

























Short Term	Mid Term	Long Term	Ongoing	When				When				Working with:																
				Ongoing	Short-term	Mid-term	Long-term	Ongoing	Short-term	Mid-term	Long-term	Town Manager	CEO	Planning Board	Conservation	SWRC	Road Comm	Fire Dept	School Board	Age Friendly	Historical Society	Enterprise Comm	Cemetery	Rec	Trails	Kents Hill School		
3. Establish/maintain efficient permitting procedures, especially in growth areas.	3.1: Provide the Code Enforcement Officer and Planning Board with the tools, training, and support necessary to administer and enforce land use regulations and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	Ongoing	Town Manager	1				1				1																
4. Review and revise the existing Land Use Ordinance as necessary to address known issues.	4.1: Reword and clarify ambiguous language in the uses and definitions section.	Mid-term	Town Manager, Planning Board, CEO			1					1		1	1	1													
	4.4: Periodically review and revise the Land Use Ordinance as necessary to address changes in state law rule, update standards and requirements, and enhance clarity.	Ongoing	Town Manager, Planning Board, CEO	1				1				1	1	1														
5. Facilitate the maintenance of Readfield's rural character and the protection of natural resources.	5.1: Discourage large, high-density, and high impact development in rural areas through appropriate revisions to the Land Use Ordinance.	Mid-term	Town Manager, Planning Board, CEO			1					1		1	1	1													
	5.2: Explore the creation of a "Rural Resource" District (in addition to the current Rural and Rural Residential Districts) for the purpose of providing special protection to areas including but not limited to: land in or eligible to be in Tree Growth Farmland, or other open space programs; significant wildlife habitat; substantial areas of soils rated as prime for agriculture or poor for development; scenic views; conservation areas; and, significant acreages of undeveloped land.	Mid-term	Town Manager, Planning Board, CEO			1					1		1	1	1													
7. Coordinate the community's land use strategies with other local and regional land use planning efforts.	7.1: Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Ongoing	Town Manager, Planning Board	1				1				1		1														
8. Periodically, at least every five years, evaluate the implementation of the Future Land Use plan, in accordance with Section 2.7 of the Chapter 208 Comprehensive Plan Review Criteria Rule.	8.1: Consider the formation of an Implementation Committee to evaluate the success in implementing the 2009 plan to include determining which strategies were not implemented and why.	Short term	Town Manager		1					1			1															
	8.2: Explore the possibility of setting a standing schedule for reviewing the Plan. For example, set a meeting date quarterly between the Select Board, Town Manager, and various implementing entity to ensure progress is being made in implementing the plan.	Short term	Town Manager		1					1			1															
				68	36	52	2	68	36	52	2	142	15	24	15	5	7	9	8	7	4	2	6	10	8	5		
				Ongoing	Short-term	Mid-term	Long-term	Ongoing	Short-term	Mid-term	Long-term	Town Manager	CEO	Planning Board	Conservation	SWRC	Road Comm	Fire Dept	School Board	Age Friendly	Historical Society	Enterprise Comm	Cemetery	Rec	Trails	Kents Hill School		











Items for Select Board with Town Manager only					When											Working with:										
Short Term	Mid Term	Long Term	Ongoing	Date & Reference	With Town Manager Only	Progress Noted	Ongoing	Short-term	Mid-term	Long-term	Town Manager	CEO	Planning Board	Conservation	SWRC	Road Comm	Fire Dept	School Board	Age Friendly	Historical Society	Enterprise Comm	Cemetery	Rec	Trails	Kents Hill School	
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																						
<b>Chapter: Water and Natural Resources</b>																										
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																						
	4. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.	4.4: Continue to investigate potential grants and other tools aimed at the removal/eradication of invasive species.	Ongoing	Town Manager		1		1				1														
		4.5: Maintain membership of the Cobbeesee Watershed District (CWD) and Kennebec Land Trust (KLT) and continue to work with other organizations devoted to protection of natural resources in Readfield.	Ongoing	Conservation Commission, Town Manager				1				1			1											
		4.6: Cooperate with the state, relevant organizations, and other communities to protect lakes and lands from invasive species.	Ongoing	Town Manager	FY 2024, 2025 Funding lake associations for invasive species monitoring.	1	1	1				1														
<b>Chapter: Future Land Use</b>																										
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																						
	2. Support the maintenance/development of infrastructure in growth areas, including support for the necessary, associated financial commitment.	2.3: Continue to market any available land and buildings for commercial development and expand access to land by improving access to the area.	Ongoing	Town Manager, CEO				1				1	1													
		2.5: Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	Ongoing	Town Manager		1		1				1														
	3. Establish/maintain efficient permitting procedures, especially in growth areas.	3.1: Provide the Code Enforcement Officer and Planning Board with the tools, training, and support necessary to administer and enforce land use regulations and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	Ongoing	Town Manager	FY 2024 LD??? Consultant hired.	1	1	1				1														
		4.4: Periodically review and revise the Land Use Ordinance as necessary to address changes in state law rule, update standards and requirements, and enhance clarity.	Ongoing	Town Manager, Planning Board, CEO				1				1	1	1												
	7. Coordinate the community's land use strategies with other local and regional land use planning efforts.	7.1: Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Ongoing	Town Manager, Planning Board				1				1		1												
					43	14	68	0	0	0	64	3	5	8	4	1	3	2	5	2	2	4	4	4	0	
					Ongoing w/Town Manager only	Progress Noted	Ongoing	Short-term	Mid-term	Long-term	Town Manager	CEO	Planning Board	Conservation	SWRC	Road Comm	Fire Dept	School Board	Age Friendly	Historical Society	Enterprise Comm	Cemetery	Rec	Trails	Kents Hill School	



Items for Select Board with Town Manager only					Working with:																			
Short Term	Mid Term	Long Term	Ongoing	Date & Reference	With Town Manager Only	Progress Noted	When			Town Manager	CEO	Planning Board	Conservation	SWRC	Road Comm	Fire Dept	School Board	Age Friendly	Historical Society	Enterprise Comm	Cemetery	Rec	Trails	Kents Hill School
							Ongoing	Short-term	Mid-term															
	1.4: Seek new, compatible, and diverse forms of industrial and commercial development to be situated in appropriate locations.	Short term	Town Manager		1			1																
2. To explore grants available to assist in the funding of capital investments within the community.	2.1: Maintain a working knowledge and listing of grants and deadlines for financing special projects.	Short term	Town Manager		1			1																
	2.3: Capitalize a Capital Improvement Reserve Account with estimate of annual depreciation of existing buildings.	Short term	Town Manager		1			1																
3. To reduce Maine's tax burden by staying within LD 1 spending limitations.	3.1: Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Ongoing	Town Manager	FY 2024 Solid Waste with Fayette & Wayne.	1	1	1																	
4. Explore options to encourage and manage development outside municipal tax dollars.	4.1: Explore opportunities to provide financial support other than tax dollars to fund projects that would be beneficial to the community at large.	Ongoing	Town Manager	FY 2025 Fairgrounds project with grants. FY 2025 Road reconstruction with ARPA funds.	1	1	1																	
	4.2: Encourage planning and grant writing activities.	Ongoing	Town Manager	FY 2024 Select Board.	1	1	1																	
<b>Chapter: Transportation</b>																								
<b>Policy</b>	<b>Associated Strategies</b>	<b>Timeframe</b>	<b>Other Parties Involved</b>	<b>Notes</b>																				
2. To safely and efficiently preserve or improve the transportation system in the most cost-effective way.	2.6: Ensure that road maintenance and improvement operations minimize erosion, phosphorus runoff, protect groundwater and maintain safety.	Short term	Town Manager		1			1																
	2.7: Promote the development of a park-and-ride lot in a central location in Readfield perhaps in conjunction with other traffic and parking improvements.	Short term	Town Manager, Planning Board					1			1													
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.	3.4: Where possible, give preference to road improvements within growth areas in the road improvements plan.	Short term	Town Manager		1			1																
	3.5: Establish a town policy for retaining unpaved roads, reverting paved roads to gravel and/or discontinuing roads in those areas of the community where growth is discouraged.	Short term	Town Manager, Road Committee					1							1									
<b>Chapter: Recreation</b>																								
<b>Policy</b>	<b>Associated Strategies</b>	<b>Timeframe</b>	<b>Other Parties Involved</b>	<b>Notes</b>																				
5. Investigate opportunities to promote, protect, and support a wide range of public recreation activities and programs, both indoor and outdoor, for all ages.	5.3: Investigate the need/desire for an appropriately located community center.	Short term	Town Manager, Recreation Board					1														1		
	5.5: Consider hiring a part-time community or recreation programming position.	Short term	Town Manager	FY 2025 Town Warrant	1	1	1																	
	5.6: Coordinate the efforts of the Recreation Board, Conservation Commission and Trails Committee on matters relating to community recreation and stewardship of municipally owned properties.	Short term	Town Manager, Recreation Board, Conservation Commission, Trails Committee					1					1									1	1	
<b>Chapter: Rural Economic Resources</b>																								
<b>Policy</b>	<b>Associated Strategies</b>	<b>Timeframe</b>	<b>Other Parties Involved</b>	<b>Notes</b>																				
2. Investigate ways to encourage youth education, interest, and participation in agriculture, forestry, and farming.	2.5: Use the Readfield Town Forest and adjacent conservation areas to demonstrate best forestry practices and connect students to Science Technology Engineering and Math (STEM) education.	Short term	School Board, Conservation Commission					1					1				1							



Items for Select Board with Town Manager only					When						Working with:															
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8. Periodically, at least every five years, evaluate the implementation of the Future Land Use plan, in accordance with Section 2.7 of the Chapter 208 Comprehensive Plan Review Criteria Rule.	8.1: Consider the formation of an Implementation Committee to evaluate the success in implementing the 2009 plan to include determining which strategies were not implemented and why.	Short term	Town Manager		1			1			1															
		Short term	Town Manager	FY 2024 Select Board creates Comp Plan Goals spreadsheets for each party. 2/26/24 SB review of goals.	1	1		1			1															
					22	8	3	36	0	0	34	4	7	4	1	1	1	1	1	2	0	1	4	3	0	
					Short Term w/Town Manager only	Progress Noted	Ongoing	Short-term	Mid-term	Long-term	Town Manager	CEO	Planning Board	Conservation	SWRC	Road Comm	Fire Dept	School Board	Age Friendly	Historical Society	Enterprise Comm	Cemetery	Rec	Trails	Kents Hill School	









Items for Select Board with Town Manager only					When													Working with:									
Short Term	Mid Term	Long Term	Ongoing	Date & Reference	With Town Manager Only	Progress Noted	Ongoing	Short-term	Mid-term	Long-term	Town Manager	CEO	Planning Board	Conservation	SWRC	Road Comm	Fire Dept	School Board	Age Friendly	Historical Society	Enterprise Comm	Cemetery	Rec	Trails	Kents Hill School		
<b>Policy</b>	<b>Associated Strategies</b>	<b>Timeframe</b>	<b>Other Parties Involved</b>	<b>Notes</b>																							
4. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.	4.2: Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	Mid-term	Town Manager, Conservation Commission						1		1			1													
	4.3: Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.	Mid-term	Town Manager		1				1		1																
9. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	9.8: Seek the removal of any sources of potential contamination, such as wastewater disposal systems or old vehicles or buildings, from within the floodplain.	Mid-term	Conservation Commission						1					1													
10. Establish construction and maintenance standards for public and private roads to minimize their impact on the natural environment, surface water quality, and on the visual character of the town.	10.4: Identify and list prospective stormwater management projects on public and private roads that may be eligible for federal grants or cost-sharing. Pursue funding when available.	Mid-term	Town Manager		1				1		1																
<b>Chapter: Future Land Use</b>																											
<b>Policy</b>	<b>Associated Strategies</b>	<b>Timeframe</b>	<b>Other Parties Involved</b>	<b>Notes</b>																							
1. Encourage development (housing or nonnatural resource commercial development) to occur within the Town's designated growth area and in appropriate districts, in a manner that is protective of natural resources and the Town's rural character.	1.2: Revise the Land Use Ordinance as appropriate, to achieve the outcomes described in 1.1.	Mid-term	Planning Board						1				1														
	1.3: Explore incentives to create cluster subdivisions in appropriate areas, such as density bonuses.	Mid-term	Town Manager, Planning Board, CEO						1		1	1	1														
	1.5: Explore the desire/need for redeveloping underutilized or unused student housing buildings in the Academic District for affordable and workforce housing.	Mid-term	Town Manager, Select Board, Planning Board, CEO, Kents Hill School Officials						1		1	1	1											1			
2. Support the maintenance/development of infrastructure in growth areas, including support for the necessary, associated financial commitment.	2.1: Look to develop and encourage usage of village areas as public spaces.	Mid-term	Town Manager		1				1		1																
	2.4: Develop areas as a gateway to the community, with improved entry signs at village area and town lines.	Mid-term	Town Manager		1				1		1																
4. Review and revise the existing Land Use Ordinance as necessary to address known issues.	4.1: Reword and clarify ambiguous language in the uses and definitions section.	Mid-term	Town Manager, Planning Board, CEO						1		1	1	1														
5. Facilitate the maintenance of Readfield's rural character and the protection of natural resources.	5.1: Discourage large, high-density, and high impact development in rural areas through appropriate revisions to the Land Use Ordinance.	Mid-term	Town Manager, Planning Board, CEO						1		1	1	1														
	5.2: Explore the creation of a "Rural Resource" District (in addition to the current Rural and Rural Residential Districts) for the purpose of providing special protection to areas including but not limited to: land in or eligible to be in Tree Growth Farmland, or other open space programs; significant wildlife habitat; substantial areas of soils rated as prime for agriculture or poor for development; scenic views; conservation areas; and, significant acreages of undeveloped land.	Mid-term	Town Manager, Planning Board, CEO						1		1	1	1														
					23	4	0	0	52	0	46	8	12	3	0	5	5	5	1	0	0	1	2	1	5		
					Mid Term w/Town Manager only	Progress Noted	Ongoing	Short-term	Mid-term	Long-term	Town Manager	CEO	Planning Board	Conservation	SWRC	Road Comm	Fire Dept	School Board	Age Friendly	Historical Society	Enterprise Comm	Cemetery	Rec	Trails	Kents Hill School		

Items for Select Board with Town Manager only					Working with:																						
Short Term	Mid Term	Long Term	Ongoing	Date & Reference	With Town Manager Only	Progress Noted	Ongoing	When			Town Manager	CEO	Planning Board	Conservation	SWRC	Road Comm	Fire Dept	School Board	Age Friendly	Historical Society	Enterprise Comm	Cemetery	Rec	Trails	Kents Hill School		
								Short-term	Mid-term	Long-term																	
<b>Chapter: Historical Resources</b>																											
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																							
<b>Chapter: Local Economy</b>																											
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																							
<b>Chapter: Housing</b>																											
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																							
2. Work with local and state authorities to facilitate the creation of quality elderly housing, work force housing, and affordable housing, including rental housing.					1																						
2.2: Work with local hospitals/senior organizations to develop a plan for senior/assisted housing within Long term the community or region.																											
<b>Chapter: Public Facilities and Services</b>																											
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																							
<b>Chapter: Fiscal Capacity</b>																											
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																							
<b>Chapter: Transportation</b>																											
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																							
<b>Chapter: Recreation</b>																											
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																							
<b>Chapter: Rural Economic Resources</b>																											
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																							
<b>Chapter: Water and Natural Resources</b>																											
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																							
<b>Chapter: Future Land Use</b>																											
Policy	Associated Strategies	Timeframe	Other Parties Involved	Notes																							
2. Support the maintenance/development of infrastructure in growth areas, including support for the necessary, associated financial commitment.					1	1																					
2.6: Identify infrastructure and parking improvements, façade improvements, and amenities for the designated growth area.					2	1	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
					Long Term w/Town Manager only	Progress Noted	Ongoing	Short-term	Mid-term	Long-term	Town Manager	CEO	Planning Board	Conservation	SWRC	Road Comm	Fire Dept	School Board	Age Friendly	Historical Society	Enterprise Comm	Cemetery	Rec	Trails	Kents Hill School		