

# Poland Comprehensive Plan

## Assessment of Goals, Policies and Implementation Strategies of 2008 Plan

The 2008 Comprehensive Plan was the result of two years of effort on the part of the Comprehensive Plan Committee members and other volunteers. The Comprehensive Plan, presented in two sections--the Goals, Policies, & Strategies and Inventory and Analysis -- serves as a guide for the community and town officials as they make decisions about the future of Poland. The Plan suggests general directions; recognizing the specific details will require further efforts. The Plan should be considered a living document meaning that it will require review and revisions as the town changes over time.

The comprehensive plan contains a number of implementation strategies or actions that were recommended to achieve the goals and policies of the plan. This assessment examines the status of each of the recommended actions since adoption of the plan 11 years ago.

**This assessment is intended to be reviewed and revised by the Town of Poland to reflect the status of each implementation action.**

## **Section I**

### **A. Introduction**

*No policies, goals or implementation strategies are contained in this section.*

### **B. Assessment of Effectiveness of Current Plan**

*No policies, goals or implementation strategies are contained in this section.*

### **C. Vision Statements**

*No policies, goals or implementation strategies are contained in this section.*

## D. Goals, Policies and Strategies

### 1. Water Resources

#### Town Goal:

*Protect the quality, and manage the quantity of the Town's water resources, including lakes, aquifers, rivers and streams.*

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
1. That the conversion of seasonal dwellings to year-round dwellings do not impact water quality.	Amend the CLUC to require that prior to the issuance of a conversion permit, any unstable site conditions creating erosion and sedimentation are corrected.	Planning Board Town Meeting	Completed
2. That agricultural and forestry activities minimize nutrients carried by run-off that may reach-surface waters.	Conduct an inventory of all farms, golf courses, nurseries, and orchards in the watershed areas of the Town's great ponds to locate potential sources of nutrient.	CEO Soil Conservation	Completed
3. That erosion and sedimentation of surface waters does not occur.	Inspect development sites to ensure compliance with approved erosion and sediment control plans.	CEO	Completed
	Conduct/update lake watershed surveys	Lake Associations	TLEA Yes RPA No TLA No
	Seek grants to correct erosion and sedimentation issues in lake watershed	Lake Associations	TLEA Yes RPA Yes TLA No
	Provide training to the highway department in soil erosion and storm water control practices and implement such practices	Selectpersons/Road Commissioner	Ongoing Ongoing
	Place all significant inlet streams to great ponds in stream protection districts under Shoreland zoning	Planning Board Town Meeting	Completed
4. Minimize the threat of the spreading of invasive aquatic species into lakes and ponds.	Develop an education and inspection program that will control the introduction/spread of invasive species.	Lake Associations	TLEA Ongoing RPA Ongoing TLA Ongoing
5. Protect the quality and quantity of ground water resources.	Strictly administer and enforce provisions in the CLUC relating to ground water protection.	Planning Board/CEO	Ongoing
	Review existing standards in the CLUC relating to ground water protection and propose needed amendments	Planning Board	Ongoing

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
6. Work with surrounding communities to protect common water resources.	Meet, on a biennial basis, with representatives of adjacent communities to review strategies for protecting and enhancing shared surface and ground water resources, and work for the passage of similar protection strategies.	Comprehensive Plan Committee	Not done
	With the towns of Casco, Mechanic Falls, New Gloucester, Otisfield, Oxford and Raymond develop common standards for phosphorus export in shared lake watersheds.	Planning Board	Completed for Poland
7. To minimize phosphorus loading as the result of development and other land use activities within watersheds.	Strictly administer and enforce provisions in the CLUC relating to phosphorus loading.	Planning Board/CEO	Ongoing, below complete
	Review and revise if needed the Post Development Phosphorus Export amounts contained in the CLUC.	Planning Board	

## 2. Critical Natural Resources

### Town Goal:

*Protect the Town's other critical natural resources, (including, without limitation, wetlands, wildlife and fisheries habitat, shorelands, scenic vistas and unique natural areas).*

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
1. Permit development or other activities only upon soils which are suited for such activity.	Strictly administer and enforce provisions in the CLUC relating to soil suitability.	Planning Board/CEO	Ongoing
2. Protect wetlands from filling or encroachment so that their benefits and values are maintained.	Amend the CLUC by placing all State-identified, moderate to high value 10-acre wetlands in a Resource Protection District and low and non rated in the Limited Residential District.	Planning Board Town Meeting	Completed
	Include provisions in the CLUC to discourage or prohibit filling and other activities that would degrade or destroy wetlands. Designate the CEO with responsibility for administration.	Planning Board Town Meeting	Completed
	Amend the CLUC to require applicants to obtain permits required under the Natural Resource Protection Act prior to the issuance of any local permit.	Planning Board Town Meeting	Completed

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
3. Prohibit inappropriate development within floodplains.	Review and update as necessary Floodplain Management standards.	Planning Board Town Meeting	Ongoing
	Continue strict administration of the Town's Floodplain Management Standards.	CEO	Ongoing
4. Assure that development and other activities upon steeper slopes (20%) are undertaken in such a manner as to minimize municipal costs and environmental degradation.	Amend the CLUC to add provisions, requiring that on slopes in excess of 20%, developers and subsequent owners retain trees and other natural vegetation to stabilize hillsides, reduce erosion, siltation and nutrient run-off.	Planning Board Town Meeting	Completed
5. Maintain wildlife resources through habitat preservation and/or enhancement.	Seek assistance from the Beginning with Habitat Program to develop ordinance standards.	Planning Board	Completed
	Inform applicants for development approvals and building permits laws and rules that regulate vernal pools.	Planning Board & CEO	Ongoing
	Amend the CLUC to require buffers that conserve riparian areas.	Planning Board	Complete
	Seek conservation easements to protect important wildlife habitats.	Conservation Commission	Complete and ongoing
6. Maintain a sport fishery.	Request the Department of Inland Fisheries & Wildlife to conduct/update inventory of streams with brook trout habitat.	Conservation Commission	Ongoing and update
	Adopt stream crossing practices (culvert type, installation, maintenance) which do not impede fish passage.	Planning Board & Road Commissioner	Done by RC Ongoing
	Seek updated information from the Natural Areas Program.	CEO	Unknown
7. Protect unique natural areas.	Recommend amendments to the CLUC aimed at protecting important natural areas.	Planning Board	Completed
8. Maintain significant scenic qualities.	Amend the CLUC to authorize the Planning Board to require modifications of subdivisions development to protect scenic vistas.	Planning Board Town Meeting	Complete

### 3. Agriculture, Forestry, and Open Space

**Town Goal:**

*Safeguard the Town's agricultural, forest, and open space resources from developments which affect those resources.*

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
1. Maintain the Town's agricultural and forestry resources.	Provide education and encourage forest harvesting practices that maintain the Town's scenic beauty, sustainable wildlife habitat, and water quality.	Town Forester & Comprehensive Plan Committee	Not done
	Publicize availability of Right to Farm, Farm and Open Space, and Tree Growth Tax Laws, and State forest practice regulations, by including mailing with tax bills and by developing/acquiring resource materials for posting on the Town's Web site.	Comprehensive Plan Committee	Not done
	Publicize the availability of free and low-cost professional woodlot management assistance.	Conservation Commission	Continuing
	Seek conservation easements on woodland and agricultural land tracts.	Planning Board Town Meeting Conservation Commission/Land Trusts	Delete PB Ongoing
	Place conservation easements on town owned land under active forest management.	Selectpersons Conservation Commission	Complete and Ongoing Ongoing
2. Protect existing agricultural areas from conflicts that may arise from new, adjacent land use activities.	Continue to administer and enforce the provision in the CLUC requiring the developer to provide a 100-foot buffer strip between new residential developments and active farmland.	Planning Board & CEO	Ongoing
3. Encourage land use development practices, such as the use of cluster housing, that preserves agricultural and forestry resources and open space.	Review and amend if necessary cluster provisions in the CLUC to promote such development.	Planning Board Town Meeting	Complete
	Amend the CLUC to include provisions that lots created on backland to be used for agriculture, forestry, or open space not be required to construct roads to meet road frontage requirements.	Planning Board Town Meeting	PB thinks PCC should do.
4. Establish a funding mechanism for the purchase of conservation easements, and the purchase of land to	Establish an open space fund, to be administered by the Selectpersons with input from the Conservation Commission, that would be funded by donations, grants	Selectpersons, Conservation Commission/Town Meeting	Ongoing Ongoing

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
<p>preserve valuable open space areas.</p> <hr/> <p>5. Maintain large tracts of agricultural and forestry and open space land.</p>	<p>and at the discretion of the Town, town timber sales and tax penalties from the sale, or change of use or status of land which is currently tax exempt or subject to reduced taxation (such as land subject to the Tree Growth Tax.)</p> <hr/> <p>Monitor the rate of residential development in the Farm and Forest District. If in any two year period more than 25 % of all new residential dwelling units are located in the Farm and Forest district consider the following:</p> <p>a. Residential growth limitation Ordinance for the Farm and Forest District.</p> <p>b. A hybrid transfer of Development Rights program.</p> <p>c. Increased lot size requirement</p>	<hr/> <p>Comprehensive Plan Committee/ Planning Board/ Town Meeting</p>	<hr/> <p>Not done, recommend PB take full responsibility. PB thinks this could be assessing or planning office. Could CEO see if there is a way to do this going forward?</p>

## 4. Public Facilities

### Town Goal:

*Plan for, finance and develop an efficient system of public facilities and services to accommodate growth and development.*

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
<b><u>General</u></b>			
1. Plan for financing the replacement and expansion of public facilities and services required to meet the demands of future growth and development.	Develop and annually update a 5-year capital improvements program for financing the replacement and expansion of public facilities and services.	Selectpersons Town Manager Budget Committee	Ongoing Ongoing
2. That new development does not over-tax community services and facilities, and that it pays its share of the cost of capital improvements needed to serve that development.	Strictly enforce the provisions in the CLUC that requires an impact statement analyzing the impact of the proposed development of public facilities including roads, schools, police, fire protection, outdoor recreation facilities.  On a biennial basis review the extent of Town development, its impact on Town services and facilities, and where appropriate or needed, make recommendations to the Town for enacting impact fees, or similar growth management strategies.	Planning Board  Comprehensive Plan Committee	Ongoing  Not done, delete
<b><u>Water Supply</u></b>			
That the provision of water to all homes, businesses and developments continues to be primarily private, not a public responsibility of all tax payers in the Town of Poland.	Maintain a minimum lot size requirement of sufficient size so as to minimize the contamination of wells by subsurface sewage disposal systems.  Assess the feasibility, costs and institutional arrangements with further connections to the Mechanic Falls and/or Auburns public water systems or private systems.	Planning Board  Economic Development Committee	Complete  Ongoing
<b><u>Sewage Disposal</u></b>			
1. Minimize the future need for public sewage treatment as the result of failed private subsurface waste water systems.	Continue vigorous administration and enforcement of the State's Subsurface Waste Water Disposal Rules; continue to require that a plumbing permit be obtained prior to a permit for a structure involving subsurface sewage disposal.	Local Plumbing Inspector	Ongoing



POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
	Strictly administer and enforce provisions in the CLUC relating to soil suitability.	Planning Board & CEO	Ongoing
2. Provide public sewage disposal to priority areas	Assess the feasibility, costs and institutional arrangements with further connections/extensions to Auburn <b>and Mechanic Fall's</b> public sewer system.	Economic Development Committee	Ongoing
<b><u>Solid Waste</u></b>			
1. Work with other communities to meet mutual solid waste disposal needs for household trash.	Continue to work with the Mid Maine Waste Action Corporation (MMWAC).	Selectpersons	Ongoing
2. Reduce the volume of household waste.	Continue/expand recycling efforts.	Selectpersons Town Manager	Ongoing Ongoing
<b><u>Emergencies Services</u></b>			
1. That police, fire, and rescue services keep pace with Poland's growing population.	Annually review Poland's fire, police and rescue capabilities in light of the Town's increasing population, and recommend changes when warranted by the Town's additional growth.	Department Heads & Comprehensive Plan Committee	Ongoing Remove, DH's conduct this review
2. That adequate supplies of water are available for fire fighting purposes.	Amend the CLUC to require that developers of non residential uses demonstrate the availability of adequate water supplies for fire fighting purposes.	Planning Board Town Meeting	Complete
	Continue development of water sources such as hydrants for fire fighting purposes; work towards improving the fire insurance rating for the Town.	Fire Department	Ongoing
<b><u>Municipal Buildings</u></b>			
Continue the multi-year program for the care and maintenance of Town buildings	Include appropriations, as needed, in the 5-year capital improvement program.	Town Manager Town Meeting	Ongoing
<b><u>Schools</u></b>			
Coordinate planning efforts with school officials to ensure that the school system has adequate capacity to accommodate Poland's growing population.	On as needed basis, meet with school officials to consider school facility needs, including building and recreation needs, to review plans for additional growth and development, to consider population data and projections, and to review plans for increasing school capacity.	Comprehensive Plan Committee & School Board	OBE

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
<b><u>Recreation</u></b>  Maintain and, where necessary, improve existing recreation facilities.	Include funds in the capital improvement plan for the maintenance and improvement of indoor and outdoor recreational facilities.	Recreation Department Town Meeting	Yes, ongoing
	Review, on a biennial basis, the need for providing any additional outdoor recreation facilities.	Recreation Department	Ongoing
		Comprehensive Plan Committee	Ongoing
	Establish a public access point of Thompson Lake.	Conservation Commission Town Meeting	Ongoing
	Provide a better public access point on Tripp Lake	Conservation Commission Town Meeting	Complete
	<b>Resolve Worthley Pond access issues</b>	<b>Conservation Commission</b>	<b>NEW</b>
	Continue to maintain and improve the system of snowmobile trails throughout Town.	Snowmobile Club	Ongoing
	Create/expand non motorized trail system	Recreation Department	Ongoing
	Establish an ATV club	Interest Parties	Complete

## 5. Transportation

### Town Goal:

*Maintain and provide a safe and efficient transportation system.*

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
1. Provide an adequate road system, which is responsive to demands while not over-burdening the local taxpayers to maintain the system.	Revise and maintain the multi-year road improvement program to include maintenance, upgrading and rebuilding priorities by year, as well as costs for those projects, for all roads.	Road Commissioner and Foreman	Ongoing
	Include major road improvements in the capital improvement program.	Road Commissioner and Foreman	Ongoing
	Assess the need and feasibility of developing a local impact fee for road improvements necessitated by development.	Comprehensive Plan Committee	Ongoing
	Seek improvements to Route 26	Town Manger & Selectpersons	Ongoing Ongoing
2. Manage traffic movement to minimize negative impacts on rural roads and residential areas.	Assess dangerous conditions, safety issues, and traffic routing and make recommendations to the Town and State for corrective measures.	Road Commissioner Road Foreman Police Department	Ongoing Ongoing
	Develop a Sidewalk Development Plan.	Economic Development Committee	Needs review
3. Provide sidewalks, where needed, to serve public facilities and village areas, particularly where public safety will be enhanced.	Amend the CLUC to require sidewalks based on the recommendations in the Sidewalk Development Plan.	Planning Board	Complete
4. Provide for additional parking, where necessary, at various Town facilities.	Develop a Parking Needs Plan including Park & Ride lot needs. <b>Work with WMTS to understand the need for public transport.</b>	Economic Development Committee	Ongoing
	Establish an account for purchasing and developing additional parking facilities and provide for yearly additions to the account in the Town's Capital Improvements Program.	Selectpersons Town Meeting	Not done
5. That new development or redevelopment maintains the traffic carrying functions of the roads that serve the	Amend subdivision review-standards to include access management standards that establish a minimum level of service at intersections, that minimizes turning delays and maintains a stable flow of traffic,	Planning Board Town Meeting	Complete

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
development and minimize congestion and accident potential.	minimum driveway spacing and limits the number of driveways based on traffic volume and frontage.	CEO & Planning Board	Ongoing
6. Provide for walking trails and bicycle lanes.	Strictly administer and enforce local access management standards. Develop walking trails and bicycle lanes plan.	Recreation Department	Walking - yes Bike – no

## 6. Economy

### Town Goal:

*Promote an economic climate which will increase job opportunities and overall economic well-being.  
Encourage a clean, light industrial base for the community.*

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
1. Provide opportunities for the development of commercial activities and clean, light industries in Poland.	Designate areas for primarily industrial and commercial uses in locations that have the physical characteristics suited for such uses, are served or can be served by transportation system, including rail, that have the capacity to serve such uses, and with consideration given to the location of residential areas and sand and gravel aquifers.	Planning Board/ Economic Development Committee/ Conservation Commission Town Meeting	Complete Ongoing  Ongoing
2. Provide opportunities for the development of commercial businesses in specific areas of the community.	Amend the CLUC to provide for commercial development that is compatible with each of the village locations.	Planning Board Town Meeting	Complete
3. Reserve an area adjacent to the Atlantic and St. Lawrence railroad for rail-dependent development.	Include provisions in the CLUC that allow rail-dependent uses in the proposed industrial area.	Planning Board Town Meeting	Complete
4. Allow home occupations that do not detract from residential neighborhoods or the rural character of Poland.	Continue provisions in the CLUC to allow for the establishment of home occupations that do not infringe upon the neighborhood or the environment and, when located in rural districts, are compatible with the rural character of Poland. Include provisions in the Zoning Ordinance for noise, parking, and size of home occupations.	Planning Board Town Meeting	Completed and ongoing
5. Retain existing industry and businesses and encourage new industry and businesses compatible with Poland's resources and services.	Coordinate with existing and potential businesses to determine actions Poland may take to assist.  Take advantage of the Auburn Foreign Trade Zone.  Establish an Economic Development Fund.	Economic Development Committee  Economic Development Committee  Town Meeting	Ongoing  Needs review
6. Seek regional options of economic development	Coordinate with municipal and regional economic development organizations	Economic Development Committee	Ongoing



## 7. Historical and Archaeological Resources

### Town Goal:

*Preserve the Town's archaeological and historic resources.*

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
1. Preserve archaeological and historical resources.	Assess current historic district locations, their performance standards and recommend amendments to the CLUC as needed.	Historic Society/ Planning Board	Ongoing Unknown
	Encourage private groups and organizations to identify and archaeological sites in Town, especially on the shores of Thompson Lake and Tripp Pond.	Comprehensive Plan Committee	Change to Historical and Preservation Society
	Undertake a comprehensive inventory to identify properties which may be of historical value and/or eligible for nomination to the National Register of Historic Places.	Historic Society	Ongoing
	Develop and deliver an educational program for owners of historically significant properties in techniques to maintain their historic value.	Historic Society	Not done. Engage State agencies.
	Seek grants to help pay for purchase and restoration historic sites.	Historic Society	Ongoing
2. Provide for the protection of officially recognized archaeological and historic sites.	Research and recommend to the Planning Board ordinance provisions aimed at protecting historic and archaeological resources, and where appropriate, participate in grant programs to help pay for purchase and restoration.	Planning Board/CEO	Ongoing
	Strictly administer and enforce provisions in the CLUC that protect archaeological and historic resources.		

## 8. Orderly Growth and Development

### Town Goal:

*Encourage orderly growth and development in specific areas of the community, while protecting the Town's rural character, making efficient use of services and preventing development sprawl.*

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
1. Maintain a rural area that is characterized primarily by fields, woods, open spaces and low density development.	Monitor the rate of residential development in the Farm and Forest District. If in any two year period more than 25 % of all new residential dwelling units are located in the Farm and Forest district consider the following:	Comprehensive Plan Committee/ Conservation Commission/ Planning Board/Town Meeting	Delete CPC Ongoing Unknown
	a. Residential growth limitation Ordinance for the Farm and Forest District. b. A hybrid transfer of Development Rights program. c. Increased lot size requirement		
	Seek conservation easements.	Conservation Commission	Ongoing
2. Maintain large tracts of undeveloped land.	Place conservation easements town owned land under active forest management.	Selectpersons	Ongoing
	2. In Rural Residential District and Farm and Forest District, require that developers submit two subdivision plans at the sketch plan stage; a conventional subdivision plan, showing the parcel cut up into lots, and a clustered/open space plan, showing houses clustered on one part of the property, with the remaining property preserved as open space. The net residential unit density should not exceed that allowed for traditional single family developments. Authorize the Planning Board to require the type of subdivision that would be consistent with the policies contained in the Comprehensive Plan and that significant agricultural land, forestland, and stream corridors be preserved as open space.	Planning Board	Complete
	3. Amend the CLUC to include a requirement for an open space buffer of 250 feet adjacent to moderate to high value wetland areas.	Planning Board	Complete
	4. Continue the requirement that the developer provide an open space buffer	Planning Board	Ongoing



POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
	strip of 100 feet between residential developments and active farming operations.		
	5. For wooded areas, amend the CLUC to include a requirement that a 50 foot buffer strip be retained along the existing Town road.	Planning Board	Incomplete
3. Control and direct residential and commercial development so that unreasonable demands are not placed upon the Town's ability to provide necessary municipal services.	On a biennial schedule, analyze the impact of growth on the cost of delivering municipal services. Should such analysis show growth is out pacing municipal services an impact fee and/or growth limitation ordinance should be enacted.	Planning Board Department Heads	Unknown  Not formally done – it is dicussed
	On a biennial basis consider other changes, as necessary, to guide growth to appropriate locations, and recommend these changes to the voters of Poland.	Comprehensive Plan Committee/ <b>NEW - Economic Development Committee</b>	Ongoing
	a. A change in growth/rural boundaries;		
	b. Larger lot sizes for rural districts;		
	c. Additional incentives for village districts such as smaller lot sizes, greater densities, and reduced setbacks		
	Other growth management techniques which have been demonstrated to be effective in other communities in managing growth.		
4. Maintain the economic and social values of residential areas.	Identify and post those roads or portions thereof that should have non-residential through traffic prohibited.	Planning Board Selectpersons	Done by SB Complete
5. Encourage new industrial development to locate where local and/or shared municipal services are or are likely to be accessible, where transportation routes are adequate to carry projected traffic.	Assess the need to designate new areas for industrial type land uses.	Comprehensive Plan/Economic Development Committees	Ongoing  Ongoing
6. That the scale and style of commercial developments fit the character of Poland.	Include provisions in the CLUC to limit the size of retail commercial stores to a maximum of 50,000 square feet.	Planning Board	Complete
	Amend the CLUC to include specific	Planning Board	Complete

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
	<p>exterior structural design, landscaping, lighting and advertising features standard for commercial structures.</p> <p>Amend the CLUC to require that structures erected for franchise businesses comply with Town enacted design criteria.</p>	Planning Board	Complete
7. Provide locations for compact mixed use development.	Review the CLUC and amend as necessary to provide for compact mixed use village type development in the TIF Village District.	Planning Board	Complete
8. Maintain, improve and expand pedestrian facilities in village locations.	Develop a pedestrian facilities plan.	Comprehensive Plan Committee	Not done
9. That strip development that brings traffic congestion and reduction in visual qualities does not occur along the Town's major roads.	Strictly administer and enforce existing vehicle access management standards contained in the CLUC.	Planning Board & CEO	Ongoing

## 9. Housing/Affordable Housing

### Town Goal:

*Encourage and promote affordable, decent housing for all Poland citizens.*

POLICIES	ACTION STRATEGIES	RESPONSIBILITY	STATUS
1. Encourage the development of a wide range of housing opportunities within Poland.	Allow individual modular homes on individual lots throughout the community.	Town Meeting	
	Allow individual mobile homes on individual lots in the majority of zones.	Planning Board Town Meeting	Complete
	Amend standards in the CLUC to reduce the density requirements below that which is required for single family homes for development that will serve the elderly/disabled.	Planning Board Town Meeting	Complete
	Support the efforts of the Elderly Housing Task Force	Selectpersons Town Meeting	No task force established
2. Develop a housing strategy that sets forth regulatory and non-regulatory techniques designed to provide for a range of affordable housing opportunities; seek to achieve 10 percent of all future housing is affordable.	Appoint an affordable housing committee and charge it with the task of developing an affordable housing strategy.	Selectpersons	Not done
	Examine existing zoning and subdivision regulations for requirements that create impediments to affordable housing, and make recommended changes to the Town.	Affordable Housing Committee	N/A, AHC not established
	Review the CLUC to identify suitable locations for mobile home parks.	Planning Board	<b>PB – do we still want to do this?</b>
	Seek regional options for affordable housing.	Affordable Housing Committee	N/A, AHC not established

### E. Future Land Use Plan

*No policies, goals or implementation strategies are contained in this section.*

### F. Capital Investment Plan

**CAPITAL INVESTMENT NEEDS  
2008-2018**

ITEM	YEAR	PROBABLE FUNDING SOURCE	STATUS
Squad Truck	2008	RF	
Fire Truck/Tank 6	2009	RF	
Squad Truck	2011	RF	
Fire Truck/Engine 3	2012	RF	
Utility 1	2015	RF	
Fire Truck/Engine 2	2018	RF	
Fire/Rescue Building Living Space Addition	2009	RF/B	
Fire/Rescue Building Apparatus Space	2009	RF/B	
Town Office Improvements	2009- 2010	RF/CR	
Town Hall Improvements	2009- 2018	RF/B	
Road Improvements/Paving	2008- 2013	CR	
Downtown Sidewalks	2012- 2018	TIF	
Downtown Water System	?	TIF/UF/G	
Downtown Sewer System	?	TIF/UF/G	
Conservation Easements	2009- 2018	G/D	
Loader	2009	RF/CR	
Loader	2009	RF/CR	
Dump Truck	2010	RF/CR	
Dump Truck	2011	RF/CR	
Grader	2012	RF/CR	
Dump Truck	2013	RF/CR	
Pick up Truck	2015	RF/CR	
Dump Truck	2017	RF/CR	
Backhoe	2018	RF/CR	

**NOTES:**

CR:	Current Revenues	UF:	User Fees
B:	Bonding	G:	Grants
RF:	Reserve Funds	TP:	Time Phased
LL:	Low Interest Loans	D:	Donations
TBD:	To Be Determined	TIF:	TIF Revenues

## **G. Regional Coordination**

*No policies, goals or implementation strategies are contained in this section.*

08.20.2019-SN