

TOWN
OF



HOLDEN

EST.
1852

Town of Holden

Comprehensive Plan Overview

Town of Holden Comprehensive Plan

Revised and adopted in 1995

Zoning and Subdivision Ordinances revised in 1996
to reflect the 1995 Comprehensive Plan

Previous versions adopted 1979, 1981, and 1989

Town Planning Board refers to 1995 Comprehensive
Plan in required revisions to land use ordinances

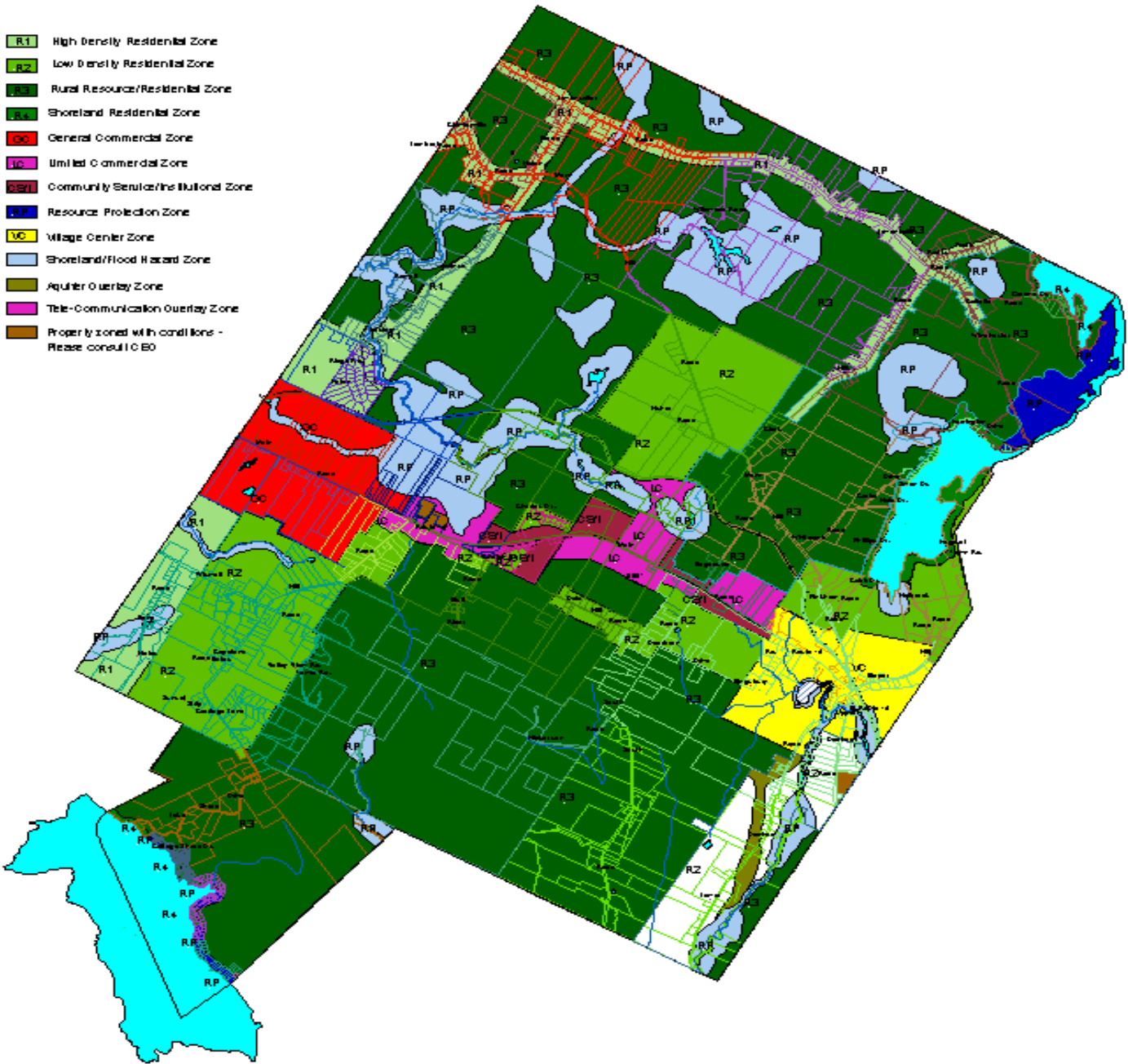
Town of Holden Comprehensive Plan Survey

Based on a 1995 survey of residents,

72% of residents live in Holden

because Holden offers ‘rural character,
a strong sense of community,
and unique scenic and natural features’.

- R1 High Density Residential Zone
- R2 Low Density Residential Zone
- RR1 Rural Resource/Residential Zone
- RR+ Shoreland Residential Zone
- GC General Commercial Zone
- LC Limited Commercial Zone
- CSRI Community Service/Institutional Zone
- RP Resource Protection Zone
- VC Village Center Zone
- Shoreland/Flood Hazard Zone
- Aquifer Overlay Zone
- Tele-Communication Overlay Zone
- Property zoned with conditions - Please consult ICBO



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2. Sense of *Community* (maintain current community pride)

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1. Preservation of *Rural Character* (maintain scenic and natural resources)
2. Sense of *Community* (maintain current community pride)
3. *Economic Development* (desire to attract and promote commercial business, and manage growth along the Route 1A corridor)

Key Planning Issue 1: Preservation of Rural Character

- a. maintain rural residential zones
- b. maintain extensive undeveloped, forested areas
- c. maintain development in concentrated areas along state routes and town roads
- d. maintain unique hillside scenic areas (Copeland Hill, Dole Hill and Mann Hill areas)
- e. maintain a diverse forest landscape
- f. maintain wildlife habitat
- g. maintain traditional recreation opportunities

Key Planning Issue 2: Sense of Community

- a. maintain contiguous, undeveloped land used by wildlife, for resource production, and outdoor recreation
- b. maintain undivided communities and neighborhoods
- c. maintain traditional outdoor recreation opportunities
- d. support development of the Village Center

Key Planning Issue 3: Economic Development

- a. desire to promote economic development along Route 1A corridor
- b. desire to promote commercial growth along designated development areas (GC, LC, and VC zones)
- d. desire to encourage concentrated development rather than sprawling development
- e. desire to work with MDOT to manage traffic flow along State Route 1A

In summary . . .

The Town of Holden has a comprehensive plan and long-term planning goals focused on:

- 1) maintaining Holden's unique rural character,
- 2) maintaining a strong sense of community, and
- 3) promoting commercial development along Route 1A.

Whatever decision is reached needs to consider Holden's long-term planning goals and unique character.