

Appendix F. PLAN IMPEMENTATION

This appendix brings together the all of the recommended goals, policies and strategies included in the Comprehensive Plan. It prioritizes how each implementation strategies will be carried out and identifies the responsible party.

HISTORY & CULTURE

Goal: *Machiasport will preserve the cultural, historic and archeological resources of its maritime heritage for future generations.*

| Policy | Implementation Strategy | Responsibility | Timeframe |
|---|---|--------------------------------------|---|
| Promote the identification and subsequent protection of significant historic archaeological resources through voluntary registration and protection programs. | Promote awareness of historic structures and artifacts including the consideration of listing on the National Register of Historic Places. <ul style="list-style-type: none"> ▪ Examine nomination of Starboard Community/School House to the national Register | Historical Society | Immediate |
| | Complete comprehensive inventories of the following: <ul style="list-style-type: none"> ▪ Prehistoric archaeological resources. ▪ Historic archaeological resources. ▪ Historical resources. | Historical Society; ad-hoc committee | Short Term 2-5 years |
| | Take advantage of any outside sources of funding for professionally conducted inventories (i.e. State Planning money, Maine Historic Preservation Commission Certified Local Government Program and survey grants). | Historical Society; Select Board | On-going |
| | Explore designation of Machiasport village as a Historic Districts. | Historical Society; Planning Board. | As funding allows |
| | Work in cooperation with the State of Maine concerning any of the identified historical and archaeological resources within Machiasport. | Planning Board; Select Board | As funding allows |
| Ensure that archeological and historic sites are not unknowingly destroyed. | Potential areas and artifacts of historical and archaeological significance, especially along the coast, should be professionally surveyed and documented. The presence of and historical and archaeological sites and artifacts should be considered when development is proposed. | Planning Board; Historical Society | Short Term (2-5 years) or as funding allows |
| Adopt regulations that protect identified significant historic archaeological resources from incompatible development. | Zone significant archaeological sites that occur within the Shoreland Zone, such as the petroglyphs, as Resource Protection. | Planning Board; Select Board | Immediate |

POPULATION

Goal: *Machiasport will use complete and current information about its population when making administrative and policy decisions.*

| Policy | Implementation Strategy | Responsibility | Timeframe |
|--|--|----------------------------|------------------|
| Machiasport will monitor the size, characteristics and distribution of its population. | In conjunction with the Washington County Council of Governments, the designated census information center for Washington County, the town will gather all available population estimates, census data and other information concerning the number and characteristics of the town’s population. | Selectmen; School Board | Immediate |

PUBLIC FACILITIES, RECREATION AND PUBLIC SERVICES

Goal: *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.*

Goal: *Machiasport will seek to make available a wide range of outdoor recreational opportunities for all citizens, including access to public waters.*

| Policy | Implementation Strategy | Responsibility | Timeframe |
|--|--|--|------------------|
| Maintain existing municipal facilities and provide for additional public facilities necessary for the safe and efficient delivery of municipal services. | The Town will address future capital funding needs for replacement items through the Capital Improvement Plan | Selectmen | Ongoing |
| Ensure that school facilities are well cared and appropriately used. | Work with school official to identify off-hours uses of school facilities, including community uses and/or revenue generation (e.g. rental of kitchen facilities to small businesses). | Selectmen / Principal | Short-term |
| Support the maintenance and improvement of the Town’s snowmobile & ATV trails. | Seek municipal grants from the State’s Snowmobile Trail Fund to improve snowmobile trails in the area. | Selectmen / Snowmobile and ATV Clubs | On-going |
| | Support planning for and management of the Down East Sunrise Trail. | Selectmen / Sunrise Trail Coalition | On-going |
| | Explore development of snowmobile, ATV and/or hiking trails that may feed into the Sunrise Trail. | Selectmen / Snowmobile and ATV Clubs | Medium-term |

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| PUBLIC FACILITIES, RECREATION AND PUBLIC SERVICES, cont'd | | | |
|--|--|--|------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Ensure that Machiasport residents continue to have access to adequate outdoor recreation opportunities. | Establish a Recreation Committee to 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. | Selectmen; Recreation Committee | Immediate |
| | Maintain facilities (picnic area, walking trails, parking) at Jasper Beach; and explore development of facilities at Gray's Beach. | Selectmen; Recreation Committee | Ongoing |
| | Seeking funding for a feasibility study to explore development of recreational boating facilities (e.g. a marina) on the Machias River/Machias Bay. | Selectmen | Short-term |
| | Develop a ball field and ball diamond behind in the open space behind the Town Office. | Selectmen | Medium-term |
| Ensure that Machiasport residents have access to culture facilities and events. | Negotiate arrangement with the Board of Porter Memorial Library to provide library services and memberships to Machiasport residents. | Selectmen | Short-term |
| | Complete renovations at Liberty Hall. | Selectmen; Campaign to Save Liberty Hall | Medium-term |
| | Coordinate with the school system to ensure that Fort O'Brien School is as open and available for community event as possible. | Selectmen / School Board | On-going |
| Ensure that rural development is located on land that is capable of supporting on-site water and subsurface sewage disposal systems. | Include language in the Zoning Ordinance to require that, for structures involving subsurface sewage disposal, a plumbing permit be obtained prior to a building permit. | Planning Board/ Selectmen | Immediate |
| Ensure that residents in all portions of town have access to safe drinking water in their homes. | Explore development of a water district to serve those households whose drinking water has been contaminated by OBD. | Selectmen | Immediate |
| Provide adequate waste disposal for the citizens of Machiasport. | Work with The Bay Area Transfer Station or other appropriate parties to explore the options for a municipal recycling station in Machiasport. | Selectmen | Short-Term |
| | Work with neighboring communities to improve household solid waste disposal. | Selectmen | On-going. |

| PUBLIC FACILITIES, RECREATION AND PUBLIC SERVICES, cont'd | | | |
|---|---|--|------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Implement an annual large item disposal day or other method to improve disposal of white goods & other large waste items. | Selectmen | On-going |
| | Educate school children and the general public on the importance of recycling, reduction and reuse. | School Dept. | On-going |
| Ensure that police, fire and ambulance services are adequate. | Continue to coordinate regional ambulance services. | Selectmen | On-going |
| | Expand facilities for at the Fire Department to provide additional space for vehicles and storage of special equipment. | Selectmen / Fire Chief | Medium-term |
| | Continue to participate in the regional approach to emergency response for hazardous materials and chemicals spills. | Fire & Police Departments/ Wash Co. | On-going |
| The Town will cooperate on the delivery of regional services and endeavor to achieve economies of scale where feasible. | Continue to provide 24 hour emergency services and support grant funding efforts for facility improvements and staff. | Selectmen; Office of the Harbor Master | Short term |

NATURAL RESOURCES

Goal: *Machiasport will safeguard its forest resources from development which threatens those resources and to preserve marginal open space whenever possible.*

Goal: *Machiasport will protect the quality and manage the quantity of the Town's water resources, watersheds and the Larabee Heath.*

Goal: *Machiasport will pursue the clean-up of the Howard Mountain water contamination and/or a suitable source of potable water for affected residents.*

Goal: *Machiasport will protect the Town's other critical natural resources including wildlife, offshore islands, scenic vistas, and other unique natural areas.*

| Policy | Implementation Strategy | Responsibility | Timeframe |
|---|---|------------------------|------------------|
| Preserve and protect Machiasport's rural character by actively encouraging the preservation, protection, and conservation of identified and productive forest land. | Make available information concerning programs to encourage the preservation of farmland and forest land. | Selectmen; Town Office | On-going |

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| NATURAL RESOURCES, cont'd | | | |
|--|--|-----------------------|-------------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Encourage owners of productive farm and forest land to enroll in the current use taxation programs. | Selectmen | On-going |
| | Encourage the preservation of open space through tree growth and/or open space ordinances. | Planning Board | Medium Term (3-5 years) |
| | Seek input during large land sales to private developed or conservation groups to discuss ways to ensure traditional accesses and uses are retained. | Selectmen | On-going |
| Safeguard lands identified as prime farmland or capable of supporting commercial forestry. | Amend land use ordinances to require commercial or subdivision developments in critical rural areas to maintain areas with prime farm soils as open space to the greatest extent practicable. | Planning Board | Short Term (1-2 years) |
| | 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. | Planning Board | Short Term (1-2 years) |
| | Permit activities that support productive agriculture and forestry operations, such as road-side stands, greenhouses, and pick-your-own operations. | Planning Board | On-going |
| To promote the use of best management practices for timber harvesting and agricultural production. | Consult with the Maine Forest Service District Forester when developing any land use regulations pertaining to forest management practices. | Planning Board | On-going |
| | Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices. | Planning Board | On-going |
| To support farming and forestry and encourage their economic viability. | Include agriculture and commercial forestry operations in local or regional economic development plans. | Selectmen; WCCOG | On-going |
| Ensure that all resident have access to safe drinking water. | 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. | Selectmen | On-going |

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| NATURAL RESOURCES, cont'd | | | |
|--|---|---|-----------------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Pursue alternative water supplies for the residents' wells from Howard Mountain to Miller Mountain affected by the contamination. | Selectmen | On-going |
| | Work with land owners around public wells at Fort O'Brien School and Downeast Correctional Facility to identify voluntary measures that will reduce the risk of contamination within the wellhead protection area(s). | Selectmen | On-going |
| Maintain the high level of water quality in Machiasport, protect significant surface water resources from pollution, and improve water quality where needed. | Amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: <ul style="list-style-type: none"> a. The Maine Stormwater Management Law and Stormwater Rules (Title 38 MRSA Section 420-D and 06-096 CMR 500 and 502). b. DEP's allocations for allowable levels of phosphorus in lake/pond watersheds. c. The Maine Pollution Discharge Elimination System Stormwater Program | Planning Board | Short Term (1-2 years) |
| | Periodically review and update the floodplain ordinance to be consistent with state and federal standards. | Planning Board | On-going |
| | Provide water quality "best management practices" information to farmers and loggers. | Selectmen; Town Office | On-going |
| | Equip Fire Department with fuel containment boom and absorbent materials for spill recovery. | Selectmen; Fire Department | Immediate |
| | Promote the use of Best Management Practices for Stormwater Management and for Erosion and Sedimentation Control through education of the Planning Board, Code Enforcement Officer and Road Commissioners. | Planning Board; Selectmen; Road Commissioners | Short-term (within 2 years) |
| | Provide educational materials at appropriate locations regarding invasive species. | Selectmen; Town Office | On-going |
| | Continue to enforce land use regulations protecting Machiasport's significant water resources from adverse impact. | CEO | On-going |

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| NATURAL RESOURCES, cont'd | | | |
|---|---|----------------------------------|-------------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Protect water resources in growth areas while promoting more intensive development in those areas. | Consider amending local land use ordinances, as applicable, to incorporate low impact development standards. | Planning Board | Medium Term (3-5 years) |
| Minimize pollution discharges through the upgrades to septic systems. | Control existing point source discharges (4 existing overboard discharge permits) through application to the Small Community Grant Program and other federal programs. | Selectmen | On-going |
| Cooperate with neighboring communities and regional/local advocacy groups to protect water resources. | Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality. | Selectmen; WCCOG; Planning Board | On-going |
| Conserve critical natural resources and significant wildlife habitat in Machiasport. | Amend the Subdivision Ordinance to require property developers to look for and identify 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. | Planning Board | Short Term (1-2 years) |
| | Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan. | Planning Board | Immediate |
| | Periodically review the Town's shoreland zone ordinances and make necessary amendments to meet current state guidelines. | Planning Board | On-going |
| | Amend land use ordinance to incorporate maps and information provided by the Maine Beginning with Habitat program into the review process. | Planning Board | Short Term (1-2 years) |
| | Train road commissioner in natural resource protection best practices and standards for construction and maintenance of town roads. | Selectmen | On-going |
| | Distribute or make available information to those living in or near critical natural areas about applicable local, state or federal regulations. | Selectmen; Town Office | On-going |
| | Pursue public/private partnerships to protect critical natural resources such as through purchase of land or easements from willing sellers. | Selectmen | On-going |
| Preserve important scenic resources. | Work with land owners to develop a plan to protect significant scenic resources. | Selectmen; Planning Board | Short Term (1-2 years) |

| NATURAL RESOURCES, cont'd | | | |
|--|--|-----------------------|------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources. | Initiate and/or participate in interlocal and/or regional planning, management and/or regulatory efforts around shared critical natural resources. | Selectmen; WCCOG | On-going |

EMPLOYMENT AND ECONOMY

Goal: *Machiasport will promote an economic climate that increases the number of jobs available locally.*

| Policy | Implementation Strategy | Responsibility | Timeframe |
|---|--|--------------------------------|-------------------------|
| Increase the number of jobs available locally and to manage future commercial activity in a manner consistent with Machiasport's rural character. | 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. | Planning Board | Short-term (1-2 years) |
| | Encourage light industrial and commercial development in designated growth areas through participation in regional State and regional development programs. | Planning Board; Selectmen | On-going |
| | Continue to encourage home occupations and small business 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. | Planning Board | On-going |
| | Define the difference between small and large-scale commercial activity, and develop a site-review ordinance with standards and buffering provisions. | Planning Board | Short-term (1-2 years) |
| | The Town supports efforts to attract environmentally sound industry to Machiasport. | Selectmen | On-going |
| | The Town does not encourage heavy industry to locate here. | Selectmen | On-going |
| Support development of a marina facility and redevelopment of under-utilized facilities as appropriate. | Work with interested developers or other parties to support development of a marina facility in Machiasport through the use of tax incentives and other municipal efforts, as appropriate. | Selectmen, Harbor Committee | Medium-term (3-5 years) |

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| ECONMY AND EMPLOYMENT, cont'd | | | |
|---|---|------------------------------|-------------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Work interested developer to redevelop the former base housing facility or other under-utilized facilities in a manner consistent with Machiasport rural character. | Selectmen | Medium-term (3-5 years) |
| | Explore the use of a Brownfield Assessment grant or other appropriate mechanism to facilitate redevelopment of the former base housing at Howard Mountain. | Selectmen; Planning Board | Immediate |
| Support infrastructure and transportation investments with will support the type of economic development desired by Machiasport. | Work with MDOT to make roadway improvement that will enhance freight access to Buck Harbor and Downeast Correction Facility. This may include a roadway re-alignment as identified in <i>Chapter I. Transportation</i> . | Selectmen; Road Commissioner | Medium-term (3-5 years) |
| | Explore expanded employer-base ride share or other alternative commuting options through GoMaine! or other appropriate programs and partnerships. | Planning Board | Immediate |
| 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. | Continue municipal participation in regional economic and community development organizations including Washington County Development Authority, Sunrise County Economic Council, Washington County Council of Governments, <i>et al.</i> | Selectmen | On-going |
| | Appoint a Town "point person" to advocate on the Town's behalf on issues regarding state policy (notably as it affects the prison and school consolidation). | Selectmen | Immediate |

MARINE RESOURCES

Goal: *Machiasport will preserve for future generations the marine resources that are vital to Town ecology, support local fisheries, and contribute significantly to the Town’s heritage and quality of life.*

| Policy | Implementation Strategy | Responsibility | Timeframe |
|---|--|---|------------------------|
| To protect, maintain and, where warranted, improve marine habitat and water quality. | Work with land owners, the DEP and neighboring communities to identify and eliminate OBD and non-point source pollution. | Selectmen | Immediate (1-2 years) |
| | Enforce shoreland zoning provisions and provide adequate training to the code enforcement officer. | CEO; Selectmen | On-going |
| | Develop proposal for installation of permanent sanitary facilities and a pump out station at municipal pier | Selectmen; Maritime Committee; Harbor Master | Short-Term (2-5 years) |
| | Encourage owners of marine businesses to participate in clean marina/boatyard programs. | Selectmen; Harbormaster | On-going |
| To maintain and, where warranted, improve harbor management and facilities. | Implement harbor management strategies as outline in the Machiasport Maritime Plan. | Harbormaster | On-going |
| Promote harmony and understanding among newcomers and existing residents over traditional uses of land and water. | Develop educational materials describing traditional uses and practices including issues such as shore access, hunting, working waterfront and commercial fishing, and community institutions. | Selectmen or their designee; Maritime Committee and maritime users; WCCOG | Immediate (1-2 years) |
| | Distribute these materials at town offices, schools and local businesses including real estate firms. | Selectmen or their designee | Immediate (1-2 years) |
| Ensure that traditional use of lands and access to water are protected as development pressures increase. | Use the inventory of traditional accesses in this chapter to seek protection of these features when reviewing proposals for subdivision or development. | Selectmen; Planning Board | Immediate (1-2 years) |
| | Provide information about the current use taxation programs to owners of waterfront land used to provide access to or support the conduct of commercial fisheries. | Selectmen; Assessor | Immediate (1-2 years) |

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| MARINE RESOURCES, cont'd | | | |
|---------------------------------|--|---------------------------------|-------------------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | <p>Respect private property rights but seek to maintain traditional uses of any private roads or rights of way to the water. Negotiations with private land owners to secure these accesses will include:</p> <ul style="list-style-type: none"> • Acknowledgement/celebration of landowners who continue the centuries old practice of allowing public use of their lands; • Informal agreements allowing public use of lands; • More formal agreements allowing public use of lands until and unless problems arise from disrespectful use of private land (eg. Leaving gates open, littering, vandalism); • Providing property tax incentives to property owners who grant written, revocable rights of access across their property; • Purchasing rights of first refusal for access points or property of critical importance to the fishery; • Purchasing permanent easements or fee title to access points or property of critical importance to the fishery. | Selectmen; Planning Board | Immediate (1-2 years) |
| | <p>Request of land conservation groups that public access to significant resources – and in particular public access to the shore – be including in easement language and written into management plans to the greatest extent practical.</p> | Selectmen | Immediate (within 2 years) |

HOUSING

Goal: Machiasport will encourage and promote affordable, decent housing opportunities for its residents.

| Policy | Implementation Strategy | Responsibility | Timeframe |
|---|--|-------------------------------------|-----------------------------|
| Pursue programs and grants that can assist in ensuring that at least 10% of new residential development meets the definition of affordable housing. | Compile information on programs and grants (CDBG housing assistance and rehabilitation programs) for the use of residents. | Town Clerk | Immediate |
| | Participate in programs, grants and projects for the construction of subsidized housing whether within the town or the region including grants to homeowners for improvements to energy efficiency, habitability, etc | Selectmen | Immediate |
| | Seek the assistance of regional and state agencies in the opportunities, technologies and permitting requirements for sewage treatment systems to address waste disposal needs within already developed areas. | Selectmen | Immediate |
| Encourage and support the regional efforts to address affordable and workforce housing needs. | Support the efforts of WHCA and other organization to create safe, decent workforce housing opportunity in Washington County. | Selectmen | Ongoing |
| Codes and Regulation | | | |
| Ensure that local codes and ordinances are enforced for the public health, safety and welfare. | Work with the planning board to address any need for modification to the existing land use regulations that may be appropriate. | CEO; Planning Board | On-going |
| | Ensure that the code enforcement officer (CEO) works to address reported violations of local ordinances and State laws and regulations that affect health, safety or community conditions such as the automobile graveyard provisions, removal of unsafe or deteriorated buildings, replacement of driveway culverts, etc. | Selectmen; Code Enforcement Officer | On-going |
| The future land use ordinance will not preclude the development of affordable housing | Encourage affordable housing opportunities by allowing a mixture of housing types, including accessory apartments and mobile home in both rural and growth areas. | Selectmen; Planning Board | Short-term (within 2 years) |

| HOUSING, cont'd | | | |
|------------------------|---|-----------------------|------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Continue to allow mixed uses and mixed income housing within the residential areas of the town. | Planning Board | On-going |
| | Encourage senior citizen housing opportunities and provide residential areas that allow single and multi-family dwellings, as well as manufactured housing. | Planning Board | On-going |

TRANSPORTATION

Goal: *Machiasport will encourage, promote and develop efficient and safe transportation facilities that will accommodate our town's anticipated growth and economic development.*

| Policy | Implementation Strategy | Responsibility | Timeframe |
|--|--|------------------------------------|----------------------------|
| The town will plan for optimum use, construction, maintenance and repair of roads in a manner that improves safety and enhances efficiency of the transportation system. | Develop a prioritized ten-year improvement, maintenance and repair plan for local/ regional transportation system facilities that reflects local, regional & state objectives. | Selectmen; Road Commissioner | Short Term (1 -2 years) |
| | Advocate for improvements and aggressive maintenance to Route 92, including but not limited to areas identified as high problem areas (above). | Selectmen; Road Commissioner | On-going |
| | Work MaineDOT to address safety issues identified in the Comprehensive Plan Update. | Selectmen; Road Commissioner | Short Term (1 -2 years) |
| | Explore the feasibility of developing a new roadway utilizing the existing right-of-way connecting Old County Road to Route 92, including potential funding sources that may including cost-sharing with MDOT or the use if Tax Increment Financing (TIF). | Selectmen; Road Commissioner | Immediate |
| | Coordinate with MDOT to explore the feasibility of developing the Old County Road extension as a re-alignment for the portion of Route 92 through Machiasport Village. | Selectmen; Road Commissioner | Short Term (1-2 years) |
| | Establishing a reserve account of \$5,000 over the next several year to help smooth out the economic impact on any given budget cycle of culvert replacement. | Selectmen; Budget Committee | Immediate |

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| TRANSPORTATION, cont'd | | | |
|---|--|---------------------------------|-------------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| 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. | Review and amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and in a manner consistent with the Future Land Use Plan.. | Planning Board | Medium Term (3-5 years) |
| Ensure transportation facilities meet the needs of all residents by providing a safe, efficient and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists). | When State roads require reconstruction or repair the town will request that shoulders be added to improve public safety. | Selectmen/ Road Commissioner | Long Term (5-10 years) |
| | Work with MDOT, regional employers and other interested parties to expand ride-share, carpool and other alternative transportation options through GoMaine! or other appropriate programs. | Selectmen | On-going |
| Promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network. | Review local ordinances for consistency with local, regional and state transportation policies identified in this plan. | Planning Board | Medium Term (3-5 years) |
| | Review local ordinances to address or avoid conflicts with: a) Policy objectives of the Sensible Transportation Policy Act (23 MRSA §73); b) State access management regulations pursuant to 23 MRSA §704; and c) State traffic permitting regulations for large developments pursuant to 23 MRSA §704-A. | Planning Board | Medium Term (3-5 years) |
| Cooperate in the development of regional transportation policy. | The town will participate in CEDS (Community Economic Development Strategy) Transportation sub-committee policy committee. | Selectmen | On-going |

FISCAL CAPACITY

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

| Policy | Implementation Strategy | Responsibility | Timeframe |
|--|--|-----------------------------------|---------------------------|
| Finance public facilities and services in a cost effective manner. | Implement the capital investment plan by developing a capital improvement program. | Selectmen | On-going |
| | Establish a capital reserve account for the acquisition of public access (see <i>Chapter G</i>). | Selectmen; Budget Committee | Short Term (1-2 years) |
| | Account for the costs of replacing failing culverts through an addition of \$5,000 per year over the next several years; or establishment of a separate capital reserve account. | Selectmen; Budget Committee | Short Term (1-2 years) |
| | Review and/or update the capital improvement program biennially. | Selectmen | On-going |
| | Explore grants available to assist in the funding of capital investments within the community. | Selectmen | Short Term (1-2 years) |
| | Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan. | Selectmen | On-going |
| | Work with neighboring communities and WCCOG to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies. | Selectmen | On-going |

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 development of sprawl.*

| Policy | Implementation Strategy | Responsibility | Timeframe |
|--|--|---------------------------|------------------------|
| In line with Machiasport’s Community Vision, continue to encourage growth and development compatible with the community’s rural character. | Using the descriptions in this Chapter, enact and amend local ordinances to clearly define the scale, type and location of future development. | Planning Board | Short-term (2-5 years) |
| | Permit infill development at similar densities and dimensions compatible with existing development within growth districts. | Planning Board | Ongoing |
| | Require new growth-related public facilities be located within growth areas. | Selectmen | Immediate (1-2 years) |
| Protect critical natural resources from the impacts of development. | Periodically review the Town’s Shoreland Zoning Ordinance to ensure that appropriate critical natural resources within the Town’s Shoreland are protected from the impacts of development. | Planning Board | On-going |
| | Continue to work with land owner to protect critical natural resource through voluntary measures including better management practices and voluntary participation in land conservation. | Selectmen; Planning Board | On-going |
| Ordinances and Regulation | | | |
| Establish efficient permitting procedures, especially in growth areas. | Establish fair and efficient permitting procedures with appropriate fees; and define protective measures for critical resources areas. | Planning Board | Immediate (1-2 years) |
| Review and revise existing use regulations, consistent with the goals and guidelines of this Comprehensive Plan. | Prepare a municipal ordinance to provide standards for adequate visual screening (fencing, vegetative buffers) of junkyard/vehicle graveyards and appropriate standards fro setbacks from public roads | Selectmen; CEO | Immediate (1-2 years) |
| | Prepare a zoning ordinance for review and approval by municipal vote consistent with the future land use designations in the Comprehensive Plan. | Planning Board | 5-10 years |

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| LAND USE, cont'd | | | |
|--|---|------------------------------|--------------------------|
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Track new development in town by type and location and periodically (at least every five years) evaluate implementation of the Comprehensive Plan and land ordinances to ensure that community goals are being met. | Planning Board; Selectmen | On-going |
| Retain affordable and adequate housing options for young people just starting families, elderly people, and low income people appropriate for their needs. | Ensure town ordinances pertaining to road frontage requirements, minimum lot size and the location of mobile homes inter alia do not inhibit construction of affordable housing. | Selectmen | On-going |
| To support the level of financial commitment necessary to provide needed infrastructure in growth areas. | Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses. | Selectmen | On-going |
| Enforce ordinances fully and fairly. | Ensure ordinances contain proper legal language and definitions. | Planning Board; Selectmen | On-going |
| | Develop summary of regulations (town, state and federal) to meet in order to obtain a building permit, and ensure that town permitting processes are transparent and efficient. | Planning Board | Immediate (1-2 years) |
| | Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A MRSA §4451. | Planning Board; Selectmen | On-going |
| Continue to co-operate neighboring communities and coordinate Machiasport's; and use strategies with other local and regional land use planning efforts. | Continue serving in regional groups and organizations including the Sunrise County Economic Council and the Washington County Council of Governments. | Selectmen | On-going |
| | Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory (acquisition, et cetera) strategies. | Selectmen | Immediate (1-2 years) |