

permitting procedures, especially in growth areas.	officer and Planning Board with the tools, training, and support necessary to administer and enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	Selectboard, Ongoing
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Public input sessions indicated that the citizens of Fayette wanted to maintain the low level of growth in the town while also limiting commercial development. Without a prominent village area, growth areas can be a valuable tool to encourage residential growth. Future municipal capital investments and new residential developments will be encouraged to located into designated growth areas. Without a strong desire to increase commercial and industrial, growth areas in rural areas can be focused on residential developments and safeguarding the important natural resources in those areas.

~~Due to this lack of demand for development overall and the adequacy of current land use strategies, this plan will continue to support the exist growth areas located along Route 17 starting near the Fayette Readfield border to Lovejoy Pond Road and the area between Route 17 and Watson Heights Road starting at Sanderson Corners.~~

**Critical Resource Areas:**

The existing Shoreland Zoning Resource Protection Zone in Fayette is designated a Critical Resource Area and is protected by mandatory regulatory mechanisms. Other high-value areas identified by the Natural Resources Chapter of this plan should also be designated as Critical Resource Areas and should be protected primarily by both local ordinance and non-regulatory mechanisms.

For non-shoreland related areas, Significant Wildlife Habitat the Maine Endangered Species Act, Natural Resource Protection Act should be referenced and adhered to. The town could also look to the cooperation with land trusts to conserve critical resources, etc.

**Regulatory Changes:**

The Land Use Ordinance in Fayette needs to be reviewed and brought into modern form. The existing structure of this ordinance includes many unnecessary elements and impacts all forms of development. The Town and Planning Board need to review the Land Use Ordinance and remove many of the outdated and difficult requirements.

Other regulatory tools, including the Subdivision Ordinance, continue to function and preserve the rural character of the town. There may be future interest in developing land use regulations focused on affordable housing and further preservation of Fayette’s natural resources.