

REPORT ON TOWN OF ISLE LA MOTTE TOWN PLAN

The Isle La Motte Planning Commission has been working to complete a Town Plan for the Town of Isle La Motte. This effort is part of a continuing planning process that guides the Town's decisions for future growth. The planning process conforms to the State's four planning goals of Chapter 117, Section 4302, which strive for a comprehensive planning process that includes *citizen participation*, the *consideration for the consequences of growth*, and *compatibility with surrounding municipalities and encouragement of municipalities to work creatively together to develop and implement plans*.

The plan addresses key topic areas including historic, cultural and natural resources, land use, transportation, housing, economy, utilities, facilities, services, energy and compatibility with neighboring towns and the region. A specific focus of the planning project was planning for the future of community facilities and recreation in Isle La Motte.

The plan establishes three land use planning areas: Village, Rural Agricultural and Flood Hazard Overlay. The purpose of these planning areas is for town planning purposes only, these areas are not zoning regulations. The Village Planning Area includes the areas around the center of Main Street with residential, commercial and municipal development. The Flood Hazard Overlay Planning Area includes all areas within the 100-year floodplain which are currently regulated by Isle La Motte's flood hazard ordinance. The remainder of land in Town is included in the rural agricultural planning area which supports rural residential, agricultural and small commercial and light industrial uses commonly found in rural communities such as Isle La Motte.

There is no expected impact to traffic or overall land use as a result of this proposal, as the planning areas reflect existing conditions in Isle La Motte and are not proposing changes to the overall types of development. The land use designations will affect a long-term positive benefit to the municipality by encouraging the maintenance of the traditional land pattern of a denser village area and rural development that requires few municipal resources elsewhere. The Village planning area is roughly 200 acres, while the remainder of the Town is designated as Rural Agricultural or Flood Overlay. There is sufficient available land in all planning areas for the type of development described.

After considering alternative locations, uses, and impacts on other areas similarly designated, it has been determined that the areas under consideration are suitable for the proposed land use designation. The size and boundaries of the proposed change are appropriate for the proposed use, land capability, and existing development in the area.

The Isle La Motte Town Plan includes 8 Chapters and 1 Appendix: Introduction, Historic, Cultural & Natural Resources, Land Use, Transportation, Housing, Economy, Utilities, Facilities & Services, Compatibility with Neighboring Towns and the Region, and Enhanced Energy Plan. These chapters are consistent with the 14 goals established in Chapter 117, Section 4302. These goals aim to:

maintain the historic settlement pattern of compact village centers separated by rural countryside; provide a strong and diverse economy with rewarding job opportunities; broaden access to educational and vocational training opportunities for people of all ages; provide for safe, convenient, economic, and energy efficient transportation systems; to identify, protect, and preserve important natural and historic resources; to maintain and improve the quality of air, water, wildlife, and land resources; to encourage the efficient use of energy and development of renewable energy resources; to maintain and enhance recreational opportunities; to encourage and strengthen agricultural and forest industries; to provide for the wise and efficient use of natural resources; to ensure the availability of safe and affordable housing; to plan for, finance, and provide an efficient system of public facilities and services; and to ensure the availability of safe and affordable childcare. The chapters also contain all 12 required elements for a municipal plan established in Title 24, Chapter 11, Section 4382.

Isle La Motte Planning Commission members have spent many hours discussing and compiling this document and would sincerely like to receive your feedback.