

To: Hallowell CPC

From: Antje Kablitz

RE: Urban Neighborhoods Land Use Summary (Dec.16 Meeting Minutes)

At the December 16 meeting, the committee we continued our discussion of future land use policies focusing on urban neighborhoods - defining residential districts based on their historic, current, and future character. The committee reached consensus on a series of urban land use recommendations.

The committee's recommendations define the scope and scale of new development in the urban neighborhoods.

Urban Land Use Recommendations

- **Historic Downtown Neighborhood (M1):**
 - » Maintain the historic development pattern of the downtown neighborhoods
 - Setbacks mirror existing homes
 - Building height, scale, and orientation reflect existing homes
 - » Do not expand the Historic District
 - » Revise boundary of M1 to end at Page Street and revise zoning boundaries to match.

- **Downtown Neighborhood (M2):**
 - » Require grid street pattern.
 - Ensure that developments maintain street access to connect with future developments.
 - Require subsequent developments to connect to established streets
 - » Encourage the Mayflower Street pattern of development:
 - Lot minimum of about a 1/3 of an acre (15,000 SF) – *5,000 SF decrease over current zoning*
 - Setbacks in line with Mayflower Street (front setback of 50 feet) – *30 foot increase over current zoning*
 - Road Frontage in line with Mayflower Street (100 feet) – *25 foot increase over current zoning*
 - » Revise zoning district to reflect the lines of M2

- **Second Street Neighborhood (M3):**
 - » Allow a variety of housing uses including condos, apartments, townhouses, and single family homes on small lots
 - » Require that new development above Ridge Road (currently zoned RC) be in character with proposed residential development on the Stevens School site
 - » Encourage new development that fronts Second Street to reflect the character of existing homes to the east of Second Street
 - » Maintain density and siting standards of the historic district
 - » *? Develop design standards for multi-unit development that reflect urban character such as townhouse development on Second Street ?*

- **Winthrop Street Neighborhood (O):**
 - » Allow for moderate density townhouse, condominium, and rental development
 - base density on RB2 standards for multi-units
 - » Encourage affordable family housing
 - » Ensure pedestrian connectivity to the school
 - » Develop design standards for multi-unit development to reflect urban character such as townhouse development on Second Street

- **Vaughan Farm (P)**
 - » Preserve Farm
 - Land For Maine’s Future
 - Farms for Maine’s Future
 - » If development is unavoidable create a master plan to ensure conservation subdivision standards that reflect what is allowed in the rural area