

Alfred Comprehensive **Plan 2016**

Goals, Policies and Strategies Chapters

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Introduction

Dear Alfred Residents,

Welcome to the 2016 Comprehensive Plan! **What is a Comprehensive Plan?** So glad you asked! It is the long-range plan that will guide Alfred's future for the next ten to fifteen years. It is a legal document. *The Comprehensive Plan is not itself a regulation; it does not make actual code or zoning changes. Rather, it provides a roadmap for the Town's future that will recommend and inform regulations and code changes going forward.* Many code and zoning changes for the Town cannot be made unless they have been included in the Comprehensive Plan. The Plan is made up of **goals**, which are broad, over-arching ideas; **policies** which are objectives for reaching the goals; and **strategies** which are specific actions recommended to address the policies. Each strategy is assigned to a **responsible party** and given a **timeline**.

As this committee has learned, long-range planning for a whole town is a many-layered and open-ended process. We've been at this since the fall of 2013 when we all thought we were in for a one-year term. We've learned a lot, had some very valuable discussions, and worked hard at imagining Alfred in the future.

We've heard from residents through surveys, formal meetings, and casual conversations. We've tried to understand what folks value most about Alfred. It is impossible to speak for everyone, but there have been some significant recurring themes. In general, we heard:

- Alfred residents love the Center Village and want to see it thrive.
- Alfred residents value the small, rural, agricultural, historical, and wild nature of our town, and they want to protect those things.
- Alfred residents want to have the option to do more business in town as consumers.
- Alfred residents want to provide opportunities for small- to medium-sized businesses to settle here with the hope that those businesses, and business owners, will enrich our community and become active participants in town life.

We've taken the collected feedback and used it to update our existing Comprehensive Plan from 2002. We believe that the plan that we have laid out here for you is one that can evolve into some very exciting and proactive changes for the town of Alfred – if it is followed by a process of continued, thoughtful discussion and planning. It is very important that residents get involved in the discussions that will be happening in Town government as we work to reach the goals set out in this Plan.

We find it important to repeat to you what we have so often said to ourselves as a committee: These are just recommendations. This is just a plan. Nothing in this Comprehensive Plan can create change unless and until the strategies contained in it are implemented, through a thoughtful and open process. The Plan is an over-arching vision that we'd like the town to agree to work toward; it is only after the Plan is written and accepted by voters that the work begins to figure out the details of actually implementing the goals, policies and strategies proposed. For example, while the Plan may

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suggest a zoning change be considered, acceptance of the Plan does not make that change a reality. Rather, acceptance of the Plan directs a party (in this case, the Planning Board) to research, discuss, design and propose a zoning change, which will then be brought before the town for debate and a vote. Each individual zoning or ordinance change will require a town vote (usually at Town Meeting) – none follow automatically from adoption of this Plan.

After many versions and edits, this is the final Plan. No doubt, each resident can find at least one or two things in this Plan that they look at and say, “I would have written that differently”. If you feel strongly about something you read, then that goal, policy or strategy is where we urge you to become involved going forward.

Please read this plan. Read it now. Take notes. When you see something that you like (or don’t like) make note of the page number and the goal, policy, and strategy that you are interested in. Connect with the Town officials and committees listed in the “Responsibility” column: they are the ones tasked with hammering out the details and implementation of that particular strategy. We invite you to become involved, so that we can all work together to achieve our goals, and achieve them well. We look forward to working with you.

Sincerely,

Comprehensive Planning Committee

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Acknowledgements

Much gratitude is owed to each member of the Comprehensive Planning Committee for the writing of this plan. Thanks also to past committee members: Glenn Charette, Rich Pasquini, John Sylvester, Denise St. Pierre, Marilyn Wallace, and David Lord. The Committee received help and support from three secretaries over the years: Nina Chabot, Susan Crowell and Darcy Hobgood – thank you all for your diligent minute-taking. Also thanks to the Town Hall staff for their help throughout the process. Thanks to all the presenters and guests at our regular meetings, attendees at our public forums, and survey respondents – we appreciate your thoughtful input and hope we have captured your thoughts here. Special thanks to the patient and supportive families of committee members, who allowed us to put in too many late nights to create this Plan. We are also grateful for the guidance and hard work of the Southern Maine Regional Planning and Development Commission, especially our consultants Dave Carpenter and Kathy Connor.

Thank you most of all to the citizens of Alfred, past and present, for making this such a wonderful place to live. We hope this Plan helps the Town to improve, while keeping intact that something special about Alfred that keeps us all living here and loving our town

Chapter 1 **Farmland and Forestry**

State Goal: To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and to safeguard the State's agricultural and forest resources from development which threatens those resources.

Alfred’s Goal: To promote the continued viability of the Town's resource-based businesses and encourage the preservation of prime agricultural soils.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
<p>1. Ensure that land use regulations and building code interpretations do not discourage farming and forestry activities and protect existing farms and forestry operations from nuisance complaints.</p>	<p>1. Review zoning ordinances and proposed amendments for unnecessary/unintended discouragement of agricultural or forestry activities.</p>	<p>Planning Board</p>	<p>2019</p>
	<p>2. Ensure that agricultural buildings are reviewed/inspected with the appropriate building codes (e.g. 2009 IBC, Chapter 40, Utility Buildings, or as revised) applied.</p>	<p>Code Enforcement Officer/Planning Board</p>	<p>On-going</p>
	<p>3. Ensure that farm owners and potential developers are aware of Maine’s farm protection laws, including those regarding:</p> <ul style="list-style-type: none"> a. Registration of farms at the state for protection against non-compatible activities within 100 feet of their boundaries b. Protection of farms from nuisance type complaints 	<p>Selectmen/Planning Board</p>	<p>On-going</p>

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
2. Ensure that adequate setbacks and buffers are incorporated into residential developments adjacent to active agricultural and forestry operations	1. Consider requiring new residential developments to provide ample setbacks from existing farm and forest operations and ensure that buffers are thickly planted or if natural forest exists, that it is augmented as necessary for adequate buffering and screening	Planning Board	2019
3. Encourage voluntary preservation of farm and forested lands through participation in the Tree Growth and the Farm and Open Space Tax Program.	1. Maintain information for landowners at Town Hall and on the Town’s website on the State’s Tree Growth, and Farmland, and Open Space tax programs.	Selectmen	On-going
4. Preserve prime agricultural soils and valuable forest lands capable of economic productivity by discouraging residential development and requiring clustering where residential development occurs.	<p>1. Consider requiring developers to identify and map any prime agricultural soils, soils of state-wide importance and significant forested natural areas as part of their application submission.</p> <p>2. Consider requiring cluster development for all development proposals on tracts of land mapped as prime agricultural soils or soils of state-wide importance in all zoning districts.</p> <p>3. Whenever possible, require that developers locate areas of prime agricultural soils, soils of statewide importance and valuable forest lands in the required open space allotment for their project.</p> <p>4. Consider methods for encouraging agricultural activities on tracts of land set aside for conservation in cluster developments.</p>	Planning Board	On-going
		Planning Board	2018
		Planning Board	2019
		Planning Board	2019

Chapter 2 **Fiscal Capacity**

State Goal: State Goal: To promote an economic climate that increases job opportunities and overall economic well- being.

Alfred’s Goals:

- To promote sound fiscal management that incorporates long-range budgeting for needed capital improvements and improves the town's cash flow.**

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Continue to plan for capital improvements and maintain a capital improvements funding process	1. Develop a road improvement maintenance plan for the town-maintained roads and bridges to be used in conjunction with the capital improvement plan	Selectmen/ Road Commissioner	2017
2. Improve the efficiency and accountability of the Town's budget development process	1. Provide adequate funding for digitizing the record-keeping and tracking of Assessor’s data and Code Enforcement Officer’s documents, such as building permits, applications etc. to improve reporting capabilities and to assist the Town in analyzing its own growth and tax base.	Selectmen	2016
	2. Consider changing the Town’s fiscal year to align with the State.	Selectmen	In process
	3. Consider property tax billing twice a year rather than once.	Selectmen	In process
	4. Consider undertaking a property revaluation in the near future and develop a periodic property reevaluation schedule	Selectmen	2017

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2. To maintain a reasonable and fair tax burden on Alfred's citizens.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Pursue methods to reduce reliance on the municipal property tax as the primary funding source and work to diversify the tax base through selected economic development	1. Investigate alternative funding sources: impact fees, federal and state grants, user fees	Selectmen	On-going
	2. Put a process in place to evaluate Town-owned properties, acquired through tax foreclosure or by other means, and when deemed appropriate, to sell them.	Selectmen/Assessor	2017
2. Pursue cost-sharing methods or services with neighboring towns or regionally.	1. Shared services could include police, assessors, and tax map updating.	Selectmen	On-going
3. Promote measures to ensure that new development pays its fair share of public services and facilities.	1. Consider mandating through Town ordinances, that developers provide improvements to necessary roads and provide recreational opportunities as appropriate for the project.	Code Enforcement Officer/Planning Board	2018
	2. Evaluate the need for a system of impact fees. Impact fees could cover roads, recreation, water supply, public safety, sewer/shared septic and school costs.	Selectmen/Planning Board	2018
4. Examine the provision of town services to county facilities and other tax-exempt facilities and land	1. Study costs of providing municipal services to tax-exempt properties and consider fees for identified municipal services to tax-exempt properties.	Selectmen	2018

Chapter 3 **Historical Resources**

State Goal: To preserve the State's historic and archeological resources.

Alfred’s Goal: To maintain the historic character of the Village and the town's other historic and archeological resources.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Ensure that new development in the Center Village is compatible with the historic character of that area	1. Develop design guidelines for new development and redevelopment within the Center Village (possibly extended to portions of the Village District and Shaker Village as well) with assistance from the Historical Committee	Planning Board	2017
2. Encourage the preservation of identified historic and archeological resources.	1. Educate town residents, particularly owners of homes currently listed on the Federal Register of Historic Places, about the benefits of local historic districts.	Planning Board/Historical Committee	2019
	2. Require new developments to survey and protect archeological sites whether discovered before or during development or redevelopment	Planning Board	2017
	3. Pursue voluntary and non-regulatory approaches to encourage the preservation of architecturally and historically significant structures.	Planning Board/Historical Committee	On-going

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
3. Monitor the impact of commercial uses and home occupations in historic buildings in the Center Village.	1. Encourage historic building owners to consult the Historical Committee for information and advice on their buildings.	Historical Committee/Planning Board	2016
4. Continue to map and inventory the Town's historic resources and seek federal and/or state landmark designations where appropriate.	1. Assist owners of notable properties to make nominations for the National Register of Historic Places or state landmark designations as appropriate.	Historical Committee	On-going
5. Maintain town-owned historic buildings and encourage preservation of cemeteries.	1. Ensure that alterations to town-owned historic buildings do not diminish their architectural value. Consider requiring input from the Historical Committee when planning changes.	Selectmen/Historical Committee/Planning Board	On-going

Chapter 4 **Housing**

State Goal: To encourage and promote affordable, decent housing opportunities for all Maine citizens.

Alfred’s Goal: To promote diverse housing opportunities for present and future Alfred residents with a range of income levels.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Encourage a variety of housing types, including multi-family dwellings, in order to meet the needs of Alfred’s residents of all ages	1. Consider revisions to ordinances that would allow more housing flexibility such as: <ul style="list-style-type: none"> a. Decreasing minimum lot sizes in the Village area, if served by the Alfred Water District or if the developer is willing to pay for extensions to the water lines b. Allow conversion of accessory structures or portions of accessory structures such as barns into a single residential apartment unit in certain areas of town c. Decreasing the lot area required for multi-family buildings beyond the first unit in certain areas of town d. Review the current limitation of a maximum of 4 dwelling units per building in mixed-use buildings 	Planning Board	2019
	2. Consider revisions to the Town ordinances which would provide options for seniors to stay in the community as they age, such as residential care, assisted living, or continual care residences. Residences could include space for congregated activities such as meals, recreation, education, medical services and social services.	Planning Board	2018

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
2. Continue to pursue affordable housing opportunities	1. Continue to participate with the Maine Housing Authority, HUD, Avesta and others in affordable housing pursuit and look for additional opportunities through organizations such as Habitat for Humanity	Selectmen/Planning Board	On-going
3. Continue to promote the upgrading and replacement of substandard housing.	1. Continue to ensure that all residential housing is in conformance with state law.	Code Enforcement Officer	On-going
4. Encourage energy and natural resource conservation in buildings.	1. Publicize any available low interest loans for home improvements, weatherization or energy-saving upgrades and ensure that information on energy-efficient construction and energy audits are available in Town Hall and on the Town’s website.	Selectmen/Conservation Commission	On-going
	2. In reviewing subdivisions and conditional uses, encourage energy-efficient design and low impact development best practices.	Planning Board	On-going
5. Purchase software that will allow the recording of and reporting on the numbers, types and locations of new housing units and seasonal conversions added each year along with other building permit information	1. Research whether any software purchased by the Town to record building permit information is linked and fully compatible with any software purchased for use by the Town’s assessor.	Selectmen	2018

Chapter 5 **Land Use & Future Land Use**

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.

Alfred's Goals:

1. To promote orderly growth and a land use pattern that preserves the town's rural character and reinforces the distinction between the Town's village and rural areas.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Discourage sprawling development from rural areas where public service costs are higher and environmentally sensitive areas exist.	1. Continue to require cluster development in rural areas while remaining open to additional techniques the Town might use to ensure preservation of open space.	Planning Board	On-going
	2. Continue to use growth permits to manage residential development in the Rural Residential and Critical Rural Districts	Selectmen/Planning Board	On-going
	3. Consider introducing some flexibility to the Town's ordinances, such as allowing contract zoning, while retaining the zoning ordinance's intent to protect Alfred residents' health, safety and general welfare.	Selectmen/Planning Board	2016
2. Guide growth, including appropriate infill development, toward areas that can be efficiently and economically served with public facilities and services	1. Work closely with the Alfred Water District to plan for future water service while encouraging or requiring new development in the Village area to connect to public water.	Selectmen/Planning Board	On-going
	2. Maintain a commercial/residential mix in the Center Village by allowing mixed-use buildings and a range of commercial and residential uses.	Planning Board	On-going

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
3. Monitor the rate, type and location of future growth to assess the effectiveness of the Town's land use policies and the impact on the Town's fiscal capacity.	1. Research a permitting/assessor database system to record permits and assessment data and to produce reports showing where growth is occurring. If a permitting system is not fiscally possible, create spreadsheets to track permits and Planning Board approvals.	Selectmen/Code Enforcement Officer	2017

Goal 3: To maintain and reinforce the character of Alfred Village as the town center and ensure that the integrity of the Village is not compromised by incompatible development

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
<p>1. Preserve existing streetscapes and architectural quality while protecting the character of the Center Village through ordinances and guidelines</p>	<p>1. Include provisions in the proposed design guidelines specific to the Center Village in order to:</p> <ul style="list-style-type: none"> • Preserve existing streetscapes, recognizing the importance of scale, building setbacks and architectural quality in defining the character of the Center Village. • Ensure new buildings and facilities planned for areas adjacent to the Center Village provide continuity and cohesiveness with the character of the Center Village. • Ensure new buildings and uses proposed for the Center Village locate and design any required off-street parking thoughtfully and appropriately. 	<p>Planning Board/Design Review Board</p>	<p>2018</p>
	<p>2. Ensure that ordinances require in-fill development to respect and comply with neighboring buildings' existing setbacks, frontages and lot sizes.</p>	<p>Planning Board</p>	<p>2018</p>

Introduction to the Future Land Use Map

The Future Land Use Map is the visual document for the recommended long-term changes to the community, based on the zoning that should be established over time, in order to assist the community to grow, prosper and develop in a way that the citizens suggested through the planning process. The map, along with this written document, is a planning tool – a visioning process. The Comprehensive Plan does not have the authority to define any actual districts. Defining districts will be done with the Planning Board after this plan has been approved.

The Land Use chapter and the Future Land Use Map should be periodically reviewed. Strategies found throughout the plan should be looked at to determine if they are doing what they were intended to do. Are they too weak? Too restrictive? Do they cost too much for the benefit that they bring? Have things changed so that the strategies need to be changed? Continually reviewing the Comprehensive Plan should be part of an ongoing planning process.

The Comprehensive Planning Committee is recommending many measures to make sure that this future planning is done thoughtfully. The creation of Design Standards, a Design Review Board that works closely with potential new property developers, an Economic Development Committee that seeks to attract the kinds of businesses and developers who will enhance our town, and numerous strategies and policies that are recommended in the Goals, Policies, and Strategies section of the Comprehensive Plan are *all* aimed at working to make changes that we can be proud of throughout all of Alfred.

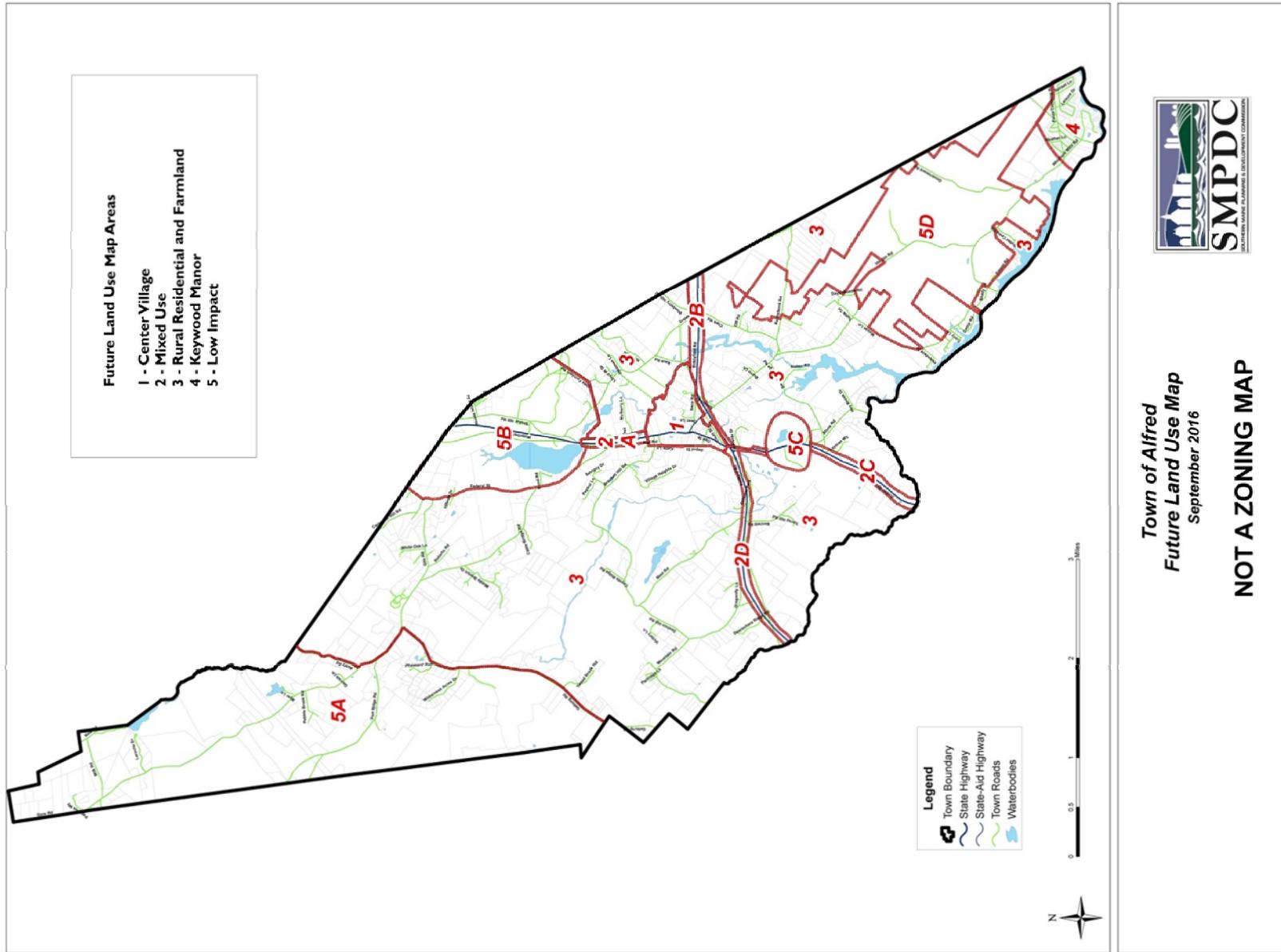
For examples of the recommendations mentioned above, please see the Goals, Policies, and Strategies pages:

- Pg 5-1, Goal 1, Policy 2, Strategy 2 (Re: maintain commercial/residential mix in Center Village by encouraging mixed use)
- Pg 5-4, Goal 2, Policy 3, Strategies 1 & 2 (Re: Design Review Board, design review guidelines for commercial development)
- Pg 5-6, Goal 3, Policy 1, Strategy 3 (Re: design review recommendations for residences in the Center Village)
- Pg 6-1, Goal 1, Policy 1, Strategy 1 (Re: Economic Development Committee, Economic Development Strategy)
- Pg 6-2, Goal 2, Policy 3, Strategy 1. (Re: Reviewing standards for the Center Village to preserve the unique character)

See the Future Land Use Map on page 5-8

See the Future Land Use Map Narrative from page 5-9 through 5-12

Future Land Use Map



Future Land Use Map Narrative

1) The Center Village

This is the hub of activity for the community and should continue to act as such. The Town Hall, church, library, small commercial businesses, home-based businesses, historic residences and more modern residences all co-exist in this region.

What do we want to protect about the Center Village? Repeatedly, people in Alfred refer to the quaint, historic “Center Village” as one of the things in Alfred that they most treasure and most want to protect. It is seen as something that makes Alfred special and different from other towns. In thinking about the Center Village area, the Comprehensive Planning Committee recommends that residents take measures to create Center Village Design Standards that would firmly guide all new development (and re-development) to blend into the historic architecture and traditional New England village feeling of this area. A minimum lot size of $\frac{3}{4}$ acre should continue to be maintained.

What could be done differently? As with other areas of town, the **current** allowable square footage for commercial enterprises is limiting. Many successful businesses and community centers in this area such as the Oak Street Bistro, Gile’s Family Farm, Shaker Pond Ice Cream, Parsons Memorial Library, just to name a few, are in larger structures that have been grandfathered-in. New businesses & community centers of that size would not currently be allowed under our existing codes. We could consider more flexible square footage requirements for businesses in this area allowing for creative new uses in existing buildings. We could prioritize design plans which would protect, preserve, or enhance existing architecture. We could also encourage Mixed-Use design, but on a Center Village scale.

Please note that the Future Land Use map includes the old jail, post office, and courthouse in the Eastern Mixed Use Area (2B), although those buildings are currently zoned Center Village.

New ideas /businesses to encourage: Some businesses that Alfred residents suggest they might like to see in the Center Village include a small market where Center Village residents could walk to do their shopping, a coffee shop or café, additional restaurants, additional small shops, possibly a bank branch (but, in this area, not with a drive-through option).

What do we want to continue to allow/encourage? Continue to make plans that recognize the residential aspect of the Center Village along with the businesses, so that this area continues to be a pleasant place to live and work. Continue to allow home-based businesses in the Center Village. They are a great fit, as they tend to be easily located inside of an existing historical structure. Encourage existing businesses to thrive by ensuring that new development adheres to new design standards, creating a coherent and pleasant feeling in this area. Encourage existing businesses by creating a strong Economic Development Committee that can act as a resource in many areas.

2) Mixed-Use Areas

Throughout all of these recommended Mixed Use Areas below, consider options for zoning which would allow, alongside existing homes and businesses, commercial businesses and commercial/residential developments that incorporate housing or public-use spaces around commercial design. As these areas are highly visible when entering Alfred, the Planning Board, the Design Review Board, and the Economic Development Committee should work together to encourage businesses and developers who can help to create a welcoming, small-town feeling to these areas. The Comprehensive Planning Committee recommends scaling development smaller closer to the Center Village, and allowing businesses and mixed-use buildings of a slightly larger scale further away from the center of town. The Comprehensive Planning Committee recommends that Design Standards be created to clearly define different requirements for different areas within these Mixed-Use zones.

The Comprehensive Planning Committee recognizes that commercial development is already happening in these areas. Some residents may ask, “Why the need for change?” As discussed above in the Center Village Area, many of the existing businesses would no longer be allowed by the current zoning standards if they were trying to get started today. New businesses are more limited in the number of square feet that they are allowed for construction, and parking allowances can be a limiting factor. Considering zoning which would allow for a slightly larger building would allow new businesses and existing renovated or repurposed businesses to consider options that are currently not available in Alfred. Some businesses that residents have suggested that they desire include: a bank, small grocery store, small hardware store, small specialty shops, restaurants, bakery/coffee shop, brewery, business office park, light industrial park, etc. In these Mixed-Use Areas, the Comprehensive Planning Committee recommends considering zoning changes which would allow for a tasteful application of a drive-through option for businesses such as a bank or pharmacy.

Alfred does not have a public sewer system, limiting some potential new businesses. Some residents may see this as a safety valve: certain types of large businesses would not be attracted to Alfred due to this factor. Within all of these Mixed-Use Areas there are also areas of resource protection where any new construction would be severely limited, as well as areas where topography severely limits development potential.

2A: Northern Mixed-Use Area – This area along Rt. 202/4, beginning just north of Bracket Hill Rd. and heading east to the Shaker Pond Area, includes residences, home-based businesses, a senior housing development, and a number of small businesses including Gile’s Farm Store and Shaker Pond Ice Cream. The Comprehensive Planning Committee hopes to encourage new development similar to this existing mix.

2B: Eastern Mixed-Use Area – This area along Route 111 from the Courthouse east to the Lyman town line to is a high-volume traffic area with an existing, stable mix of residential properties and home-based businesses. Cornerstones of this Mixed-Use Area include the Old Jail (which is currently underutilized) and the Courthouse (which may be partially or largely vacated after the relocation of the County Court). The Comp Plan Committee recommends creative re-development around these large existing historical buildings. The committee is especially excited about the idea of combining commercial and residential uses to provide some creative housing opportunities for older residents and others not interested in home ownership.

2C: Southern Mixed-Use Area – From Stone Road south along Rt. 4 to the Sanford Town line is an area that includes residences, home-based businesses, and an emerging commercial area, which includes several light industrial uses and the York County Jail. In addition to mixed-use, consideration should be given for light industrial uses to continue to emerge along this corridor. This is also the area closest to the location in Alfred that is being considered for the new Combined Courthouse. If the court locates in Alfred we could plan for this area to evolve with the court.

2D: Western Mixed-Use Area – From the intersection of Routes 202, 4 and 111, extending both south on Rt. 4 to the Wellhead Protection Zone and west along Rt. 202 to the Sanford town line, is a major traffic corridor with residences, home-based businesses, and a number of existing commercial enterprises. This area is suitable for additional commercial development, which could be encouraged. Topography may be a limiting factor on some stretches of the road network, but that would be a consideration made by any future developer.

3) Rural Residential and Farmland Areas

These areas should be considered stable and rural-type zoning should continue to exist. There are prime agricultural soils in this area, several small farms and numerous homesteads. Such agricultural activities should be further encouraged. This region should remain rural in nature; however, small agrarian-type businesses and home-based businesses should be encouraged. Some small lot development has occurred along Estes Lake, presumably in the days prior to Shoreland Zoning. Further subdivision of land should be monitored along the lake shore and discouraged to the extent possible.

There are some small sections of these Rural Residential areas, in close proximity to the Mixed-Use areas, that could be considered as locations for businesses that might be best suited in a more tucked-away location. With thoughtful planning, some parcels of this rural area could be considered for businesses such as an assisted living facility, a private school, or other businesses that desire screening from the state roads.

4) Keywood Manor

This area is a 55+ residential development which is remotely located from the center of Alfred. It currently consists of over 170 homes. A small convenience store or market should be encouraged to support these residents from having to drive long distances for the purchase of small items. Currently this area is on a privately owned, public water system serving not only this development but also another 100 homes in Lyman. While this is a private development, Alfred should monitor the aquifer for replenishment as well as potential contamination. Other municipal services are also limited due to the distance from the Center Village. In some respects, this area is much more aligned with Kennebunk than Alfred.

5) Low Impact Areas

Overall, these are areas that are located in environmentally sensitive parts of Alfred – around bodies of water, Alfred Water District drinking water supply, largely forested areas, or areas of forest and steep slopes. It is important to carefully take into consideration the impact that new development would have in these areas. Preference should be given to new uses that have a low impact on the area and that contribute to maintaining the rural feeling that they currently have. Such uses could include sustainable forestry, farming, or outdoor recreation trails.

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5-A: The Gore – The Gore is the northerly portion of town bounded on the south by Gebung and Avery Roads. This area should continue to be very rural and in fact is considered an environmental protection area due to steep slopes and washouts in heavy rains. It includes the Walnut Hill Environmental Focus Area, a large uninterrupted habitat tract that extends into Shapleigh and hosts several rare species. It also contains the Fort Ridge Overlay District, which provides extra protection to areas sensitive to erosion. Future development should be discouraged here. Minimum lot sizes should stay 5 acres or greater for new lots being created. This area could encourage home-based businesses and small agrarian-type businesses such as farm-to-table restaurants, sales of product grown or harvested on the property, or small Bed and Breakfasts.

5-B: Shaker Pond – This area includes Shaker Pond and Shaker Hill Road, and is environmentally sensitive due to the watershed into the Pond and the many steep slopes. Along Shaker Hill Road and the surrounding area, the community should continue to embrace the current development and uses including the Gile’s Family Farm operation, but should consider only low impact development for this region. This region should remain mostly rural and historic in nature. Along Shaker Hill Road, enterprises that use existing historical buildings should be encouraged. Specifically in this area (in addition to the ideas in 5A, The Gore) consider offices, a small coffee shop, a restaurant, etc.

5-C: Wellhead Protection – This is a wellhead protection zone; no future land uses, other than the current uses allowed here, should be permitted.

5-D: Massabesic Experimental Forest – The major land holder in this region is the U.S. Department of Agriculture Forestry Service. This land is an experimental forest and is a highly sensitive environmental location. This area should remain undeveloped, with the only uses being outdoor recreation, research, and sustainable forestry.

Chapter 6 **Local Economy**

State Goal: To promote an economic climate which increases job opportunities and overall economic well-being.

Alfred’s Goals:

- To promote an economic climate that increases job opportunities and overall economic well-being.**

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Consider creating an Economic Development Strategy for the Town	1. Consider appointing an Economic Development Committee whose responsibility will be to develop and implement an Economic Development Strategy for the Town and to provide advice to the Selectmen on economic development issues affecting the Town	Selectmen	2016
	2. Seek to establish an economic development contact for the town. Assign this responsibility to an existing staff person, an existing board or committee, or a town planner hired in partnership with other towns; ensure discussions are shared amongst Town staff and Economic Development Committee	Selectmen	2016
2. Review the Commercial Zone to make sure that there will be adequate vacant land, appropriately zoned, suitable for commercial and office development.	1. Upon assuring land availability, review the performance standards and dimensional requirements of the Commercial and Industrial Zones in the Town’s ordinances to make sure that they are appropriate. Make any necessary amendments.	Planning Board	2018
3. Encourage local infrastructure improvements so as to be able to attract businesses	1. Explore grant opportunities and other economic development programs, such as Tax Incremental Financing (TIF) that may help the Town and/or businesses to support economic growth opportunities.	Selectmen/Economic Development Committee	2017

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2. To promote environmentally compatible economic development that broadens the town’s tax base and job opportunities without damaging the town’s rural or village character

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Support resource-based businesses such as agricultural and forestry activities.	1. As part of the Economic Development Strategy for the Town, establish a list of available revolving loan programs for small Alfred-based businesses.	Selectmen/Economic Development Committee	On-going
2. Allow low impact home businesses which are compatible with their surroundings.	1. Review ordinances to ensure undue restrictions do not exist. Make amendments as appropriate.	CEO/Planning Board	On-going
3. Ensure site development and performance standards for the Center Village preserve the unique character of this part of town	1. Review site development and performance standards for the Center Village within the Town’s ordinances to ensure they work to preserve the unique character of this part of town. Make any necessary amendments.	Planning Board	2017

Chapter 7 **Natural Resources**

State Goal: To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and to safeguard the State's agricultural and forest resources from development which threatens those resources.

Alfred’s Goal: To protect Alfred's critical natural resources, including wetlands, important wildlife habitats, endangered species, steep slopes and scenic vistas.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Continue to provide a high-level of protection to wetlands, including those rated as high and moderate-value by the Maine Department of Inland Fisheries and Wildlife as well as to the associated buffer areas.	1. Maintain shoreland zoning guidelines requiring 250-foot buffers around wetlands of one acre or larger, rated as moderate or high-value by the Department of Inland Fisheries and Wildlife	Planning Board	On-going
	2. Consider a 100-foot buffer area around unrated one acre and smaller wetlands that are determined to be of high or moderate value	Planning Board/Conservation Commission	2018
2. Maintain an inventory of wetlands, wildlife habitat, and other natural resources as to their location, size, value and sensitivity.	1. Encourage the Conservation Commission, with appropriate technical assistance, to evaluate and document unrated wetlands and possible vernal pools in the Town.	Selectmen/Conservation Commission	2018
	2. Identify major wildlife habitat areas and travel corridors and assess whether they are adequately protected by existing and proposed zoning provisions	Conservation Commission/Planning Board	2019

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
3. Require the identification and protection of critical natural resources by developers during the application and permitting process.	1. As part of development review and permitting, continue to require detailed mapping of all wetlands, vernal pools, major wildlife habitat and travel corridors, rare and endangered species, and other significant natural features. Once identified, require adequate protection be provided.	Planning Board/Code Enforcement Officer	On-going
4. Provide guidance to developers and landowners on site-sensitive design that preserves natural features	<p>1. Performance standards in the zoning and subdivision ordinances should strongly encourage developments in identified scenic areas (See Inventory Chapter 7 Critical Natural Resources) to preserve existing sight lines and scenic vistas.</p> <p>2. Performance standards in the zoning ordinance should prohibit development on slopes in excess of 20%.</p> <p>3. Research the effects of forestry on soil erosion, and consider ordinances to regulate forestry on steep slopes.</p>	Planning Board	2018
5. Encourage private landowners to protect rare and endangered species and other critical natural resources	1. Ensure Town Hall has the State’s Beginning with Habitat maps available and make the Natural Areas Map included with the Comprehensive Plan accessible. Recommend that landowners speak with the Maine Department of Inland Fisheries and Wildlife if it seems their land may contain rare or threatened species.	Planning Board/Code Enforcement Officer/Conservation Commission	2016
6. Continue to partner with Three Rivers Land Trust and other like-minded organizations to preserve and protect lands possessing critical natural resources	1. Pursue voluntary, non-regulatory approaches (partnering with Three Rivers Land Trust or other land protection entities) to protect critical natural resources and scenic vistas through conservation easements or other types of permanent protection	Selectmen/Planning Board/Conservation Commission	On-going

Chapter 8 **Population**

There is no Goals, Policies and Strategies Chapter for Population; the Inventory Chapter 8 describes demographics and other Population-related data.

Chapter 9 **Public Facilities and Services**

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

Alfred’s Goals:

- 1. To provide public services and facilities that meet and respond to the needs of Alfred's growing population in an efficient and cost-effective manner while protecting public safety and health.**

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Identify and finance public facilities and service needs as part of a long-range capital improvement planning process.	1. Consider expanding the public safety building to adequately house fire and rescue equipment and to meet office space needs.	Selectmen/Fire Chief/EMS Chief	2018
	2. As part of any capital improvements planning process, plan to address any related equipment needs.	Selectmen/Fire Chief/EMS Chief	2018
	3. Assess and factor in the impact any proposed new development or future growth areas may have on public safety services	Selectmen/Planning Board/Fire Chief/EMS Chief	On-going

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
<p>2. Continue to work with other communities and with county and state organizations on cooperative measures or shared services to increase coverage and/or reduce costs.</p>	<p>1. Consider partnering with other communities for fire protection and regional police service; stay up to date on what the contract deputy program with the York County Sheriff’s Department might have to offer.</p>	<p>Selectmen</p>	<p>2017</p>
	<p>2. Continue to investigate opportunities for joint bidding and purchasing of equipment and supplies with neighboring towns or through SMPDC.</p>	<p>Selectmen (with Fire and EMS Chiefs as needed)</p>	<p>On-going</p>
	<p>3. Maintain mutual aid agreements with neighboring towns</p>	<p>Selectmen (Fire and EMS Chiefs as needed)</p>	<p>On-going</p>
<p>3. Assess the impact that proposed new development will have on public safety services.</p>	<p>1. Continue to include the Fire Chief, EMS Chief, Road Commissioner, and other public safety personnel as appropriate in the review and consideration of new residential, institutional and commercial development.</p>	<p>Selectmen/Planning Board/Fire Chief/EMS Chief/Road Commissioner</p>	<p>On-going</p>
	<p>2. Require alternative water sources as necessary for redevelopment and new development, both residential and non-residential.</p>	<p>Planning Board/Fire Chief</p>	<p>2018</p>
	<p>3. Continue to require community impact analyses as appropriate for all development</p>	<p>Planning Board</p>	<p>On-going</p>
	<p>4. Establish and maintain a dialog between the Town and any establishments that have large numbers of clientele.</p>	<p>Selectmen/Planning Board/Fire Chief/EMS Chief</p>	<p>On-going</p>

2. To provide cost-effective and environmentally sound disposal of solid waste.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Promote waste-stream reduction, and proper disposal by individuals and the Town.	1. Consider methods to increase recycling and reduce costs of trash hauling	Selectmen	On-going
	2. Continue to provide for and post information on the safe disposal of white goods, tires, brush, construction debris and household hazardous wastes.	Selectmen	On-going
	3. Pursue regional solutions to solid waste disposal, where cost-effective.	Selectmen	On-going
	4. Together with other towns, sponsor special days when hazardous wastes may be brought to a designated site, for minimal/no charges.	Selectmen	On-going

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3. Protect the quality and quantity of the Town's water supply and ensure that water line extensions are consistent with the Town's growth policies.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Provide protection for the wellheads and recharge areas of the Alfred Water District wells.	1. Continue monitoring of known contamination to ensure environmental security and proactively manage any threats to the Water District's wells and surrounding groundwater supplies.	Alfred Water District/Selectmen	On-going
	2. Continue to strongly enforce Alfred's ordinances regarding allowed uses in Wellhead Protection Zones	Planning Board/Code Enforcement Officer	On-going
2. Encourage the Alfred Water District's efforts to develop a long-range plan for system maintenance, improvements (including expansion) and financing.	1. Work closely with the Water District to plan water line extensions that are consistent with Alfred's future land use plan and growth policies – including ensuring that extensions are gridded for redundancy where possible, in case of breakage and to allow for adequate flow during a fire emergency.	Selectmen/Alfred Water District	2017
	2. Encourage the Alfred Water District to identify other high-yield aquifer areas that could serve as potential water supplies to developed or developable areas, and discuss plans/methods to protect these areas.	Selectmen/Alfred Water District	On-going
	3. Encourage the Alfred Water District to consider interconnecting with surrounding Water Districts as recommended by the Maine Rural Water Association.	Selectmen/Alfred Water District	On-going

4. To provide government that effectively administers the affairs of the town and which is fair, open and responsive to its citizens.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Encourage public participation in town affairs and programs, and provide regular communication to residents and between Selectmen, staff and other boards on local events and issues	1. Investigate a service (such as Town Hall Streams) to videotape and stream on-demand Selectmen meetings, Planning Board meetings and other board meetings to allow more people access to information and to engage more residents.	Selectmen	2017
	2. Hold meetings/workshops between Selectmen and other town boards and staff to discuss shared concerns and ways to improve coordination.	Selectmen	On-going
	3. Continue to hold an annual "pre-Town Meeting" workshop.	Selectmen	On-going
	4. Continue to print the <i>Shiretown News</i> newsletter and post it in a highly visible location on the Town's website.	Selectmen	On-going
	5. Consider other methods of communication, including town-wide email program, Facebook and other social media, and an improved website.	Selectmen	On-going

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
2. Improve and update Town Hall to better meet the needs of residents and staff.	1. Explore the physical and financial feasibility of renovating/remodeling Town Hall, to include an elevator to reach the second floor. 2. Budget for and purchase a computerized system for assessor’s records and eventually for building permits and land use permit approvals.	Selectmen in consultation with the Historical Committee	2018
		Selectmen	2017
3. Continue to implement measures to improve knowledge, efficiency, and skill in town administration, growth planning/permitting, budgeting and serving on town boards.	1. Continue to allocate annual funds for training and required certifications of board members, town officials, staff, and volunteers. 2. Encourage appropriate board members to take advantage of free or low cost Boardmanship, citizen planner and other planning workshops offered by SMPDC and other organizations. 3. Follow all Maine statutes, including Public Right to Know and ensure that all boards/commissions hold appropriately posted public meetings, with agendas available and minutes taken. Post descriptions of each board’s function, list of members, agendas and minutes on the Town website. 4. Conduct a review of various forms of town government and explore those forms that may be suitable for Alfred.	Selectmen	On-going
		Selectmen	On-going
		Selectmen/Town Boards	On-going
		Selectmen	2018

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
4. Respond to residents’ concerns in regards to the Water District’s charter.	1. Investigate whether Alfred should and if so, how it could, introduce legislation to allow all Alfred residents the ability to vote on Water District matters since all residents support the Water District financially.	Selectmen	2017

5. To continue supporting a high quality education for Alfred's residents while seeking to reduce the burden of education costs on taxpayers.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Improve cooperation and coordination with RSU #57 in an effort to anticipate major capital expenditures, cost-cutting, budget increases and alternative funding techniques.	1. , Communicate regularly with representatives from the School District regarding their future plans and projections, and take those plans into consideration when examining the Town's long-range capital needs. 2. Continue to promote joint bidding/purchasing with other school districts and investigate other cost reduction possibilities. 3. Continue to facilitate communication between the RSU #57 School Board and the residents of the Town.	Selectmen Alfred representatives on RSU #57 School Board Selectmen and Alfred representatives to School Board	2017 On-going On-going

6. To support other public services and facilities at a level appropriate to their use and community needs.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Explore all opportunities to upgrade/expand public infrastructure and services.	1. The Town should be directly involved in any future deliberations by the State, County, developers or others concerning provision of services such as sewer or road/intersection improvements within Alfred.	Selectmen	On-going
2. Maintain support for human service organizations and general assistance.	1. Continue to review the yearly requests from Human Service Organizations and provide support consistent with the level of service given to Alfred residents.	Selectmen/Budget Committee	On-going
3. Continue to adhere to highest standards and strong enforcement regarding community and private septic systems	1. Consider requiring annual inspections when permitting new development, strongly encourage existing community septic system owners to annually inspect their systems and rigorously enforce State statutes in regards to seasonal conversions and failed systems.	Planning Board/Code Enforcement Officer	On-going

Chapter 10 **Recreation**

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

Alfred’s Goal: To provide indoor and outdoor recreation programs and opportunities to a range of age groups as Alfred's population grows.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Provide support to the Brothers’ Beach Town Park Committee for management of Brothers’ Beach Town Park	1. Consider drafting a 5 or 10 year management plan for maintaining and making any necessary improvements to Brothers’ Beach Town Park.	Brothers’ Beach Town Park Committee	2016
2. Continue to support the Parks and Recreation Committee and ensure it has a full contingent of active volunteers	1. Continue to post activities on the Town website along with links to social media. Make sure that volunteer opportunities are publicized on the Town website and elsewhere.	Selectmen/Parks and Recreation Committee	On-going
3. Continue to evaluate recreation program needs for various age groups, and develop an ongoing strategy for administering these programs	1. Coordinate recreational services with neighboring towns or outside organizations when there are common programs and economic and logistical gains can be made	Parks and Recreation Committee, Conservation Commission, Selectmen	On-going

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
4. Continue to work with the U.S. Forest Service in ensuring the continued availability of the Massabesic Experimental Forest for recreational use by Alfred residents.	<ol style="list-style-type: none"> 1. Continue the Alfred Conservation Commission/ U.S. Forest Service partnership to maintain and monitor the trails in Massabesic Experimental Forest. 2. Continue to provide information to Alfred residents on existing and traditional public access points, rights-of-way, public lands, and significant open space areas 	<p>Conservation Commission</p> <p>Selectmen/Conservation Commission</p>	<p>On-going</p> <p>On-going</p>
5. Continue to support the Conservation Commission and other organizations in efforts to provide well-maintained trails, outdoor programs and open space access for the residents of Alfred.	<ol style="list-style-type: none"> 1. Have the Conservation Commission develop and pursue a program that includes: <ol style="list-style-type: none"> a. Working with individual landowners on voluntary measures to preserve public access. b. Encouraging development proposals to preserve traditional public access opportunities. c. Identifying parcels for possible town purchase or for swapping land already held by the Town 2. Continue to support state refund of monies to the local snowmobile club for trail maintenance 	<p>Selectmen/Conservation Commission</p> <p>Selectmen</p>	<p>2017</p> <p>On-going</p>

Chapter 11 **Regional Coordination, Collaboration and Cooperation**

State Goal: None.

Alfred’s Goal: To identify, and implement where appropriate, cost savings measures, economies of scale, coordinated planning and economic development activities and other opportunities that can be mutually developed with surrounding communities and on a county wide scale.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
<p>1. Seek cost savings in the purchase of goods and services on both a local and regional level</p>	<p>1. Continue with current successful collaborative efforts including (but not limited to):</p> <ul style="list-style-type: none"> • PSAP/Dispatch with the City of Biddeford • Joint purchasing with SMPDC • Advocacy with both MMA and the York County Advocacy group • Sharing of professional assessor with other communities and IT support with other communities • Memberships in regional organizations with cost savings focus • Mutual aid and other operational agreements between Alfred and surrounding communities in the areas of public safety 	<p>Selectmen</p>	<p>On-going</p>
	<p>2. Seek out other potential collaborative savings for goods and services with other communities, such as sharing a town planner position.</p>	<p>Selectmen</p>	<p>On-going</p>

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
2. Work with surrounding communities on identified economic development and infrastructure needs that can be delivered at a cost reduction on a larger than local scale.	1. Remain engaged with Sanford and other surrounding communities concerning large scale development and infrastructure projects which may have regional impacts.	Selectmen	On-going

Chapter 12 **Transportation**

State Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate growth and economic development.

Alfred’s Goal: To maintain and improve Alfred's road network, address traffic and safety concerns and serve the transportation needs of the Town.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
1. Improve safety on all roads	1. Work with MaineDOT on local projects, to include planning corrective measures at High Crash locations – Route 202/111 intersection and Gore Road section. Request a Road Safety Audit be conducted on Gore Road in cooperation with MaineDOT and SMPDC.	Selectmen	2018
	2. Work with the Maine State Police on speed enforcement town-wide where needed.	Selectmen	On-going
	3. Continue to work with MaineDOT on maintaining and improving the State and State Aid highways in Alfred.	Selectmen/Road Commissioner/Road Committee	On-going
	4. Discourage the use of local residential streets for through-traffic and for the movement of heavy commercial vehicles (such as Saco Road and Swetts Bridge Road)	Selectmen/Road Commissioner/Road Committee	On-going
	5. As part of periodic meetings with officials from neighboring communities, discuss issues related to major regional arterials and common approaches to traffic management on these routes	Selectmen	On-going
	6. Consider conducting a traffic study for the intersection of Pool’s Crossing and Old North Berwick Roads. Before approving any new developments or expansions of existing developments in that area, consider requiring that developers pay for needed improvements to the intersection	Planning Board	On-going

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POLICIES

STRATEGIES

RESPONSIBILITY

**TIME
FRAME**

2. Adequately maintain the Town’s road system.	1. Implement and maintain a five year plan for regular road condition assessment and maintenance to reduce the need for major repairs.	Selectmen/Road Commissioner/Road Committee	2017
	2. In setting priorities for road improvements, consider the function of each road in the town's transportation network and the impact road improvements would have on growth in the area.	Selectmen/Road Commissioner/Road Committee	2017
	3. Continue to allocate adequate annual funds for regular road maintenance, with a goal of maintaining a standard of repaving 3-4 miles per year.	Selectmen/Road Commissioner/Road Committee	On-going
	4. Continue to utilize and update information for the RSMS (Road Surface Management System) pavement management program. Utilize RSMS to produce a five year maintenance plan.	Road Commissioner/Road Committee	On-going
	5. Require major development projects to contribute to improving substandard roads or unsafe conditions on roads servicing the project.	Planning Board	2017
	6. Give careful consideration to increased cost to town road budget before accepting any new roads or paving dirt roads.	Selectmen/Road Commissioner	On-going

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
<p>3. Assure that new private roads or subdivision roads are constructed to adequate standards</p>	<p>1. Ensure that all new roads and major reconstruction projects are built to appropriate standards and include adequate measures for stormwater management.</p>	<p>Planning Board/Road Commissioner/Road Committee</p>	<p>2017</p>
	<p>2. Continue to review road standards for subdivisions. Upgrade standards as necessary, including adequate provisions for drainage</p>	<p>Planning Board/Road Commissioner/Road Committee</p>	<p>2017</p>
	<p>3. Require that a professional engineer inspect new roads at the developer’s expense before the Town accepts them</p>	<p>Planning Board/Selectmen</p>	<p>On-going</p>
	<p>4. Prohibit construction of new roads until subdivision approval is obtained and a performance guarantee is posted.</p>	<p>Planning Board/Road Commissioner/Code Enforcement Officer</p>	<p>On-going</p>

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
<p>4. Continue to work on roadway access management where practical.</p>	<p>1. Work with MaineDOT to review and provide comment on any highway Driveway or Entrance Permits on State or State aid roadways.</p>	<p>Selectmen/Road Commissioner/Road Committee</p>	<p>2017</p>
	<p>2. Attend MaineDOT Scoping Meetings and provide comment for any Traffic Movement Permit applications reviewed and approved by MaineDOT.</p>	<p>Selectmen/Road Commissioner/Road Committee</p>	<p>2017</p>
	<p>3. Reduce conflicts between local and through traffic along major arterials by continuing to discourage new driveways and requiring well-designed shared access entrances.</p>	<p>Planning Board</p>	<p>On-going</p>
	<p>4. Require (non-waivable) traffic impact studies for all projects that are projected to generate over 250 vehicle trips per day.</p>	<p>Planning Board</p>	<p>2018</p>
	<p>5. New residential driveways from existing lots on arterial roads (Route 111, Route 202, Route 4) should require construction of a "paved apron" to allow adequate acceleration.</p>	<p>Planning Board</p>	<p>2018</p>
	<p>6. Continue to maintain and refine as needed, design standards for entrances/exits to new non-residential uses. Level of standards (e.g. curve radius, pavement width, number of lanes) would depend on whether proposed uses generate low, medium or high levels of traffic</p>	<p>Planning Board/Road Commissioner/Road Committee</p>	<p>On-going</p>

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
<p>5. Improve safety for bicyclists and pedestrians in the Center Village area while balancing land use and mobility needs.</p>	<ol style="list-style-type: none"> 1. Work with MaineDOT to install more signs in the Center Village for motorist and pedestrian safety. 2. Adopt ordinance provisions encouraging new projects in the Center Village area to provide improvements that promote safe pedestrian and bicycle access. 	<p>Selectmen/Road Commissioner/Road Committee</p> <p>Planning Board</p>	<p>2018</p> <p>2018</p>
<p>6. Promote alternative transportation modes.</p>	<ol style="list-style-type: none"> 1. Ensure information is available on bus service offered by York County Community Action Transportation. 2. Encourage transportation alternatives, including carpooling, public transportation, pedestrian ways and bike paths. 3. Coordinate with York County Community Action Corporation in promoting and improving public transportation services for Alfred residents 4. Provide information about the GoMaine Commuter Program on the Town’s web page, at Town Hall and other locations. 	<p>Selectmen/Road Commissioner/Road Committee</p> <p>Selectmen/Road Commissioner/Road Committee</p> <p>Selectmen</p> <p>Selectmen</p>	<p>2017</p> <p>On-going</p> <p>On-going</p> <p>2017</p>

Chapter 13 **Water Resources**

State Goal: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas.

Alfred’s Goal: To protect the water quality of Alfred's lakes, ponds, rivers, streams and groundwater resources.

<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
<p>1. Maintain a strong shoreland zone program to protect lakes, ponds, rivers and streams and include regular water quality monitoring of Alfred's surface waters</p>	<p>1. Review existing ordinances to ensure that:</p> <ul style="list-style-type: none"> • At minimum, the ordinances are compliant with state shoreland zoning regulations • Adequate standards exist for governing submission and review of sedimentation and erosion plans • Provisions exist for on-site inspection of erosion control measures. • Provisions exist for the permitting authority to request review and/or studies of new development for potential groundwater and/or aquifer impacts when and where appropriate and to require that state water quality guidelines be met. • Requirements exist for new commercial, industrial and institutional uses to provide lists of any hazards materials (IAW OSHA and DEP) used and generated by the operation to the Fire Department 	<p>Planning Board</p>	<p>2019</p>

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
	2. Have the Conservation Commission conduct water quality monitoring of Estes Lake, Shaker Pond and Middle Branch Pond as part of the Volunteer Lake Monitoring Program. Consider doing the same for the Middle Branch River, Littlefield River and other streams, possibly under the DEP’s River Monitoring Program. Consider testing in conjunction with school science classes	Conservation Commission	2016
2. Continue to provide a satisfactory level of protection for the Alfred Water District's wells and its recharge area	1. Continue to maintain the current Wellhead Protection Zone.	Planning Board/Alfred Water District	On-going
3. Protect sand and gravel aquifers from the detrimental effects of growth and development to ensure that drinking water wells retain good water quality.	1. Work with Maine Department of Transportation and Central Maine Power in setting guidelines for spraying of herbicides and application of road salt, particularly in the groundwater protection zones surrounding Alfred Water District’s wells.	Selectmen	On-going

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<u>POLICIES</u>	<u>STRATEGIES</u>	<u>RESPONSIBILITY</u>	<u>TIME FRAME</u>
<p>6. Promote public education on proper management of surface and groundwater resources.</p>	<p>1. Have the Conservation Commission, in conjunction with other like-minded organizations, and the CEO, develop an education program on water quality protection with materials available at Town Hall. Topics which deserve consideration include:</p> <ul style="list-style-type: none"> • The requirements of the shoreland zoning guidelines, particularly those governing the removal of vegetation, and other state laws governing water quality and activities near lakes and ponds. • The impact of clearing land and vegetation removal on surface water quality, particularly the effect of these activities in increasing phosphorus transport, and the likelihood of algae blooms. • The effects of lawn fertilizer, soaps and detergents, and disposal of household hazardous wastes on water quality. • The importance of maintaining a properly functioning septic system by proper installation, siting and use and by regular pumping. • Encourage periodic testing of private drinking water wells for contamination. 	<p>Selectmen/Conservation Commission/Code Enforcement Officer</p>	<p>2018</p>