

## Land Use Goals, Policies and Strategies

**Goal:**

**To promote appropriate and desired growth, and a land use pattern that preserves the rural character of Newfield and its village areas.**

| <u>Policy</u>  | <u>Strategy</u>   | <u>Responsibility</u>                   | <u>Target Dates</u> |
|--|---|---|---------------------|
| <p>Monitor rate, type and location of growth to assess the effectiveness of the town’s fiscal capacity. Work with utility providers to identify potential growth areas and identify projects in the long term where work can be done without having to “dig up” the same land or roadway twice</p> | <p>Continue to use permitting/assessor database to produce reports showing where growth is occurring. This could also be done by spreadsheet</p>  | <p>Select Board,<br/>Planning Board</p> |                     |
|  | <p>Based on growth and land use data, identify town growth areas (or restricted growth areas) and make a future land use map and plan, with the potential for it to be added to the Comp Plan</p> | <p>Select Board,<br/>Planning Board</p> |                     |
| <p>Better connect land uses between West Newfield and Newfield, including between subdivisions served by public roadways</p>   | <p>Incorporate home based businesses into Zoning Regulations in Village and Rural Districts, subject to compatibility with rural character</p>  | <p>Select Board,<br/>Planning Board</p> |                     |
|  | <p>Revise zoning to reflect review differences in residential and commercial applications, incorporating Site Plan Review and a submission checklist</p>  | <p>Select Board,<br/>Planning Board</p> |                     |

Policy

Ensure Newfield's zoning requirements do not inhibit residents and appropriately suit the needs of the town

Strategy

Review lot size, frontage and conditional uses in Newfield's Rural District

Review compatibility of residential and industrial uses, including light industrial uses in the Rural District

Responsibility

Planning Board

Planning Board

Target Dates