

## ONE: GENERAL RECOMMENDATIONS

This section of the Plan lists general recommendations, in the form of policies and strategies, for each of the elements of the plan. These recommendations are intended to address the issues raised in the review and analysis of the elements in Section II, *Community Assessment*. The matrix also shows a suggested implementation timing and responsible party.

For the purpose of this chapter, the implementation priority is divided into short term, mid-term, long term, and ongoing:

- “Short term” is presumed to be activities which can be completed within two years. These are primarily changes to Zoning and other ordinances, and easily achievable actions.
- “Mid-term” activities will be commenced and/or completed between two and five years after adoption. These consist of lower-priority activities or those which require additional planning or preparation.
- “Long term” activities are those which are more nebulous, and for which the path to implementation has not yet come into focus.
- “Ongoing” is used to identify strategies which are currently in place and should continue.

### **Implementation Mechanism and Evaluation Measures:**

The Select Board, in conjunction with the Town Manager and other boards, committee, and commissions deemed appropriate, will assist with the implementation of the strategies identified in the Comprehensive Plan. The plan will be reviewed annually for implementation progress in all categories, with specific focus on:

- A. The degree to which future land use plan strategies have been implemented;
- B. Percent of municipal growth-related capital investments in growth areas;
- C. Location and amount of new development in relation to community’s designated growth areas and rural areas;
- D. Amount of critical natural resource, critical rural, and critical waterfront areas protected through acquisition, easements, or other measures.

In part, the evaluation process is dependent upon tracking growth and development. This will become more important as Readfield grows. The town should be able to monitor growth at least annually and respond if it becomes apparent that it does not align with strategies in this plan or the community’s vision.

If Readfield’s evaluation concludes that portions of the current plan and/or its implementation are not effective, the Select Board will propose changes.

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Policies:	Strategies:	Implementation:
<p><b>HISTORIC RESOURCES:</b></p> <p>Readfield has an abundance of historic buildings and sites, many of which have been well maintained and preserved. Readfield has an active Historic Society that strives to preserve the town's valued heritage. Other buildings that are privately owned present a challenge in preserving and restoring. Some historic buildings have fallen into disrepair over the years. The town currently has no requirement above the state requirements for site assessment for historic artifacts.</p> <p><b>Goal: Identify, preserve and enhance Readfield's significant historic, archeological and cultural heritage sites.</b></p>		
Policies:	Strategies:	Implementation:
<p>1. Preserve and enhance important historic and archaeological resources through an integrated approach that includes education, open space planning, land use regulation, regulatory and non-regulatory incentives and land acquisition techniques where appropriate.</p>	<p>1.1: Include important archaeological and historic resources in the Open Space Plan.</p> <p>1.2: Continue to record oral history interviews with the town's older citizens.</p> <p>1.3: For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.</p>	<p>Conservation Commission, Historical Society, mid-term.</p> <p>Historical Society, ongoing.</p> <p>Planning Board, CEO, ongoing.</p>
<p>2. Educate the public and municipal officials, especially the Code Enforcement Officer and Planning Board, about protection of historic and archaeological resources.</p>	<p>2.1: Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.</p>	<p>Town Manager, Planning Board, CEO, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>2.2: Establish a mechanism whereby municipal officials (e.g., Code Enforcement Officer, Planning Board, Zoning Board of Appeals) receive training on preservation of historic and archaeological resources. Coordinate with recommendations in Natural Resources Goals and Policies.</p> <p>2.3: Provide public education on preservation of historic and archaeological resources. Consider developing a walking tour of Factory Square.</p> <p>2.4: Encourage the appreciation and use of historic sites such as the Union Meeting House and the Jesse Lee Church.</p>	<p>Town Manager, Planning Board, CEO, ongoing.</p> <p>Historic Society, ongoing.</p> <p>Historic Society, ongoing.</p>
<p>3. Support and encourage the Readfield Historical Society, the Friends of the Union Meetinghouse and other organizations in their endeavors to preserve the cultural heritage of the community.</p>		<p>Select Board, Town Manager, ongoing.</p>
<p>4. Protect to the greatest extent practicable the significant historic and archeological resources in the community.</p>	<p>4.1: Seek funding from the Maine Historic Preservation Commission (MHPC), Maine State Archives and other sources to complete the inventories of significant archaeological and historic resources.</p> <p>4.2: Assist in nominating buildings/sites to the National Register of Historic Places.</p>	<p>Historic Society, ongoing.</p> <p>Historic Society, ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	4.3: Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary, plan for, a comprehensive community survey of the community's historic and archeological resources.	Select Board, Town Manager, Historic Society, ongoing.
5. Improve protections for archeological and historic resources in the Land Use Ordinance.	<p>5.1: Consider enhanced protection of potential historic and archaeological resources in the review of new development through the Land Use Ordinance.</p> <p>5.2: In situations where significant historic or archaeological resources may be impacted, require that the Maine Historic Preservation Commission and the Readfield Historical Society be given an opportunity to review and comment on the development early in the permitting process.</p>	<p>Planning Board, Town Manager, Select Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p>
6. Consider the adoption of a Historic Preservation Ordinance or land use standards to protect historically significant properties.	6.1: Consider the development of historic preservation standards to protect the integrity of historic properties throughout the Town.	Select Board, Planning Board, Town Manager, mid-term.

Policies:	Strategies:	Implementation:
<p><b>LOCAL ECONOMIC DEVELOPMENT:</b></p> <p>Readfield’s local economy is an important contributor to the health and vitality of the town and is linked to many other areas of town policy. Like many other communities, Readfield is facing trends that are unfavorable, such as rural location and lack of investment capital. But Readfield has several assets as well – it’s waterbodies, recreational opportunities and good quality of life. The town should continue to promote these assets, cooperate with private businesses and regional economic players, and maintain a focus on suitable economic development to succeed in building a more robust economy.</p> <p><b>Goal: Allow for new commercial, service and clean light industrial growth in designated growth areas to diversity 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.</b></p>		
Policies:	Strategies:	Implementation:
<p>1. To support the type of economic development activity the community desires, reflecting the community’s role in the region.</p>	<p>1.1: Direct industrial, commercial (excluding home occupations) and retail land uses to village or commercial/industrial area and away from incompatible land uses.</p> <p>1.2: Maintain performance and design standards for commercial and industrial developments in the Land Use Ordinance. These standards should assure that all development subject to review is well planned, minimizes environmental impacts, makes good use of the site, provides adequate and safe vehicular access and protects adjacent residential neighborhoods and commercial establishments.</p>	<p>Planning Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>1.3: If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).</p> <p>1.4: Explore tools to help existing businesses stay in Readfield.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Readfield Enterprise Comm., Select Board, ongoing.</p>
<p>2. Consider the expansion of the Readfield Enterprise Committee or the appointment of an Economic Development Committee to address issues related to the establishment and growth of local, small business.</p>	<p>2.1: Continue to support the Readfield Enterprise Committee.</p> <p>2.2: Initiate a study and proposal for the siting and infrastructure for a new small business development area.</p> <p>2.3: Continue to implement the recommendations of the <i>2004 Readfield Corner Revitalization Study</i> to make new commercial development in the village districts more attractive.</p> <p>2.4: Investigate avenues for greater small business assistance including financing, technical assistance or incubator facilities.</p> <p>2.5: Create an economic development plan that recognizes gaps, evaluates current village areas, and supports all existing, new, and desired businesses, including home businesses.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, Readfield Enterprise Comm., ongoing.</p> <p>Select Board, Town Manager, Readfield Enterprise Comm., ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
<p>3. Encourage the development of new, small businesses, which includes essential services (such as home health care), as well as seasonal and tourist-related businesses.</p>	<p>3.1: Support and encourage new nursery schools and day care facilities throughout the town.</p> <p>3.2: Support development of information and communication technology needed by small businesses.</p> <p>3.3: Investigate process for home occupation review and approval.</p>	<p>Select Board, CEO, mid-term.</p> <p>Broadband Comm., Enterprise Comm., mid-term.</p> <p>Planning Board, CEO, short term</p>
<p>4. To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.</p>	<p>4.1: Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.</p> <p>4.2: If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)</p> <p>4.3: Consider leveraging the Readfield Enterprise Fund which offers 0% loans for capital improvements for small businesses by expanding the scope to encourage appropriate and desired economic development.</p> <p>4.4: Investigate and consider opportunities to revitalize the downtown village areas.</p> <p>4.5: Explore options for adaptive reuse of underutilized/historic buildings to develop a strategy and long-term implementation plan for their rehabilitation and reuse (land banking).</p>	<p>Town Manager, Planning Board CEO, short term.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Town Manager, Readfield Enterprise Comm, ongoing.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, mid-term.</p>



<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	4.6: Support future economic growth compatible with the environment and landscape of the village area by improving public access, sidewalks, update infrastructure, bury utilities, and promote connected parking lots to improve walkability.	Select Board, Town Manager, Planning Board, mid-term.
5. To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	5.1: Participate in any regional economic development planning efforts.	Select Board, Town Manager, ongoing.

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Policies:	Strategies:	Implementation:
<p><b>HOUSING:</b></p> <p>Readfield has a growing housing stock, mostly of a rural nature, despite designated growth areas in more developed parts of town, such as the village areas. Considering the changing demographic structure of the town, the town can anticipate need for more rental housing and senior housing. Affordability is definitely an issue for both owner-occupied homes, as well as for rentals, partly because of the tight market for them.</p> <p>Readfield has a complete Zoning Ordinance and zoning districts that are designed to accommodate a variety of land uses and protect residential neighborhoods from commercial encroachment.</p> <p><b>Goal: To encourage and promote a range of affordable, decent housing opportunities for Readfield citizens.</b></p>		
Policies:	Strategies:	Implementation:
<p>1. Encourage and promote adequate workforce, age restricted, affordable housing to support the community's and region's economic development.</p>	<p>1.1: Investigate options for partnering with other organizations to accomplish this.</p> <p>1.2: Explore options for Tax Increment Finance.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>
<p>2. Work with local and state authority to facilitate the creation of quality elderly housing, work force housing, and affordable housing, including rental housing.</p>	<p>2.1: Consider developing or joining a regional housing consortium to construct more workforce and rental housing.</p> <p>2.2: Work with local hospitals/senior organizations to develop a plan for senior/assisted housing within the community or region.</p> <p>2.3: The town should consider retaining certain tax-acquired properties which may be best suited to provide housing opportunities for affordable housing or elderly housing.</p> <p>2.4: Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.</p>	<p>Select Board, mid-term.</p> <p>Select Board, long term.</p> <p>Select Board, CEO, short term.</p> <p>Select Board, CEO, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>2.5: Continue to explore grant opportunities to improve the quality of the existing housing stock.</p> <p>2.6: Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.</p> <p>2.7: Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.</p> <p>2.8: Consider the creation of a Readfield Housing Committee to support housing efforts.</p> <p>2.9: Recognizing that affordable housing projects require regional expertise and resources. Support the development of those resources.</p>	<p>Town Manager, Select Board, ongoing.</p> <p>Select Board, Town Manager, Planning Board, CEO, mid-term.</p> <p>Select Board, Town Manager, Planning Board, CEO, mid-term.</p> <p>Select Board, Town Manager, short term.</p> <p>Select Board, mid-term.</p>
<p>3. Create and promote energy efficient housing (Efficiency Maine). Leverage the Energy Efficiency Ordinance and find other partnerships to promote energy efficiency.</p>	<p>3.1: Explore grant opportunities for energy efficient upgrades.</p>	<p>Town Manager, Select Board, ongoing.</p>
<p>4. Investigate strategies and options to balance and manage value of open space with the need for affordable and workforce housing.</p>		<p>Select Board, Town Manager, Conservation Commission, ongoing.</p>
<p>5. Promote and direct development of housing in areas that are not prime farmland.</p>	<p>5.1: Explore nonregulatory measures to encourage development in designated growth areas.</p>	<p>Select Board, Town Manager, Planning Board, Conservation Commission, ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
<p>6. Investigate and assess the condition and environmental impact of seasonal waterfront housing stock on associated waterbody.</p>	<p>6.1: Track seasonal homes and their current condition and proposed use (year-round, seasonal, rental, etc.)</p> <p>6.2: Adopt an ordinance to set standards governing the conversion of seasonal into year-round dwellings and single-family into multi-family (or accessory) units.</p> <p>6.3: Through tracking, evaluate condition of existing wastewater disposal system to ensure compliance with state standards and to prevent negative environmental impacts.</p> <p>6.4: Explore tracking methods for short term vacation rentals to evaluate possible impacts on the environment and town related to short term rentals.</p>	<p>CEO, assessor, ongoing.</p> <p>Planning Board, CEO, short term.</p> <p>CEO, ongoing.</p> <p>CEO, mid-term.</p>
<p>7. Ensure land use controls encourage the development of quality affordable housing, including rental housing.</p>	<p>7.1 Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.</p> <p>7.2: Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, Planning Board, short term.</p>
<p>8. Address and amend the Land Use Ordinance to follow the provision set forth in Chapter 5: Housing Opportunity Program: Municipal Land Use and Zoning Ordinance Rule.</p>	<p>8.1: Update the Land Use Ordinance to reflect additional density for affordable housing in certain areas in accordance with new legislation.</p> <p>8.2: Update the Land Use Ordinance to reflect allowance of multiple dwelling units on lots designated for housing, in accordance with new legislation.</p> <p>8.3: Update the Land Use Ordinance to allow one accessory dwelling units in accordance with new legislation.</p>	<p>Planning Board, Town Manager, CEO, short term.</p> <p>Planning Board, Town Manager, CEO, short term.</p> <p>Planning Board, Town Manager, CEO, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	8.4: Evaluate the Land Use Ordinance for other necessary changes to reflect requirements of new legislation.	Planning Board, Town Manager, CEO, short term.

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Policies:	Strategies:	Implementation:
<p><b>PUBLIC FACILITIES AND SERVICES:</b></p> <p>Readfield provides limited public services to its residents. The Town is responsible mainly for fire, and emergency services, public works, and cooperates with the school district on education. There is a small public water supply system with limited capacity in Readfield Corners. The Town, therefore, needs to be very good at controlling its budget. Cost-effective methods of service delivery are a top priority.</p> <p><b>Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.</b></p>		
Policies:	Strategies:	Implementation:
<p>1. To efficiently meet identified public facility and service needs.</p>	<p>1.1: Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.</p> <p>1.2: Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.</p> <p>1.3: Continue to work towards making all public building ADA accessible, to the greatest extent possible.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>
<p>2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.</p>	<p>2.1: Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.</p> <p>2.2: Support the Winthrop Utilities District in protecting, and as appropriate, expanding the public water supply at Readfield Corner</p> <p>2.3: Explore options for regional delivery of local services.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
3. Encourage citizen participation in community affairs by keeping residents informed of town activities and opportunities.	<p>3.1: Provide wider distribution of school newsletters to the community.</p> <p>3.2: Issue a periodic newsletter with a synopsis of town board actions and news of other community activities.</p> <p>3.3: Annually publish a directory of all local officials, organizations, businesses, and services, perhaps as a pullout section in the Town Report.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>
4. Improve and encourage citizen participation in town government and community affairs.	<p>4.1: Explore ways to encourage residents to volunteer for local boards, committees and activities.</p> <p>4.2: Establish a "people resource" bank of volunteers with special skills.</p> <p>4.3: Annually recognize individual volunteers who have made significant contributions of their time.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>
5. Continue to hold Readfield Heritage Days annually to foster community spirit and reinforce the rural character of the town.	<p>5.1: Encourage participation and elicit feedback and suggestions for ways to improve and revitalize Readfield Heritage Days from residents.</p> <p>5.2: Consider the creation of a Heritage Days Committee.</p> <p>5.3: Expand heritage days to include booths for town farms, committees, clubs and institutions to maintain and enhance public property and open space amenities.</p>	<p>Select Board, Town Manager, Historical Society, short term.</p> <p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, School Board, Historical Society, short term.</p>
6. Continue to maintain taxes as low as possible.	<p>6.1: Improve planning for capital expenditures through an annual Capital Improvements Program (CIP) based on the Capital Investment Plan.</p> <p>6.2: Work with the school board to undertake long-term school facilities planning.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, School Board, ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>6.3: Receive from the Fire Department an annual assessment of the adequacy of and need for future replacement of fire equipment.</p> <p>6.4: Require the Road Committee to establish a long-term plan for road improvements and construction needs using a system such as Road Surface Management System.</p> <p>6.5: Continue to plan for long-range solid waste disposal and recycling needs.</p> <p>6.6: Plan for open space acquisition and community park and recreation development.</p> <p>6.7: Consider funding for a town public works department.</p> <p>6.8: Reduce potential future town expenses by encouraging new development in locations close to existing public facilities and services.</p> <p>6.9: Investigate non-tax sources of revenue to support and promote desirable amenities for recreation.</p>	<p>Select Board, Town Manager, Fire Dept., ongoing.</p> <p>Select Board, Town Manager, Road Committee, ongoing.</p> <p>Select Board, Town Manager, Solid Waste &amp; Recycling Committee, ongoing.</p> <p>Select Board, Town Manager, Conservation Commission, Trails Committee, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, Planning Board, ongoing.</p> <p>Select Board, Town Manager, short term.</p>
<p>7. Consider the use of special assessments or public facility impact fees to ensure new and existing developments that require additional or expanded town services/facilities contribute financially towards</p>	<p>7.1: Finance open space and recreational facilities acquisition and improvement through impact fees or other sources as recommended in the Open Space Plan.</p>	<p>Select Board, Town Manager, Conservation Commission, ongoing.</p>



<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
these municipal expenses, especially transportation, education, recreation/open space and solid waste disposal.	<p>7.2: Investigate special assessments or impact fees as a means to raise revenue for phosphorous mitigation in lake watersheds.</p> <p>7.3: Investigate special assessments as a means to raise revenue for downtown improvements in Readfield Corner.</p>	<p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, mid-term.</p>
8. Require developers to provide facilities to serve new developments including upgrades to existing public facilities, as necessary.	<p>8.1: Continue to require necessary public improvements and financial guarantees to ensure proper construction as part of the Planning Board review process.</p> <p>8.2: Incorporate requirements or options for designation of open space and affordable housing into the subdivision review standard.</p>	<p>Planning Board, Town Manager, ongoing.</p> <p>Planning Board, Town Manager, ongoing.</p>
9. Update the Open Space Plan (created in 2006).	<p>9.1: Enhance the open space in the village area of Readfield by improving accessibility and amenities to municipal parcels that improve comfort, promote sociability, and multi-use activities that complement the natural beauty and ecological aspects of this area.</p> <p>9.2: Develop access to the Town Forest from the P Ridge Road.</p>	<p>Conservation Commission, Recreation Committee, Trails Committee, Town Manager, short term.</p> <p>Conservation Commission, Trails Committee, short term.</p>
10. Improve staffing and resources for the Fire Department and Emergency Medical Services to accommodate the town's demographics.	<p>10.1: Continue to work with local employers to encourage volunteer participation by employees and target the recruitment of volunteers who are available during weekdays.</p> <p>10.2: Inventory and assess existing water supply sources and develop plans for acquiring and developing new sources where needed.</p>	<p>Select Board, Town Manager, Fire Dept., ongoing.</p> <p>Select Board, Town Manager, Fire Dept., mid-term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>10.3: Investigate opportunities to engage RSU# 38 to encourage students to pursue training through Capital Area Technical Training Programs.</p> <p>10.4: Seek opportunities to recruit resident volunteers for free EMS training through local community colleges and other agencies.</p> <p>10.5: Investigate re-establishing a site an ambulance at the fire station.</p>	<p>Select Board, Town Manager, School Board, Fire Dept., mid-term.</p> <p>Select Board, Town Manager, Fire Dept., mid-term.</p> <p>Select Board, Town Manager, Fire Dept., mid-term.</p>
<p>11. Seek increased opportunities for regional cooperation with neighboring towns.</p>	<p>11.1: Follow-up on recommendations of regionalization studies.</p> <p>11.2: Establish a protocol to look at opportunities for equipment sharing, including purchases of new equipment.</p> <p>11.3: Engage neighboring towns in planning for disaster mitigation.</p>	<p>Select Board, Town Manager, Fire Dept., ongoing.</p> <p>Select Board, Town Manager, Fire Dept., mid-term.</p> <p>Select Board, Town Manager, Fire Dept., short term.</p>
<p>12. Work with state and county officials to increase enforcement of traffic laws especially in residential neighborhoods.</p>	<p>12.1: Investigate the possibility of contracting for a sheriff's deputy for dedicated, part-time coverage.</p>	<p>Select Board, Town Manager, mid-term.</p>
<p>13. Continue to improve the town's management of solid waste, including increased recycling, by aggressively pursuing waste reduction and recycling efforts.</p>	<p>13.1: Investigate user fees for trash disposal based on volume or weight.</p> <p>13.2: Continue to work on the recycling strategies including improvements to separation of recyclables, disposal of hazardous waste, home composting and periodic opportunities for disposal of items not normally accepted at the transfer station.</p>	<p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>13.3: Continue to seek opportunities to cooperate with Wayne and other communities for a regional solution to disposal of solid waste, demolition materials, white metal goods, stumps and tires.</p> <p>13.4: Investigate the feasibility of turning some solid waste activities over to the private sector.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p>
<p>14. Coordinate with officials at Kents Hill to formulate a long-term strategic plan between Readfield and the school that is mutually beneficial.</p>	<p>14.1: Explore the possibility of school officials and town officials meeting periodically to ensure that the needs of both entities are understood and are being met.</p> <p>14.2: Investigate the possibility of improving walking and biking access between Kents Hill and the village areas.</p> <p>14.3: Consider how the town and Kents Hill can promote affordable housing to benefit both parties.</p> <p>14.4: Explore options for collaboration to encourage the development and revitalization of the village areas in Readfield.</p>	<p>Select Board, Town Manager, Kents Hill Officials, mid-term.</p> <p>Select Board, Town Manager, Kents Hill Officials, mid-term.</p> <p>Select Board, Town Manager, Kents Hill Officials, mid-term.</p> <p>Select Board, Town Manager, Kents Hill Officials, mid-term.</p>

Policies:	Strategies:	Implementation:
<p><b>TRANSPORTATION:</b></p> <p>Transportation is an essential element to the local economy and community. At its simplest, it provides access to jobs, services, and supplies. Without transportation and road access, a community could not exist.</p> <p>Readfield’s transportation system provides access both within the town and to larger market areas. The road network serves primarily motor vehicles and is generally in good condition, but with no close access to the interstate system. The town has a no real pedestrian network, and no direct access to public transportation.</p> <p><b>Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.</b></p>		
Policies:	Strategies:	Implementation:
<p>1. To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.</p>	<p>1.1: Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community’s transportation network.</p>	<p>Select Board, Town Manager, mid-term.</p>
<p>2. To safely and efficiently preserve or improve the transportation system in the most cost-effective way.</p>	<p>2.1: Initiate or actively participate in regional and state transportation efforts.</p> <p>2.2: Update access management standards in the Land Use Ordinance and coordinate with state standards on arterial and collector routes.</p> <p>2.3: Work with MDOT to improve the existing transportation system.</p> <p>2.4: Take into consideration scenic road corridors when planning, designing and executing roadway improvements.</p> <p>2.5: Work closely with the MDOT to set appropriate speed limits on state and local roads.</p>	<p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, Road Comm., mid-term.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, Planning Board, Road Comm., mid-term.</p> <p>Select Board, Town Manager, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>2.6: Ensure that road maintenance and improvement operations minimize erosion, phosphorous runoff, protect groundwater and maintain safety.</p> <p>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.</p>	<p>Select Board, Town Manager, short term.</p> <p>Planning Board, Select Board, Town Manager, short term.</p>
<p>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.</p>	<p>3.1: Consider adopting standards for encouraging the construction of more sidewalks, bicycle paths, and other off-road pathways in designated growth areas.</p> <p>3.2: Continue to invest in pedestrian and bicycle infrastructure in designated growth areas.</p> <p>3.3: Explore options to connect and make schools and public areas more accessible for safe walking and bicycling.</p> <p>3.4: Where possible, give preference to road improvements within growth areas in the road improvements plan.</p> <p>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.</p> <p>3.6: Ensure that public rights-of-way are retained for access and recreation on discontinued roads.</p> <p>3.7: Map existing discontinued and abandoned roads that retain public rights-of-way.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, Road Committee, short term.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, mid-term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
<p>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).</p>	<p>4.1: Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with:</p> <ul style="list-style-type: none"> <li>○ Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73);</li> <li>○ State access management regulations pursuant to 23 M.R.S.A. §704; and</li> <li>○ State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.</li> </ul>	<p>Select Board, Town Manager, mid-term.</p>
<p>5. To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.</p>	<p>5.1: Maintain, 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>Planning Board, Town Manager, mid-term.</p>
<p>6. Ensure that private roads do not become a burden to the town.</p>	<p>6.1: Conduct an inventory and assessment of existing private roads and make recommendations concerning maintenance, design and cost to alleviate impact on public roads, water bodies and other resources.</p> <p>6.2: Explore the possibilities of the town taking ownership of private roads that may be impacting public resources or natural resources.</p>	<p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, mid-term.</p>
<p>7. Investigate options for alternate means of community transportation to encourage ride sharing and providing assistance to those in need.</p>	<p>7.1: Investigate and continue to support programs that provide transportation for elderly, disabled, and low-income community members, such as Neighbors Driving Neighbors, and Kennebec Valley Community Action Program.</p>	<p>Town Manager, Age Friendly Committee, ongoing.</p>

Policies:	Strategies:	Implementation:
<p><b>RECREATION:</b></p> <p>Readfield is an unofficial hub for recreation in the region. The town provides an abundance of opportunities for active and passive recreation through either organized programs or individual endeavors. Readfield has many acres of preserved land coordinated across many different types of ownership and preservation. With such a broad range of opportunities, obviously there are several areas available for improvement.</p> <p><b>Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.</b></p>		
Policies:	Strategies:	Implementation:
<p>1. To maintain/upgrade existing recreational facilities and public water resources as necessary to meet current and future needs.</p>	<p>1.1: Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.</p> <p>1.2: Improve access and upgrade the facilities and amenities at Readfield Beach, to include the addition of ADA amenities.</p> <p>1.3: Consider long-range public beach needs and explore the acquisition of additional shorefront area(s) for public use.</p> <p>1.4: Work with the state to establish reasonable controls on motorized traffic on Maranacook Lake, Torsey Pond, Echo Lake and Lovejoy Pond.</p> <p>1.5: Improve public safety by providing lifeguards at the town beach.</p>	<p>Town Manager, Recreation Board, mid-term.</p> <p>Town Manager, Age Friendly Comm, Recreation Board, short term.</p> <p>Town Manager, Recreation Board, mid-term.</p> <p>Town Manager, DEP, Watershed and Lake Associations, ongoing.</p> <p>Town Manager, Select Board, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
<p>2. To preserve and develop open space for recreational use where appropriate.</p>	<p>2.1: Determine appropriate levels and locations for open space and recreation land within Readfield.</p> <p>2.2: Incorporate the trail network concept into open space planning to prioritize multi-use trail linkages of dispersed open space parcels.</p> <p>2.3: Identify and promote greenbelts through the town for wildlife habitat, visual amenity, open space and recreation that could be established in cooperation with public and private landowners.</p> <p>2.4: Continue to increase the Open Space Fund (established for future acquisition of natural lands) through fund-raising, grants and impact fees as identified in the Open Space Plan.</p> <p>2.5: Continue to develop and update the Open Space Plan.</p>	<p>Conservation Commission, Trails Comm., Recreation Board, ongoing.</p> <p>Planning Board, Conservation Commission, Trails Comm., ongoing.</p> <p>Conservation Commission, Recreation Board, Trails Comm., Town Manager, ongoing.</p> <p>Town Manager, Conservation Commission, Trails Comm., Recreation Board, ongoing.</p> <p>Conservation Commission, Town Manager, ongoing.</p>
<p>3. Plan and develop a townwide system of interconnected trails for multiple forms of recreational use, taking into account landowner relations, environmental protection and public safety.</p>	<p>3.1: Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible. Formalize these arrangements with easements or licenses whenever possible.</p> <p>3.2: Continue to support expansion and maintenance of the snowmobile trail network through designation of registration fee revenue, donations from individuals and businesses and state and federal grant funding.</p>	<p>Town Manager, Conservation Commission, Trails Comm., mid-term.</p> <p>Conservation Commission, Blizzard Busters, Trails Comm., mid-term.</p>



<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>3.3: Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.</p> <p>3.4: Maintain and increase, where possible and appropriate, opportunities to use local private recreation resources such as conservation lands, Camp K-V and the Kents Hill School.</p> <p>3.5: Maintain communications with owners of private recreation resources and work cooperatively to address issues of public use.</p> <p>3.6: Explore opportunities to provide expanded recreational access on the Augusta Watershed District lands surrounding Carleton Pond.</p>	<p>Select Board, Conservation Commission, Trails Committee, Town Manager, ongoing.</p> <p>Conservation Commission, Trails Comm., ongoing.</p> <p>Conservation Commission, Trails Comm., ongoing.</p> <p>Conservation Commission, Trails Comm., ongoing.</p>
<p>4. To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.</p>	<p>4.1: Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine’s landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.</p>	<p>Town Manager, Select Board, mid-term.</p>
<p>5. Investigate opportunities to promote, protect, and support a wide range of public recreation activities and programs, both indoor and outdoor, for all ages.</p>	<p>5.1: Continue to support the work of the town’s Recreation Board, Trails Committee, and Conservation Commission.</p> <p>5.2: Continue encourage participation and improve volunteer coordination, while supporting and expanding town recreation programs.</p> <p>5.3: Investigate the need/desire for an appropriately located community center.</p>	<p>Select Board, Town Manager, ongoing.</p> <p>Town Manager, Recreation Board, ongoing.</p> <p>Select Board, Town Manager, Recreation Board, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	5.4: Support initiatives of the Age Friendly Committee and consider a part-time community or recreation programming position.	Age Friendly Comm., Recreation Board, ongoing.
6. Continue an active program to manage and retain public recreation lands and opportunities.	<p>6.1: Secure permanent, legal public access to the Town Forest from within the town.</p> <p>6.2: Research discontinued and abandoned roads to determine present public rights. Retain public easements for recreational purposes on any town roads discontinued in the future.</p> <p>6.3: Evaluate the costs versus benefits of all properties offered to the town.</p> <p>6.4: Encourage the responsible use and stewardship by residents of all town recreational and conservation resources.</p>	<p>Select Board, Town Manager, Recreation Board, mid-term.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Select Board, Town Manager, ongoing.</p> <p>Conservation Commission, Trails Comm., Recreation Board, ongoing.</p>

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Policies:	Strategies:	Implementation:
<p><b>RURAL ECONOMIC RESOURCES:</b></p> <p>Rural economic resources were Readfield’s first form of economic development, are still an important part of the town, both for historic purposes and current income for many households. Forest and farmland provide multiple other benefits. Overall, farming in Maine is evolving from a commodity-based, mass market industry to locally based businesses, and this could be an important opportunity for the town. Forest management is supported by markets for wood products that are beyond local control, but since forests gain value from one year to the next, it can generally withstand temporary fluctuations.</p> <p><b>Agricultural Goal:</b>  <b>Support existing farmers and promote growth in this sector, Readfield endeavors to materially support community-based agriculture and farming that:</b></p> <ul style="list-style-type: none"> <li>• Preserves the rural character of the Town.</li> <li>• Increases economic opportunities, cultural activities and educational opportunities associated with farming &amp; sustainable agriculture.</li> <li>• Engages students &amp; faculty from our schools in agriculture education &amp; internships with local farms.</li> <li>• Promotes sustainable agriculture and healthful, organic local food production.</li> <li>• Supports existing farms and attracts new farm-based enterprises.</li> </ul> <p><b>Forestry Goal:</b>  <b>Encourage sustainable forestry and support woodlot owners.</b></p>		
<p><b>Policies:</b></p>	<p><b>Strategies:</b></p>	<p><b>Implementation:</b></p>
<p>1. Codify a Voluntary Municipal Farm Support Program to enter into "farm support arrangements" with eligible farmland owners to reduce property taxes on working farmlands and farm buildings.</p>	<p>1.1: Consider the benefits of forming an Agricultural Committee in Readfield to aid the town in the creation of this program. (See Winslow as an example)</p>	<p>Select Board, Town Manager, mid-term.</p>
<p>2. Investigate ways to encourage youth education, interest, and participation in agriculture, forestry, and farming.</p>	<p>2.1: Explore options to engage farmers and schools to start an FFA chapter and agricultural education program centered around internships with local farms.</p> <p>2.2: Work with schools to encourage partnerships with local farms by procuring locally grown food.</p>	<p>Select Board, Town Manager, School Board, mid-term.</p> <p>Select Board, Town Manager, School Board, mid-term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>2.3: Engage sources to assist in the development of a forestry curriculum such as the Maine Tree Foundation, Project Learning Tree, Maine Audubon, the Kennebec Land Trust, and Professional loggers and contractors.</p> <p>2.4: Engage students and faculty from Maranacook Community School in a forestry curriculum &amp; paid internships with local loggers, sawmills and supporting industries.</p> <p>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.</p>	<p>Select Board, Town Manager, School Board, mid-term.</p> <p>Select Board, Town Manager, School Board, mid-term.</p> <p>Conservation Commission, Select Board, School Board, short term.</p>
<p>3. Expand, promote, encourage and increase local awareness of the importance and value of agriculture in Readfield to increase the viability of farming and agriculture.</p>	<p>3.1: Engage agricultural support groups such as Future Farmers of America (FFA), the Maine Organic Farmers and Growers Association (MOFGA), the Maine Farmland Trust and 4H in supporting and expanding the agricultural sector.</p> <p>3.2: Expand agriculture-oriented activities and events on the town calendar and Heritage Days, such as Farmers Markets, Farm days and 4 H competitions</p> <p>3.3: Increase awareness of and encourage owners of productive farm and forest land to enroll in the current-use agricultural, tree growth, and open space tax law programs.</p>	<p>Select Board, Town Manager, mid-term.</p> <p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>3.4: Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.</p> <p>3.5: Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.</p>	<p>Select Board, Planning Board, short term.</p> <p>Select Board, Town Manager, Planning Board, short term.</p>
<p>4. Identify prime agricultural and forest lands capable of supporting large commercial forestry operations. Investigate how to best protect and safeguard those areas.</p>	<p>4.1: Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.</p> <p>4.2: Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.</p> <p>4.3: Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.</p> <p>4.4: Limit non-residential development in critical rural areas to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.</p> <p>4.5: Encourage regulatory techniques to protect prime farmland such as requiring cluster subdivisions and requiring minimum setbacks from working farms.</p>	<p>Planning Board, Town Manager, ongoing.</p> <p>Planning Board, Town Manager, ongoing.</p> <p>Planning Board, Town Manager, ongoing.</p> <p>Planning Board, Town Manager, short term.</p> <p>Planning Board, Town Manager, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	4.6 Explore non-regulatory options such as conservation easements, and public purchase of development rights.	Town Manager, Select Board, short term.
5. Use the most current standards available for erosion and stormwater control, site reclamation and vegetative buffers in approving mineral extraction operations.	5.1: Continue to review and update the Land Use Ordinance regularly to reflect most up to date requirements.	Planning Board, Town Manager, ongoing.

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Policies:	Strategies:	Implementation:
<p><b>NATURAL AND WATER RESOURCES:</b></p> <p>Readfield’s land and water assets provide a necessary buffer against environmental degradation, provide habitat for a diverse assemblage of wildlife species and support resource-based economic activities such as forestry. Water-based assets provide a basis for recreation and tourism, as well as sustaining life. Protection of these assets from over-development is an important function of this Plan.</p> <p><b>Water Resources Goal: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.</b></p> <p><b>Land Resources Goal: To protect the State's other critical natural resources, including without limitations, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.</b></p>		
Policies:	Strategies:	Implementation:
<p>1. Provide education and outreach to the community to work towards improving habitat.</p>	<p>1.1: Offer a minimum of two public field trips annually focused on contemporary conservation related issues such as optimizing pollinator habitat and identifying, controlling or eradicating invasive species.</p> <p>1.2: Encourage resource protection on important lands in town by coordinating with private landowners to assess areas identified as resource protection zones as candidates for Earth Day community cleanup / remediation.</p> <p>1.3: Organize workdays for students focusing on municipal conservation work.</p>	<p>Conservation Commission, School Board, mid-term.</p> <p>Conservation Commission, School Board, mid-term.</p> <p>Conservation Commission, School Board, mid-term.</p>
<p>2. Encourage conservation planning and programming to improve Readfield’s conserved/preserved lands.</p>	<p>2.1: Update the Fairgrounds Management Plan and Readfield Open Space plan within one year of receiving the updated Readfield Comprehensive plan.</p>	<p>Select Board, Town Manager, Conservation Commission, Trails Comm., Recreation Board, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>2.2: Develop and implement a management plan for the Town Forest. Update and implement the management plan for Torsey Pond Nature Preserve.</p> <p>2.3: Address invasive plant issues by mapping problem areas, educating the public and eradicating invasives on town owned property regularly when seasonally appropriate.</p> <p>2.4: Organize periodic timber harvests at the Town Forest.</p> <p>2.5: Monitor possible sales of land having significant conservation value, with a goal of protecting with easements or purchases.</p> <p>2.6: Consider amending existing Solar Ordinance to meet intended purpose of allowing the town oversight on the project.</p> <p>2.7: Assess all town properties for pollinator habitat enhancement potential.</p>	<p>Conservation Commission, Trails Committee, short term.</p> <p>Conservation Commission, Trails Committee, short term.</p> <p>Town Manager, Conservation Commission, short term.</p> <p>Conservation Commission, short term.</p> <p>Planning Board, Town Manager, short term.</p> <p>Conservation Commission, Trails Committee, short term.</p>
<p>3. To conserve critical natural resources in the community.</p>	<p>3.1: Educate the public about the town's natural resources to raise awareness and improve protection efforts.</p> <p>3.2: Continue to offer public education program concerning natural resources, their importance to the community, the types of activities that can jeopardize them and what landowners can do to protect them.</p>	<p>Conservation Commission, Trails Committee, short term.</p> <p>Conservation Commission, short term.</p>



<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>3.3: Minimize the fragmentation of large parcels of undeveloped land, seek to preserve a variety of different habitats and seek to ensure that travel corridors connect wildlife habitats.</p> <p>3.4: Require additional biological information and/or studies in the application process when critical natural areas or species may possibly be affected by proposed development.</p> <p>3.5: Encourage conservation easements and other tools where possible when property is developed in critical areas.</p> <p>3.6: Work with owners, local land trust, and other partners of unique natural areas, wildlife and critical habitats, agricultural lands and high productivity forestlands to manage land in an environmentally sensitive manner and to protect land through conservation easements and/or encourage participation in other programs designed to retain undeveloped land.</p> <p>3.7: The Open Space Plan should seek to protect lands with critical habitat values.</p> <p>3.8: Designate areas of one or more acres with sustained slopes of 20% or greater as Resource Protection Districts.</p>	<p>Planning Board, Conservation Commission, mid-term.</p> <p>Planning Board, short term.</p> <p>Planning Board, Conservation Commission, ongoing.</p> <p>Planning Board, Conservation Commission, Trails Comm., ongoing.</p> <p>Conservation Commission, short term.</p> <p>Planning Board, ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>3.9: Maintain performance standards to regulate disturbance of slopes greater than or equal to 20%, or on sites with soils having high erosion potential or limitations for on-site sewage disposal or structural development.</p> <p>3.10: Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.</p> <p>3.11: Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.</p> <p>3.12: Through local land use ordinances, require subdivisions or non-residential property developers to look for and identify, through utilizing outside resources/subject matter experts as necessary, critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.</p> <p>3.13: Through local land use ordinances, require the planning board to include as part of the review process, consideration of pertinent BwH maps and information regarding critical natural resources.</p>	<p>Planning Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p> <p>Planning Board, Conservation Commission, short term.</p> <p>Planning Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p>
<p>4. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.</p>	<p>4.1: Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.</p>	<p>Select Board, Town Manager, Planning Board, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>4.2: Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.</p> <p>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.</p> <p>4.4: Maintain membership of the Cobbossee Watershed District (CWD) and Kennebec Land Trust (KLT) and continue to work with other organizations devoted to protection of natural resources in Readfield.</p> <p>4.5: Cooperate with the state, relevant organizations, and other communities to protect lakes and lands from invasive species.</p> <p>4.6: Continue to investigate potential grants aimed at the removal/eradication of invasive species.</p>	<p>Select Board, Town Manager, Conservation Commission, mid-term.</p> <p>Select Board, Town Manager, mid-term.</p> <p>Conservation Commission, Town Manager, Select Board, ongoing.</p> <p>Town Manager, Select Board, ongoing.</p> <p>Town Manager, Select Board, ongoing.</p>
<b>Water Resources Policies and Strategies Below:</b>		
<p>5. To protect current and potential drinking water sources.</p>	<p>5.1: Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with:</p> <ul style="list-style-type: none"> <li>○ Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502).</li> <li>○ Maine Department of Environmental Protection's allocations for allowable levels of</li> </ul>	<p>Planning Board, CEO, short term.</p>

Policies:	Strategies:	Implementation:
	<p>phosphorus in lake/pond watersheds.</p> <ul style="list-style-type: none"> <li>○ Maine Pollution Discharge Elimination System Stormwater Program</li> </ul> <p>5.2: Establish standards that prohibit potentially harmful land use activities from locating within 300 feet of public water supply wells.</p> <p>5.3: Maintain groundwater protection standards for use and storage of toxic or hazardous materials and mineral extraction.</p> <p>5.4: Work to educate the residents about potential well water quality issues, including PFAS.</p>	<p>Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p> <p>Select Board, Town Manager, short term.</p>
<p>6. To protect significant surface water resources from pollution and improve water quality where needed.</p>	<p>6.1: Consider amending local land use ordinances, as applicable, to incorporate low impact development (LID) design standards.</p> <p>6.2: Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.</p> <p>6.3: Continue to collect information and educate the public on water quality issues involving lakes and potential sources of nutrients and contamination.</p> <p>6.4: Develop and maintain a display area at the Town Office with educational materials on preserving lake water quality to include information on both terrestrial and aquatic invader identification.</p>	<p>Planning Board, CEO, short term.</p> <p>Planning Board, Conservation Commission, CEO, short term.</p> <p>Conservation Commission, short term.</p> <p>Conservation Commission, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
<p>7. To protect water resources in growth areas while promoting more intensive development in those areas.</p>	<p>7.1: Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.</p> <p>7.2: Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.</p> <p>7.3: Maintain up-to-date and flexible regulatory standards for land use activities to protect lake water quality. Such standards should include measures such as buffers, erosion and stormwater runoff controls, Low Impact Development (LID) design standards to minimize phosphorus contamination.</p> <p>7.4: Incorporate LID standards into the Land Use Ordinance to manage stormwater runoff.</p> <p>7.5: Maintain standards for earth moving and land clearing activities in lake watersheds.</p> <p>7.6: Utilize the Department of Environmental Protection's handbook, <i>Phosphorus Control in Lake Watersheds</i>, to aid in establishing density, design and development standards to meet lake water quality goals.</p>	<p>Town Manager, Planning Board, CEO, short term.</p> <p>Town Manager, CEO, short term.</p> <p>Planning Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p> <p>Planning Board, CEO, ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	7.7: Continue to work with the Cobbossee Watershed District to control phosphorus loading of lakes.	Conservation Commission, Planning Board, CEO, ongoing.
8. To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.	<p>8.1: Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.</p> <p>8.2: Seek funds to assist homeowners in voluntary upgrading of inadequate systems.</p> <p>8.3: Continue to require the upgrading of nonconforming systems for seasonal conversions or substantial improvements to shoreland properties.</p>	<p>Planning Board, CEO, ongoing.</p> <p>Select Board, Town Manager, short term.</p> <p>Planning Board, CEO, ongoing.</p>
9. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	<p>9.1: Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.</p> <p>9.2: Provide educational materials at appropriate locations regarding aquatic invasive species.</p> <p>9.3: Participate in and implement the Maranacook Lake Watershed Management Plan.</p> <p>9.4: Seek funding to create a similar plan for Torsey Pond.</p> <p>9.5: Continue to work with CWD and neighboring towns on projects and measures to reduce phosphorous loading in lakes.</p>	<p>Conservation Commission, CEO, ongoing.</p> <p>Town Manager, Conservation Commission, short term.</p> <p>Town Manager, Conservation Commission, short term.</p> <p>Conservation Commission, mid-term.</p> <p>Conservation Commission, ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>9.6: Establish ongoing dialogue concerning development and water quality issues with communities that share watersheds.</p> <p>9.7: Establish a protocol for acquisition and management of dams in coordination with other towns.</p> <p>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.</p>	<p>Conservation Commission, ongoing.</p> <p>Conservation Commission, mid-term.</p> <p>Conservation Commission, Select Board, mid-term.</p>
<p>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.</p>	<p>10.1: Consider approaching the protection of surface water quality through the establishment of standards for construction and maintenance of public and private roads.</p> <p>10.2: Propose an ordinance requiring that all roads within lake watersheds be improved to a standard consistent with Best Management Practices for Water Quality (BMPs).</p> <p>10.3: Explore options to include Best Management Practices in Article 10 Road Standards in the Land Use Ordinance to reduce the impact of public and private roads on the natural environment and on visual character.</p> <p>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.</p>	<p>Select Board, Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p> <p>Select Board, Town Manager, mid-term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
<p>11. Ensure language in the Land Use Ordinance provides adequate protection for all significant natural resources. Work with state, regional and federal officials to obtain accurate identification and assessment of significant natural resources.</p>	<p>11.1: Include language in the Land Use Ordinance that requires developers to identify/delineate and protect aquifers, wetlands, natural areas, rare plant and animal species, critical habitat, vernal pools and other significant natural resources, as necessary.</p> <p>11.2: Continue to review the Land Use Ordinance for consistency with state and federal requirements.</p> <p>11.3: Adopt standards for the protection of forested wetlands.</p>	<p>Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p> <p>Planning Board, CEO, short term.</p>
<p>12. Exceed the minimum requirements of Maine's Shoreland Zoning Law and Natural Resource Protection Act for more effective protections along shoreland areas.</p>	<p>12.1: Explore options to better protect watersheds, waterbodies and natural areas above and beyond the minimal requirements set forth in the state's Shoreland Zoning Ordinance.</p>	<p>Conservation Commission, Planning Board, CEO, short term.</p>

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Policies:	Strategies:	Implementation:
<p><b>FISCAL CAPACITY:</b></p> <p>Readfield is in acceptable financial condition, with no debt and sound financial management. In general, revenues have been reasonably stable in the last decade. The Town Manager and Select Board are committed towards achieving a balanced budget with respect to the municipal side and seek innovative and sustainable solutions to that end.</p> <p><b>Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.</b></p>		
Policies:	Strategies:	Implementation:
<p>1. To finance existing and future facilities and services in a cost-effective manner.</p>	<p>1.1: Formalize the town’s Capital Investment Program and expand its scope of anticipated needs 10 year into the future.</p> <p>1.2: Support legislative initiatives to increase state financial support to towns and schools.</p> <p>1.3: Explore grant opportunities available to assist in the funding of capital investments within the community.</p> <p>1.4: Seek new, compatible and diverse forms of industrial and commercial development to be situated in appropriate locations.</p>	<p>Select Board, Town Manager, short term.</p> <p>Select Board, ongoing.</p> <p>Town Manager, Select Board, ongoing.</p> <p>Select Board, Town Manager, short term.</p>
<p>2. To explore grants available to assist in the funding of capital investments within the community.</p>	<p>2.1: Maintain a working knowledge and listing of grants and deadlines for financing special projects.</p> <p>2.2: Explore the educational budget alternatives and ways to reduce the per student cost.</p> <p>2.3: Capitalize a Capital Improvement Reserve Account with estimate of annual depreciation of existing buildings.</p>	<p>Town Manager, Select Board, short term.</p> <p>Select Board, School Board, ongoing.</p> <p>Select Board, Town Manager, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
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.	Select Board, Town Manager, ongoing.

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## Future Land Use

### Readfield’s Comprehensive Plan Vision Statement:

**The Town of Readfield is a scenic, dynamic and diverse community committed to fostering an inclusive, vibrant way of life for people of all backgrounds and ages. This vision commits to preserving the rural character of our community with a plan for a sustainable future.**

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
<p><b>Land Use Plan:</b></p> <p>Readfield’s Land Use Ordinance manages growth and sprawl by clearly setting parameters for allowable land uses in each zoning district. By providing zoning districts with different minimum lot sizes, different land uses, and varying density standards, Readfield is providing residents, potential residents, and businesses with options to best fit their needs.</p> <p>Readfield will maintain the same future growth areas designated in the previous plan, which are the two Village Districts, Village Residential Districts, and the Academic Districts. Collectively, these districts amount to a sizable area that encompasses land roughly along the State Route 17 corridor, a location already densely developed. These growth areas were designated in the 2008 Comprehensive Plan and are still not at capacity.</p> <p><b>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 preventing development sprawl.</b></p> <p>Managing land use also protects natural resources, of which Readfield has many. The policies and strategies of managing the town’s future land use are detailed in the Land Use Chapter, but presented here in summary:</p>		
<p><b>Policies:</b></p> <p>1. Encourage development (large scale housing or non-natural resource commercial development) to occur with the towns designated growth area.</p>	<p><b>Strategies:</b></p> <p>1.1: Limit commercial development to village areas and districts appropriately zoned for commercial land uses, such as along Route 17 and 41.</p> <p>1.2: Explore the revision of existing Subdivision, Shoreland Zoning, Floodplain Management and Land Use Ordinances to ensure that they</p>	<p><b>Implementation:</b></p> <p>Planning Board, CEO, short term.</p> <p>Planning Board, CEO, mid-term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	<p>encourage appropriate development within the designated growth area.</p> <p>1.3: If changes to existing Ordinances are deemed insufficient to encourage development in the growth area and protect natural resources, decide whether any new Land Use Regulations should be considered by the town.</p> <p>1.4: Identify infrastructure and parking improvements, façade improvements, and amenities for the designated growth area.</p>	<p>Planning Board, Select Board, mid-term.</p> <p>Town Manager, Select Board, long term.</p>
<p>2. Support the level of financial commitment necessary to provide needed infrastructure in growth areas.</p>	<p>2.1: Via Ordinance changes/strengthening, discourage any forms of large, high-density development in the rural areas.</p> <p>2.2: Look to develop and expand usage of village area parks generally, incorporating public spaces and places to hold community events.</p> <p>2.3: Clean up existing sidewalks and walking paths in village area of town and look to make more areas accessible on foot.</p> <p>2.4: Continue to market any available land and buildings for commercial development and expand access to land by improving access to the area.</p> <p>2.5: Develop areas as a gateway to the community, with improved entry signs at village area and town lines.</p> <p>2.6: Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.</p>	<p>Planning Board, CEO, Select Board, mid-term.</p> <p>Select Board, Town Manager, near-term.</p> <p>Public Works, Trails Comm., mid-term.</p> <p>Select Board, CEO, Town Manager, ongoing.</p> <p>Town Manager, Select Board, mid-term.</p> <p>Town Manager, Select Board, ongoing.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
<p>3. Establish efficient permitting procedures, especially in growth areas.</p>	<p>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.</p> <p>3.2: Track new development in the community by type and location.</p> <p>3.3: Monitor development and growth through a Development Tracking System to evaluate the effectiveness of the growth management program in meeting the goals of this plan. Adjust implementation strategies as needed.</p> <p>3.4: The CEO should summarize findings from this tracking system and report these findings on a yearly basis to the Planning Board. The Planning Board will then discuss if changes to the Land Use Plan or Ordinances are necessary.</p>	<p>Town Manager, Select Board, ongoing.</p> <p>Planning Board, CEO, ongoing.</p> <p>CEO, short term.</p> <p>Planning Board, CEO, short term.</p>
<p>4. Review, revamp, and rewrite the existing Land Use Ordinance to address known issues.</p>	<p>4.1: Repword and clarify ambiguous language in the uses and definitions section.</p> <p>4.2: Create process to negate and disallow repeat applications with only marginally different plans or changes that were already denied in order to protect the efficiency and integrity of the application process.</p> <p>4.3: Update formatting and clarify explanation of Zoning Districts.</p>	<p>Town Manager, Select Board, Planning Board, CEO, mid-term.</p> <p>Town Manager, Planning Board, CEO, mid-term.</p> <p>Town Manager, Planning Board, CEO, mid-term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
<p>5. Refocus and explore options for encouraging new development in designated growth areas and away from rural areas.</p>	<p>5.1: Consider rewording and redefining the Academic District in the Land Use Ordinance to allow residential housing not related to academic uses. Residential housing not used for the academic sector already exists in this district and could be expanded to create affordable housing and workforce housing close to the village areas and major highways.</p> <p>5.2: Explore the desire/need for redeveloping underutilized or unused student housing buildings in the Academic District for affordable and workforce housing.</p> <p>5.3: Explore incentives to create cluster subdivisions in appropriate areas, such as density bonuses.</p>	<p>Town Manager, Select Board, Planning Board, CEO, short term.</p> <p>Town Manager, Select Board, Planning Board, CEO, mid-term.</p> <p>Town Manager, Select Board, Planning Board, CEO, mid-term.</p>
<p>6. Continue to encourage and market Readfield as a regional outdoor recreational hub.</p>	<p>6.1: Work with various, appropriate committees and citizens on the creation, expansion, and maintenance of trails and other outdoor recreational opportunities.</p>	<p>Town Manager, Planning Board, Conservation Committee, long term.</p>
<p>7. Coordinate the community's land use strategies with other local and regional land use planning efforts.</p>	<p>7.1: Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.</p>	<p>Town Manager, Select Board, ongoing</p>
<p>8. Periodically, at least every five years, evaluate the implementation of the plan, in accordance with Section 2.7 of the Chapter 208 Comprehensive Plan Review Criteria Rule.</p>	<p>8.1: Consider the formation of an Implementation Committee to evaluate the success in implementing the 2008 plan to include determining which strategies were not implemented and why.</p> <p>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</p>	<p>Select Board, Town Manager, short term.</p> <p>Select Board, Town Manager, short term.</p>

<b>Policies:</b>	<b>Strategies:</b>	<b>Implementation:</b>
	implementing entity to ensure progress is being made in implementing the plan.	

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