

Land Use

Introduction:

Dresden is a rural community, with a number of farms and mixed use lands, a few subdivisions and 2 mobile home parks. There are two major State owned wildlife management areas and a number of private large tracts of land.

Analysis & Key Issues:

Dresden land use ordinances encompass a whole selection of updated ordinances that mirror State subdivision regulations.

Dresden maintains its rural character by common sense policies that reflect the Town People's will by voting on new ordinances, when needed, at an annual Town Meeting.

All development is currently reviewed by the Planning Board, and there is a Board of Appeals process.

Dresden has outlined a number of land use districts, including wellhead protection areas, shore land zone and water resource management areas, as well as identifying two areas for mobile home parks.

Conditions & Trends:

Dresden's currently updated land use maps show all rural, village and commercial use, as well as wildlife management areas and agricultural land.

Dresden land use ordinances currently give Lots dimensional standards.

The Town of Dresden land use ordinances are currently updated to State models in shore land, timber harvesting and subdivision regulations with a clear guide for site plans and reviews.

It is difficult to estimate the minimum amount of land to be used for industrial and commercial development, as we are a rural farm community.

Strategies:

Maintain Dresden's land use ordinance. Update as Community sees fit at Town Meeting.
Time frame; on going or as needed

Maintain current shore line zoning and water resource management areas, timber harvesting regulations, wildlife management areas (deer yard) and update to reflect the State regulations without be more restrictive.

Time frame; on going or as needed

Maintain current land use maps and update as needed.

Time frame; on going

Comments:

Dresden has a very comprehensive land use ordinance and maps and has, over the year, kept up with State standards.