

To: Boothbay CPC
From: Mark Eyerman
Subject: Revised Chapter 5
Date: December 31, 2014

I have revised Chapter 5 to address Sue Mello's suggestions and Jim's response. I have attached the pages from Chapter 5 that include the revisions. As you look at the revised draft you should review Sue's memo and Jim's response. As I incorporated Sue's suggestions into the text of Chapter 5, I did some editing to put them in a format that is consistent with the balance of the Chapter. So, for example, I converted a number of her suggestions into new action items using the same format as other actions.

Here is an overview of the edits:

1. Under Objective E.1 in the Recreation and Open Space section, Sue made some suggestions relative to protecting open space that Jim does not agree with. I went back to Action E.1-1 that deals with developing a comprehensive open space plan. In the discussion of that action it already mentions looking at open space for the protection of the quality of surface waters including Adams Pond and Knickerbocker Lake. I did edit the action to include the water district's plans in the development of the open space plan.
2. Under Objective F.1 in the Infrastructure section I added four actions reflecting Sue's suggestions with Jim's revisions. As noted above, I reworked Sue's and Jim's language to fit the format for actions.

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 with other municipalities and agencies 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 viewscapes 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, protection of the quality of surface waters including Adams Pond and Knickerbocker Lake, and municipal parks. The open space plan should ideally be coordinated with the plans of the Boothbay Region Land Trust, the Boothbay Region Water District, other conservation organizations, other peninsula towns, state agencies, and land owners 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.

Objective E.3 Maintain and expand opportunities for public access to the water

Action E.3-1. Work with the Boothbay Region Land Trust, other organizations, and property owners to protect existing marine-related facilities and places of public access to the water as well as to provide new facilities and access points to assure their availability for future marine use by both commercial and recreational users.

Action E.3.2. Work with the Boothbay Region Water District to maintain the Town's existing public access facility on Knickerbocker Lake to ensure continued public access for recreation and to ensure that public use does not adversely affect the lake's water quality or nearshore environment.

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 protection for the Boothbay region's public water supply

Action F.1-1. Work with the Boothbay Region 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 Boothbay Region Water District and the owners of developed property within the Water Reservoirs Protection District and along other key drainage courses in the Adams Pond and Knickerbocker Lake watersheds 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.

Action F.1-4. Work with the Boothbay Region Water District to develop plans and innovative solutions to address potential point sources of pollution in the watersheds of Adams Pond and Knickerbocker Lake including onsite sub-surface sewage disposal systems and facilities that store or use petroleum hydrocarbons and other chemical pollutants. This should include a program for monitoring sub-surface sewage disposal systems, oil and gas storage facilities, and other users of potentially toxic chemicals. This action should include seeking outside funding and grants to address potential point source pollution problems.

Action F.1-5. Work with the Boothbay Region Water District and other appropriate entities to encourage the use of innovative approaches for wastewater disposal within both the Adams Pond and Knickerbocker Lake watersheds.

Action F.1-6. Ensure that all roadwork within the Watershed Overlay District is done in accordance with the Best Management Practices (BMPs) for erosion and sedimentation control.

Action F.1-7. Where significant storm water and runoff issues are present, such as along Adams Pond Road and Back River Road, ensure that roadways, culverts, ditches, plunge pools, and detention ponds are appropriately designed, constructed, and maintained to minimize impacts on Adams Pond and Knickerbocker Lake.

Action F.1-8. Ensure that public property in the Watershed Overlay District is properly maintained to minimize runoff and erosion and that all work on public property is carried out in accordance with Town ordinances governing soil work, excavation, and clearing of vegetation, and with Best Management Practices (BMPs) for erosion and sedimentation control.

Action F.1-9. Require that all public works supervisors be trained and certified by the Maine DEP in erosion and sedimentation control and maintain their certification consistent with DEP recommendations.

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 to protect the quality and quantity of the groundwater until a detailed groundwater study can be completed (see Action F.2-1). The interim protection program should include the following actions and remain in force until the comprehensive groundwater study is completed and the recommendations of that study 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.