

## 12. EXISTING LAND USE

### INTRODUCTION

An understanding of land use changes is essential in planning a town's future. A review of the impacts of recent land development helps determine if the current land use ordinances and other measures used to manage growth are adequate. It may also help determine if town growth patterns are consistent with Bucksport's vision. This involves looking at the town as a whole and its various neighborhoods.

**State Goal:** None required.

### OVERVIEW AND MILL CLOSURE EFFECTS

Since its founding, land use patterns in Bucksport have followed the traditional configuration of coastal Maine towns. Villages formed near convenient harbors with other settlements clustered near crossroads and mill sites. Farms spread out in the rural areas where tillable lands and pastures could be found. As roads and automobiles became more plentiful, wayside homes were popularized to enjoy the best of all worlds without close ties to a village. Though Bucksport Village has grown, much of the new home construction in recent decades has been along established through ways, on small subdivisions roads and shorelines.



While the 2003 comprehensive plan called for most new residential development to take place in the growth areas designated in the future land use plan, only six of the 73 residential subdivision lots/units approved between 2002 and 2015 were in the growth area. Many commercial operations have come and gone in recent years. Eighty-three commercial uses were granted permits in existing buildings on Main Street and only twenty of those remained in business as of late 2015.

There were 202 building permits granted for new residential construction between 2002 and 2015. Yet the year-round population increased by sixteen persons between 2000 and 2010. New home construction occurred at a faster rate than the population. The town continues to invest in its downtown. It still, however, faces major challenges in attracting and retaining new businesses to the downtown.

### HIGHLIGHTS

- ★ Ordinance changes provide for easier application reviews by Planning Board and CEO.
- ★ New digital flood maps improve administration of floodplain management regulations.
- ★ Homebuilders and developers choose rural subdivisions over designated growth areas.
- ★ Relaxing of some Shoreland Zoning requirements may help downtown development.
- ★ Aesthetic standards may be proposed to enhance the image of commercial areas.
- ★ Some conflicts in the Rural Development Corridor might be eased with realignment.

## ANALYSIS

### Residential Development Trends

According to code enforcement office records, about 71 percent of residential development in the 2002- 2015 period was in single-family lots. The remaining 29 percent was in subdivisions. There were no planned developments. The town issued 202 building permits for new residential construction (see Table 12.1).

*Is most of the recent development occurring: lot by lot; in subdivisions; or in planned developments? Is recent development consistent with Bucksport's vision?*

There were also some conversions of uses during this same period. Town records indicate that seven residential uses were changed to commercial. Three commercial operations were converted to residential uses. Demolition permit requirements were implemented in 2014, and since then 7 demolition permits covering the removal of a total of 11 residential buildings were issued.

<b>Year</b>	<b># of permits</b>
2002	26
2003	22
2004	26
2005	26
2006	19
2007	16
2008	11
2009	8
2010	13
2011	8
2012	10
2013	6
2014	7
2015	4
<b>Total</b>	<b>202</b>

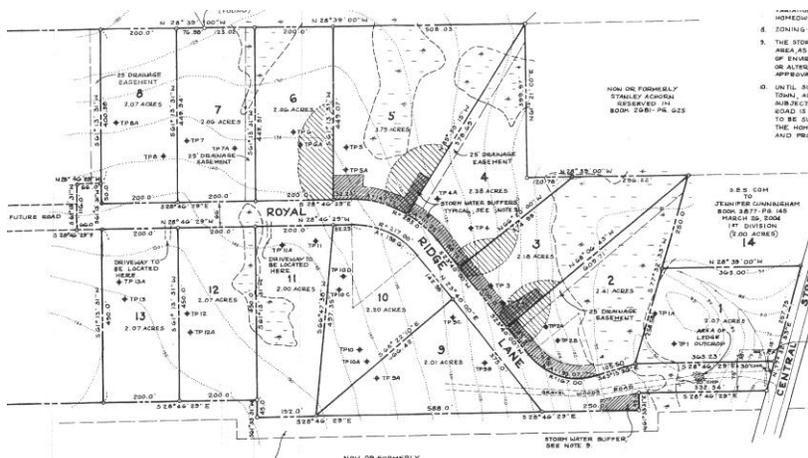
**SOURCE:** Town permit records

Subdivision activity is summarized in Table 12.2. While the planning board approved 73 residential lots or units, just 39 have been-built-upon as of late 2015. Only six lots/units (8 percent of the total) were approved in the growth area specified in the 2003 Comprehensive Plan Future Land Use map and 67 (92 percent) were in the rural area. This trend is inconsistent with the goal of the 2003 plan that the majority of development should occur in the growth area.

**Table 12.2**  
**Approved Subdivisions: Bucksport 2002-2013**

Year	Subdivision Name	Number of approved lots/units	Number of lots built-upon	Location (Growth or Rural Area)
2002	None	0	0	na
2003	East Channel Condos	4 units	(existing bldg.)	Growth
2004	1. Long Pond Stream	4	2	Rural
	2. Meandering Brook	4	2	Rural
	3. Shawna Haskins	3	2	Rural
	4. Singing Creek	4	2	Rural
	5. Town Farm Road	14	14	Rural
2005	1. Buck Housing Develop.	1 lot added	1	Growth
	2. Kings Mountain View Pond View	11	5	Rural
2006	Pond View	2	2	Rural
2007	1. Shawna Haskins	1 lot added	0	Rural
	2. Royal Ridge	14	7	Rural
	3. Clements	9	1	Rural
2008	None	0	0	na
2009	None	0	0	na
2010	Buckstown Heritage Park	8 (comm.)	0	Comm. Growth
2011	None	0	0	na
2012	None	0	0	na
2013	None	0	0	na
2014	Buck Housing Develop.	2 lots comb.	1	Growth
2015	1. Kenney Drive	1	0	All Rural
	2. Jacob Buck Pond	1	0	
<b>Totals:</b>		<b>73</b>	<b>39</b>	<b>6 growth</b> <b>67 rural</b> <b>8 Comm. Growth</b>

**SOURCE:** Bucksport Planning Board records



Two miles from the village off Central Street, Royal Ridge is the largest residential developments in Bucksport of the last ten years. There are still some buildable lots available.

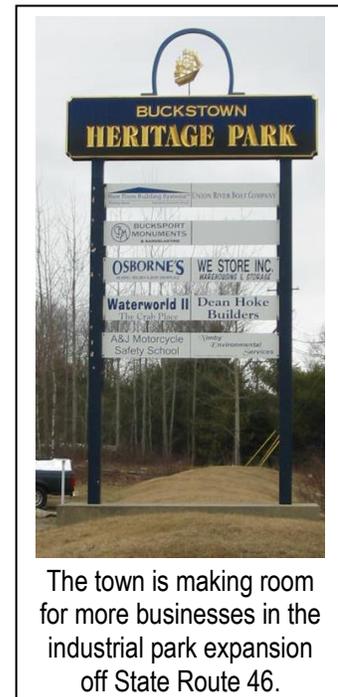
## Commercial and Other Development Trends Since 2003

There was a high rate of turnover in commercial properties in the 2003-2015 period. On Route 15, seven commercial uses opened and two closed. Eighty-three commercial uses were granted permits in existing buildings on Main Street and only twenty of those remained in business as of late 2015. Ten commercial uses opened in the downtown area away from Main Street and six closed. In the rural areas, thirty-two commercial uses were permitted, and seven closed.

Commercial development activity since the last plan included a small retail strip mall on Route 1. The Dunkin Donut building was renovated. A separate commercial building on the same lot was demolished and reused as a parking lot. A Subway franchise moved to a new location from another nearby location on Route 1.

Activity continued along Route 46. A residential building was demolished and replaced with a seasonal seafood restaurant. New construction included a fuel business and a 1,440 square-foot addition to an existing motorcycle repair business. Two Main Street businesses (a gunsmith and a marine service) relocated to an existing building on Route 46, and constructed an addition to create more space.

There was also development in the Buckstown Heritage Industrial Park off Route 46. Some of these businesses opened in new buildings and others in existing structures. Businesses include a plumbing and heating contractor, a motorcycle driving school, a septage dewatering facility, a stone monument operation, a crab processor, a boat builder, a flash freezer and cold storage facility, and a building and electrical contractor. Also locating in the park were a maker of insulated foundation forms, a fuel design and development business, dog food maker, and a specialty automotive service. The building contractor, electrical contractor, dog food manufacturer, and boat building businesses have since closed but a new boat building company now uses the facility occupied by the prior boat building company. As of late 2015, there were two acres of vacant land in the existing business park, with another 20 acres being prepared for future development.



The town is making room for more businesses in the industrial park expansion off State Route 46.

Downtown improvements continued including the demolition of eleven buildings on Main Street to make way for site improvements. Five dilapidated buildings were demolished by the town, and the 1 ½ acre site is being marketed for redevelopment. Two buildings were demolished to make way for public parking off Central Street. An old building next to the town dock was demolished and the site was redeveloped with a building occupied with a restaurant and two apartments. A large commercial building and two nearby residential buildings next to the Verona Island bridge were demolished by the town. The site was redeveloped with a municipal combined sewer and stormwater overflow facility, a Veterans' Memorial, and a public parking lot.

One historical building known as the Jed Prouty Tavern and Inn was converted into an assisted living facility. Another historical building was renovated and is now a retail storefront and dwelling. The town acquired an historical building located just off Main Street known as Wilson Hall, and efforts are under way to repair damage from years of neglect. *(For more information on historical resources, see the Historical and Archaeological Resources chapter).*

Other downtown investments included an expansion of a health care facility on Broadway. An old school building on Elm Street was converted into Gardner Commons, a 25-unit senior citizen apartment building. There were also several expansions and renovations to the RSU 25 school buildings. (These are described in the Public Facilities and Services chapter.) Improvements continued to the marina area. Further expansions of the waterfront walkway were completed, as well as other amenities such as landscaping. A sculpture was installed at Flag Point on the waterfront, and informational signs and benches were installed at Picnic Point near the westerly end of the walkway.

### **The 2003 vision statement proclaimed:**

*Bucksport of the future will continue to be a vibrant community where people of all ages will live, work and play. Bucksport will have desirable residential areas. Residents will have safe and sound housing and moderate tax rates. Children will have good educational and recreational opportunities. Senior citizens will have adequate housing and services. Health services will meet the needs of all age groups. Public transportation will be provided for all. Neighborhoods will be pedestrian-friendly and attractively landscaped. New residential developments will be established without burden to the town's natural resources, rural areas or municipal services.*

The following paragraphs present the specific 2003 goals of the vision statement and evaluate the degree to which they have been achieved. Limiting factors include the poor overall condition of the global economy as well as major changes in the operations at the mill site.

*What regulatory and non-regulatory measures would help promote development of a character, and in locations that are consistent with Bucksport's vision?*

a. Bucksport will have thriving commercial areas.

Bucksport has actively promoted its manufacturing and commercial sectors. These efforts resulted in new businesses being attracted to town. However, high commercial vacancy rate indicates that portions of the commercial area are not thriving. This part of the vision statement has been implemented with limited success.

One recent regulatory change to help implement this goal is delegation of more land use permitting authority to the code enforcement officer (see Section C below). This will expedite the land use permit approval process. The town has had an aggressive economic development program to recruit and retain businesses. This is an effective

non-regulatory measure. Any recruitment program faces challenges during a time of slow economic growth.

Bucksport's long-time major industrial business, a paper mill, was closed in late 2014. Demolition of mill buildings will make way for new development. The site owners and others have opinions as to what that might be. Some promoted plans might not fit the industrial zoning requirements for this area, so consideration may be needed to change the zone or to allow more types of commercial uses.

b. Bucksport will have attractive recreational areas and natural resources

The town's recreation areas are discussed in the Recreation chapter. There is further information in the Marine Resource and Natural Resource chapters. To summarize, the expansion of trail systems and waterfront improvements has improved recreational opportunities and enjoyment of natural resources. While there are still outstanding needs to address, the town has made great progress in implementing this goal.

Further implementation of this goal will depend primarily on non-regulatory measures. These will include continued investment in recreational facilities and waterfront improvements. There is further discussion of the current town regulatory measures in the relevant chapters.

c. Bucksport will have desirable residential areas

As discussed in the Housing chapter, the town's housing stock has improved but there are still some substandard units. The town has not been successful in attracting much new residential development to the growth areas. Only 8 percent of the subdivision units approved between 2003 and 2015 were in the growth areas.

The most effective non-regulatory technique to attract more residential growth to growth areas is continued public investment in pedestrian facilities, streets, and public amenities. The town, however, has already made substantial improvements in its built-up area. The small scale of recent residential development, illustrated by the fact that only three of the approved subdivisions between 2003 and 2015 were over ten units, makes it hard to create a neighborhood.

One possible regulatory measure would be to create incentives for open space or cluster developments. The developer creates smaller individual lots in exchange for a commonly held open space area. Some towns allow developers of open space subdivisions to create additional lots than would be allowed under conventional subdivision standards. Another possible option would be to require the use of open space subdivision under certain conditions. These conditions normally apply to large-scale development (at least ten units and frequently more). As mentioned above, most residential development in Bucksport has been small-scale.

The town has a full-time code enforcement officer (CEO) that meets state certification requirements. Since Bucksport is now subject to the Maine Uniform Building and Energy Code (MUBEC), some increase

*Is Bucksport's administrative capacity adequate to manage its land use regulation program, including planning board and code enforcement officer?*

in building inspection activity is likely. This may mean more demands on the code enforcement staff.

The development review process has been recently changed to allow the CEO to review more applications and grant disability permits with variances rather than subject them to planning board review. This allows faster granting of permits.

Bucksport amended its floodplain management ordinance in 2008. It does not include the minor changes made to state model ordinance since that time. These changes include new references to federal forms and minor clarifications of language.

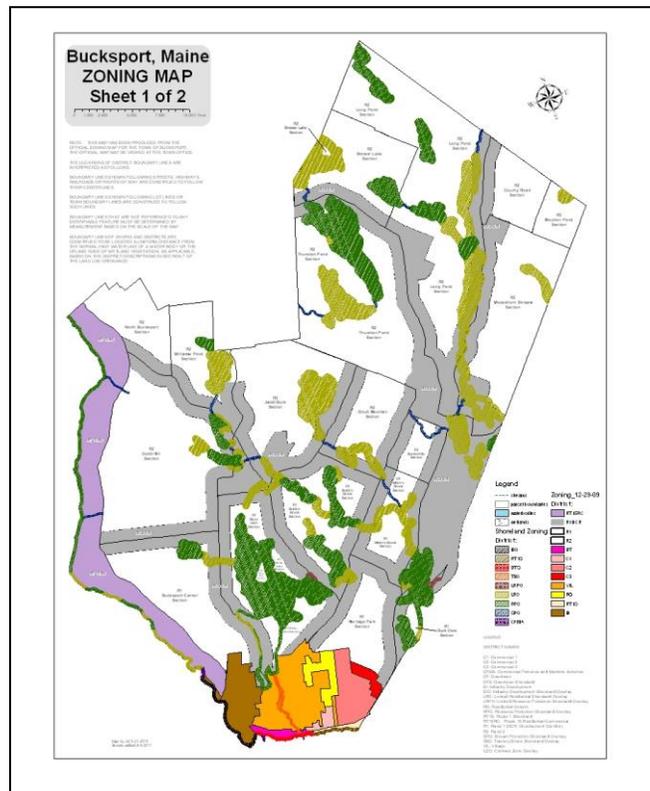
*Are floodplains adequately identified and protected? Is the floodplain management ordinance up to date and consistently enforced? Is the floodplain management ordinance consistent with state and federal standards?*

No problems have been reported in the enforcement of the ordinance. As of late 2015, new floodplain maps are being finalized by FEMA. The town may want to postpone any amendments to the current floodplain ordinance until the new maps are released. The new maps may show a change in the current floodplain boundaries and involve further amendments to the ordinance. It would be more efficient to make all the amendments at once.

## Conditions and Trends

### Existing land use map

Bucksport’s official zoning maps are available at the town offices on Main Street. Colorized unofficial versions are at [www.bucksportmaine.gov](http://www.bucksportmaine.gov):



The estimated breakdown of acreage by zoning districts is shown on Table 12.3. The dimensional standards for each zone are summarized in Table 12.4.

<b>Table 12.3 Bucksport: Estimated Acreage of Zoning Districts</b>		
District	Estimated Acreage	Percent of Land Area
Commercial 1	57	0.2%
Commercial 2	345	1.0%
Commercial 3	75	0.2%
Downtown	85	0.2%
Rural 1	4,170	12.0%
Rural 2	14,980	43.1%
Industry Development	462	1.3%
Residential Growth	167	0.5%
Route 1 Shoreland	49	0.1%
Route 15 Residential-Commercial	1,975	5.7%
Route 1 (DCR: Development Corridor)	10,218	29.4%
Village	766	2.2%
Ponds and lakes	1,400	4.0%
<b>Total</b>	<b>34,749</b>	<b>100.0%</b>
<b>SOURCE:</b> GIS analysis of zoning map		

*A summary of current lot dimensional standards.*

The complete set lot dimensional standards can be found at [www.bucksportmaine.gov](http://www.bucksportmaine.gov). (see section 14 of the town’s land use ordinance). The town is divided into thirteen general districts. There are also six shoreland zone overlay districts that provide additional regulations to specific areas. A seventh overlay district identifies land areas subject to conditional use approval. A brief summary of the inland districts is shown on Table 12.4. Shoreland protection measures are discussed in the Water and Marine Resources chapters.

Minimum lot sizes range from 5,000 square feet to four acres. Lot size requirements vary based on factors such as the type of uses allowed, the presence of public water and sewer, and additional uses on the same lot (see Minimum Land Area Notes below). These standards offer a range of options to encourage denser development in the downtown area while keeping more remote areas at a rural scale.

The zoning ordinance offers additional flexibility through a Contract Zoning Overlay (CZO) district. This district allows certain areas to be zoned conditionally if approved by the planning board and town council. The intent of this overlay district is to mitigate potential adverse effects upon adjacent properties and the town by allowing the addition of specific conditions to a change in zoning. A zone change to CZO may be granted only if the application of the zoning to the property in question meets the same standards of consistency with the town’s comprehensive plan required for any other zone change Questions have been raised about the appropriate use of Contract Zoning, so some clarification in the land use ordinance may be needed.

**Table 12.4**  
**Summary of Lot Dimensional Standards Inland Zones<sup>1</sup>**

DISTRICTS	DT	C1	C2	C3	ID	RG	RT 1S	RT 15 RC	R1	R2	VIL
5,000 SQ. FT.	1.1										1.3
10,000 SQ. FT.	1.2	1.3	1.3	1.3							
20,000 SQ. FT.		1.4	1.4	1.4		1.5					1.4
30,000 SQ. FT.							1.6				
40,000 SQ. FT.					1.5		1.7	1.5			
60,000 SQ. FT.							1.8				
1 ACRE									1.11		
2 ACRES									1.12	1.11	
4 ACRES										1.12	

<sup>1</sup>**NOTE:** This summary is for general references purposes only. For details on district requirements consult the land use ordinance. **SOURCE:** Bucksport town code

<b>2.1 DISTRICT ABBREVIATIONS - NAMES:</b>	
C1 - Commercial 1	RG - Residential Growth
C2 - Commercial 2	RT15RC - Route 15 Residential/Commercial
C3 - Commercial 3	R1 - Rural 1
DT - Downtown	R2 - Rural 2
ID - Industry Development	VIL - Village
<b>2.2 MINIMUM LAND AREA NOTES:</b>	
1.1 Per 1-family dwelling or 1 ½-family dwelling. 7,500 square feet per 2-family dwelling.	
1.2A Per principal structure for comm. or non-comm. 2,500 sf per each dwelling unit.	
1.2B Per 3-unit multi-family dwelling. 2,500 square feet per each additional dwelling unit.	
1.3 Per principal structure with public sewage disposal.	
1.4 Per principal structure with private sewage disposal.	
1.5 Per principal structure with public or private sewage disposal.	
1.6 Per one-family dwelling or one & ½-family dwelling. 45,000 sq. ft. per two-family dwelling.	
1.7 Per principal structure for comm. or non-comm. 15,000 sf per dwelling unit in the structure.	
1.8 Per 3-unit multi-family dwelling. 15,000 square feet per each additional dwelling unit.	
1.9 Per dwelling unit.	
1.10 Per principal structure for commercial or noncommercial occupancy.	
1.11 Per 1-family dwelling, 1½-family dwelling or 2-family dwelling, except in a Subdivision.	
1.12A. Per principal structure for comm. or non-comm.. 20,000 sf per dwelling unit.	
1.12B. Per one-family dwelling, one & ½-family dwelling or two-family dwelling in a subdivision.	

Recent development trends are discussed in Section D.1 of this chapter. These trends indicate several themes. First, apart from multi-family housing, the majority of new residential development has occurred in areas that were designated as rural in the 2003 plan. Second, there has been substantial public investment in the growth areas. This includes the schools, parking, waterfront improvements, and pedestrian facilities. Third, there are many vacant commercial properties. This means that there is an opportunity for reinvestment of already developed land.

*A description or map identifying the location of lots and primary structures created within the last ten years. Include residential, institutional, commercial, and industrial development.*

Although Bucksport is a service center with a concentration of development, it is mostly rural. Only 2,112 acres (6 percent of the land area) in town is already developed (see Table 12.5). Forests are the primary land use in town, accounting for about 77 percent of the land in Bucksport.

<b>Table 12.5 Land Cover Analysis, Bucksport</b>		
<b>Land Cover Type</b>	<b>Acreage</b>	<b>Percent</b>
Developed, High Intensity	253	0.7%
Developed, Low Intensity	386	1.1%
Developed, Medium Intensity	312	0.9%
Developed, Open Space	331	1.0%
Road/Runway	830	2.4%
<b>DEVELOPED LAND subtotal</b>	<b>2,112</b>	<b>6.1%</b>
Cultivated Crops	1,149	3.3%
Pasture/Hay	1,045	3.0%
<b>CROPS AND HAY subtotal</b>	<b>2,194</b>	<b>6.4%</b>
Deciduous Forest	9,287	26.9%
Evergreen Forest	5,899	17.1%
Heavy Partial Cut	1,249	3.6%
Light Partial Cut	722	2.1%
Mixed Forest	9,095	26.3%
Regenerating Forest	576	1.7%
<b>FOREST subtotal</b>	<b>26,828</b>	<b>77.7%</b>
Grassland/Herbaceous	12	0.0%
Scrub/Shrub	523	1.5%
<b>GRASS-SHRUB subtotal</b>	<b>535</b>	<b>1.6%</b>
Wetland Forest	816	2.4%
Wetlands	419	1.2%
<b>WETLANDS subtotal</b>	<b>1,235</b>	<b>3.6%</b>
Open Water	1,463	4.2%
Unconsolidated Shore	148	0.4%
Bare Ground	32	0.1%
Other	<b>179</b>	<b>0.5%</b>
<b>TOTAL</b>	<b>34,546</b>	<b>100%</b>
<b>SOURCE:</b> Bucksport Assessor's office		

Development trends in different parts of town are discussed below:

### 1. The Downtown and Waterfront

While there have been major improvements to the downtown and waterfront, there are still some outstanding problems. The parking and sidewalk issues are addressed in the Transportation chapter. As mentioned above, there is a high vacancy rate of commercial structures. The town may want to review the current practice of allowing some residential uses on the ground floor of commercial buildings. This could alter the commercial character of the Main Street area.

Another issue involves the limitations on adding more apartments or businesses in existing buildings located in the shoreland zone along Main Street. DEP regulations require lots to provide a minimum amount of land area and shore frontage for each individual commercial and residential occupancy in a building, and most lots on Main Street are already unable to do that for the existing uses on the lots. Seeking a variance to add additional uses is an option for property owners, but in most cases qualifying for a variance is extremely difficult. Another option, which is currently being pursued, is providing justification to DEP for allowing less restrictive land area and shore frontage requirements.

## 2. Lake Watersheds

As discussed in the Water Resources chapter, some of the lakes are vulnerable to phosphorus and other non-point sources of pollution. The town may want to update its phosphorus control standards to reflect the latest model guidelines.



## 3. Route 1/3 Corridor

This corridor faces conflicts between through and local traffic. The town may want to review its access management policies that address curb cuts. As this is a high visibility area for tourists, ordinance standards could be considered to keep the aesthetic quality here at a consistent level.

## 4. Rural Areas

As mentioned earlier in this chapter, the rural areas have attracted the majority of new residential development. The town may want to review its current approach to encouraging growth in growth areas. As the population ages more people may be interested in living closer to the downtown.

Bucksport has a comprehensive set of land use ordinances. They appear to manage most land development adequately. Some minor revisions and updating may be needed to address some specific problems such as water resource protection and road

access management. These topics are discussed at greater length in the respective chapters.

The town’s land use and zoning ordinance was repealed and replaced with a more comprehensive ordinance in 2010. The most obvious benefit observed was a more efficient and consistent application review process conducted by the Planning Board for new commercial businesses. The ordinance also includes shoreland regulations which previously were in a separate ordinance. Combining these regulations into one document makes it easier to access information, especially for properties that contain both shoreland and non-shoreland areas.

*Provide a brief description of existing land use regulations and other tools utilized to manage land use, including shoreland zoning, floodplain management, subdivision, site plan review, and zoning ordinances.*

Land use ordinances are filled with regulatory language, tables and definitions, and can be a bit overwhelming for those unfamiliar with how these ordinances work. An instructional guide for using Bucksport’s land use ordinance was developed to help novice users understand how the ordinance is formatted and where to find the information they are looking for. Continuing efforts should be made to ensure the ordinance is as user-friendly as possible.

The first step in estimating the amount of land needed to accommodate future growth is to assess the amount of land that is available for development. This should be compared to projected growth trends. A realistic amount of land needs to be designated to accommodate most growth. (This is addressed in the Future Land Use Plan).

*Estimate the minimum amount of land needed to accommodate projected residential, institutional, commercial, or industrial development at least ten (10) years into the future.*

Some land is not suitable for development due to natural constraints. These include areas of steep slopes, wetlands, floodplains, and key natural resources. The estimated acreage of development constraints is shown on Table 12.6.

These estimates are general. Site investigations may reveal more specific information about a given parcel of land. For example, a high value wildlife habitat may be discovered on a property. Similarly, a wetland boundary map may be in error.

<b>Table 12.6</b>		
<b>Land Subject to Natural Development Constraints, Bucksport</b>		
<b>Constraint Type</b>	<b>Acreage</b>	<b>% of Town</b>
Steep Slope Areas	2,245	6.5%
Flood Plains (including ponds & wetlands)	2,898	8.4%
Key Natural Areas such as deer wintering areas (est.)	1,000	2.9%
Hydric (wet) Soils not in areas above (est.)	2,000	5.8%
<b>Natural Constraint Totals</b>	<b>8,143</b>	<b>23.6%</b>
Already Developed Areas	2,112	6.1%
<b>Town total</b>	<b>34,546</b>	<b>100%</b>
SOURCE: State and Town data		

Tax-exempt and tax-sheltered land (see Table 12.7) is not normally available for development. About 1.5 percent of the land in Bucksport in late 2013 (nearly 509 acres) was tax-exempt. This compares to the 298 acres reported as tax-exempt in the 2003 plan. The largest tax-exempt landowners are the town (401 acres) and the schools (48 acres). Churches and service organizations account for 27 acres.

About 73 percent of the increase in tax-exempt land was in town-owned property. The 2003 plan reported there were 269 acres of town-owned land. The overall amount of tax-exempt property is still minimal.

Tax-sheltered land refers primarily to land held in current use taxation such as tree growth and farmland protection. It is at least temporarily restricted from development. There is further discussion of this topic in the Agricultural and Forest Resources chapter. About 27 percent of the land in town is in tree growth or farmland protection.

<b>Table 12.7 Tax-Exempt or Sheltered Property, Bucksport, 2013</b>			
<b>Description</b>	<b>Number of Parcels</b>	<b>Acreage</b>	<b>Percent of Total Land Area</b>
<b>Tax Exempt</b>			
Great Pond Mountain Trust	1	30	Less than 0.5%
Municipal (non-school)	54	401	1.1%
Schools (RSU 25 and Reach School)	7	48	Less than 0.5%
Churches, Service Organizations	23	27	Less than 0.5%
State, (Jacob Buck Pond boat launch)	1	2.5	Less than 0.5%
Federal (USPO leases pvt-owned bldg)	0	0	0
<b>Total Tax Exempt</b>	<b>86</b>	<b>508.5</b>	<b>1.5%</b>
<b>Tax Sheltered</b>			
Tree Growth	95	6,462	18.6%
Farmland <sup>1</sup>	3	323	9.3%
<b>Total Tax Sheltered</b>	<b>98</b>	<b>6,785</b>	<b>19.5%</b>
<b>Total Land Area (acres)</b>			<b>34,699</b>
<sup>1</sup> <b>NOTE:</b> Farmland data are from Maine Revenue Services <u>2012 Municipal Valuation Return</u> . All other data are from the town or Great Pond Mountain Trust			
<b>SOURCE:</b> Tax Assessor records			

The projected decline in population means Bucksport is not expecting significant rates of new development. Given the available land in the business parks and the vacant commercial properties, most development other than single-family homes is likely to occur on or adjacent to existing developed properties.

As seen in Table 12.1, 202 permits were granted for new residential construction between 2002-2015. Yet the year-round population increased by sixteen persons between 2000 and 2010. This means that some new home construction can be expected even if there is little population growth. To allow for some unanticipated growth, this plan assumes that 200 new single-family homes will be built between 2014 and 2024. The actual growth rate is more likely to be slower.

Table 12.8 shows that 200 additional acres will be needed for new development. This assumes an average of one acre per house. In some parts of town, the zoning ordinance requires more land and buyers may choose to buy more than the minimum lot size. In areas served by public water and sewer, lot sizes are smaller. There is clearly ample developable land. The challenge is encouraging more residential development to take place in the growth areas.

<b>Table 12.8 Bucksport: Available Land for Development, 2015</b>		
<b>Constraints</b>	<b>Estimated Acreage</b>	<b>Percent of Land Area</b>
1. Developed Land	2,112	6.11%
2. Tax-Exempt <sup>1</sup>	479	1.4%
3. Tax Sheltered	6,785	19.5%
6. Natural constraints (from Table 12.6)	8,143	23.4%
7. Total constrained or restricted land	17,519	50.4%
8. Vacant available land	17,230)	49.6%
9. Projected land for new development 2014-2024	200	.005%
10. Balance of vacant land after new development	17,030	50.4%
<b>11. Total</b>	<b>34,749</b>	<b>100.0%</b>
<sup>1</sup> <b>NOTE:</b> there is some overlap between developed land and tax-exempt <b>SOURCE:</b> analysis of other tables		