Comprehensive Plan.	Planning Board	5-10 years
	Whitneyville will periodically update existing ordinances to ensure their consistency with state and federal laws and the local needs.	Planning Board; CEO	On-going

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Goal: To encourage growth and development in appropriate areas of Whitneyville while protecting the Town’s character and making efficient use of public services.			
Policy	Implementation Strategy	Responsibility	Timeframe
	Whitneyville will track new development in town by type and location and periodically (at least every five years) evaluate implementation of the Comprehensive Plan and land ordinances to ensure that community goals are being met.	Planning Board; Selectmen	On-going
	Require new growth-related public facilities to be located within the village growth area.	Selectmen	Immediate (1-2 years)
Whitneyville will support the level of financial commitment necessary to provide needed infrastructure in growth areas.	Whitneyville will include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Selectmen	On-going
Whitneyville will enforce ordinances fully and fairly.	Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M RSA §4451.	Planning Board; Selectmen	On-going
Whitneyville will continue to co-operate with neighboring communities and coordinate Whitneyville’s land use strategies with other local and regional land use planning efforts.	Continue serving in regional groups and organizations including the Sunrise County Economic Council and the Washington County Council of Governments.	Selectmen	On-going
	Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory (acquisition, et cetera) strategies.	Selectmen	Immediate (1-2 years)

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