

## 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 download 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.

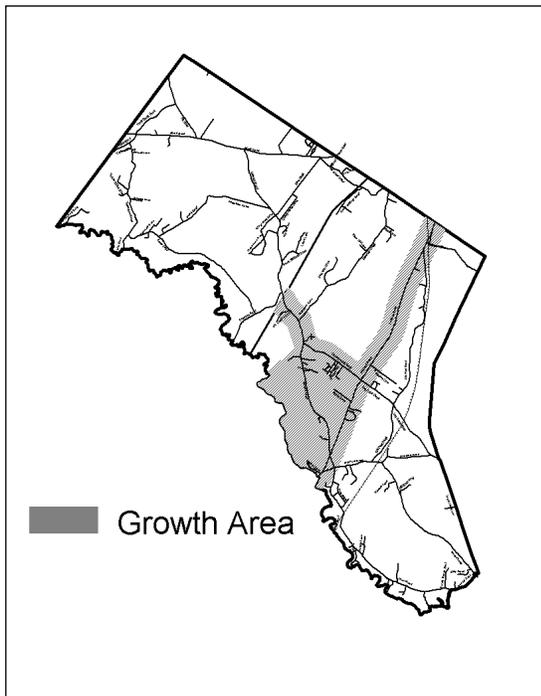
The committee has been made up a broad cross section of Arundel's residents, representing a variety of points of view. There have been large landowners who have lived in the town for decades and newcomers in some of the recently developed subdivisions. The committee has been made up of business owners,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



**Figure 1**

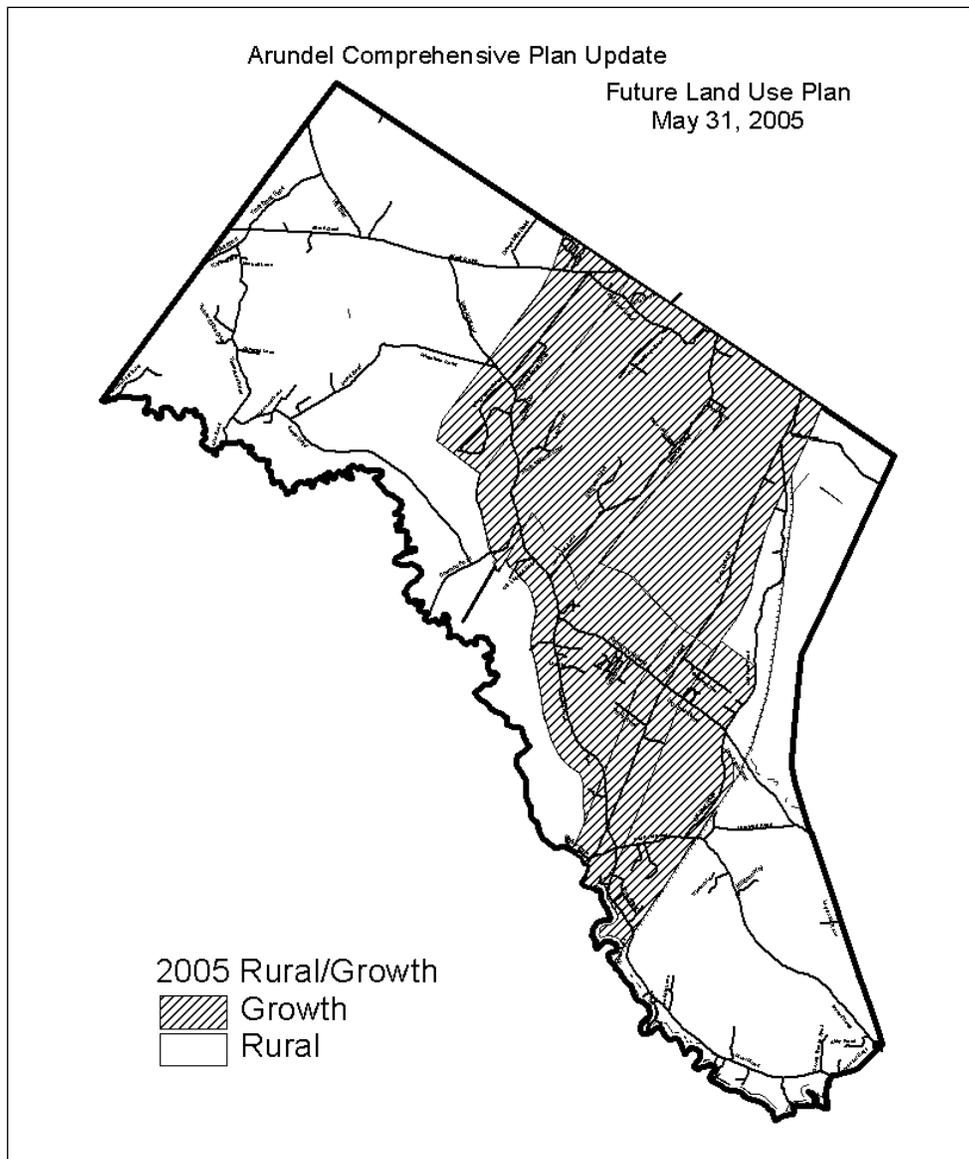
### 1992 Designation of Growth and Rural Areas

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**



## **VISION STATEMENT 2015**

Arundel is a unique southern Maine community with a strong agricultural history. In 1915, North Kennebunkport seceded from Kennebunkport at least in part because the farming community at the northern end of town no longer wanted to be taxed to finance the more urban port. In 1957, North Kennebunkport changed its name back to the original historic name of Arundel.

Arundel residents have always respected their agricultural roots, placing value on what has been referred to as the “rural character” of the town. Rural character has been an elusive term to define, and although it has different meanings to different people, it is clearly more than just the scenery. It also reflects an approach to life, a general attitude, and the manner in which we treat our neighbors.

The Comprehensive Plan intends to encourage both pride of place and quality of space. In business, mixed-use, residential, and rural conservation districts alike, residents and business owners should feel proud of and comfortable in their respective neighborhoods and the town in general. Development should occur in a manner to support existing uses, expand potential for economic growth, and still be respectful of neighbors. Open spaces and natural areas should be considered as integral parts of a healthy town, along with homes, businesses, schools, and other facilities.

Permitted uses and design standards should be aimed at enhancing the pride of place and quality of space concepts, while at the same time allowing landowners to freely utilize their property. Care should be taken to ensure that development occurs with regard for, and the preservation of, significant town resources. Guidelines that reflect maximum freedom with minimum restrictions, along with positive incentives to promote the atmosphere of a small, rural community will serve to maintain Arundel as a good town in which to live, work, and/or raise a family for many years to come.

## **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 established herein in the Goals and Policies section.

### **A. General Pattern of Development**

1. The Town will have four categories of districts: business/office park/industrial, mixed-use, residential, and rural conservation.
2. Business/office park/industrial and mixed-use districts will be concentrated primarily on Route One, with two mixed-use districts at the southern end and another, smaller mixed-use district at the northern end. A business/office park/industrial area will be located at the northern end of Route One as well. In addition, two more mixed-use districts will be established: one at the eastern end of Route 111 and the second at the nexus of Arundel Road, Log Cabin Road, and Sinnott Road.
3. Future residential development will be encouraged in the areas abutting the mixed-use and business districts.
4. The outlying areas will be maintained as rural conservation areas with emphasis on minimized development and maximized conservation of open space and existing resources.
  - a. The riverfront will remain essentially undeveloped and any development that does occur near the Kennebunk River will protect scenic and environmental qualities.
  - b. Other important natural resources such as streams, wetlands, and floodplains will be protected from development or activities that will diminish their value.

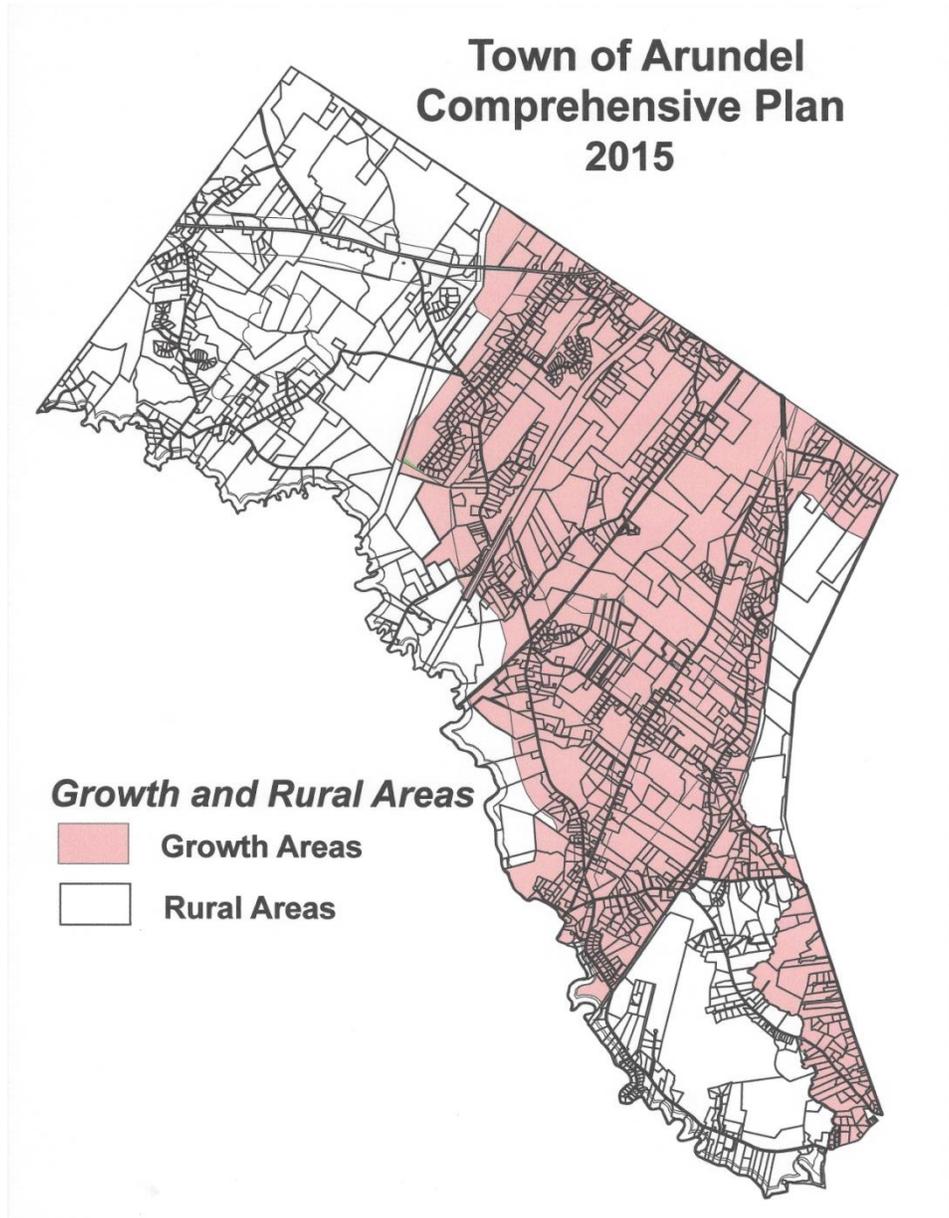
### **B. Designated Growth and Rural Areas**

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.

**Figure 3**  
**Growth and Rural Areas**



## 1. Residential Growth Areas:

### Residential District 1 [RD-1]

Residential District 1, along with any adjacent Mixed-use Districts, is intended to create the potential for development of quality, high-density residential neighborhoods encouraging pedestrian oriented connections and access to local businesses and services. Where feasible, boundaries of this district shall follow lot lines. *See map for locations.*

#### *Uses*

Residential uses are allowed at a density of 1 dwelling unit per acre. Allowed residential uses will include single and two-family homes as well as multifamily dwellings.

Permitted nonresidential uses include community and government uses, non-commercial recreational facilities, and home occupations/ businesses. Additionally, age restricted housing, congregate care facilities, small scale agricultural and natural resource uses, animal husbandry, equestrian facilities, agritourism, and restricted contractor storage yards will be permitted in accordance with accepted development standards.

#### *Development Standards*

Higher density is possible (up to 2 units per acre) for residential subdivisions that preserve open space by utilizing either clustering or creating subdivisions containing lots of 10 acres or more, or by participating in a transfer of development rights program. These subdivisions shall conform to established design guidelines and performance standards. Ground water quality must be protected, preferably by the utilization of public/community water supply and public sewage disposal.

Lot sizes, lot frontages, and front setback requirements could be reduced to allow a more compact neighborhood provided design standards and all environmental standards are met for age restricted housing and congregate care facilities. Uses that generate significant traffic, noise, or similar impacts will be excluded. Small scale agricultural and natural resource uses should be allowed with new agricultural uses subject to reasonable standards to protect adjacent residential areas. Animal husbandry, equestrian facilities, agritourism, and restricted contractor yard uses should be allowed subject to conditions including: minimum appropriate acreage requirements; minimized impact on surrounding lots due to odor, noise, and traffic; and required appropriate setbacks, screening, and buffering. For animal husbandry, the species of animal(s) will be taken into consideration regarding those conditions.

### Residential District 2 [RD-2]

Residential District 2 is intended to create quality, moderate density neighborhoods. Where feasible, boundaries of this district shall follow lot lines. *See map for locations.*

## *Uses*

Residential uses are allowed at a density of 1 dwelling unit per 2 acres. Allowed residential uses will include single and two-family homes as well as multifamily dwellings.

Permitted nonresidential uses include community and government uses, non-commercial recreational facilities, and home occupations/ businesses. Additionally, age restricted housing, congregate care facilities, small scale agricultural and natural resource uses, animal husbandry, equestrian facilities, agritourism, and restricted contractor storage yards will be permitted in accordance with accepted development standards.

## *Development Standards*

Higher density is possible (up to 1 unit per acre) for residential subdivisions that preserve open space by utilizing either clustering or creating subdivisions containing lots of 10 acres or more, or by participating in a transfer of development rights program. These subdivisions shall conform to established design guidelines and performance standards. Ground water quality must be protected, preferably by the utilization of public/community water supply and public sewage disposal.

Lot sizes, lot frontages, and front setback requirements could be reduced to allow a more compact neighborhood provided all design standards and environmental standards are met for age restricted housing and congregate care facilities. Uses that generate significant traffic, noise, or similar impacts will be excluded. Small scale agricultural and natural resource uses should be allowed with new agricultural uses subject to reasonable standards to protect adjacent residential areas. Animal husbandry, equestrian facilities, agritourism, and restricted contractor yard uses should be allowed subject to conditions including: minimum appropriate acreage requirements; minimized impact on surrounding lots due to odor, noise, and traffic; and required appropriate setbacks, screening, and buffering. For animal husbandry, the species of animal(s) will be taken into consideration regarding those conditions.

## **2. Mixed-Use Growth Areas:**

*Mixed-use growth districts will be designated at six locations in the Town:*

- at the southern end of the Route 1 Corridor [DB1];
- the areas behind and contiguous with DB1 [DB2];
- at the northern end of the Route 1 Corridor [Gateway (GWD)];
- at the nexus of Arundel Road, Log Cabin Road, and Sinnott Road [Town House Corner (TCD)];
- at the eastern end of Route 111 [Alfred Road (ARD)]

Each mixed-use district is intended to accommodate a blend of business, residential, and community uses, although the standards will differ among the six mixed-use districts. Current and historical uses along with site conditions will dictate the nature and scope of uses permitted in each mixed-use district. All legally existing businesses and associated structures operating in these mixed-use districts at the time of adoption of these amendments will be classified as permitted uses.

### **Downtown Business District 1 (DB1)**

The DB 1 designation applies to the southern end of the Route One Corridor and is intended as a mixed-use district, accommodating business, residential, and community uses.

#### *Uses*

The DB 1 district will permit small to medium [20,000 sf] scale retail, office, and service uses as well as community uses. Residential uses, both single and multifamily, that are part of a mixed-use project will be permitted, but new residential subdivisions, as defined by state statute, and family lot divisions will be excluded.

#### *Development Standards*

Development standards for this district will provide incentives for small to medium scale development, thus creating a central business district and service center. Site design standards will encourage development with buildings located closer to the street with parking to the side or rear of the building and access from side streets or shared access drives where feasible. A pedestrian-friendly atmosphere should be an integral part of the approach to development. Site conditions and infrastructure will determine the maximum density of development.

### **Downtown Business District 2 (DB2)**

The DB 2 designation applies to the areas behind the DB 1 district and is intended as a mixed-use district, which will encourage more intensive commercial and institutional uses than DB 1.

#### *Uses*

The DB 2 district will permit small, medium, and large [100,000 sf] scale wholesale, retail, office, and service uses as well as community uses and low-impact manufacturing. Residential uses, both single and multifamily, that are part of a mixed-use project will be permitted. In addition, single-family dwellings will be permitted, but new residential subdivisions, as defined by statute, will be excluded. Those residential uses that are part of a mixed-use project will qualify for inclusion in an incentive plan linking residential density to parcel area dedicated to commercial uses, thus encouraging a greater proportion of commercial development than residential development.

### ***Development Standards***

Development standards for this district will compliment the building patterns in DB 1, but will allow for the more intensive commercial and institutional uses, making maximum use of the available land as site conditions permit and as improved infrastructure is provided.

## **Gateway District (GWD)**

The Gateway District designation applies to the northern end of the Route 1 Corridor and is intended as a mixed-use district accommodating residential, business, and community uses.

### ***Uses***

The Gateway district will permit small to medium scale retail, office, service, and community uses as well as single and multi-family dwellings. New residential subdivisions, as defined by state statute, will be excluded.

### ***Development Standards***

The Gateway district will permit small to medium scale wholesale, retail, office, and service uses as well as community uses and low-impact manufacturing. Residential uses, both single and multifamily, that are part of a mixed-use project will be permitted, but new single-family subdivisions will be excluded. Small lot sizes and limited setbacks shall encourage maximum use of the suitable land available for development.

## **Town House Corner District (TCD)**

The Town House Corner district designation applies to the nexus of Arundel Road, Log Cabin Road, and Sinnott Road, known as Town House Corner. This district has historically been a mixed-use district and an important institutional and commercial crossroads.

### ***Uses***

The Town House Corner district will permit small scale retail, office, service, and community uses as well as single and multi-family dwellings. Mixed-use projects will also be permitted.

### ***Development Standards***

New construction shall be designed to reflect the character of the surrounding residential neighborhoods, with significant reduction in lot sizes, lot frontages, and setbacks. A pedestrian-oriented approach to development will be applied where feasible. New residential subdivisions, as defined by state statute, will be excluded.

## **Alfred Road District (ARD)**

The Alfred Road district designation applies to the eastern end of Route 111 from the Biddeford City line to the western edge of the utility corridor.

### *Uses*

The Alfred Road district should allow for a mix of small, medium, and large-scale retail, office, service, low-impact manufacturing, and community uses. Uses that would impact the surrounding residential areas or generate significant volumes of traffic may be permitted with conditions. Single and multi-family dwellings will be permitted, but new residential subdivisions, as defined by state statute, will be excluded.

### *Development Standards*

New construction shall be designed to reflect the character of the surrounding residential neighborhoods, with significant reduction in lot sizes, lot frontages, and setbacks. A pedestrian-oriented approach to development will be applied where feasible. Site conditions, infrastructure, and distance from the arterial will determine the maximum density and type of development.

## **3. Business Growth Areas:**

The primary Business Growth Area is proposed along the northern half of the Route 1 corridor flanked by a major natural gas transmission line and Boston & Maine rail line. Consisting of over 1,400 acres of sparsely developed land, this growth area contains major transportation connections, infrastructural assets, and energy resources attractive for intensive commercial and industrial expansion. The Business growth area is proposed to contain the following district:

### **Business/Office Park / Industrial (BI)**

The Business/Office Park/Industrial is located in the northern end of the Route One Corridor between the Downtown Business Districts 1 & 2 (DB1, DB2) and the Gateway District (GWD) at the Biddeford City line. 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 / Industrial 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 those that are not appropriate in the Downtown Business District 1 & District 2. 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.

### **Rural Conservation District (RCD)**

The Rural Conservation District is intended to preserve the rural nature of those areas of the community that are still largely rural in character by significantly limiting development while accommodating traditional working rural activities and preserving open space. Where feasible, boundaries of this district shall follow lot lines. *See map for locations.*

#### ***Uses***

Allowed uses will be limited to residential, agriculture and other natural resource uses, agritourism, equestrian facilities, agricultural processing and demonstration facilities, home occupations/businesses, restricted contractor yards, and traditional uses found in a “working rural” landscape.

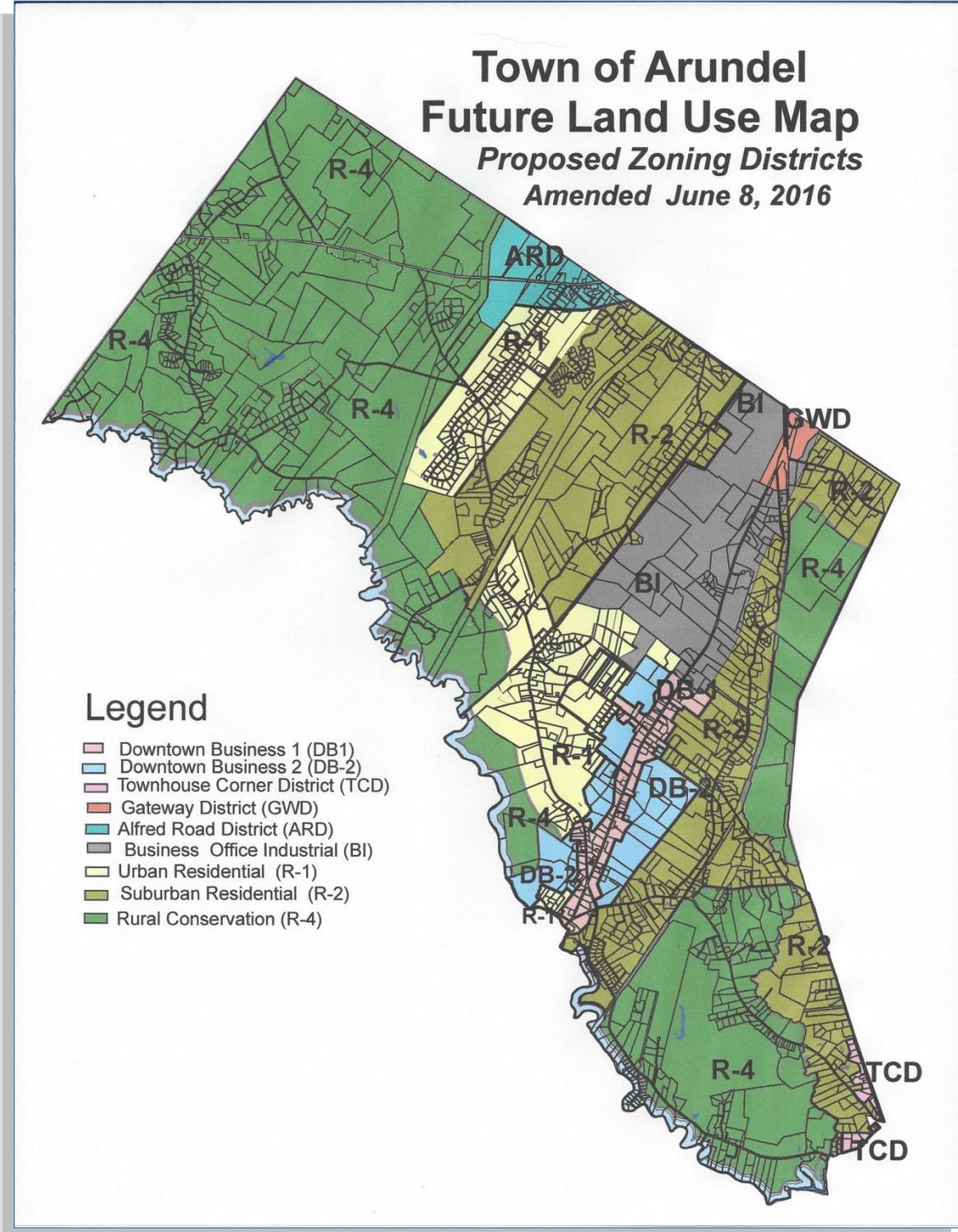
Residential uses will be allowed at a density of one dwelling unit per 3 acres.

#### ***Development Standards***

All subdivisions should be required to preserve open space, through the use of clustered developments (excepting those subdivisions containing lots of 10 acres or more) or other incentive zoning applications. Consideration should be given to preservation of open space as a means of supporting visual quality, forestry and agricultural uses, and habitat protection, recognizing that transitions (“edges”), e.g. field to forest, are particularly significant.

The Town should work cooperatively with landowners within these areas to permanently preserve their undeveloped land, through such mechanisms as conservation easements or transfer of development rights [TDR]. Additionally, the town should provide information to eligible landowners regarding programs such as “Tree Growth” and “Farmland & Open Space”.

**Figure 4**  
**Future Land Use Map**



## Proposed Local Goals, Policies, and Actions

### A. Sense of Community

#### **GOAL : ENHANCE ARUNDEL'S SENSE OF COMMUNITY**

##### **1. POLICY: CREATE A GREATER SENSE OF COMMUNITY**

- 1.1 ACTION - Continue to publish the *Arrow* on a regular basis providing news of local events and town government activities.
- 1.2 ACTION - Support organizations which organize community events.
- 1.3 ACTION - Expand the *Arrow* to include opinion columns, history of the community, profiles of community members; involve students.
- 1.4 ACTION - Continue to support the programs of the Recreation Department.
- 1.5 ACTION - Utilize the Town website to alert the community regarding public safety issues.
- 1.6 ACTION - Post community events, information, and town government activities on the Town website.

##### **2. POLICY: PROMOTE VOLUNTEERISM AND COMMUNITY SERVICE BY ARUNDEL CITIZENS**

- 2.1 ACTION - List vacancies on boards and committees in the *Arrow* and the on the Town Website.
- 2.2 ACTION - Provide greater recognition of town volunteers in the annual town report.
- 2.3 ACTION - List opportunities for community volunteer efforts in the *Arrow* and Town website.

##### **3. POLICY: TOWN INVESTMENT IN FACILITIES AND SERVICES SHOULD BE PRIORITIZED WITHIN THE GROWTH AREA WHERE FEASIBLE**

- 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

#### **GOAL: MAINTAIN THE RURAL CHARACTER OF THE MAJORITY OF TOWN**

##### **4. POLICY: ESTABLISH LAND USE DISTRICTS AS PROVIDED FOR IN THE FUTURE LAND USE PLAN**

- 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

##### **5. POLICY: MAXIMIZE INCENTIVES TO RETAIN PROPERTY IN OPEN SPACE AND RURAL USES**

- 5.1 ACTION - Using articles in the Arrow, Town website, and letters to potential qualifying individuals, encourage participation in the Farm and Open Space and Tree Growth tax programs.
- 5.2 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.
- 5.3 ACTION - Encourage forestry and agricultural activities in the rural areas through zoning incentives and expanded uses.
- 5.4 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.

**6. POLICY: MAINTAIN THE AESTHETIC NATURE OF THE ROUTE 111 CORRIDOR AS AN AREA OF AGRICULTURE AND FORESTED LANDS**

- 6.1 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**

**7. POLICY: PROVIDE INCENTIVES FOR DEVELOPMENT TO OCCUR IN THE DESIGNATED GROWTH AREAS**

- 7.1 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.
- 7.2 ACTION -- Explore options for community sewage disposal to serve the commercial and RD1 and RD2 areas only.
- 7.3 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 RD1 and RD2 areas and other appropriate locations with the growth area
- 7.4 ACTION -- Support the economic development committee to promote business development for job opportunities and increased property tax revenues.
- 7.5 ACTION – Continue to use tax increment financing or some other similar mechanism to reduce the property tax burden for the first few years for new businesses.
- 7.6 ACTION – Explore options to work with the Kennebunk Sewer District and Biddeford Sewer District to provide public sewer service to the

Downtown Business District 1 (DB1), Downtown Business District 2 (DB2), Business/ Office Park/ Industrial District (BI), and the Gateway District (GW).

**8. POLICY: PROVIDE CLEAR AND EFFICIENT LAND USE ORDINANCES WHICH ARE CONSISTENT WITH THIS COMPREHENSIVE PLAN**

- 8.1 ACTION -- Amend the Land Use Ordinance to establish districts that meet requirements and standards in conformance with the goals and objectives of this Comprehensive Plan.
- 8.2 ACTION -- Amend the Land Use Ordinance to incorporate the standards for lot development and design called for throughout these policies and other action steps.
- 8.3 ACTION -- Amend the Land Use Ordinance to clarify the sign regulations, particularly when there is more than one business on a property.
- 8.4 ACTION -- In revising the Land Use Ordinance pay particular attention to definitions to assure that the meaning of the ordinance may not be misconstrued.
- 8.5 ACTION -- In revising the Land Use Ordinance, to the extent feasible, include illustrations showing the standards in the ordinance.
- 8.6 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.
- 8.7 ACTION -- 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.

**9. POLICY: PROTECT AND IMPROVE THE QUALITY OF LIFE IN THE DESIGNATED GROWTH AREAS**

- 9.1 ACTION -- Incorporate standards in the Land Use Ordinance and Subdivision Regulations that promote active and passive recreational opportunities. Furthermore, encourage linkages between adjacent neighborhoods.

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

- 10.1 ACTION -- Amend the building permit limitation ordinance to encourage at least 75% of the permits for new dwelling units be assigned to the designated growth areas.
- 10.2 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.

**11. POLICY: PROTECT RESIDENTIAL AREAS FROM THE IMPACTS OF COMMERCIAL USE IN ADJACENT DISTRICTS**

- 11.1 ACTION -- 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.
- 11.2 ACTION -- 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**

**GOAL: 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**

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

- 12.1 ACTION —Create travel alternatives as part of all major road repair and construction projects.
- 12.2 ACTION -- Continue to participate in the Eastern Trail Management District.

**13. POLICY: MAINTAIN AND IMPROVE ROADS AND TRAFFIC CONDITIONS TO ENSURE SAFETY**

- 13.1 ACTION – Continue the Road Improvement Program.
- 13.2 ACTION – When streets are improved or new streets are built, consider the addition of paved shoulders for use as a bicycle lane and /or pedestrian walkways.
- 13.3 ACTION -- Use radar-activated signs to warn motorists of excessive speeds.
- 13.4 ACTION- Work with the Maine DOT to improve the Alfred Road/Old Alfred Road/New Road intersection.

**14. POLICY: PROVIDE ADEQUATE LEVELS OF POLICE SERVICES**

- 14.1 ACTION – Continue the contract for service with the York County Sheriff's Office; but continue to evaluate the effectiveness of local police services and options for change.
- 14.2 ACTION – Include a summary of police activities in the Arrow and the Town website, and an annual summary in the Town Report.

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

- 15.1 ACTION – Continue to require the installation of water storage facilities and dry hydrants in subdivisions.

- 15.2 ACTION – Increase the number of hydrants on Portland Road so there is no more than 1,000 feet between hydrants.
- 15.3 ACTION -- Develop a comprehensive fire protection strategy.
- 15.4 ACTION -- Maintain mutual aid agreement with neighboring municipalities.
- 15.5 ACTION -- Provide incentives to help recruit and retain volunteer fire and rescue personnel.

**16. POLICY: REDUCE THE DEMAND FOR FIRE FIGHTING ACTIVITY THROUGH GREATER FIRE PREVENTION**

- 16.1 ACTION— Actively enforce the provisions of the existing fire and safety codes for all new structures.

**17. POLICY: MEET OR EXCEED STATE GOALS FOR WASTE REDUCTION**

- 17.1 ACTION – Continue the “pay as you throw” systems of waste disposal but continue to evaluate its effectiveness and options for change.
- 17.2 ACTION – Continue to participate in the household hazardous waste disposal events with neighboring communities.
- 17.3 ACTION -- Promote recycling by educational publicity to minimize hazardous waste generation and to lower waste disposal costs.
- 17.4 ACTION -- Continue to expand the materials accepted for recycling as markets permit.

**18. POLICY: ENSURE CONTINUED AVAILABILITY OF OPTIONS FOR SEWAGE DISPOSAL**

- 18.1 ACTION -- Attempt to enter into a long-term agreement with a sewage treatment plant to accept septage from Arundel residents.

**19. POLICY: PROVIDE QUALITY EDUCATIONAL SERVICES THAT MEET OR EXCEED STATE STANDARDS AND PROVIDE FACILITIES FOR ARUNDEL CITIZENS WITHIN A COST EFFECTIVE FRAMEWORK.**

- 19.1 ACTION -- Periodically review the options for school choice.
- 19.2 ACTION -- Continue to work with the local libraries to assure access by Arundel residents.

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

- 20.1 ACTION – Seek funding for the construction of additional ball fields and other outdoor recreational facilities.
- 20.2 ACTION – Continue to promote the use of the Eastern Trail.

**21. POLICY: PROVIDE GOVERNMENT THAT EFFECTIVELY ADMINISTERS THE AFFAIRS OF THE TOWN THAT IS FAIR, OPEN AND RESPONSIVE TO ITS CITIZENS**

- 21.1 ACTION – Continue to publish the Arrow on a regular basis, which will, in addition to the Town website, provide news of local events and town government activities.
- 21.2 ACTION – On an annual basis, the Selectmen should meet with all town boards and committees to discuss issues facing the town.
- 21.3 ACTION -- Continue to provide an open forum for public comment at meetings of the Board of Selectmen.
- 21.4 ACTION -- Conduct educational workshops on how local government works and how residents may become involved.

**22. POLICY: ENCOURAGE EFFECTIVE COMMUNICATION AMONG TOWN GOVERNMENT, LOCAL ORGANIZATIONS, CLUBS, COMMUNITY GROUPS, AND CITIZENS**

- 22.1 ACTION – Continue publishing local events and town government activities on both the Town website and in the Arrow.
- 22.2 ACTION – Continue to post video recordings of Town Board and Committee meetings on the Town website.
- 22.3 ACTION – Continue operating 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.
- 22.4 ACTION -- When a new town office is constructed, include provisions for broadcast of board meetings on cable television and/or live streaming in its design and construction.

**23. POLICY: PLAN FOR THE LONG TERM FACILITY NEEDS OF THE COMMUNITY**

- 23.1 ACTION -- Develop and implement an ongoing system for capital improvement planning.
- 23.2 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.
- 23.3 ACTION- Implement an impact fee system to offset the capital expenditures generated by growth and new development.

**24. POLICY: ASSURE THAT THE “DEPENDENT POPULATION” IS INCLUDED IN COMMUNITY AFFAIRS**

- 24.1 ACTION – Hold board and committee meetings only in locations that are accessible to those with disabilities and provide written materials available in alternate formats.

**25. POLICY: ASSURE FAIR AND CONSISTENT ENFORCEMENT OF ALL OF THE TOWN’S ORDINANCES AND CODES**

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

### **GOAL: CREATE ECONOMIC GROWTH THAT IS IN KEEPING WITH THE RURAL CHARACTER OF ARUNDEL**

#### **26. POLICY: INCREASE JOB OPPORTUNITIES WITHIN THE TOWN**

- 26.1 ACTION – Expand the business district in accordance with the Future Land Use Plan
- 26.2 ACTION – Allow home occupations in all residential districts with performance standards to avoid adverse impacts on neighboring residences.
- 26.3 ACTION – Work with Central Maine Power Company, Kennebunk Light and Power, and Portland Road property owners to have underground 3-phase power extended along the entire length of Portland Road.
- 26.4 ACTION – Amend the Street Design and Construction Ordinance to decrease the right of way and street width requirements in small commercial establishments.
- 26.5 ACTION -- Formulate and adopt a Comprehensive Economic Development Plan to create comprehensive land use, infrastructure and capital investment strategies that will promote a vibrant, balanced, and diverse economy for the community.

#### **27. POLICY: ENCOURAGE THE ESTABLISHMENT OF SMALL RETAIL AND SERVICE BUSINESSES THAT MEET THE NEEDS OF, AND ARE LIKELY TO EMPLOY RESIDENTS OF THE TOWN**

- 27.1 ACTION —Establish new mixed use districts that encourage small business development in appropriate locations in proximity to growth areas.

#### **28. POLICY: PROVIDE OPPORTUNITIES FOR BUSINESSES AND LOW IMPACT INDUSTRIAL GROWTH WHILE PROTECTING RESIDENCES FROM POTENTIAL ADVERSE IMPACTS OF BUSINESS USES**

- 28.1 ACTION -- Designate an adequate supply of developable land that is zoned for commercial and industrial development as designated in the future land use plan
- 28.2 ACTION – Require adequate buffering for commercial uses that are adjacent to the residential districts.

#### **29. POLICY: PROVIDE OPPORTUNITY FOR RESIDENTS OF ALL AGES TO ACQUIRE THE SKILLS AND EDUCATION TO TAKE ADVANTAGE OF EMPLOYMENT OPPORTUNITIES**

- 29.1 ACTION – Enter into a formal agreement with the RSU 21 and Biddeford adult education systems to assure that Arundel residents have continued access to their programs.

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

- 30.1 ACTION – Amend the Land Use Ordinance to include basic architectural and site design standards.
- 30.2 ACTION – Amend the Land Use Ordinance to strengthen the landscape standards in the commercial districts.

**31. POLICY: CONTINUE PARTICIPATION IN THE KENNEBUNK, KENNEBUNKPORT, AND ARUNDEL CHAMBER OF COMMERCE**

## **E. Housing**

**GOAL: PROMOTE SAFE, EFFICIENT AND VARIED HOUSING WITHIN ARUNDEL**

**32. 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 AND MEETS THE IDENTIFIED NEED FOR AFFORDABLE HOUSING**

- 32.1 ACTION – Continue to allow manufactured housing throughout the town.

**33. POLICY: ASSURE THAT BUILDING CODES REASONABLY PROTECT HEALTH AND SAFETY OF RESIDENTS**

- 33.1 ACTION – Regularly update the building codes.
- 33.2 ACTION – Continue to provide consistent inspection and enforcement services to assure that construction meets codes.

**34. POLICY: PROMOTE THE UPGRADING OF SUBSTANDARD HOUSING REGARDING ISSUES OF HEALTH AND SAFETY**

- 34.1 ACTION – Establish housing standards to protect public resources and the health, safety, and welfare of occupants
- 34.2 ACTION – Work with state/local housing programs to assist low-income homeowners to access weatherization and home improvement assistance. (eg. The Home Energy Savings Program or equivalent)

**35. POLICY: PROMOTE ENERGY EFFICIENCY IN ALL HEATED BUILDINGS**

- 35.1 ACTION -- Require all new heated buildings to meet energy performance standards.
- 35.2 ACTION -- Encourage the upgrading of existing heated buildings to meet energy performance standards.

## **F. Water Resources**

**GOAL: PROTECT AND IMPROVE THE QUALITY OF THE TOWN'S SURFACE WATERS AND GROUNDWATER**

**36. POLICY: IMPROVE THE WATER QUALITY OF THE KENNEBUNK RIVER**

- 36.1 ACTION – Maintain the current setback requirement from water bodies in the shoreland districts and from perennial and intermittent streams outside of the shoreland districts.
- 36.2 ACTION – 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.
- 36.3 ACTION – Implement strict requirements for erosion and sedimentation control.
- 36.4 ACTION – Implement strict requirements for storm water management to protect water quality and to minimize downstream impacts of new development.

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

- 37.1 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.

**38. POLICY: MINIMIZE IMPACTS OF DEVELOPMENT ON ALL SURFACE WATER BODIES**

- 38.1 ACTION – Maintain the current setback requirement from water bodies in the shoreland districts and from perennial and intermittent streams outside of the shoreland districts.
- 38.2 ACTION – Implement strict requirements for erosion and sedimentation control.
- 38.3 ACTION – Implement strict requirements for storm water management to protect water quality and to minimize downstream impacts of new development.

**39. POLICY: MINIMIZE CONTAMINATION FROM THE FORMER MOUNTAIN ROAD LANDFILL**

- 39.1 ACTION – Continue to regularly monitor groundwater at the site of the former landfill.

**40. POLICY: MINIMIZE THE IMPACT OF CONTAMINATION BY THE BIDDEFORD LANDFILL**

- 40.1 ACTION -- Maintain contact with the City of Biddeford to keep informed about groundwater monitoring.
- 40.2 ACTION – Require water quality analysis prior to the approval of any new land use in the Alfred Road District (ARD).

**41. POLICY: PROTECT GROUND WATER RESOURCES THROUGHOUT THE TOWN FROM CONTAMINATION**

41.1	ACTION – Amend the subdivision regulations to recommend a hydrogeologic analysis when individual lot sizes are smaller than 80,000 square feet on poorer quality soils.
41.2	ACTION – Prohibit uses that present a high risk to ground water quality from areas not served by public water.
41.3	ACTION – Require that all uses that present a risk to ground water quality minimize the potential for contamination.

## G. Other Critical Natural Resources

### **GOAL: PROTECT THE TOWN'S FRESHWATER AND COASTAL WETLANDS**

#### **42. POLICY: CREATE A PUBLIC AWARENESS OF THE NEED FOR PROTECTIVE MEASURES FOR OUR NATURAL RESOURCES**

42.1 ACTION – Re-activate the Conservation Commission and include public education about natural resources among its duties.

#### **43. POLICY: MINIMIZE IMPACTS OF NEW DEVELOPMENT ON FRESHWATER WETLANDS**

43.1 ACTION – Maintain the current 100-foot setback requirement from wetlands protected by shoreland zoning.

43.2 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.

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

### **GOAL: PROTECT THE TOWN'S WILDLIFE HABITAT**

#### **44. POLICY: PROTECT DESIGNATED HIGH AND MODERATE VALUE WILDLIFE HABITAT FROM THE IMPACTS OF DEVELOPMENT**

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

44.2 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.

44.3 ACTION – Amend the Land Use Ordinance to require that any high value deer wintering yard, as identified by Maine Inland Fisheries and Wildlife, be part of the preserved open space of a subdivision.

44.4 ACTION – Amend the timber harvesting standards of the Land Use Ordinance to maintain any high value deer wintering area in accordance with the recommendations from the Department of Inland Fisheries and Wildlife.

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

- 45.1 ACTION – Require subdivisions to maintain as undeveloped open space areas along streams as wildlife corridors.
- 45.2 ACTION – Require the open space in subdivisions to be adjacent to the open space in adjacent subdivisions.

**GOAL: PROTECT THE TOWN'S AIR QUALITY**

**46. POLICY: MINIMIZE THE IMPACTS OF NEW DEVELOPMENT ON AIR QUALITY**

- 46.1 ACTION – Require all new heated buildings to meet energy performance standards to reduce air emissions from heating apparatus.

**47. POLICY: ENCOURAGE THE ADOPTION OF AIR QUALITY STANDARDS FOR THE TOWN'S RESIDENTS AND BUSINESSES**

- 47.1 ACTION – Provide educational materials to the public about the state's open burning laws.

**GOAL: PROTECT THE TOWN'S RURAL SCENIC AREAS**

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

- 48.1 ACTION – Amend the Land Use Ordinance to require all new buildings to be visually unobtrusive along Route 111.
- 48.2 ACTION – Require that the parking area for any nonresidential use shall be screened from view by use of landscaping

**GOAL: PROTECT THE TOWN'S SHORELANDS AND OTHER NATURAL AREAS**

**49. POLICY: PROVIDE SHORELAND ZONING THAT PROTECTS WATER QUALITY**

- 49.1 ACTION – 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.
- 49.2 ACTION – Maintain the current setback requirements of 100 feet from water bodies protected by shoreland zoning except in the Downtown Business District 1 (DB1) and Downtown Business District 2 (DB2) and RD1 and RD2 areas where it should be reduced to 75 feet, and 50 feet from water bodies not protected by shoreland zoning.
- 49.3 ACTION – Continue to otherwise maintain the minimum shoreland zoning requirements of the Department of Environmental Protection.

## H. Agricultural and Forest Resources

### **GOAL: PRESERVE THE TOWN'S AGRICULTURAL RESOURCES, FOREST LAND AND OPEN SPACE**

#### **50. POLICY: ENCOURAGE THE CONTINUATION OF COMMERCIAL AGRICULTURE AND FOREST MANAGEMENT**

- 50.1 ACTION – Using articles in the Arrow and on the Town website along with letters to potential qualifying individuals, encourage participation in the Farm and Open Space and Tree Growth tax programs.
- 50.2 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.
- 50.3 ACTION - Amend the Land Use ordinance to allow expanded animal husbandry uses on large parcels in the residential districts.
- 50.4 ACTION - Encourage preservation of valuable agricultural lands/soils (especially in the northwest part of Arundel) through incentive zoning and TDR.

#### **51. POLICY: MINIMIZE POTENTIAL CONFLICTS BETWEEN RESIDENTIAL USES AND COMMERCIAL AGRICULTURE AND FOREST MANAGEMENT**

- 51.1 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 those residents may be subject to disturbance from these activities.
- 51.2 ACTION – Encourage farm operators to obtain technical assistance to conserve natural resources, increase their profits and enhance community value.

#### **52. POLICY: PROVIDE MARKET OPPORTUNITIES FOR LOCALLY PRODUCED AGRICULTURAL PRODUCTS**

- 52.1 ACTION – Promote a farmers' market, Farm stands, and Farm Retail operations.

## I. Historic and Archeological Resources

### **GOAL: PROTECT THE TOWN'S SIGNIFICANT HISTORICAL AND ARCHEOLOGICAL RESOURCES**

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

- 53.1 ACTION – Work with the Arundel Historical Society and other organizations to conduct an inventory of historic buildings and sites.
- 53.2 ACTION – Following completion of the inventory, assess whether the resources are significant enough to establish standards for their protection.

53.3 ACTION - Utilize the Arundel Historical Society as a technical advisor in evaluating the impact of development projects upon historical and archeological resources of local and regional significance.

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

54.1 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**

**GOAL: PROVIDE OUTDOOR RECREATIONAL OPPORTUNITIES THAT ADDRESS THE NEEDS OF THE TOWN'S CITIZENS WITH MINIMAL IMPACT ON TAXPAYERS OR THE ENVIRONMENT**

**55. POLICY: PROVIDE CONTINUED ACCESS TO TRADITIONAL OUTDOOR RECREATIONAL ACTIVITIES**

55.1 ACTION – Work with property owners and sportsmen to assure that woods, streams and river frontage remain available for hunting and fishing.

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

56.1 ACTION – Continue to provide quality recreation programs for community members of all ages.

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

56.3 ACTION- Continue to promote the use of the Eastern Trail and expand opportunities for individual and group recreational activities.

<b>Implementation Plan</b>
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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 commence and continue periodically or indefinitely. Immediate means the action should begin as soon as possible after adoption of the plan and/or revisions. 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 next annual Town Meeting or the November election. “1-3 years” and “1-5 years” means action should be completed sometime in the within that period after the Plan and/or revisions are adopted.

			Responsible Party	Priority	Time Frame
<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 regular basis providing news of local events and town government activities.	Town Manager	high	ongoing
	1.2	Support organizations which organize community events.	Board of Selectmen	medium	ongoing
	1.3	Expand the Arrow to include opinion columns, history of the community, and profiles of community members; <del>and</del> involve students.	Town Manager	medium	ongoing
	1.4	Continue to support the programs of the Recreation Department.	Recreation Committee	high	ongoing
	1.5	Utilize the Town website to alert the community regarding public safety issues.	Board of Selectmen	high	ongoing
	1.6	Post community events, information, and town government activities on the Town website.	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 and on the Town Website.	Town Manager	high	immediate
	2.2	Provide greater recognition of town volunteers in the annual town report.	Town Manager	medium	immediate
	2.3	List opportunities for community volunteer efforts in the Arrow & Town website	Town Manager	high	immediate
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	immediate
	3.2	Establish a playground or sports fields in the growth area.	Recreation Committee	medium	3-5 years
<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 OPEN SPACE AND RURAL USES</b>			

	5.1	Using articles in the Arrow, Town Website and letters to potential qualifying individuals, encourage participation in the Farm and Open Space and Tree Growth tax programs.	Town Manager	high	ongoing
	5.2	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
	5.3	Encourage forestry and agricultural in the rural areas through zoning incentives and expanded uses.	Planning Board	high	ongoing
	5.4	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	ongoing
6	POLICY	MAINTAIN THE AESTHETIC NATURE OF THE ROUTE 111 CORRIDOR AS AN AREA OF AGRICULTURE AND FORESTED LANDS			
	6.1	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>				
7	POLICY	PROVIDE INCENTIVES FOR DEVELOPMENT TO OCCUR IN THE DESIGNATED GROWTH AREAS			
	7.1	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
	7.2	Explore options for community sewage disposal to serve the commercial and RD1 and RD2 areas only.	Board of Selectmen	medium	5-10 years
	7.3	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 RD1 and RD2 areas and other appropriate locations with the growth area	Board of Selectmen	medium	ongoing
	7.4	Support an economic development committee to promote business development for job opportunities and increased property tax revenues.	Board of Selectmen	high	ongoing
	7.5	Continue to use 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	ongoing
	7.6	Explore options to work with the Kennebunk Sewer District to provide public sewer service to the Downtown Business District (DB1) & Downtown Business District 2 (DB2)	Board of Selectmen	medium	ongoing
8	POLICY	PROVIDE CLEAR AND EFFICIENT LAND USE ORDINANCES WHICH ARE CONSISTENT WITH THIS COMPREHENSIVE PLAN			
	8.1	Amend the Land Use Ordinance to establish districts that meet requirements and standards in conformance with the goals and objectives of this Comprehensive Plan.	Planning Board	high	next year
	8.2	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
	8.3	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

	8.4	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
	8.5	In revising the Land Use Ordinance, to the extent feasible, include illustrations showing the standards in the ordinance.	Planning Board	high	next year
	8.6	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
	8.7	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 5 years
9	<b>POLICY</b>	<b>PROTECT AND IMPROVE THE QUALITY OF LIFE IN THE DESIGNATED GROWTH AREAS</b>			
	9.1	Incorporate standards in the Land Use Ordinance and Subdivision Regulations that promote active and passive recreational opportunities. Furthermore encourage linkages between adjacent neighborhoods.	Planning Board	high	next year
10	<b>POLICY</b>	<b>USE THE EXISTING BUILDING PERMIT LIMITATION ORDINANCE TO ENCOURAGE RESIDENTIAL DEVELOPMENT IN THE DESIGNATED GROWTH AREAS</b>			
	10.1	Amend the building permit limitation ordinance to encourage at least 75% of the permits for new dwelling units be assigned to the designated growth areas.	Planning Board	medium	ongoing
	10.2	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	medium	ongoing
11	<b>POLICY</b>	<b>PROTECT RESIDENTIAL AREAS FROM THE IMPACTS OF COMMERCIAL USE IN ADJACENT DISTRICTS</b>			
	11.1	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
	11.2	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>				
12	<b>POLICY</b>	<b>PROVIDE A SAFE AND EFFICIENT TRANSPORTATION SYSTEM THAT INCLUDES ALTERNATIVE MODES OF TRAVEL</b>			
	12.1	Create travel alternatives as part of all major road repair and construction projects	Road Commissioner	medium	ongoing
	12.2	Continue to participate in the Eastern Trail Management District.	Board of Selectmen	high	ongoing
13	<b>POLICY</b>	<b>MAINTAIN AND IMPROVE ROADS AND TRAFFIC CONDITIONS TO ENSURE SAFETY</b>			
	13.1	Continue the Road Improvement Program.	Road Commissioner	high	ongoing

	13.2	When streets are improved or new streets are built, consider the addition of paved shoulders for use as a bicycle lane and/or pedestrian walkways.	Road Commissioner	high	ongoing
	13.3	Use radar-activated signs to warn motorists of excessive speeds.	Board of Selectmen	medium	ongoing
	13.4	Work the Maine DOT to improve the Alfred Road/ Old Alfred Road/New Road intersection.	Board of Selectmen	high	1-3 years
14	POLICY	PROVIDE ADEQUATE LEVELS OF POLICE SERVICES			
	14.1	Continue the contract for service with the York County Sheriff's Office, but continue to evaluate the effectiveness of local police services and options for change.	Board of Selectmen	High	ongoing
	14.2	Include a summary of police activities in the Arrow and the Town website, and an annual summary in the Town Report.	Town Manager	High	ongoing
15	POLICY	ENHANCE ABILITY OF THE FIRE AND RESCUE COMPANY TO CONTINUE TO PROVIDE QUALITY PROTECTION			
	15.1	Continue to require the installation of water storage facilities and dry hydrants in subdivisions.	Planning Board	high	ongoing
	15.2	Increase the number of hydrants on Portland Road so there is no more than 1,000 feet between hydrants.	Town Manager	high	ongoing
	15.3	Develop a comprehensive fire protection strategy	Fire- Rescue	High	ongoing
	15.4	Maintain mutual aid agreement with neighboring municipalities.	Board of Selectmen	high	ongoing
	15.5	Provide incentives to help recruit and retain volunteer fire and rescue personnel.	Board of Selectmen	high	ongoing
16	POLICY	REDUCE THE DEMAND FOR FIRE FIGHTING ACTIVITY THROUGH GREATER FIRE PREVENTION			
	16.1	Actively enforce the provisions of the fire and safety codes for all new structures.	Fire Chief/Code Enforcement Officer	high	ongoing
17	POLICY	MEET OR EXCEED STATE GOALS FOR WASTE REDUCTION			
	17.1	Continue the "pay as you throw" system of waste disposal but continue to evaluate its effectiveness and options for change.	Board of Selectmen	high	ongoing
	17.2	Continue to participate in the household hazardous waste disposal events with neighboring communities.	Board of Selectmen	high	ongoing
	17.3	Promote recycling by encouraging publicity to minimize hazardous waste generation and to lower waste disposal costs.	Town Manager	high	ongoing
	17.4	Continue to expand the types of materials accepted for recycling as markets permit.	Town Manager	high	ongoing
18	POLICY	ENSURE CONTINUED AVAILABILITY OF OPTIONS FOR SEWAGE DISPOSAL			
	18.1	Attempt to enter into a long-term agreement with a sewage treatment plant to accept septage from Arundel residents.	Town Manager	medium	ongoing
19	POLICY	PROVIDE QUALITY EDUCATIONAL SERVICES THAT MEET OR EXCEED STATE STANDARDS AND PROVIDE FACILITIES FOR ARUNDEL CITIZENS WITHIN A COST EFFECTIVE FRAMEWORK.			
	19.1	Periodically review the options for school choice.	Board of Selectmen	high	ongoing

	19.2	Continue to work with the local libraries to assure access by Arundel residents.	Board of Selectmen	medium	ongoing
20	<b>POLICY</b>	<b>PROVIDE A VARIETY OF RECREATIONAL OPPORTUNITIES AFFORDABLE TO ARUNDEL CITIZENS</b>			
	20.1	Seek funding for the construction of additional ball fields and other outdoor recreational facilities.	Parks & Rec Comm Board of Selectmen	high	ongoing
	20.2	Continue to promote the use of the Eastern Trail,	Board of Selectmen	high	ongoing
21	<b>POLICY</b>	<b>PROVIDE GOVERNMENT THAT EFFECTIVELY ADMINISTERS THE AFFAIRS OF THE TOWN THAT IS FAIR, OPEN AND RESPONSIVE TO ITS CITIZENS</b>			
	21.1	Continue to publish the Arrow on a regular basis, in addition to the Town website, providing news of local events and town government activities.	Town Manager	high	ongoing
	21.2	On an annual basis, the Selectmen should meet with all town boards and committees to discuss issues facing the town.	Board of Selectmen	high	ongoing
	21.3	Continue to provide an open forum for public comment at meetings of the Board of Selectmen.	Board of Selectmen	high	ongoing
	21.4	Conduct educational workshops on how local government works and how residents may become involved.	Board of Selectmen	medium	next year
22	<b>POLICY</b>	<b>ENCOURAGE EFFECTIVE COMMUNICATION AMONG TOWN GOVERNMENT, LOCAL ORGANIZATIONS, CLUBS, COMMUNITY GROUPS, AND CITIZENS</b>			
	22.1	Continue publishing local events and town government activities on both the Town website and in the Arrow.	Town Manager	high	ongoing
	22.2	Continue to post video recordings of Town Board and Committee meetings on the Town website.	Town Manager	high	immediate
	22.3	Continue operating 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	ongoing
	22.4	When a new town office is constructed, include provisions for broadcast of board meetings on cable television and/or live streaming in its design and construction.	Board of Selectmen	high	3-5 years
23	<b>POLICY</b>	<b>PLAN FOR THE LONG TERM FACILITY NEEDS OF THE COMMUNITY</b>			
	23.1	Develop and implement an ongoing system for capital improvement planning.	Town Manager	high	1-3 years
	23.2	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
	23.3	Implement an impact fee system to offset the capital expenditures generated by growth and new development	Board of Selectmen Planning Board	High	1-3 years
24	<b>POLICY</b>	<b>ASSURE THAT THE "DEPENDENT POPULATION" IS INCLUDED IN COMMUNITY AFFAIRS</b>			
	24.1	Hold board and committee meetings only in locations that are accessible to those with disabilities and provide written materials available in alternate formats.	Board of Selectmen	high	ongoing

25	POLICY	ASSURE FAIR AND CONSISTENT ENFORCEMENT OF ALL OF THE TOWN'S ORDINANCES AND CODES			
	25.1	Provide adequate training and staff support opportunities for town employees, boards, and committees.	Town Manager	high	ongoing
<b>GOAL</b>	<b>CREATE</b>	<b>ECONOMIC GROWTH THAT IS IN KEEPING WITH THE RURAL CHARACTER OF ARUNDEL</b>			
26	POLICY	INCREASE JOB OPPORTUNITIES WITHIN THE TOWN			
	26.1	Expand the business district in accordance with the Future Land Use Plan	Planning Board	high	Immediate
	26.2	Allow home occupations in all residential districts utilizing performance standards to avoid adverse impacts on neighboring residences.	Planning Board	high	Immediate
	26.3	Work with Central Maine Power Company, Kennebunk Light and Power, and Portland Road property owners to have underground 3-phase power extended along the entire length of Portland Road.	Town Manager	high	ongoing
	26.4	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
	26.5	Formulate and adopt a comprehensive Economic Development Plan to create comprehensive land use, infrastructure and capital investment strategies that will promote a vibrant, balanced, and diverse economy for the community.	Economic Development Committee/Planning Board	high	1-2 years
27	POLICY	ENCOURAGE THE ESTABLISHMENT OF SMALL RETAIL AND SERVICE BUSINESSES THAT MEET THE NEEDS OF, AND ARE LIKELY TO EMPLOY RESIDENTS OF THE TOWN			
	27.1	Establish new mixed use districts that encourage small business development in appropriate locations in proximity to growth areas.	Planning Board	high	ongoing
28	POLICY	PROVIDE OPPORTUNITIES FOR BUSINESSES AND LOW IMPACT INDUSTRIAL GROWTH WHILE PROTECTING RESIDENCES FROM POTENTIAL ADVERSE IMPACTS OF BUSINESS USES			
	28.1	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
	28.2	Require adequate buffering for commercial uses that are adjacent to the residential districts.	Planning Board	high	next year
29	POLICY	PROVIDE OPPORTUNITY FOR RESIDENTS OF ALL AGES TO ACQUIRE THE SKILLS AND EDUCATION TO TAKE ADVANTAGE OF EMPLOYMENT OPPORTUNITIES			
	29.1	Enter into a formal agreement with the RSU 21 and Biddeford adult education systems to assure that Arundel residents have continued access to their programs.	Board of Selectmen	medium	ongoing
30	POLICY	ESTABLISH BASIC DESIGN STANDARDS TO IMPROVE THE VISUAL APPEAL AND INCREASE THE PROPERTY VALUES OF THE BUSINESS AREAS			
	30.1	Amend the Land Use Ordinance to include basic architectural and site design standards.	Planning Board	high	1-3 years
	30.2	Amend the Land Use Ordinance to strengthen the landscape standards in the commercial districts.	Planning Board	high	immediate
31	POLICY	CONTINUE PARTICIPATION IN THE KENNEBUNK, KENNEBUNKPORT, AND ARUNDEL CHAMBER OF COMMERCE.			

<b>GOAL</b>	<b>PROMOTE SAFE, EFFICIENT AND VARIED HOUSING WITHIN ARUNDEL</b>			
32	<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 AFFORDABLE HOUSING</b>		
	32.1	Continue to allow manufactured housing throughout the town.	Planning Board	high ongoing
33	<b>POLICY</b>	<b>ASSURE THAT BUILDING CODES REASONABLY PROTECT HEALTH AND SAFETY OF RESIDENTS</b>		
	33.1	Regularly update the building codes.	Board of Selectmen	medium ongoing
	33.2	Continue to provide consistent inspection and enforcement services to assure that construction meets codes.	Board of Selectmen	high ongoing
34	<b>POLICY</b>	<b>PROMOTE THE UPGRADING OF SUBSTANDARD HOUSING REGARDING ISSUES OF HEALTH AND SAFETY</b>		
	34.1	Establish housing standards to protect public resources and the health, safety, and welfare of occupants.	Board of Selectmen	medium 3-5 years
	34.2	Work with state/local housing programs to assist low-income homeowners to access weatherization and home improvement assistance (eg. The Home Energy Savings Program or equivalent).	Welfare Director	medium next year
35	<b>POLICY</b>	<b>PROMOTE ENERGY EFFICIENCY IN ALL HEATED BUILDINGS</b>		
	35.1	Require all new heated buildings to meet energy performance standards.	Board of Selectmen	medium 3-5 years
	35.2	Encourage the upgrading of existing heated buildings to meet energy performance standards.	Board of Selectmen	medium 3-5 years
<b>GOAL</b>	<b>PROTECT AND IMPROVE THE QUALITY OF THE TOWN’S SURFACE WATERS AND GROUNDWATER</b>			
36	<b>POLICY</b>	<b>IMPROVE THE WATER QUALITY OF THE KENNEBUNK RIVER</b>		
	36.1	Maintain the current setback requirement from water bodies in the shoreland districts and from perennial and intermittent streams outside of the shoreland districts.	Planning Board	high ongoing
	36.2	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 ongoing
	36.3	Implement strict requirements for erosion and sedimentation control.	Planning Board	high ongoing
	36.4	Implement strict requirements for storm water management to protect water quality and to minimize downstream impacts of new development.	Planning Board	high ongoing
37	<b>POLICY</b>	<b>SEEK REDESIGNATION OF THE KENNEBUNK RIVER AS A CLASS A SURFACE WATER</b>		
	37.1	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 ongoing
38	<b>POLICY</b>	<b>MINIMIZE IMPACTS OF DEVELOPMENT ON ALL SURFACE WATER BODIES</b>		
	38.1	Maintain the current setback requirement from water bodies in the shoreland districts and from perennial and intermittent streams outside of the shoreland districts.	Planning Board	high ongoing
	38.2	Implement strict requirements for erosion and sedimentation control.	Planning Board	high ongoing
	38.3	Implement strict requirements for storm water management to protect water quality and to minimize downstream impacts of new development.	Planning Board	high ongoing

39	POLICY	MINIMIZE CONTAMINATION FROM THE FORMER MOUNTAIN ROAD LANDFILL			
	39.1	Continue to regularly monitor groundwater at the site of the former landfill.	Planning Board	high	ongoing
40	POLICY	MINIMIZE THE IMPACT OF CONTAMINATION BY THE BIDDEFORD LANDFILL			
	40.1	Maintain contact with the City of Biddeford to keep informed about groundwater monitoring.	Town Manager	high	ongoing
	40.2	Require water quality analysis prior to the approval of any new land use in the Alfred Road District (ARD).	Planning Board	high	ongoing
41	POLICY	PROTECT GROUND WATER RESOURCES THROUGHOUT THE TOWN FROM CONTAMINATION			
	41.1	Amend the subdivision regulations to recommend a hydrogeologic analysis when individual lot sizes are smaller than 80,000 square feet on poorer quality soils.	Planning Board	high	next year
	41.2	Prohibit uses that present a high risk to ground water quality from areas not served by public water.	Planning Board	high	next year
	41.3	Require that all uses that present a risk to ground water quality minimize the potential for contamination.	Planning Board	high	next year
<b>GOAL</b>		<b>PROTECT THE TOWN'S FRESHWATER AND COASTAL WETLANDS</b>			
42	POLICY	CREATE A PUBLIC AWARENESS OF THE NEED FOR PROTECTIVE MEASURES FOR OUR NATURAL RESOURCES			
	42.1	Re-activate the Conservation Commission and include public education about natural resources among its duties.	Board of Selectmen	medium	ongoing
43	POLICY	MINIMIZE IMPACTS OF NEW DEVELOPMENT ON FRESHWATER WETLANDS			
	43.1	Maintain the current 100-foot setback requirement from wetlands protected by shoreland zoning.	Planning Board	high	ongoing
	43.2	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	ongoing
	43.3	Re-establish a building setback requirement of 50 feet for wetlands larger than one acre in area.	Planning Board	high	ongoing
<b>GOAL</b>		<b>PROTECT THE TOWN'S WILDLIFE HABITAT</b>			
44	POLICY	PROTECT DESIGNATED HIGH AND MODERATE VALUE WILDLIFE HABITAT FROM THE IMPACTS OF DEVELOPMENT			
	44.1	Require identification of vernal pools as part of a subdivision application and a determination of their value as wildlife habitat.	Planning Board	high	ongoing
	44.2	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
	44.3	Amend the Land Use Ordinance to require that any high value deer wintering area as identified by Maine Inland Fisheries and Wildlife be part of the preserved open space of a subdivision.	Planning Board	high	next year
	44.4	Amend the timber harvesting standards of the Land Use Ordinance to maintain any high value deer wintering area in accordance with the recommendations from the Department of Inland Fisheries and Wildlife.	Planning Board	high	next year

45	POLICY	MAINTAIN ADEQUATE HABITAT TO SUSTAIN POPULATIONS OF WILDLIFE SPECIES OTHER THAN THOSE FOR WHICH WILDLIFE HABITAT HAS BEEN IDENTIFIED			
	45.1	Require subdivisions to maintain as undeveloped open space areas along streams as wildlife corridors.	Planning Board	high	ongoing
	45.2	Require the open space in subdivisions to be adjacent to the open space in adjacent subdivisions.	Planning Board	high	ongoing
<b>GOAL</b>	<b>PROTECT THE TOWN'S AIR QUALITY</b>				
46	POLICY	MINIMIZE THE IMPACTS OF NEW DEVELOPMENT ON AIR QUALITY			
	46.1	Require all new heated buildings to meet energy performance standards to reduce air emissions from heating apparatus.	Code Enforcement Officer	Med	ongoing
47	POLICY	ENCOURAGE THE ADOPTION OF AIR QUALITY STANDARDS FOR THE TOWN'S RESIDENTS AND BUSINESSES			
	47.1	Provide educational materials to the public about the state's open burning laws.	Arundel Fire-Rescue	Med	ongoing
<b>GOAL</b>	<b>PROTECT THE TOWN'S RURAL SCENIC AREAS</b>				
48	POLICY	PROTECT THE VISUAL QUALITY OF THE ROUTE 111 CORRIDOR WEST OF THE POWER LINE			
	48.1	Amend the Land Use Ordinance to require all new buildings to be visually unobtrusive along Route 111.	Planning Board	high	1-3 years
	48.2	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>				
49	POLICY	PROVIDE SHORELAND ZONING THAT PROTECTS WATER QUALITY			
	49.1	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
	49.2	Maintain the current setback requirements of 100 feet from water bodies protected by shoreland zoning except in the Downtown Business District (DB1) and Downtown Business District 2 (DB2) and RD1 and RD2 areas where it should be reduced to 75 feet, and 50 feet from water bodies not protected by shoreland zoning.	Planning Board	high	ongoing
	49.3	Continue to otherwise maintain the minimum shoreland zoning requirements of the Department of Environmental Protection.	Planning Board	high	ongoing
<b>GOAL</b>	<b>PRESERVE THE TOWN'S AGRICULTURAL RESOURCES, FOREST LAND AND OPEN SPACE</b>				
50	POLICY	ENCOURAGE THE CONTINUATION OF COMMERCIAL AGRICULTURE AND FOREST MANAGEMENT			
	50.1	Using articles in the Arrow and on the Town website along with letters to potential qualifying individuals, encourage participation in the Farm and Open Space and Tree Growth tax programs.	Town Manager	high	immediate
	50.2	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	Med	Ongoing

	50.3	Amend the Land Use ordinance to allow expanded animal husbandry uses on large parcels in the residential districts	Planning Board	High	Next year
	50.4	Encourage preservation of valuable agricultural lands/soils (especially in the northwest part of Arundel) through incentive zoning and TDR.	Planning Board	High	1-3 years
51	POLICY	<b>MINIMIZE POTENTIAL CONFLICTS BETWEEN RESIDENTIAL USES AND COMMERCIAL AGRICULTURE AND FOREST MANAGEMENT</b>			
	51.1	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	medium	3-5 years
	51.2	Encourage farm operators to obtain technical assistance to conserve natural resources, increase their profits, and enhance community value.	Board of Selectmen	medium	ongoing
52	POLICY	<b>PROVIDE MARKET OPPORTUNITIES FOR LOCALLY PRODUCED AGRICULTURAL PRODUCTS</b>			
	52.1	Promote a farmers' market, Farm Stands and Farm Retail operations	Planning Board	high	ongoing
<b>GOAL</b>	<b>PROTECT THE TOWN'S SIGNIFICANT HISTORICAL AND ARCHEOLOGICAL RESOURCES</b>				
53	POLICY	<b>IDENTIFY AND DEVELOP STRATEGIES TO PROTECT BUILDINGS AND AREAS OF IMPORTANCE TO ARUNDEL'S PAST</b>			
	53.1	Work with the Arundel Historical Society and other organizations to conduct an inventory of historic buildings and sites.	Planning Board	medium	3-5 years
	53.2	Following completion of the inventory assess whether the resources are significant enough to establish standards for their protection.	Planning Board	medium	
	53.3	Utilize the Arundel Historical Society as a technical advisor in evaluating the impact of development projects upon historical and archeological resources of local and regional significance.	Planning Board	High	Immediate
54	POLICY	<b>MINIMIZE IMPACTS OF NEW DEVELOPMENT ON AREAS WITH POTENTIAL ARCHEOLOGICAL RESOURCES</b>			
	54.1	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>				
55	POLICY	<b>PROVIDE CONTINUED ACCESS TO TRADITIONAL OUTDOOR RECREATIONAL ACTIVITIES</b>			
	55.1	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
56	POLICY	<b>PROVIDE A VARIETY OF RECREATIONAL OPPORTUNITIES AFFORDABLE TO ARUNDEL CITIZENS, AT MINIMAL COST TO TAXPAYERS</b>			

	56.1	Continue to provide quality recreation programs for residents of all ages.	Parks & Recreation Committee	high	ongoing
	56.2	Seek funding for the construction of additional ball fields and other outdoor recreational facilities.	Parks & Recreation Committee	high	1-3 years
	56.3	Continue to promote the use of the Eastern Trail and expand opportunities for individual and group recreational activities.	Parks & Recreation Committee	high	ongoing