Self Assessment Checklist

Directions: *Please complete and submit this checklist along with the comprehensive plan to the State Planning Office. Please check that each element exists, indicate page numbers, and use the space provided for comments as needed. Refer to Chapter 208 for details regarding the requirements for each topic area. If an element is determined by the community to be not applicable, please check the appropriate box and provide an explanation in the "comments" box or as an attachment. Some items, such as the applicability of marine resources in inland communities, will require only a simple explanation. Other items will require more detailed explanation. If an alternate strategy is proposed, please provide an explanation in the "comments" box or as an attachment.*

Completed by: Harrison Comp Plan Committee Date: March 2010

Required Element	✓	Page	SPO Review
Vision Statement that summarizes the community's desired future community character in terms of economic development, natural and cultural resource conservation, transportation systems, land use patterns and its role in the region.	✓	P3	
Public Participation Summary of the public participation process used by the planning committee in developing the plan pursuant to 30-A MRSA §4324. The summary must indicate how the information gathered during the public process was used to guide the plan's vision statement, analyses, policies and strategies.	✓	58-75	
Regional Coordination Program summarizing regional coordination efforts for shared resources and facilities, including but not limited to lakes, rivers, aquifers, and transportation facilities. The plan must identify any shared resources and facilities, describe any conflicts with neighboring communities' policies and strategies pertaining to shared resources and facilities and describe what approaches the community will take to coordinate management of shared resources and facilities. In addition, the plan must include a summary of regional coordination efforts from all applicable topic areas.	✓	43-44	
Plan Implementation section that prioritizes how implementation strategies will be carried out, pursuant to 30-A MRSA §4326(3). The plan must identify the responsible party and anticipated timeline for each strategy in the plan.	✓	10,14,19 22,25,27 30,33,37 39,41,47, 51	
Evaluation measures that describe how the community will periodically (at least every five years) evaluate the following: A. The degree to which future land use plan strategies have been implemented; B. Percent of municipal growth-related capital investments in growth areas; C. Location and amount of new development in relation to community's designated growth areas, rural areas, and critical resource areas D. Amount of critical resource areas protected through acquisition, easements, or other measures.		 NA NA NA NA	
Future Land Use Plan that meets the requirements of Section 3 of Chapter 208. This section will be the focus of the Office's review for consistency with the Act.	✓	41	
Comments:			

Future Land Use Plan	✓	N/A	Page	SPO Review
Analyses and Key Issues				
1. How does the Future Land Use Plan align and/or conflict with the community's vision statement?		✓		
2. How is the configuration of the growth areas shaped by natural opportunities and/or constraints (i.e. the physical suitability or unsuitability of land for development)? The location of public facilities? The transportation network?		✓		
3. How does the Future Land Use Plan relate to existing regional economic, housing, transportation and natural resource plans? How does the Future Land Use Plan relate to recent development trends?		✓		
4. Are most municipal capital investments currently directed toward growth areas? Why or why not?		✓		
5. How can critical resource areas be effectively protected from future development impacts?	✓	ordinances		
Components				
1. A map or maps showing the following land use areas and any smaller land use districts within them: Growth (unless exempted), Rural, Critical Resource, and Transition (if proposed).		✓		
2. A narrative description of each land use area including:				
a. The area's relationship to the community's vision;		✓		
b. The names of any smaller land use districts within the area;		✓		
c. The area's natural opportunities and/or constraints;	✓		23-24	
d. The area's transportation system;	✓		38	
e. The types and intensity of proposed land uses, including the range of residential densities;	✓		31 ~~42-43~~	
f. The area's proximity to existing and proposed public facilities and services;	✓		42-43	
g. The compatibility or incompatibility of proposed uses to current uses within and around the area along with any special development considerations (e.g. need for additional buffers, architectural design standards, etc.); and		✓		
h. Any anticipated major municipal capital investments needed to support the proposed land uses.		✓		
3. A summary of the key regulatory and non-regulatory approaches, including investment policies and strategies, the community will use to implement its Future Land Use Plan.	✓		33	
Comments:				

Future Land Use Plan *(cont.)*	✓	N/A	Page	SPO Review
Policies				
1. To coordinate the community's land use strategies with other local and regional land use planning efforts.	✓		33	
2. To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.	✓		33	
3. To support the level of financial commitment necessary to provide needed infrastructure in growth areas.	✓		50	
4. To establish efficient permitting procedures, especially in growth areas.	✓		33	
5. To protect critical resource areas from the impacts of development.	✓		11, 23 24, 33 +	ordinances
Strategies				
1. Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	✓		33	
2. Using the descriptions provided in the Future Land Use Plan narrative, enact or amend local ordinances as appropriate to:				
a. Clearly define the desired scale, intensity, and location of future development;	✓		33	
b. Establish fair and efficient permitting procedures and appropriate fees, and streamline permitting procedures in growth areas; and	✓		33	
c. Clearly define protective measures for critical resource areas.	✓		33	
3. Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	✓		51	
4. Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.		✓		
5. Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A MRSA §4451.	✓		33	
6. Track new development in the community by type and location.		✓		
7. Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.8.	✓		51	
Comments: Policies #5 Protection of critical resource areas is most adequately addressed by our ordinances such as Shoreland zoning, and Bear River Aquifer. Strategies #5 The Code Enforcement Officer is a permanent position in town government and he regularly attends training modules.				

Population and Demographics	✓	N/A	Page	SPO Review
Analyses and Key Issues				
1. Is the rate of population change expected to continue as in the past, or to slow down or speed up? What are the implications of this change?	✓		28-29	
2. Which demographic groups are the fastest growing and which are in decline?	✓		28-29	
3. What will be the likely demand for housing, municipal and school services to accommodate the change in population and demographics, both as a result of overall change and as a result of change among different age groups?	✓		29	
4. If most of the population growth is the result of newcomers, what can the community do to foster shared outlooks?		✓		
5. If your community has a significant seasonal population, is the nature of that population changing? What is the community's relationship to and dependence on seasonal visitors?	✓		28	
6. If your community is a service center or has a major employer, what additional effort does it have to make to serve a daytime population that is larger than its resident population?		✓		
Conditions and Trends				
1. The community's Comprehensive Planning Population and Demographic Data Set (including relevant local, regional and state-wide data) prepared and provided to the community by the State Planning Office or its designee.		✓		
2. Information on natural population change (births and deaths).		✓		
3. Significance and role of seasonal population and anticipated trends (as applicable).	✓		28	
Comments:				

Economy	✓	N/A	Page	SPO Review
Analyses and Key Issues				
1. Where does the local population work and how does the community fit into the economic region (labor market area)?	✓		26	
2. Who are major employers in the region and what is their outlook for the future?	✓		26	
3. Is the economy experiencing significant change, and how does this, or might this, affect the local population, employment and municipal tax base?	✓		27	
4. What are the community's priorities for economic development? Are these priorities reflected in regional economic development plans?	✓		27	
5. If there is a traditional downtown in the community, is it deteriorating or thriving? How is this affecting the community?	✓		31	
6. Are natural resource-based industries (including fishing, farming, or forestry) important in the community and, if so, are they growing or declining? What steps has the community taken to support these industries?	✓		26 32	
7. Is tourism an important part of the local economy? If so, does the community want to foster this industry and what steps can it take to strengthen tourism?	✓		27	
8. What role do/should home occupations play in the community, if any?	✓		27	
9. Are there appropriate areas within the community for industrial or commercial development? If so, are performance standards necessary to assure that industrial and commercial development is compatible with the surrounding land uses and landscape?	✓		33	
10. What types of public facilities, including sewer, water, broadband access or three-phase power, are needed to support the projected location, type, and amount of economic activity, and what are the issues involved in providing them?		✓		
Conditions and Trends				
1. The community's Comprehensive Planning Economic Data Set prepared and provided to the community by the Office or its designee.		✓		
2. A brief historical perspective on how and why the current economy of the community and region developed.	✓		15-19	
3. A list of local and regional economic development plans developed over the past five years which include the community.		✓		
4. A description of the major employers in the community and labor market area.	✓		26	
5. A description of retail stores by type and how the composition has changed over past five or ten years.	✓		31	
6. A description of any economic development incentive districts, such as Tax Increment Financing Districts or Pine Tree Zones, in the community.		✓		
Comments:				

Economy *(cont.)*	✓	N/A	Page	SPO Review
Policies (minimum required to address State goals)				
1. To support the type of economic development activity the community desires, reflecting the community's role in the region.	✓		27	
2. To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.	✓		27	
3. To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	✓		27	
Comments:				
Strategies (minimum required to address State goals)				
1. If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).	✓		27	
2. Enact or amend local ordinances, if appropriate, to reflect the desired scale, design, intensity, and location of future economic development.	✓		27	
3. Develop and adopt incentives suitable for the types and locations of economic development desired in the community.		✓		
4. If public investments are foreseen as required, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)		✓		
5. Initiate participation in or continue to participate in any regional economic development efforts.	✓		27	
Comments:				

Housing	✓	N/A	Page	SPO Review
Analyses and Key Issues				
1. How many additional housing units, including rental units, will be necessary to accommodate projected population and demographic changes during the planning period?	✓		34	
2. Is housing, including rental housing, affordable to those earning the median income in the region? Is housing affordable to those earning 80% of the median income? If not, evaluate local and regional efforts to address issue.	✓		35 36	
3. Are seasonal homes being converted to year-round use or vice-versa? What impact does this have on the community?		✓		
4. Will additional senior or assisted living housing be necessary to meet projected needs for the community and region? Will these needs be met locally or regionally?	✓		36 37	
5. Are there other major housing issues, such as substandard housing?		✓		
6. Do existing regulations encourage or discourage development of affordable housing?	✓		35-37	
Comments:				
Conditions and Trends				
1. The community's Comprehensive Planning Housing Data Set prepared and provided to the community by the Maine State Housing Authority and the Office, or their designees.		✓		
2. Information on existing regional affordable housing coalitions or similar efforts.		✓		
4. A summary of local regulations that affect the development of affordable housing.	✓		37	
Comments:				

Housing *(cont.)*	✓	N/A	Page	SPO Review
Policies (minimum required to address State goals)				
1. To encourage and promote adequate workforce housing to support the community's and region's economic development	✓		36	
2. To ensure that land use controls encourage the development of quality affordable housing, including rental housing.	✓		36-37	
3. To seek to achieve at least 10% of all housing built or placed during the next decade be affordable.	✓		37	
4. To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.		✓		
Comments:				
Strategies (minimum required to address State goals)				
1. Enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to make housing less expensive to develop.	✓		37	
2. Allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	✓		37	
3. Create or continue to support a community affordable housing committee and/or regional affordable housing coalition.	✓		37	
4. Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A MRSA §4358(3)(M).	✓		36-37	
Comments:				

Transportation	✓	N/A	Page	SPO Review
Analyses and Key Issues				
Roads, Bridges, Sidewalks, and Bicycle Routes				
1. What are the concerns for transportation system safety and efficiency in the community and region? What, if any, plans exist to address these concerns, which can involve:: i. Safety; ii. Traffic speed; iii. Congestion and travel delay; iv. Travel volume and type; v. Traffic problems caused by such things as road and driveway locations and design, road maintenance needs, traffic control devices, growth patterns and lack of transportation options; vi. Lack of transportation links between neighborhoods, schools, recreation, shopping, and public gathering areas; vii. Closed or posted bridges or roads; viii. Pedestrian and bicycling safety; ix. Light pollution.	✓		38- 39	
2. What conflicts are caused by multiple road uses, such as a major state or U.S. route that passes through the community or its downtown and serves as a local service road as well?	✓		39	
3. Upon review of state and regional transportation plans, what are their impacts on your current and future community plans? What actions can the community take to address identified impacts?		✓		
4. How do the community's land use regulations mesh with the MaineDOT, regional, and local objectives for transportation system facilities in the community? If growth areas are located on arterial highways, how will growth in these areas affect the ability of the arterial to safely and efficiently move traffic?		✓		
5. What is the community's schedule for regular investments in road maintenance and improvement? How are MaineDOT Urban-Rural Initiative Program (URIP) funds used to off-set municipal road improvement costs?	✓		39	
6. What concerns does your community have regarding its policies and standards for design, construction and maintenance of public and private local roads and bridges?	✓		39	
Parking				
7. What are the parking issues in the community?		✓		
8. Do local parking standards promote development in desired areas or do they drive it to outlying areas?		✓		
9. How do local ordinances consider safety related to parking lot layout and circulation for vehicles, pedestrians and all other users?		✓		
10. What community investments are needed to expand or improve parking?		✓		
Comments:				

Transportation *(cont.)*	✓	N/A	Page	SPO Review
Analysis and Key Issues (cont.)				
Other modes of transportation				
11. What transit services are available to meet the current and future needs of community residents? If transit services are not adequate, how will the community address the needs?	✓		39	
12. If the community hosts a major transportation terminal, such as an airport, rail or ferry terminal, how does it connect to other transportation systems?		✓		
13. If the community hosts any public airports, what coordination has been undertaken to ensure that required airspace is protected now and in the future? How does the community coordinate with the owner(s) of private airports?		✓		
Environmental and cultural considerations				
14. What, if any, environmental degradation caused by state or local transportation facilities or operations (i.e. wildlife mortality, habitat fragmentation, erosion, groundwater contamination, non-point source pollution) is occurring?		✓		
15. What are community's objectives for preserving or protecting important identified scenic, historic, or cultural resources adjacent to transportation facilities?		✓		
16. How does the community address any transportation-related noise concerns?		✓		
17. What steps can the community take to encourage development to occur in a manner that minimizes transportation-related environmental impacts such as habitat fragmentation and/or vehicular CO_2 emissions?		✓		
Land use				
18. How do existing and proposed major transportation facilities complement the community's vision?		✓		
19. How do local land use decisions affect safety, congestion, mobility, efficiency and interconnectivity of the transportation system?		✓		
20. How do existing land uses and development trends support or inhibit cost effective passenger transportation systems and the efficient use of freight rail systems?		✓		
21. Does the community have in place, or does it need to put into place, access management or traffic permitting measures? How do these measures correlate with MaineDOT's access management program and regulations for traffic permitting of large development?		✓		
22. How do the community's local road design standards support the type of village, suburban, or rural land use patterns the town wants?	✓		39	
23. Do planned or recently built subdivision roads (residential or commercial) simply dead-end or do they allow for expansion to adjacent land and encourage the creation of a network of local streets? Where dead-ends are unavoidable, are mechanisms in place to encourage shorter dead-ends resulting in compact and efficient subdivision designs?		✓		
Comments:				

Transportation *(cont.)*	✓	N/A	Page	SPO Review
Analysis and Key Issues (cont.)				
Coastal communities only:				
24. What land-side and water-side transportation facilities are needed?		✓		
25. How does the community protect access to facilities for island travelers, currently and in the future?		✓		
26. How do the community's land use regulations mesh with MaineDOT, regional and local objectives for marine transportation facilities?		✓		
Conditions and Trends				
1. The community's Comprehensive Planning Transportation Data Set prepared and provided to the community by the Department of Transportation and the Office, or their designees.		✓		
Highways, Bridges, Sidewalks, and Bicycle Routes				
2. Location and overall condition of roads, bridges, sidewalks, and bicycle facilities, including any identified deficiencies or concerns.	✓		38-39	
3. Identify potential off-road connections that would provide bicycle and pedestrian connections to neighborhoods, schools, waterfronts and other activity centers.	✓		39	
4. Identify major traffic (including pedestrian) generators, such as schools, large businesses, public gathering areas/activities etc. and related hours of operation.	✓		38	
5. Identify policies and standards for the design, construction and maintenance of public and private roads. Identify the location of private roads and assess their potential to become public roads.	✓		39	
Parking				
6. List and locate municipal parking areas including size, condition, and usage.		✓		
Other Modes of Transportation				
7. List and locate all airports within or adjacent to the community and describe applicable airport zoning and airspace protection ordinances in place.		✓		
8. Identify inter-local, fixed route, commuter and demand response bus or van services, including private or public operator information and local government involvement.	✓		38	
Environmental and Cultural Considerations				
9. Location of evacuation routes identified in an emergency response plan, if applicable.		✓		
10. Identify areas with transportation related noise concerns.		✓		
11. Identify areas where inappropriate lighting affects transportation safety.		✓		
12. Identify and describe scenic, historic, or cultural resources within or adjacent to transportation facilities that the community wants to protect, such as street trees, covered bridges, etc.		✓		
Comments:				

Transportation *(cont.)*	✓	N/A	Page	SPO Review
Conditions and Trends (cont.)				
13. Known locations with opportunities to restore habitat connections disrupted by a transportation facility owned and maintained by the community.		✓		
14. Identify current local land use management strategies (such as access management, zoning, density, minimum lot size standards) that enhance or detract from the safety and efficiency of the transportation system (including highway, air, bus, bike, pedestrian, marine, and rail services.)		✓		
Coastal Communities only:				
15. Location of current and potential seaport terminals. Identify whether seaport terminal is of local, regional, or state significance, its ownership/management and use (type and quantity/frequency of goods shipped in or out). List land-side and water-side facilities associated with port.		✓		
16. Identify public ferry service and private boat transportation support facilities (may be covered under Marine Resources with cross reference) including related water-side (docks/piers/wharves) and land side (parking) facilities.		✓		
Comments:				
Policies (minimum required to address State goals)				
1. To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems	✓		39	
2. To safely and efficiently preserve or improve the transportation system.	✓		39	
3. To promote public health, protect natural and cultural resources and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.	✓		38-39	
4. To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).	✓		38-39	
5. To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.	✓		39	
Comments:				

Transportation *(cont.)*	✓	N/A	Page	SPO Review
Strategies (minimum required to address State goals)				
1. Develop or continue to update a prioritized ten-year improvement, maintenance and repair plan for local/regional transportation system facilities that reflects community, regional and state objectives.	✓		39	
2. Initiate or actively participate in regional and state transportation and land use planning efforts.	✓		39	
3. Enact or amend local ordinances as appropriate to be consistent with local, regional and state transportation policies identified in this plan.	✓		39	
4. Enact or amend local ordinances as appropriate to address or avoid conflicts with: a) Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73); b) State access management regulations pursuant to 23 MRSA §704; and c) State traffic permitting regulations for large developments pursuant to 23 MRSA §704-A.		✓		
5. Enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	✓		39	
6. Work with the MaineDOT as appropriate to address deficiencies in the system or conflicts between local, regional and state priorities for the local transportation system.	✓		39	
Comments:				

Recreation	✓	N/A	Page	SPO Review
Analyses and Key Issues				
1. Will existing recreational facilities and programs in the community and region accommodate projected changes in age groups or growth in your community?	✓		40-41	
2. Is there a need for certain types of services or facilities or to upgrade or enlarge present facilities to either add capacity or make them more usable?	✓		40-41	
3. Are important tracts of open space commonly used for recreation publicly owned or otherwise permanently conserved?	✓		40	
4. Does the community have a mechanism, such as an open space fund or partnership with a land trust, to acquire important open spaces and access sites, either outright or through conservation easements?		✓		
5. Does the public have access to each of the community's significant water bodies? Is the type of access compatible with the protection of public drinking water sources?	✓		40	
6. Are recreational trails in the community adequately maintained? Are there use conflicts on these trails?	✓		40-41	
7. Is traditional access to private lands being restricted?	✓		40	
Comments:				
Conditions and Trends				
1. The community's Comprehensive Planning Recreation Data Set prepared and provided to the community by the Department of Conservation and the State Planning Office, or their designees.		✓		
2. A description of important public and private active recreation programs, land and water areas (including hunting and fishing areas), and facilities in the community and region, including regional recreational opportunities as appropriate, and identification of unmet needs.	✓		40	
3. An inventory of any fresh or salt water bodies in the community determined locally to have inadequate public access.		✓		
4. A description of trail systems, trail management organizations, and conservation organizations that provide trails for all-terrain vehicles, snowmobiling, skiing, mountain biking or hiking. Include mapped information as available.	✓		40	
5. A map or list of important publicly-used open spaces and associated facilities, such as parking and toilet facilities.	✓		map 10	
6. A list of local and regional land trusts in the area.		✓		
Comments:				

Recreation *(cont.)*	✓	N/A	Page	SPO Review
Policies (minimum required to address State goals)				
1. To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.	✓		41	
2. To preserve open space for recreational use as appropriate.	✓		41	
3. To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming; and work with nearby property owners to address concerns.	✓		40-41	
Comments:				
Strategies (minimum required to address State goals)				
1. Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or town official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	✓		41	
2. Include any capital needs identified for recreation facilities in the Capital Investment Plan.	✓		41	
3. Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	✓		40-41	
4. Work with a local land trust or other preservation organization to pursue opportunities to protect important open space or recreational land.		✓		
5. Provide education regarding the benefits and protections for landowners allowing public recreational access on their property.		✓		
Comments:				

Marine Resources ***(if necessary)*** N/A	✓	N/A	Page	SPO Review
Analyses and Key Issues				
Fishery resources and water quality				
1. Is water quality being monitored on a regular basis?				
2. Is there a local or regional plan in place to identify and eliminate pollution source?				
3. Has closing of clam or worm flats threatened the shellfishing industry; are sources of contamination known? Are sources point (direct discharge) or nonpoint?				
4. Are fishery resources being properly managed at local and regional levels?				
Coastal land use				
5. Are traditional water-dependent uses thriving or in decline? What are the factors affecting these uses? If current trends continue, what will the waterfront look like in 10 years?				
6. Is there reasonable balance between water-dependent and other uses, and between commercial and recreational uses? If there have been recent conversions of uses, have they improved or worsened the balance?				
7. How does local zoning treat land around the harbor? How do the community's coastal land use regulations compare with neighboring communities?				
Harbor management				
8. Have arrangements for managing local harbors been effective?				
9. Is there a local or regional harbor or bay management plan? If not, is one needed?				
10. If the harbor is shared with other communities, is there cooperation in management of the harbor?				
11. What are the local dredging needs and how are they addressed?				
Coastal access				
12. Is adequate, protected access for commercial fishermen, aquaculturists, and recreational users available? Based on projections, will access, including support facilities such as parking and marine services, be adequate for the future? Are there opportunities for improved access?				
13. Are important points of visual access identified and protected?				
Comments:				

Marine Resources *(cont.)* N/A	✓	N/A	Page	SPO Review
Conditions and Trends				
1. The community's Comprehensive Planning Marine Resources Data Set prepared and provided to the community by the Department of Marine Resources and the Office, or their designees.				
Coastal land use				
2. A map or description of current land use patterns along the shoreline and near coast area which differentiates water-dependent uses from other uses.				
3. A summary of current regulatory and non-regulatory provisions influencing land use patterns along the shoreline and near coast area.				
Harbor management				
4. A description of any local or regional harbor or bay management plans or planning efforts.				
Coastal access				
5. The location of facilities (wharves, boat ramps, pump-out stations, etc.), with a brief description of any regional or local plans to improve facilities.				
6. A description of or map showing beaches and other access points used by the public with a brief description of their use, capacity, physical condition, and plans to improve, expand, or acquire facilities such as parking or toilets.				
7. An inventory of significant scenic access points along the shoreline, including current ownership (public/private) and any protection, if any.				
Comments:				
Policies (minimum required to address State goals)				
1. To protect, maintain and, where warranted, improve marine habitat and water quality.				
2. To foster water-dependent land uses and balance them with other complementary land uses.				
3. To maintain and, where warranted, improve harbor management and facilities.				
4. To protect, maintain and, where warranted, improve physical and visual public access to the community's marine resources for all appropriate uses including fishing, recreation and tourism.				
Comments:				

Marine Resources *(cont.)* N/A	✓	N/A	Page	SPO Review
Strategies (minimum required to address State goals)				
1. Working with local residents and businesses, neighboring communities, the DEP, and the Department of Marine Resources, develop an action plan to protect fishery habitats and identify and eliminate point and non-point source pollution.				
2. Consistently enforce local shoreland zoning provisions and provide adequate training and resources to the code enforcement officer.				
3. Develop a plan for addressing any identified needs for additional recreational and commercial access (which includes parking, boat launches, docking space, and swimming access) and their ongoing maintenance. Include necessary public improvements/upgrades in the Capital Investment Plan.				
4. Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.				
5. Provide information about the current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.				
6. Implement any local or regional harbor or bay management plans, or work with neighboring communities to create a harbor management plan for shared resources.				
7. If applicable, provide sufficient funding for and staffing of the harbormaster and/or harbor commission.				
8. Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.				
Comments:				

Water Resources	✓	N/A	Page	SPO Review
Analyses and Key Issues				
1. Are there point sources (direct discharges) of pollution in the community? If so, is the community taking steps to eliminate them?	✓		23	
2. Are there non-point sources of pollution related to development, agriculture, forestry or other uses that are affecting surface water resources and riparian areas? If so, are existing regulations sufficient to protect these resources?	✓		23	
3. Are point and/or non-point sources of pollution threatening groundwater supplies?		✓		
4. Are public groundwater supplies and surface water supplies and their recharge areas adequately protected? Are any public water supply expansions anticipated? If so, have suitable sources been identified and protected?	✓		25	
6. What non-regulatory measures can the community take to protect or enhance water quality? Are there opportunities to partner with local or regional advocacy groups that promote water resource protection?	✓		25	
7. Do local road construction and maintenance practices and standards adequately protect water resources? Do public works crews and contractors use best management practices in daily operations (e.g. salt/sand pile maintenance, culvert replacement street sweeping, public works garage operations)?	✓		25	
8. Are floodplains adequately identified and protected? Does the community participate in the National Flood Insurance Program? If not, should it? If so, is the floodplain management ordinance up to date and consistently enforced?	✓		Map 3	
Conditions and Trends				
1. The community's Comprehensive Planning Water Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, the Department of Environmental Protection, and the Office, or their designees.		✓		
2. A description of each lake, pond, river and stream including: a. Ecological, economic, and recreational values; b. Current watershed land uses; c. Threats to water quality or quantity; d. Documented water quality and/or invasive species problems.	✓		23	
3. A list of water resource advocacy groups active in the community.	✓		23+25	
4. A summary of past and present activities to monitor, assess and/or improve water quality, mitigate sources of pollution, and control or prevent the spread of invasive species.	✓		23-24	
5. A description of the location and nature of significant threats to drinking water supplies.	✓		23-24	
6. A summary of existing lake, pond, river, stream and drinking water protection and preservation measures, including local ordinances.	✓		24	
Comments:				

Water Resources *(cont.)*	✓	N/A	Page	SPO Review
Policies (minimum required to address State goals)				
1. To protect current and potential drinking water sources.	✓		25	
2. To protect significant surface water resources from pollution and improve water quality where needed.	✓		24-25	
3. To protect water resources in growth areas while promoting more intensive development in those areas.	✓		25	
4. To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.		✓		
5. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	✓		23+25	
Comments:				
Strategies (minimum required to address State goals)				
1. Amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: a. The Maine Stormwater Management Law and Stormwater Rules (Title 38 MRSA Section 420-D and 06-096 CMR 500 and 502). b. DEP's allocations for allowable levels of phosphorus in lake/pond watersheds. c. The Maine Pollution Discharge Elimination System Stormwater Program		✓		
2. Update the floodplain management ordinance to be consistent with state and federal standards.	✓		25 14	
3. Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	✓		24	
4. Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.		✓		
5. Enact public wellhead and aquifer recharge area protection mechanisms, as necessary.	✓		25	
6. Provide water quality "best management practices" information to farmers and loggers.	✓		25	
7. Adopt water quality protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's officials, employees and contractors.	✓		25	
8. Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	✓		23+25	
9. Provide educational materials at appropriate locations regarding invasive species.	✓		25	
Comments:				

Critical Natural Resources	✓	N/A	Page	SPO Review
Analysis and Key Issues				
1. Are existing regulations sufficient to protect the community's critical natural resources threatened by development, overuse, or other activities?	✓		13-14	
2. Are local shoreland zone standards consistent with state guidelines and with the standards on adjacent shorelands in neighboring towns?	✓		13	
3. What non-regulatory measures can the community take to protect critical natural resources? Are there opportunities to partner with local or regional advocacy groups?	✓		13-14	
4. Is there current regional cooperation or planning underway to protect shared critical natural resources?	✓		14	
5. In what other areas will protection of critical natural resources advance comprehensive plan policies (e.g. water resources, economy, recreation, agriculture and forestry, etc.)?	✓		25,41 21-22	
Comments:				
Conditions and Trends				
1. The community's Comprehensive Planning Critical Natural Resources Data Set prepared and provided to the community by the Department of Inland Fisheries and Wildlife, Department of Environmental Protection, and the Office or their designees.		✓		
2. A map or description of significant scenic areas and scenic views of local importance, and regional or statewide importance if available.	✓		Map 10	
Comments:				
Policies (minimum required to address State goals)				
1. To conserve critical natural resources in the community.	✓		14	
2. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.	✓		14	
Comments:				

Critical Natural Resources *(cont.)*	✓	N/A	Page	SPO Review
Strategies (minimum required to address State goals)				
1. Amend local shoreland zone standards to meet current state guidelines.	✓		14	
2. Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.		✓		
3. Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	✓		14, 33	
4. Through local land use ordinances, require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Beginning with Habitat program into their review process.	✓		14, 33	
5. Adopt natural resource protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's officials, employees, and contractors.	✓		14, 33	
6. Initiate and/or participate in interlocal and/or regional planning, management and/or regulatory efforts around shared critical natural resources.	✓		14	
7. Pursue public/private partnerships to protect critical natural resources such as through purchase of land or easements from willing sellers.	✓		33	
8. Distribute or make available information to those living in or near critical natural areas about applicable local, state or federal regulations.	✓		14	
Comments:				

Historic and Archeological Resources	✓	N/A	Page	SPO Review
Analysis and Key Issues				
1. Are historic patterns of settlement still evident in the community?	✓		Map 10	
2. What protective measures currently exist for historic and archaeological resources and are they effective?	✓		18-19	
3. Do local site plan and/or subdivision regulations require applicants proposing development in areas that may contain historic or archaeological resources to conduct a survey for such resources?		✓		
4. Have significant historic resources fallen into disrepair, and are there ways the community can provide incentives to preserve their value as an historical resource?		✓		
5. Is there an active historical society, and does the community adequately support its efforts?	✓		16+18	
Conditions and Trends				
1. The community's Comprehensive Planning Historic Preservation Data Set prepared and provided to the community by the Historic Preservation Commission and the Office, or their designees.		✓		
2. An outline of the community's history, including a brief description of historic settlement patterns and events contributing to the development and character of the community and its surroundings.	✓		16-18	
3. A brief description of the location, type, extent, condition, use, local, regional and/or national significance of historic resources, including but not limited to buildings, millworks, bridges, statues, cemeteries, trees, landscapes, and federally and/or locally designated properties and/or districts.	✓		Map 10	
4. Identify local historical society and/or preservation organizations.	✓		18+19	
5. A general description of potential threats to the existence, physical integrity, or quality of identified historic and archaeological resources.		✓		
Policies (minimum required to address State goals)				
1. Protect to the greatest extent practicable the significant historic and archaeological resources in the community.	✓		19	
Strategies (minimum required to address State goals)				
1. For sites with identified potential for historical and archeological resources, through local land use ordinances require subdivision or non-residential property developers to look for and identify any historical and archaeological resources, and to take appropriate measures to protect those resources, including but not limited to, modification of proposed site design, construction timing, and/or extent of excavation.	✓		19	
2. Through local land use ordinances, require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	✓		Map 10	
3. Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.	✓		19	
Comments:				

Agriculture and Forestry Resources	✓	N/A	Page	SPO Review
Analyses and Key Issues				
1. How important is agriculture and/or forestry to the community and region? Are these activities growing, stable or declining? Are the farms or woodlots in the community important for non-economic reasons, such as scenic landscapes, wildlife habitat, outdoor recreation, or historic significance?	✓		21, 32 19 41 26	
2. How are land use patterns and land values contributing to the loss of farm or forest land?	✓		20	
3. What regulatory and non-regulatory steps is the community currently taking to support productive farm and forest lands? Are there local or regional land trusts actively working to protect farms or forest lands in the community?	✓		22	
4. Are there undeveloped parts of town in which prime farmland soils are prevalent? If so, how are these areas currently being used? How are they being protected?	✓		20	
5. Are farm and commercial forest land owners taking advantage of the state's current use tax laws?	✓		22	
6. Has proximity of new homes or other incompatible uses affected the normal operations of farms or woodlot owners?	✓		22	
7. Are there large tracts of industrial forest land that have been or may be sold for development in the foreseeable future? If so, what impact would this have on the community?		✓		
8. Is clear-cutting an issue in the community? Is the clear-cutting related to normal woodlands management, or is it in preparation for land development?	✓		21	
9. Do local farmers and/or loggers take steps to minimize impacts on natural resources in the community? Do local farms participate in Natural Resource Conservation Service programs?	✓		21	
10. How does the community support community forestry or agriculture (i.e. small woodlots, community forests, tree farms, community gardens, farmers' markets, or community-supported agriculture)?	✓		20	
11. Does the community have, or need, a street tree or other tree planting and maintenance program?		✓		
Comments:				

Agriculture and Forestry Resources *(cont.)*	✓	N/A	Page	SPO Review
Conditions and Trends				
1. The community's Comprehensive Planning, Agriculture, and Forestry Data Set prepared and provided to the community by the Department of Agriculture, the Maine Forest Service, and the Office, or their designees.		✓		
2. A map and/or description of the community's farms, farmland and managed forest lands, including information on the importance of these resources to the local and regional economy and rural character.	✓		map 9	
3. Information on the number of farms and acres of farmland in the community enrolled in the state farm and open space law taxation program, including changes in enrollment over the past 10-20 years.	✓		20	
4. Information on the number of parcels and acres of forest land enrolled in the state tree growth tax law program, including changes in enrollment over the past 10-20 years.	✓		20-21	
5. A description of any community farming and forestry activities (e.g. street tree program, community garden, farmer's market, or community forest), including identification of managing officials and/or organizations.	✓		20	
Policies (minimum required to address State goals)				
1. To safeguard lands identified as prime farmland or capable of supporting commercial forestry.	✓		21	
2. To promote the use of best management practices for timber harvesting and agricultural production.	✓		22	
3. To support farming and forestry and encourage their economic viability.	✓		22	
Strategies (minimum required to address State goals)				
1. Consult with the Maine Forest Service District Forester when developing any land use regulations pertaining to forest management practices.	✓		22	
2. Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	✓		22	
3. Amend land use ordinances to require commercial or subdivision developments in critical rural areas to maintain areas with prime farm soils as open space to the greatest extent practicable.	✓		33 41	
4. Limit non-residential development in critical rural areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	✓		33,41 21,22	
5. Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	✓		22	
6. Permit activities that support productive agriculture and forestry operations, such as road-side stands, greenhouses, and pick-your-own operations.	✓		22	
7. Include agriculture and commercial forestry operations in local or regional economic development plans.	✓		22,33 41	
Comments:				

Public Facilities and Services	✓	N/A	Page	SPO Review
Analysis and Key Issues				
1. Are municipal services adequate to meeting changes in population and demographics?	✓		42-43	
2. In what ways has the community partnered with neighboring communities to share services, reduce costs and/or improve services?	✓		43 44 46	
3. If the community has a public sewer system, what issues or concerns are there currently and/or anticipated in the future? How is the sanitary district cooperating in the development of the comprehensive plan and related ordinances, as required by law (38 MRSA §1163-A)? How is the sanitary district extension policy consistent with the Future Land Use Plan as required by (38 MRSA §1163)?.		✓		
4. If the town does not have a public sewer or water system, to what extent is this preventing it from accommodating current and projected growth?	✓		43	
5. Are existing stormwater management facilities adequately maintained? What improvements are needed? How might cumulative impacts from future development affect the existing system(s)?	✓		43	
6. How does the community address septic tank waste? What issues or concerns are there with the current arrangements?		✓		
7. If the community has a public water system, what issues or concerns are there currently and/or anticipated in the future? How is the water district/supplier cooperating in the development of the comprehensive plan and related ordinances? How is the water system extension policy consistent with the Future Land Use Plan?	✓		43	
8. What school improvements, including construction or expansion, are anticipated during the planning period? What opportunities are there to promote new residential development around existing and proposed schools? What steps will be taken to promote walking and bicycling to school?	✓		44	
9. Is the community's emergency response system adequate? What improvements are needed?	✓		44	
10. How well is the solid waste management system meeting current needs? What is the community doing to reduce the reliance on waste disposal and to increase recycling? What impact will projected growth during the planning period have on system capacity? What improvements are needed to meet future demand? What efforts have been or will be undertaken regionally to improve efficiency and lower cost?	✓		43 45	
11. How do public facilities and services support local economic development plans? What improvements are needed in the telecommunications and energy infrastructure?	✓		45 46	
12. Does the community have a public health officer? Are there significant public health issues?	✓	Mandated by the State		
13. What other public facilities, such as town offices, libraries, or cemeteries, are nearing their respective capacities? How will these facilities accommodate projected growth?	✓		45	
14. Are the community's priorities for funding needed improvements reflected in the capital investment plan?	✓		49	
Comments:				

Public Facilities and Services *(cont.)*	✓	N/A	Page	SPO Review
Analysis and Key Issues (cont.)				
15. To what extent are investments in facility improvements directed to growth areas?		✓		
Conditions and Trends				
For the following public facilities and services, identify the following as applicable: 1. location of facilities and service areas (mapped as appropriate); 2. general physical condition of facilities and equipment; 3. capacity and anticipated demand during the planning period; 4. identification of ownership/management systems; 5. estimated costs of needed capital improvements to public facilities; and 6. the following information related to each of these public facilities and services: a. Sewerage and/or Water Supply – Identify number and types of users, and percent of households served. b. Septage – Identify any community policies or regulations regarding septage collection and disposal. c. Solid Waste – Describe the community's solid waste management system. Identify types and amounts of municipal solid waste and recycled materials for the past 5 years. d. Stormwater Management – Identify combined sewer overflows. For Municipal Separate Stormwater System (MS4) communities, describe plan and status of the major goals of the MS4 requirements. e. Power and Communications – Availability of electricity (including 3-phase power), telephone, Internet (including broadband), and cable within the community. f. Emergency Response System –Describe fire, police, and emergency/rescue facilities and equipment. Include average call response times for different services and dispatch location with number of communities served (Public Safety Answering Point, or PSAP), staffing and training needs; and E911 addressing management system (addressing officer, ordinance, reporting system). g. Education – Identify school administrative unit. Include primary/secondary school system enrollment for the most recent year information is available and for the 10 years after the anticipated adoption of plan. Describe the extent and condition of pedestrian and bicycle access to school facilities. h. Health Care - Describe major health care facilities (hospitals, clinics) and other providers serving the community. Identify public health and social services supported by the community through municipal subsidy. i. Municipal Government Facilities and Services – Describe facilities and staffing for municipal administrative, enforcement, and public works operations.	✓		42- 47	
Comments:				

Public Facilities and Services *(cont.)*	✓	N/A	Page	SPO Review
Policies (minimum required to address State goals)				
1. To efficiently meet identified public facility and service needs.	✓		47	
2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.		✓		
Comments:				
Strategies (minimum required to address State goals)				
1. Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	✓		49	
2. Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.		✓		
3. Explore options for regional delivery of local services.		✓		
Comments:				

Fiscal Capacity and Capital Investment Plan	✓	N/A	Page	SPO Review
Analysis and Key Issues				
1. In general, are tax revenues from new development offsetting the cost of needed additional services and capital investments?	✓		48	
2. What are the capital investment and budgeting priorities identified in other sections of the plan?	✓		49	
3. What changes in the community's tax base are anticipated and how will it affect the community? What impact do tax exempt properties and tax incentive programs have on taxes?	✓		48	
4. How does the community currently fund its capital investments? How will future capital investments identified in the plan be funded? Does the community have any impact fee ordinances?	✓		49 50	
5. If the community plans to borrow to pay for capital investments, does the community have sufficient borrowing capacity to obtain the necessary funds?		✓		
6. How do county and school administrative unit assessments and/or obligations affect local ability to finance proposed capital investments?		✓		
7. How are state or local spending limitations, such as those in P. L. 2005, Chapter 2 (effective June 29, 2005) (hereinafter "LD 1"), affecting the community's ability to pay for needed infrastructure and services?		✓		
8. What efforts has the community made to participate in or explore sharing capital investments with neighboring communities?		✓		
Conditions and Trends				
1. Identify community revenues and expenditures by category for last 5 years and explain trends.	✓		48-49	
2. Describe means of funding capital items (reserve funds, bonding, etc.) and identify any outside funding sources.	✓		48-49	
3. Describe the community's tax base, its degree of stability and any anticipated changes during the planning period. Include local and state valuations and local mil rates for the last 5 years.	✓		48	
4. Identify any significant tax-exempt properties.		✓		
5. Calculate current revenue dedicated to tax incentive programs (e.g. tax increment finance district, tree growth, farmland and open space).	✓		48-49	
6. Identify LD 1 limits for the previous five years. Describe any occasions where LD 1 limits were surpassed, including the purpose and amount.		✓		
Policies (minimum required to address State goals)				
1. To finance existing and future facilities and services in a cost effective manner.	✓		50	
2. To explore grants available to assist in the funding of capital investments within the community.	✓		51	
3. Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.		✓		
4. To reduce Maine's tax burden by staying within LD 1 spending limits.		✓		
Comments:				

Fiscal Capacity and Capital Investment Plan *(cont.)*	✓	N/A	Page	SPO Review
Strategies (minimum required to address State goals)				
1. Implement the capital investment plan (CInP) by developing a capital improvement program (CIP).	✓		51	
2. Review and/or update the capital improvement program annually or biennially.	✓		51	
3. Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.		✓		
Comments:				
Capital Investment Plan				
The comprehensive plan must include a capital investment plan that: (1) Identifies and summarizes all anticipated capital investment needs within the planning period, including estimated costs and timing, and identifies which are municipal growth-related capital investments. (2) Establishes general funding priorities among the community capital investments; and (3) Identifies potential funding sources and funding mechanisms.	✓		49-50	
Comments:				

Land Use	✓	N/A	Page	SPO Review
Analyses and Key Issues				
1. How is most recent development occurring: lot by lot; in subdivisions; or in planned developments? How is recent development consistent with the community's vision?	✓		31	
2. If the community considers itself rural, urban, or suburban, what are the characteristics that contribute to that sense? How does it fit in the regional context?	✓		70	
3. Is recent development occurring predominantly within or adjacent to traditional settlements or expanding into rural areas?	✓		31	
4. How effective are current land use regulations and other non-regulatory measures in directing growth to appropriate areas and protecting critical resources? How might they be improved?	✓		33	
5. How do current regulations promote or inhibit development in keeping with the community's traditional village or neighborhood character?	✓		33	
6. Given current regulations, development trends, and population projections, how many new residential units and how much commercial, institutional and/or industrial development will occur in the planning period? Where will this development go?		✓		
7. What is the community's administrative capacity to manage its land use regulation program, including planning board and code enforcement officer?	✓		33	
8. Are environmentally suitable areas within or adjacent to the growth area(s) identified for the location of mobile home parks?	✓		33	
Conditions and Trends				
1. An existing land use map, by land use classification (such as mixed-use, residential, commercial, institutional, industrial, agricultural, commercial forests, marine, park/recreational, conserved and undeveloped land).	✓		Map 9 & 10	
2. A summary of current lot dimensional standards.	✓	See	Building Permit Requirement Doc.	
3. A description or map identifying the location of lots and primary structures created within the last ten years. Include residential, institutional, commercial, and industrial development.		✓		
4. A map depicting the constraints to development identified in the plan (may be a combination of maps from other sections).		✓		
5. Identify locations in the community where mobile home parks are allowed.		✓		
6. Provide a brief description of existing land use regulations and other tools utilized to manage land use, including shoreland zoning, floodplain management, subdivision, site plan review and zoning ordinances.	✓		33	
7. Estimate the minimum amount of land needed to accommodate projected residential, institutional, commercial, or industrial development at least 10 years into the future.	✓		1-51	
Comments:				