

St. George Comprehensive Plan 2018

Goals, Policies and Strategies

**Color-Coded for the Various
Boards, Committees and Commissions**

Sections

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Color code for boards/committee, etc:

Addressing Committee – dark red/green

CEO – light grey

Comprehensive Plan – light blue

Conservation Commission – orange

Harbor Committee – yellow

Harbormaster – blue (outlined)

Maine DOT – light blue

Parks & Recreation/Director – red

Planning Board – turquoise blue

Road Commissioner – dark green

Select Board – hot pink

Shellfish Committee – purple

Solid Waste Committee - purple (shadowed)

Town Clerk – green (shadowed)

Town Manager – green

Town Meeting Vote – red

Town Office - yellow (outlined)

ECONOMY

4.8 Goals, Policies, and Strategies

A. State Goal

Promote an economic climate that increases job opportunities and overall economic well-being.

B. Local Policies and Strategies

Pursuant to the State goal the Town of St. George has the following policies and strategies:

Policy 1: Support existing commercial activities in St. George and encourage the development and expansion of light impact businesses.

| Strategy | Responsibility | Date |
|---|--|-------------------------------|
| <p>Investigate, and where appropriate, implement various strategies for the development and expansion of light impact businesses, including marine-based industry. These strategies could include the following:</p> <ul style="list-style-type: none"> a. Make available at the Town Office information on existing Federal, State, and regional programs designed to assist business development and expansion. b. Take advantage of Federal, State or other funding programs such as the Community Development Block Grant program or the Economic Development Administration program, to support the development of light impact businesses. c. Promote land use regulations that encourage light impact business development. | <p>Select Board/Town Manager</p> <p>Town Manager</p> <p>Planning Board</p> | <p>Ongoing</p> |
| <p>Encourage participation in the regional economic development efforts of organizations which seek to expand job opportunities in the region. Where appropriate, work with regional organizations and regional employers to address job training needs of St. George residents.</p> | <p>Select Board/Town Manager</p> | <p>Ongoing</p> |
| <p>Review and revise the land use regulations as necessary to assure that there is an adequate supply of appropriately located and serviced land to accommodate commercial and industrial development</p> | <p>Planning Board</p> | <p>Short Term (1-3 Years)</p> |

Policy 2. Protect and promote marine-based industry.

| Strategy | Responsibility | Date |
|---|---------------------------|---------|
| Review and revise as needed the Official zoning map to preserve the working waterfront for marine related industries. | Planning Board | Ongoing |
| Maintain the Shoreland Zoning Ordinance which permits a variety of uses and allows adequate space for water-dependent uses and protects environmentally sensitive issues and commercial fishing, marine activities. | Planning Board/ | Ongoing |
| Continue to encourage marine based industries through the current use working waterfront taxation laws. | Select Board/Town Manager | Ongoing |

Policy 3. Encourage local small business awareness.

| Strategy | Responsibility | Date |
|--|----------------|-----------|
| Make Contact information (phone numbers, e-mail addresses, fax numbers, hours of operation, address, location) of local small businesses available at the Town Office. | Town Manager | Ongoing |
| Encourage the formation of a committee to pursue economic development opportunities. | Select Board | Immediate |

Policy 4. Continue to allow home occupations that do not detract from residential neighborhoods or the rural character of St. George.

| Strategy | Responsibility | Date |
|---|----------------|---------|
| Review and revise land use regulations to continue to permit home occupations that do not cause a distraction (e.g. noise, excess traffic, smells) from residential neighborhoods or the rural character in all areas of the Town except the Resource Protection District | Planning Board | Ongoing |
| Support access to high speed communications in all homes in St. George. | Select Board | Ongoing |

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5.6 Goals, Policies, and Strategies

A. State Goal

To encourage and promote affordable, decent housing opportunities all Maine Citizens.

B. Local Policies and Strategies

Pursuant to the State goal the Town of St. George has the following policies:

Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. **Immediate** is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, **Midterm** for strategies to be addressed within five years, and **Long Term** for strategies to be addressed within ten years. In addition, **Ongoing** is used for regularly recurring activities.

Policy 1. Encourage a wide range of housing opportunities.

| Strategy | Responsibility | Date |
|--|----------------|---------|
| Maintain and revise the Land Use Ordinance to permit all types of residential uses in areas where there are no identified growth constraints. | Planning Board | Ongoing |
| Maintain and revise the Subdivision Ordinance to allow Multi-family Dwelling and Cluster Housing which provide for the creation of innovative and up-to-date housing development and preserve open space and community character. | Planning Board | Ongoing |
| Maintain the minimum lot size requirement of 1 acre Town-wide unless appropriate areas in growth areas can be identified where there are no development constraints. | Planning Board | Ongoing |
| Revise the land use regulations to allow the construction of multi-unit housing in appropriate areas and at appropriate densities to increase the range of housing available in the community. | Planning Board | Midterm |
| Revise the land use regulations to allow smaller lot sizes, and higher densities for workforce housing or affordable housing in areas that are served by year-round water system, as well as in rural areas, in accordance with the Future Land Use Plan | Planning Board | Midterm |
| Streamline the municipal regulatory process and eliminate any unnecessary requirements that may increase the cost of affordable housing. (including such things as reasonable time limits for review and approval of subdivisions and joint regulatory meetings) | Planning Board | Midterm |

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| Continue to permit accessory apartments through the Housing Conversion Ordinance to accommodate affordability, the elderly and handicapped. | Planning Board | Ongoing |
|---|----------------|---------|

Policy 2. Strive to provide minimum health and safety standards for new housing, rental housing, mobile homes.

| Strategy | Responsibility | Date |
|---|--------------------|---------|
| Examine ways to assure that new housing and rental housing meets minimum safety standards including adoption of the State Building Code or a modified/simplified version of the code. | CEO/Planning Board | Ongoing |
| Develop local ordinances, as needed, to be consistent with State standards for mobile home construction. | Planning Board | Ongoing |

2

Natural Resources

6.13 Goals, Policies, and Strategies

A. State Goals

To protect the State’s other critical natural resources including, without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

To protect the quality and manage the quantity of the State’s water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

Safeguard the State’s agriculture and forest resources from development which affect those resources.

B. Local Policies and Strategies

Pursuant to the State goal the Town of St. George has the following policies:

Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. **Immediate** is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, **Midterm** for strategies to be addressed within five years, and **Long Term** for strategies to be addressed within ten years. In addition, **Ongoing** is used for regularly recurring activities.

Policy 1: Ensure that critical natural and scenic resource are protected.

| Strategy | Responsibility | Date |
|--|-------------------------|-----------|
| Continue to support the mission of the Conservation Commission | Select Board | Ongoing |
| Maintain an inventory of unique natural areas that should be protected. | Conservation Commission | Ongoing |
| Conduct a study of the 52 coastal wildlife concentration areas and other important critical natural resources to determine if any additional protection is necessary. | Conservation Commission | Immediate |
| Undertake an inventory of the Town to identify significant scenic features including views and vistas from public property, roads open to public use and to identify approaches for maintaining those resources. | Conservation Commission | Immediate |
| Encourage landowners to protect and preserve critical natural and scenic resources and encourage them to take advantage of conservation programs to preserve undeveloped land. | Conservation Commission | Ongoing |
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|---|--|-----------|
| Work with organizations to develop a program to help landowners protect and preserve wildlife habitat and encourage them to take advantage of conservation programs to preserve undeveloped land. | Conservation Commission | Ongoing |
| Take steps to provide long term protection for the Allen Island Old Growth Yellow Birch Stand (State Critical Area), the 1-acre coastal coniferous forest on Mosquito Island (State Natural Area), and the site of an unusual metamorphic rock used historically for "Killick Stones" on Eagle Island (State Natural Area), using resource protection zoning, deed restrictions, conservation easements to land trust, or other means | Conservation Commission | Immediate |
| Continue to have the Site Plan Review and Subdivision Ordinances encourage cluster development, when proposals include part of an identified or mapped deer wintering area or wildlife concentration area, and/or require that development be altered, to the extent possible, to minimize negative impacts on these areas. | Planning Board | Ongoing |
| Map Deeryard areas and review/revise land use regulations to preserve those areas. | Conservation Commission/Planning Board | Midterm |

Policy 2: Ensure that critical natural and scenic resources are considered in development proposals and that negative impacts are minimized.

| Strategy | Responsibility | Date |
|--|----------------|---------|
| Review and revise, if needed, the Town's Minimum Lot Size Ordinance, Subdivision Ordinance, Site Plan Review Ordinance and other land use related ordinance to assure that submission requirements include identification of state and locally important resources including wetlands, scenic vistas, vernal pools, floodplains, wildlife habitats (deer wintering areas, bird nesting sites, etc.) and other unique natural and scenic features or areas. | Planning Board | Ongoing |
| Review and revise, if needed, the Town's Minimum Lot Size Ordinance, Subdivision Ordinance, Site Plan Review Ordinance and other land use related ordinance to include objective criteria for protecting natural resources or mitigating any adverse impacts to them. | Planning Board | Ongoing |

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Policy 3: Ensure the quality of the Town's surface waters.

| Strategy | Responsibility | Date |
|---|---|---------|
| Ensure that development application include best practices for managing stormwater runoff consistent with Maine DEP standards. | Planning Board | Ongoing |
| Continue to require an erosion and sedimentation control plan for all developments on soils identified as having low or very low potential for development, subject to subdivision or site plan review. | Planning Board/Code Enforcement Officer | Ongoing |
| Meet with local groups and associations to encourage them to monitor the State's long-term water quality testing program for the Town's surface waters including tidal and marine waters. | Code Enforcement Officer | Ongoing |

Policy 4: Protect the quality and quantity of the groundwater that is the supply for private wells and the water districts.

| Strategy | Responsibility | Date |
|---|--------------------------|---------|
| Review and revise as necessary the Wellhead Protection Ordinance that prohibits new activities that may threaten water supplies from locations within 300 feet of the Water Districts' wells and regulates new activities that may threaten water supplies located in the area between 300 and 1,000 feet. (Department of Human Services standards) | Planning Board | Ongoing |
| PROMOTE THE TESTING OF INDIVIDUAL WELLS. MAKE TEST KITS AVAILABLE AT THE TOWN OFFICE. | TOWN OFFICE | Ongoing |
| Have the Code Enforcement Officer work with the DEP to continue to gather information on fuel storage tanks as well as other threats to ground water. Take remedial action where necessary and make information available to landowners regarding fuel storage tanks and their safe removal, and other threats to ground water. | Code Enforcement Officer | Ongoing |
| Continue to gather information on water quality and work with the Maine Geological Survey, so as to better understand the limits of the town's ground water. | Code Enforcement Officer | Ongoing |

Policy 5: Encourage wise use of the Town's forest resources by making information available to the public on good forestry practices and on the State's Tree Growth Tax Law.

| Strategy | Responsibility | Date |
|--|-------------------------|---------|
| Maintain as necessary a Management Plan for all the Town Forest lands. | Conservation Commission | Ongoing |

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| Work with conservation organizations, such as land trusts, to identify valuable open spaces and natural areas and assist with conservation efforts through easements or outright purchase | Planning Board | Ongoing |
| Compile information on conducting good forest management practices and State and Federal programs that offer financial assistance for preparing forest management plans for distribution at the Town Office. | Conservation Commission | Ongoing |
| Modify land use ordinances to encourage open space and preservation of agricultural and forestry resources through the use of Cluster Development and other techniques. | Planning Board | Ongoing |
| Work with state agencies to review and revise as needed the Town's forestry and land use regulations to prevent clear cutting of large areas that would result in erosion of the thin soil cover. | Planning Board | Midterm |

Policy 6: Minimize the impact of flooding and possible sea level rise on the community.

| Strategy | Responsibility | Date |
|--|--------------------|--------------------|
| Periodically review and update the Town's floodplain management provisions including adopting the most up-to-date Flood Insurance Rate Map (FIRM) and state/federal floodplain management requirements. | Planning Board/CEO | Ongoing |
| Develop a mitigation plan for dealing with sea level rise that assesses the potential for increased flooding if sea level rise occurs and develops a program for minimizing the impact of any such flooding on Town facilities including public roads. An element of this plan should be consideration of the need and provisions for evacuation of areas subject to significant flooding or that may be cut-off by road flooding. | Town Manager/CEO | Short Term/Ongoing |

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7.7 Goals, Policies, and Strategies

A. State Goals and Coastal Policies

1. *To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.*
2. *For coastal communities, the Growth Management Act requires that a local comprehensive plan address the state coastal management policies (38 MRSA §1801).*

These are:

- a. *To promote the maintenance, development, and revitalization of the State's ports and harbors for fishing, transportation and recreation;*
- b. *To manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters and to enhance the economic value of the State's renewable marine resources;*
- c. *To support shoreline management that gives preference to water-dependent uses over other uses, that promotes public access to the shoreline and that considers the cumulative effects of development on coastal resources;*
- d. *To discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides or sea-level rise, it is hazardous to human health and safety;*
- e. *To encourage and support cooperative state and municipal management of coastal resources;*
- f. *To protect and manage critical habitat and natural areas of state and national significance and maintain the scenic beauty and character of the coast even in areas where development occurs;*
- g. *To expand the opportunities for outdoor recreation and to encourage appropriate coastal tourist activities and development;*
- h. *To restore and maintain the quality of our fresh, marine and estuarine waters to allow for the broadest possible diversity of public and private uses; and,*
- i. *To restore and maintain coastal air quality to protect the health of citizens and visitors and to protect enjoyment of the natural beauty and maritime characteristics of the Maine coast.*

B. Local Policies and Strategies

Pursuant to the State goal the Town of St. George will support the wise utilization of the shoreline, harbor, river and island areas to the benefit of current and future users of those areas. In addition, the Town will seek ways to promote the continuance of water-dependent uses, while maintaining the economic vitality and cultural heritage of waterfront areas, to ensure adequate future public access to shoreline areas while maintaining the environmental integrity of the coast and to maximize the utilization and maintenance of port and harbor areas while protecting water quality, marine resources, open spaces, and functional water-dependent uses.

Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. **Immediate** is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, **Midterm** for strategies to be addressed within five years, and **Long Term** for strategies to be addressed within ten years. In addition, **Ongoing** is used for regularly recurring activities.

Policy 1. Promote and protect water-dependent uses where site and harbor conditions are most favorable for such uses.

| Strategy | Responsibility | Date |
|--|-----------------------------------|---------------------|
| Continue to maintain the Shoreland Zoning Ordinance which permits a variety of uses and allows adequate space for water-dependent uses and protect environmentally sensitive issues and commercial fishing, marine activities. | Planning Board | Ongoing |
| Encourage people to take advantage of State and Federal programs that would preserve the working waterfront through grants and other funding programs. | Harbor Committee/Select Board | Ongoing |
| Develop land use regulations that require compatibility with environmentally sensitive areas and with the scale, bulk, and architectural style of existing structures. | Planning Board | Ongoing |
| Identify future public access needs for commercial fishermen and related maritime activities and identify regulatory and non-regulatory approaches to meet those needs. | Harbor Committee | Ongoing |
| Support implementation of local and regional harbor and bay management plans. | Select Board | Ongoing |
| Draft a harbor management plan with public input to improve the use of the harbor for commercial fishermen, residents and recreational users. | Harbor Committee/ Harbormaster | Immediate |
| Improve public information and education related to coastal management and the use of local marine resources and the potential impacts of ocean acidification, sea level rise and other environmental concerns. | Harbor Committee/ Harbormaster | Midterm and Ongoing |

Policy 2. Ensure adequate future public access to shoreline areas while maintaining the environmental integrity of the coast, and promoting the retention and development of open space in waterfront areas, and enhancing the working waterfront, wherever economically feasible.

| Strategy | Responsibility | Date |
|--|-------------------|-----------|
| Identify needs for additional recreational and | Harbor Committee/ | Immediate |

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| commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access). | Harbor Master | |
| Ensure there is off-street parking and, where necessary/feasible pedestrian sidewalks to satisfy existing needs at the town landings. | Harbor Committee/Road Commissioner | Ongoing |
| Acquire property from willing landowners, or seek gifts of land or perpetual use agreements to provide the assurance of recreational swimming opportunities, waterfront parks, and walking trails, open space preservation, and other light impact waterfront uses to current and future residents. | Select Board | Ongoing |
| Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks and consider purchasing rights of first refusal for access points, permanent easements, or property of critical importance to marine, civic, or recreational activities. | Select Board | Midterm |
| Continue to make appropriate improvements to public landings as needed. Where feasible, provide off-street parking improvements to satisfy existing needs at these landings. Acquire property or perpetual use rights to support landing use. | Harbor Committee/ Harbor Master | Midterm/ Ongoing |
| Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities. | Select Board, Town Clerk, and Harbor Master | Immediate and Ongoing |

Policy 3. Continue harbor supervision at Town landings and in harbor areas.

| Strategy | Responsibility | Date |
|--|-------------------------------|---------|
| Maintain mooring plans for Tenants Harbor/Long Cove and Port Clyde Harbors to increase the efficiency of mooring areas and to comply with Federal and State mooring regulations. | Harbor Master | Ongoing |
| Maintain and mark a navigational channel in Tenants Harbor. Relocate existing moorings, if necessary. | Harbor Committee/Select Board | Ongoing |
| Develop an improvement plan for town landings to help maintain functionality and safe conditions, | Harbor Master / Harbor | Ongoing |

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| increase float and dinghy space, and improve parking. | Committee | |
| Annually review mooring fees and adjust as operational expenses and capital improvement needs require after pre-approval by the Select Board and with full participation from the public through public hearings. | Harbor Committee | Ongoing |
| Acquire property or perpetual use rights to support Town landing use within Port Clyde and Tenants Harbor. The need identified for additional property is primarily focused upon the improvement of the turning areas above the launch ramps and parking. | Harbor Committee/Select Board | Ongoing |
| Mooring Plans/Floats: Relocate moorings as necessary to accomplish efficiency of harbor use, improved navigation and safety, and separation of harbor user groups. Increase float space and dinghy space as feasible to meet current needs. Note: Could be included in Harbor Management Plan. | Select Board, Harbor Committee, and Harbormaster | Immediate and Ongoing |
| If applicable, provide sufficient funding for and staffing of the harbormaster and/or harbor commission. | Select Board, Planning Board, Harbor Committee, and Harbormaster | Midterm and Ongoing |
| Amend pier and dock regulations to minimize the potential negative impacts of a proliferation of these structures in ecologically sensitive areas, or areas where navigation might be impeded or where access below the high tide may be limited by construction of docks or piers, which would impede fishing, fowling, boat landings, and other rights of access as set in state statutes or court decisions. | Select Board, Planning Board, Harbor Committee, Harbormaster, and Town Meeting Vote | Long Term and Ongoing |

Policy 4. Maintain, and where necessary, restore the quality of coastal waters, marine fisheries, and wildlife.

| Strategy | Responsibility | Date |
|--|--------------------|---------|
| Monitor existing aquaculture operations and the development of future aquaculture operations | Harbor Master | Ongoing |
| Continue to work with the Department of Marine Resources regarding impacts on water quality resulting from existing and potential pollution sources. Identify and mitigate existing pollution resulting from subsurface septic disposal, overboard septic discharge into coastal waters, and vessel septic discharge into harbor waters. | Harbor Master /CEO | Ongoing |
| Improve, implement, and enforce local ordinances in order to monitor and control the use and development of the coastal waters in the Town of St. | Planning Board | Ongoing |

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| George. | | |
| Improve, implement, and enforce local ordinances in order to control the impact of storm water runoff, phosphorus generation, and erosion on water resources resulting from construction and development projects. | Planning Board | Ongoing |
| Monitor water quality in the Georges River, coastal waters, and harbors of St. George to protect marine life, recreation, and commerce. | Conservation Commission/Shellfish Committee | Ongoing |
| Improve public information and education of the issues related to coastal management, and the utilization of the resource. For example, involve schools, owners of shoreland, and scouts in a "Coastal Clean-up Day" and sponsor "Maine Coastal Week" activities. | Conservation Commission/Town Manager | Ongoing |
| Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs. | Select Board/Harbor Committee | Immediate and Ongoing |
| <p>Continue to work with Maine DMR regarding impacts on water quality resulting from existing and potential pollution sources.</p> <ul style="list-style-type: none"> Identify and mitigate existing pollution resulting from subsurface septic disposal, overboard septic discharge into coastal waters and vessel septage discharge into harbor waters to improve shellfish habitats. Meet with and encourage property owners with overboard discharges to replace these point sources of pollution with advanced engineered subsurface waste systems to reduce pollution and related shellfish closures. Seek resources from state agencies, non-profits and local donations to cover a portion of the costs for these new systems to assist property owners. Request that Maine DMR more regularly test coastal waters on a timely basis after storms and heavy rains to reduce shellfish closure times so that the closures more accurately reflect the time necessary for safety before shellfishing areas can be reopened. | Select Board/Harbor Committee/CEO | Immediate and Ongoing |

9.4 Goals, Policies, and Strategies

A. State Goal

To promote and protect the availability of outdoor recreation opportunities for all Maine Citizens, including access to surface waters.

B. Local Policies and Strategies

Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. **Immediate** is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, **Midterm** for strategies to be addressed within five years, and **Long Term** for strategies to be addressed within ten years. In addition, **Ongoing** is used for regularly recurring activities.

Policy 1: Promote and protect the availability of recreational opportunities for St. George residents.

| Strategy | Responsibility | Date |
|---|---|---------|
| Conduct a regular analysis to examine long-range recreation needs of the community and make recommendations for addressing deficiencies and making improvements. Recommend priorities for action and establish cost estimates, and identify funding sources. | Recreation Director/Town Manager | Ongoing |
| Actively seek easements or ownership of property to be used as a recreation resource and establish a program for land ownership or easements for property to be used for public recreation. | Select Board | Ongoing |
| Continue to set aside Town monies for the acquisition of land for open space and recreation and investigate other sources of funding. Consider establishing additional funding mechanisms for the purchase of conservation easements and for the purchase of land to preserve public access to St. George waters. | Parks & Recreation/ Conservation Commission | Ongoing |
| Maintain existing trails and encourage development of new trails as appropriate. | Parks & Recreation/ Conservation Commission | Ongoing |

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10.6 Goals, Policies, and Strategies

A. State Goal

To plan for, finance and develop an efficient system of transportation-related public facilities and services to accommodate anticipated growth and economic development.

B. Local Policies and Strategies

Pursuant to the State goal the Town of St. George has the following policies:

1. *To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.*
2. *To safely and efficiently preserve or improve the transportation system.*
3. *To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.*
4. *To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).*
5. *To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.*
6. *Maintain a road plan for financing the replacement and expansion of public roads required to meet the demands of and influence the location of future growth and development.*

Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. **Short Term** is assigned for strategies to be addressed within one to three after the adoption of this Comprehensive Plan, **Midterm** for strategies to be addressed within five years, and **Long Term** for strategies to be addressed within ten years. In addition, **Ongoing** is used for regularly recurring activities.

| Strategy | Responsibility | Timeframe |
|--|---|------------------------|
| Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network. <ul style="list-style-type: none"> • Maintain a 10-year road and sidewalk improvement plan to include maintenance, upgrading, and rebuilding priorities by year, as well as costs for those projects. | Select Board, Town Manager, and Road Commissioner | Short Term and Ongoing |
| Initiate or actively participate in regional and state transportation and land use planning efforts. | Select Board, and Town Manager | Long Term |

| Strategy | Responsibility | Timeframe |
|---|--|------------------------------|
| <p>Enact or amend local ordinances as appropriate to address or avoid conflicts with:</p> <ul style="list-style-type: none"> a) Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A.73) b) State access management regulations pursuant to 23 M.R.S.A. 704: To maintain and improve traffic flows, and improve safety, future land use ordinance provisions should be in harmony with access management performance standards set in current state regulations for state and state aid roadways. c) State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. 704-A. | <p>Select Board, Planning Board, and Town Meeting Vote</p> | <p>Midterm</p> |
| <p>Enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.</p> | <p>Select Board, Planning Board, and Town Meeting Vote</p> | <p>Midterm</p> |
| <p>Coordination with State: Work with the Maine DOT as appropriate to address deficiencies in the system or conflicts between local, regional, and state priorities for the local transportation system.</p> | <p>Select Board, and Town Manager</p> | <p>Immediate and Ongoing</p> |
| <p>Drainage: Consider the effects of increased intensity and frequency of storms and flooding and propose amendments to roadway design standards including adequate sizing for culverts and drainage to reduce the potential for future damage to roadways. Seek state and federal grants to replace substandard culverts and to improve roadway drainage.</p> | <p>Select Board, Planning Board, and Town Meeting Vote</p> | <p>Midterm</p> |
| <p>Impact Fee: Investigate the feasibility, and where appropriate, enact an Impact Fee ordinance to require developers of large projects to build any roads and other public facility improvements as needed.</p> | <p>Select Board, Planning Board, and Town Meeting Vote</p> | <p>Long Term</p> |
| <p>Parking: Provide additional funding to improve parking facilities.</p> | <p>Select Board and Town Meeting Vote</p> | <p>Long Term</p> |

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| Strategy | Responsibility | Timeframe |
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| <p>Pedestrians and Bicycles: To promote pedestrian and bicycle safe options, the Town will welcome opportunities to create multi-use, walking and bicycle paths throughout the Town and sidewalks in the villages and other areas. Through public participation the Town will prioritize potential projects, and then seek CDBG infrastructure funds, Maine DOT funds, and other sources, to create new paths where best suited, and in agreement with landowners. Public support for these project proposals will be obtained before the Town commits resources. Maintain, where necessary, pedestrian sidewalks on Route 131 to ensure pedestrian safety.</p> | <p>Road Commissioner, Select Board, Town Manager, Planning Board, and Town Meeting Vote</p> | <p>Midterm and Ongoing</p> |
| <p>Inventory road and shoulders (width, conditions, presence/absence of sideline striping) to evaluate ability of road network to accommodate walkers and bicyclists.</p> | <p>Road Commissioner</p> | <p>Midterm</p> |
| <p>Site Plan Review Strategy: Study the ordinances to regulate new impact uses along public roads. Standards could include the following: curb cut limitations, internal roads for large subdivisions and larger road frontages. Changes may be needed in regulations and ordinances.</p> | <p>Planning Board</p> | <p>Ongoing</p> |
| <p>Strip Development Strategy: Study the ordinances to regulate new light impact uses along public roads. Standards could include the following: curb cut limitations, internal roads for large subdivisions, and larger road frontages. Changes may be needed in regulations and ordinances.</p> | <p>Planning Board</p> | <p>Ongoing</p> |
| <p>Transit Options: Work with transit providers to meet the needs of youth, elderly and disabled residents, who lack their own transportation to stores, employers, and services.</p> | <p>Select Board, and Town Manager</p> | <p>Long Term</p> |
| <p>Village Areas: Transportation projects in historically sensitive areas like Tenants Harbor and Port Clyde should be designed in a context sensitive manner that preserves the historic qualities of these areas.</p> | <p>Select Board, Town Manager, Maine DOT</p> | <p>Long Term</p> |

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| Strategy | Responsibility | Timeframe |
|---|---|----------------------------------|
| <p>Route 131 Corridor Management Plan recommendations:</p> <ul style="list-style-type: none"> • Safety Audit/Field Survey by Maine DOT to determine best engineering solutions for safety: Kinney Woods Rd intersection with Route 131 and the High Crash Location on Route 131 from the Seal Harbor Rd/Route 73 intersection to just north of the Wallston Rd intersection. • Shoulder improvements and right-of-way delineation for safety and mobility from Tenants Harbor to Port Clyde. The shoulders in this area should be improved to be consistent with the previous improvements made from the South Thomaston town line to Tenants Harbor. | <p>Maine DOT, Select Board, Town Manager, Road Commissioner</p> | <p>Short Term</p> <p>Midterm</p> |

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11.10 Goals, Policies, and Strategies

A. State Goal

To plan for, finance and develop and efficient system of public facilities and services to accommodate anticipated growth and economic development.

B. Local Policies and Strategies

Pursuant to the State goal the Town of St. George has the following policies:

Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. **Immediate** is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, **Midterm** for strategies to be addressed within five years, and **Long Term** for strategies to be addressed within ten years. In addition, **Ongoing** is used for regularly recurring activities.

Policy1: Provide protection through ordinances to maintain the quality and quantity of the well water supplying the Port Clyde and Tenants Harbor Water Districts.

| Strategy | Responsibility | Date |
|---|----------------|---------|
| Continue to maintain a wellhead protection ordinance that prohibits new activities that may threaten water supplies from locations within 300 feet of the Water Districts' wells and regulates new activities that may threaten water supplies located in the area between 300 and 1,000 feet. (Department of Human Services standards) | Planning Board | Ongoing |
| Consider the language in the Subdivision Ordinance to require that where a proposed subsurface sewage disposal system is to serve more than 5 dwelling units, developers demonstrate the existence of a reserve area of suitable soils for a replacement system. | Planning Board | Ongoing |
| Support the extension of the water supply systems to provide service to developed properties within the service area if the Port Clyde and Tenants Harbor Water Districts as well as new development that may occur in the adjacent areas. | Planning Board | Ongoing |
| Work with appropriate entities to encourage the use of innovative approaches for wastewater disposal within watersheds of the Water Districts. | CEO/LPI | Ongoing |

Policy 2: Discourage developments in areas with defined constraints that may lead to the necessity of public sewer or water.

| Strategy | Responsibility | Date |
|--|----------------|---------|
| Use the Development Constraints Map, the Soils Map, the Water Resources Map, and other maps and information along with site specific data provided by the applicant to identify sites suitable for growth. (Same strategy as in Section E Land Use, Strategy 1.a.) | Planning Board | Ongoing |
| The minimum lot size requirement should be 1 acre Town-wide. The Town's Subdivision Ordinance requires that steep slopes, wetlands, and other sensitive areas are not included in the minimum lot size calculations, requires performance standards such as requirements for on-site septic systems in areas with low suitability soils, prohibits development on slopes of 20 percent encompassing 2 or more sustained acres. (Same strategy as in Section E Land Use, Strategy 1.d.) | Planning Board | Ongoing |

Policy 3: Continue to improve and maintain the transfer station.

| Strategy | Responsibility | Date |
|--|---|---------|
| Continue to set aside funds and to seek additional funds to improve and maintain the transfer station. | Town Manager/Select Board/Solid Waste Committee | Ongoing |
| Consider regional coordination in disposing of solid waste. | Solid Waste Committee | Ongoing |

Policy 4. Continue to expand recycling efforts to reduce the volume of solid waste.

| Strategy | Responsibility | Date |
|--|------------------------------|---------|
| Continue to expand the existing recycling program through public promotion and education. | Solid Waste Committee | Ongoing |
| Continue to work with the public and the school district on the educational program that teaches how to reduce, reuse, and recycle. | Solid Waste Committee | Ongoing |
| Encourage a Town-wide composting program at home and/or at the Transfer Station. | Solid Waste Committee | Ongoing |
| Continue incentives for recycling. | Solid Waste Committee | Ongoing |

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Policy 5: Ensure that law enforcement, fire, and rescue services keep pace with St. George's population growth and distribution.

| Strategy | Responsibility | Date |
|--|-----------------------------|-----------|
| Annually review police, fire, and rescue capabilities in light of the Town's increasing population, and recommend changes when warranted by the additional growth. | Town Manager | Ongoing |
| Require developers to assure sufficient water supplies to meet fire control needs of their development. Requirements could include provisions for dry hydrants, fire ponds, etc. | Planning Board | Ongoing |
| Require automatic sprinkler systems in new multi-family structures. | Planning Board | Ongoing |
| Maintain ordinances to require adequate access and turn-around areas for emergency vehicles in subdivisions and business developments. | Planning Board | Ongoing |
| Work with property owners to implement the Addressing Ordinance and help improve addressing at homes (including street numbers). | Addressing Committee | Immediate |

Policy 6: Ensure that public buildings are adequate and properly maintained.

| Strategy | Responsibility | Date |
|--|----------------|---------|
| Maintain, and update as necessary, a facilities plan for maintenance and improvements. | Town Manager | Ongoing |

Policy 7: Maintain and Improve electrical and communication infrastructure.

| Strategy | Responsibility | Date |
|--|----------------|---------|
| Encourage broad band or other technology to provide reliable access to the internet. | Select Board | Ongoing |
| Assure that adequate power supply is available for future demands | Select Board | Ongoing |

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12.4 Goals, Policies, and Strategies

A. State Goal

To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and prevent development sprawl.

B. Local Policies and Strategies

Pursuant to the State goal the Town of St. George has the following policies and strategies.

Strategies proposed in this Comprehensive Plan are assigned responsible parties and a timeframe in which to be addressed. **Short Term** is assigned for strategies to be addressed within two years after the adoption of this Comprehensive Plan, **Midterm** for strategies to be addressed within five years, and **Long Term** for strategies to be addressed within ten years. In addition, **Ongoing** is used for regularly recurring activities.

Policy 1: Identify areas most suitable for growth, areas with clearly identified constraints, and resource protection areas.

| Strategy | Responsibility | Date |
|--|--------------------------------------|---------|
| Use the Development Constraints Map, the Soils Map, the Water Resources Map, and other maps and information along with site specific data provided by the applicant to identify sites suitable for growth. | Planning Board | Ongoing |
| Revise the Town's land use ordinances (Subdivision, Site Plan Review, Shoreland Zoning, Floodplain Management, Minimum Lot Size, and Housing Conversion) as needed and according to this Plan to achieve orderly growth and development, maintain open space, and rural character. | Planning Board | Ongoing |
| Consider restricting residential development on the Town's undeveloped headlands, based on wildlife habitat, shoreland zoning regulations, and soil suitability. | Planning Board | Ongoing |
| Encourage private landowners to take steps to preserve open space through tree growth and farm and open space programs, conservation easements, deed restrictions, donations to land trusts or other organizations, etc. | Conservation Commission/Select Board | Ongoing |
| Maintain an inventory of unique archeological, historic, and natural areas that should be protected. | Conservation Commission | Ongoing |

Policy F2. Discourage strip development along the Town's public roads.

| Strategy | Responsibility | Date |
|---|----------------|---------|
| Study the ordinances to regulate new uses along public roads. Standards could include the following: curb cut limitations, internal roads for large subdivisions, and larger road frontages. Changes may be needed in regulations and ordinances. | Planning Board | Ongoing |

Policy F3. Discourage Town acceptance of new roads.

| Strategy | Responsibility | Date |
|--|---------------------------|---------|
| Maintain minimum road standards adopted by the Town. | Town Manager/Select Board | Ongoing |

Policy F4. Limit intensive development that conflicts with the character of the Town, overtax public facilities, or harm natural resources.

| Strategy | Responsibility | Date |
|--|----------------|---------|
| Maintain the Site Plan Review Ordinance which includes review and performance standards designed to provide protection to existing residential areas and rural character. | Planning Board | Ongoing |
| Investigate the feasibility, and where appropriate, enact an Impact Fee Ordinance to require developers of large projects to build any roads and other public facility improvements as needed. | Planning Board | Ongoing |
| Consider restricting residential development on the Town's undeveloped headlands, based on wildlife habitat, shoreland zoning regulations, and soil suitability. | Planning Board | Ongoing |

Policy F5. Monitor development activities in Town and take steps to slow growth when the pace of development exceeds the Town's ability to provide services.

| Strategy | Responsibility | Date |
|--|--|---------|
| Evaluate, on a regular basis, the patterns of development to determine the impacts on the Town. If the pace of growth appears to be too rapid, or inappropriate, consider implementing additional growth controls (e.g. limitations on new construction; and greater restrictions for growth, such as larger lot sizes and/or road frontages, increased setbacks in areas with development constraints). | Town Manager/Planning Board/Comprehensive Plan Committee | Ongoing |

Policy F6. Meet the Town charter mechanisms to oversee the implementation of the Comprehensive Plan.

| Strategy | Responsibility | Date |
|--|---|---------|
| Maintain the Town charter provision to implement this Plan on a continuing basis. | Select Board/Comprehensive Plan Committee | Ongoing |
| Update the Comprehensive Plan at least every five years. | Comprehensive Plan Committee | Ongoing |
| Monitor population, housing, economy, and land use trends on an annual basis. | Select Board/Comprehensive Plan Committee | Ongoing |
| Meet with the representatives of neighboring communities to discuss issues of regional significance and to establish an ongoing dialogue on planning issues. | Select Board/Comprehensive Plan Committee | Ongoing |

14.11 Goals, Policies, and Strategies

A. State Goal

To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

B. Local Policies and Strategies

Policy 1: Maintain a capital investment plan for financing the replacement and expansion of public facilities and services.

| Strategy | Responsibility | Date |
|------------------------------|----------------|---------|
| See Capital Investment Plan. | Town Manger | Ongoing |

Policy 2: Assure that projected development does not overtax community services and facilities, and that it pays its share of the cost of capital improvements needed to serve that development.

| Strategy | Responsibility | Date |
|---|----------------|---------|
| For large subdivisions (10 lots or more) and major developments, consider impact statements that analyze the impact of the proposed development on roads, schools, police and fire protection, outdoor recreation, water supply, sewage disposal, solid waste, etc. | Planning Board | Ongoing |
| Investigate the feasibility, and where appropriate, enact an Impact Fee Ordinance to maintain the requirement that developers of large projects to contribute to the cost of road and other public facility improvements. | Planning Board | Ongoing |