

# **2023 READFIELD COMPREHENSIVE PLAN**

*An endeavor to foster a vibrant rural community now and for the future.  
(community and a bright future)*

A vital community is a place where people love to live, work, learn and play.

- In a vital community, (the people of the place) residents are invested in making it thrive.
- In a vital community, there is capacity to face the future—together
- In a vital community, residents participate in setting the goals and work together to bring them to fruition.

***Think of these as trailheads; paths that we explore for tangible outcomes***

**FOSTER LOCAL Economic development  
Promote ACTIVE LIFESTYLES  
Prepare for FUTURE READINESS  
Encourage CIVIC ENGAGEMENT**

“To belong is to act as an investor, owner and creator of this place”

*Peter Block - Community: The Structure of Belonging (Berrett-Koehler Publishers, 2009)*

## FOSTER LOCAL ECONOMIC DEVELOPMENT

**Economic Development Goal:** Allow for new commercial, service and clean light industrial growth in designated growth areas to diversify the Town's tax base, promote local job opportunities and make important services available for local citizens. The scale of new uses should be in keeping with existing community character.

### - **Policy:**

- Make financial commitments to support desired economic development, including needed public improvements

\* Explore options for adaptive revitalization of underutilized/historic buildings

\* Support future economic growth compatible with the village area by improving public access, sidewalks, updating infrastructure and burying utilities

- **Policy:** Encourage and promote adequate workforce housing in harmony with the community's and region's economic development

\* Adapt land use regulations to increase density, decrease lot size, setbacks and road to encourage the development of affordable/workforce housing

- **Policy:** Support farming and forestry and encourage growth in these economic sectors.

\*Engage students & faculty from our schools in agriculture & forestry education:  
create internships with local farms

\*Engage schools in town to encourage partnerships with local farms by procuring locally grown food

\*Promote 20-year agricultural conservation easements to the town in exchange for property tax reimbursement for productive farms

## ACTIVE LIFESTYLES FOR ALL AGES

**Recreation Goal:** Maintain & improve recreational facilities and programs to meet current and future needs, and preserve open space to enhance the quality of life in Readfield.

- **Policy:** Sustain and expand town-wide system of interconnected trails for multiple forms of recreational use

\*Connect appropriate trail networks to promote bicycle commuting & travel to adjacent towns

- **Policy:** Improve access and upgrade the facilities at Readfield Beach, to include ADA amenities and enhanced swimmer safety

\*Procure a swim / boat dock that accommodates beginning swimmers within the swim area, and kayaks and boats outside the swim area

\*Install primary power to maintenance shed

\*Provide lifeguards to enhance swimmer safety

- **Policy:** Expand the scope of recreation programs to include indoor recreation, community social functions and age friendly engagements

\* Identify and pursue a property to be developed as a community center that is pedestrian accessible from the beach, fairgrounds and Maranacook Community School

\* Establish a youth summer outdoor recreation program centered on the beach & fairgrounds

## **FUTURE READINESS**

**Natural Resources Goal:** Protect the quality and quantity of the town's natural resources and landscape

**Land Use Goal:** 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 preventing development sprawl.

**Fiscal Goal:** Plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

**Public Services Goal:** Provide a range of public services in a cost-effective manner

- **Policy:** Plan financial commitments that support needed public improvements as part of a sustainable capital improvement plan

\* Implement a maintenance and repair plan for transportation infrastructure \*  
Replace obsolete Fire Protection apparatus

\* Town owned facilities and equipment

\* Keep taxes as low as possible

## CIVIC ENGAGEMENT

**Goal:** Encourage citizen engagement in community affairs, events and activities **-Policy:**

Improve citizen participation in town government

- \*Encourage residents to volunteer for local boards, committees and activities.

- \*Establish a "people resource" bank of volunteers with special skills to support recreational, cultural, philanthropic, elder and other programs

- \*Annually recognize individual volunteers who have made significant contributions of their time.

- **Policy:** Encourage and promote volunteer community emergency service \* Support and recognize the Readfield Firefighters Association

- **Policy:** Employ full array of media to foster engagement in community activities including municipal governance, recreation and social events

- \* Monthly newsletter

- \* Community calendar

- \* Town Website