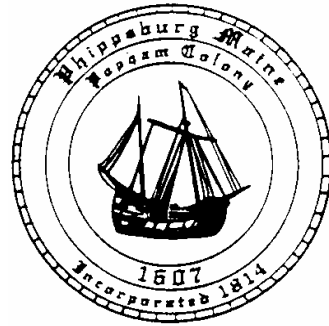


Town of Phippsburg



COMPREHENSIVE PLAN

May 2006

IMPLEMENTATION MATRIX

HISTORY AND ARCHAEOLOGY (page 9)

Goals/Steps to Achieve (page 20)	Priority	Time	Responsibility
GOAL 1: Maintain and Preserve Phippsburg’s Historic, Rural, and Marine Character.			
GOAL 2: Protect Phippsburg’s Historic Structures, Landscapes, and Views and the Unique Patterns in Individual Villages.			
GOAL 3: Meet Requirements for Designating the Town a Certified Local Government.			
1. Complete the Official Historic Preservation Inventory of historic and prehistoric resources, historic and marine scenic vistas, and areas of significance according to standard preservation guidelines published by the National Park Service (Guidelines for Local Survey) and the Secretary of the Interior (Guidelines for Identification).			
2. Development of a town Historic Preservation Ordinance to provide a legal framework for the preservation and protection of significant structures, sites, and areas associated with events and/or people important to Phippsburg’s history or prehistory. The Historic Preservation Commission should use established models and guidelines, combined with data from Phippsburg’s survey and planning process, to develop the necessary ordinance, in public meetings, with input from the public and town officials.			
3. Continuation of the education program initiated in 2002 by the Historic Preservation Commission to raise community awareness of the benefits of historic preservation and related issues and procedures with brochures and public forums.			
4. The Phippsburg Historic Preservation Commission should lead the efforts of the Town in the application process for Phippsburg to become a Certified Local Government (CLG) upon completion of the preceding steps.			

POPULATION (page 21)

Recommendation (page 30)	Priority	Time	Responsibility
Table P-8 should be used as a guide and referred to often as the community prepares its budgets and makes long range plans for services			

ECONOMY (page 31)

Goal/Steps to Achieve (page 40)	Priority	Time	Responsibility
GOAL 1: Encourage and minimize restrictions on businesses such as home building trades, farming, use of marine resources (fishing industry), professional and business trades, tourism and cottage style businesses with a small number of on site employees which are in the traditional makeup of Phippsburg and reflect the unique ruralness of the Town.			
Designate suitable areas for limited commercial growth. Upon adoption of the Comprehensive Plan by the Town, the Land Use Comprehensive Planning Committee and the Planning Board should identify such areas, amend the Land Use Ordinances, and establish standards for the size and type of businesses that will be permitted. The ordinances should be amended within one year of the Town's acceptance of the Comprehensive Plan.			
GOAL 2: Discourage commercial or industrial growth which would cause adverse environmental impact, or adversely affect the rural character of the Town.			
The Planning Board and the Land Use Comprehensive Planning Committee should amend the land use ordinances in keeping with the desired size and type of commercial enterprises.			
GOAL 3: Encourage the viability of the commercial fishing industry by preserving and improving water access for commercial fishermen.			
1. The Town should encourage opportunities that permit our commercial fishermen additional water access to conduct their business in order to harvest, land their catch and have adequate shore space for loading, unloading and storing. The Planning Board, Marine Resources Committee, Town Landing Committee, Harbor Commission and Shellfish Committee all should make this a priority. This may also require the formation of a Fishermen's Co-op to purchase shoreland as it becomes available.			

ECONOMY (continued)

2. The Town should encourage the State and in addition support legislation to create a Commercial Fishing property tax exemption patterned after the present Open Space, Tree Growth and Farmland exemptions.			
3. The Selectmen should encourage the Town's shellfish harvesters, lobstermen, ground fishermen and other commercial fishermen to explore the establishment of a Commercial Fisheries Commission.			

PUBLIC FACILITIES AND SERVICES (page 42)

Goal/Steps to Achieve (page 49)	Priority	Time	Responsibility
GOAL: Public services should be maintained at the current level and expanded as the growth of the Town warrants.			
1. The Board of Selectmen and Town department heads should monitor the need for services and facilities maintenance and make appropriate recommendations as required on an on-going basis.			
2. The Selectmen and the Budget Committee working with the department heads should prepare a 10 year Capital Investment Plan, which would assign an overall priority to the replacement of equipment and adding or expanding buildings. It should be updated annually and approved at the Town Meeting.			
3. The Fire Chief and the Selectmen should seek an outside evaluation (preferably free of charge) to evaluate the reasonable level of service for the population. This study will assist the Town to set a threshold to determine when, with continued population growth, additional fire protection will be needed. Full-time personnel may be required in the future to expedite response time.			
4. Similarly the Selectmen should seek the assistance (probably free) of the State Planning Office Waste Management Division to evaluate the volume of waste which would justify a second building debris container and compactor at the Transfer Station			

RECREATION AND ACCESS (page 50)

Goal/Steps to Achieve (page 57)	Priority	Time	Responsibility
Goal 1: The Town should lobby the State to develop bike paths and to give top priority to a bike path from Bath to Popham.			
The Selectmen and Recreation Commission should form a coalition consisting of representatives of the Bicycle Coalition of Maine, the State Bureau of Parks, our elected State officials and selected residents to develop a strategy to establish a bike path in association with the Route 209 paving process. The strategy should be implemented upon adoption of the Comprehensive plan.			
Goal 2: The Town should explore ways to establish additional athletic fields and should search for suitable land on which to develop a facility to include an additional children’s playground, two tennis courts and an area that could be flooded for ice-skating.			
The Board of Selectman should either direct the Recreation Commission to explore long-term possibilities or establish a committee of interested residents to do so. The Comprehensive Planning Committee recommends that consideration be given to the use of Town owned land or that donations of land or money be solicited in exchange for dedicating the recreation facility or parts thereof in the donors’ names. The Town Recreation Commission should help in raising funds and managing the facility once it is completed.			
Goal 3: The Town should explore the possibility of using the recreational facilities at Sebasco Harbor Resort during the off-season (e.g. its health club facility).			
The Town Recreation Commission should approach the management of Sebasco Harbor Resort regarding the use of its recreational facilities during its off-season, or perhaps early or late in the season, to conduct health, tennis, golf, or kayaking clinics, etc.			

RECREATION AND ACCESS (continued)

Goal 4: The Town should work with the State to explore ways of improving summer traffic flow to and from Popham. They should include the possibility of a bike path and/or bus service.

The Town should support the existing committee that is actively working to improve traffic flow.

Goal 5: The Town should improve access to all the Great Ponds, especially Center Pond and Winnegance Lake, by establishing portages and small boat ramps for canoes or small boats. Also additional access should be provided to the Kennebec River.

The Board of Selectman should either ask the Town Landing Committee or appoint an ad-hoc committee to explore locations to provide improved access to Winnegance Lake, Center Pond and the Kennebec River and to explore “right of way research” funding grants by the State.

Goal 6: The Town should explore the possibility of hiring a Director to coordinate all the recreational activities of the Town.

The Board of Selectmen should meet with the Recreation Commission (including past members), the President of the Phippsburg Land Trust, the School Board, the Town Lands Management Committee, the Phippsburg Sportsman’s Association and the Phippsburg Elementary School Principal to discuss this proposal.

SCHOOLS AND EDUCATION (page 59)

Goal/Steps to Achieve (page 64)	Priority	Time	Responsibility
GOAL 1: The Town of Phippsburg should monitor the work of the Long Range Planning and Governance Committee (City of Bath and Union #47).			
The Phippsburg School Board should inform the people of Phippsburg bi-annually (fall and spring) by newsletter, mailings and/or public meetings, and the Town web site of all plans, decisions and commitments made by the Long Range Planning and Governance Committee.			
GOAL 2: The Town of Phippsburg should monitor the work of the Facility and Long Range Planning Committee for the Phippsburg Elementary School and encourage opportunities for ongoing community dialogue and input to the planning process.			
The Phippsburg School Board and/or its designee(s) should report on the work of the Facility and Long Range Planning Committee to the townspeople periodically in a public forum to provide opportunities for public input and dialogue.			
GOAL 3: The Town of Phippsburg should encourage and support regional vocational/technical and college/university post secondary programs for our youth and adults.			
The Phippsburg School Board and the Selectmen’s office should investigate, initiate and publicize programs to encourage post-secondary educational opportunities for our citizens and report this information on the Town web site and annually in the Town Report.			

ROADS AND TRANSPORTATION (page 65)

Goal/Steps to Achieve (page 73)	Priority	Time	Responsibility
GOAL 1: The Town of Phippsburg should provide an appropriate level of surface maintenance and drainage on its roadway system.			
The Selectmen, Road Commissioner and Road Committee should update the <u>Road Maintenance Plan</u> annually by using the RSMS (Road Surface Maintenance System).			
GOAL 2: The Town of Phippsburg should provide an appropriate level of snow removal on the Town roadway system.			
The Selectmen, Road Commissioner and Road Committee should develop a plan and strategy for snow and ice removal which is based on the DOT Maine Local Road Center ice and snow control program for rural communities, annually and ongoing one year after Plan approval.			
GOAL 3: The Town of Phippsburg should determine the proper speed and controls levels for the Town roads and the State highways and install signage accordingly.			
1. The Road Committee should determine which roads require signage and/or speed control, annually and ongoing one year after plan approval.			
2. The Selectmen should request DOT verification of acceptable speed limits and the Road Commissioner should install signs, one year after plan approval.			

ROADS AND TRANSPORTATION (continued)

GOAL 4: The Town of Phippsburg should preserve existing gravel surfaced roadways until conditions warrant the paving of surfaces.

1. The Road Committee should inventory existing gravel roads, review conditions, estimate annual maintenance costs and present recommendations to the Road Commissioner.

2. Following an annual road condition survey, the Road Committee should recommend to the Selectmen retaining those roads that are economical to maintain and a study be made and/or a public hearing be held on those roads which may not be economical to maintain to determine if they should be paved.

GOAL 5: The Town of Phippsburg should provide bike pathways on State Road 209.

1. The Selectmen should request that DOT rebuild existing paved shoulders on Route 209 to be part of Greenways Bike Path System, after approval of the Plan.

2. The Selectmen should request DOT to include the north section of Route 209 and the bridge at the Winnegance causeway for reconstruction and the addition of a bike path in the next MDOT Two-Year Plan, after approval of the Comprehensive Plan.

3. The Selectmen should request DOT to include the south end of the Route 209 major collector together with a bike path in the next MDOT Six-Year Plan, after approval of the Comprehensive Plan.

4. The Selectmen and the Popham State Park management should request DOT to conduct a feasibility study for an extension of the Greenways Bike Path System from Bath to Popham State Park and the Small Point area along existing State highways.

ROADS AND TRANSPORTATION (continued)

5. The Road Committee and Road Commissioner should develop a long-range program to include gravel shoulders as part of overlay projects or ditch and drainage upgrades as construction projects are budgeted and implemented.			
GOAL 6: The Town should develop access to regional public transportation systems.			
1. The Selectmen should continue participating in County planning.			
2. The Road Commissioner and Road Committee should become active in the State of Maine DOT Maine Local Roads Center program.			
3. The Road Committee should become active in the State of Maine DOT Urban-Rural Initiative Program in 2005.			
GOAL 7: The Town should be alert to opportunities to include changes to Route 209 and the bridge at the causeway in the <u>MDOT Two-Year, Six-Year and Twenty-Year Plans</u>.			
The Road Committee should contact the DOT planning group annually to determine the status of State roads in the Town of Phippsburg for review with Road Commissioner and Selectmen and include it in the annual Town Report.			
GOAL 8: The Town should provide for a review of archaeological and historical sites as part of roadway pre-construction and maintenance repair projects.			
The Road Commissioner, Road Committee and Historical Preservation Commission should work together to draft a bidding procedure that requires a sign off by the Historical Preservation Commission prior to requesting bids for capital or maintenance work and a second procedure for work that is not going out to bid.			

ROADS AND TRANSPORTATION (continued)

GOAL 9: The Town should establish minimum standards for paved and gravel roads.

The Road Committee should review and update existing construction standards in the Town's subdivision ordinance, review them with the Road Commissioner, the Codes Enforcement Officer and the Planning Board for agreement and submit them to the Selectmen for inclusion in the 2008 Town warrant.

GOAL 10: The Town should continue working with the Bureau of Parks and Recreation, DOT and the Popham Park Manager to resolve the traffic control problems at Popham Beach State Park.

The Selectmen should authorize a committee made up of Town officials to work with the Popham Park Manager and the State of Maine Park Commission to develop a long range plan to resolve the parking problem at Popham Beach State Park one year after approval of this Plan.

FISCAL CAPACITY (page 76)

Goal/Steps to Achieve (page 87)	Priority	Time	Responsibility
<p>GOAL 1: Town management should be structured to ensure the greatest return for each tax dollar.</p>			
<p>GOAL 2: A Capital Investment Plan (CIP) should be created for the purchase and financing of public facilities and equipment needed to accommodate projected growth.</p>			
<p>1. The Selectmen and the Budget Committee, with input from the department heads, should develop a CIP which will prioritize the replacement of equipment and maintenance of Town facilities and roads. The plan should be updated annually</p>			
<p>2. The Town of Phippsburg should encourage the growth of employment opportunities in areas so designated in keeping with the current make up of the Town and its rural character and pursue methods of lessening the tax burden on its citizens.</p>			
<p>GOAL 3: The Town should comply with the Road Maintenance / Improvement Plan established by the Road Commissioner and the Road Committee.</p>			
<p>The schedule and budget for capital road improvements are shown in the next chapter, Capital Investment Plan. The condition of the roads should continue to be evaluated and maintenance prioritized by the Selectmen and Road Commissioner in consultation with the Road Committee on an ongoing basis.</p>			

MARINE RESOURCES (page 94)

Goal/Steps to Achieve (page 105)	Priority	Time	Responsibility
GOAL 1: Continually research problems concerning the Phippsburg marine industry.			
The Selectmen should annually, in early spring, convene a conference of chairs and representatives of all marine related committees for the purpose of issuing an assessment of the health of the marine industry in Phippsburg and making recommendations at the Town Meeting for necessary improvements.			
GOAL 2: The Town should work with State and regional municipal authorities on a continuing basis to identify and reduce or eliminate fresh and saltwater point and non-point source pollution originating in the Town and in areas outside its jurisdiction.			
1. Selectmen should promulgate an ordinance to eliminate overboard discharges (all types of waste water) within five years.			
2. The CEO should enforce the ordinance six months after its effective date.			
3. The Selectmen should direct the CEO to seek the necessary grants from the State to provide support to homeowners and businesses in eliminating overboard discharges and/or replacing malfunctioning septic systems.			
4. The Selectmen should continue to work with the New Meadows Watershed Committee and report progress in the Annual Report.			
5. Phippsburg should take the initiative to seek funding for establishing an alliance with towns along its shores (Bath, West Bath, Woolwich, Arrowsic, Georgetown and Harpswell) along with Friends of Casco Bay and the New Meadows Watershed Project in order to maintain tight controls on the cleanliness of the water surrounding Phippsburg.			

MARINE RESOURCES (continued)

GOAL 3: The Town should support and protect the lifestyle and needs of commercial fishermen by encouraging sustainable harvesting opportunities for marine resources, ensuring access to the water, maintaining places to store their gear, etc.

The Selectmen, Shellfish Conservation Commission, Conservation Commission, Harbor Commission, Town Landing Committee, Planning Board and the State Planning Office, DMR and DEP should work together to:

1. Use the existing Shellfish Management Program as a model to expand the management of resources found in the inter-tidal boundaries of the Town.
2. Have the Town Landing Committee investigate using SPO access grants within one year of approval of this plan.
3. Acquire and develop new opportunities for access to salt water and for fishing gear storage on the coast.
4. Have the Selectmen support amending the State constitution to allow current use taxation or some other tax relief for marine land infrastructure and, when available, provide such information to property owners.
5. Have the Planning Board explore and report to the Selectmen within two years on zoning for a Marine Commercial Fisheries Activity District within the Shoreland Zone and possibly beyond.
6. Work with the Town Landing Committee, Phippsburg Conservation Commission and Recreation Commission to study establishing a dedicated fund for the development of shoreland access and marine related projects. The monies collected for boat registrations and marine related law violations should be earmarked for this fund.

MARINE RESOURCES (continued)

Goal 4: The Town should promote opportunities for Phippsburg commercial fishermen and their families in regard to safety education, research opportunities, scholarships, etc.

1. In cooperation with the Harbormaster, Phippsburg Fire Department, Coast Guard and Auxiliary, DMR and Sportsmen's Association, the Town should promote vessel safety and oversee educational programs.

2. The Harbormaster should monitor sources (such as DMR, NOAA, NMFS, ASFMC, Lobstermen's Associations, Gulf of Maine Research Institute (GMRI), Maine Sea Grant, University of Southern Maine (USM) and the Island Institute) for programs that offer individual, group or vessel opportunities to participate in salt water research and/or the development of submerged lands research along with other educational offerings as well as scholarship opportunities.

Goal 5: The Town should encourage and support the Phippsburg Shellfish Commission in its efforts to develop, protect and harvest soft-shell clams and oysters.

The Town should fully support the policies and efforts of the Phippsburg Shellfish Commission in its efforts to continue and to improve what is already an enormously successful program. The natural resource conservation strategy in place is a key part of the program. It supports appropriate practices in the inter tidal and sub tidal zones, (specifically the harvesting of softshell clams), as well as implementation of appropriate procedures and regulations to maintain and improve the program.

MARINE RESOURCES (continued)

Goal 6: The Town should consider options for safe waste oil disposal and sanitary pump out stations.

1. The Selectmen, the Conservation Commission, Town Landing Commission, Shellfish Commission, Harbor Commission, Harbor Master and the Popham Boat Owners Association should work with the New Meadows Watershed Project to promote, develop and coordinate shared use of a floating, on call sanitary pump out facility to supplement the New Meadows Marina facility and the Sebasco Resort facility.

2. Currently uncontaminated oil may go to the Pine Tree Service Center, Ed Skillin Inc., or Hawkes Firewood. The Selectmen should continue to work on establishing a permanent collection of waste oil at the transfer station and develop a program to educate Town residents in relation to it within one year of approval of this plan.

Goal 7: The Town should work to expand, maintain and improve Town owned landings and landing facilities.

1. The Town should work with the Town Landing Committee to install and maintain ramps and floats at Town owned landings.

2. The Town should acquire new landing sites.

3. The Town should work with the CEO, Town Landing Committee and Harbor Commission to secure additional grant monies.

NATURAL RESOURCES (page 108)

Goal/Steps to Achieve (page 123)	Priority	Time	Responsibility
GOAL 1: Protect natural areas and wildlife from development and sprawl.			
1. The Implementation/Ordinance Committee should amend the <u>Subdivision Ordinance</u> to afford wild life protection. For example, an independent resource specialist, not the developer’s, could be consulted for dimensions and concentrations necessary to protect the targeted resource.			
2. Fragmentation of wildlife populations shall be discouraged by maintaining large tracts of open space as well as wildlife corridors between such open spaces.			
3. The Implementation/Ordinance Committee should consider new setback regulations which could create as needed more protective buffers of natural vegetation between any development and adjacent waterfront, as well as ponds over one half acre, and both tidal and fresh water wetlands that may be at risk.			
4. The <u>Land Use Ordinance</u> should be amended to require contractors to review and sign off on any State and local permits which require natural resource protection before drilling, blasting or excavating, land filling, tree cutting, and other construction procedures requiring permits can begin.			
5. The Town should establish a program with the Town Lands Management Committee, Conservation Commission and Land Trust for identifying easement opportunities on town owned lands that contain open spaces for wildlife habitat and recreation.			
6. The Town should designate growth areas away from open spaces.			

NATURAL RESOURCES (continued)

GOAL 2: Monitor and Prevent Invasive/Alien Species.

The Conservation Commission or the Selectmen should create a volunteer task force to be trained by experts to formally monitor any invasive botanical, animal or insect population for baseline data, to establish preventative strategies, and to educate the public in regards to them.

GOAL 3: Monitor Pollution of Inland Ponds, Streams and Vernal Pools.

1. Existing committees should be encouraged to continue working with other organizations to formally monitor such threats as septic run-off, parking lot and road run-off, lawn and garden toxins, acid rain, and silting for baseline data and for preventative strategies. This should include an inventory of unmapped streams and vernal pools. State resources should also be used.

2. Local efforts to prepare and disseminate educational materials on protecting natural areas from pollution should be encouraged by the Conservation Commission and Shellfish Conservation Commission.

GOAL 4: Minimize Damage to Natural Areas.

1. Best Management Practices should be followed.

GOAL 5: To Create an Environmental Awareness Program.

The Conservation Commission or some other appointed committee should:

1. Create a bi-annual newsletter to be included in Town mailings;

2. Create and maintain a link on the Town web site with pertinent environmental information about Phippsburg;

NATURAL RESOURCES (continued)

<i>NATURAL RESOURCES (continued)</i>			
3. Publish a Phippsburg Botanical and Wildlife Guide Booklet (modeled after one developed by Lake Sunapee, NH);			
4. Promote educational projects at the Phippsburg Elementary School, such as Earth Day celebrations and the creation of brochures by students.			

GROUNDWATER (page 125)

Goal/Steps to Achieve (page 133)	Priority	Time	Responsibility
Overall Goal: To protect, preserve and maintain the existing and potential drinking water supply and ground water recharge areas, and to protect the ground water from adverse development or land use practices.			
<p>1. Amend the Land Use Ordinance to create a water conservation district or its equivalent that should include the current “Low Volume Watershed” areas where data indicates that currently 25% or more of available ground water is extracted. The performance standard in this district should include:</p> <p style="padding-left: 40px;">a. Provisions for an in depth study of the identified “Low Volume Watershed” areas to confirm the probability of low quality or diminished amount of available drinking water and then provide necessary ordinances to protect the supply for current residents. Residents of a watershed area may conduct their own well survey to provide more data for use in modifying the findings and conclusions of the original study.</p>			
<p style="padding-left: 40px;">b. Contamination of groundwater shall now be prohibited consistent with the Shoreland Zoning Ordinance.</p>			
<p style="padding-left: 40px;">c. Special water conservation devices should be required for the issuance of building permits.</p>			
<p style="padding-left: 40px;">d. Special permits should be required for potential sources of contamination.</p>			
<p>2. Target existing sources of water supply contamination for monitoring and/or removal.</p> <p style="padding-left: 40px;">a. Continue the program of junk car removal and encourage the removal/replacement of vehicle gas tanks to comply with State regulations.</p>			

GROUNDWATER (continued)

<p>b. Additional attention should be given to portable fuel pumping operations, automobile and boat repair shops, and the application of pesticides or fertilizers by homeowners, farms, golf courses and other recreational facilities to assure best management practices.</p>			
<p>3. The <u>Subdivision Ordinance</u> should be amended to require a hydrogeologic assessment of available water for those subdivisions of 8 or more lots.</p>			
<p>4. An update of the Hydrogeological Survey should be done either as development dictates or at least every ten years. As a condition of the occupancy permit, new dwellings and major modifications to existing dwellings should require accurate well data.</p>			
<p>5. Because this is a working document, “Low Volume Watershed” areas should be added and deleted as information becomes available.</p>			

FORESTRY, AGRICULTURE AND OPEN SPACE (page 135)

Goal/Steps to Achieve (page 138)	Priority	Time	Responsibility
Key Goal: To assure there will be open spaces for hunting, working forests, farming and the enjoyment of the residents of Phippsburg.			
1. Municipal Officials should encourage participation in Tree Growth, Farm and the Open Space Programs by writing to every land owner about the programs and providing information on application procedures.			
2. Municipal Officials should work with the Maine Forest Service to encourage proper forest management practices and provide information on Best Management Practices to landowners who apply for classification.			
3. Municipal Officials should continue to enforce standards in the Shoreland Zone.			

AFFORDABLE HOUSING (page 140)

Goal/Steps to Achieve (page 153)	Priority	Time	Responsibility
<p>OVERALL GOAL: Assure affordable housing to retain the local working population, the elderly and the young growing up in Phippsburg. The Act states that “The municipality shall seek to achieve a level of 10% of new residential development, based on a 5-year historical average of residential development in the municipality, meeting the definition of affordability.”</p>			
1. Amend the <u>Subdivision Ordinance</u> to allow for density bonus and/or other incentives for affordable housing units in subdivisions as long as water and sewer systems are provided at no cost to the Town.			
2. Manufactured housing, usually considered affordable, should be allowed in all areas where conventional houses are allowed. There is no intention to narrow the options for residential housing.			
3. The Selectmen and the Historic Preservation Commission should encourage private owners to adapt and reuse historic buildings in Village Core areas for affordable and elderly housing and explore funding mechanisms such as grants and tax credits for such adaptation.			
4. The Town should encourage and support the formation of a local, non-profit housing commission to develop affordable housing in cooperation with land owners, local contractors and developers.			
5. Selectmen should sponsor a workshop on tax breaks and easements to relieve the tax burden on property owners.			

FUTURE LAND USE PART I – GROWTH MANAGEMENT (page 170)

Action Steps to Implement Policies Regarding Growth and Rural Areas			
Action Steps (Growth Areas) (Page 173)	Priority	Time	Responsibility
<p>1. The Shoreland Zoning and Land Use Ordinances should be amended to create Village Core Districts with special standards appropriate to each.</p> <p>The purpose of Village Core District designations is to preserve and continue the pattern of development, the existing 19th century layout, historic buildings and traditional access for commercial fishing in each and to manage growth so each village core follows its special plan. Each core area may also be designated an historic district through a preservation ordinance which would be proposed by the Historical Commission.</p> <p>Core areas might include mixed light commercial and residential uses. These include the village cores of Winnegance, the Center, Parker Head, Popham, West Point and Sebasco. The Ordinance Committee, working with the seasonal and year-round residents in each village, could determine the exact size of these cores.</p> <p>A special standard for each village could be to reduce lot size, but if so, require central or community water and septic systems at no cost to the Town. The subdivision ordinance could be amended to permit smaller lot sizes than is currently the case.</p> <p>When considering set back distances, the Road Commissioner, Fire Chief and Police Chief should be consulted to assure both feasibility and safety.</p>			
<p>2. The Land Use Ordinance should be amended to require that commercial retail structures and parking lots comply with current State regulations.</p>			

FUTURE LAND USE PART I – GROWTH MANAGEMENT (continued)

Action Steps (Rural Areas) (page 174)	Priority	Time	Responsibility
<p>1. Amend the Land Use Ordinance by adding a Ground Water Conservation District or its equivalent.</p> <p>The purpose of this district or its equivalent would be to protect and maintain the drinking water supply and the recharge areas from adverse development.</p> <p>They may include areas referred to as “Low Volume Watershed” areas throughout this plan. These are areas identified by the hydrogeological study where currently 25% or more of available water is extracted. Areas could be added or removed from this district as future data dictates.</p> <p><i>Standards in this District could include:</i></p> <ul style="list-style-type: none"> • Uses that are known to be sources of contamination to ground water would be prohibited (in accord with the list of uses now prohibited in the Shoreland Zoning Ordinance). • Special water conservation devices could be required of builders in order to receive permits. • Special permits could be required for: <ul style="list-style-type: none"> ○ Any use that would render impervious 15% or 2,500 square feet of any lot; ○ Construction of a dam or any other water level control device; ○ Application of pesticides, insecticides, or herbicides. 			

FUTURE LAND USE PART I – GROWTH MANAGEMENT (continued)

<p>2. Review and if necessary redefine the Shoreland Zoning Resource Protection and Conservation Area to protect the high value wildlife habitat mapped by the “Beginning with Habitat Project.”</p>			
<p>3. Encourage the development of an Open Space Plan to identify, link and preserve significant corridors and parcels of land that are important to the Community.</p>			
<p>4. The Selectmen should encourage the exploration of a wide range of non-regulatory options among owners of significant spaces, critical natural features, and wildlife habitats. Options of preserving these properties while allowing their reasonable use would be through gifts, land trades, fee ownership by the Town or non-profit, or conservation easements held by the Town, the Phippsburg Land Trust or the Phippsburg Sportsman’s Association.</p>			

Growth Management by Village Area (page 175)

The following recommendations for each geographic area are an indication of how the Committee would like to see each area manage growth. Nothing is mandated by these plans. Rather the Selectmen, Planning Board, Code Enforcement Officer, and the residents of each core village are encouraged to adopt, through a democratic process, these recommendations and to informally establish a pattern of development consistent with the goals of the overall plan and maps designed for the plan.

Action Steps (Growth Areas) (page 176)	Priority	Time	Responsibility
<p>Winnegance</p> <p>The core of the village should be considered a <i>Village Core District</i>. The Ground Water “Low Volume Watershed” Area #1 along with the moderate value wildlife habitat as mapped should be designated a <i>Water Conservation District</i> or its equivalent, with the rest of Winnegance considered a rural mixed residential growth area. Wildlife habitat, wetlands and steep slopes that pass the protection threshold of the Shoreland Zoning Guidelines of the State should continue to be designated a <i>Resource Protection District</i>.</p> <p>To protect the ecological important areas in the vicinity of Meadowbrook, Winnegance Lake and Creek from the impact of undue development, Town officials should cooperate with neighboring towns in implementing the recently published New Meadows River Watershed Plan.</p>			

<p>Meadowbrook</p> <p>Except for the few subdivisions and residences, Meadowbrook should be considered a rural area. Wildlife habitats, wetlands, and steep slopes that pass the protection threshold of the Shoreland Zoning Guidelines of the State should continue to constitute a <i>Resource Protection District</i>. Scenic areas associated with water should be considered for designation as a <i>Resource Conservation District</i> under the Shoreland Zoning Ordinance.</p>			
<p>Stoneybrook</p> <p>The western part of the Stoneybrook area is suitable for rural residential growth and would accommodate affordable housing. Portions of the eastern section with mapped high value waterfowl and wading bird habitats along with an eagle’s nest should be designated a Shoreland Zone <i>Resource Protection District</i>.</p>			
<p>Ashdale</p> <p>Ashdale comprises the largest undeveloped area in Phippsburg, containing public lands, scenic views, open space, forested lands with Great Ponds and wetlands. It should be considered a rural area which contributes to the overall rural character of the Town. It affords a great opportunity for the preservation of much valued open space for hunting and forestry. Non-regulatory approaches to conservation through easements, stewardship by the Phippsburg Land Trust, and enrollment in the Open Space tax program should be explored.</p>			
<p>The Center</p> <p>The core historic village with the Church and the Linden Tree should be designated a <i>Village Core District</i>. The “LVW” area should be designated a <i>Water Conservation District</i> or its equivalent. Wildlife habitat, wetlands, and steep slopes that pass the protection threshold of State Shoreland Zoning Guidelines should continue to constitute a <i>Resource Protection District</i>.</p>			

<p>Parker Head</p> <p>The village of Parker Head should be designated a <i>Village Core District</i>. There are three “Low Volume Watershed” areas: the entire eastern shore, the area east of Parker Head Road and the area west of Cox’s Head. They should be designated a <i>Water Conservation District</i> or its equivalent. Large undeveloped parcels should be considered rural areas. High value waterfowl and wading bird habitats both at Cox’s head and in the vicinity of Duley Pond that pass the protection threshold should continue to be a <i>Resource Protection District</i> under the Shoreland Zoning Ordinance.</p>			
<p>Popham</p> <p>The village area should be designated a Village Core District. The area adjacent to the beaches, salt marshes and productive shellfish beds and the high value waterfowl and wading bird habitats in Atkins Bay and along the entire shore to Morse River that pass the protection threshold should continue as a Resource Protection District or a Resource Conservation District under the Town’s current Shoreland Zoning Ordinance. These areas together with the State Park and the Popham Colony comprise another large rural area in Phippsburg. The “Low Volume Watershed” area west of Atkins Bay should be designated a Water Conservation District or its equivalent. Phippsburg considers the Popham area to be a uniquely beautiful and natural area adding to the rural character of the Town. A Comprehensive Plan goal is to protect this area, including the village, State Park lands and historic sites from substantial change and visitor overuse.</p>			
<p>Small Point</p> <p>All of Small Point is a peninsula (Cape Small), containing distinct scenic views, extensive high value waterfowl and wading bird habitats, mapped deer wintering areas, and coastal dune marsh eco-systems. It should be considered a rural area. The plentiful wildlife habitats, wetlands, and steep slopes that pass the protection threshold of the shoreland zoning should continue to be</p>			

<p>designated a Resource Protection District and the areas within the shoreland zone with few cottages should be considered for designation as a Resource Conservation District under the Shoreland Zoning Ordinance.</p>			
<p>West Point</p> <p>The Village core area should be designated a Village Core District. The area has already experienced wastewater disposal problems and is Ground Water “Low Volume Watershed” drainage area #9; therefore, it should be designated a Water Conservation District or its equivalent. Any further development near the village core would need to be conditioned on the availability of a public or community water and sewer system at no cost to the Town. The availability of aid through State and Federal programs, such as Community Block Grants (CDBG) intended for relatively low income neighborhoods for public water and sewer, should be explored.</p>			
<p>Sebasco</p> <p>Sebasco’s historical marine oriented village area should be designated a <i>Village Core District</i>. As in the case with West Point, either any extension of the village should be conditioned on the availability of public water and sewer at no cost to the Town or the establishment of small subsidized decentralized systems should be explored. The Ground Water “Low Volume Watershed” area should be designated a <i>Water Conservation District</i> or its equivalent. Areas of wildlife habitat, wetlands, and steep slopes that pass the protection threshold of the Shoreland Zoning Ordinance should continue to be designated a <i>Resource Protection District</i>.</p>			

FUTURE LAND USE PART II – TO REACH OUR KEY GOALS (page 179)

Action Steps (page 180)	Priority	Time	Responsibility
<p>KEY GOAL 1: Maintain the rural character of Phippsburg.</p>			
<p>KEY GOAL 2: Assure there will be open spaces for hunting, working forests, farming and the enjoyment of the residents of Phippsburg. (Page 180)</p>			
<p>1. The Subdivision Ordinance should be amended so that:</p> <p>a. While maintaining the current lot sizes of 1 acre and 2 acres per dwelling unit, the amount of buildable land set aside as common land will increase as the number of dwelling units increase. Investigate the feasibility of having the amount of common land increase more rapidly in rural areas.</p>			
<p>b. In the phasing part of the current ordinances - investigate limiting the number of annual dwelling unit permits and the number of occupancy permits that may be issued for any one subdivision outside the village core area.</p>			
<p>c. The Planning Board would be authorized to negotiate for the common land in a new subdivision to abut the common land of an existing subdivision or currently protected land so as to increase the area of open space and wildlife habitat.</p>			
<p>d. The negotiations will allow incentives for building affordable housing units, clusters, limited multi-dwelling units and the protection of historic, cultural, natural features and scenic views.</p>			

FUTURE LAND USE PART II – TO REACH OUR KEY GOALS (continued)

<p>2. The Selectmen should encourage the Phippsburg Land Trust, Phippsburg Sportsmen’s Association, Conservation Commission, and other organizations interested in the protection of rural areas to develop a town-wide open space plan to identify, link and preserve significant corridors, parcels of land that are important to the community, and provide public access to the shoreline.</p>			
<p>3. The Selectmen should encourage exploring a wide range of non-regulatory preservation options with owners of significant spaces, critical natural features, and wildlife habitats. Options to preserve these properties, while allowing for reasonable use, include gifts, land trades, fee ownership by the Town or non-profit organizations, or conservation easements held by the Town, the Phippsburg Land Trust or the Phippsburg Sportsmen’s Association.</p>			
<p>4. The Selectmen should encourage developing and disseminating information on the benefits and procedures for enrolling in Tree Growth and Farm and Open Space tax programs.</p>			
<p>5. Investigate a process to establish right-of-way easements on public lands for recreational trails and wildlife habitat not currently designated by State or Federal agencies.</p>			
<p>6. Investigate the use of right-to-farm and the right-to-forest provision act to create agricultural districts.</p>			
<p>KEY GOAL 3: Assure a vital fishing industry with adequate access to the water. (page 181)</p>			
<p>1. Present and amended ordinances should be reviewed to assure that access to all marine related activities is provided and maintained.</p>			

FUTURE LAND USE PART II – TO REACH OUR KEY GOALS (continued)

2. Additional potential points of access to the shoreline should be identified and where feasible, secure title using a dedicated fund as recommended in the Marine Resource Chapter.			
3. The Town should identify incentives to private landowners who allow access over their properties.			
4. Shorefront property that comes into the Town’s possession should be evaluated for suitability for access and if appropriate the Town with voter approval, should designate it as a Town Landing.			
KEY GOAL 4: Assure a sustained supply of quality drinking water. (page 182)			
1. The <u>Land Use Ordinance</u> should be amended to create a <i>Water Conservation District</i> or its equivalent that might include the current “Low Volume Watershed” areas identified by hydrogeologists where data indicates that currently 25% or more of available ground water is extracted. Standards would encourage water conservation and quality protection. Some land uses which have been documented as sources of contamination would be restricted. They would include homesites.			
2. Because this is a working document, “Low Volume Watershed” areas should be added and deleted as information becomes available.			
3. Existing sources of contamination should be targeted for removal and monitoring. Continue the program of junk car/yard removal and encourage the removal/replacement of vehicle gas tanks to comply with State regulations. Additional attention should be given to portable fuel pumping operations, automobile and boat repair shops, application of pesticides or fertilizers by homeowners, farms, golf courses and other recreational facilities to assure best management practices.			

FUTURE LAND USE PART II – TO REACH OUR KEY GOALS (continued)

KEY GOAL 5: Assure affordable housing to retain the local working population, the elderly and the young growing up in Phippsburg. (page 183)

1. The Subdivision Ordinance should be amended to allow for density bonus and/or other incentives for affordable housing units in subdivisions as long as water and sewer systems are provided at no cost to the Town.			
2. Manufactured housing, which is usually considered affordable, should be allowed in all areas where conventional houses are allowed. There is no intention to restrict the opportunities for accommodating affordable housing.			
3. The Selectmen and the Historic Preservation Commission should encourage private owners to adapt and reuse historic buildings in Village Core areas for affordable and elderly housing and explore funding mechanisms such as grants and tax credits for such preservation.			
4. The Town should encourage and support the formation of a local, non-profit Housing Corporation to support affordable housing developments in cooperation with land owners, local contractors and developers.			
5. The Selectmen should sponsor a workshop on property tax exemptions and types of easements which would offer financial relief to property tax payers.			
6. Investigate setting up a Land Bank process to acquire or set aside land for affordable housing.			

REGIONAL ISSUES (page 185)

Goal/Steps to Achieve	Priority	Time	Responsibility
Economy (page 186)			
GOAL: To encourage participation of Phippsburg residents in the County Budget formation process.			
1. The Selectmen are encouraged to attend the County Caucus meetings and work to secure representation of Phippsburg on the County Budget Advisory Committee. 2. The members of the Phippsburg Budget Committee are encouraged to attend and report back on public meetings of the County Budget Advisory Committee. Notices of these meetings are posted at the Town Hall.			
Water and Marine Resources (page 187)			
GOAL 1: The Town should work regionally with municipal authorities and with the State to identify and where possible eliminate pollution originating in the Town and in areas outside the Town's jurisdiction.			
1. The Town should continue to work with the New Meadows Watershed Committee and report progress in the Annual Town Report.			
2. The Town should take the initiative to seek funding to establish an alliance on the Kennebec, similar to the alliances on Casco Bay or the New Meadows River. Its mission should be to clean up the remaining sources of pollution and maintain the levels of water quality necessary to permit not only swimming and fishing but to keep open the rich shellfish beds all along the coastal estuary of the Kennebec River.			

REGIONAL ISSUES (continued)

Water and Marine Resources (page 188)

GOAL 2: The Town should consider options for safe waste oil disposal and sanitary pump-out stations.

1. The Selectmen as well as the Conservation Commission, Town Landing Committee, Shellfish Conservation Commission, Harbor Commission, Harbor Master, and the Popham Boat Owners Association should work with the New Meadows Watershed Project Steering Committee to promote, develop and coordinate shared use of a floating, on call sanitary pump out facility to supplement the New Meadows Marina and Sebasco Resort pump out facilities.

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Transportation (page 188)

GOAL 1: The Town should provide bike pathways on State Route 209.

GOAL 2: The Town should develop access to regional public transportation systems.

GOAL 3: The Town should be alert for opportunities to include changes to Route 209 and the Winnegance bridge/causeway in the MDOT Two-Year, Six-Year and Twenty-Year Transportation Improvement Plans.

1. The Town should lobby the State to develop bike paths and to give top priority for a bike path from Bath to Popham.

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2. The Town should work with the State to explore other ways of improving summer traffic flow to and from Popham including bus service and a sign warning people that the parking lots at Popham are full.

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REGIONAL ISSUES (continued)

Education (page 189)

GOAL: The Town should monitor the work of the Long Range Planning and Governance Committee.

1. The Phippsburg School Board should inform the people of Phippsburg bi-annually (fall and spring) by newsletter, mailings and/or public meetings and the Town's web site of all plans, decisions and commitments made by the Long Range Planning and Governance Committee.

IMPLEMENTATION STRATEGY (page 175)

Strategy	Priority	Time	Responsibility
The Comprehensive Plan Implementation Committee to be established by the Selectmen upon adoption of the Plan will monitor the rate of growth and prepare a report on the progress in implementing the Comprehensive Plan to be contained in the Annual Town Report.			