

THE ARROWSIC ARROW →

Volume 4, Number 3

Arrowsic, Maine 04530

March, 1989

Dear Reader,

Someone asked recently, "If the Budget Committee does the budget, and the Road Commission takes care of the roads, and the Planning Board does the planning, and a professional assessor is doing the assessing this year, WHAT ARE THE SELECTMEN DOING??" At the time, I made a weak joke about opening the mail. I have since realized that perhaps anyone who hasn't been a selectman may be wondering the same thing.

Since the taxes came out last year, our time has been freed up to take care of many things left undone -while going through the tax records last year, we began scheming for a better system of bookkeeping. We are incorporating the reality of a computer in our plans, and will have a working software system by the time the taxes come out. This system will be expandable for other departments of the town. When the time is right, and the town hall is adapted (only minor changes are necessary) we can set up a small computer center at the town hall. There are currently several residents with various types of hardware and software that we are able to draw on when the need arises. -we have been working closely with Michael Austin in the revaluation process. The first task was to redesign the property record card to Arrowsic's specific needs. With that complete, we are ready for the actual visitations.

On April 1, we will visit all buildings that are incomplete. The remaining properties will be visited later this spring (the end of April). April 1 is the assessment departure point, that is, taxes are levied on properties IN THE CONDITION THEY ARE IN APRIL 1, AND TO THE OWNER OF RECORD ON APRIL 1. Most of the buildings in

town are complete and do not change from spring to summer, so it is not essential that everything be visited on April 1 or immediately afterwards. There has been some concern that the purpose of the revaluation is to have an impartial opinion on all town properties, and the selectmen working with Michael implied the possibility of impartiality. Not to worry: the selectmen are going on property inspections and working with Michael to learn his system, and to have recall of the properties next time we visit them. He will be doing the assessing. -although we have created an ad hoc budget committee, we will be spending quite a bit of time studying our expenditures this past year and setting up fiscal goals for this coming year.

-we have been working on policies and procedures for abatements, tax acquired properties, town hall use (including rentals), job descriptions, and other gray areas in our town habits and recordkeeping. The results will be reviewed with other town officials and presented to the town. -there are always meetings with other town officials, county commissioners, planning commissions, insurance agents, accountants, Maine Municipal Association (MMA) seminars,

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telephone calls, fielding legal questions with MMA legal services, the State, other municipalities, etc. That is enough for now. We are always happy to answer questions, and the minutes from our meetings are on file at the town hall

PLANNING BOARD / COMPREHENSIVE PLAN NEWS

Work sessions for the Plan are March 6 and 27 at 7 pm. These are public meetings. **On March 20 at 7pm** there will be a public hearing on the Comprehensive Plan, and on **March 30 at 6pm a Special Town Meeting** to adopt the Plan.

NOTE: A limited number of copies of the Plan will be available at the Town Hall for perusal by March 13

ROADS NEWS

The Road Commission will be holding a public forum Thursday, March 2 at 7 pm at the Town Hall.

The Commission will present for discussion some alternatives regarding work on the Old Stage Road. These alternatives range from doing nothing to totally rebuilding and paving the entire road. Reality lies somewhere in between. The forum will be an opportunity for the Commission to present some cost figures and get some feedback from the Town. It is a good chance for the town to give input regarding the character of the road and to discuss how much money should be budgeted for the upcoming year.

The Commission urges all residents to attend since the financial implications will affect the whole town.

Noreen Blaiklock will hold workshops in Edible and Medicinal Wild Plants in April and May, \$15.00 per 3 hour session. Call her for dates and times 443-3725

MORE NOTES FROM DAVE FOSTER, Codes Enforcement Officer for Arrowsic Island

TRANSFERS OF PROPERTY IN THE SHORELAND ZONE

One June 1, 1988 the amended version of the Property Transfer Bill went into effect. All reference to a physical inspection of the existing disposal system by a site evaluator or LPI was removed. The final wording is as follows:

30 MRSA 3223-B. Transfers of shoreland property. Any person transferring property on which a subsurface wastewater disposal system is located within the shoreland area, as defined in Title 38, section 435, shall provide the transferee with a written statement by the transferor as to whether the system has malfunctioned during the 180 days preceding the date of transfer.

SHORELAND ITEMS ON ARROWSIC ISLAND, the Shoreland Zone is defined as "All land within 250 feet of normal high water of Sewall Pond, or any river, or salt waterbody"

If you have any property in the Shoreland Zone there are more restrictions on your land than you may realize. Just about any size structure except fences require a permit. No structures are allowed within 100 feet of Normal High Water except with a variance from the ZBA or for marine related uses. If you plan any building in the Shoreland Zone please contact me at 443-2114 before you begin construction. Thank you
Dave Foster

If you are interested in preserving Sewall Pond, and helping to control problems that came up last summer, and threaten to return this summer, please attend a meeting on March 7 at 6:30 to 8:25 pm. We will identify specific problems, and put together an action plan, or at least be well on the way to some solution.

The following people have registrations due in March
Nancy Brown Stump, Tax Collector 442-7527

- _____ BASSETT, LEROY H
- _____ BROOKS, DAVID M
- _____ BROWN, PAUL B
- _____ BRYANT, BARBARA
- _____ CAREY, ANTONIO
- _____ CARLTON, DALE M
- _____ COST, WILLIAM T JR
- _____ COWLEY, DAVID G
- _____ COWLEY, WINIFRED E
- _____ DOYLE, JOHN E JR
- _____ DUBE, MICHAEL D
- _____ DUNN, FLOYD L
- _____ ELWELL, FREDERICK W JR
- _____ ELWELL, RONALD
- _____ FOSTER, PRUDENCE
- _____ FRAHM, SHIRLEY D
- _____ GARDNER, WILLIAM W
- _____ GATES, CHESTER M
- _____ GILES, SAMUEL D
- _____ GILES, SAMUEL D
- _____ HAINES, ANNETTE C
- _____ HAINES, ANNETTE C
- _____ HUDSON, DON
- _____ KENNEY, JUDITH
- _____ LAUMANN, PATRICIA J
- _____ LAWRENCE, PHILIP
- _____ MACMAHAN, JOSEPH V
- _____ MCLAUGHLIN, DANIEL B
- _____ MCLEAN, DANIEL W
- _____ MILLER, GEORGE
- _____ MITCHELL, ROBERT
- _____ NELSON, BONNIE
- _____ NICHOLSON, MATTHEW G
- _____ PACKARD, PHILLIP
- _____ PACKARD, PHILLIP E
- _____ PHINNEY, ROBERT E
- _____ ROBERTS, HAROLD
- _____ SEWALL, ABBIE
- _____ SPERLING, J WALTER
- _____ STINSON, CARL N
- _____ STORER, ELIZABETH F
- _____ TARA, JOZEF
- _____ TEXTOR, MELISSA J
- _____ WARNER, DORIS
- _____ WEISS, DAVID R
- _____ WILSON, SUSAN L

THANK YOU*THANK* YOU*THANK YOU
Noreen Blaiklock
Teresa Ceruti
Robin Krachy

Important dates in March:

- 8th International Women's Day
- 17th St Patrick's Day
- 20th Spring Equinox on this date in 1815, Switzerland declared perpetual neutrality.
- 22ND Full Moon
- 24th Good Friday
- 26th Easter
- 28th on this date in 1979 Three Mile Island Nuclear Power plant had a partial meltdown.

* * SPECIAL EDITION * * THE ARROWSIC ARROW * * SPECIAL EDITION * *

Volume 4, Number 4

Arrowsic, Maine 04530

March, 1989

Dear Reader,

This issue of the ARROW is brought to you by the Comprehensive Planning Committee. It contains the final sections of the "meat" of the Plan you will be voting on on Thursday, March 30 at 6:00 PM

The first two sections, (published in the two issues of the ARROW previous to this one) were "community issues and concerns" derived from the fall 1988 survey results, and "Goals and Objectives" on how to address those concerns.

This issue is "Implementation Strategies" to realize our goals, and an "Action Plan" stating who will put the strategies into action, and when.

There will be another newsletter in the next week or so with announcements & news from other parts of Town. SEE YOU THURSDAY!

HOUSING/LAND USE

1. The Town should continue to allow the variety and diversity of housing types currently permitted in the Land Use Ordinance.
2. Town zoning should be revised to create a zone for higher density single and multi-family housing and for mobile home parks.
3. The Subdivision Ordinance should be revised to include a density bonus provision for subdividers who provide, either within the planned subdivision or in another location in town, at least 10% of the total lots proposed, at a price which is affordable to low or moderate income individuals, as defined by the State.
4. The town should develop a local growth control ordinance which would limit yearly housing growth to a level which can be supported by local services.
5. Town zoning should be revised to create designated "open space" zones. These zones will provide for the protection of scenic resources, recreation opportunities and ecologically sensitive areas.
6. The Land Use Ordinance should be revised to require all subdivisions within the previously described open space zones to be clustered developments.
7. The Land Use Ordinance should be revised to include a density bonus provision for all subdivisions developed outside the previously described open space zones and which utilize a clustered concept.
8. The Town should revise Town zoning to more effectively encourage development in areas of the Town which are environmentally suitable and which currently support development, and discourage development in presently undeveloped or sparsely developed areas or areas which are unsuitable for development due to poor soils or other environmental constraints.
9. The Town should identify all historic structures and sites within Town boundaries and work to preserve these resources.
10. To preserve Route, 127 as the primary artery in Town, local zoning should be revised to place increased setback, buffering and curb cut restrictions on all development along this route.
11. The Town should develop an open dialogue with its adjacent communities concerning regional land use problems and work with these communities toward regional solutions.

12. The Town should continue to support the development of a regional planning capacity in Sagadahoc County.
13. The Selectmen should develop and implement a policy for the use and disposition of tax acquired property.
14. The Town should consider the incorporation of a net residential density provision into its Subdivision Ordinance.
15. The Subdivision Ordinance should be revised to require a hydrogeologist's review of all proposed major subdivisions.
16. The Subdivision Ordinance should be revised to allow the Planning Board to request soil erosion and sediment control plans, high intensity soil maps and drainage plans for all subdivisions.
17. The Town should consider the development of a local impact fee ordinance to aid in the funding of capital facilities required due to new local development.
18. The Code Enforcement Officer, Planning Board, and Board of Appeals should strictly adhere to the provisions of the Town's Land Use Ordinances and Subdivision Standards.
19. The Town should consider the development of a Transfer of Development Rights Program to preserve open space and farmland.
20. The Planning Board should develop an administrative framework to facilitate the review of all subdivisions by appropriate Town commissions and staff.
21. The Town should consider the formation of a Community Development Corporation to promote affordable housing, access to the shore, improvement of Town facilities, and other goals of the Town.
22. New subdivisions with water frontage should be required to provide the Town with access to the shore, or to help the Town acquire access to the shore elsewhere in Town.

COMMUNITY FACILITIES

1. The Selectmen should create a Budget Committee and charge it with the creation of the annual town budget, including recommending limits on annual tax rate increases, and with the development of a Capital Improvement Plan for the financing of all new capital facilities.
2. The Town should plan and prepare a budget recommendation for the future improvement and rehabilitation of the Town Hall.
3. The Town should plan and prepare a budget recommendation for the future improvement and expansion of the Fire Station and the provision of needed equipment.
4. The Town should continue to work with its surrounding communities to provide effective, affordable fire protection and emergency services to all Town residents.
5. The Town should continue to monitor the effectiveness of the County Sheriff's services to the community.
6. The Town should continue to investigate cost effective options for the disposal of its solid waste.
7. The Town should continue to support its recycling programs.
8. The Town should plan and prepare a budget recommendation for a computerized management system to aid Town officials in the administration of Town Government.
9. The Town should develop a plan for future public access to the shore and for the funding of potential acquisition programs.

ROADS

1. The Town Road Commission should draft Construction and Maintenance standards for each classification of new and existing Town roads.
2. The Town Road Commission should assess each Town road to determine its status in relation to the above standards and determine the level of work needed to bring each road up to the appropriate standard.
3. The Town should budget, as part of the Capital Improvement Plan, for the upgrading of Town roads to the appropriate standard.
4. The Town should bring existing Town roads up to the appropriate approved standard to the extent budgeted by the Capital Improvement Plan.
5. The Town Subdivision and Site Plan Ordinances should be revised to require that all new roads built in Town be constructed to the appropriate standards.
6. The Town Road Commission should develop a program of road maintenance to ensure continued maintenance of all Town roads at the appropriate approved standards.
7. The Town should budget for the continued maintenance of all Town roads at the appropriate approved standard.
8. The Town Road Commission should begin a process in conjunction with other appropriate Town departments for the signing of all public and private roads.

NATURAL RESOURCES

1. Require buffer zones in subdivisions adjacent to land used for conservation or environmental research, within which no development and minimum disturbance to natural features is allowed.
2. Require buffer zones in subdivisions adjacent to farmland which has been accepted under the Farm and Open Space Law, within which no dwelling will be placed.
3. Provide Water Resource Protection Districts around critical shores, around Sewall Pond, and around significant wetlands by limiting development and vegetation removal.
4. Provide overlay zones to protect isolated natural habitat features such as eagle and osprey nests, as recommended by Maine Fish & Wildlife Department.
5. Bring the Shoreland Zoning Ordinance into correspondence with recent State law changes, while continuing to extend Shoreland Protection to tidal wetlands.
6. Prohibit the installation of overboard discharge sewage systems (OBD) on lots on which other means are available (regardless of cost), and the creation by division of a lot requiring an OBD. Require the periodic inspection of OBD systems.
7. Establish a comprehensive timber harvesting ordinance based on the State model ordinance.
8. The Conservation Commission should lead efforts to have the State establish restrictions on motorized boats and vehicles on Sewall Pond.
9. The Conservation Commission should develop a Management Plan for the Sewall Pond Conservation Area, covering permitted use, parking and vehicle access, long-term development, etc.
10. Based on the Management Plan, the Conservation Commission should develop an ordinance to control the use of the Sewall Pond Conservation Area.
11. The Town should continue the policy of mowing Town road sides rather than using herbicides. Further, the Town should seek similar agreements with all State agencies and utilities who may have occasion to use herbicides or insecticides in Town.
12. All Town agencies should continue to participate in regional planning activities related to pollution abatement and/or habitat protection.
13. The Conservation Commission should assess the need for outdoor recreation opportunities and develop a plan for the provision of needed facilities.
14. The Conservation Commission should continue to extend and review the Natural Resources Inventory in support of future Comprehensive Plan Revisions and Subdivision Application Reviews.

ECONOMIC CONDITIONS

1. The Town should continue its policy of permitting home businesses throughout the Town.
2. The Town should identify and protect through zoning shoreland areas which would be suitable for future commercial marine activities.
3. The Town should work with adjacent municipalities to support new regional employment opportunities for Arrowsic's residents.
4. The Town should evaluate the need for future commercial growth and consider preserving an area in town to accommodate this growth.

ACTION PLAN

Strategy # Responsible Official/Committee Completed by:

Housing/Land Use

1. Planning Board		Done
2. Comprehensive Planning Committee		June 1989
3. Comprehensive Planning Committee		June 1989
4. Planning Board		June 1990
5. Comprehensive Planning Committee		June 1989
6. Comprehensive Planning Committee		June 1989
7. Comprehensive Planning Committee		June 1989
8. Comprehensive Planning Committee		June 1989
9. Town Historian		Update & Continuing
10. Planning Board, Road Commission		June 1990
11. Planning Board		Ongoing
12. Planning Board		Ongoing
13. Selectmen		June 1990
14. Comprehensive Planning Committee		June 1989
15. Comprehensive Planning Committee		June 1989
16. Comprehensive Planning Committee		June 1989
17. Planning Board		June 1990
18. Planning Board, Code Enforcement Officer, Board of Appeals		Ongoing
19. Planning Board		June 1990
20. Planning Board		December 1989
21. Selectmen		June 1994
22. Comprehensive Planning Committee		June 1989

Community Facilities

1. Selectmen		May 1989
2. Selectmen/Building Committee		June 1990
3. Selectmen/Building Committee		June 1990
4. Fire Chief		Ongoing
5. Selectmen		Ongoing
6. Selectmen		Ongoing
7. Recycling Committee		Ongoing
8. Selectmen		June 1990
9. Conservation Commission		June 1990

Roads

1. Road Commission		December 1989
2. Road Commission		December 1989
3. Road Commission/Budget Committee		June 1990
4. Selectmen/Road Commission		June 1994
5. Planning Board		June 1990
6. Road Commission		December 1989
7. Road Commission/Budget Committee		June 1990
8. Road Commission		June 1992

Natural Resources

1. Comprehensive Planning Committee		June 1989
2. Comprehensive Planning Committee		June 1989
3. Comprehensive Planning Committee		June 1989
4. Comprehensive Planning Committee		June 1989
5. Planning Board		June 1990
6. Planning Board		June 1990
7. Planning Board		June 1990
8. Conservation Commission		June 1994
9. Conservation Commission		June 1990
10. Conservation Commission		June 1990
11. Selectmen/Road Commission		June 1990
12. All Departments		Ongoing
13. Conservation Commission		Ongoing
14. Conservation Commission		June 1991
		Ongoing

Economic Conditions

1. Planning Board		Ongoing
2. Comprehensive Planning Committee	Board	June 1989 1990
3. Selectmen		Ongoing
4. Planning Board		June 1990