

## Chapter Five Community Goals and Policies

The Comprehensive Plan is designed to be a guide in directing growth, development, and change in the Town of Boothbay over the coming decade and beyond. The objectives and actions set forth in this chapter address the issues facing the Town except for the area of land use. Chapter Six addresses the Town's land use objectives and policies.

For each issue area, this chapter establishes recommendations for the basic direction that the Town should achieve through its municipal programs, regulations, and expenditures. Local objectives and proposed actions to achieve those objectives are established for each of the areas covered in the Inventory and Analysis sections in the appendices. In some cases, actions are repeated or referenced since they apply to more than one objective or topic. For each issue area, the relevant state goal or goals from the Growth Management Program that guides municipal comprehensive planning is included.

### A. Population and Demographics

Over the past twenty plus years, Boothbay has experienced steady growth in its year-round population from 2,648 residents in 1990 to 3,120 in 2010 (see Appendix A). This growth has been driven by in-migration into the community. During this period, the number of year-round households increased by almost a third while the size of the average household decreased by over 10% to 2.25 people per household. Over 70% of year-round households now include only one or two people. Since 1990, the number of young people in the community under 25 has dropped by almost 15% while those adults between 25 and 44 decreased by over 30%. At the same time, Boothbay saw major growth in its population aged 45-64 (75%) and 65 and over (90%). As a result, the median age of Boothbay residents increased from 38.1 years in 1990 to 51.7 years in 2010.

**State 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. (Growth

## **Management Act)**

Pursuant to this goal, the Town of Boothbay's local objectives and related actions are:

### ***Objective A.1 Maintain the diversity of Boothbay's population***

Action A.1-1. Revise the land use regulations to allow the construction of multi-unit housing in designated areas at appropriate densities (see the Future Land use Plan in Chapter 6) to increase the range of housing available in the community.

Action A.1-2. Revise the land use regulations to allow age-restricted housing for seniors that consist of small units to be built at a higher density than other types of housing in the same area.

Action A.1-3. Increase the number of good-quality, year-round jobs in the community and Boothbay Region (see the Local Economy section for the specific actions to accomplish this).

### ***Objective A.2 Increase the attractiveness of Boothbay as a place for younger people and households to live***

Action A.2-1. Revise the land use regulations to allow smaller lot sizes and higher densities for residential units in areas that are or can be served by both the public sewer system and the year-round water system.

Action A.2-2. Support the provision of recreational facilities and programs for children, families and adults (see Recreation and Open Space for additional details).

Action A.2-3. Support efforts by the Boothbay-Boothbay Harbor school system to provide a vibrant, innovative environment that allows all students to learn at the peak of their abilities and to continue to adopt innovative educational approaches (see the Education section for more details).

Action A.2-4. Increase the number of good-quality, year-round jobs in the community and Boothbay Region (see the Local Economy section for the specific actions to accomplish this).

## B. Local Economy

Boothbay has a very diverse economy for a community of its size. According to data from the State of Maine, all Boothbay businesses taken together employ a year-round average of approximately 750 people with higher employment during the summer season. These jobs are spread across a number of industries including boat building, commercial fishing, marine services, marine research, hospitality, construction, and support services for summer residents. Boothbay is both a job center and a “bedroom community”. Less than a third of the jobs in Boothbay are held by Boothbay residents with the rest filled by people who commute into town while approximately 80% of employed Boothbay residents commute out of the Town of Boothbay for work.

**State Goal: To promote an economic climate that increases job opportunities and overall economic well-being. (Growth Management Act)**

Pursuant to this goal, the Town of Boothbay’s local objectives and related actions are:

***Objective B.1 Create an environment that allows private businesses to increase the number of good-quality, year-round jobs in the community and larger region***

Action B.1-1. Review and revise the land use regulations as necessary to assure that there is an adequate supply of appropriately located and serviced land to accommodate commercial and industrial development (see the Future Land use Plan in Chapter 6).

Action B.1-2. Cooperate with property owners and the water and sewer districts to provide year-round public water service and sewer service to new or expanded developments that will create new, good-quality, year-round jobs including seeking grants and other funding from outside sources.

Action B.1-3. Continue to use innovative financing approaches such as tax increment financing and impact fees to help pay for the cost of infrastructure improvements needed for new or expanded developments that will create new, good-quality, year-round jobs.

Action B.1-4. Actively participate with Boothbay Harbor and regional economic development organizations in regional programs to attract jobs to the region.

Action B.1-5. Explore creating a small business assistance program that would help growing businesses with financing and with locating in appropriate business districts.

***Objective B.2 Accommodate home occupations and home businesses while minimizing their impacts on neighboring properties***

Action B.2-1. Revise the land use regulations to clarify the treatment of low-intensity “home occupations” (currently called home occupations, homemaker/office) and more intensive “home businesses” (currently called home occupations, other) including establishing standards for each type of use, with clear, objective criteria.

Action B.2-2. Revise the standards for low-intensity “home occupations” that are carried on entirely within a structure on a residential property and have little or no impacts on adjacent properties and allow this use in all areas of the community with a simple administrative review process.

Action B.2-3. Revise the standards for more intensive “home businesses” that include activities that are carried on outside of a structure on a residential property or that generate noise or commercial traffic or similar impacts and allow this use through a planning board review process in which the owner of the home business must demonstrate that it will meet standards with objective criteria for minimizing the impacts on the adjacent neighborhood.

Action B.2-4.. Explore creating a small business assistance program that would help growing businesses, including home businesses and home occupations, with financing and with locating in appropriate commercial/industrial districts when appropriate.

***Objective B.3 Promote traditional and emerging marine-related industries***

Action B.3-1. Maintain, improve and increase the public access points and facilities used by commercial fisherman, lobstermen, and other marine interests.

Action B.3-2. Work with the Boothbay Region Land Trust to protect existing marine-related facilities on the working waterfront as well as to provide new facilities to assure their availability for future marine use.

Action B.3-3. Review and revise the zoning requirements, if necessary, to assure that they do not create unreasonable barriers for the continuation of traditional marine uses including but not limited to the storage of floats, bait, traps and other fishing gear and the routine storage and maintenance of vessels.

Action B.3-4. Work with the Town of Boothbay Harbor to explore the creation of an off-shore Marine Enterprise Zone. This zone would be a designated area to facilitate the growth of aquaculture and other marine industries. The zone would be an area that is appropriate for these types of uses and that has minimal land-based conflicts. Within the zone, federal, state, and local approvals for these types of uses would be sought in advance to encourage private operators to establish commercial operations.

***Objective B.4 Support the continued economic health and evolution of the tourist industry***

Action B.4-1. Work with service providers and the other municipalities to assure that current and future Information Services (IT) including high-quality cell phone and high-speed Internet access are available throughout the peninsula.

Action B.4-2. Actively support efforts to increase the peninsula's attractiveness as a 21<sup>st</sup> Century tourist destination by upgrading pedestrian and bicycling facilities linking key destinations, providing alternative transportation and parking, and accommodating natural resource and recreation-based tourist facilities.

Action B.4-3. Aggressively support efforts to improve vehicular access to the Boothbay peninsula by reducing the impact of the Wiscasset bottleneck. In addition to supporting efforts to improve traffic flow through/around Wiscasset, this should include supporting efforts to divert through traffic that does not have a Mid-Coast destination from the Route One corridor by encouraging the use of alternative routes such as I-295 and Route 3. This should include providing real time traffic information to motorists at key decision points such as Topsham/Brunswick and Belfast.

Action B.4-4. Improve traffic flow within the Boothbay peninsula including improving the traffic pattern in the vicinity of the Common and assuring accessibility for public safety and emergency services.

## C. Housing

Over the past twenty plus years, almost all of the new year-round housing units created in Boothbay have been new single-family homes or the conversion of seasonal units to year-round use. Housing has become less affordable which creates an economic barrier for people who work in Boothbay living here as well as for attracting/retaining young families who want to live in the community. Limited diversity in housing creates a barrier for older people who no longer want to, or cannot, maintain a home but who wish to remain in Boothbay and be a part of the community.

**State Goal:**        **To encourage and promote affordable, decent housing opportunities for all Maine citizens. (Growth Management Act)**

Pursuant to this goal, the Town of Boothbay's local objectives and related actions are:

***Objective C.1 Create an environment in which the private sector can expand the range of housing opportunities available in Boothbay***

Action C.1-1. Revise the land use regulations to allow the construction of multi-unit housing in designated areas at appropriate densities (see the Future Land use Plan in Chapter 6) to increase the range of housing available in the community.

Action C.1-2. Revise the land use regulations to allow age-restricted housing for seniors that consist of small units to be built at a higher density than other types of housing in the same area.

Action C.1-3. Revise the land use regulations to allow smaller lot sizes and higher densities for residential units in areas that are or can be served by both the public sewer system and the year-round water system.

***Objective C.2 Increase the supply of housing in the Boothbay Region that is affordable to people who work on the peninsula***

Action C.2-1. Provide leadership and encourage cooperation to develop a regional strategy that creates housing that is affordable to households that work in the region or have a modest income. This strategy should explore the full-

range of options for addressing this issue ranging from new construction of various types of housing to better utilization of large, existing single-family homes. This strategy should assure that each municipality assumes the responsibility for meeting a share of the region's need for lower-cost housing in a way that is appropriate to that community.

## D. Municipal Facilities

The Town owns a number of municipal facilities including the town office, fire department facilities, parks and recreation areas, docks, boat launches, and other facilities. Generally the Town's facilities are in good condition and are adequate to meet current and anticipated future needs. All of these facilities require ongoing maintenance and some are reaching an age where they may require significant investment.

**State Goals:**      **To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development. (Growth Management Act)**

**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. (Growth Management Act)**

Pursuant to these goals, the Town of Boothbay's local objectives and related actions are:

***Objective D.1    Maintain the Town's public buildings and facilities in good condition***

Action D.1-1. Plan for the regular maintenance and upgrading of Town buildings and other facilities such as playgrounds, boat launches, and docks as part of the Town's capital planning and budgeting process.

Action D.1-2. Establish a Town policy of exploring the potential for shared facilities, equipment, services, and personnel prior to undertaking any major investments.



***Objective D.2 Increase the energy efficiency of the Town's public buildings and facilities***

Action D.2-1. Undertake energy audits of all Town buildings and facilities and develop long-term improvement programs to increase each building's energy efficiency.

Action D.2-2. Plan for the implementation of the identified energy improvements as part of the Town's capital planning and budgeting process.

**E. Recreation and Open Space**

A major asset of the community and the larger region is the area's outstanding natural and scenic environment. This environment is created, in part, by the large amount of protected open space, undeveloped land, and scenic views throughout the peninsula. Organizations such as the Boothbay Region Land Trust and the Coastal Maine Botanical Gardens as well as state agencies have acted to preserve this environment by protecting large tracts of land as open space and providing for the low-impact recreational use of these areas. The Town owns recreational facilities and some open land. In addition to its recreational, habitat, and scenic value, this protected open space and undeveloped land plays an important role in the recharge of the aquifers that serve as the sources of water for much of the community.

**State Goal:** To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters. (Growth Management Act)

Pursuant to this goal, the Town of Boothbay's local objectives and related actions are:

***Objective E.1 Develop a comprehensive Town policy on the protection of open space***

Action E.1-1. Develop a comprehensive open space plan for the community that evaluates the potential for expanding protected open space in the Town as a means for addressing the municipality's objectives. This plan should assess the value of open space for a range of benefits including recreational use, retention of scenic views, wildlife habitat protection, protection of groundwater quality and quantity, and municipal parks. The open space plan should be coordinated with the plans of the Boothbay Region Land Trust and state agencies and should



propose a coordinated open space protection and management strategy for the community.

Action E.1-2. Provide information on the state's current use tax programs to the owners of large parcels of open land and encourage them to consider enrolling their land in these programs even though this does not provide permanent protection for the land.

***Objective E.2 Expand the existing pedestrian network and establish links between the existing pedestrian facilities and trails to increase the extent of the interconnected pedestrian network***

Action E.2-1. Work with the Towns of Boothbay Harbor, Edgecomb, and Southport, the Boothbay Regional Community Trails Partnership, Boothbay Region Land Trust, the Lincoln County Regional Planning Commission, other similar organizations, and property owners to develop a peninsula-wide trail and pedestrian facility plan. This plan should focus on creating and maintaining connections between major activity centers where they do not currently exist (such as from the area of the YMCA and high school to the Coastal Maine Botanical Gardens) and on linking existing pedestrian facilities.

Action E.2-2. Develop a local pedestrian facility and trail improvement and management plan for the Town based on the peninsula-wide plan.

## F. Infrastructure

The major elements of the community's infrastructure are its water supply systems, its provisions for sewage disposal, and its transportation systems. This section addresses water supply and sewage disposal. The Town's transportation systems are addressed in Section G. Except for a small area along Route 27 adjacent to Boothbay Harbor where public sewers are available, sewage disposal is handled privately through on-site disposal systems which are regulated by the state. Water supply comes from either the public system operated by the Boothbay Region Water District which has both year-round and seasonal service areas and/or private wells. Maintaining both the quality and quantity of the supplies for both the public and private water supply systems is a key issue for the community. The water district's primary water sources are surface waters in the Town of Boothbay. In some geographic areas of the community, there are existing concerns about both the quality and the quantity of the groundwater available to supply private wells.

**State Goals:** To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development. (Growth Management Act)

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. (Growth Management Act)

Pursuant to these goals, the Town of Boothbay's local objectives and related actions are:

***Objective F.1 Increase the protection of the water supply of the Boothbay Region Water District***

Action F.1-1. Work with the Water District to develop and adopt new performance-based standards for the Water Reservoirs Protection District and the Watershed Overlay Zone to enhance the protection of Adams Pond and Knickerbocker Lake.

Action F.1-2. Undertake a program to work with the Water District and the owners of developed property within the Water Reservoirs Protection District to improve the management of stormwater on these lots consistent with the new standards (see Action F.1-1) and Low Impact Development (LID) Best Management Practices (BMPs).

Action F.1-3. Support the extension of the public sewer system northerly along Route 27 to provide sewer service to the developed properties within the Water Reservoirs Protection District as well as new development that may occur in the adjacent Watershed Overlay Zone. This should include seeking outside funding to pay for the cost of this extension as well as the use of funding mechanisms such as tax increment financing and impact fees.

***Objective F.2 Protect the quality and quantity of the groundwater that is the supply for private wells***

Action F.2-1. Undertake a comprehensive groundwater study to identify issues with respect to the quality and quantity of the groundwater and establish a long-

term strategy for addressing the identified issues. This study should focus first on areas with known or suspected groundwater issues and may be conducted in stages as funding allows.

Action F.2-2. Consider the existing density of development and the appropriate density of future development relative to the protection of the groundwater in the development of the Future Land Use Plan (see Chapter 6) and the Town's zoning regulations especially in those areas that are not served by year-round public water.

Action F.2-3. Implement a short-term groundwater protection program consisting of the following actions until the comprehensive groundwater study is completed and the recommendations implemented:

1. Undertake a community-wide education program about groundwater issues focused on encouraging property owners to increase the amount of stormwater runoff from their property that is recharged into the ground and to take steps to reduce their water use if they rely on well-water for any part of the year.
2. Encourage the use of low flow water fixtures and appliances for all new or replacement plumbing installations even if not required by state rules.
3. Require new non-residential buildings, new residential subdivisions, and all residential uses that will have a design sewage flow of more than 1,200 gallons per day based on the State Plumbing Code, and that will rely on groundwater for their water supply for any part of the year, to demonstrate through an appropriate analysis that the use of the groundwater will not have an unreasonable impact on the quantity or quality of groundwater available to neighboring properties. This requirement should also apply to the expansion of any existing use that is served by a well that increases the amount of water use by more than 1,200 gallons per day based on the design sewage flows of the State Plumbing Code.
4. Require new residential subdivisions and new nonresidential buildings and residential uses other than single-family homes on individual lots that will create more than 5,000 square feet of impervious surface to utilize Low Impact Development Best Management Practices (LID BMPs) for stormwater management unless a state stormwater permit is required.
5. Provide resources and information to encourage new single-family homes to utilize Low Impact Development Best Management Practices (LID

BMPs) for stormwater management.

6. Require any expansion of existing nonresidential or residential buildings (including single-family homes) that increases the amount of impervious surface on the lot by more than 5,000 square feet to utilize Low Impact Development Best Management Practices for stormwater management
7. Adopt maximum lot coverage or impervious surface limits in all zoning districts not just in the Shoreland Zone (see Future Land Use Plan in Chapter 6).

## G. Transportation

The primary transportation system in Boothbay is the private automobile and the network of state and local roads. This network is essential for movement of people and goods to and around the community. It is also the way that most tourists and visitors come to the region. Route 27 and Route 96 play key roles in this network. The 2012 Route 27 corridor study identified the need for a variety of improvements. The infrastructure for pedestrian and bicycle movement has been expanded and improved but there are still many needed improvements to this network. The recent joint Boothbay-Boothbay Harbor Bicycle Pedestrian Plan identified a number of recommended improvements. There has also been growing interest in alternative transportation for the peninsula including bus, boat and train service to Wiscasset and trolley service on the peninsula.

**State Goal:** To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development. (Growth Management Act)

Pursuant to this goal, the Town of Boothbay's local objectives and related actions are:

### *Objective G.1 Improve the accessibility of the Boothbay peninsula*

Action G.1-1 (also Action B.4-3). Aggressively support efforts to improve vehicular access to the Boothbay peninsula by reducing the impact of the Wiscasset bottleneck. In addition to supporting efforts to improve traffic flow through/around Wiscasset, this should include supporting efforts to divert through traffic that does not have a Mid-Coast destination from the Route One corridor by encouraging the use of alternative routes such as I-295 and Route 3. This should include providing real time traffic information to motorists at key

decision points such as Topsham/Brunswick and Belfast.

Action G.1-2. Encourage expanded bus and train service to Wiscasset and throughout the Route One corridor as demand warrants including enhanced provisions for passengers to bring bicycles on the bus and train.

Action G.1-3. Encourage the Maine Department of Transportation to undertake a study of the feasibility of establishing ferry service between Boothbay Harbor and Portland and between Boothbay, Wiscasset, and other mid-coast ports to provide tourist with an alternative travel mode to the Boothbay region.

***Objective G.2 Improve traffic flow and safety in Route 27 corridor***

Action G.2-1. Work with the Maine Department of Transportation and the Boothbay community to develop and implement a comprehensive traffic improvement program to improve the traffic pattern in the vicinity of the Common to improve vehicular flow and safety and enhance the appearance and usability of the Common. The process for developing the improvement program should involve the public and stakeholders in considering a variety of options for this project. These improvements should include sidewalks and pedestrian crossings to make the Common more of a pedestrian environment. The Town should consider using a TIF or other financing mechanism to pay for this project.

Action G.2-2. Work with the Maine Department of Transportation to systematically complete the improvements outlined in the 2012 Midcoast Route 27 Corridor Management Plan (see Chapter 1) including improvements at the intersections with Industrial Road, Hardwick Road, River Road, and both sections of Adams Road, widening the pavement to accommodate pedestrian and bicycle use from the Common to Hardwick Road, and improving the management of curb cuts..

***Objective G.3 (also E.2) Expand the existing pedestrian network and establish links between existing pedestrian facilities and trails to increase the extent of the interconnected pedestrian network***

Action G.3-1 (also E.2-1). Work with the Towns of Boothbay Harbor, Edgecomb, and Southport, the Boothbay Regional Community Trails Partnership, Boothbay Region Land Trust, the Lincoln County Regional Planning Commission, other similar organizations, and property owners to develop a peninsula-wide trail

and pedestrian facility plan. This plan should focus on creating and maintaining connections between major activity centers where they do not currently exist (such as from the area of the YMCA and high school to the Coastal Maine Botanical Gardens) and on linking existing pedestrian facilities.

Action G.3-2 (also E.2-2). Develop and implement a local pedestrian facility and trail improvement and management plan for the Town based on the peninsula-wide plan.

***Objective G.4 Maintain and expand the sidewalk and pedestrian facility network***

Action G.4-1. Develop a prioritized plan for maintaining the existing pedestrian facilities in the Common area and East Boothbay village and for extending those sidewalks and shoulders to create a better pedestrian network in these villages and along Route 27 as recommended in the Boothbay-Boothbay Harbor Bicycle-Pedestrian Plan.

Action G.4-2. Create and regularly fund a pedestrian improvements account as part of the Town budget to be used for implementing the pedestrian facilities plan.

***Objective G.5 Improve the safety of pedestrians and bicyclists using the major roads through the community***

Action G.5-1. Work with Maine Department of Transportation and the Town of Boothbay Harbor to extend the sidewalk from Clifford Park to the YMCA.

Action G.5-2. Work with Maine Department of Transportation to construct paved shoulders on the portion of Route 96 between Route 27 and East Boothbay village.

Action G.5-3. Work with Maine Department of Transportation to explore improvements to enhance the safety of pedestrians and bicyclists on the portion of Route 96 from East Boothbay village to Ocean Point including the construction of paved shoulders where possible and the installation of appropriate signage.

Action G.5-4. Work with Maine Department of Transportation to expand the paved shoulders on Route 27 between Boothbay Center and the Edgcomb line to a minimum of four feet in width.



***Objective G.6 Increase the opportunities for residents, visitors, and tourists to move about the peninsula without using a car***

Action G.6-1. In addition to the pedestrian, trail, and bicycle improvements outlined above (Objectives G.3, G.4, and G.5), explore the creation of a local trolley or shuttle service in cooperation with the Town of Boothbay Harbor and the local business community. In conjunction with this effort, investigate the feasibility of a remote parking lot along Route 27 that would be served by the trolley/shuttle so that visitors and workers do not have to drive into and park in the harbor area.

## **H. Historic and Archeological Resources**

The Town has a large number of identified historic and archeological sites including the remains of early development on Damariscove Island and the sites of numerous shipwrecks. While the historical significance of some of the community's older buildings has been documented, there are probably other buildings, structures, and sites that are locally significant.

**State Goal: To preserve the State's historic and archaeological resources.  
(Growth Management Act)**

Pursuant to this goal, the Town of Boothbay's local objective and related actions are:

***Objective H.1 Ensure that identified historic and archeological resources are considered in development proposals***

Action H.1-1. Review and revise, if necessary, the submission requirements for projects subject to subdivision or site plan review to require that all state or locally identified historically or archaeologically significant resources on or adjacent to the development parcel be identified in the application and shown on the plans.

Action H.1-2. Require applicants for subdivision or site plan review on parcels that contain state or locally identified historically or archaeologically significant resources to document how the resource will be incorporated into the development proposal and any impacts mitigated or, if the resource will not be incorporated into the development, why that is necessary.



## I. Natural and Marine Resources

The Town as well as the entire Boothbay peninsula is rooted in its natural and marine resources. The harbor and coast together created the economic reason for the existence of the peninsula communities and remain key drivers of the regional economy. Numerous farms existed in the interior of the community some of which remain. While much of the Town's natural character and scenic resources have endured, continued development as well as changes in the natural environment, create stress on these resources. It can also reduce the ability of traditional marine activities to exist and limit access to the shorefront for both commercial and recreational use. Much of the geographic area of Boothbay relies on groundwater for water supply at least a part of the year. Development has the potential for encroaching on the community's resources if not wisely managed. The potential for sea level rise creates a new issue for low lying areas.

**State Goals:**      **To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas. (Growth Management Act)**

**To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas and unique natural areas. (Growth Management Act)**

**To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public. (Growth Management Act)**

**To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters. (Growth Management Act)**

Pursuant to these goals, the Town of Boothbay's local objectives and related actions are:

***Objective I.1    Ensure that state and locally important natural resources are considered in development proposals and negative impacts minimized***

Action I.1-1. Review and revise, if necessary, the Town's land use ordinance to

assure that the submission requirements for projects subject to subdivision or site plan review to require that all state or locally important natural resources on the parcel including, but not limited to, wetlands, vernal pools, floodplains, wildlife habitats, and unique natural features or areas, be identified in the application and shown on the plans and that there are objective criteria for considering these resources in the development planning and for protecting them and/or mitigating any adverse impacts on them.

Action I.1-2. Encourage applicants for subdivision and site plan review to undertake a pre-application site inventory and analysis process and use this analysis in the site design and layout of the development to minimize impacts on important resources.

***Objective I.2 Maintain the outstanding scenic quality of the community***

Action I.2-1. Undertake a scenic inventory and assessment of the Town to identify significant scenic features including roadscares, views, and vistas from public property including roads open to public use and to identify approaches for maintaining those roadscares, views, and vistas.

Action I.2-2. Require that all locally significant scenic features on or adjacent to the parcel be identified in the application for subdivision or site plan review and shown on the plans.

Action I.2-3. Establish objective criteria for considering these resources in development review and for protecting them and/or mitigating any adverse impacts on them.

Action I.2-4. Require that new or expanded projects along Routes 27 and 96 maintain a landscaped or naturally vegetated buffer strip along the road right-of-way (see Chapter 6 Land Use for additional details)

***Objective I.3 Protect the quality and quantity of the groundwater that is used to supply private wells (see Objective F.2 and related actions)***

***Objective I.4 Improve the quality of the Town's surface waters***

Action I.4-1. Revise the Town's development standards to require that all projects that create more than 1,000 square feet of new impervious surface utilize

stormwater Low Impact Development Best Management Practices (LID BMPs) to minimize the amount of stormwater runoff from the site and to improve the quality of any runoff from the site.

***Objective I.5 Maintain and enhance access to coastal waters for both commercial marine interests and recreational boaters***

Action I.5-1 (also Action B.3-1). Maintain and improve the public access points and facilities used by commercial fisherman, lobstermen, recreational boaters, and other marine interests.

Action I.5-2 (also Action B.3-2). Work with the Boothbay Region Land Trust to protect existing marine-related facilities on the working waterfront as well as to provide new facilities to assure their availability for future marine use.

***Objective I.6 Minimize the impact of flooding and possible sea level rise on the community***

Action I.6-1. Periodically review and update the Town's floodplain management provisions including adopting the most up-to-date Flood Insurance Rate Map (FIRM) and state/federal floodplain management requirements.

Action I.6-2. Develop a mitigation plan for dealing with sea level rise that assesses the potential for increased flooding if sea level rise occurs and develops a program for minimizing the impact of any such flooding on Town facilities including public roads. An element of this plan should be consideration of the need and provisions for evacuation of areas subject to significant flooding or that may be cut-off by road flooding.

## **J. Fiscal**

The Town has facilities that will need investment in the foreseeable future to maintain and modernize them. The Town has used tax increment financing to support previous economic development projects and actively seeks outside funding to reduce the Town-costs for needed projects.

**State Goal:** To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development. (Growth Management Act)

Pursuant to this goal, the Town of Boothbay's local objectives and related actions are:

***Objective J.1 Maintain a reasonable tax burden while continuing to provide high-quality services***

Action J.1-1. Create an environment that encourages private investments that expand the tax base without creating additional costs for the Town that outweigh the new tax revenue.

***Objective J.2 Provide funding for maintaining the Town's facilities and implementing the Comprehensive Plan***

Action J.2-1. Maintain and enhance the Town's capital planning and budgeting system to include a 3 to 5 year plan that addresses needed investments in capital facilities and actions to implement this plan in addition to funding for equipment replacement and regular maintenance.

Action J.2-2. Continue to seek funding from outside sources including state and federal programs for planned improvements.

Action J.2-3. Consider the use of alternative funding approaches including tax increment financing and impact fees when appropriate to pay for planned improvements.

## K. Education

Boothbay students are educated through grade 8 in a joint school district with Boothbay Harbor. Students from Edgecomb and Southport also attend Boothbay Region High School. Enrollment in both the elementary school and high school has been declining over the past five years driven primarily by decreases in the number of students from Boothbay Harbor.

**State Goal:**      **To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development. (Growth Management Act)**

Pursuant to this goal, the Town of Boothbay's local objectives and related actions

are:

***Objective K.1 Enhance the performance of the students in the local school system***

Action K.1-1 (also A.2-3). Support efforts by the Boothbay-Boothbay Harbor school system to provide a vibrant, innovative environment that allows all students to learn at the peak of their abilities and to continue to adopt innovative educational approaches.

***Objective K.2 Enhance the academic reputation of the district throughout the Mid-Coast region***

Action K.2-1 Work with school administrators and officials to promote the successes and achievements of the school district and its students throughout the larger Mid-Coast region and the State of Maine.

Action K.2-2. Promote awareness throughout the Mid-Coast of the Boothbay Region Student Aid Fund and the available funding for post-secondary education.