

**Appendix B. EXECUTIVE SUMMARY OF THE TOWN OF MACHIASPORT
COMPREHENSIVE PLAN, 1996**

*This appendix reproduces the Executive Summary form the 1996 Machiasport
Comprehensive Plan. A full copy of the plan is on file in the Town Office.*

INTRODUCTION

The Machiasport Comprehensive Plan was written between April 1995 and June 1996. It was drafted under the State Comprehensive Planning and Land Use Regulation Act of 1988 (MSRA Title 30-A, Section 4311 et seq.). The Plan was researched and developed by the Machiasport Comprehensive Planning Committee which consisted of Machiasport residents. The Committee gathered public input for this plan in numerous ways including an opinion survey and public meetings.

The purpose of the Plan is to anticipate the Town growth for the next 10 years although the Plan will be updated in 2001. While the Plan does not directly change specific Town policies, it does make recommendations for changes in ordinances, programs, and funding of capital projects.

The 1996 Machiasport Comprehensive Plan is available for review at the Town Office. In this Executive Summary each chapter of the Plan's Inventory and Analysis section is summarized with statements of goals and findings followed by the policies and implementation strategies derived from that chapter. After these summaries are brief descriptions of the Regional Coordination Plan, the Capital Investment Plan, and the Growth Management Opinion Survey and tabulated results.

The Implementation Strategies may be used by Machiasport to ensure that the policies are adequately carried out. These strategies contain specific actions, the parties responsible for carrying out. These strategies contain specific actions, the parties responsible for carrying them out, and the time frame and estimated costs. It must be noted that specific costs must be approved by voters at a town meeting.

ECONOMIC DEVELOPMENT

Goal To promote an economic climate that increases the number of jobs available locally.

Findings Machiasport is a rural town with a heavy dependence upon the ocean and other natural resources. The majority of businesses in town rely upon these resources or upon the two major employees, the Down East Correctional Facility and Atlantic Salmon of Maine.

The predominantly rural character of the town is a major reason behind many residents' decision to live in Machiasport. Results of the Comprehensive Plan Survey indicate that 65% of the respondents thought the town should organize a more pro-active strategy to attract and develop year-round business and industry. The survey also revealed that 66% favored encouraging a business district.

Policy The Town of Machiasport will actively support and participate in an appropriate State and Regional Economic and Business programs which enhance the Town's economic well-being and increase job opportunities for local residents.

Implementation

Strategies In order to fulfill the purpose of the above Economic development Planning Policy, Machiasport will have to take the following actions:

- a. Future economic development in Machiasport will be encouraged in the growth areas and discouraged by ordinance in other areas. Growth areas are described on the Land Use Map. Within these areas, the Town will assist in programs that are, or may become, available to help small businesses.
- b. The Town does not encourage heavy industry to locate here.

Goal Increase the number of jobs available locally and to manage future commercial activity.

Implementation

Strategies Encourage light industrial and commercial development through participation in regional State and regional development programs.

Continue to encourage home occupations that do not detract from residential areas or affect the rural character of the town, provided that such home occupations do not adversely affect the Town's resources.

Define the difference between small and large-scale commercial activity, and develop a site-review ordinance with standards and buffering provisions.

Goal To encourage appropriate economic growth in the community.

Implementation

Strategies It is recommended that:

1. The Planning Board, in conjunction with the present Harbor Committee, Beach Committee and Conservation Committee, prepare a plan to obtain improved access to the shore and docking facilities.
2. In conjunction with this effort the Committee should consider regulation of the Town-owned shore facilities.
3. The Town support efforts to attract environmentally sound industry to Machiasport.

HOUSING

Goal To encourage and promote affordable, decent housing opportunities for all current and anticipated local citizens, especially those with low to moderate incomes.

Findings Machiasport's housing stock has increased forty-three percent (43%) from 1970 to 1990, eighty-two units were built after 1979, however, forty-four percent (44%) of the housing stock was constructed prior to 1940. Nineteen percent (19%) of year-round home (in 1990) are mobile homes, and there is only one unit of multi-family housing in town. It is difficult to project how much new housing should be built, since demand depends heavily upon the growth in local and regional economies.

Residents responding to the Comprehensive Planning Committee's Survey were relatively evenly divided on the issue of the Town developing affordable housing for residents (Yes-44%, No-39%) and only 23% somewhat agreed that the lack of affordable housing was a serious problem now and in the next decade.

Policy The Town of Machiasport will encourage the continuation of the construction and maintenance of affordable housing for all of its citizens.

Implementation

Strategies The use of manufactured houses in Machiasport is encouraged, whether in parks or on individual lots as single family structures.

Schedule: July, 1997

Responsibility: Planning Board

Estimated Cost: Volunteer effort

Policy The Town will not discriminate against manufactured housing, mobile home parks, elderly housing, or low income housing projects within its jurisdiction.

Implementation

Strategies: The Town will encourage the location of any mobile home parks in areas which sufficient meet the standards of the Mobile Home Park and Trailer Ordinance.

Schedule: July, 1997

Responsibility: Planning Board

Estimated Cost: Volunteer effort

TRANSPORTATION

Goal To plan for, finance and develop an efficient transportation network to accommodate anticipated growth and economic development

Findings Machiasport has 22 miles of publicly maintained roadway, State Route 92 bisects the town and there are no DOT identified high accident locations.

The roads are in fair to poor condition and traffic flows show a modest increase, particularly in the number of heavy trucks traveling to and from the Down East Correctional Facility and Atlantic Salmon of Maine. The Kennebec Road is in need of upgrading.

Survey respondents recorded overall concerns about future problems with the roads (62%) and the Kennebec Road (70%).

There is a need for a five-year road improvement plan, perhaps monitored in part by a Road Committee.

Policy

The Town of Machiasport will prepare and maintain a long-range Town Road Maintenance and Improvement Program.

The Town will maintain, expand, and improve its roads in accordance with its adopted long-range plan.

Implementation

Strategies

The Town will ask for volunteers to form a seven-member Local Road Committee. A representative from the Board of Selectmen shall be a member, six more volunteers would be needed.

Schedule: July, 1997

Responsibility: Board of Selectmen

Estimated Cost: Volunteer effort

The Road Committee will prioritize all roads in town and propose a five year resurfacing program.

Schedule: July, 1997

Responsibility: Road Committee

Estimated Cost: Budgeted amount

Source of funds: Taxes

A written long-range plan for Transportation will be formulated.

Schedule: July, 1997

Responsibility: Road Committee

Estimated Cost: Insignificant cost

The Town will actively pursue a plan to reconstruct the Kennebec Road in equal parts and maintain the improvements.

Schedule: July, 1997

Responsibility: Road Committee

Estimated Cost: Budgeted amount

Source of Funds: Taxes

The Town will advocate for improvements and aggressive maintenance to Route 92, including but not limited to areas identified as high problem areas in the Inventory and Analysis section.

Schedule: July, 1997

Responsibility: Road Committee

Estimated Cost: DOT Funds

The Town will study all roads for their adequacy to accept police, fire, and school bus traffic, as well as other traffic, and make recommendations for corrective actions.

Schedule: July, 1998

Responsibility: Road Committee and Board of Selectmen

Estimated Cost: Insignificant cost

The Town will begin to include funding for a sand and salt shed, improved winter road maintenance, and adequate equipment in the Capital Improvement Plan.

Schedule: Beginning with the adoption of Comprehensive Plan

Responsibility: Board of Selectmen

Estimated Cost: Unknown

Source of Funds: Taxes and DOT salt and sand shed funds

PUBLIC FACILITIES

- Goal** To Plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
- Findings** As all residents and businesses in Machiasport rely on ground water for their needs, it is imperative that this resource be protected from any more adverse impacts and the current contamination in the Howard Mountain area be contained.
- As the costs associated with the disposal of solid waste continue to rise, there will be additional burdens places on the taxpayers. A means of reducing these costs is to reduce the amount of disposed waste through recycling.
- The new Fire Station will make it possible for fire protection in Machiasport to be improved through facility use, training and a central location. The Town office expansion will also serve the 26% of the survey respondents who said that the town government was responsive to their needs and the 26% who said it was not responsive.
- Policy** The Town of Machiasport will plan for, finance, and maintain an efficient system of public facilities and services to accommodate current and projected needs through the development, adaptation and implementation of a capital improvement program.
- The Town will encourage increased use of the Sanborn Cove lot to accommodate current and projected needs for public access to the coastline.
- The Town will, in conjunction with the current Cemetery Associations of Machiasport, organize and implement a Cemetery Improvement Plan which will survey the current burial grounds, note lots available for

purchase and establish a process through the Town Office to arrange plot purchases.

Implementation

Strategies The Town will actively involve itself in regional efforts to promote Washington County. The Machias Economic Summary Area, of which Machiasport is member, will be the focus of the efforts.

Schedule: By the end of 1997

Responsibility: Board of Selectmen

Estimated Cost: Insignificant cost

The Town will seek to improve the access road to the Sanborn Cove Lot construct parking, trails, and shelter.

Schedule: Appoint a committee by the Town Meeting, July 1997

Responsibility: Selectmen

Estimated Cost: Initially an insignificant cost

The Town will create a Cemetery Committee to map cemeteries, consolidate church records and establish a data base for future reference.

Schedule: Committee work

Responsibility: Selectmen and Cemetery Committee

Goal The Town will develop a five-year plan for public facilities Within this plan the Town will move the present Town Garage to the Municipal site, move debris from the old dump to the newer landfill site, and permanently seal it. At the site of the old dump, the Town will pursue the restoration of the area and the reopening of the clam flats.

Findings Residents have expressed a desire to centralize some services in town. Locating the Town Garage adjacent to the Municipal Building will address this concern. Suggestions, looking far into the future, have included moving the Post Office and expanding public recreation facilities to the same site.

Implementation

Strategies The Town will plan for centralization of services at the Municipal site.

Estimated Cost: Insignificant cost

Within three years, the “type” of government should be reviewed by the Comprehensive Planning Committee.

Schedule: Continuing effort, by 1999

Responsibility: Comprehensive Planning Committee

Estimated Cost: Not significant

The Town will create a five year plan to meet the goals of centralizing the municipal services and plan for expanded recreational facilities.

Schedule: Continuing effort, by 1999

Responsibility: Comprehensive Planning Committee

Estimated Cost: Not significant

RECREATION

- Goal** The town will make available a wide range of outdoor recreational opportunities for all of its citizens, including access to public waters.
- The Town will explore the creation of indoor recreational facilities in conjunction with other towns in the area.
- Findings** Residents value their scenic vistas of the coast, as evidenced by the 70% of the survey respondents who thought property owners should be required to preserve scenic views as long as their rights to develop the property were protected. Although only 11% thought more should be done to preserve scenic resources, 65% valued preservation of the coastline. Public access will continue to be of primary importance as developmental pressures force the public into fewer locations.
- The Comprehensive Plan Committee survey reflected an overall concern about the lack of recreational facilities and activities in the next decade; 31% strongly agreed that it was a problem, 17% agreed and 195 were uncertain.
- Policy** The Town of Machiasport will seek to make available a wide range of outdoor recreational opportunities for all citizens, including access to public waters.
- Implementation Strategies** The Town will reactivate the Committee charged with the responsibility of expanding the public access to the tidal waters for boating, fishing and other purposes. Such investigation shall consider acquisition of shore front property.
- Schedule:** Committee reactivated by Town Meeting, 1997
Responsibility: Selectmen
Estimated Cost: Not significant for study
- The Town may apply for a ROW Rediscovery grant from the Maine Coastal Program at the State Planning Office.
- Schedule:** 1996-7
Responsibility: Selectmen and Planning Board
Estimated Cost: Not significant at this time
- The Town will, through a Recreation Committee, prepare plans for providing for the following recreational activities: ball fields, roller-blade areas, boating areas, walking and skiing trails (no vehicles allowed), bicycle trails, and outdoor basketball courts.
- Schedule:** Submit plans by Town Meeting, 1997
Responsibility: Selectmen and a Recreation Committee
Estimated Cost: Planning costs are not significant

MARINE RESOURCES

Goal The Town will continue to protect the residents’ access to the means of their livelihood through the maintenance of current facilities and solving the problem created by the coexistence of residences and commercial activities. Future access needs could be addressed through the continuation of a Harbor District and a Maritime Activity District designation.

Findings There are sixteen islands within the boundaries of Machiasport, physically bounded on almost all sides by water. Much of the economic activity in town is tied closely to the water; one hundred and sixty-seven watercraft are registered.

The Town has publicly owned water access sites (boat launch) at Finn Beach, behind the Gates House, and adjacent to the “Foster Bridge” culvert over Tidewater Stream. Jasper Beach (Howard Cove) is protected by the Federal Coastal Barrier Program, where the Town owns eleven acres. Private access is available at Starboard Island and Pettegrow’s Boat Yard.

Survey respondents (55%) thought the public had access to the ocean, 65% wanted to do more to preserve the coastline and a total of 77% saw an overcrowding of existing shoreland facilities as a problem to be addressed in the next ten years.

Policy The Town of Machiasport will protect the shoreland access of its residents and will investigate improved access and the construction of appropriate facilities.

Implementation

Strategies The Town will maintain the Harbor District and the Maritime Activities District designations to protect the access and the economic activity of many residents in the face of developmental pressures.

Schedule: By Annual Town Meeting, 1997

Responsibility: Selectmen

Estimated Cost: Initially not significant

The Town will continue to support the present shoreland zoning regulations and will review the regulations every five years.

Schedule: Beginning with adoption of the Comprehensive Plan

Responsibility: Planning Board

Estimated Cost: Not significant

The Town will revisit the 1989 Action Plan for the plan to rebuild the public access site behind the Gates House and incorporate the costs of the improvements into the capital improvement plan.

Schedule: After adoption of the Comprehensive Plan

Responsibility: Selectmen and the Planning Board

Estimated Cost: Initially not significant

Source of future funds: DOT, taxes

- Goal** The Town will contact the Army Corps of Engineers and re-involve them in a project designed to enlarge and dredge Bucks Harbor.
- Findings** Bucks Harbor was dredged in 1972. At that time the Army Corps of Engineers indicated that this would be sufficient for fifty years. Fishermen have reported shallower depths and deep-draft vessels are now obligated to anchor near the mouth of the harbor to insure that they will not go aground at low tide.
- The harbor would have to be enlarged first (the Town never had the funds to do this in 1972); then the Army Corps of Engineers could contract this work as a total project.
- Policy** The Town will designate a representative to contact the Army Corps of Engineers and pursue an enlarging/dredging plan.

Implementation

- Strategies** The Town will also revisit the 1989 Action Plan for copies of the 1986 Army Corps of Engineers breakwater studies and dredging plans. Funds have not materialized as of now.
- Schedule:** After adoption of the Comprehensive Plan
 - Responsibility:** Selectmen
 - Estimated Cost:** Initially not significant
 - Source of future funds:** Army Corps of Engineers, Department of Marine Resource, Federal funds
- The Town will initiate a study to determine the need for improved public access at Tidewater Stream, including improved parking facilities.
- Schedule:** After adoption of the Comprehensive Plan
 - Responsibility:** Selectmen, Road Committee
 - Estimated Cost:** Not significant
 - Source of future funds:** DOT
- The Town will revisit the 1989 Action Plan for copies of the development of the Sanborn Cove area.
- Schedule:** After adoption of the Comprehensive Plan
 - Responsibility:** Selectmen
 - Estimated Cost:** Not significant initially
 - Source of future funds:** Army Corps of Engineers, Department of Marine Resource

WATER RESOURCES

- Goal** To protect the quality and manage the quantity of Machiasport's water resources, watersheds, and the Larabee Heath.
- Findings** In recognition of the fact that activities within a watershed may affect the quality of the water great distances away (as evidenced by the Howard Mountain contamination), the development of local and regional policies

are necessary to ensure future protection. An Aquifer Ordinance has been suggested.

Because of its ecological importance, the Larabee Heath, a freshwater wetland, should be preserved and protected from adverse impact. In addition to the wetlands, several erosion sites have been identified along the coastline (one particularly near the cemetery) and are in need of stabilization.

Over half (55%) of the survey respondents said the town should improve public access to the Machias River through Machiasport and 69% thought the Town ought to do more to preserve the river front.

Policy The Town of Machiasport will protect from adverse impact the significant identified water resources within its jurisdiction.

The Town of Machiasport will continue to enforce land use regulations protecting its significant water resources from adverse impact.

Implementation

Strategies The Town will support the Department of Environmental Protection and other state agencies in the preservation of Larabee Heath and other fresh water wetlands within its jurisdiction.

Schedule: Upon adoption of Comp Plan, no further action

Responsibility: Selectmen

Estimated Cost: Not significant

The Town will support the protection of land adjacent to streams and brooks that make up the watersheds of Marsh Stream, Larabee Heath, Renshaw Land, the East Side, Mill Pond, Bucks Harbor, Howard Cove, and Starboard Cove.

Schedule: Town to state its policy in these matters

Responsibility: Planning Board

Estimated Cost: Not significant

Goal The Town will pursue the clean-up of the Howard Mountain water contamination and/or suitable source of potable water for affected residents.

Policy The contamination at Howard Mountain concerns many residents, even as the Army Corps of Engineers has accepted responsibility and will ultimately be responsible for funding alternative clean water sources.

Implementation

Strategies The Town will continue to advocate for clean water and protect the aquifers for all residents; water contamination clean-up activities in the Howard Mountain to Miller Mountain area, monitor the clean-up progress of the Army Corps of Engineers, and investigate alternative water supplies.

Schedule: Ongoing

Responsibility: Selectmen

Estimated Cost: Not significant

The Town will pursue alternative water supplies for the residents' wells from Howard Mountain to Miller Mountain affected by the contamination.

Schedule: Ongoing

Responsibility: Selectmen

Estimated Cost: Not significant

The Town will establish aquifer protection through an Aquifer Protection Ordinance.

Schedule: At Annual Town Meeting, 1997

Responsibility: Planning board

Estimated Cost: Initially not significant

The Town will investigate improved public access to the river through Machiasport, perhaps by purchasing the L. Ray Packing property and revitalizing the area with a marina.

Schedule: Report at Annual Town Meeting, 1998

Responsibility: Selectmen

Estimated Cost: Initially not significant

CRITICAL NATURAL RESOURCES

- Goal** To protect the Town's other critical natural resources including wildlife, offshore islands, scenic vistas, and other unique natural areas.
- Findings** Because of the fragile nature of critical areas it is important that they be monitored and plans for their management be developed. Several areas in Machiasport are unique and for their nesting birds, active Blue Heron nests, cobble beaches, and petroglyphs.
- Residents responding to the survey endorsed a more pro-active stance in preserving wetlands (55%), open space (50%), and the coastline (65%). To further facilitate protection, many residents favored commercial development (66%) in specific areas of town. Town aquifer protection was endorsed by 66% of the respondents.
- Policy** The Town of Machiasport will protect from adverse impact the identified critical natural areas within its jurisdiction.
- The Town of Machiasport will continue to enforce land use regulations protecting identified significant natural resources from loss or adverse impact.
- Implementation**
- Strategies** Scenic resources have been identified in the Comprehensive Plan with some detail. The Town will encourage protection of these designated resources.
- Schedule:** Start immediately
- Responsibility:** Planning board
- Estimated Cost:** Not significant

The Town will inventory all septic systems, establish priorities for replacement of malfunctioning systems, and encourage their replacement.

Schedule: Start planning by August, 1996

Responsibility: Code Enforcement Officer, Planning Board

Estimated Cost: Not significant

The Town will inventory erosion problems in watersheds and offer technical assistance to provide mitigation.

Schedule: State policy by August, 1996

Responsibility: Code enforcement officer

Estimated Cost: Not significant

The Town will develop a list of critical natural resources such as steep slopes, highly erodible soils, wetlands, and the like and develop regulatory language for inclusion in the current ordinances.

Schedule: By Town Meeting, 1997

Responsibility: Planning Board

Estimated Cost: Not significant

AGRICULTURAL AND FOREST RESOURCES

Goal To safeguard Machiasport's forest resources from development which threatens those resources and to preserve marginal open space whenever possible.

Findings Agricultural and forest lands are significant components of Maine rural environment, economy and way of life. These areas have value as open space, wildlife habitat, outdoor recreation opportunities, and as scenic resources.

Timber harvesting should be regulated to prevent erosion and sedimentation, destruction of fish and wildlife habitat and rare, unique and exemplary plant communities, as well as to prevent adverse visual impact along public roads and shore land areas.

Some areas of town may be suitable for farming, an economic activity which would preserve the open space so noted by 50% of the survey respondents. As many agreed that more should be done to encourage economic activity (65%), farming may prove to be alternative.

Policy The Town of Machiasport will preserve and protect its rural character by actively encouraging the preservation, protection, and conservation of identified and productive forest land.

The Town of Machiasport will actively encourage efforts to establish tracts of productive farmland, including organic farming sites.

Implementation

Strategies The Town will make available information concerning programs to encourage the preservation of farmland and forest land.

Schedule: State policy by August, 1997

Responsibility: Selectmen

Estimated Cost: Not significant

The Town will encourage the preservation of open space through tree growth and/or open space ordinances.

Schedule: State policy by August 1997

Responsibility: Selectmen and Planning Board

Estimated Cost: Initially not significant

HISTORIC AND ARCHAEOLOGICAL RESOURCES

Goal To identify and protect Machiasport's historic and archaeological resources.

The Town will initiate an inventory of all houses with historical significance.

Findings The Town of Machiasport has a proud history that can be documented well before the American Revolution. The Town was incorporated as a separate town (from Machias) in 1826.

The 1989 Action Plan documents several buildings of historic value. The Liberty Town Hall, the Machiasport Congregational Church, the First Baptist Church (East Side), the Gates House, the Larabee and Machiasport Baptist Churches, the homestead of William Holway in the East Kennebec area, the Libby Island Light Station, and Fort O'Brien all have historical significance.

Although the Action Plan contains several recommendations for stabilization and reconstructive work, no action has yet been taken. In the Comprehensive Planning Committee survey, 71% said more ought to be done to preserve historic buildings.

Policy The Town of Machiasport will promote the identification and subsequent protection of significant historic archaeological resources through voluntary registration and protection programs.

The Town will adopt regulations that protect identified significant historic archaeological resources from incompatible development.

Implementation

Strategies The Inventory of historic buildings in Town (Action Plan, 1989) for all parts of town will be updated.

Schedule: First report by July 1997

Responsibility: Machiasport Historical Society

Estimated Cost: Not significant

The Town will actively seek the assistance of the Maine Historic Preservation Commission in conducting a comprehensive survey of the town's historic above-ground resources in order to identify other properties that may be eligible for nomination to the National Register of Historic Places.

Schedule: First report by July 1997

Responsibility: Selectmen, Machiasport Historical Society

Estimated Cost: Not significant

LAND USE

- Goal** To encourage orderly growth and development in appropriate areas of Machiasport while protecting the Town's character, making efficient use of public services and preventing sprawl.
- Findings** The Town currently has in place ordinances that address many developmental issues: Subdivisions (1988), Shoreland Zoning (1991), and Building Permits (1995). Residents feel adequately protected at this time.
- The overwhelming use of land in Machiasport is for residential purposes.
- Respondents to the Comprehensive Planning Committee's survey did suggest some designation of sites for mobile home parks (49%-yes, 39%-no) and were clear in their locations of residential development anywhere in Town (59%); commercial development could occur in specific areas of Town (66%); and light industrial development could also be located in specific areas of Town (67%).
- Policy** The Town of Machiasport will periodically update the official Land Use Map which designated areas suitable for future growth and development and areas where the rural character of the community will be protected and enhances.
- The Town of Machiasport will adopt and enforce land use regulations which direct future growth and development in areas identified as suitable and appropriate for such growth.
- Implementation**
- Strategies** Machiasport, Maine will have Land Use Map and update it with any changes which may be appropriate. The current shoreland zoning map approved at Town Meeting in 1991 in conjunction with the Shoreland Zoning Ordinance shall serve as the land use map. This map will designate the Town as completely rural with the exception of the shoreland zones. Allowable activities in these rural areas are to include home occupations and natural resource based activities (fishing and related activities).
- Schedule:** Start immediately
- Responsibility:** Planning Board
- Estimated Cost:** Initially not significant

The Town of Machiasport will consolidate its Subdivision Ordinance, Mobile Home and Trailer Park Ordinance, Shoreland Ordinance and Building Permit Ordinance to create a Land Use Ordinance. This consolidation of present ordinances will also address other issues of land use that may be appropriate including: erosion control and storm water management.

Schedule: Beginning after adoption of the Comprehensive Plan

Responsibility: Planning Board

Estimated Cost: Initially not significant

FISCAL CAPACITY

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

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

The tax base in Machiasport is characterized by primarily residential real estate. The town tax commitments have increased at a much faster rate than property values; the tax rates have had to increase 56% during the last six years. Machiasport does, however, still have one of the lowest property tax burdens in the areas.

Residents responding the survey did see tax increases as a serious problem now and in the next five years (48% - strongly agree and 17% - agreed). Most also said they preferred to see the population of the town stay the same (275) of increase slowly (40%), when such would expand the tax base.

Policy The Town of Machiasport will develop and enhance its capacity to provide the most efficient and cost effective financing and operation of existing and future public facilities and services.

The Town of Machiasport will prepare, maintain and annually update a five-year Capital Improvement Program.

Implementation

Strategies The Town will prepare, maintain and annually update a five-year Capital Improvement Program.

Schedule: Once every spring

Responsibility: Selectmen

Estimated Cost: None

REGIONAL COORDINATION PLAN

This section addresses regional policies formulated in part by Eastern Maine Development Corporation. Also included in this section are the

proposed policies developed in Machiasport's Comprehensive Plan which rely on regional coordination and cooperation for their successful implementation.

CAPITAL INVESTMENT PLAN

The purpose of this section is to plan for the efficient use of funds to finance capital needs identified in the Comprehensive Plan. The projects identified in the section are a municipal pier with improved access, improvements to the Kennebec Road, the preservation of historic buildings, and the development of recreational facilities.

MACHIASPORT PUBLIC OPINION SURVEY

The Machiasport Public Opinion Survey was distributed to every tax payer address via the United States Postal Service. The survey was designed to be refolded to be mailed back to the Town Office. Of the 717 mails, 133 were returned; this represents a response rate of approximately 18 percent, not a strong statistically reliable report of public opinion in Machiasport but a reliable report of public opinion. The survey was two pages long and its results are presented in their entirety in a separate chapter in the total Comprehensive Plan package. The survey results were used extensively to guide and substantiate the policies and implementation strategies.