

# 2013 Comprehensive Plan Implementation

Draft: July 11, 2017

Legend: Items that are "in process" = "P" with either "C", "S" or "CT" for Council, Staff, or Committee.

Total actions	70
Complete	27 (39%)
In process – staff	16 (23%)
In process – committee	10 (14%)
In process – Council	5 (7%)
Open/others/unclear -	12 (17%)

	CP Action	Status
1	Review, and amend as necessary, all financial management procedures and comply with established best management practices.	✓
2	Establish a safe trail connection between the school campus and Falmouth Community Park.	P-C
3	Establish permanent access to the River Point Conservation Area once the existing railroad bridge becomes no longer serviceable.	✓
4	Assure that Falmouth remains an active participant in Greater Portland economic development efforts.	✓
5	Develop an energy plan for the municipality and school department. Update annually. (a) Reduce overall energy consumption through conservation, energy efficiency and alternative energies. (b) Determine and describe town interest in participating in group or regional energy initiatives. (c) Assess need for guidelines on new installations of alternative energies such as wind, solar, tidal, etc. (d) Continue pursuit of town-wide natural gas options.	P-S
6	Amend the Land Use Ordinances by December 2014, so they contain a clear organization and clear procedures resulting in: (a) improved expectations for applicants as well as staff and volunteer boards, (b) a more efficient and effective permitting process, (c) inclusion of performance-based requirements, and (d) no conflicts with design guidelines (using the current re-write of the Route 1 districts as an example).	P-S
7	Create a multidisciplinary task force that will review existing ordinances for clarity from a business perspective. Prioritize, review and implement its recommendations.	P-S
8	Request assistance with implementing the Comprehensive Plan from the Long Range Planning Advisory Committee (LPAC).	✓
9	Focus on the acquisition of property or easements that will provide connectivity between existing blocks of park and conservation land.	P-CT
10	Actively seek partners for future regional coordination.	P-S
11	Continue to educate citizens on the dangers of invasive plants and need for their removal.	✓
12	Continue to promote awareness of existing open space properties and the recreational opportunities they offer to Falmouth residents.	✓

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<b>13</b>	Continue to provide the Code Enforcement Officer and staff with the tools, training, and support necessary to enforce land use regulations.	✓
<b>14</b>	Monitor the capacity to sustain or increase the current mil rate including the capacity of what taxpayers can manage. This should be considered when projects will increase the mil rate.	✓
<b>15</b>	Review implementation progress of the Comprehensive Plan annually.	✓
<b>16</b>	Assure that the Town's software upgrade allowing it to track development by type and location is complete by December 2013.	✓
<b>17</b>	Continue to participate in GPCOG, PACTS, and GPEDC committees and coordinate with Cumberland, Westbrook, Windham, and Portland on land use designations and regulatory and non-regulatory strategies, as needed.	P-S
<b>18</b>	Prioritize long-term projects in the Town [capital improvement] plan to ensure the top ones delivering on the plan's vision are funded and executed within a 10-year timeframe.	✓
<b>19</b>	Continue to allocate most of the new municipal infrastructure investments to the designated growth areas.	✓
<b>20</b>	Continue to explore alternative resources, including but not limited to non-property tax, direct-funding programs (i.e. "pay to play") as a way to help Town projects move forward if enough residents are willing to support them.	✓
<b>21</b>	Study existing lot sizes in selected growth areas, such as The Flats, Foreside, Pleasant Hill, and Brookside, and compare the results to the existing zoning requirements in these areas. Amend the Land Use Ordinance to reduce most of the non-conformities found.	✓
<b>22</b>	Explore the creation of a Route 100 North TIF District to help fund required transportation improvements.	✓
<b>23</b>	Map current and proposed bicycle, pedestrian, and trail improvements and post on Town's website.	✓
<b>24</b>	Establish a bicycle and pedestrian transportation plan that shows how a linked network can be created throughout the community.	✓
<b>25</b>	Design and implement an expanded wayfinding system to help people orient themselves and navigate through the community. [Route One - year 1. All other - year 2]	P-S
<b>26</b>	Prepare, adopt, and implement a Falmouth Economic Development Plan.	✓
<b>27</b>	Clarify roles and define responsibilities of parties responsible for Town economic development efforts.	✓
<b>28</b>	Establish measurable goals for attracting quality business and employment opportunities.	

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29	In cooperation with the Falmouth Memorial Library, Falmouth Historical Society, Falmouth Schools, Greater Portland Landmarks, and the Maine Historic Preservation Commission and other applicable organizations, conduct educational event(s) to celebrate Falmouth's Tercentennial in 2018 and promote Falmouth's historic resources, such as participation in Historic Preservation Week.	P-CT
30	Provide a signage system and town website to guide people to, and provide information about, sites (buildings and open spaces) of significant historic and cultural value.	
31	Proactively plan for sewer, water, and other utility extensions in the designated growth area. Assess the options and means of participating in collaborative efforts with agencies and regional groups to better serve residents and businesses. (a) Assess the implications of increased emphasis on smaller, clustered lots as they pertain to reliability of wells and septic in closer proximity to each other, and if/how this should affect proactive extensions of public water and/or sewer service. (b) Establish a plan for additional public water service in the designated growth area in cooperation with the Portland Water District (PWD). (c) Establish a plan for targeted sewer service in the designated growth area.	P-C
32	Manage the balance of the tax base to increase the share coming from businesses. (This increased share will result from the success of the economic development plan.)	P-S
33	Monitor water quality at Town Landing to ensure it remains safe for swimming.	✓
34	Review Fire and Rescue operations to determine whether there are staffing challenges as time commitments for volunteers increase, and if there is a problem, develop a plan address it.	✓
35	Prepare a joint Route 1 Development Plan with the Town of Cumberland.	✓
36	Establish a policy along with ordinance/regulation changes that identifies if, when, where, and how Town funds will be used for, and/or developments can recoup, utility infrastructure cost, and conditions/preferences for such cost-sharing.	?
37	Explore the feasibility of a mechanism for the Town to assist development financially with sewer extensions in the growth area.	?

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38	In cooperation with the Falmouth Historical Society, Greater Portland Landmarks, and the Maine Historic Preservation Commission and other applicable organizations, undertake one or more of the following actions: (a) An intensive level archaeological survey of sites identified by the Maine Historic Preservation Commission. (b) A reconnaissance survey of Highland Lake shoreline and the banks of the Presumpscot and Piscataqua Rivers, and a portion of the shoreline of Falmouth Foreside focusing on Native American settlements. (c) A professional survey of historic archaeological sites focusing on agricultural, residential, and industrial sites relating to the earliest Euro-American settlement of Falmouth in the mid - 17th century. (d) An evaluation of the 1992-93 reconnaissance-level survey of Falmouth's historic above-ground resources by the Maine Historic Preservation Commission, as well as the 1994 Greater Portland Landmarks survey of buildings built prior to 1945, to determine which buildings merit further study for possible nomination to the National Register of Historic Places and consider possible Local Historic District designation.	
39	Seek public input from seniors and explore the development of housing that is attractive to an age 65-and-older population, including alternative senior housing programs, such as home sharing programs, accessory apartments, adult family care homes and congregate housing, and sliding scale development.	
40	Facilitate a review of the potential impact that extreme weather and rising sea levels, including storm surge, present on facilities and coastal access, and measures which may reduce those impacts.	GPCOG
41	Amend the Land Use Ordinance to strive for a significant majority of new residential units to be built in the growth area.	✓
42	Amend the Land Use Ordinances to (a) encourage compact, walkable developments in the growth area; (b) establish clear density standards and efficient permitting; (c) allow residential uses, restaurant, and neighborhood stores in the Business Professional (BP) district; and (d) evaluate the feasibility of tools such as Transfer of Development Rights (TDR).	P-C
43	Amend the Land Use Ordinances to reward development with a residential density bonus for projects that exceed ordinance requirements for quality open space, public access to open space, and bicycle/pedestrian connectivity.	P-CT
44	Amend the land use policies of the Land Use Ordinances by using the descriptions provided in the Future Land Use Plan narrative to clearly define: (a) the desired scale, intensity, and location of future development, and (b) measures for natural resource protection.	✓
45	Amend the land use regulations to require interconnection by new developments with surrounding bicycle and pedestrian networks.	P-C
46	Develop incentives in the rural area that will aid property owners in retaining their land as an alternative to developing it and evaluate the feasibility of tools such as Transfer of Development Rights (TDR).	P-CT

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47	Work with PACTS, MaineDOT, and GoMaine to implement a Transportation Demand Management program for Falmouth.	PACTS
48	Investigate remediation of the last remaining overboard discharge system in Falmouth.	
49	Track new development by type and location on an annual basis.	P-S
50	Update the residential growth permit calculation in the Land Use Ordinance.	✓
51	Implement a program to educate property owners regarding non-point pollution sources, septic systems, and watersheds. (To date only a problem identification program has been developed.)	P-CT
52	Proactively, make available technical assistance/educational information to stem stormwater runoff in and around Falmouth roads and critical shoreline areas.	P-S
53	Develop a citizen education plan to educate Town citizens on the benefits of further regional coordination.	P-S
54	Leverage regionalization opportunities to help broaden fiscal flexibility by (a) Seeking to regionalize non-priority cost-centers for the Town, (b) Freeing up Town resources to control mil rate increases or enable other Plan projects, and (c) Endorsing the goals of the Economic Development Plan to broaden the Town's tax base.	P-S
55	Evaluate the routing for current public transit service and update this evaluation if and when commuter rail or express bus service to communities north of Portland is implemented.	METRO
56	Create a management system for more efficient, flexible, and open use of Town and School facilities.	P-S
57	Request feedback from the community regarding the demand for existing Town and School facilities and share the inventory of those facilities in a more obvious place on the Town's website. Review, and improve where possible, the informational system to educate the public about the existence of Town and School facilities and their availability for use.	P-S
58	Assess community interest in agricultural pursuits, desire for preservation of prime farm soils, promotion of farming, and need for access to agricultural opportunities. Decide whether the Town should take additional steps to protect agricultural land besides easement protection.	P-CT
59	Consider preservation of agricultural land in addition to land already protected by easement.	P-CT
60	Explore what measures the Town should undertake to support privately-owned forest lots.	✓
61	In cooperation with the Falmouth Land Trust, initiate a dialogue with private forest lot owners how the Town can best support them and their forest properties.	✓
62	In cooperation with the Maine Historic Preservation Commission, prepare a nomination to the National Register of Historic Places of the archaeological site at River Point.	

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<b>63</b>	Inventory lands with potential high value soils by including an inventory of land that has been farmed in the past.	P-CT
<b>64</b>	Evaluate and propose Land Use Ordinance amendments regarding the amount and method of calculation of required open space in the rural area of the Resource Conservation Zoning Overlay District without impacting corresponding maximum density in that area.	P-C
<b>65</b>	Revise Falmouth's subdivision and site plan regulations to require that the historic and archaeological significance of a site be investigated (especially in areas identified by the State Historic Preservation Office as "Resource Potential Areas") as part of the development review process; and that resources be provided in the design of a project to help identify, protect, and preserve , as appropriate, any-discovered artifacts.	
<b>66</b>	Evaluate significant natural resources in rural area and amend the Land Use Ordinances as necessary.	P-CT
<b>67</b>	Review the Town's Zoning Ordinance to protect wetlands and make changes as necessary.	P-CT
<b>68</b>	Complete a pavement condition survey every three to five years, evaluate its findings, incorporate them into the Town's asset management software program, and update the Capital Improvement Plan (CIP) accordingly.	P-S
<b>69</b>	Establish best practices for road-crossing structure replacement to promote aquatic ecosystem connectivity.	P-S
<b>70</b>	Identify one or more high value clam flats, assess its sources of contamination, and investigate remedial action to reopen them for harvest.	P-S