

# ARUNDEL COMPREHENSIVE PLAN UPDATE



**2005**

**VOLUME I – PLAN**

**June 15, 2005**



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## Introduction and Summary of Development of this Plan

Maine State law requires every community that chooses to regulate land use to develop a comprehensive plan. Arundel's Land Use and Residential Growth Ordinances must be "pursuant to and consistent with" a comprehensive plan that has been adopted in accordance with the requirements and procedures of state law.

A comprehensive plan is a compilation of information about the community, reflecting past trends in population and housing growth, the natural resource base, and an analysis of municipal services and facilities. Rules of the Maine State Planning Office indicate that municipalities should be planning for ten years in the future.

This plan is divided into two volumes. Volume One contains

- an overall vision statement of Arundel in the future;
- a Future Land Use Plan;
- a set of local goals, policies and action steps organized around the goals and guidelines established by the Legislature;
- a capital investment plan; and
- an implementation strategy.

Volume Two is the inventory of information about the town and the results of an opinion survey. It contains 27 chapters, with tables and graphs of data, maps and analysis.

Arundel first adopted a comprehensive plan in 1977. The voters adopted a new plan in 1992. Work on the 2003 update began in the summer of 2001. The town received a grant from the Maine State Planning Office and the Selectmen appointed a committee of approximately 15 people.

One of the first steps of the committee was to hold a two-part community forum with the purpose of developing a vision of the town in the future. Approximately 40 individuals came to the forum and, working in groups of 6 to 8, discussed what they like about the town, the changes they would like to see, and in which part of town growth should be concentrated. From the results of those discussions, the Update Committee developed a **Vision Statement**, which is included in this document.

At the community forums, several participants expressed interest in serving on the committee and were subsequently appointed as committee members.

As the committee was agreeing upon the Vision statement, in the winter of 2002, an **opinion survey** was mailed to all Arundel residents and property owners. This survey asked a number of questions about the respondent, their housing, and their opinions on municipal services and various issues facing the town. A summary of the results of the survey is included in the document. A report showing the tabulated survey results is in the other document and is available for review and downloading on the Internet.

The Vision Statement contains a description of seven different "neighborhoods" in Arundel. During the spring and summer of 2002, the Committee worked on developing a **Future Land Use Plan** for the town. The Future Land Use Plan is made up of two maps and a narrative description of each of the areas shown on the map. In accordance with the requirements of the comprehensive planning statute (see <http://janus.state.me.us/legis/statutes/30-A/title30-Asec4326.html>), the Future Land Use Plan divides the town into growth areas and rural areas. The growth areas and rural areas are both divided into several areas. The Future Land Use plan will serve as the basis for future changes to the Land Use Ordinance. These ordinance amendments will be presented to the town meeting at some time after adoption of the plan and will not be effective until enacted by town meeting vote.

In November 2002, the Committee held another public forum to discuss their proposed Future Land Use Plan. As a result of comments received at the forum, changes were made to the Plan.

In the winter and spring of 2003, the committee reviewed the inventory data and the guidelines in the state law to develop a set of local goals and policies. After a set of goals and policies were agreed upon the committee set about to develop specific actions to implement each policy. In July and August 2003, roundtable discussions were held with selected individuals to make sure that the draft comprehensive plan would meet with public approval. From a list of all the businesses in Arundel, a selection of about 30 business owners were invited to attend the first discussion. As can be expected, most of that discussion focused on the treatment of Portland Road in the Future Land Use Plan and the goals, policies and actions regarding economic development. Next, a list was compiled of all owners of land registered in the Tree Growth or Farm and Open Space tax programs as well as a random selection of owners of parcels larger than 25 acres in area. The people on these lists were invited to attend the second roundtable. Most of the discussion at this forum was in regards to the draft plan's treatment of the designated rural areas. Invitees to the third forum were residents of recently developed subdivisions. A random selection was made of these residents. The results of these discussions are included in the other document.

Following these three workshops, the committee reviewed the comments and made additional changes to the Future Land Use Plan and to the local goals, policies, and actions.

Additionally, there have been articles about the Committee's progress and the contents of the draft plan in the *Arrow*, the periodic newsletter published by the town office, as well as occasional articles in local newspapers. The Committee held a **public hearing** in October 2003. The Committee made a few changes to the plan as the result of comments at the public hearing. The Plan was presented to the voters in November 2003 and the voters chose to not adopt the Plan presented by the Committee.

Following the November 2003 vote, the Committee set out to find out why the plan was defeated and what changes should be made in order to gain acceptance of the plan. Three public meetings were held in December through February 2004 and the Committee then spent several months discussing the comments it received. A number of changes to the plan were made. Two more public forums were held in September 2004 and some minor changes made to plan as a result of comments received at those forums.

The draft was defeated again in November 2004. A public forum was held and a new public opinion survey was mailed out to all registered votes. In addition, the plan had been submitted to the Maine State Planning Office for review for compliance to the Maine Growth Management Act and the Office's Rules for Review of Comprehensive Plans. The Office raised three objections to the Plan. Between January and April 2005, the Committee met and revised the plan again to meet the concerns expressed by the public and the State Planning Office. A public forum was held in late April and a public hearing at the end of May 2005.

The committee has been made up a broad cross section of Arundel's residents, representing a variety of points of view. There have been large landowners who have lived in the town for decades and newcomers in some of the recently developed subdivisions. The committee has been made up of business owners, housing developers, farmers, lawyers, retirees, software engineers, and homemakers.

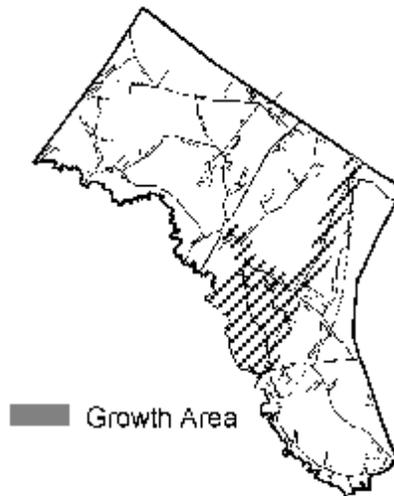
Throughout the process the Committee has attempted to achieve consensus and the vast majority of the contents of the plan represent positions that were carefully crafted in order to achieve unanimous approval. In order to assure that the draft plan is representative of the larger community, Committee members repeatedly referred back to the comments received at the visioning sessions or the survey results as a check on their personal opinions.

## Arundel Comprehensive Plan Update 2005 Executive Summary and Highlight of Major New Policies and Changes from Previous Drafts

Soon after it started its work, the Comprehensive Plan Update Committee recognized that the town has not been successful in truly implementing the policies of its 1992 Comprehensive Plan. Some of the policies were not implemented due to political resistance. For others, the implementation was not complete or not effective. The Committee set out to develop a plan that was more likely to be fully implemented and would, when implemented, be more likely to be realized.

As required by state law, the 1992 Comprehensive Plan divided the town into areas for growth and rural areas. The growth areas were designated as along Route One and the area southwest of campground Road, between Route One and the Maine Turnpike. See Figure 1 below. In 1995, a new land use ordinance was enacted that partially implemented the Plan. Growth was encouraged in the growth area by

Figure 1. 1992 Designation of Growth and Rural Areas

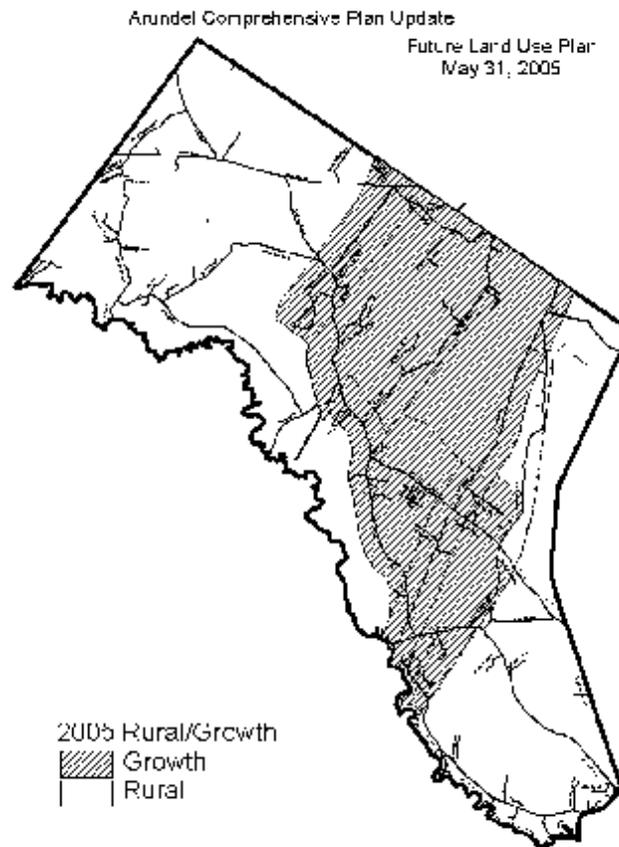


reducing the minimum lot size from 2 acres to 1 acre. In portions of the rural areas, the lot sizes were increased from 2 acres to 3 acres.

Development of the inventory for the update showed that less than one quarter of the new housing in town was in the designated growth area. Apparently, the changes in lot size were not enough to direct growth into the areas designated for it and out of the areas designated to remain rural. Also, there were a number of large subdivisions that were located outside of the designated growth area. Recognizing the patterns of growth in the past ten years and accounting for the desires voiced at the public visioning sessions, the Committee has recommended an enlargement of the designated growth area to form a large wedge through the town as shown below.

The 2005 Update does not necessarily change the locations of growth in the town, but rather changes the designation of the 2-acre residential area from one as rural to a growth area. The Growth Area now includes the largest subdivision in the town, Clearview Estates as well as Liberty Acres Subdivision.

Figure 2. 2005 Designation of Growth and Rural Areas



### GENERAL PATTERN OF DEVELOPMENT

The Plan establishes six essential policies for the general pattern of future growth and development:

1. The riverfront will remain essentially undeveloped and any development that does occur near the Kennebunk River will protect scenic and environmental qualities.
2. Other important natural resources such as wetlands and floodplains will be protected from development or activities that diminish their value.
3. The Route One corridor will continue as the commercial spine of the community with a focus on developing the southern end as a local commercial center and the northern end as a business/industrial area.
4. The Route 111 Corridor will be protected as a scenic, rural transportation corridor in which new highway access is minimized and development is managed except in the area around the New Road intersection.
5. Future residential development will be primarily in the arc running northwesterly from the railroad tracks along the Campground and Limerick Roads to the New Road and on to Route 111 to develop a residential center for the community with local retail and service uses located on Route One and Route 111 to serve the residents of this area while preserving significant open space.

6. The outlying areas will be maintained as rural areas and new residential development will be limited to small scale, low-density uses while efforts are made to preserve the existing agriculture and resource based uses and open space.

### **FUTURE LAND USE PLAN**

The Future Land Use Plan identifies two broad categories of areas in accordance with State Law; “Growth Areas” in which anticipated residential and nonresidential development will be accommodated and “Rural Areas” in which significant development will be discouraged and the rural character retained.

### **PROPOSED GROWTH AREAS**

The following designations establish the areas intended to accommodate a most of the Town’s anticipated development.

#### ***Village Residential***

This designation is on the west side of Route One, between the Limerick, and Campground Roads, and the area New Road and the Clearview Estates neighborhood. Residential uses are allowed at a density of 1 unit per acre. Higher density is possible (up to 2 units per acre) for residential projects that preserve open space and conform to design standards as long as ground water is protected. Nonresidential uses are limited to community and government uses, non-motorized recreational facilities, and home businesses.

#### ***Residential***

This designation applies to an area along the Limerick and New Roads between the two Village Residential areas and to an area on the east side of Route One along the Log Cabin and Old Post Roads. The areas designated as Residential are intended to accommodate good quality, moderate density neighborhoods. Uses will be similar to the Village Residential areas. Residential uses will have density of one dwelling unit per two acres. Higher density residential development may be possible (up to 1 units per acre) for residential projects that preserve open space and conform to village design standards as long as such densities will not likely lead to ground water contamination.

#### ***Limited Business***

This designation applies to the core of the Route 111 “rural village,” most of the area currently designated as a residential transition zone, extending west 3,000 feet from the Biddeford city line. The intention is to allow for a range of commercial and nonresidential uses that would serve both the “village” and Route 111 traffic as well as residential uses especially as part of mixed-use buildings. A range of nonresidential uses including small-scale retail, office, and service uses will be allowed, but not larger or more intense uses that would impact the surrounding residential area or generate significant volumes of traffic. In addition, a variety of residential uses will be allowed. Residential uses would be allowed at the same densities and with the same standards as in the Village Residential designation.

#### ***Community Commercial***

The Community Commercial designation applies to the southern end of the Route One Corridor and is intended to provide an area to accommodate small retail, office, service, residential, and community uses that can begin to serve as the community center. The uses allowed in the Community Commercial designation would be similar to those allowed in the current HC-1 Zone. Provisions would be included for residential uses that are part of a mixed-use project such as office or retail on the first floor with apartments on the second floor and for multifamily housing but new single-family homes should be excluded from this area. Development standards should provide site design standards that encourage development with buildings located closer to the street with parking to the side of the building and access from side streets or shared access drives. Residential development should be the same density as Village Residential.

### ***Business/Office Park***

The Business/Office Park designation encompasses the northern end of the Route One Corridor. The intention of this designation is to accommodate larger, more intense nonresidential uses but in a manner that creates a high quality environment that is attractive to better quality uses. It expands the current HC-2 district to the west to the natural gas pipeline. This area will allow a wide range of nonresidential uses. Residential uses are limited to those accessory to a business use. Retail uses are restricted to those not appropriate in the Community Commercial area except that restaurants, sandwich shops and convenience stores will be allowed as well as accessory sales as part of another use. Standards will focus on assuring that development is well designed and attractive using buffering and landscaping requirements. Minimal design standards for buildings will be implemented. Standards will encourage the creation of combined accesses and lots with their access from internal streets or drives.

## **PROPOSED RURAL AREAS**

The following land use designations establish the areas of the community that are designated as “Rural Areas” or areas in which large amounts of development would be discouraged.

### ***Rural Residential***

This designation is intended to allow low-density residential development that preserves the rural character of these areas. Allowed uses will include residential, home businesses, agriculture and other natural resource uses, and low intensity nonresidential uses but exclude uses that generate traffic, noise, or similar impacts. Residential development in these areas should be 1 unit per 2 acres. All subdivisions of 5 or more lots should be required to be “conservation subdivisions” in which 50% or more of the developable land is set-aside in permanent open space.

### ***Rural Conservation***

The Rural Conservation designation is intended to preserve the rural nature of the outlying areas of the community that are still predominantly rural in character by significantly limiting development while accommodating traditional working rural activities and preserving open space. Allowed uses will be limited to residential, agriculture and other natural resource uses, home businesses, and traditional uses found in a “working rural” landscape. Residential uses will be allowed at a density of unit per 3 acres. All subdivisions should be required to preserve at least 50% of the developable area as open space. Creation of individual lots that are smaller than three acres provided additional land is set aside as open space should also be allowed. The Town should work with land trusts and state agencies and should establish and fund a program for acquisition of the development rights from willing sellers to permanently restrict their land from development.

### ***Corridor Protection Overlay***

The Corridor Protection Overlay designation covers most of the Route 111 corridor and is intended to preserve this road as a major traffic route while maintaining the rural, scenic character of the corridor. Any new lot should be required to have its road frontage on a road other than Route 111 where possible. Access to new uses in the corridor should be combined and the number of new curb cuts minimized. Development standards should require that the scenic character of the corridor be preserved.

### ***Natural Resource Conservation***

This designation is intended for areas with significant natural resource value where little or no development should occur and where activities that can potentially impact the resource value are regulated. It is located along the Kennebunk River and around Brimstone Pond and its associated high value wetlands and wildlife habitat. The Natural Resource Conservation designation should generally be limited to low impact and non-structural uses similar to the current Resource Protection zoning. Within

100 feet of the river, new housing should be prohibited but existing uses should be allowed to expand as long as they maintain adequate buffering and do not encroach closer on the river. New homes should be allowed in the rest of the district. New single-family residential uses should be required to have at least a 3-acre lot.

## **GOALS AND POLICIES**

The Comprehensive Plan contains a 15-page set of local goals, policies and actions steps for the future of the Town. Some of these goals and policies deal with land use issues. Others deal with the operation of town government and the provision of municipal services. They are organized to reflect the guidelines for development of a comprehensive plan contained in state law. Key policies or actions that represent a significant change from the 1992 Comprehensive Plan and that have not been mentioned in the future land use plan are highlighted below.

### **POLICY      MAXIMIZE INCENTIVES TO RETAIN PROPERTY IN TRADITIONAL RURAL USES**

- ACTION -- In reviewing applications for participation in the Farm and Open Space and Tree Growth tax programs, the Assessors should liberally construe the program requirements to the benefit of the applicant.
- ACTION -- Establish a Transfer of Development Rights program within the Land Use Ordinance that would allow owners of land in the Rural Conservation area to sell the development rights on their property to individuals who could use the development rights in the Growth Areas.

### **POLICY      ENCOURAGE FORESTRY AND AGRICULTURAL ACTIVITIES IN THE RURAL AREAS**

- ACTION -- Amend the Subdivision Regulations to require notes on subdivision plans in the designated rural areas to alert potential lot purchasers that the area has been designated by the town for forestry and agricultural purposes and that residents may be subject to disturbance from these activities.

### **POLICY      WORK WITH LAND TRUSTS AND STATE AGENCIES TO ESTABLISH AND FUND A PROGRAM FOR ACQUISITION OF DEVELOPMENT RIGHTS FROM WILLING SELLERS**

- ACTION -- Annually appropriate an amount equivalent to \$.10 on the tax rate for funds to purchase development rights from active agricultural and forestry lands. These funds could be used as the local contribution to programs such as the Land for Maine's Future.
- ACTION -- Establish a working relationship between the Town and the Kennebunk Land Trust to assure that the Land Trust's acquisition policy recognizes the desired development priorities of this plan.
- ACTION -- The Planning Board should identify potential areas for conservation land so that the town can work with property owners before applications are submitted for development proposals.
- ACTION -- Explore using techniques such as life estates and reverse mortgages to lower tax burden for property owners interested in conserving open space.
- ACTION -- Amend the Land Use Ordinance to require all new buildings that do not reflect traditional New England architectural styles to be located to minimize their visibility from Route 111.

### **POLICY      PROVIDE INCENTIVES FOR DEVELOPMENT TO OCCUR IN THE DESIGNATED GROWTH AREAS**

- ACTION -- Explore options for community sewage disposal to serve the Commercial, Village Center and Village Residential areas only.
- ACTION -- Explore options to work with the Biddeford-Saco Water Company and the Kennebunk, Kennebunkport and Wells Water District and developers to share the costs of extending public water service into the Village Residential area and other appropriate locations with the growth area
- ACTION -- Establish an economic development committee to promote business development for job opportunities and increased property tax revenues.
- ACTION -- Consider using tax increment financing or some other similar mechanism to reduce the property tax burden for the first few years for new businesses.
- ACTION -- Work with the Kennebunk, Kennebunkport and Wells Water District to improve water pressure along Portland Road to provide year-round service for domestic, business, and fire-fighting purposes.

**ACTION** – Explore options to work with the Kennebunk Sewer District to provide public sewer service to those portions of the Community Commercial area south of a point approximately 1,000 feet north of the River Road intersection.

**ACTION** – Apply for approval as a Pine Tree Development Zone for the Business Office Park Area to lower state taxes for qualifying businesses.

**POLICY PROVIDE A CLEAR AND EFFICIENT LAND USE ORDINANCE WHICH IS CONSISTENT WITH THIS COMPREHENSIVE PLAN**

**ACTION** -- Amend the Land Use Ordinance to clarify the sign regulations, particularly when there is more than one business on a property.

**ACTION** -- In revising the Land Use Ordinance minimize the number and types of activities that require Planning Board review to those with the potential for off-site and environmental impacts.

**POLICY USE THE EXISTING BUILDING PERMIT LIMITATION ORDINANCE TO ENCOURAGE RESIDENTIAL DEVELOPMENT IN THE DESIGNATED GROWTH AREAS**

**ACTION** -- Amend the building permit limitation ordinance to allocate at least 75% of the permits to units in the designated growth areas.

**ACTION** -- Amend the building permit limitation ordinance to establish a method of providing assurance to the developers of subdivisions in the designated growth areas that permits will be available in a timely manner.

**POLICY PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM THAT INCLUDES ALTERNATIVE MODES OF TRAVEL**

**ACTION** – Investigate the potential for creating travel alternatives as part of all major road repair and construction projects

**ACTION** -- Continue to participate in the Eastern Trail Management District.

**POLICY MAINTAIN AND IMPROVE ROADS AND TRAFFIC CONDITIONS TO ENSURE SAFETY**

**ACTION** – When streets are improved, consider the addition of paved shoulders for use as a bicycle lane. High priorities for bicycle lanes include Campground Road, Limerick Road, Log Cabin Road, Old Post Road, and River Road.

**ACTION** -- Use radar-activated signs to warn motorists of excessive speeds.

**ACTION** -- Work the Maine Department of Transportation to improve the Alfred Road, Old Alfred Road, New Road intersection.

**POLICY PROVIDE ADEQUATE LEVELS OF POLICE SERVICES**

**ACTION** – Continue the contract for service with the York County Sheriff's Office.

**ACTION** -- Re-establish a "crime watch" or other similar program to reduce crime in residential neighborhoods.

**POLICY ENHANCE ABILITY OF THE FIRE AND RESCUE COMPANY TO CONTINUE TO PROVIDE QUALITY PROTECTION**

**ACTION** – Increase the number of hydrants on Portland Road so there is no more than 1,000 feet between hydrants.

**ACTION** -- Provide incentives to help recruit and retain fire and rescue personnel.

**POLICY PROVIDE A VARIETY OF RECREATIONAL OPPORTUNITIES AFFORDABLE TO ARUNDEL CITIZENS**

**ACTION** – Seek funding for the construction of additional ball fields and other outdoor recreational facilities.

**POLICY INCREASE JOB OPPORTUNITIES WITHIN THE TOWN**

**ACTION** – Work with Central Maine Power Company and Portland Road property owners to have 3-phase power extended along the entire length of Portland Road.

**ACTION** – Amend the Street Design and Construction Ordinance to decrease the right of way and street width requirements in small commercial establishments.

**POLICY ESTABLISH BASIC DESIGN STANDARDS TO IMPROVE THE VISUAL APPEAL AND INCREASE THE PROPERTY VALUES OF THE BUSINESS AREAS**

**ACTION** – Amend the Land Use Ordinance to include basic architectural and site design standards along Portland Road and in the village center that reflect traditional New England styles.

**ACTION** – Amend the Land Use Ordinance to strengthen the landscape standards in the commercial districts.

**POLICY POLICY ENCOURAGE THE ORGANIZATION OF AN ARUNDEL CHAMBER OF COMMERCE TO FOSTER DEVELOPMENT AND PROTECTION OF, SUPPORT LAWS, REGULATIONS, AND PROJECTS DESIRABLE TO, AND ADDRESS AND WORK TOWARD RESOLUTION OF CONTROVERSIES AFFECTING OR RESULTING FROM THE TOWN'S BUSINESSES, HOME OCCUPATIONS, AND COMMERCIAL AGRICULTURAL/FORESTRY OPERATIONS**

**ACTION** – Send an invitation to the initial organizational meeting to all known businesses located in Arundel.

**ACTION** – Provide some administrative and clerical support for the first six months of the new organization.

**POLICY ENCOURAGE THE CONSTRUCTION OF A MIX OF HOUSING TYPES, SIZES, AND STYLES WHICH RECOGNIZES THE VARYING NEEDS OF DIFFERENT SEGMENTS OF ARUNDEL'S POPULATION**

**ACTION** – In the growth areas, regulate residential density of subdivisions based upon the number of bedrooms in the dwelling unit, in order to promote smaller housing to serve the needs of young families and the elderly.

**ACTION** – Require that in any multi-family development of more than 10 units that 5% of the dwelling units, but at least one, be constructed to be fully handicapped accessible.

**ACTION** – Require that in any multi-family development of more than 10 units that 10% of the dwelling units, but at least one, meet the sales price or rent to qualify as affordable.

**POLICY SEEK REDESIGNATION OF THE KENNEBUNK RIVER AS A CLASS A SURFACE WATER**

**ACTION** – Request that the Board of Environmental Protection conduct a classification study and investigation into the reclassification of the Kennebunk River from Class B to Class A.

**POLICY PROTECT GROUND WATER RESOURCES THROUGHOUT THE TOWN FROM CONTAMINATION**

**ACTION** – Amend the subdivision regulations to require a hydrogeologic analysis when individual lot sizes are smaller than 80,000 square feet.

**ACTION** – Prohibit uses that present a high risk to ground water quality from areas not served by public water.

**ACTION** – Require that all uses that present a risk to ground water quality minimize the potential for contamination.

**ACTION** – Distribute with building permits information informing property owners what they can do to minimize groundwater contamination.

**POLICY MINIMIZE IMPACTS OF NEW DEVELOPMENT ON FRESHWATER WETLANDS**

**ACTION** – Create an overlay zone to protect forested wetlands larger than 20 acres in area and develop standards similar to the standards for shoreland zoning.

**ACTION** – Re-establish a building setback requirement of 50 feet for wetlands larger than one acre in area.

**ACTION** – Protect vernal pools by establishing clearing restrictions, a setback of 100 feet, and requiring that within 750 feet of the pool at least 75% of the land be maintained in forest cover.

**POLICY PROTECT DESIGNATED HIGH AND MODERATE VALUE WILDLIFE HABITAT FROM THE IMPACTS OF DEVELOPMENT**

**ACTION** – Require identification of vernal pools as part of a subdivision application and a determination of their value as wildlife habitat.

**ACTION** – Amend the subdivision regulations to require maintenance of a buffer area around high and moderate value vernal pools to protect their value as habitat for wildlife.

**ACTION** – Amend the Land Use Ordinance to require that the high value deer wintering area between Brimstone Pond and Route 111 be part of the preserved open space of a cluster subdivision.

**ACTION** – Amend the timber harvesting standards of the Land Use Ordinance to maintain the value of the deer wintering area between Brimstone Pond and Route 111, in accordance with the recommendations from the Department of Inland Fisheries and Wildlife.

**POLICY      MAINTAIN ADEQUATE HABITAT TO SUSTAIN POPULATIONS OF WILDLIFE SPECIES OTHER THAN THOSE FOR WHICH WILDLIFE HABITAT HAS BEEN IDENTIFIED**

**ACTION** – Require subdivisions to maintain as undeveloped open space areas along streams as wildlife corridors.

**ACTION** – Require the open space in subdivisions to be adjacent to the open space in adjacent subdivisions.

**POLICY      PROTECT THE VISUAL QUALITY OF THE ROUTE 111 CORRIDOR WEST OF THE POWER LINE**

**ACTION** – Amend the Land Use Ordinance to require all new buildings be well set back from the road and maintain a landscaped buffer along Route 111.

**ACTION** – Require that the parking area for any nonresidential use shall be screened from view by use of landscaping

**POLICY      PROVIDE SHORELAND ZONING THAT PROTECTS WATER QUALITY**

**ACTION** – Maintain the current setback requirements of 100 feet from waterbodies protected by shoreland zoning except in the Community Commercial and Village Residential areas where it should be reduced to 75 feet, and 50 feet from waterbodies not protected by shoreland zoning.

**POLICY      ENCOURAGE THE CONTINUATION OF COMMERCIAL AGRICULTURE AND FOREST MANAGEMENT**

**ACTION** – Amend the Land Use Ordinance to provide a smaller front setback requirement for buildings used primarily for the sale of agricultural products raised on the premises.

**POLICY      MINIMIZE POTENTIAL CONFLICTS BETWEEN RESIDENTIAL USES AND COMMERCIAL AGRICULTURE AND FOREST MANAGEMENT**

**ACTION** – Amend the Subdivision Regulations to require notes on subdivision plans in the designated rural areas to alert potential lot purchasers that the area has been designated by the town for forestry and agricultural purposes and that residents may be subject to disturbance from these activities.

**ACTION** – Encourage farm operators to receive technical assistance to conserve natural resources, enhance their profits and community value.

**POLICY      PROVIDE MARKET OPPORTUNITIES FOR LOCALLY PRODUCED AGRICULTURAL PRODUCTS**

**ACTION** – When possible, buy available products from local farmers for the school lunch program.

**ACTION** – Promote a farmers market.

**POLICY      IDENTIFY AND DEVELOP STRATEGIES TO PROTECT BUILDINGS AND AREAS OF IMPORTANCE TO ARUNDEL'S PAST**

**ACTION** – Conduct an inventory of historic buildings.

**ACTION** – Following completion of the inventory assess whether the resources are significant enough to establish standards for their protection.

**POLICY      MINIMIZE IMPACTS OF NEW DEVELOPMENT ON AREAS WITH POTENTIAL ARCHEOLOGICAL RESOURCES**

**ACTION** – In areas identified as having any potential archeological significance, require a site analysis for the existence of indications of archeological resources as part of a subdivision application or other development approval.

**POLICY      PROVIDE A VARIETY OF RECREATIONAL OPPORTUNITIES AFFORDABLE TO ARUNDEL CITIZENS, AT MINIMAL COST TO TAXPAYERS**

**ACTION** – Seek funding for the construction of additional ball fields and other outdoor recreational facilities.

After the defeat of the draft Comprehensive Plan Update at the November 2003 election, the Comprehensive Plan Update Committee worked with the public to address the reasons for its defeat and made a number of changes to the draft Plan. These changes can be summarized as follows.

#### **Changes in the Future Land Use Plan**

- Residential uses that are incidental to a business and occupied by a business owner or manager will be permitted in the Business Office Park area.
- Provisions regarding retail uses in the Business Office Park area were clarified.
- Provisions regarding design standards in the Business Office Park area were clarified.
- Residential uses in the Rural Conservation area are no longer restricted to only single family dwellings.
- The restriction on the number of lots in subdivisions in the Rural Conservation area was removed.
- The proposal for maintaining the visual character of the Alfred Road Corridor was revised.

#### **Changes in the Future Land Use Plan Map**

- The size of the Limited Business area on Alfred Road was expanded. In the 2004 plan the area extended westward to the CMP power lines and included all the land between Alfred Road and the Biddeford city line.
- The Community Commercial area was expanded to 1,000 feet both sides of Portland Road.
- The sizes of the Village Residential and Residential areas were changed to better reflect current development patterns.

#### **Changes in the Goals Policies and Actions**

- Use of Transfer of Development Rights to preserve open space in the rural area, as mentioned in the Future Land Use Plan was more clearly referenced.
- The restriction on the number of lots in subdivisions in the Rural Conservation area was removed.
- Reference to “traditional New England architectural style” was deleted.
- Action steps were added to spur business development along Portland Road such as working with the Water District to improve water pressure, working with the Kennebunk Sewer District to provide public sewage, and establishing a Pine Tree Development Zone to provide state tax breaks to qualifying businesses.
- An action to periodically review the Residential Growth Ordinance was added.
- A policy and associated action steps to preserve wildlife habitat was added.

After the defeat of the draft Comprehensive Plan Update at the November 2004 election, the Comprehensive Plan Update Committee made more changes to the draft Plan. These changes can be summarized as follows.

#### **Changes in the Future Land Use Plan**

- The size of the Limited Business area on Alfred Road was changed. In the 2005 plan the area extends westward 3,000 feet from the Biddeford city line and is 1,000 feet wide to the south of Route 111 and includes all the land between Alfred Road and the Biddeford city line.

#### **Changes in the Goals Policies and Actions**

- All reference to the village center has been deleted.
- The restriction on the maximum lot size in the Corridor Protection Overlay Area has been removed.

- An action supporting continuation of the Residential Growth Ordinance has been added.
- A policy and associated action steps calling for the creation of an Arundel Chamber of Commerce has been added
- The policy on affordable housing has been amended to recognize the need for as much as one third of the new housing in the town to be affordable, with an action step to amend the Residential Growth Ordinance to reserve at least 10% of the permits for affordable units.
- The policies and actions on historic and archeological resources were changed to be more inclusive.

# Future Land Use Plan

## A. General Pattern of Development

The 1992 Comprehensive Plan established a framework for managing the growth and development of the community. While the policies of the plan were not fully implemented when the Town's land use regulations were revised, the existing plan established a number of key policy directions for the Town including:

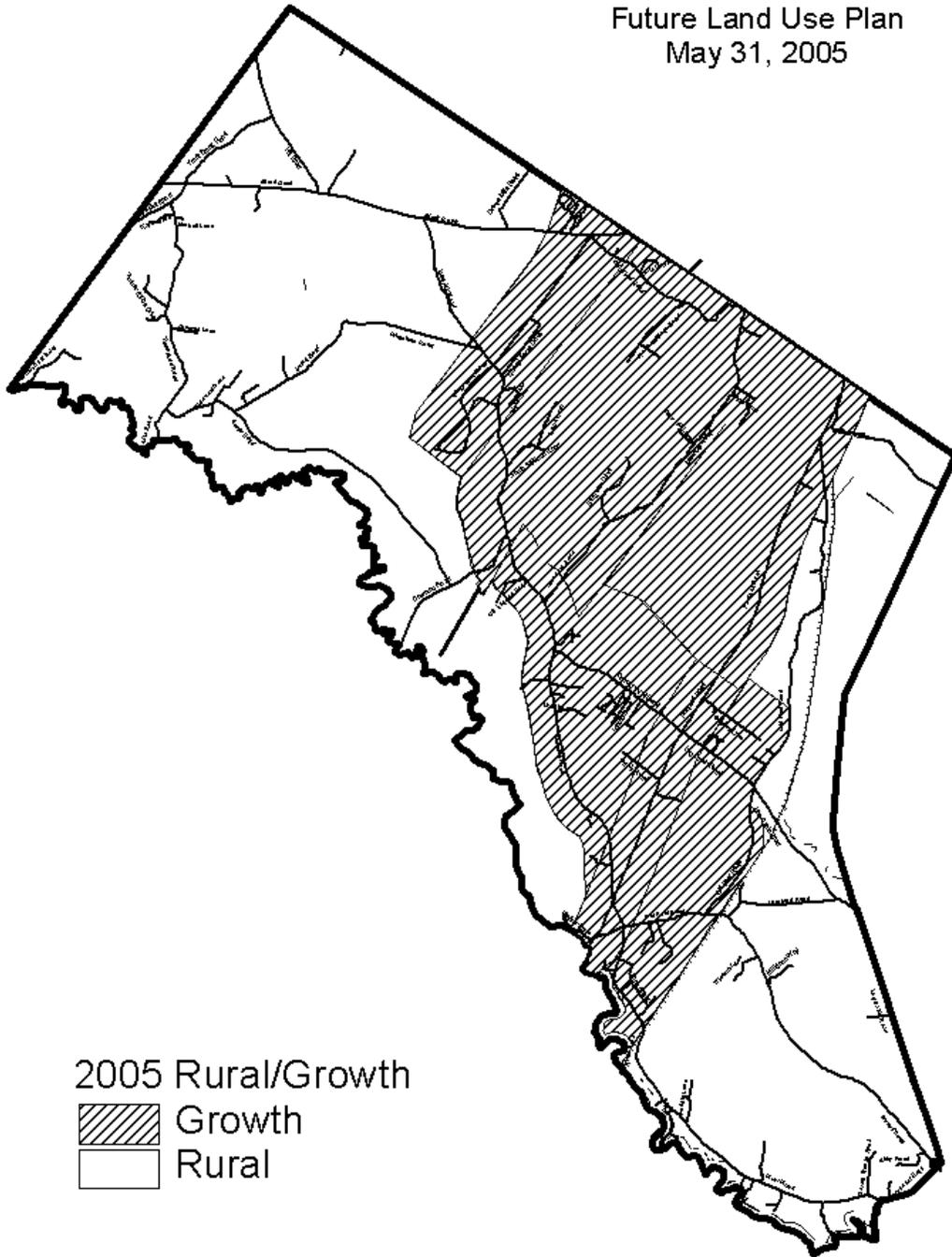
1. The protection of important natural resources
2. The designation of areas for more compact residential development to begin to create a center for the community
3. The designation of the Route One corridor for continuing commercial and other nonresidential development
4. The preservation of the rural character of outlying areas of the community

This revised Future Land Use Plan builds upon the concepts of land use contained in the current plan and envisions that the general pattern of future growth and development in Arundel will reflect the following key policy directions:

1. The riverfront will remain essentially undeveloped and any development that does occur in the vicinity of the river will protect both the scenic and environmental quality of the river corridor.
2. The community's other important natural resources such as wetlands and floodplains will be protected from development or activities that diminish their natural resource value.
3. The Route One corridor will continue to be the commercial spine of the community with a focus on developing the southern end as a local commercial center and the northern end as a business/industrial area.
4. The Route 111 Corridor will be protected as a scenic, rural, transportation corridor in which new highway access is minimized and development is managed except in the area around the New Road intersection.
5. Future residential development will be accommodated primarily in the arc running northwesterly from the railroad tracks east of Route One along the Campground and Limerick Roads to the New Road and on to Route 111 to begin to develop a residential center for the community with local retail and service uses located on Route One and Route 111 to serve the residents of this area while preserving significant open space within these growth areas.
6. The outlying areas of the community that are still rural in character will be maintained as rural areas and new residential development in these areas will be limited to small scale, low density uses while efforts are made to preserve the existing agriculture and natural resource based uses and significant open space.

Arundel Comprehensive Plan Update

Future Land Use Plan  
May 31, 2005



## **B. Future Land Use Plan**

The Future Land Use Plan sets out a general vision for how the Town of Arundel should grow and develop in a manner that is consistent with the policies outlined above. The Future Land Use Plan identifies two broad categories of areas in accordance with the State Growth Management Law; “Growth Areas” in which anticipated residential and nonresidential development will be accommodated and “Rural Areas” in which significant development will be discouraged and the rural character retained.

### **PROPOSED GROWTH AREAS**

The following land use designations establish the areas of the community that are designated to accommodate a significant share of the Town’s anticipated residential and nonresidential development. Within these areas of the community, the Town will continue to regulate residential density based upon the number of bedrooms in the dwelling unit.

#### ***Village Residential***

This designation applies to areas on both sides of Route One (see map) in the vicinity of the Limerick, Campground, and Old Post Roads and the area around the intersection of Route 111 and the New Road. These areas are intended to accommodate a significant share of the Town’s anticipated residential development especially residential subdivisions. These areas offer the potential to create “semi-rural villages” with access to local commercial services. This concept is reflected in the 1992 plan and the 2001 community vision.

#### **Uses**

The areas designated as Village Residential (including the adjacent areas designated as Limited Business and Community Commercial) are intended to create the potential for the development of two mixed use villages that would provide more pedestrian oriented, somewhat higher density residential neighborhoods. The residential uses allowed would be similar to those allowed in the residential designation and would include provisions for housing for the elderly and eldercare facilities. Nonresidential uses would be limited to community and government uses, non-motorized recreational facilities, and small-scale, low intensity, home businesses but will exclude uses that generate significant traffic, noise, or similar external impacts. Small-scale agricultural and natural resource uses will be allowed in these areas.

#### **Development Standards**

The development standards for residential uses will provide for a basic density of one single-family dwelling unit per acre. The land use regulations will allow higher density residential development (possibly up to 2 single-family units per acre) for residential projects that preserve open space either as part of the development or in other areas of the community (such as through the purchase or transfer of development rights or contributions for open space preservation) and that conform to basic village design standards that foster more of a pedestrian focused neighborhood environment as long as studies are completed to show that such densities will not likely lead to ground water contamination or if public or community water supply or sewage disposal is utilized.

These “village standards” could be a set of “overlay provisions” that would apply if certain conditions are met. In this situation, lot sizes, lot frontages, and front setback requirements would be reduced to allow a more compact neighborhood to be developed as long as the neighborhood design standards and all environmental standards are met. New agricultural uses will be subject to reasonable standards to protect adjacent residential areas.

### ***Residential***

This designation applies to an area along the Limerick and New Roads between the two Village Residential areas and to an area on the east side of Route One along the Log Cabin and Old Post Roads. The areas designated as Residential are intended to accommodate good quality, moderate density neighborhoods.

### **Uses**

The areas designated as Residential will allow a wide range of residential uses including single and two-family homes, as well as multifamily and elderly housing with special review. Limited nonresidential uses will be allowed including community and government uses, non-motorized recreational facilities, and small-scale, low intensity, home businesses, but will exclude uses that generate significant traffic, noise, or similar external impacts. Agricultural and other natural resource uses will also be allowed in these areas.

### **Development Standards**

The development standards for residential uses will provide for a basic density of one dwelling unit per two acres. The land use regulations will allow higher density residential development (up to 1 dwelling unit per acre) for residential projects that preserve significant amounts of open space as part of the project or in other areas of the community (such as through the purchase or transfer of development rights or contributions for open space preservation). These increased densities will be allowed only if the soils are suitable, or if public or community water and/or sewerage is utilized. In this situation, lot sizes and frontages and front setback requirements would be reduced to allow more compact neighborhoods to be developed as long as all environmental standards are met. New agricultural uses will be subject to reasonable standards to protect adjacent residential areas.

### ***Limited Business***

This designation would apply to the core of the Route 111 “rural village”. The intention would be to allow for a range of commercial and nonresidential uses that would serve both the “village” and Route 111 traffic as well as residential uses especially as part of mixed-use buildings. This area will extend from the Biddeford City Line for a distance of 3,000 feet and extend 1,000 feet from Route 111 on the south side and to the Biddeford City Line on the north side. If over time the Limited Business Area becomes fully occupied with commercial uses, then the westerly boundary of this area should be moved westward to allow for orderly growth and expansion of this business area.

### **Uses**

The Limited Business designation will allow a range of nonresidential uses including small-scale retail, office, and service uses but would restrict larger or more intense uses

that would impact the surrounding residential area or generate significant volumes of traffic. In addition, a variety of residential uses will be allowed within the Limited Business area.

### **Development Standards**

The development standards for the Limited Business area will allow somewhat more intense but smaller scale nonresidential development for uses that meet basic village design standards. In this situation, lot sizes, lot frontages, and setbacks would be reduced significantly and the focus would be on creating a village pattern of development that is pedestrian oriented. Residential uses would be allowed at the same densities and with the same standards as in the Village Residential designation.

### ***Community Commercial***

The Community Commercial designation applies to the southern end of the Route One Corridor and is intended to provide an area to accommodate smaller-scale, lower intensity retail, office, service, residential, and community uses.

### **Uses**

The uses allowed in the Community Commercial designation would be similar to those allowed in the current HC-1 Zone. In addition, provisions would be included for residential uses that are part of a mixed-use project such as office or retail on the first floor with apartments on the second floor and for multifamily housing but new single-family homes will be excluded from this area.

### **Development Standards**

The development standards will guide development toward more of a village pattern and design and away from a classic strip commercial orientation. To this end, the development standards for this area will create incentives for smaller scale, more village-like development. The development standards will provide site design standards that encourage development with buildings located closer to the street with parking to the side of the building and access from side streets or shared access drives where feasible rather than directly from Route One. Residential development will be subject to the same density provisions as the Village Residential designation.

### ***Business/Office Park***

The Business/Office Park designation encompasses the northern end of the Route One Corridor. The intention of this designation is to accommodate larger, more intense nonresidential uses but in a manner that creates a high quality environment that is attractive to better quality uses.

### **Uses**

The Business/Office Park area will allow a wide range of nonresidential uses but will exclude residential uses, except those clearly accessory to a business use and occupied by a business owner, manager, or employee. Retail uses will be limited to within the first 250 feet of Route One and be limited to those that are not appropriate in the Community Commercial Area by nature of their traffic generation, outdoor storage or display of materials or merchandise, or need for extensive parking. Restaurants,

sandwich shops and convenience stores will be allowed as well as accessory sales as part of another use.

## **Development Standards**

The development standards for this designation will focus on assuring that development is well designed and attractive from a site design standpoint through the use of buffering and landscaping requirements and provisions for the placement of service areas and overhead doors on the side or rear of the building. The standards will require the establishment of a significant landscaped buffer on any parcels that abut the Eastern Trail or the residential areas adjacent to the district. Minimal architectural design standards for buildings will be considered to improve the visual character of the area, such as requirements for windows on facades facing Route One, siding materials, and roof pitch. The land use standards will discourage the creation of small lots or lots with limited frontage on Route One and encourage the creation of combined accesses and lots with their access from internal streets or drives.

## **PROPOSED RURAL AREAS**

The following land use designations establish the areas of the community that are designated as "Rural Areas" or areas in which large amounts of residential or nonresidential development would be discouraged.

### ***Natural Resource Conservation***

This designation is intended for areas with significant natural resource value where little or no development should occur and where activities that can potentially impact the resource value are regulated.

### **Uses**

Uses in the Natural Resource Conservation designation will generally be limited to low impact and non-structural uses similar to the current Resource Protection zoning. Within one hundred feet of the river or Brimstone Pond and its associated wetlands, new housing will be prohibited but existing single-family residential uses will be allowed to expand as long as they maintain adequate buffering and do not expand further on the river. New single-family homes will be allowed in the balance of the district provided they are set back and buffered from the river. Agriculture and other natural resource uses will be allowed subject to stringent performance standards.

### **Development Standards**

The development standards will be similar to the current RP standards. Provisions will be included for the expansion of existing homes provided that they protect the river corridor. New single-family residential uses will be required to have at least a three-acre lot and be setback at least one hundred feet and buffered from the protected resources.

### ***Rural Conservation***

The Rural Conservation designation is intended to preserve the rural nature of the outlying areas of the community that are still predominantly rural in character (see map)

by significantly limiting development while accommodating traditional working rural activities and preserving open space.

## **Uses**

Allowed uses in the Rural Conservation designation will be limited to residential, agriculture and other natural resource uses, home businesses, and traditional uses found in a “working rural” landscape.

## **Development Standards**

Residential uses will be allowed at a density of one dwelling unit per three acres. All subdivisions will be required to preserve at least fifty percent of the developable area of the parcel as open space. Provisions in the development regulations will also allow the creation of individual lots that are smaller than three acres provided that additional land to meet the density requirement is set aside as permanent open space through conservation restrictions or other provisions. The creation of new lots fronting on existing arterial and collector roads will be restricted.

The development of residential subdivisions within this area should be discouraged. The Town should work with landowners within these areas to permanently restrict their land from development. To accomplish this, the Town will work with land trusts and state agencies and should establish and fund a program for acquisition of the development rights from willing sellers.

## ***Rural Residential***

This designation is intended to allow low-density residential development that preserves the rural character of these areas.

## **Uses**

Allowed uses in the Rural Residential designation will include a single-family and duplex residential uses, home businesses, agriculture and other natural resource uses, and low intensity nonresidential uses but will exclude uses that generate significant traffic, noise, or similar external impacts.

## **Development Standards**

The density of residential development in these areas will be 1 dwelling unit per 2 acres. The creation of new lots fronting on arterial and collector streets will be limited and, if allowed, oversized lot frontage will be required. All subdivisions of 5 or more lots will be required to be “conservation subdivisions” in which 50% or more of the developable land is set-aside in permanent open space.

## ***Corridor Protection Overlay***

The Corridor Protection Overlay designation covers most of the Route 111 corridor and is intended to preserve this road as a major traffic route while maintaining the rural, scenic character of the corridor.

## **Uses**

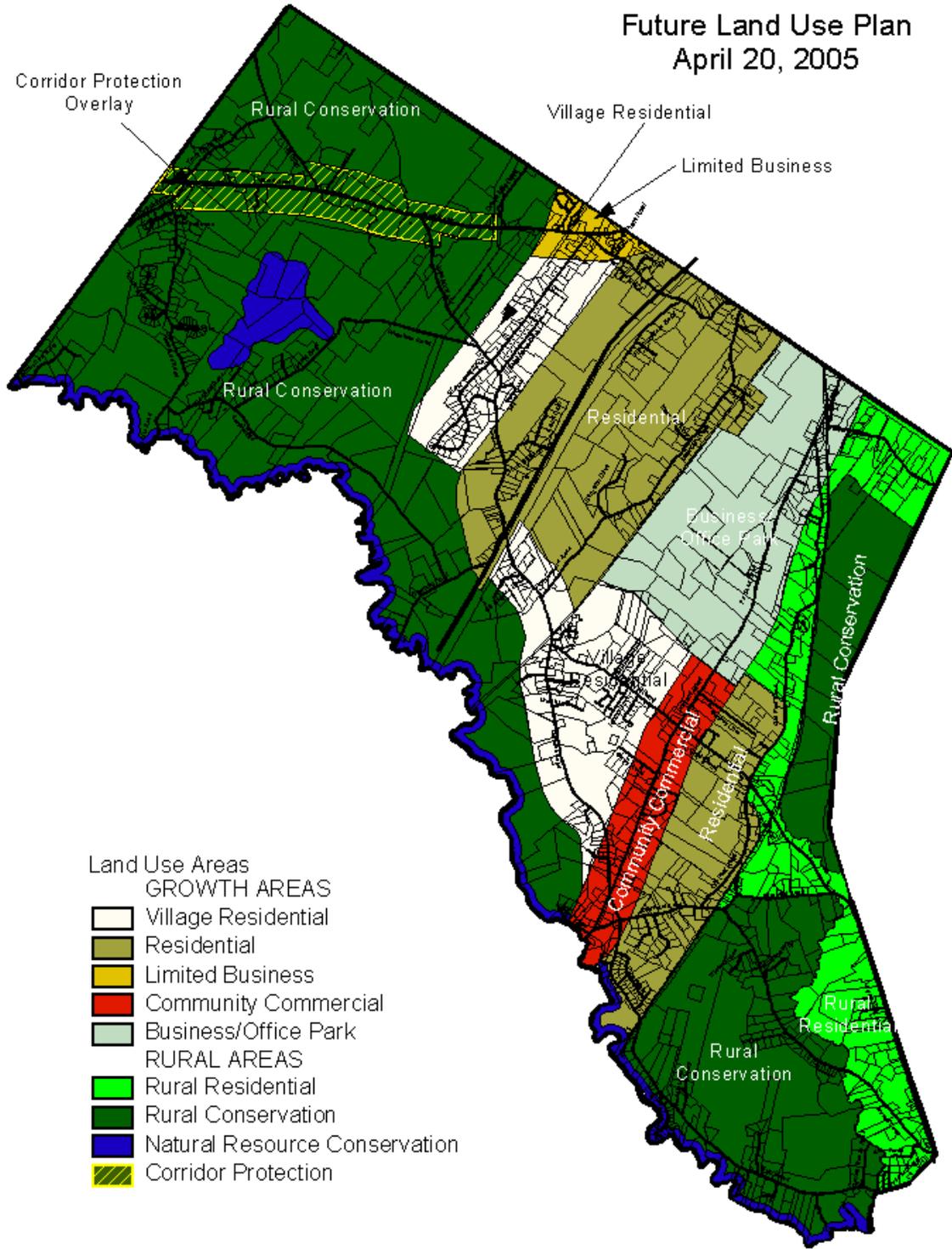
The allowed uses in the Corridor Protection Overlay designation will be controlled by the underlying designation, typically the Rural Conservation provisions.

## **Development Standards**

The land use regulations for the Corridor Protection Overlay area will allow residential development at the same density and under the same provisions as the underlying designation but will require that any new lot have its road frontage on a road other than Route 111 where possible. The overlay regulations will require that the access to any new uses in the corridor be combined to the extent possible and the number of new curb cuts minimized. The Maine Department of Transportation's entrance standards will be adopted by the town to minimize the impacts of new development on traffic flow and safety. The development standards will require that the scenic character of the corridor be preserved and that new buildings be well set back from the road and maintain a landscaped buffer along Route 111.

### Arundel Comprehensive Plan Update

Future Land Use Plan  
April 20, 2005





## Proposed Local Goals, Policies, and Actions

### A. Sense of Community

<b>GOAL</b>	<b>ENHANCE ARUNDEL’S SENSE OF COMMUNITY</b>
<b>1</b>	<b>- POLICY CREATE A GREATER SENSE OF COMMUNITY</b>
1.1	ACTION -- Continue to publish the <i>Arrow</i> on a bimonthly basis providing news of local events and town government activities.
1.2	ACTION -- Establish a committee to reestablish a community day similar to “Arundel Day.”
1.3	ACTION -- Expand the <i>Arrow</i> to include opinion columns, history of the community, and profiles of community members and involve students from the M.L. Day School in its production.
1.4	ACTION -- Expand the programs of the Recreation Department.
1.5	ACTION -- Reestablish an Adult Education program.
1.6	ACTION – Establish a “crime watch” or other similar program to bring neighborhood residents together.
1.7	ACTION – Make better use of the public access channel on the cable television system to publicize community events and town government meetings.
<b>2</b>	<b>- POLICY PROMOTE VOLUNTEERISM AND COMMUNITY SERVICE BY ARUNDEL CITIZENS</b>
2.1	ACTION -- List vacancies on town boards and committees in the <i>Arrow</i> .
2.2	ACTION -- Provide greater recognition of town volunteers in the annual town report.
2.3	ACTION -- Include profiles of board and committee members in the <i>Arrow</i> to highlight their contributions to the community.
2.4	ACTION – List opportunities for volunteer efforts in the community in the <i>Arrow</i> .
2.5	ACTION – Reestablish the position of “volunteer coordinator.”
2.6	ACTION – Establish community service as part of the curriculum at M.L. Day School.
<b>3</b>	<b>- POLICY TOWN INVESTMENT IN FACILITIES AND SERVICES SHOULD BE PRIORITIZED WITHIN THE GROWTH AREA WHERE FEASIBLE</b>
3.1	ACTION -- The location of any new town offices and other community service buildings shall be in the growth area.
3.2	ACTION -- Establish a playground or sports fields in the growth area.

### B. Orderly Growth and Development

<b>GOAL</b>	<b>MAINTAIN THE RURAL CHARACTER OF THE MAJORITY OF TOWN</b>
<b>4</b>	<b>- POLICY ESTABLISH LAND USE DISTRICTS AS PROVIDED FOR IN THE FUTURE LAND USE PLAN</b>
4.1	ACTION -- Amend the Land Use Ordinance to establish new districts with the dimensional requirements and standards called for in the Future Land Use Plan

<b>5</b>	<b>- POLICY    MAXIMIZE INCENTIVES TO RETAIN PROPERTY IN TRADITIONAL RURAL USES</b>
5.1	ACTION -- Using articles in the Arrow and letters to potential qualifying individuals, encourage participation in the Farm and Open Space and Tree Growth tax programs.
5.2	ACTION -- In reviewing applications for participation in the Farm and Open Space and Tree Growth tax programs, the Assessors should liberally construe the program requirements to the benefit of the applicant.
5.3	ACTION -- Establish a Transfer of Development Rights program within the Land Use Ordinance that would allow owners of land in the Rural Conservation area to sell the development rights on their property to individuals who could use the development rights in the Growth Areas.
<b>6</b>	<b>- POLICY    ENCOURAGE FORESTRY AND AGRICULTURAL ACTIVITIES IN THE RURAL AREAS</b>
6.1	ACTION -- Amend the Subdivision Regulations to require notes on subdivision plans in the designated rural areas to alert potential lot purchasers that the area has been designated by the town for forestry and agricultural purposes and that residents may be subject to disturbance from these activities.
<b>7</b>	<b>- POLICY    WORK WITH LAND TRUSTS AND STATE AGENCIES TO ESTABLISH AND FUND A PROGRAM FOR ACQUISITION OF DEVELOPMENT RIGHTS FROM WILLING SELLERS</b>
7.1	ACTION -- Annually appropriate an amount equivalent to \$.10 on the tax rate for funds to purchase development rights from active agricultural and forestry lands. These funds could be used as the local contribution to programs such as the Land for Maine's Future.
7.2	ACTION -- Establish a working relationship between the Town and the Kennebunk Land Trust to assure that the Land Trust's acquisition policy recognizes the desired development priorities of this plan.
7.3	ACTION -- Publicize the location of land currently set a side as conservation land.
7.4	ACTION -- The Planning Board should identify potential areas for conservation land so that the Town can work with property owners before applications are submitted for development proposals.
7.5	ACTION -- Explore using techniques such as life estates and reverse mortgages to lower tax burden for property owners interested in conserving open space.
<b>8</b>	<b>- POLICY    MAINTAIN THE AESTHETIC NATURE OF THE ROUTE 111 CORRIDOR AS AN AREA OF AGRICULTURE AND FORESTED LANDS</b>
8.1	ACTION -- Amend the Land Use Ordinance to allow no more than one driveway or street entrance onto Route 111 from any currently existing lot west of the CMP right of way.
8.2	ACTION -- Amend the Land Use Ordinance to require all new buildings in the Corridor Protection area that are visible from Route 111 to meet minimal architectural standards.

**GOAL ACCOMMODATE GROWTH IN A MORE CENTRALIZED MANNER IN AREAS DESIGNATED AS GROWTH AREAS IN THE FUTURE LAND USE PLAN**

<b>9</b>	<b>- POLICY PROVIDE INCENTIVES FOR DEVELOPMENT TO OCCUR IN THE DESIGNATED GROWTH AREAS</b>
9.1	ACTION -- Allow residential densities to be increased from the base requirement when the applicant can demonstrate there will not be adverse impacts on ground water quality and storm water runoff.
9.2	ACTION -- Explore options for community sewage disposal to serve the Commercial and Village Residential areas only.
9.3	ACTION -- Explore options to work with the Biddeford-Saco Water Company and the Kennebunk, Kennebunkport and Wells Water District and developers to share the costs of extending public water service into the Village Residential area and other appropriate locations with the growth area
9.4	ACTION -- Establish an economic development committee to promote business development for job opportunities and increased property tax revenues.
9.5	ACTION -- Consider using tax increment financing or some other similar mechanism to reduce the property tax burden for the first few years for new businesses.
9.6	ACTION -- Work with the Kennebunk, Kennebunkport and Wells Water District to improve water pressure along Portland Road to provide year-round service for domestic, business, and fire-fighting purposes.
9.7	ACTION -- Explore options to work with the Kennebunk Sewer District to provide public sewer service to those portions of the Community Commercial area south of a point approximately 1,000 feet north of the River Road intersection.
9.8	ACTION -- Apply for approval as a Pine Tree Development Zone for the Business Office Park Area to lower state taxes for qualifying businesses.
<b>10</b>	<b>- POLICY PROVIDE CLEAR AND EFFICIENT LAND USE ORDINANCES WHICH ARE CONSISTENT WITH THIS COMPREHENSIVE PLAN</b>
10.1	ACTION -- Amend the Land Use Ordinance to establish new districts with the dimensional requirements and standards called for in the Future Land Use Plan
10.2	ACTION -- Amend the Land Use Ordinance to incorporate the standards for lot development and design called for throughout these policies and other action steps.
10.3	ACTION -- Amend the Land Use Ordinance to clarify the sign regulations, particularly when there is more than one business on a property.
10.4	ACTION -- In revising the Land Use Ordinance pay particular attention to definitions to assure that the meaning of the ordinance may not be misconstrued.
10.5	ACTION -- In revising the Land Use Ordinance, to extent feasible, include illustrations showing the standards in the ordinance.
10.6	ACTION -- In revising the Land Use Ordinance minimize the number and types of activities that require Planning Board review to those with the potential for off-site and environmental impacts.

10.7	<b>ACTION</b> – Periodically review the number of new dwelling units allowed by the Residential Growth Permit Ordinance to determine if the number properly reflects the town’s ability to absorb new growth.
<b>11</b>	<b>- POLICY    PROTECT AND IMPROVE THE QUALITY OF LIFE IN THE DESIGNATED GROWTH AREAS</b>
11.1	<b>ACTION</b> -- Incorporate standards in the Land Use Ordinance and Subdivision Regulations that require adequate landscaping in new developments.
<b>12</b>	<b>- POLICY    USE THE EXISTING BUILDING PERMIT LIMITATION ORDINANCE TO ENCOURAGE RESIDENTIAL DEVELOPMENT IN THE DESIGNATED GROWTH AREAS</b>
12.1	<b>ACTION</b> -- Amend the building permit limitation ordinance to allocate at least 75% of the permits to units in the designated growth areas.
12.2	<b>ACTION</b> -- Amend the building permit limitation ordinance to establish a method of providing assurance to the developers of subdivisions in the designated growth areas that permits will be available in a timely manner.
<b>13</b>	<b>- POLICY    PROTECT RESIDENTIAL AREAS FROM THE IMPACTS OF COMMERCIAL USE IN ADJACENT DISTRICTS</b>
13.1	<b>ACTION</b> -- Incorporate standards in the Land Use Ordinance that require commercial uses on land adjacent to residential districts to provide adequate vegetative buffers and other design elements to minimize impacts of commercial activity.
13.2	<b>ACTION</b> -- Amend the Land Use Ordinance to lower the permitted noise level for commercial uses that are close to boundaries with a residential district.

**C. Public Facilities and Services**

<b>GOAL</b>	<b>PROVIDE AN EFFICIENT SYSTEM OF TOWN GOVERNMENT, PUBLIC FACILITIES, AND SERVICES THAT ADDRESSES THE NEEDS OF THE TOWN’S CITIZENS WITH MINIMAL IMPACT ON TAXPAYERS</b>
<b>14</b>	<b>- POLICY    PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM THAT INCLUDES ALTERNATIVE MODES OF TRAVEL</b>
14.1	<b>ACTION</b> – Investigate the potential for creating travel alternatives as part of all major road repair and construction projects
14.2	<b>ACTION</b> -- Continue to participate in the Eastern Trail Management District.
<b>15</b>	<b>- POLICY    MAINTAIN AND IMPROVE ROADS AND TRAFFIC CONDITIONS TO ENSURE SAFETY</b>
15.1	<b>ACTION</b> – Continue the Road Improvement Program. High priority for safety improvements includes Old Alfred Road.
15.2	<b>ACTION</b> – When streets are improved, consider the addition of paved shoulders for use as a bicycle lane. High priorities for bicycle lanes include Campground Road, Limerick Road, Log Cabin Road, Old Post Road, and River Road.
15.3	<b>ACTION</b> -- Use radar-activated signs to warn motorists of excessive speeds.
<b>16</b>	<b>- POLICY    PROVIDE ADEQUATE LEVELS OF POLICE SERVICES</b>
16.1	<b>ACTION</b> – Continue the contract for service with the York County Sheriff’s Office.

16.2	ACTION	– Continue to evaluate the effectiveness of local police services and options for change.
16.3	ACTION	-- Re-establish a “crime watch” or other similar program to reduce crime in residential neighborhoods.
16.4	ACTION	– Include a summary of police activities in the Arrow.
<b>17</b>	<b>- POLICY</b>	<b>ENHANCE ABILITY OF THE FIRE AND RESCUE COMPANY TO CONTINUE TO PROVIDE QUALITY PROTECTION</b>
17.1	ACTION	– Continue to require the installation of water storage facilities and dry hydrants in subdivisions.
17.2	ACTION	– Increase the number of hydrants on Portland Road so there is no more than 1,000 feet between hydrants.
17.3	ACTION	-- Maintain mutual aid agreement with neighboring municipalities.
17.4	ACTION	-- Provide incentives to help recruit and retain fire and rescue personnel.
<b>18</b>	<b>- POLICY</b>	<b>REDUCE THE DEMAND FOR FIRE FIGHTING ACTIVITY THROUGH GREATER FIRE PREVENTION</b>
18.1	ACTION	– Actively enforce the provisions of the NFPA Fire Codes for all new structures.
<b>19</b>	<b>- POLICY</b>	<b>MEET OR EXCEED STATE GOALS FOR WASTE REDUCTION</b>
19.1	ACTION	– Continue the “pay as you throw” system of waste disposal.
19.2	ACTION	– Continue to participate in the household hazardous waste disposal with neighboring communities.
19.3	ACTION	-- Promote recycling by educational publicity to minimize hazardous waste generation and to lower waste disposal costs.
19.4	ACTION	-- Continue to explore new markets for recyclable materials and expand the materials accepted for recycling as markets permit.
<b>20</b>	<b>- POLICY</b>	<b>ENSURE CONTINUED AVAILABILITY OF OPTIONS FOR SEWAGE DISPOSAL</b>
20.1	ACTION	-- Attempt to enter into a long-term agreement with a sewage treatment plant to accept septage from Arundel residents.
<b>21</b>	<b>- POLICY</b>	<b>PROVIDE QUALITY EDUCATIONAL SERVICES THAT MEET OR EXCEED STATE STANDARDS AND PROVIDE FACILITIES FOR ARUNDEL CITIZENS WITHIN A COST EFFECTIVE FRAMEWORK.</b>
21.1	ACTION	-- Periodically review the options for school choice.
21.2	ACTION	-- The School Committee should develop a 10-year facilities needs analysis.
21.3	ACTION	-- Continue to work with the Kennebunk Free Library to assure access by Arundel residents.
<b>22</b>	<b>- POLICY</b>	<b>PROVIDE A VARIETY OF RECREATIONAL OPPORTUNITIES AFFORDABLE TO ARUNDEL CITIZENS</b>
22.1	ACTION	– Seek funding for the construction of additional ball fields and other outdoor recreational facilities.

22.2	ACTION	– Work with private property owners to assure continued public access for traditional sporting activities such as hunting and fishing.
22.3	ACTION	– Continue to participate in the Eastern Trail Management District to construct a trail for non-motorized activity on the old railway line.
<b>23</b>	<b>- POLICY</b>	<b>PROVIDE GOVERNMENT THAT EFFECTIVELY ADMINISTERS THE AFFAIRS OF THE TOWN THAT IS FAIR, OPEN AND RESPONSIVE TO ITS CITIZENS</b>
23.1	ACTION	– Continue to publish the Arrow on a bimonthly basis providing news of local events and town government activities.
23.2	ACTION	– On a semi-annual basis, the Selectmen should meet with all town boards and committees to discuss issues facing the town.
23.3	ACTION	-- Continue to provide an open forum for public comment at meetings of the Board of Selectmen.
23.4	ACTION	-- Conduct educational workshops on how local government works and how residents may become involved.
<b>24</b>	<b>- POLICY</b>	<b>ENCOURAGE EFFECTIVE COMMUNICATION AMONG TOWN GOVERNMENT, LOCAL ORGANIZATIONS, CLUBS, COMMUNITY GROUPS, AND CITIZENS</b>
24.1	ACTION	– Continue to publish the Arrow on a bimonthly basis providing news of local events and town government activities.
24.2	ACTION	– Investigate the feasibility of a regular feature on cable television informing citizens of upcoming meetings and town events
24.3	ACTION	– Establish an effective interactive site on the internet that provides visitors with information about town affairs, allows citizens to file applications for permits and licenses, and provides links to sites of local organizations.
24.4	ACTION	-- When a new town office is constructed, include provisions for broadcast of board meetings on cable television in its design and construction.
24.5	ACTION	-- Promote alternative junk-vehicle donation or tax credit programs.
<b>25</b>	<b>- POLICY</b>	<b>PLAN FOR THE LONG TERM FACILITY NEEDS OF THE COMMUNITY</b>
25.1	ACTION	-- Develop and implement an ongoing system for capital improvement planning based on the Capital Investment Plan in this document.
25.2	ACTION	-- Continue to limit the number of new residential building permits to assure that the rate of growth does not exceed the town's ability to provide essential services in accordance with the capital improvements planning process.
<b>26</b>	<b>- POLICY</b>	<b>ASSURE THAT THE "DEPENDENT POPULATION" IS INCLUDED IN COMMUNITY AFFAIRS</b>
26.1	ACTION	– Hold board meetings only in locations that are accessible to those with disabilities and provide written materials available in alternate formats.
<b>27</b>	<b>- POLICY</b>	<b>ASSURE FAIR AND CONSISTENT ENFORCEMENT OF ALL OF THE TOWN'S ORDINANCES AND CODES</b>

27.1	ACTION –	Provide adequate training and staff support opportunities for town employees, boards, and committees.
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**D. Local Economy**

<b>GOAL</b>		<b>CREATE ECONOMIC GROWTH THAT IS IN KEEPING WITH THE RURAL CHARACTER OF ARUNDEL</b>
<b>28</b>	<b>- POLICY</b>	<b>INCREASE JOB OPPORTUNITIES WITHIN THE TOWN</b>
28.1	ACTION –	Expand the business district in accordance with the Future Land Use Plan
28.2	ACTION –	Allow home occupations in all residential districts with performance standards to avoid adverse impacts on neighboring residences.
28.3	ACTION –	Work with Central Maine Power Company and Portland Road property owners to have 3-phase power extended along the entire length of Portland Road.
28.4	ACTION –	Amend the Street Design and Construction Ordinance to decrease the right of way and street width requirements in small commercial establishments.
<b>29</b>	<b>- POLICY</b>	<b>ENCOURAGE THE ESTABLISHMENT OF SMALL RETAIL AND SERVICE BUSINESSES THAT MEET THE NEEDS OF, AND ARE LIKELY TO EMPLOY RESIDENTS OF THE TOWN</b>
29.1	ACTION –	Continue to prohibit large retail uses from the Community Commercial area.
<b>30</b>	<b>- POLICY</b>	<b>PROVIDE OPPORTUNITIES FOR BUSINESSES AND LOW IMPACT INDUSTRIAL GROWTH WHILE PROTECTING RESIDENCES FROM POTENTIAL ADVERSE IMPACTS OF BUSINESS USES</b>
30.1	ACTION --	Designate an adequate supply of developable land that is zoned for commercial and industrial development as designated in the future land use plan
30.2	ACTION –	Require adequate buffering for commercial uses that are adjacent to the residential districts.
<b>31</b>	<b>- POLICY</b>	<b>PROVIDE OPPORTUNITY FOR RESIDENTS OF ALL AGES TO ACQUIRE THE SKILLS AND EDUCATION TO TAKE ADVANTAGE OF EMPLOYMENT OPPORTUNITIES</b>
31.1	ACTION –	Enter into a formal agreement with the SAD 71 and Biddeford adult education systems to assure that Arundel residents have continued access to their programs.
31.2	ACTION –	Continually review the curriculum to assure that Arundel students are being provided the tools to keep up to date with technological changes.
31.3	ACTION –	Provide town residents with access to the library and computer facilities after school hours.
<b>32</b>	<b>- POLICY</b>	<b>ESTABLISH BASIC DESIGN STANDARDS TO IMPROVE THE VISUAL APPEAL AND INCREASE THE PROPERTY VALUES OF THE BUSINESS AREAS</b>
32.1	ACTION –	Amend the Land Use Ordinance to include basic architectural and site design standards along Portland Road.
32.2	ACTION –	Amend the Land Use Ordinance to clarify the requirement for the maintenance of a wooded buffer along arterial streets.

32.3	<b>ACTION</b>	Amend the Land Use Ordinance to strengthen the landscape standards in the commercial districts.
<b>33</b>	<b>- POLICY</b>	<b>ENCOURAGE THE ORGANIZATION OF AN ARUNDEL CHAMBER OF COMMERCE TO FOSTER DEVELOPMENT AND PROTECTION OF, SUPPORT LAWS, REGULATIONS, AND PROJECTS DESIRABLE TO, AND ADDRESS AND WORK TOWARD RESOLUTION OF CONTROVERSIES AFFECTING OR RESULTING FROM THE TOWN'S BUSINESSES, HOME OCCUPATIONS, AND COMMERCIAL AGRICULTURAL/FORESTRY OPERATIONS</b>
		<i>The plan recognizes that a Chamber of Commerce would not be a part of town government and the town would not have role in its management or policies.</i>
33.1	<b>ACTION</b>	Send an invitation to the initial organizational meeting to all known businesses located in Arundel.
33.2	<b>ACTION</b>	Provide some administrative and clerical support for the first six months of the new organization.

**E. Housing**

<b>GOAL</b>	<b>PROMOTE SAFE, EFFICIENT AND VARIED HOUSING WITHIN ARUNDEL</b>	
<b>34</b>	<b>- POLICY</b>	<b>ENCOURAGE THE CONSTRUCTION OF A MIX OF HOUSING TYPES, SIZES, AND STYLES WHICH RECOGNIZES THE VARYING NEEDS OF DIFFERENT SEGMENTS OF ARUNDEL'S POPULATION AND MEETS THE IDENTIFIED NEED FOR HOUSING AFFORDABLE TO AS MUCH AS ONE-THIRD OF THE TOWN'S HOUSEHOLDS</b>
34.1	<b>ACTION</b>	In the growth areas, regulate residential density of subdivisions based upon the number of bedrooms in the dwelling unit, in order to promote smaller housing to serve the needs of young families and the elderly.
34.2	<b>ACTION</b>	Require that in any multi-family development of more than 10 units that 5% of the dwelling units, but at least one, be constructed to be fully handicapped accessible.
34.3	<b>ACTION</b>	Require that in any multi-family development of more than 10 units that 10% of the dwelling units, but at least one, meet the sales price or rent to qualify as affordable.
34.4	<b>ACTION</b>	Continue to allow manufactured housing throughout the town.
34.5	<b>ACTION</b>	Amend the Residential Growth Control Ordinance to assure that at least 10% of the new units are affordable to low and moderate income households.
<b>35</b>	<b>- POLICY</b>	<b>ASSURE THAT BUILDING CODES REASONABLY PROTECT HEALTH AND SAFETY OF RESIDENTS</b>
35.1	<b>ACTION</b>	Regularly update the building codes.
35.2	<b>ACTION</b>	Continue to provide consistent inspection and enforcement services to assure that construction meets codes.
<b>36</b>	<b>- POLICY</b>	<b>PROMOTE THE UPGRADING OF SUBSTANDARD HOUSING REGARDING ISSUES OF HEALTH AND SAFETY</b>

36.1	<b>ACTION</b>	Establish housing standards to protect public resources and the health, safety, and welfare of occupants
36.2	<b>ACTION</b>	Work with the York County Community Action Corporation’s housing programs to assist low-income homeowners access weatherization and home improvement assistance.
<b>37</b>	<b>- POLICY</b>	<b>PROMOTE ENERGY EFFICIENCY IN ALL HEATED BUILDINGS</b>
37.1	<b>ACTION</b>	Require all new heated buildings to meet energy performance standards.
37.2	<b>ACTION</b>	Encourage the upgrading of existing heated buildings to meet energy performance standards.

**F. Water Resources**

<b>GOAL</b>	<b>PROTECT AND IMPROVE THE QUALITY OF THE TOWN’S SURFACE WATERS AND GROUNDWATER</b>	
<b>38</b>	<b>- POLICY</b>	<b>IMPROVE THE WATER QUALITY OF THE KENNEBUNK RIVER</b>
38.1	<b>ACTION</b>	Maintain the current setback requirement from waterbodies in the shoreland districts and from perennial and intermittent streams outside of the shoreland districts.
38.2	<b>ACTION</b>	Work with the owners of existing “overboard discharge systems” to assure they are working properly and to investigate possible replacement with subsurface wastewater disposal systems.
38.3	<b>ACTION</b>	Implement strict requirements for erosion and sedimentation control.
38.4	<b>ACTION</b>	Implement strict requirements for stormwater management to protect water quality and to minimize downstream impacts of new development.
<b>39</b>	<b>- POLICY</b>	<b>SEEK REDESIGNATION OF THE KENNEBUNK RIVER AS A CLASS A SURFACE WATER</b>
39.1	<b>ACTION</b>	Request that the Board of Environmental Protection conduct a classification study and investigation into the reclassification of the Kennebunk River from Class B to Class A.
<b>40</b>	<b>- POLICY</b>	<b>MINIMIZE IMPACTS OF DEVELOPMENT ON ALL SURFACE WATER BODIES</b>
40.1	<b>ACTION</b>	Maintain the current setback requirement from waterbodies in the shoreland districts and from perennial and intermittent streams outside of the shoreland districts.
40.2	<b>ACTION</b>	Implement strict requirements for erosion and sedimentation control.
40.3	<b>ACTION</b>	Implement strict requirements for stormwater management to protect water quality and to minimize downstream impacts of new development.
<b>41</b>	<b>- POLICY</b>	<b>MINIMIZE CONTAMINATION FROM THE FORMER MOUNTAIN ROAD LANDFILL</b>
41.1	<b>ACTION</b>	Continue to regularly monitor groundwater at the site of the former landfill.
<b>42</b>	<b>- POLICY</b>	<b>MINIMIZE THE IMPACT OF CONTAMINATION BY THE BIDDEFORD LANDFILL</b>

42.1	ACTION --	Maintain contact with the City of Biddeford to keep informed about groundwater monitoring.
42.2	ACTION –	Require water quality analysis prior to the approval of any new land use in the Limited Business area.
<b>43</b>	<b>- POLICY</b>	<b>PROTECT GROUND WATER RESOURCES THROUGHOUT THE TOWN FROM CONTAMINATION</b>
43.1	ACTION –	Amend the subdivision regulations to require a hydrogeologic analysis when individual lot sizes are smaller than 80,000 square feet.
43.2	ACTION –	Prohibit uses that present a high risk to ground water quality from areas not served by public water.
43.3	ACTION –	Require that all uses that present a risk to ground water quality minimize the potential for contamination.
43.4	ACTION –	Distribute with building permits information informing property owners what they can do to minimize groundwater contamination.

**G. Other Critical Natural Resources**

<b>GOAL</b>	<b>PROTECT THE TOWN’S FRESHWATER AND COASTAL WETLANDS</b>	
<b>44</b>	<b>- POLICY</b>	<b>CREATE A PUBLIC AWARENESS OF THE NEED FOR PROTECTIVE MEASURES FOR OUR NATURAL RESOURCES</b>
44.1	ACTION –	Re-activate the Conservation Commission and include public education about natural resources among its duties.
44.2	ACTION –	Include natural resources education in the curriculum of the Arundel School Department.
<b>45</b>	<b>- POLICY</b>	<b>MINIMIZE IMPACTS OF NEW DEVELOPMENT ON FRESHWATER WETLANDS</b>
45.1	ACTION –	Maintain the current 100-foot setback requirement from wetlands protected by shoreland zoning.
45.2	ACTION –	Create an overlay zone to protect forested wetlands larger than 20 acres in area and develop standards similar to the standards for shoreland zoning.
45.3	ACTION –	Re-establish a building setback requirement of 50 feet for wetlands larger than one acre in area.
45.4	ACTION –	Protect vernal pools by establishing clearing restrictions, a setback of 100 feet, and requiring that within 750 feet of the pool at least 75% of the land be maintained in forest cover.
<b>GOAL</b>	<b>PROTECT THE TOWN’S WILDLIFE HABITAT</b>	
<b>46</b>	<b>- POLICY</b>	<b>PROTECT DESIGNATED HIGH AND MODERATE VALUE WILDLIFE HABITAT FROM THE IMPACTS OF DEVELOPMENT</b>
46.1	ACTION –	Require identification of vernal pools as part of a subdivision application and a determination of their value as wildlife habitat.
46.2	ACTION –	Amend the subdivision regulations to require maintenance of a buffer area around high and moderate value vernal pools to protect their value as habitat for wildlife.

46.3	<b>ACTION</b>	Amend the Land Use Ordinance to require that the high value deer wintering area between Brimstone Pond and Route 111 be part of the preserved open space of a cluster subdivision.
46.4	<b>ACTION</b>	Amend the timber harvesting standards of the Land Use Ordinance to maintain the value of the deer wintering area between Brimstone Pond and Route 111, in accordance with the recommendations from the Department of Inland Fisheries and Wildlife.
<b>47</b>	<b>- POLICY</b>	<b>MAINTAIN ADEQUATE HABITAT TO SUSTAIN POPULATIONS OF WILDLIFE SPECIES OTHER THAN THOSE FOR WHICH WILDLIFE HABITAT HAS BEEN IDENTIFIED</b>
47.1	<b>ACTION</b>	Require subdivisions to maintain as undeveloped open space areas along streams as wildlife corridors.
47.2	<b>ACTION</b>	Require the open space in subdivisions to be adjacent to the open space in adjacent subdivisions.
<b>GOAL</b>		<b>PROTECT THE TOWN'S AIR QUALITY</b>
<b>48</b>	<b>- POLICY</b>	<b>MINIMIZE THE IMPACTS OF NEW DEVELOPMENT ON AIR QUALITY</b>
48.1	<b>ACTION</b>	Require all new heated buildings to meet energy performance standards to reduce air emissions from heating apparatus.
<b>49</b>	<b>- POLICY</b>	<b>ENCOURAGE THE ADOPTION OF AIR QUALITY STANDARDS FOR THE TOWN'S RESIDENTS AND BUSINESSES</b>
49.1	<b>ACTION</b>	Adopt air emissions standards to protect the health and safety of Arundel residents.
49.2	<b>ACTION</b>	Provide educational materials to the public about the state's open burning laws.
<b>GOAL</b>		<b>PROTECT THE TOWN'S RURAL SCENIC AREAS</b>
<b>50</b>	<b>- POLICY</b>	<b>PROTECT THE VISUAL QUALITY OF THE ROUTE 111 CORRIDOR WEST OF THE POWER LINE</b>
50.1	<b>ACTION</b>	Amend the Land Use Ordinance to require all new buildings be well set back from the road and maintain a landscaped buffer along Route 111.
50.2	<b>ACTION</b>	Require that the parking area for any nonresidential use shall be screened from view by use of landscaping
<b>GOAL</b>		<b>PROTECT THE TOWN'S SHORELANDS AND OTHER NATURAL AREAS</b>
<b>51</b>	<b>- POLICY</b>	<b>PROVIDE SHORELAND ZONING THAT PROTECTS WATER QUALITY</b>
51.1	<b>ACTION</b>	Maintain the current 100-foot shoreland zone along Duck Brook, Brimstone Pond Outlet Brook, and Arundel Swamp Brook and 250-foot shoreland zone along Goff Mill Brook.
51.2	<b>ACTION</b>	Maintain the current setback requirements of 100 feet from waterbodies protected by shoreland zoning except in the Community Commercial and Village Residential areas where it should be reduced to 75 feet, and 50 feet from waterbodies not protected by shoreland zoning.

51.3	<b>ACTION</b>	Continue to otherwise maintain the minimum shoreland zoning requirements of the Department of Environmental Protection.
<b>52</b>	<b>- POLICY</b>	<b>CONTINUE TO PROVIDE STRUCTURE SETBACKS AND SHORELAND ZONES ALONG GOFF MILL BROOK, DUCK BROOK AND BRIMSTONE POND OUTLET POND</b>
52.1	<b>ACTION</b>	Maintain the current setback requirements of 100 feet.
52.2	<b>ACTION</b>	Maintain the current 100-foot shoreland zone along Duck Brook, Brimstone Pond Outlet Brook, and Arundel Swamp Brook and 250-foot shoreland zone along Goff Mill Brook.

**H. Agricultural and Forest Resources**

<b>GOAL</b>	<b>PRESERVE THE TOWN’S AGRICULTURAL RESOURCES, FOREST LAND AND OPEN SPACE</b>	
<b>53</b>	<b>- POLICY</b>	<b>ENCOURAGE THE CONTINUATION OF COMMERCIAL AGRICULTURE AND FOREST MANAGEMENT</b>
53.1	<b>ACTION</b>	Using articles in the Arrow and letters to potential qualifying individuals, encourage participation in the Farm and Open Space and Tree Growth tax programs.
53.2	<b>ACTION</b>	In reviewing applications for participation in the Farm and Open Space and Tree Growth tax programs, the Assessors should liberally construe the program requirements to the benefit of the applicant.
53.3	<b>ACTION</b>	Continue to allow application of treated sewage sludge on farm fields in strict compliance with state and federal regulations.
53.4	<b>ACTION</b>	Amend the Land Use Ordinance to provide a smaller front setback requirement for buildings used primarily for the sale of agricultural products raised on the premises.
<b>54</b>	<b>- POLICY</b>	<b>MINIMIZE POTENTIAL CONFLICTS BETWEEN RESIDENTIAL USES AND COMMERCIAL AGRICULTURE AND FOREST MANAGEMENT</b>
54.1	<b>ACTION</b>	Amend the Subdivision Regulations to require notes on subdivision plans in the designated rural areas to alert potential lot purchasers that the area has been designated by the town for forestry and agricultural purposes and that residents may be subject to disturbance from these activities.
54.2	<b>ACTION</b>	Encourage farm operators to receive technical assistance to conserve natural resources, enhance their profits and community value.
<b>55</b>	<b>- POLICY</b>	<b>PROVIDE MARKET OPPORTUNITIES FOR LOCALLY PRODUCED AGRICULTURAL PRODUCTS</b>
55.1	<b>ACTION</b>	When possible, buy available products from local farmers for the school lunch program.
55.2	<b>ACTION</b>	Promote a farmers market .

## I. Historic and Archeological Resources

<b>GOAL</b>	<b>PROTECT THE TOWN'S SIGNIFICANT HISTORICAL AND ARCHEOLOGICAL RESOURCES</b>	
<b>56</b>	<b>- POLICY</b>	<b>IDENTIFY AND DEVELOP STRATEGIES TO PROTECT BUILDINGS AND AREAS OF IMPORTANCE TO ARUNDEL'S PAST</b>
56.1	ACTION –	Conduct an inventory of historic buildings and sites.
56.2	ACTION –	Following completion of the inventory, assess whether the resources are significant enough to establish standards for their protection.
<b>57</b>	<b>- POLICY</b>	<b>MINIMIZE IMPACTS OF NEW DEVELOPMENT ON AREAS WITH POTENTIAL ARCHEOLOGICAL RESOURCES</b>
57.1	ACTION –	In areas identified as having any potential archeological significance, require a site analysis for the existence of indications of archeological resources as part of a subdivision application or other development approval.

## J. Outdoor Recreation

<b>GOAL</b>	<b>PROVIDE OUTDOOR RECREATIONAL OPPORTUNITIES THAT ADDRESS THE NEEDS OF THE TOWN'S CITIZENS WITH MINIMAL IMPACT ON TAXPAYERS OR THE ENVIRONMENT</b>	
<b>58</b>	<b>- POLICY</b>	<b>PROVIDE CONTINUED ACCESS TO TRADITIONAL OUTDOOR RECREATIONAL ACTIVITIES</b>
58.1	ACTION –	Work with property owners and sportsmen to assure that woods, streams and river frontage remain available for hunting and fishing.
<b>59</b>	<b>- POLICY</b>	<b>ESTABLISH A SENSIBLE HUNTING AND RECREATIONAL POLICY ON PRIVATE AND PUBLIC LAND IN ARUNDEL</b>
59.1	ACTION –	Establish a committee to research and draft an ordinance to control firearms use in already developed areas of the town
<b>60</b>	<b>- POLICY</b>	<b>PROVIDE A VARIETY OF RECREATIONAL OPPORTUNITIES AFFORDABLE TO ARUNDEL CITIZENS, AT MINIMAL COST TO TAXPAYERS</b>
60.1	ACTION –	Continue to provide quality recreation programs for youth and adults.
60.2	ACTION –	Seek funding for the construction of additional ball fields and other outdoor recreational facilities.



## Capital Investment Plan

The Town currently carries out a capital improvements planning process in which major expenditures are identified in advance and the purchases timed in order to avoid major jumps in the tax rate. The town maintains a capital improvements reserve account, in which funds are deposited each year in expectation of future expenditures. Usually the purchase is made using reserve accounts, instead of borrowing.

**In the past five years the town has spent approximately \$500,000 for capital improvements, including roads. The town manager's current projections show similar capital spending through the rest of the decade.**

The town is currently maintains capital reserve accounts for the construction of a new town office, construction of recreations fields and courts, highway department vehicle replacement, school renovations and, fire apparatus.

The inventory chapters on municipal services and facilities noted the major needs for facilities and equipment replacement and improvements. These items have been combined in the table below showing the major projected capital investment needs of the town for the next ten years.

Department	Vehicle/ Equipment/ Facility	Expected Investment Date	Expected Replacement Cost 2002 \$	Funding Source
School	New School bus	2004	\$55,000	state funding
Highway	1984 Chevrolet M-1008Pickup	2005	\$10,000	appropriations
Recreation	recreational fields and courts	2006	\$100,000	appropriations
Fire	1986 GMC 1800 gallon tank truck	2007	\$50,000	appropriations
Highway	1994 Ford L8000	2007	\$55,000	appropriations
Highway	1988 BMC Brig	2007	\$100,000	appropriations
Highway	Sweepster	2007	\$10,000	appropriations
Highway	1994 Plow Wing for Dump Truck	2007	\$40,000	appropriations
Transfer Sta	1987 Bobcat 642B	2007	\$15,000	appropriations
Highway	1997 Ford F350	2008	\$30,000	appropriations
Highway	1981 Centerville trailer	2008	\$10,000	appropriations
School	New roof on library/gym wing	2008	\$50,000	appropriations
School	Boiler replacement	2008	\$25,000	appropriations
Highway	Boomford Flail mower	2008	\$15,000	appropriations
Highway	1996 Ford L8000	2009	\$55,000	appropriations
Highway	1996 Plow Wing for Dump Truck	2009	\$40,000	appropriations
General	New Town Office	2010	\$750,000	appropriations
Highway	1998 Ford L8501	2011	\$55,000	appropriations
Highway	1998 Plow Wing for Dump Truck	2011	\$40,000	appropriations
Transfer Sta	Philadelphia Tramrail 2000E	2011	\$15,000	appropriations
Fire	1980 Ford 1000 gpm pumper	2012	\$150,000	appropriations
Highway	2001 Volvo Loader	2013	\$105,000	appropriations
Highway	1992 Homemade Lowbed Trailer	2013	\$5,000	appropriations
Highway	1995 Homemade Utility Trailer	2013	\$5,000	appropriations



## Implementation Plan

The following table takes each of the action steps from the local goals, policies and actions and determines who within town government is responsible for carrying out the action, assigns a priority for that action and an expected time frame for its completion. There are five choices for the time frame for completion. Ongoing means either that the action is already taking place and should be continued or is an action that should commenced and continue periodically or indefinitely. Immediate means the action should begin as soon as possible after adoption of the plan. Next year means the action should be completed in the next 6 to 12 months. When an ordinance or ordinance amendment must be presented to Town Meeting for adoption, the responsible part should be expected to present the ordinance to the June 2004 annual Town Meeting or the November 2004 election. "1-3 years" means action should be completed some time in the between 2005 and 2007. Finally, "5-10 years" means the action should be completed between 2008 and 2013.

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
<b>GOAL</b>	<b>ENHANCE ARUNDEL'S SENSE OF COMMUNITY</b>				
1	<b>POLICY</b>	<b>CREATE A GREATER SENSE OF COMMUNITY</b>			
	1.1	Continue to publish the Arrow on a bimonthly basis providing news of local events and town government activities.	Town Manager	high	ongoing
	1.2	Establish a committee to reestablish a community day similar to "Arundel Day."	Board of Selectmen	medium	1-3 years
	1.3	Expand the Arrow to include opinion columns, history of the community, and profiles of community members and involve students from the M.L. Day School in its production.	Town Manager	medium	next year
	1.4	Expand the programs of the Recreation Department.	Recreation Committee	medium	1-3 years
	1.5	Reestablish an Adult Education program.	School Board	low	3-5 years
	1.6	Establish a "crime watch" or other similar program to bring neighborhood residents together.	Board of Selectmen	high	1-3 years
	1.7	Make better use of the public access channel on the cable television system to publicize community events and town government meetings.	Town Manager	high	immediate
2	<b>POLICY</b>	<b>PROMOTE VOLUNTEERISM AND COMMUNITY SERVICE BY ARUNDEL CITIZENS</b>			
	2.1	List vacancies on town boards and committees in the Arrow.	Town Manager	high	immediate
	2.2	Provide greater recognition of town volunteers in the annual town report.	Town Manager	medium	immediate
	2.3	Include profiles of board and committee members in the Arrow to highlight their contributions to the community.	Town Manager	medium	next year
	2.4	List opportunities for volunteer efforts in the community in the Arrow.	Town Manager	high	immediate
	2.5	Reestablish the position of "volunteer coordinator."	Town Manager	low	1-3 years
	2.6	Establish community service as part of the curriculum at M.L. Day School.	School Board	medium	3-5 years
3	<b>POLICY</b>	<b>TOWN INVESTMENT IN FACILITIES AND SERVICES SHOULD BE PRIORITIZED WITHIN THE GROWTH AREA WHERE FEASIBLE</b>			
	3.1	The location of any new town offices and other community service buildings shall be in the growth area.	Board of Selectmen	high	3-5 years
	3.2	Establish a playground or sports fields in the growth area.	Recreation Committee	medium	3-5 years

			Responsible Party	Priority	Time Frame
<b>GOAL</b>	<b>MAINTAIN THE RURAL CHARACTER OF THE MAJORITY OF TOWN</b>				
4	<b>POLICY</b>	<b>ESTABLISH LAND USE DISTRICTS AS PROVIDED FOR IN THE FUTURE LAND USE PLAN</b>			
	4.1	Amend the Land Use Ordinance to establish new districts with the dimensional requirements and standards called for in the Future Land Use Plan	Planning Board	high	next year
5	<b>POLICY</b>	<b>MAXIMIZE INCENTIVES TO RETAIN PROPERTY IN TRADITIONAL RURAL USES</b>			
	5.1	Using articles in the Arrow and letters to potential qualifying individuals, encourage participation in the Farm and Open Space and Tree Growth tax programs.	Town Manager	high	next year
	5.2	In reviewing applications for participation in the Farm and Open Space and Tree Growth tax programs, the Assessors should liberally construe the program requirements to the benefit of the applicant.	Assessor	high	ongoing
	5.3	Establish a Transfer of Development Rights program within the Land Use Ordinance that would allow owners of land in the Rural Conservation area to sell the development rights on their property to individuals who could use the development rights in the Growth Areas.	Planning Board	medium	3-5 years
6	<b>POLICY</b>	<b>ENCOURAGE FORESTRY AND AGRICULTURAL ACTIVITIES IN THE RURAL AREAS</b>			
	6.1	Amend the Subdivision Regulations to require notes on subdivision plans in the designated rural areas to alert potential lot purchasers that the area has been designated by the town for forestry and agricultural purposes and that residents may be subject to disturbance from these activities.	Planning Board	high	next year
7	<b>POLICY</b>	<b>WORK WITH LAND TRUSTS AND STATE AGENCIES TO ESTABLISH AND FUND A PROGRAM FOR ACQUISITION OF DEVELOPMENT RIGHTS FROM WILLING SELLERS</b>			
	7.1	Annually appropriate an amount equivalent to \$.10 on the tax rate for funds to purchase development rights from active agricultural and forestry lands. These funds could be used as the local contribution to programs such as the Land for Maine's Future.	Board of Selectmen	high	next year
	7.2	Establish a working relationship between the Town and the Kennebunk Land Trust to assure that the Land Trust's acquisition policy recognizes the desired development priorities of this plan.	Town Manager	medium	1-3 years
	7.3	Publicize the location of land currently set aside as conservation land.	Conservation Commission	medium	1-3 years
	7.4	The Planning Board should identify potential areas for conservation land so that the town can work with property owners before applications are submitted for development proposals.	Planning Board	medium	1-3 years
	7.5	Explore using techniques such as life estates and reverse mortgages to lower tax burden for property owners interested in conserving open space.	Town Manager	medium	1-3 years
8	<b>POLICY</b>	<b>MAINTAIN THE AESTHETIC NATURE OF THE ROUTE 111 CORRIDOR AS AN AREA OF AGRICULTURE AND FORESTED LANDS</b>			
	8.1	Amend the Land Use Ordinance to allow no more than one driveway or street entrance onto Route 111 from any currently existing lot west of the CMP right of way.	Planning Board	high	next year

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
	8.3	Amend the Land Use Ordinance to require all new buildings in the Corridor Protection area that are visible from Route 111 to meet minimal architectural standards.	Planning Board	high	next year
<b>GOAL</b>	<b>ACCOMMODATE GROWTH IN A MORE CENTRALIZED MANNER IN AREAS DESIGNATED AS GROWTH AREAS IN THE FUTURE LAND USE PLAN</b>				
9	<b>POLICY</b>	<b>PROVIDE INCENTIVES FOR DEVELOPMENT TO OCCUR IN THE DESIGNATED GROWTH AREAS</b>			
	9.1	Allow residential densities to be increased from the base requirement when the applicant can demonstrate there will not be adverse impacts on ground water quality and storm water runoff.	Planning Board	high	next year
	9.2	Explore options for community sewage disposal to serve the Commercial, Village Center and Village Residential areas only.	Board of Selectmen	medium	3-5 years
	9.3	Explore options to work with the Biddeford-Saco Water Company and the Kennebunk, Kennebunkport and Wells Water District and developers to share the costs of extending public water service into the Village Residential area and other appropriate locations with the growth area	Board of Selectmen	medium	3-5 years
	9.4	Establish an economic development committee to promote business development for job opportunities and increased property tax revenues.	Board of Selectmen	high	immediate
	9.5	Consider using tax increment financing or some other similar mechanism to reduce the property tax burden for the first few years for new businesses.	Board of Selectmen	medium	1-3 years
	9.6	Work with the Kennebunk, Kennebunkport and Wells Water District to improve water pressure along Portland Road to provide year-round service for domestic, business, and fire-fighting purposes.	Board of Selectmen	medium	1-3 years
	9.7	Explore options to work with the Kennebunk Sewer District to provide public sewer service to those portions of the Community Commercial area south of a point approximately 1,000 feet north of the River Road intersection.	Board of Selectmen	medium	1-3 years
	9.8	Apply for approval as a Pine Tree Development Zone for the Business Office Park Area to lower state taxes for qualifying businesses.	Board of Selectmen	high	immediate
10	<b>POLICY</b>	<b>PROVIDE CLEAR AND EFFICIENT LAND USE ORDINANCES WHICH ARE CONSISTENT WITH THIS COMPREHENSIVE PLAN</b>			
	10.1	Amend the Land Use Ordinance to establish new districts with the dimensional requirements and standards called for in the Future Land Use Plan	Planning Board	high	next year
	10.2	Amend the Land Use Ordinance to incorporate the standards for lot development and design called for throughout these policies and other action steps.	Planning Board	high	next year
	10.3	Amend the Land Use Ordinance to clarify the sign regulations, particularly when there is more than one business on a property.	Planning Board	high	next year
	10.4	In revising the Land Use Ordinance pay particular attention to definitions to assure that the meaning of the ordinance may not be misconstrued.	Planning Board	high	next year
	10.5	In revising the Land Use Ordinance, to extent feasible, include illustrations showing the standards in the ordinance.	Planning Board	high	next year

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
	10.6	In revising the Land Use Ordinance minimize the number and types of activities that require Planning Board review to those with the potential for off-site and environmental impacts.	Planning Board	high	next year
	10.7	Periodically review the number of new dwelling units allowed by the Residential Growth Permit Ordinance to determine if the number properly reflects the town's ability to absorb new growth.	Planning Board	high	every 3 years
11	<b>POLICY</b>	<b>PROTECT AND IMPROVE THE QUALITY OF LIFE IN THE DESIGNATED GROWTH AREAS</b>			
	11.1	Incorporate standards in the Land Use Ordinance and Subdivision Regulations that require adequate landscaping in new developments.	Planning Board	high	next year
12	<b>POLICY</b>	<b>USE THE EXISTING BUILDING PERMIT LIMITATION ORDINANCE TO ENCOURAGE RESIDENTIAL DEVELOPMENT IN THE DESIGNATED GROWTH AREAS</b>			
	12.1	Amend the building permit limitation ordinance to allocate at least 75% of the permits to units in the designated growth areas.	Planning Board	high	next year
	12.2	Amend the building permit limitation ordinance to establish a method of providing assurance to the developers of subdivisions in the designated growth areas that permits will be available in a timely manner.	Planning Board	high	next year
13	<b>POLICY</b>	<b>PROTECT RESIDENTIAL AREAS FROM THE IMPACTS OF COMMERCIAL USE IN ADJACENT DISTRICTS</b>			
	13.1	Incorporate standards in the Land Use Ordinance that require commercial uses on land adjacent to residential districts to provide adequate vegetative buffers and other design elements to minimize impacts of commercial activity.	Planning Board	high	next year
	13.2	Amend the Land Use Ordinance to lower the permitted noise level for commercial uses that are close to boundaries with a residential district.	Planning Board	high	next year
<b>GOAL</b>	<b>PROVIDE AN EFFICIENT SYSTEM OF TOWN GOVERNMENT, PUBLIC FACILITIES, AND SERVICES THAT ADDRESSES THE NEEDS OF THE TOWN'S CITIZENS WITH MINIMAL IMPACT ON TAXPAYERS</b>				
14	<b>POLICY</b>	<b>PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM THAT INCLUDES ALTERNATIVE MODES OF TRAVEL</b>			
	14.1	Investigate the potential for creating travel alternatives as part of all major road repair and construction projects	Road Commissioner	medium	ongoing
	14.2	Continue to participate in the Eastern Trail Management District.	Board of Selectmen	high	ongoing
15	<b>POLICY</b>	<b>MAINTAIN AND IMPROVE ROADS AND TRAFFIC CONDITIONS TO ENSURE SAFETY</b>			
	15.1	Continue the Road Improvement Program. High priority for safety improvements includes Old Alfred Road.	Road Commissioner	high	ongoing
	15.2	When streets are improved, consider the addition of paved shoulders for use as a bicycle lane. High priorities for bicycle lanes include Campground Road, Limerick Road, Log Cabin Road, Old Post Road, and River Road.	Road Commissioner	high	ongoing
	15.3	Use radar-activated signs to warn motorists of excessive speeds.	Board of Selectmen	medium	1-3 years
	15.4	Work the Maine Department of Transportation to improve the Alfred Road, Old Alfred Road, New Road intersection.	Board of Selectmen	high	1-3 years

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
16	<b>POLICY</b>	<b>PROVIDE ADEQUATE LEVELS OF POLICE SERVICES</b>			
	16.1	Continue the contract for service with the York County Sheriff's Office.	Board of Selectmen	high	ongoing
	16.2	Continue to evaluate the effectiveness of local police services and options for change.	Board of Selectmen	high	ongoing
	16.3	Re-establish a "crime watch" or other similar program to reduce crime in residential neighborhoods.	Board of Selectmen	high	1-3 years
	16.4	Include a summary of police activities in the Arrow.	Town Manager		
17	<b>POLICY</b>	<b>ENHANCE ABILITY OF THE FIRE AND RESCUE COMPANY TO CONTINUE TO PROVIDE QUALITY PROTECTION</b>			
	17.1	Continue to require the installation of water storage facilities and dry hydrants in subdivisions.	Planning Board	high	ongoing
	17.2	Increase the number of hydrants on Portland Road so there is no more than 1,000 feet between hydrants.	Town Manager	high	3-5 years
	17.3	Maintain mutual aid agreement with neighboring municipalities.	Board of Selectmen	high	ongoing
	17.4	Provide incentives to help recruit and retain fire and rescue personnel.	Board of Selectmen	high	immediate
18	<b>POLICY</b>	<b>REDUCE THE DEMAND FOR FIRE FIGHTING ACTIVITY THROUGH GREATER FIRE PREVENTION</b>			
	18.1	Actively enforce the provisions of the NFPA Fire Codes for all new structures.	Fire Chief/Code Enforcement Officer	high	immediate
19	<b>POLICY</b>	<b>MEET OR EXCEED STATE GOALS FOR WASTE REDUCTION</b>			
	19.1	Continue the "pay as you throw" system of waste disposal.	Board of Selectmen	high	ongoing
	19.2	Continue to participate in the household hazardous waste disposal with neighboring communities.	Board of Selectmen	high	ongoing
	19.3	Promote recycling by educational publicity to minimize hazardous waste generation and to lower waste disposal costs.	Town Manager	high	immediate
	19.4	Continue to explore new markets for recyclable materials and expand the materials accepted for recycling as markets permit.	Town Manager	high	ongoing
20	<b>POLICY</b>	<b>ENSURE CONTINUED AVAILABILITY OF OPTIONS FOR SEWAGE DISPOSAL</b>			
	20.1	Attempt to enter into a long-term agreement with a sewage treatment plant to accept septage from Arundel residents.	Town Manager	medium	3-Jan
21	<b>POLICY</b>	<b>PROVIDE QUALITY EDUCATIONAL SERVICES THAT MEET OR EXCEED STATE STANDARDS AND PROVIDE FACILITIES FOR ARUNDEL CITIZENS WITHIN A COST EFFECTIVE FRAMEWORK.</b>			
	21.1	Periodically review the options for school choice.	School Board	high	ongoing
	21.2	Continue to work with the Kennebunk Free Library to assure access by Arundel residents.	Board of Selectmen	medium	ongoing
22	<b>POLICY</b>	<b>PROVIDE A VARIETY OF RECREATIONAL OPPORTUNITIES AFFORDABLE TO ARUNDEL CITIZENS</b>			
	22.1	Seek funding for the construction of additional ball fields and other outdoor recreational facilities.	Recreation Committee	high	1-3 years
	22.2	Work with private property owners to assure continued public access for traditional sporting activities such as hunting and fishing.	Recreation Committee	medium	ongoing

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
	22.3	Continue to participate in the Eastern Trail Management District to construct a trail for non-motorized activity on the old railway line.	Board of Selectmen	high	ongoing
23	<b>POLICY</b>	<b>PROVIDE GOVERNMENT THAT EFFECTIVELY ADMINISTERS THE AFFAIRS OF THE TOWN THAT IS FAIR, OPEN AND RESPONSIVE TO ITS CITIZENS</b>			
	23.1	Continue to publish the Arrow on a bimonthly basis providing news of local events and town government activities.	Town Manager	high	ongoing
	23.2	On a semi-annual basis, the Selectmen should meet with all town boards and committees to discuss issues facing the town.	Board of Selectmen	high	immediate
	23.3	Continue to provide an open forum for public comment at meetings of the Board of Selectmen.	Board of Selectmen	high	ongoing
	23.4	Conduct educational workshops on how local government works and how residents may become involved.	Board of Selectmen	medium	next year
24	<b>POLICY</b>	<b>ENCOURAGE EFFECTIVE COMMUNICATION AMONG TOWN GOVERNMENT, LOCAL ORGANIZATIONS, CLUBS, COMMUNITY GROUPS, AND CITIZENS</b>			
	24.1	Continue to publish the Arrow on a bimonthly basis providing news of local events and town government activities.	Board of Selectmen	high	ongoing
	24.2	Investigate the feasibility of a regular feature on cable television informing citizens of upcoming meetings and town events	Board of Selectmen	high	immediate
	24.3	Establish an effective interactive site on the internet that provides visitors with information about town affairs, allows citizens to file applications for permits and licenses, and provides links to sites of local organizations.	Town Manager	high	next year
	24.4	When a new town office is constructed, include provisions for broadcast of board meetings on cable television in its design and construction.	Board of Selectmen	high	3-5 years
	24.5	Promote alternative junk-vehicle donation or tax credit programs.	Board of Selectmen	medium	3-5 years
25	<b>POLICY</b>	<b>PLAN FOR THE LONG TERM FACILITY NEEDS OF THE COMMUNITY</b>			
	25.1	Develop and implement an ongoing system for capital improvement planning based on the Capital Investment Plan in this document.	Town Manager	high	1-3 years
	25.2	Continue to limit the number of new residential building permits to assure that the rate of growth does not exceed the town's ability to provide essential services in accordance with the capital improvements planning process.	Planning Board	high	ongoing
26	<b>POLICY</b>	<b>ASSURE THAT THE "DEPENDENT POPULATION" IS INCLUDED IN COMMUNITY AFFAIRS</b>			
	26.1	Hold board meetings only in locations that are accessible to those with disabilities and provide written materials available in alternate formats.	Board of Selectmen	high	ongoing
27	<b>POLICY</b>	<b>ASSURE FAIR AND CONSISTENT ENFORCEMENT OF ALL OF THE TOWN'S ORDINANCES AND CODES</b>			
	27.1	Provide adequate training and staff support opportunities for town employees, boards, and committees.	Town Manager	high	ongoing

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
<b>GOAL</b>	<b>CREATE ECONOMIC GROWTH THAT IS IN KEEPING WITH THE RURAL CHARACTER OF ARUNDEL</b>				
28	<b>POLICY</b>	<b>INCREASE JOB OPPORTUNITIES WITHIN THE TOWN</b>			
	28.1	Expand the business district in accordance with the Future Land Use Plan	Planning Board	high	next year
	28.2	Allow home occupations in all residential districts with performance standards to avoid adverse impacts on neighboring residences.	Planning Board	high	next year
	28.3	Work with Central Maine Power Company and Portland Road property owners to have 3-phase power extended along the entire length of Portland Road.	Town Manager	high	1-3 years
	28.4	Amend the Street Design and Construction Ordinance to decrease the right of way and street width requirements in small commercial establishments.	Planning Board	high	1-3 years
29	<b>POLICY</b>	<b>ENCOURAGE THE ESTABLISHMENT OF SMALL RETAIL AND SERVICE BUSINESSES THAT MEET THE NEEDS OF, AND ARE LIKELY TO EMPLOY RESIDENTS OF THE TOWN</b>			
	29.1	Continue to prohibit large retail uses from the Community Commercial area.	Planning Board	high	ongoing
30	<b>POLICY</b>	<b>PROVIDE OPPORTUNITIES FOR BUSINESSES AND LOW IMPACT INDUSTRIAL GROWTH WHILE PROTECTING RESIDENCES FROM POTENTIAL ADVERSE IMPACTS OF BUSINESS USES</b>			
	30.1	Designate an adequate supply of developable land that is zoned for commercial and industrial development as designated in the future land use plan	Planning Board	high	immediate
	31.2	Require adequate buffering for commercial uses that are adjacent to the residential districts.	Planning Board	high	next year
31	<b>POLICY</b>	<b>PROVIDE OPPORTUNITY FOR RESIDENTS OF ALL AGES TO ACQUIRE THE SKILLS AND EDUCATION TO TAKE ADVANTAGE OF EMPLOYMENT OPPORTUNITIES</b>			
	31.1	Enter into a formal agreement with the SAD 71 and Biddeford adult education systems to assure that Arundel residents have continued access to their programs.	School Board	medium	1-3 years
	31.2	Continually review the curriculum to assure that Arundel students are being provided the tools to keep up to date with technological changes.	School Board	high	ongoing
	31.3	Provide town residents with access to the library and computer facilities after school hours.	School Board	medium	next year
32	<b>POLICY</b>	<b>ESTABLISH BASIC DESIGN STANDARDS TO IMPROVE THE VISUAL APPEAL AND INCREASE THE PROPERTY VALUES OF THE BUSINESS AREAS</b>			
	32.1	Amend the Land Use Ordinance to include basic architectural and site design standards along Portland Road and in the village center.	Planning Board	high	1-3 years
	32.2	Amend the Land Use Ordinance to clarify the requirement for the maintenance of a wooded buffer along arterial streets.	Planning Board	high	immediate
	32.3	Amend the Land Use Ordinance to strengthen the landscape standards in the commercial districts.	Planning Board	high	immediate

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
<b>GOAL</b>	<b>PROMOTE SAFE, EFFICIENT AND VARIED HOUSING WITHIN ARUNDEL</b>				
33	<b>POLICY</b>	ENCOURAGE THE ORGANIZATION OF AN ARUNDEL CHAMBER OF COMMERCE TO FOSTER DEVELOPMENT AND PROTECTION OF, SUPPORT LAWS, REGULATIONS, AND PROJECTS DESIRABLE TO, AND ADDRESS AND WORK TOWARD RESOLUTION OF CONTROVERSIES AFFECTING OR RESULTING FROM THE TOWN'S BUSINESSES, HOME OCCUPATIONS, AND COMMERCIAL AGRICULTURAL/FORESTRY OPERATIONS			
	33.1	Send an invitation to the initial organizational meeting to all known businesses located in Arundel..	Board of Selectmen	medium	next year
	33.2	Provide some administrative and clerical support for the first six months of the new organization.	Board of Selectmen	medium	next year
34	<b>POLICY</b>	ENCOURAGE THE CONSTRUCTION OF A MIX OF HOUSING TYPES, SIZES, AND STYLES WHICH RECOGNIZES THE VARYING NEEDS OF DIFFERENT SEGMENTS OF ARUNDEL'S POPULATION AND MEETS THE IDENTIFIED NEED FOR HOUSING AFFORDABLE TO AS MUCH AS ONE-THIRD OF THE TOWN'S HOUSEHOLDS			
	34.1	In the growth areas, regulate residential density of subdivisions based upon the number of bedrooms in the dwelling unit, in order to promote smaller housing to serve the needs of young families and the elderly.	Planning Board	high	next year
	34.2	Require that in any multi-family development of more than 10 units that 5% of the dwelling units, but at least one, be constructed to be fully handicapped accessible.	Planning Board	high	1-3 years
	34.3	Require that in any multi-family development of more than 10 units that 10% of the dwelling units, but at least one, meet the sales price or rent to qualify as affordable.	Planning Board	high	1-3 years
	34.4	Continue to allow manufactured housing throughout the town, except in the area designated as the new village center.	Planning Board	high	ongoing
	34.5	Amend the Residential Growth Control Ordinance to assure that at least 10% of the new units are affordable to low and moderate income households.	Planning Board	high	next year
35	<b>POLICY</b>	ASSURE THAT BUILDING CODES REASONABLY PROTECT HEALTH AND SAFETY OF RESIDENTS			
	35.1	Regularly update the building codes	Board of Selectmen	medium	1-3 years
	35.2	Continue to provide consistent inspection and enforcement services to assure that construction meets codes.	Board of Selectmen	high	ongoing
36	<b>POLICY</b>	PROMOTE THE UPGRADING OF SUBSTANDARD HOUSING REGARDING ISSUES OF HEALTH AND SAFETY			
	36.1	Establish housing standards to protect public resources and the health, safety, and welfare of occupants	Board of Selectmen	medium	3-5 years
	36.2	Work with the York County Community Action Corporation's housing programs to assist low-income homeowners access weatherization and home improvement assistance.	Welfare Director	medium	next year
37	<b>POLICY</b>	PROMOTE ENERGY EFFICIENCY IN ALL HEATED BUILDINGS			
	37.1	Require all new heated buildings to meet energy performance standards.	Board of Selectmen	medium	3-5 years
	37.2	Encourage the upgrading of existing heated buildings to meet energy performance standards.	Board of Selectmen	medium	3-5 years

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
<b>GOAL</b>	<b>PROTECT AND IMPROVE THE QUALITY OF THE TOWN'S SURFACE WATERS AND GROUNDWATER</b>				
38	<b>POLICY</b>	<b>IMPROVE THE WATER QUALITY OF THE KENNEBUNK RIVER</b>			
	38.1	Maintain the current setback requirement from waterbodies in the shoreland districts and from perennial and intermittent streams outside of the shoreland districts.	Planning Board	high	ongoing
	38.2	Work with the owners of existing "overboard discharge systems" to assure they are working properly and to investigate possible replacement with subsurface wastewater disposal systems.	Code Enforcement Officer	high	next year
	38.3	Implement strict requirements for erosion and sedimentation control.	Planning Board	high	1-3 years
	38.4	Implement strict requirements for stormwater management to protect water quality and to minimize downstream impacts of new development.	Planning Board	high	1-3 years
39	<b>POLICY</b>	<b>SEEK REDESIGNATION OF THE KENNEBUNK RIVER AS A CLASS A SURFACE WATER</b>			
	39.1	Request that the Board of Environmental Protection conduct a classification study and investigation into the reclassification of the Kennebunk River from Class B to Class A.	Board of Selectmen	medium	1-3 years
40	<b>POLICY</b>	<b>MINIMIZE IMPACTS OF DEVELOPMENT ON ALL SURFACE WATER BODIES</b>			
	40.1	Maintain the current setback requirement from waterbodies in the shoreland districts and from perennial and intermittent streams outside of the shoreland districts.	Planning Board	high	ongoing
	40.2	Implement strict requirements for erosion and sedimentation control.	Planning Board	high	1-3 years
	40.3	Implement strict requirements for stormwater management to protect water quality and to minimize downstream impacts of new development.	Planning Board	high	1-3 years
41	<b>POLICY</b>	<b>MINIMIZE CONTAMINATION FROM THE FORMER MOUNTAIN ROAD LANDFILL</b>			
	41.1	Continue to regularly monitor groundwater at the site of the former landfill.	Planning Board	high	ongoing
42	<b>POLICY</b>	<b>MINIMIZE THE IMPACT OF CONTAMINATION BY THE BIDDEFORD LANDFILL</b>			
	42.1	Maintain contact with the City of Biddeford to keep informed about groundwater monitoring.	Town Manager	high	ongoing
	42.2	Require water quality analysis prior to the approval of any new land use in the Limited Business area.	Planning Board	high	1-3 years
43	<b>POLICY</b>	<b>PROTECT GROUND WATER RESOURCES THROUGHOUT THE TOWN FROM CONTAMINATION</b>			
	43.1	Amend the subdivision regulations to require a hydrogeologic analysis when individual lot sizes are smaller than 80,000 square feet.	Planning Board	high	next year
	43.2	Prohibit uses that present a high risk to ground water quality from areas not served by public water.	Planning Board	high	next year
	43.3	Require that all uses that present a risk to ground water quality minimize the potential for contamination.	Planning Board	high	next year
	43.4	Distribute with building permits information informing property owners what they can do to minimize groundwater contamination.	Code Enforcement Officer	medium	next year
<b>GOAL</b>	<b>PROTECT THE TOWN'S FRESHWATER AND COASTAL WETLANDS</b>				
44	<b>POLICY</b>	<b>CREATE A PUBLIC AWARENESS OF THE NEED FOR PROTECTIVE MEASURES FOR OUR NATURAL RESOURCES</b>			
	44.1	Re-activate the Conservation Commission and include public education about natural resources among its duties.	Board of Selectmen	medium	next year

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
	44.2	Include natural resources education in the curriculum of the Arundel School Department.	School Board	medium	3-5 years
45	<b>POLICY</b>	<b>MINIMIZE IMPACTS OF NEW DEVELOPMENT ON FRESHWATER WETLANDS</b>			
	45.1	Maintain the current 100-foot setback requirement from wetlands protected by shoreland zoning.	Planning Board	high	ongoing
	45.2	Create an overlay zone to protect forested wetlands larger than 20 acres in area and develop standards similar to the standards for shoreland zoning.	Planning Board	high	1-3 years
	45.3	Re-establish a building setback requirement of 50 feet for wetlands larger than one acre in area.	Planning Board	high	next year
	45.4	Protect vernal pools by establishing clearing restrictions, a setback of 100 feet, and requiring that within 750 feet of the pool at least 75% of the land be maintained in forest cover.	Planning Board	high	1-3 years
<b>GOAL PROTECT THE TOWN'S WILDLIFE HABITAT</b>					
46	<b>POLICY</b>	<b>PROTECT DESIGNATED HIGH AND MODERATE VALUE WILDLIFE HABITAT FROM THE IMPACTS OF DEVELOPMENT</b>			
	46.1	Require identification of vernal pools as part of a subdivision application and a determination of their value as wildlife habitat.	Planning Board	high	next year
	46.2	Amend the subdivision regulations to require maintenance of a buffer area around high and moderate value vernal pools to protect their value as habitat for wildlife.	Planning Board	high	next year
	46.3	Amend the Land Use Ordinance to require that the high value deer wintering area between Brimstone Pond and Route 111 be part of the preserved open space of a cluster subdivision.	Planning Board	high	next year
	46.4	Amend the timber harvesting standards of the Land Use Ordinance to maintain the value of the deer wintering area between Brimstone Pond and Route 111, in accordance with the recommendations from the Department of Inland Fisheries and Wildlife.	Planning Board	high	next year
47	<b>POLICY</b>	<b>MAINTAIN ADEQUATE HABITAT TO SUSTAIN POPULATIONS OF WILDLIFE SPECIES OTHER THAN THOSE FOR WHICH WILDLIFE HABITAT HAS BEEN IDENTIFIED</b>			
	47.1	Require subdivisions to maintain as undeveloped open space areas along streams as wildlife corridors.	Planning Board	high	next year
	47.2	Require the open space in subdivisions to be adjacent to the open space in adjacent subdivisions.	Planning Board	high	next year
<b>GOAL PROTECT THE TOWN'S AIR QUALITY</b>					
48	<b>POLICY</b>	<b>MINIMIZE THE IMPACTS OF NEW DEVELOPMENT ON AIR QUALITY</b>			
	48.1	Require all new heated buildings to meet energy performance standards to reduce air emissions from heating apparatus.	Board of Selectmen	low	5-10 years
49	<b>POLICY</b>	<b>ENCOURAGE THE ADOPTION OF AIR QUALITY STANDARDS FOR THE TOWN'S RESIDENTS AND BUSINESSES</b>			
	49.1	Adopt air emissions standards to protect the health and safety of Arundel residents.	Board of Selectmen	low	5-10 years
	49.2	Provide educational materials to the public about the state's open burning laws.	Town Manager	high	immediate

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
<b>GOAL</b>	<b>PROTECT THE TOWN'S RURAL SCENIC AREAS</b>				
50	<b>POLICY</b>	<b>PROTECT THE VISUAL QUALITY OF THE ROUTE 111 CORRIDOR WEST OF THE POWER LINE</b>			
	50.1	Amend the Land Use Ordinance to require all new buildings be well set back from the road and maintain a landscaped buffer along Route 111.	Planning Board	high	1-3 years
	50.2	Require that the parking area for any nonresidential use shall be screened from view by use of landscaping.	Planning Board	high	next year
<b>GOAL</b>	<b>PROTECT THE TOWN'S SHORELANDS AND OTHER NATURAL AREAS</b>				
51	<b>POLICY</b>	<b>PROVIDE SHORELAND ZONING THAT PROTECTS WATER QUALITY</b>			
	51.1	Maintain the current 100-foot shoreland zone along Duck Brook, Brimstone Pond Outlet Brook, and Arundel Swamp Brook and 250-foot shoreland zone along Goff Mill Brook.	Planning Board	high	ongoing
	51.2	Maintain the current setback requirements of 100 feet from waterbodies protected by shoreland zoning except in the Community Commercial and Village Residential areas where it should be reduced to 75 feet, and 50 feet from waterbodies not protected by shoreland zoning.	Planning Board	high	ongoing
	51.3	Continue to otherwise maintain the minimum shoreland zoning requirements of the Department of Environmental Protection.	Planning Board	high	ongoing
52	<b>POLICY</b>	<b>CONTINUE TO PROVIDE STRUCTURE SETBACKS AND SHORELAND ZONES ALONG GOFF MILL BROOK, DUCK BROOK AND BRIMSTONE POND OUTLET POND</b>			
	52.1	Maintain the current setback requirements of 100 feet.	Planning Board	high	ongoing
	52.2	Maintain the current 100-foot shoreland zone along Duck Brook, Brimstone Pond Outlet Brook, and Arundel Swamp Brook and 250-foot shoreland zone along Goff Mill Brook.	Planning Board	high	ongoing
<b>GOAL</b>	<b>PRESERVE THE TOWN'S AGRICULTURAL RESOURCES, FOREST LAND AND OPEN SPACE</b>				
53	<b>POLICY</b>	<b>ENCOURAGE THE CONTINUATION OF COMMERCIAL AGRICULTURE AND FOREST MANAGEMENT</b>			
	53.1	Using articles in the Arrow and letters to potential qualifying individuals, encourage participation in the Farm and Open Space and Tree Growth tax programs.	Town Manager	high	immediate
	53.2	In reviewing applications for participation in the Farm and Open Space and Tree Growth tax programs, the Assessors should liberally construe the program requirements to the benefit of the applicant.	Assessor	high	ongoing
	53.3	Continue to allow application of treated sewage sludge on farm fields in strict compliance with state and federal regulations.	Planning Board	high	ongoing
	53.4	Amend the Land Use Ordinance to provide a smaller front setback requirement for buildings used primarily for the sale of agricultural products raised on the premises.	Planning Board	high	immediate

			<b>Responsible Party</b>	<b>Priority</b>	<b>Time Frame</b>
54	<b>POLICY</b>	<b>MINIMIZE POTENTIAL CONFLICTS BETWEEN RESIDENTIAL USES AND COMMERCIAL AGRICULTURE AND FOREST MANAGEMENT</b>			
	54.1	Amend the Subdivision Regulations to require notes on subdivision plans in the designated rural areas to alert potential lot purchasers that the area has been designated by the town for forestry and agricultural purposes and that residents may be subject to disturbance from these activities.	Planning Board	high	immediate
	54.2	Encourage farm operators to receive technical assistance to conserve natural resources, enhance their profits and community value.	Board of Selectmen	medium	1-3 years
55	<b>POLICY</b>	<b>PROVIDE MARKET OPPORTUNITIES FOR LOCALLY PRODUCED AGRICULTURAL PRODUCTS</b>			
	55.1	When possible, buy available products from local farmers for the school lunch program.	School Board	medium	1-3 years
	55.2	Promote a farmers market.	Board of Selectmen	low	3-5 years
<b>GOAL</b>	<b>PROTECT THE TOWN'S SIGNIFICANT HISTORICAL AND ARCHEOLOGICAL RESOURCES</b>				
56	<b>POLICY</b>	<b>IDENTIFY AND DEVELOP STRATEGIES TO PROTECT BUILDINGS AND AREAS OF IMPORTANCE TO ARUNDEL'S PAST</b>			
	56.1	Conduct an inventory of historic buildings and sites.	Board of Selectmen	low	3-5 years
	56.2	Following completion of the inventory assess whether the resources are significant enough to establish standards for their protection.	Board of Selectmen	low	3-5 years
57	<b>POLICY</b>	<b>MINIMIZE IMPACTS OF NEW DEVELOPMENT ON AREAS WITH POTENTIAL ARCHEOLOGICAL RESOURCES</b>			
	57.1	In areas identified as having any potential archeological significance, require a site analysis for the existence of indications of archeological resources as part of a subdivision application or other development approval.	Planning Board	medium	1-3 years
<b>GOAL</b>	<b>PROVIDE OUTDOOR RECREATIONAL OPPORTUNITIES THAT ADDRESS THE NEEDS OF THE TOWN'S CITIZENS WITH MINIMAL IMPACT ON TAXPAYERS OR THE ENVIRONMENT</b>				
58	<b>POLICY</b>	<b>PROVIDE CONTINUED ACCESS TO TRADITIONAL OUTDOOR RECREATIONAL ACTIVITIES</b>			
	58.1	Work with property owners and sportsmen to assure that woods, streams and river frontage remain available for hunting and fishing.	Board of Selectmen	medium	3-5 years
59	<b>POLICY</b>	<b>ESTABLISH A SENSIBLE HUNTING AND RECREATIONAL POLICY ON PRIVATE AND PUBLIC LAND IN ARUNDEL</b>			
	59.1	Establish a committee to research and draft an ordinance to control firearms use in already developed areas of the town	Board of Selectmen	medium	1-3 years
60	<b>POLICY</b>	<b>PROVIDE A VARIETY OF RECREATIONAL OPPORTUNITIES AFFORDABLE TO ARUNDEL CITIZENS, AT MINIMAL COST TO TAXPAYERS</b>			
	60.1	Continue to provide quality recreation programs for youth and adults.	Recreation Committee	high	ongoing
	60.2	Seek funding for the construction of additional ball fields and other outdoor recreational facilities.	Recreation Committee	high	1-3 years