

## CHAPTER 11

### GOALS, POLICIES, STRATEGIES

#### 1. GOVERNANCE AND ADMINISTRATION

##### GOAL:

1. Continue to provide a form of government that delivers services in a cost effective, efficient manner.

Policies	Strategies	Responsibility/Date
<p>1. <u>Form of Government</u>. Explore options to improve the governance of the community. Maintain the town meeting form of government as long as practical.</p>	<p>A. <u>Governance and Administration</u>. Identify and profile the form of government and organizational structure in terms of its extent, capacity and the adequacy of the system in handling current demands. Predict whether any changes or improvements in the form of government will be needed to adequately accommodate the demands of the projected population. Recommend changes that can be adopted by charter or administrative ordinance.</p> <p>B. <u>Boards and Commissions/Citizen Participation</u>. Describe and analyze the organizational structure of Town government in terms of its boards and commissions including duties, selection procedures, and terms of office, and recommend a future board and commission structure which will meet the needs of municipal government.</p>	<p>Board of Selectmen/Town Manager/2002</p> <p>Board of Selectmen/Town Manager/2002</p>
<p>2. <u>Comprehensive Plan</u>. Periodically update each section of the Plan, such that no section of the Plan is more than five years old.</p>	<p>A. <u>Comprehensive Plan Committee</u>. Establish a Comprehensive Plan Committee as a standing committee of the Town.</p> <p>B. <u>Comprehensive Plan Review</u>. Review the Comprehensive Plan at least every five years and suggest methods of implementation in each section of the Plan. Immediately before a new section is adopted, evaluate the former section to determine whether it meets the stated goals. For each section of the plan, provide for a planning period, an implementation period, and an evaluation period.</p>	<p>Board of Selectmen/1998</p> <p>Comprehensive Plan Committee/Various Town Departments, Boards, Committees/Ongoing</p>

Policies	Strategies	Responsibility/Date
<p>3. <u>Municipal Ordinances.</u> Explore options for improving the manner in which ordinances are prepared.</p>	<p>A. <u>Municipal Code of Ordinances.</u> Evaluate whether the preparation of a municipal code of ordinances is appropriate, and make recommendations to the Town accordingly.</p> <p>B. <u>Periodic Review of Ordinances.</u> Periodically review and update municipal ordinances.</p> <p>C. <u>Health, Safety, Aesthetics.</u> Take steps, including the enforcement of existing laws and ordinances, to reduce litter and trash.</p>	<p>Board of Selectmen/Town Manager/2002</p> <p>Planning Board/Various Town Departments, Boards, Committees</p> <p>Board of Selectmen, Code Enforcement Officer/ Ongoing</p>
<p>4. <u>Municipal Building.</u> Ensure that the municipal building continues to serve the needs of the community in a cost effective manner.</p>	<p>A. <u>Engineering/Design Services.</u> Secure engineering/architectural services to assist in undertaking municipal building improvements.</p> <p>B. <u>Roof.</u> Re-shingle the roof.</p> <p>C. <u>Ventilation System.</u> Improve the ventilation system to deal with exhaust and high heat and humidity problems during the summer months.</p> <p>D. <u>Building Layout.</u> Renovate the building to provide for a more efficient utilization of existing space to deal with high attendance at various meetings, to provide additional space for the Police Department, and to provide additional vault, janitorial and general storage space.</p>	<p>Town/1998</p> <p>Town/1998</p> <p>Town/1998-2003</p> <p>Town/1999-2003</p>

## 2. COMMUNITY/ECONOMIC DEVELOPMENT

### A. HOUSING

#### GOAL:

1. Encourage and promote affordable, decent housing opportunities for all citizens of Waldoboro.

Policies	Strategies	Responsibility/Date
<p>1. <u>Cluster Housing</u>. Encourage cluster housing development so as to preserve open space and retain the small-town character of Waldoboro.</p>	<p>A. <u>Density Bonus</u>. Amend Section III.E. of the Land Use Ordinances (Cluster Developments - Planned Unit Developments) to permit a density bonus of 10% for cluster developments which result in the preservation of open space, or,</p> <p>B. <u>Cluster Plan</u>. Amend the Subdivision Ordinance to require that developers of residential subdivisions of seven or more lots submit a clustered/open space plan, showing houses clustered on one part of the property, with the remaining property preserved as open space. Authorize the Planning Board to require that significant agricultural land, forest land, and stream corridors be preserved as open space. Allow the submission of alternate plans for extenuating circumstances such as topography or odd-shaped lots.</p>	<p>Planning Board/Town Meeting/2000</p> <p>Planning Board/Town Meeting/2000</p>
<p>2. <u>Manufactured Housing and Mobile Home Parks</u>. Regulate the quality and location of manufactured housing and mobile home parks.</p>	<p>A. <u>Safety Standards - Individual Units</u>. Amend Section III.L. of the Land Use Ordinances (Manufactured Housing and Mobile Homes) to prohibit mobile homes manufactured prior to June 15, 1976, from being brought into the community unless applicants can demonstrate that these units meet minimum health and safety standards set forth in Rule 02-385 of the Maine Department of Professional and Financial Regulation.</p> <p>B. <u>Development Standards - Individual Units</u>. Amend the Land Use Ordinance to require that all manufactured housing units located or relocated in the Town of Waldoboro be at least 14 feet in width, have a pitched, shingled roof, and exterior siding that is residential in appearance.</p>	<p>Planning Board/Town Meeting/2000</p> <p>Planning Board/Town Meeting/2000</p>

Policies	Strategies	Responsibility/Date
	<p>C. <u>Location of Individual Units</u>. Amend the Land Use Ordinance to prohibit manufactured housing 16 feet or less in width from locating in specific areas of the community.</p> <p>D. <u>Mobile Home Park Standards</u>. Amend the Land Use Ordinance by using as a guide standards for mobile home park development recommended in the State's handbook entitled, "Maine's New Mobile Home Park Law," dated September, 1989.</p> <p>E. <u>Mobile Home Park Location</u>. Amend the Land Use Ordinance by requiring that new mobile home parks either be connected to the municipal sanitary sewer system or be located within a two-mile radius of the intersection of Depot Street and Route 1. For mobile home parks not on the municipal sanitary sewer system, require that a nitrate/nitrogen study be undertaken to demonstrate that the ground water quality at the proposed property boundaries will not exceed safe drinking water standards when the proposed park is fully occupied.</p>	<p>Planning Board/Town Meeting/1998</p> <p>Planning Board/Town Meeting/1998</p> <p>Planning Board/Town Meeting/1998</p>
<p>3. <u>Small-town Character</u>. Preserve the small town character of the downtown village.</p>	<p>A. <u>Lot Size, Frontage, Setbacks</u>. For areas served by central water and sewer, amend the Minimum Lot Size ordinance by incorporating lot size, frontage and setback requirements consistent with the pattern of development already in place.</p>	<p>Planning Board/Town Meeting/1998</p>
<p>4. <u>Affordable Housing</u>. Continue current efforts to provide affordable housing opportunities.</p>	<p>A. <u>Subsidized Housing</u>. Continue existing subsidized housing for qualified, low income people.</p> <p>B. <u>Medium-Priced Housing</u>. Undertake efforts to enhance the ability of Waldoboro residents to afford at least medium-priced housing (see Economy Goals, Policies, Strategies).</p> <p>C. <u>Private Efforts</u>. Encourage private groups and organizations to become more involved in providing affordable housing opportunities.</p> <p>D. <u>Housing Rehabilitation</u>. Apply for Community Development Block Grant funds to rehabilitate substandard housing.</p>	<p>Private parties/Ongoing</p> <p>---</p> <p>Selectmen/Ongoing</p> <p>Selectmen/Town Manager/1998</p>

## B. ECONOMY

### GOALS:

1. Promote an economic climate which increases job opportunities and overall economic well-being, consistent with the preservation of Waldoboro's

- small-town atmosphere.
2. Expand and diversify the Town's tax base.

*Mission Statement*

*The quality of life in Waldoboro now and for generations to come is a top priority of efforts to promote economic vitality in our town. We want to especially encourage locally owned and operated small businesses. Waldoboro should capitalize on local assets first -- tangible resources and human resources - and learn how to add value to them. We will create a viable "stay" option for our young people, and also a viable "return" option. We will promote timely and easy access to training, technical assistance, and financing resources for our local work force and business people. We will strive for equitable and affordable access to telecommunications technology, which will be increasingly important to local businesses. The business development plan for Waldoboro will nurture diversity and celebrate success in our community.*

Policies	Strategies	Responsibility/Date
<p>1. <u>Business Growth</u>. Encourage the development and growth of businesses and industries which strengthen the tax base and provide jobs for residents, consistent with the goal of preserving Waldoboro's small-town atmosphere. Undertake actions which are consistent with the above mission statement.</p>	<p>A. <u>Primary Point of Contact</u>. Designate the Town Office, and specific positions within the Town Office (e.g., Town Manager) as the primary point of contact for inquiries regarding business start-ups and expansions.</p> <p>B. <u>Waldoboro Economic Development Council (W.E.D.)</u>. Appoint an Advisory Committee (suggested name: Waldoboro Economic Development Council) and charge it with the responsibility of developing and implementing a Business Retention Plan and a Business Attraction Plan. Seek the assistance of agencies with an expertise in economic development and financing.</p> <p>C. <u>Economic Development Fund</u>. Establish and fund an economic development fund to assist the economic development activities of the Advisory Committee.</p> <p>D. <u>Town Leadership</u>. Appoint Town official(s) to the Advisory Committee so as to provide overall leadership and direction.</p>	<p>Selectmen/1998</p> <p>Selectmen/1998</p> <p>Town of Waldoboro/1998</p> <p>Selectmen/1998</p>

Policies	Strategies	Responsibility/Date
	<p>E. <u>Business Retention Plan</u>. Undertake a series of efforts aimed at encouraging currently viable businesses to stay in the community and to expand and prosper. Pay particular attention to locally owned and operated small businesses. These efforts include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1) <u>Data Base</u>. Establish a data base of current businesses and vacant potential expansion space.</li> <li>2) <u>Business Visitation Program</u>. Undertake a local business visitation program in coordination with the State's business visitation program.</li> <li>3) <u>Out-of-Town Contacts</u>. Contact out-of-town headquarters of local companies as part of the business visitation program and encourage an ongoing dialogue concerning business needs and expansion potential.</li> <li>4) <u>Chamber of Commerce</u>. Support efforts to create/maintain a vital Chamber of Commerce. Encourage the Chamber to undertake joint marketing and promotion efforts.</li> <li>5) <u>Awards Program</u>. Establish local achievement awards and a local publicity program.</li> <li>6) <u>Local Goods</u>. Encourage businesses to replace imports with locally supplied goods wherever feasible.</li> <li>7) <u>Permitting Process</u>. Streamline the local permitting process, where necessary.</li> <li>8) <u>Revolving Loan Fund</u>. Take steps to establish a local revolving loan program to fill financing gaps not currently met by other resources.</li> </ol>	<p>Town Office/2000</p> <p>W.E.D. (Waldoboro Economic Development Council) / 2000</p> <p>W.E.D./ Town Office/2000</p> <p>W.E.D./ Ongoing</p> <p>W.E.D./ 2000</p> <p>W.E.D./ Ongoing</p> <p>Planning Board/Town Meeting/2000</p> <p>Town Manager/ W.E.D./ 2000</p>

Policies	Strategies	Responsibility/Date
	<p>9) <u>Financial Information</u>. Provide interested businesses with information on financing sources, including information on existing revolving loan programs</p> <p>10) <u>Business Directory</u>. Prepare a directory of local businesses, to be used in encouraging residents to "buy local."</p> <p>11) <u>Business Visitation Follow-up</u>. Take additional steps as necessary to address concerns raised by the Business Visitation Program.</p> <p>D. <u>Business Attraction Plan</u>. Undertake a series of efforts aimed at attracting new businesses that would "best fit" the Town, including retail and service businesses, offices, and light industry. These efforts include, but are not limited to the following:</p> <p>1) <u>Promotions Brochure</u>. Prepare a 1-2 page economic development brochure that promotes the overall benefits of the community and make it available to new business prospects.</p> <p>2) <u>Information Booklet</u>. Prepare a booklet profiling the Town's economy, government, housing, the people, the Town's facilities and development opportunities, and the procedures to be followed to obtain local development approvals.</p> <p>3) <u>Booklet Distribution/Home Page</u>. Make copies of the booklet available on a request basis and establish a home page on the Internet with the booklet as its base.</p> <p>4) <u>Revolving Loan Fund</u>. Upon establishment of a revolving loan program, take steps to make it available to new businesses and industries.</p> <p>5) <u>Government Programs</u>. Take advantage of State and Federal funding programs to the maximum extent possible so as to provide land, buildings and services for new businesses.</p>	<p>Town Office/2000</p> <p>W.E.D./2000</p> <p>W.E.D./Town Office/2000</p> <p>W.E.D./2000</p> <p>W.E.D./2000</p> <p>W.E.D./2000</p> <p>Town Manager/W.E.D./2000</p> <p>Town Manager/ W.E.D./ Ongoing</p>

Policies	Strategies	Responsibility/Date
	<p>6) <u>Vacant Spaces</u>. Work closely with the real estate community to fill vacant buildings and spaces. Develop an inventory of available vacant real estate spaces, including square feet, utilities, and cost. Develop and maintain the list in cooperation with property owners.</p> <p>7) <u>Financial Information</u>. Provide business prospects with information on financing sources, including information on existing revolving loan programs.</p> <p>8) <u>Permit Review Orientation</u>. Provide descriptive information to new business prospects regarding Waldoboro's permit review procedures.</p> <p>E. <u>Regional Actions</u>. Work with regional organizations to promote, encourage and support economic development activities at the local and regional level, particularly where there is an emphasis on training, financial resources, and equitable and affordable access to telecommunications technology (working on a regional basis will allow economies of scale, access to more resources, and the formation of a "critical mass" of citizens to get the work done; regional efforts can also address regional, national or international barriers to economic development). Include the following agencies in these efforts:</p> <ol style="list-style-type: none"> <li>1) Coastal Enterprises, Inc., Wiscasset</li> <li>2) Lincoln County Planning Office, Wiscasset</li> <li>3) Mid-Coast Regional Planning Commission</li> <li>4) Coastal Economic Development, Damariscotta</li> <li>5) Regional Chambers of Commerce</li> <li>6) Mid-Coast Development Corp.</li> <li>7) Eastern Maine Development Corp.</li> </ol>	<p>W.E.D./1998 and Ongoing</p> <p>Town Office/Ongoing</p> <p>Code Enforcement Officer/Ongoing</p> <p>Town Office/Development Commission/Ongoing</p>
<p>2. <u>Downtown</u>. Take steps to improve the viability of the downtown.</p>	<p>A. <u>Downtown Plan</u>. Utilize community development block grant funds to prepare a downtown improvement plan that would address: market niches; physical improvements; empty spaces; redevelopment potential; parking and mixed use developments; and the retention of the historical integrity of the downtown.</p> <p>B. <u>Downtown Improvements</u>. Undertake public improvements identified in the downtown plan.</p> <p>C. <u>Parking Requirements</u>. Amend the Land Use Ordinances (Section II, General Performance Standards, item K. Off-Street Parking and Loading) by exempting businesses of less than 3000 (three thousand) square feet from parking requirements in the downtown.</p>	<p>Town/2000</p> <p>Town/2000 and Ongoing</p> <p>Planning Board/Town/1998</p>

Policies	Strategies	Responsibility/Date
<p>3. <u>Future Commercial and Industrial Development.</u> Ensure that future commercial and industrial development is compatible with the small-town nature of Waldoboro and does not negatively impact the quality of the Town's water bodies including the Medomak River.</p>	<p>A. <u>Locations for Light Industry.</u> Designate on the Future Land Use Map and in any subsequent land use ordinance one or more specific locations with reasonable access to transportation routes and utilities where the Town will encourage light industry. The term "Light Industry" is intended to mean the following:</p> <p><b>"Light Industry.</b> An industry which meets rigorous performance standards, such as:</p> <ol style="list-style-type: none"> <li>1) Industrial processes are substantially carried on within the industrial structure.</li> <li>2) Noise level of the industrial process does not exceed 60 decibels at any property line.</li> <li>3) Exterior storage of materials shall occupy no larger than 1,000 square feet of contiguous land area.</li> <li>4) There are no objectionable land, water, or air discharges or emissions at any property line.</li> </ol>	<p>Town/1999 and Ongoing</p>
	<ol style="list-style-type: none"> <li>5) The operations or testing of machinery and engines other than in enclosed buildings, including but not limited to saws, splitters, snowmobiles, and all-terrain vehicles shall be prohibited.</li> <li>6) The number of trucks requiring a class one or two license does not typically exceed 10 per day.</li> <li>7) There are no deliveries or shipments of hazardous materials in quantities large enough to cause a public health hazard in case of accidental release.</li> <li>8) There are no discharges to the Medomak River that would negatively impact water quality or any fish or shellfish habitat areas."</li> </ol> <p>B. <u>Locations for Commercial Businesses.</u> Designate on the Future Land Use Map and in any subsequent land use ordinances, specific locations where the Town will encourage retail and service businesses including the downtown and Route 1.</p> <p>C. <u>Home Occupations.</u> Continue to allow a wide range of home occupations consistent with requirements of the Land Use Ordinances, Section III.I.</p>	<p>Town/1998 and Ongoing</p> <p>Town/Ongoing</p>

### 3. COMMUNITY SERVICES

Policies	Strategies	Responsibility/Date
<p>1. <u>Recreational Facilities</u>. Establish park, open space, and recreational facility priorities for future municipal investments.</p>	<p>A. <u>Master Plan</u>. Develop, under the direction of the Conservation Commission, a master plan for Town parks, open space and recreational facilities. Recommend priorities for municipal expenditures and for private fund-raising for the purchase of additional land and facilities, as well as improvements to existing land and facilities. Include in the master plan provisions for the following:</p> <ul style="list-style-type: none"> <li>▶ A plan for the development of land adjacent to Miller School;</li> <li>▶ Additional ballfields;</li> <li>▶ Nature study areas;</li> <li>▶ Walking/jogging paths;</li> <li>▶ Lighting improvements;</li> <li>▶ Recreation Center(s).</li> </ul>	<p>Recreation Committee / 2002-2007</p>

#### 4. ENVIRONMENTAL MANAGEMENT

##### A. LAND USE

###### GOALS:

1. Encourage orderly growth and development in specific areas of the community.
2. Protect Waldoboro's rural character and small town atmosphere, making efficient use of services and preventing development sprawl.

Policies	Strategies	Responsibility/Date
<p>1. <u>Growth and Rural Areas.</u> Provide for growth and rural areas in accordance with the requirements of the State's Comprehensive Planning and Land Use Regulation Act.</p>	<p>A. <u>Districts.</u> Amend the land use terms, definitions and Performance Standards Ordinance by establishing growth and rural areas to include the following:</p> <p>1) <u>Village District</u> - to apply to Waldoboro Village.</p> <p>Uses: single-family dwellings, two-family dwellings, home occupations, multi-family dwellings, municipal and institutional uses.</p> <p>Lot Size: 5,000 square feet with central water and sewer; 20,000 square feet with central sewer only, and 40,000 square feet with central water only, and 80,000 square feet with neither.</p> <p>2) <u>Historic Business District</u> - to apply to the Downtown-Commercial District.</p> <p>Uses: Commercial and residential uses in the existing buildings or in new buildings that are consistent with the architecture of a 19th century New England Village, apartments, theaters, library, public uses, parking lots.</p> <p>Lot Size: None</p>	<p>Planning Board/Town Meeting/1999</p>

Policies	Strategies	Responsibility/Date
	<p>3) <u>Route 1 Commercial District</u> - to apply to portions of Route 1.</p> <p>Uses: single-family and two-family dwellings, commercial uses, agricultural and forestry uses.</p> <p>Lot Size: 80,000 square feet and 400 feet of frontage, one driveway entrance and a setback requirement of at least 100 feet from the edge of the road. For developments involving multiple uses:</p> <p style="padding-left: 40px;">Multiple Commercial Uses: 80,000 square feet and 400 feet of frontage and 100 feet setback for each use, provided that developments which retain at least 50% of the frontage and lot area as open space and provide shared driveways no closer than 600 feet apart and/or a frontage road, the lot size is 80,000 square feet for the first use and 10,000 square feet for each additional use, the frontage is 400 feet for the first use and 50 feet for each additional use, and all buildings are set back at least 100 feet from the edge of the road.</p> <p>Multiple Residential Uses: 80,000 square feet per residential lot; 600 feet for the entire development, provided that multiple entrances are at least 600 feet apart.</p> <p>4) <u>Industrial District</u> - to apply to portions of Winslow Mills.</p> <p>Uses: single-family dwellings, home occupations, industrial uses exclusive of car crushing operations, junkyards, tire dumps, hazardous materials manufacture or processing in quantities large enough to cause a public health hazard in case of accidental release, and industrial-scale animal raising or processing operations such as, but not limited to, feedlot operations in excess of 500 animals, and poultry operations in excess of 50,000 birds.</p> <p>Lot Size: 80,000 square feet.</p>	

Policies	Strategies	Responsibility/Date
	<p>5) <u>Residential District</u> - to apply to areas of land on the water side of Routes 32 and 220 south of Waldoboro Village, areas of land within 400 feet of the landward side of Routes 32 and 220 south of the Waldoboro Village, and areas of land within 250 feet of great ponds not otherwise zoned Resource Protection.</p> <p>Uses: single-family dwellings exclusive of mobile homes, home occupations, agriculture, forestry.</p> <p>Lot Size: 80,000 square feet.</p> <p>6) <u>Rural District</u> - to apply to all other areas of Town exclusive of the 250-foot Shoreland Zone.</p> <p>Uses: Single-family and two-family dwellings, mobile homes, home occupations, low-impact commercial uses, convenience stores, agriculture, forestry, and rural-area commercial uses that may not be appropriate in a growth district including saw mills, forestry, and other agriculturally-related businesses</p> <p>Lot Size: 80,000 square feet.</p>	
<p>2. <u>Access Management</u>. Provide better land use controls for commercial development of Route 1.</p>	<p>A. <u>Landscaped Buffer</u>. Amend the Land Use Terms, Definitions, and Performance Standards Ordinance to include a requirement for a 50-foot landscaped buffer along Route 1 for all new commercial developments and for the redevelopment of existing commercial properties. Prohibit parking within this buffer area.</p> <p>B. <u>Driveway Dimensions</u>. Limit commercial driveways along Route 1 to one per lot of record, provided that a second driveway may be located no less than 500 feet from any other driveway, and implement a maximum driveway opening, in accordance with the Maine Department of Transportation's handbook, "Access Management, Improving the Efficiency of Maine Arterials, 1994."</p>	<p>Planning Board/Town Meeting/1999</p> <p>Planning Board/Town Meeting/1999</p>

Policies	Strategies	Responsibility/Date
	<p>C. <u>Site Distance Standards</u>. Require that new commercial uses located on Route 1 comply with the site distance standards contained in MDOT's Access Management Handbook.</p> <p>D. <u>Shared Driveways, Parking Lots</u>. Require shared driveways and inter-connected parking lots when properties along Route 1 are developed for multiple commercial uses, and allow the Planning Board to reduce the frontage requirement for commercial developments involving multiple commercial uses situated perpendicular to Route 1.</p>	<p>Planning Board/Town Meeting/1999</p> <p>Planning Board/Town Meeting/1999</p>
<p>3. <u>Historic and Archaeological Resources</u>. Protect historic and archaeological resources.</p>	<p>A. <u>Volunteer Efforts</u>. Encourage private groups and organizations to survey, document and preserve historic and archaeological resources.</p> <p>B. <u>Site Plan Review Ordinance</u>. Amend the Site Plan Review Ordinance to include provisions for protecting known archaeological and historic resources.</p>	<p>Selectmen/Ongoing</p>
<p>4. <u>Regional Coordination</u>. Coordinate planning and land use changes with adjacent communities.</p>	<p>A. <u>Regional Contacts</u>. Continue to meet with representatives of surrounding communities to discuss issues of regional significance.</p> <p>B. <u>Regional Organization</u>. Continue to participate in regional organizations that may impact Waldoboro.</p>	<p>Selectmen/Town Manager/Ongoing</p> <p>Selectmen/Town Manager/Ongoing</p>
<p>5. <u>Shoreland Protection</u>. Continue to protect shoreland areas.</p>	<p>A. <u>Shoreland Zoning Ordinance</u>. Continue to administer and enforce a Shoreland Zoning Ordinance in accordance with State requirements.</p>	<p>Town/Ongoing</p>
<p>6. <u>Comprehensive Plan Implementation</u>. Ensure that mechanisms are developed to oversee implementation of the Comprehensive Plan on a continuing basis.</p>	<p>A. <u>Committee</u>. Appoint a Standing Comprehensive Plan Committee to facilitate planning and implementation of the Comprehensive Plan and to assist the Planning Board and Selectmen in fulfilling specific tasks set forth in this Plan.</p>	<p>Selectmen/1998</p>
<p>7. <u>Extraction Activities</u>. Regulate extraction activities throughout the community.</p>	<p>A. <u>Standards</u>. Enforce the "Extractive Industry and Gravel Pits" standard in the "Land Use Terms, Definitions, and Performance Standards Ordinance," and include additional standards to regulate mining activities.</p>	

## B. NATURAL RESOURCES

**GOALS:**

1. Protect the quality of Waldoboro's water resources, including rivers, estuaries, streams, aquifers and ponds.
2. Protect Waldoboro's critical natural resources including wetlands, wildlife and fisheries habitat, shorelands, scenic vistas and unique natural areas.

Policies	Strategies	Responsibility/Date
<p>1. <u>Medomak River</u>. Protect and improve the quality of the Medomak River and its estuary.</p>	<p>A. <u>New Wastewater Treatment Plant</u>. Replace the current sewage treatment plant with a lagoon system located at the Town Garage site, with overboard discharge via pipe to a location below proven aquifers on the Medomak River, with possible spray irrigation, if needed, on the same site. (See also Wastewater Treatment.)</p> <p>B. <u>New Discharges</u>. Amend the Land Use Ordinances to prohibit future direct treated industrial waste discharges to the Medomak River above head of tide.</p> <p>C. <u>Stream Monitoring</u>. Continue monitoring of Department of Marine Resources sampling stations on a periodic base to identify possible pollution sources.</p> <p>D. <u>Enforcement</u>. Continue to require abatement of malfunctioning septic systems or other contamination sources, particularly when identified by the Shellfish Committee or other groups and organizations.</p>	<p>Utility District/as soon as financially feasible.</p> <p>Planning Board/Town Meeting/1999</p> <p>Conservation Commission/Shellfish Committee/Ongoing</p> <p>Code Enforcement Officer/Ongoing</p>

Policies	Strategies	Responsibility/Date
	<p>E. <u>Shoreland Zoning</u>. Continue to administer and enforce the Shoreland Zoning Ordinance.</p> <p>F. <u>Sewer System Connections</u>. Require that dwellings in the village connect to the sanitary sewers or an approved subsurface sewage disposal system if it is determined that they are discharging to the storm sewers or the river.</p> <p>G. <u>Agricultural Operations</u>. Amend Section III.A.6. of the Site Plan Review Ordinance to eliminate the waiver of review for new, large agricultural operations that could adversely affect water quality (feed lot operations in excess of 1,000 animals, large poultry farms in excess of 300,000 birds, manure processing facilities that package imported manure from off-site operations for wholesale or retail markets).</p> <p>H. <u>Future Growth</u>. Ensure that future growth and rural areas are located so as to minimize or avoid adverse water quality impacts on the Medomak River and its estuary.</p> <p>I. <u>Beauty</u>. Amend the Site Plan Review Ordinance to require that the landscape along the river be preserved in its natural state to the maximum extent possible.</p> <p>J. <u>Voluntary Efforts</u>. Encourage private, voluntary conservation efforts such as conservation easements to permanently protect the riverine corridor and shore of the Medomak River and Estuary.</p>	<p>Planning Board/Code Enforcement Officer/Ongoing</p> <p>Utility District/Ongoing</p> <p>Planning Board/Town/1999</p> <p>Comprehensive Plan Committee/1999</p> <p>Planning Board/Town/1999</p> <p>Selectmen/Ongoing</p>

Policies	Strategies	Responsibility/Date
<p>2. <u>River Use</u>. Encourage fullest use of the Medomak River and its estuaries compatible with protection of the resource.</p>	<p>A. <u>Ramp and Float</u>. Purchase a ramp and float for the Public Landing for use by the public, clambers and other fishermen.</p> <p>B. <u>Navigational Obstructions</u>. Enact an ordinance that addresses management of the Public Landing and Marine Park, including, but not limited to mooring procedures to prohibit navigational obstructions to the channel.</p> <p>C. <u>Revision of Conditional Closure Policy</u>. If testing indicates that coliform bacteria and other contaminants are not associated with storm events of one inch/24 hours, work with State regulators to increase the regulation to 1.5 or 2 inches/24 hours.</p> <p>D. <u>Clam Seeding</u>. Continue the successful program of seeding local clam flats.</p> <p>E. <u>Coordination of River Efforts</u>. Encourage existing Town agencies and committees to meet at least once a year, possibly at a river conference, to consider:</p> <ol style="list-style-type: none"> <li>1) the nature and health of the clamming industry;</li> <li>2) navigation and recreation issues;</li> <li>3) marketing issues; and</li> <li>4) land use impacts.</li> </ol> <p>Request that the committees make recommendations to the Town, where necessary, regarding appropriate courses of action.</p>	<p>Town/as funds permit</p> <p>Planning Board/Town/1998</p> <p>Shellfish Committee/1999</p> <p>Shellfish Committee/ Ongoing</p> <p>Selectmen/Ongoing</p>
<p>3. <u>Other Water Bodies</u>. Continue to protect the quality of other water bodies, including the Town's great ponds.</p>	<p>A. <u>Shoreland Zoning</u>. Continue to administer and enforce the Town's Shoreland Zoning Ordinance.</p>	<p>Planning Board/Code Enforcement Officer/ Ongoing</p>

Policies	Strategies	Responsibility/Date
4. <u>Groundwater</u> . Take reasonable precautions to protect the quality of groundwater resources.	<p>A. <u>Groundwater Standard</u>. Continue to administer the groundwater protection provisions of the Land Use Ordinances (Section II.H and III.H.).</p> <p>B. <u>Prohibitions</u>. Prohibit commercial/industrial land use activities on or abutting known sand/gravel aquifers that could lower the quality of water in these aquifers.</p> <p>C. <u>Regional Coordination</u>. Meet with surrounding communities to consider cooperative efforts to protect known sand and gravel aquifers.</p>	<p>Planning Board/Code Enforcement officer/Ongoing</p> <p>Planning Board/Town/1998</p> <p>Planning Board/1999</p>
5. <u>Wildlife/Fisheries/Other Critical Habitat</u> . Protect wildlife, fisheries, and other wildlife habitat to the maximum extent possible.	<p>A. <u>Shoreland Zoning</u>. Continue to administer and enforce the Town's Shoreland Zoning Ordinance.</p> <p>B. <u>Development Review Assistance</u>. Request review assistance from the Maine Department of Inland Fisheries and Wildlife when development proposals would impact resources identified by the Department, including deer yards, seal haul-outs, and waterfowl and wading bird habitat.</p>	<p>Planning Board/Code Enforcement Officer/Ongoing</p> <p>Planning Board/Ongoing</p>
6. <u>Floodplains</u> . Avoid the problems associated with floodplain development and use.	A. <u>Site Plan Review</u> . Continue to administer the flood hazard performance standard (Section VI.M.) of the Site Plan Review Ordinance.	Planning Board/Code Enforcement Officer/Ongoing
7. <u>Wetlands</u> . Continue to protect wetlands from the adverse impacts of development.	A. <u>Shoreland Zoning</u> . Continue to administer and enforce the Town's Shoreland Zoning Ordinance.	Planning Board/Code Enforcement Officer/Ongoing

**5. INTERGOVERNMENTAL SERVICES**

N.A.

**6. PUBLIC SAFETY SERVICES**

Policies	Strategies	Responsibility/Date
<p><u>Public Safety</u>. Ensure that Waldoboro maintains a high level of police, fire and rescue service.</p>	<p>A. <u>Annual Review</u>. Continue, on an annual basis, to review Waldoboro's fire, police and emergency medical service capabilities in light of changing population levels, changing emergency response needs, and financial constraints, and make budget adjustments as necessary.</p> <ul style="list-style-type: none"> <li>▶ If the Town's population continues to grow, consider increasing the Police Department by one or two officers within the next five years.</li> <li>▶ If the Town's population continues to grow, consider establishing the position of part-time Fire Chief within the next five years.</li> <li>▶ If the Town's population continues to grow, consider, within the next five years, increasing the amount of paid emergency medical staff coverage and/or reducing services to surrounding towns and reducing transfer services.</li> </ul>	<p>Selectmen/Ongoing</p>
	<p>B. <u>Fire Trucks</u>. Ensure that all future pumpers procured by the Town are equipped with 1,250 gpm pumps and 1,000 gallon booster tanks.</p>	<p>Fire Department/Ongoing</p>
	<p>C. <u>Dry Hydrants</u>. Install a dry hydrant in the Mill Street area.</p>	<p>Fire Department/2006</p>

## 7. TRANSPORTATION AND PUBLIC WORKS

### A. TRANSPORTATION

#### GOALS:

1. Maintain an efficient transportation system to serve the needs of the community for the indefinite future.
2. Plan for and support a multi-modal transportation system.

Policies	Strategies	Responsibility/Date
<p>1. <u>Transportation Planning</u>. Continue current planning efforts aimed at improving the Town's overall transportation system.</p>	<p>A. <u>Road Reclassification</u>. Request the Maine Department of Transportation to reclassify North Nobleboro Road and Old Augusta Road. Alternatively, institute a weight limit on Old Augusta Road.</p> <p>B. <u>Old Augusta Road</u>. Put a weight limit on the Old Augusta Road after repaving, to preserve the road surface.</p> <p>C. <u>Right-of-Way Maps</u>. Continue to fund development of right-of-way maps for all Town roads.</p> <p>D. <u>Policy on Road Discontinuance</u>. Review the whole Policy on adoption and discontinuance of Town roads, and recommend changes as needed.</p>	<p>Selectmen/1998</p> <p>Selectmen/1998</p> <p>Town/Ongoing</p> <p>Selectmen/1999</p>
<p>2. <u>Safety</u>. Take steps to make the Town's transportation system safe for all residents.</p>	<p>A. <u>Traffic Safety</u>. Improve traffic safety at intersections where serious traffic problems exist including Depot Street and Route 1, Routes 220 and Route 1, Route 32 and Main Street, Jefferson Street and Main Street, and Route 220 and North and Old Augusta Road, including reduced speed limits as recommended.</p> <p>B. <u>Route 1 Realignment</u>. Continue to discuss with the Maine Department of Transportation realignment of Route 1 at Moody's in connection with bridge reconstruction.</p> <p>C. <u>Crosswalks</u>. Maintain safe and usable crosswalks at designated locations. Inform motorists by the use of signs that pedestrians have the right of way.</p>	<p>Selectmen/Public Works/As funds permit</p> <p>Selectmen/Ongoing</p> <p>Selectmen/Public Works/Ongoing</p>

Policies	Strategies	Responsibility/Date
<p>3. <u>Road Maintenance.</u> Provide for cost effective maintenance of Waldoboro's streets and roads.</p>	<p>A. <u>Road Upgrades.</u> Embark on a program to bring all Town roads up to minimum ordinance standards.</p> <p>B. <u>Road Striping.</u> Stripe all roads that meet State criteria (currently 600 vehicles per day) as an aid to motorists.</p> <p>C. <u>Cross Street Bridge.</u> Petition the Maine Department of Transportation for the replacement of the Cross Street bridge, and, subject to an estimate from MDOT, appropriate the local share of the cost of replacement within the Capital Improvement Program.</p> <p>D. <u>Main Street Drainage.</u> Replace the drainage system on the north side of Main Street with underground drainage consistent with the work on the south side of the street in order to correct drainage entering driveways and lawns on the north side of the street.</p> <p>E. <u>Jefferson Street Drainage.</u> Replace the drainage system on Jefferson Street from School Street to Route One in order to correct a drainage and ice problem on Jefferson Street in the winter months and to accommodate the replacement of the sidewalk on the east side of the street.</p>	<p>Town/1998 and Ongoing</p> <p>Selectmen/Public Works/1999</p> <p>Town/As soon as feasible</p> <p>Maine Department of Transportation/as soon as possible</p> <p>Maine Department of Transportation/as soon as possible</p>
<p>4. <u>Bicycle/Pedestrian Facilities.</u> Provide for a system of bicycle and pedestrian facilities within Waldoboro.</p>	<p>A. <u>Pedestrian Access.</u> Undertake a comprehensive study of pedestrian access, but meanwhile, initiate work as soon as possible on the four sidewalk priority areas: Jefferson Street between Bear Hill and Route 1; Depot Street; west from the Main Street bridge to the top of the hill; and the north side of outer Main Street.</p> <p>B. <u>Bicycle, Pedestrian Needs.</u> Recognizing the importance of pedestrian use to quality of life, consider pedestrian and bicycle needs in connection with future bridge construction/reconstruction, with emphasis on in-town bridges. Seek grant funds to assist with this.</p> <p>C. <u>Winter Sidewalk Maintenance.</u> Within the village, clear and maintain sidewalks for pedestrian use and obtain appropriate snow removal equipment.</p>	<p>Town/2001</p> <p>Town/Ongoing</p> <p>Town/Selectmen/as soon as possible</p>
<p>5. <u>Access Management.</u> Address issues of access management, particularly along Route 1.</p>	<p>A. <u>Access Management Study.</u> Initiate a traffic access management study, working with the state and, to the extent possible, using State resources (see also Land Use).</p>	<p>Planning Board/ Selectmen/2001</p>

Policies	Strategies	Responsibility/Date
<p>6. <u>Marine Transportation</u>. Maintain and improve marine transportation facilities.</p>	<p>A. <u>Village Landing</u>. Rebuild the Public Landing with cribwork so a ramp and float can be installed.</p> <p>B. <u>Salt Water Rights-of-Way</u>. Search for existing public rights-of-way to salt water.</p> <p>C. <u>Deepwater Access</u>. Explore the potential for a public deepwater access site for the Town, recognizing the importance of having access to deep water at all tides.</p> <p>D. <u>Town Landing Ordinance</u>. Enact ordinances regulating the use of the Public Landing and Maine Park so they are available and accessible for all.</p>	<p>Town/2001</p> <p>Town/Ongoing</p> <p>Selectmen/2001</p> <p>Planning Board/Town/ 2001</p>
<p>7. <u>Alternative Modes</u>. Encourage other modes of transportation.</p>	<p>A. <u>Park and Ride</u>. Working with the Maine Department of Transportation, look into a park and ride commuter parking lot at the top of the Route One hill, with 30-40 spaces.</p> <p>B. <u>Inter-Urban Bus Service</u>. Encourage continued support for Inter-Urban Bus Service. (Long distance interurban bus service is vital and should be continued. There should be pedestrian access to the Bus Service bus stop, and bike racks.)</p> <p>C. <u>Coastal Trans</u>. Encourage continued support for Coastal Trans.</p> <p>D. <u>Rail</u>. Encourage the growth and development of passenger and freight rail facilities.</p>	<p>Selectmen/2001 and Ongoing</p> <p>Selectmen/Ongoing</p> <p>Selectmen/Ongoing</p> <p>Selectmen/Ongoing</p>

## B. PUBLIC WORKS

### GOALS:

1. Plan for, finance and develop an efficient system of public facilities to accommodate growth and development.
2. Maintain Waldoboro's public facilities and services, and make improvements where feasible.

Policies	Strategies	Responsibility/Date
1. <u>General</u> . Continue to plan for the public facility needs of the community on a long-range and continuing basis.	A. <u>Capital Improvements Plan</u> . On an annual basis, continue to develop a capital improvements plan for financing the maintenance, repair and/or improvement of public facilities. Prioritize needs and indicate how capital needs from the previous year's plan have been met.	Town Manager/Selectmen/ Ongoing
2. <u>Public Works</u>	A. <u>Road Maintenance</u> . Continue to repave roads on an eight-to-ten year cycle. Continue to reconstruct approximately one mile of gravel road per year. B. <u>Public Works Garage</u> . Design and construct a new Public Works Garage. C. <u>Sand/Salt Shed</u> . Design and construct a new sand/salt storage building to comply with the statutory deadline of January, 2000.	Town/Public Works Department/Ongoing  Town/2007  Town/1999
3. <u>Solid Waste</u> . Continue to provide for the disposal of solid waste in a cost effective manner.	A. <u>Current Efforts</u> . Continue current efforts to operate and maintain a transfer station, a recycling program, and an inert landfill, and increase recycling efforts wherever possible. B. <u>Wood Debris</u> . Continue efforts to reduce the volume of wood waste going into the inert landfill by obtaining permission to burn this debris on a periodic basis. C. <u>Future Landfill</u> . Extend the life of the inert landfill through recycling and the removal of bulk wastes from the solid waste stream.	Town/Ongoing  Town Manager/Selectmen/ Ongoing  Town Manager/Selectmen/ Ongoing

## 8. UTILITIES

### GOALS:

1. Plan for, finance and develop an efficient system of public facilities to accommodate growth and development.
2. Maintain Waldoboro's public facilities and services, and make improvements where feasible.

Policies	Strategies	Responsibility/Date
<p>1. <u>Water Supply</u>. Ensure that the water system continues to meet the needs of Waldoboro.</p>	<p>A. <u>Town Purchase</u>. Purchase the water company, to bring it under the Town's control.</p> <p>B. <u>New Well</u>. Locate, complete design engineering and construct an adequate gravel packed well.</p> <p>C. <u>New Storage Facility</u>. Provide a new storage facility of 400,000 gallons.</p> <p>D. <u>New Transmission Main</u>. Construct a transmission main to connect the new water supply with the new storage facility.</p> <p>E. <u>Capital Improvements Program</u>. Develop a capital improvement program to begin replacement of the distribution system as funds permit.</p>	<p>Selectmen/ June 1998</p> <p>Town/ January 1999</p> <p>Town/ June 1999</p> <p>Town/ June 1999</p> <p>Town/Following purchase of the system.</p>
<p>2. <u>Wastewater Treatment</u>. Replace the current treatment plant, thereby maintaining and improving the quality of the Medomak River.</p>	<p>A. <u>New Treatment Plant</u>. Replace the present sewage treatment plant with a lagoon system located at the town garage site, with overboard discharge via pipe to a location below proven aquifers on the Medomak River, with possible spray irrigation, if needed, on the same site in the future.</p> <p>B. <u>Current Treatment Site</u>. Convert the present treatment site to a pumping station for the new force main to the town garage site.</p> <p>C. <u>Other Treatment Plant Locations</u>. Informally explore other areas for the treatment plant during the anticipated five-year hiatus before funding may again be available.</p>	<p>Utility District/2000</p> <p>Utility District/2000</p> <p>Utility District/2000</p>