

## CHAPTER 8. IMPLEMENTATION STRATEGY

(Revisions 10-11-04)

This chapter assigns responsibility for the implementation of each proposed activity included in the plan's policies and Future Land Use Plan to a responsible party. It also establishes a general timetable for implementation. The schedule is divided into Short-Term Implementation Strategies (activities already underway and/or to be undertaken within two years of adoption of the Update) and Mid-Term Implementation Strategies (activities to be undertaken within three to five years).

**\*Note: The descriptions of activities are abbreviations of the policies upon which they are based. Refer to the indicated policy for the complete statement or to the Future Land Use Plan.**

### A. Short-Term Implementation Strategies

The Town should undertake the following activities on an ongoing basis or within two years of the adoption of the updated Comprehensive Plan.

| Action Reference   | Activity*   | Status as of 7/04 | Responsibility |
|--------------------|---|-------------------|----------------|
|                    | <b>Land Use Regulation</b>  |                   |                |
|                    | <b><i>Review and revise the Zoning Ordinance and Zoning Map to address the following:</i></b> |                   |                |
| A.2.h.             | Allowing graphic and performing arts facilities in all designated growth areas                |                   | Planning Board |
| A.2.h.<br>H-I.2.d. | Allowing off-site directional signs for non-profit community cultural facilities              |                   | Planning Board |
| C-I.2.c.           | Requiring development in coastal areas be sited and designed to accommodate sea level rise    |                   | Planning Board |

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| C-V.2.c.<br>C-V.2.d.<br>C-VI.2.f.<br>C-VIII.2.e<br>C-X.2.g.<br>C-XI.2.c.<br>C-XII.2.e.<br>C-XIII.2.e<br>C-XIV.2.i.<br>C-XV.2.g.(2) | Requiring that all development (not just large-scale development) provide information about natural resources including; <ul style="list-style-type: none"> <li>- topography, slope and drainage</li> <li>- erosion and sedimentation controls</li> <li>- surface water management</li> <li>- groundwater hydrology</li> <li>- vernal pools</li> <li>- marine environments</li> <li>- vegetative resources</li> <li>- significant wildlife habitats</li> <li>- significant marine resource areas</li> <li>- rare species</li> <li>- scenic areas and resources</li> </ul> |  | Planning Board |
| C-VII.2.h.   | Requiring development activities to address the quality of stormwater runoff  |  | Planning Board |
| C-VIII.2.f.  | Developing standards for the protection of vernal pools   |  | Planning Board |
| C-XI.2.d.  | Requiring timber harvesting and clearing related to development activities to meet forestry "BMP's"   |  | Planning Board |
| C-XIII.2.g.  | Requiring development activities to meet "BMP's" for stormwater management  |  | Planning Board |
| C-XV.2.g.(2)(a)  | Developing ordinance provisions that reward or provide incentives for conserving natural areas  |  | Planning Board |
| C-XV.2.g.(2)(b)  | Requiring a visual impact analysis for all projects in sensitive areas and all major projects anywhere in town  |  | Planning Board |
| A.2.a., D.2.b and Future Land Use Plan   | Prohibit the expansion of existing hotels and motels in the Downtown Periphery and Limited Business areas   |  | Planning Board |
| A.2.a. and D.2.e.  | Requiring that new commercial or service uses be designed to be compatible with the community character and pedestrian friendly   |  | Planning Board |
| A.2.c. and D.2.h.  | Developing improved buffering, noise, and odor requirements   |  | Planning Board |

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| D.2.k.  | Liberalizing the treatment of small, low-impact home businesses  |  | Planning Board |
| F-II.2.d.   | Adopting access management standards for local streets and roads   |  | Planning Board |
| F-III.2.i.  | Reviewing and upgrading access management standards for the Route One Corridor   |  | Planning Board |
| G-II.2.b.   | Including areas with significant wildlife habitat value in the Resource Protection district  |  | Planning Board |
| I.2.b.  | Creating density bonuses for projects that create affordable housing   |  | Planning Board |
| I.2.d.  | Allowing accessory apartments in newer single-family homes   |  | Planning Board |
| J.2.b.  | Requiring a reconnaissance survey of potential archeological sites prior to development in areas with potential archeological significance |  | Planning Board |
| J.2.c.  | Requiring development applications to address historic and archeological resources on or adjacent to the site                              |  | Planning Board |
| A.2.d.,<br>A.2.g., B.2.b,<br>and Future<br>Land Use<br>Plan | Revising the zoning district standards as recommended in the Future Land Use Plan designations   |  | Planning Board |
| C-I.2.d.  | Encouraging development to incorporate alternative energy use  |  | Planning Board |
|   | <b><i>Review and revise the Subdivision Regulations to address the following:</i></b>  |  |                |
| C-I.2.c.  | Requiring development in coastal areas be sited and designed to accommodate sea level rise   |  | Planning Board |
| C-VII.2.h.  | Requiring development activities to address the quality of stormwater runoff   |  | Planning Board |

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| C-<br>XV.2.g.(2)(a)  | Developing ordinance provisions that reward or provide incentives for conserving natural areas  |  | Planning Board |
| C-<br>XV.2.g.(2)(b)  | Requiring a visual impact analysis for all projects in sensitive areas and all major projects anywhere in town  |  | Planning Board |
| C-V.2.c.<br>C-V.2.d.<br>C-VI.2.f.<br>C-VIII.2.e<br>C-X.2.g.<br>C-XI.2.c.<br>C-XII.2.e.<br>C-XIII.2.e<br>C-XIV.2.i.<br>C-XV.2.g.(2) | Requiring that all development (not just large-scale development) provide information about natural resources including; <ul style="list-style-type: none"> <li>- topography, slope and drainage</li> <li>- erosion and sedimentation controls</li> <li>- surface water management</li> <li>- groundwater hydrology</li> <li>- vernal pools</li> <li>- marine environments</li> <li>- vegetative resources</li> <li>- significant wildlife habitats</li> <li>- significant marine resource areas</li> <li>- rare species</li> <li>- scenic areas and resources</li> </ul> |  | Planning Board |
| G-II.2.a.  | Requiring that all subdivisions west of Route One set aside common open space   |  | Planning Board |
| I.2.c.   | Requiring that 10% of units in subdivisions with ten or more units be affordable.   |  | Planning Board |
| J.2.b.   | Requiring a reconnaissance survey of potential archeological sites prior to development in areas with potential archeological significance  |  | Planning Board |
| J.2.c.   | Requiring development applications to address historic and archeological resources on or adjacent to the site   |  | Planning Board |
|  | <b><i>Monitor the rate of residential growth</i></b>  |  |                |
| Future Land Use Plan   | Periodically reviewing the rate and pattern of residential growth and its impact on services and facilities and land use goals  |  | Planning Board |

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|   | <b>Natural Resources</b>   |      |                                     |
| C-II.2.a, C-III.2.a., C-X.2.a., C-XI.2.a., C-XIII. 2.a.   | Encouraging the Maine Geological Service to map bedrock and surficial geology, marine environments, vegetation, marine resources   |      | Planning Board                      |
| C-III.2.e.<br>C-XIII.2.i.   | Monitoring the potential mining of off-shore sand deposits   |      | Board of Selectmen                  |
| C-X.2.h.  | Improving management of the Town's snow dump   |      | Town Manager                        |
| C-XIII.2.h  | Studying the impacts of seawalls on beach erosion  |      | Conservation Commission             |
| C-XIV.2.f.  | Establishing a local conservation commission   | Done | Board of Selectmen                  |
| C-III.2.b.<br>C-IV.2.a.<br>C-VI.2.a.<br>C-VIII.2.a.<br>C-IX.2.b.<br>C-X.2.b.<br>C-XI.2.b.<br>C-XII.2.b<br>C-XIII.2.b.<br>C-XIV.2.b. | <p>Creating an updated set of property maps showing the location and boundary of natural features including:</p> <ul style="list-style-type: none"> <li>- Surficial deposits</li> <li>- Soils</li> <li>- Aquifers</li> <li>- Standing and flowing waters</li> <li>- Significant freshwater and coastal wetlands</li> <li>- Floodplains</li> <li>- Marine environments</li> <li>- Vegetative resources</li> <li>- Wildlife habitats</li> <li>- Marine resource areas</li> <li>- Critical areas</li> </ul> |      | Land Use Office                     |
|   | <b>Transportation</b>  |      |                                     |
| F-I.2.b.  | Enacting a transportation improvements impact fee ordinance  |      | Town Manager and Board of Selectmen |

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| F-I.2.a                                | Maintaining coordination with the Maine Department of Transportation on Route 1 and Shore Road                 | On-going | Town Manager                          |
| F-II.2.b.                              | Appointing a Route One Design Committee  |          | Town Manager and Board of Selectmen   |
| A.2.c and F-II.2.e.                    | Reappointing Parking and Traffic Committee   | Done     | Board of Selectmen                    |
| F-II.2.f.                              | Improving provisions for managing truck deliveries to businesses   | On-going | Parking and Traffic Committee         |
| F-III.2.d.                             | Promoting expansion of the trolley system  |          | Town Manager and Board of Selectmen   |
|  | <b>Fiscal</b>  |          |                                       |
| C-XV.2.b.                              | Maintaining an up-to-date Port and Harbor Capital Improvement Plan   |          | Harbor Committee                      |
| K.2.a.                                 | Establishing a formal, annual Capital Improvement Plan   | Done     | Town Manager                          |
|  | <b>Public Facilities and Utilities</b>   |          |                                       |
| C-XV.2.d.(3)                           | Developing a list of improvements to public shoreline areas  |          | Conservation Commission               |
| D.2.a<br>D.2.d<br>F-I.2.d.<br>G-I.2.b. | Developing a program and funding for improvements to and expansion of the sidewalk system                      | On-going | Board of Selectmen                    |
| E-I.2.b.                               | Adopting a long range facilities plan for municipal facilities   |          | Board of Selectmen                    |
| E-III.4.a. and b.                      | Developing a formal agreement on restricting the extension of sewers into rural areas and adjacent communities |          | Board of Selectmen and Sewer District |

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| E-II.2.a. and b.  | Pursuing water system upgrades  |             | Board of Selectmen and Water District |
|                   | <b>Recreation and Open Space</b>  |             |                                       |
| C-XV.2.d.(1)      | Enforcing the public ownership of and access to the beaches   |             | Board of Selectmen                    |
| G-II.2.c.         | Working with land trusts and conservation organizations   | In progress | Conservation Commission               |
| G-II.2.f.         | Developing a voluntary program to work with rural land owners   |             | Conservation Commission               |
| G-II.2.d.         | Creating an open space impact fee   |             | Town Manager and Board of Selectmen   |
| G-II.2.e.         | Creating an open space acquisition program  |             | Town Manager and Board of Selectmen   |
|                   | <b>Housing</b>  |             |                                       |
| A.2.e and I.2.a.  | Creating a Housing Committee  |             | Board of Selectmen                    |
| A.2.e. and I.2.e. | Working with a non-profit housing group to expand the supply of affordable housing for "very low income" elderly households |             | Housing Committee                     |

## **B. Mid-Term Implementation Strategies**

The Town should undertake the following activities within five years of the adoption of the updated Comprehensive Plan.

| <b>Action Reference</b>        | <b>Activity*</b>   | <b>Status as of 7/04</b> | <b>Responsibility</b>   |
|--------------------------------|--|--------------------------|-------------------------|
|                                | <b>Natural Resources</b>   |                          |                         |
| C-VII.2.i.                     | Undertaking a stormwater quality monitoring program  | In progress              | Conservation Commission |
| C-X.2.c.                       | Undertaking a program to encourage the use of low nitrate fertilizers                                    | In progress              | Conservation Commission |
| C-XII.2.g.                     | Developing pollution control plans for shared resources  |                          | Conservation Commission |
| C-XII.2.i.                     | Undertaking a program to identify non-point sources of pollution entering the Ogunquit and Josias Rivers | In progress              | Conservation Commission |
| C-XIII.2.f                     | Studying impact of non-source pollution from stormwater  | In progress              | Conservation Commission |
| C-XIII.2.h.                    | Developing a program to control the construction of seawalls   |                          | Conservation Commission |
| C-XV.2.d.(3)                   | Developing educational and informational materials concerning shoreline natural resources                |                          | Conservation Commission |
| C-XV.2.e.<br>C-XV.2.h.         | Developing a beach stewardship program   |                          | Conservation Commission |
| C-XV.2.g.(3)                   | Enforcing the speed limit on the Ogunquit River  |                          | Town Manager            |
| C-XVI.2.g.<br>and C-XV.2.g.(1) | Identifying critical areas and critical habitat and developing conservation strategies                   |                          | Conservation Commission |

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|  | <b>Transportation</b>  |  |  |
| A.2.c. and D.2.g.  | Revising the parking regulations in residential neighborhoods                    |  | Town Manager and Board of Selectmen                  |
| F-II.2.a   | Developing a master plan to guide local and regional highway improvement efforts |  | Town Manager and Parking and Traffic Committee       |
| F-III.2.a.   | Creating a Turnpike message board regarding Route One traffic conditions         |  | Town Manager   |
| F-II.2.c.<br>F-III.2.b.  | Conducting an origin and destination study of Route One traffic                  |  | Board of Selectmen and Parking and Traffic Committee |
| D-2.a.<br>D-2.d.<br>D-2.i.<br>D-2.m. & n.<br>F-II.2.e.<br>F-III.2.f.<br>F-III.2.g.<br>G-I.2.b. | Developing proposals for improved parking and pedestrian and bicycle facilities  |  | Parking and Traffic Committee                        |
|  | <b>Public Facilities</b>   |  |  |
| E-I.2.c.   | Including funding for upgrading or expansion of municipal facilities in the CIP  |  | Town Manager and Board of Selectmen                  |

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|                      | <b>Historic and Archeological Resources</b>                     |  |                             |
| J.2.a.               | Completing an inventory of historic and archeological resources |  | Board of Selectmen          |
|                      | <b>Hazard Mitigation</b>  |  |                             |
| L.2.a.               | Creating a Hazard Mitigation Committee                          |  | Board of Selectmen          |
| L.2.a.               | Developing an Emergency Response Plan                           |  | Hazard Mitigation Committee |
| L.2.d. and C-XV.2.i. | Planning for the relocation of the sewage treatment plant       |  | Sewer District              |