

WHY A VILLAGE CENTER?

In order to encourage orderly growth and development in appropriate areas of the community, the 2005 Comprehensive Plan (town meeting approved) includes a policy to balance areas of growth between higher density village and transitional zones, and rural and critical zones.

The village and transitional area concept were developed with the following factors in mind:

- Preservation of open space and rural character are important to Acton citizens, but residential density is spread throughout the town resulting in sprawl, which is a negative impact to rural character and natural resources.
- Elements of a village exist in Acton, to include a town hall, fire station, church, post office, recreational facilities, and a library, smaller lots and buildings close to the street.
- Allowing increased density within the proposed village and transitional districts, while increasing lot sizes in the outlying rural and critical rural district, will help Acton develop in a more concentrated manner, resulting in more efficient use of land while protecting rural and natural resources.
- An adequate transportation network already serves the village and transitional zones with easy access to service center of Sanford.
- The designated Village Center has adequate soils for septic disposal.
- Lower minimum lot sizes in a limited area to encourage a variety of housing types, densities, and affordability.

- Title 30-A, Section 4312 establishes a set of state goals to provide overall direction and consistency to the planning and regulatory actions of municipalities affecting natural resource management, land use and development. The Legislature has declared that it is in the best interests of the State to encourage orderly growth and development in appropriate areas of each community while protecting the State's rural character, making efficient use of public services and preventing development sprawl.

The State Planning Office has found the 2005 Acton comprehensive plan, including the Future Land Use Plan, to be consistent with Title 30-A, Section 4312.

- Title 30-A, Section 4314 provides for a rate of growth ordinance. The rate of growth ordinance (a.k.a.growth cap) must be consistent with a comprehensive plan adopted in accordance with the procedures, goals and guidelines of Title 30-A, Section 4312 Growth Management Program. The portion of a rate of growth ordinance that is not consistent with a comprehensive plan is no longer in effect.

The existing rate of growth ordinance in Acton is not consistent with 2005 Acton comprehensive plan, which calls for the elimination of the growth cap in the village center, and growth cap in the outlying rural and critical rural zones.