

## GLOSSARY OF TERMS USED

### Average Annual Daily Traffic or AADT:

The total yearly volume of vehicular traffic in both directions divided by 365.

(The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Linnbloom, Rutgers University Press, 1995)

<u>Capital Investment Plan</u>	vs.	<u>Capital Improvement Program</u>
* financial concerns only		* planning, engineering, financial concerns
* major capital improvements		* all proposed capital improvements
* rough cost estimates		* detailed cost estimates based on engineering studies
* general priority-setting		* yearly scheduling of capital improvement projects
* probable funding sources mechanisms		* specific year-by-year scheduling of capital improvement and projects

(Guidelines for Maine's Growth Management Program, Department of Economic and Community Development, December 1988)

### Cluster Development

A development design technique that concentrates houses or buildings onto one section of a site through a reduction in individual lot sizes, setbacks, and dimensional requirements, while retaining the same overall density (i.e., 20-acre subdivision with ten 2-acre lots vs. 20-acre subdivision with 1-acre lots and 10 acres preserved as open space). The purpose of a cluster development is to encourage a diversity of housing opportunities while leaving the remaining land for open space, recreational areas, or to preserve environmentally sensitive areas. It is usually included as an option in a local zoning ordinance, which clearly states the purpose of the cluster ordinance.

(adapted from A Survey of Zoning Definitions, American Planning Association, December 1989)

### Comprehensive Plan

A comprehensive plan is a summary of the town's current conditions and a guide for the future. A comprehensive plan identifies the major problems and opportunities facing a town, and recommends policies and implementation strategies to deal with these issues. It does not have the force of law, rather it is an advisory document used by a town officials in making local decisions. Any changes in zoning or town expenditures recommended by the plan will require a specific municipal legislative body (town council in Bucksport's case) vote for approval. Through Maine's 1988 Growth Management law matching funds have been made available to towns which voluntary undertake the task of preparing a comprehensive plan.

(Hancock County Planning Commission, 2001)

### Conservation Easement (see easement)

A conservation easement (or a restrictive covenant) is an agreement between a landowner and another party that allows a landowner to continue owning and using a property while assuring its protection from specified types of development. It can be used to protect scenic views, open space, historic structures, agricultural land, or any other purpose specified in the agreement. A conservation easement does not automatically provide for public access, but access can be negotiated as part of the agreement.

(Open Space Planning, Maine Dept of Conservation, 1991)

### Easement

A grant of one or more of the property rights by the grantor (landowner) to, or for the use by, the grantee (town, public, corporation, or another person or entity) for a specific purpose. Under an easement, the landowner gives up certain rights associated with his/her property, but does not give up actual ownership of the property. Easements may be either permanent or for a limited period of time, depending on the terms of negotiated. It does not prohibit the selling or passing of land to heirs, however, the easement requires each successor to honor the restrictions outlined in the agreement. An easement can be donated or purchased.

(Open Space Planning, Maine Dept of Conservation, 1991)

### Farm and Open Space Tax Law

Provides a reduction in property taxes for any land registered in the program in order to encourage the protection of open space and farmland. Under this law, the land is taxed for its "current use" rather than its "fair market" value in order to provide an incentive for landowners to register.

- For a farm to qualify under this law, a tract of land must "be of at least 5 contiguous acres on which farming or agricultural activities has produced a gross income of at least \$2,000 per year in one of the 2, or 3 of the last 5, years preceding the date of application for classification."
- For open space to qualify under this law it must consist or any of land which conserves scenic resources, enhances public recreational opportunities, promotes game management, or preserves wildlife habitat.

(Comprehensive Planning: A Manual for Maine's Communities, Department of Economic and Community Development, Nov 1992; Open Space Planning, Maine Dept of Conservation, 1991)

### Impact Fee

An impact fee is a one-time charge to a development to pay for public capital improvements such as roads, sewers, or parks that are required to accommodate the project. In some cases, the developer may provide the needed amenities rather than pay the impact fee.

(Open Space Planning, Maine Dept of Conservation, 1991)

### Manufactured Housing

A structural unit or units designed for occupancy and constructed in a manufacturing facility and transported to a building site. The term includes any type of building which is constructed at a manufacturing facility and transported to a building site where it is used for housing and may be purchased or sold by a dealer in the interim. The two types of manufactured housing are:

- all factory made houses shipped to a site on wheels

· mobile homes and modular homes made in one or two sections

(Maine's New Mobile Home Park Law, Dept of Economic and Community Development, 1989)

### Seasonal Home

A dwelling unit not used as a principal residence that may be occupied weeks and for brief periods of the year. The term refers to the use of a home, not its construction since some seasonal homes may be winterized and others not. (see Year-Round Dwelling Unit)

(The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Linnbloom, Rutgers University Press, 1995 as modified by the Hancock County Planning Commission, 2001)

### Shoreland Zoning Act

The Mandatory Shoreland Zoning Act requires all municipalities to adopt, administer, and enforce ordinances which regulate land use activities within 250 feet of great ponds (>10 acres) rivers, freshwater and coastal wetlands, and tidal waters; and within 75 feet of streams. The Mandatory Shoreland Zoning Act establishes guidelines for setbacks for development within defined zones. Municipalities must adopt shoreland zoning ordinances consistent with, or no less stringent than the minimum guidelines set forth by the state.

(State of Maine Guidelines for Municipal Shoreland Zoning Ordinances, 1994)

### Single Family Home

A building containing one dwelling unit and that is not attached to any other dwellings by any means and is surrounded by open space or yards.

(The New Illustrated Book of Development Definitions, Harvey S. Moskowitz and Carl G. Linnbloom, Rutgers University Press, 1995)

### Site Plan Review

Site plan review prescribes a set of performance standards for certain types of development and establishes a review procedure to determine if these standards are met. Site plan review is generally used to set standards when there is no conversion of lots (subdivision), such as a large commercial development.

(adapted from An Introduction to the Legal Framework of Zoning and Land Use Regulation for Maine Planning Boards, 1995)

### Transfer of Development Rights (TDR)

Local government allows development rights that are assigned through zoning to one parcel to be transferred to another parcel at a different location. Therefore, the right to develop a parcel of land can be separated from the land itself; both the property and the development rights remain private property and can be sold separately. A TDR program can help a town guide growth from a rural area to another more appropriate growth area in order to protect natural resources.

(adapted from Transfer of Development Rights, Natural Resources Council of Maine, 1994)

### Tree Growth Tax Law

Provides a reduction in property taxes for any land registered in the program in order to encourage the protection of forest land. Under this law, the land is taxed for its "current use" rather than its "fair market" value in order to provide an incentive for landowners to register.

- To qualify, a tract of land must be "used primarily for growth of trees and forest products, but shall not include ledge, marsh, open swamp, bog, water and similar areas, which are unsuitable for growing a forest type even though such areas may exist within forest lands. Land which would otherwise be included within this definition shall not be excluded because of multiple use for public recreation. Parcels of land containing less than 10 acres of forest land shall not be included in this definition."

(Comprehensive Planning: A Manual for Maine's Communities, Department of Economic and Community Development, Nov 1992; Open Space Planning, Maine Dept of Conservation, 1991)

### Year-Round Dwelling Unit

A unit that serves as the principal residence of the occupant. Dwelling unit refers to units that have private kitchen, sanitary and sleeping areas as opposed to group quarters where cooking and other facilities may be shared. It includes single-family homes and apartment units.

(Hancock County Planning Commission, 2001)