

## Chapter IV – Goals, Policies and Actions

### A. Key Points

- Results of long-term Comprehensive Plan study and research lead to recommended zoning changes to:
  - maintain the rural and historic small-town character of Shapleigh
  - provide for accessory apartments with additional land area if performance standards are met, excluding the shoreland district
- Shapleigh must be kept viable through the protection of its:
  - historic resources
  - open spaces
  - endangered species
  - farm areas
  - forest areas
  - historic sites and scenic vistas
- Shapleigh will support existing businesses and encourage small commercial enterprises to provide local services and job opportunities.
- Roads represent Shapleigh's largest investment in the town's infrastructure – current and proposed standards and policies provide specifications for road construction, maintenance, improvement, and signage.
- It is necessary to maintain the levels of public services through training and licensing.
- Shapleigh participates in a Twelve Town Group to work cooperatively on issues that are regional, interlocal, or financial in nature.

### B. Growth and Development

Following are goals, policies and actions proposed to address identified issues and needs, and to serve as a guide for town decision-making over the next decade. The goals are broad statements of intent. The policies are more specific guides for making decisions and taking actions that are consistent with the general goals. The recommended actions are proposed means of implementing the policies of the plan with specific measures to be taken during the planning period. Action involving revisions to ordinances, or expenditures of town funds, must be approved at town meeting.

### C. Housing

#### HOUSING GOALS:

To promote the construction of high-quality housing in Shapleigh that is affordable to a range of income groups, and is in keeping with the rural character of the Town.

## **POLICIES AND RECOMMENDATIONS**

### **Policy 1**

Although Shapleigh should remain a community primarily of single-family homes, other types of housing should be considered. These should include:

- Accessory apartments to existing single-family homes, including in-law apartments
- Modular homes on individual single-family lots
- Modular or prefabricated home parks, only in selected environmentally-sound locations
- Cluster housing

#### **Action A**

Continue to permit modular homes on individual lots and cluster housing in all districts except in Resource Protection zones.

#### **Action B**

Consider amending the zoning ordinance to permit accessory apartments and in-law apartments without additional land area if performance standards are met, except in the Shoreland district.

### **Policy 2**

Continue to assess the affordability of Shapleigh's housing stock. Affordable housing requirements are being met. If future analyses indicate a need, additional strategies should be developed to maintain the proper balance between upper, middle and affordable housing.

### **Policy 3**

All housing in Shapleigh shall be built in a safe, sound manner using the existing Building Codes as administered by the Town's Code Enforcement Officer.

### **Policy 4**

Town-owned land, excluding the Community Forest, should be evaluated for future development. Special attention should be given to: the expansion of recreational facilities, municipal facilities and infrastructure.

#### **Action A**

Selectmen shall continue to form work-groups to investigate the best use of Town-owned land.

### **Policy 5**

Consider changing the zoning to allow for smaller lots to encourage commercial development. Existing woods must be left in their current natural state.

Action A

Consider changing zoning laws to create smaller building lots for commercial use.

Action B

Encourage builders and developers to leave natural buffers. Debris and brush may be removed, but no trees or bushes may be cleared, except for the building site.

**GOALS, POLICIES AND ACTIONS**

Action A

Provide for a Shapleigh building code to incorporate the latest health and safety standards.

Action B

Require inspection and an occupancy permit to be issued before buildings are allowed to be occupied.

**LAND-USE GOAL**

To encourage orderly growth that does not compromise the rural character of the town or its natural environment.

**POLICIES AND RECOMMENDED ACTIONS**

**Policy 1**

Ensure that new development is in keeping with the rural character of the Town.

Action A

Prohibit new incompatible uses in town that would detract from the historic small-town character of Shapleigh.

Action B

Continue site plan review of developments and subdivision with consideration of the layout and impact of proposed projects.

Action C

Provide for buffer areas and screening in areas of new development to minimize noise, glare and visual impact of changes in Shapleigh.

## **Policy 2**

Discourage sprawl by encouraging new development adjacent to or near existing built-up areas.

### **Action A**

Utilize the cluster provision to reduce sprawl and promote efficient use of land and retention of open space, particularly to protect prime agricultural land.

### **Action B**

Encourage utilization of the Farm and Open Space Law as incentive for open space preservation, especially in rural areas. Enrollment in such a plan provides a tax reduction.

### **Action C**

Revise the existing zoning ordinance to be consistent with the land-use plan.

## **Policy 3**

Encourage a rate of development in keeping with the Town's ability to provide facilities and services.

### **Action A**

Aim to limit housing growth over the next decade by maintaining the existing growth cap, which must be reviewed every three years.

### **Action B**

Consider this maximum growth rate in making capital improvement and level of service planning decisions.

## **Policy 4**

Encourage land-use controls that discourage "strip development" along roadways.

### **Action A**

Require development to leave open space along frontages when scenic vistas exist.

### **Action B**

Require the construction of internal roads in new subdivisions.

## **Policy 5**

Protect the major roads in town by controlling development detrimental to traffic safety, convenience and scenic qualities.



**Action A**

Continue zoning standards limiting the number of driveway openings in subdivisions.

**Action B**

Continue to include traffic standards, buffering, and landscaping in site plan review provisions.

**D. Natural Resources**

GOAL: To preserve and protect Shapleigh's natural resources, including water bodies, land-based resources, and scenic and historic resources.

**POLICIES AND RECOMMENDED ACTIONS**

**Policy 1**

Protect potential water supply sources in each section of town.

**Action A**

Consider adopting ordinance provisions protecting high-yield aquifers.

**Action B**

Evaluate the purchase of land or easements over high-yield aquifers and their recharge areas.

**Action C**

Monitor development to ensure that the quality and quantity of groundwater in critical watersheds are maintained and protected.

**Action D**

The Selectmen shall manage storage and use of road salt to protect water sources.

**Action E**

The Selectmen should consider establishing land banks to purchase aquifer areas.

**Policy 2**

The density or extent of development should not exceed the capacity of the land to support the development.

**Action A**

Apply "net area" provisions to subdivision projects. Net area provisions tie development densities to "buildable area" rather than gross area and require deduction of areas with poor soils, steep slopes and other environmental constraints.

**Action B**

Consider applying a land-use ranking system such as the Land Evaluation Site Assessment System to aid in review of development projects.

**Policy 3**

River and lake water quality should be improved.

**Action A**

Continue to reduce the impact that development has on the town's surface water bodies. Consider adopting development restrictions on highly-erodible soils and steep slopes, and standards that encourage retention of existing vegetation.

**Action B**

Continue a phosphorus control program to protect water quality. Keep, as part of the zoning ordinance, phosphorus allocation standards for all development located within the watersheds or Shapleigh's lakes.

**Action C**

In accordance with state law, keep the updated Shoreland Zoning guidelines in Shapleigh's Zoning Ordinance.

**Action D**

Work with neighboring towns on planning for protection of shared water bodies and watersheds.

**Action E**

Manage and monitor the conversion of seasonal lake-front property to year-round use.

**Action F**

Protect the quality of surface and groundwater.

**Action G**

Develop and provide education about water quality protection practices.

**Action H**

Maintain lake water protection by keeping a minimum 75 foot buffer on all streams.

**Policy 4**

Identify and promote the preservation of important areas of open space as permanent resources to the community.

**Action A**

Develop and implement an open space plan within the next 5 years in conjunction with neighboring communities whenever possible.

**Action B**

Consider instituting a land bank program.

**Action C**

Support work of a local land trust.

**Policy 5**

Protect significant wetlands to maintain their ability to provide cover and habitat for wildlife, absorption of phosphorus and other nutrients, as well as other values associated with wetlands.

**Action A**

Maintain Shoreland Zoning standards protecting forested wetlands over 10 acres, and wetlands smaller than 10 acres that are deemed particularly valuable.

**Action B**

Develop as part of an open space plan, a plan to connect woodlands, wetlands, and deer wintering areas with wildlife travel lanes.

**Action C**

Require that all development projects have mapping of, and protection for, existing wetland areas.

**Policy 6**

Identify and protect areas critical to the occurrence and maintenance of endangered species.

**Action A**

Encourage voluntary private landowner protection of rare and endangered flora and fauna as identified by the State Critical Area Program and Natural Heritage Data Base.

**Action B**

Require mapping of, and education on, the critical natural features in the Town.

**Action C**

Require proposed developments near identified endangered species and sensitive natural areas to conduct natural resource assessments and to provide protective measures if such species or features are found.

## **Policy 7**

Protect habitat suitable for use as deer wintering yards.

### Action A

Increase awareness of deer wintering yard maps.

### Action B

Continue to require development to consider and protect significant wildlife habitat and to develop a protection plan with the Maine Department of Inland Fisheries and Wildlife.

## **Policy 8**

Support existing farm areas in town and encourage the development of additional small-scale farming.

### Action A

Encourage co-ops for farmers markets (possibly in conjunction with Acton and/or Newfield).

### Action B

Encourage low-input, alternative agriculture.

### Action C

Publicize the existence of the State Farm and Open Space Law.

### Action D

Promote clustering and conservation easements as a method of preserving agricultural land and uses.

### Action E

Include large tracts of prime agricultural soils and existing farmland in the rural area designation.

## **Policy 9**

Maintain forest areas to the maximum extent possible, recognizing the beneficial effects of forest on water quality, phosphorus interception, rural character, wildlife values, and open space preservation. Forested areas contribute to the economic base of the town, with low demand for town services.

### Action A

Continue appropriate, environmentally sound timber harvesting practices. Promote incentives for including more woodlands in the State Tree Growth Tax Laws.

**Action B**

Adopt new, and maintain current, State Shoreland Zoning Standards for timber harvesting and removal of vegetation.

**Action C**

Include large tracts of undeveloped forestland in the designated Rural areas.

**Policy 10**

Maintain the character of existing historic village areas, and protect the Town's archeological resources.

**Action A**

Develop requirements that protect and preserve the architectural and aesthetic integrity of historic and village areas.

**Action B**

Investigate other methods to preserve Shapleigh's historic resources, including National Register designation, easements and marker programs.

**Action C**

Work with the Acton-Shapleigh Historical Society to identify archeological sites, and assess the value of identified sites, with assistance from the Maine Historic Preservation Commission, the University of Maine and other relevant agencies.

**Action D**

Propose protection measures if valuable archeological resources are discovered during activities involving structure development or soil disturbances.

**Policy 11**

Encourage the preservation of the Town's scenic resources.

**Action A**

Continue to identify important scenic vistas.

**Action B**

Consider adopting zoning standards that would prohibit new structures from adversely interfering with sight lines in designated scenic areas.

# COMPREHENSIVE PLAN TIMELINE CHARTS REVISED BY PLANNING BOARD

## A. Actions and Timeline Involving GROWTH AND DEVELOPMENT

	Recommended Actions	Responsible Party	2016 thru 2026
1.	Encourages clustering where it reduces sprawl and promotes efficient use of land and retention of open space.	Planning Board	Ongoing
2.	Promote clustering and conservation easements as a method of preserving agricultural land and uses.	Planning Board	Ongoing
3.	In new subdivisions, encourage construction of new internal roads to provide access and frontage.	Planning Board	Ongoing
4.	Consider projected growth cap in making capital improvement and level of service decisions.	Selectmen & Budget Committee	Ongoing
5.	Provide for buffer areas and screening for new developments.	Planning Board	Ongoing
6.	Maintain existing growth cap system.	Planning Board	Ongoing
7.	During the subdivision review process, to require developers to contribute to off-site road improvements made necessary by the project.	Planning Board	Ongoing
8.	Require developers of new roads to supply signs	Planning Board	Ongoing

# COMPREHENSIVE PLAN TIMELINE CHARTS REVISED BY PLANNING BOARD

## A. Actions and Timeline Involving GROWTH AND DEVELOPMENT

A. Actions and Timeline Involving GROWTH AND DEVELOPMENT			
	<b>Recommended Actions</b>	<b>Responsible Party</b>	<b>2016 thru 2026</b>
9.	Continue site plan review provisions, incorporating standards on buffering, screening, landscaping and traffic safety.	Planning Board	Ongoing
10.	Continue to provide strong incentives for subdivisions to preserve open space, especially in rural areas. (e.g. requiring both a clustered and grid concept plan)	Planning Board	Ongoing
11.	Require developments along roadsides to provide undisturbed open space along frontages, where appropriate.	Planning Board	Ongoing
12.	Apply water quality protection standards that restrict development on steep slopes and erodible soils and encourage retention of vegetation.	Planning Board	Ongoing
13.	Consider adopting an impact fee ordinance.	Planning Board	Future discussion on this topic, move to consider in 2018.
14.	Make other changes to zoning ordinance to make it consistent with land use plan and town's growth policies.	Planning Board	Review in 2017

COMPREHENSIVE PLAN TIMELINE CHARTS REVISED BY PLANNING BOARD

### A. Actions and Timeline Involving GROWTH AND DEVELOPMENT

[illegible]



COMPREHENSIVE PLAN TIMELINE CHARTS REVISED BY PLANNING BOARD

**B. Actions and Timeline Involving HOUSING**

	<b>Recommended Actions</b>	<b>Responsible Party</b>	<b>2016 thru 2026</b>
1.	Continue to allow mobile and modular homes and cluster housing.	Town of Shapleigh	Ongoing
2.	Manage and monitor the conversion of seasonal lakefront property to year round use.	Code Enforcement Officer Planning Board	Ongoing
3.	Continue to update building code.	Code Enforcement Officer Town Meeting	Ongoing
4.	Consider zoning to allow accessory apartments without double the minimum lot size and include performance standards for accessory apt.	Planning Board	Review to consider this by 2018.
5.	Direct development into areas with adequate soil capacity for subsurface waste disposal.	Planning Board	Ongoing

# COMPREHENSIVE PLAN TIMELINE CHARTS REVISED BY PLANNING BOARD

## C. Action and Timeline Involving NATURAL AND HISTORIC RESOURCES

	<b>Recommended Actions</b>	<b>Responsible Party</b>	<b>2016 thru 2026</b>
1.	Review development to ensure that the quality and quantity of groundwater in critical watersheds is maintained and protected.	Planning Board	Ongoing
2.	For all development projects, continue to require engineered plan of wetlands and adequate protection measures.	Planning Board	Ongoing
3.	Continue to support state reimbursements to local snowmobile clubs.	Town Meeting	Ongoing
4.	Work with neighboring towns on planning for protection of shared waterbodies and watershed.	Long – Range Planning Group & Planning Board	Ongoing
5.	Encourage voluntary private landowners protection of rare and endangered species.	Conservation Committee	Ongoing
6.	Encourage education about water quality protection practices.	Conservation Committee	Ongoing
7.	Encourage appropriate, environmentally-sound timber harvesting plans.	Conservation Committee & Community Forest	Ongoing
8.	Develop and implement an open space plan within 5 years in conjunction with neighboring communities whenever possible.	Conservation Committee & Long – Range Planning Group	

# COMPREHENSIVE PLAN TIMELINE CHARTS REVISED BY PLANNING BOARD

## C. Action and Timeline Involving NATURAL AND HISTORIC RESOURCES

	<b>Recommended Actions</b>	<b>Responsible Party</b>	<b>2016 thru 2026</b>
9.	Continue mapping & education efforts on the town's critical natural features.	Conservation Committee	Ongoing
10.	Continue to survey and map deer wintering areas.	Conservation Committee	Ongoing
11.	Consider purchase of land or easements over high yield aquifers and their recharge areas that might serve as future water supplies.	Selectmen	
12.	Consider adopting an ordinance protecting high-yield aquifers with potential to serve as a future water supply.	Planning Board	Review to consider in 2018
13.	Continue to support the work of the YCC to control phosphorus.	Selectmen Town Meeting	Ongoing
14.	Continue to integrate new Shoreland Zoning guidelines into Zoning Ordinance	Planning Board	Ongoing
15.	Consider adopting standards protecting large forested wetlands and wetlands with fewer acres in size that are deemed particularly valuable. Ensure State Wetland, Zoning and Resource Protection Maps are current.	Planning Board	Review to consider in 2018

## COMPREHENSIVE PLAN TIMELINE CHARTS REVISED BY PLANNING BOARD

### C. Action and Timeline Involving NATURAL AND HISTORIC RESOURCES

[illegible]

COMPREHENSIVE PLAN TIMELINE CHARTS REVISED BY PLANNING BOARD

D. Actions and Timeline Involving ECONOMIC DEVELOPMENT			
	Recommended Actions	Responsible Party	2016 thru 2026
1.	Publicize existence of Farm and Open Space Law.	Assessor	
2.	Consider zoning changes to encourage more business development.	Planning Board	Review to consider in 2018
3.	Consider zoning changes to encourage active farms and sustainable forestry.	Planning Board	Review to consider in 2018



## E. Actions and Timeline Involving ROADS & TRANSPORTATION

[illegible]

COMPREHENSIVE PLAN TIMELINE CHARTS REVISED BY PLANNING BOARD

## F. Actions and Timeline Involving PUBLIC SERVICES

[illegible]

## H. Actions and Timeline Involving HISTORIC RESOURCES

[illegible]



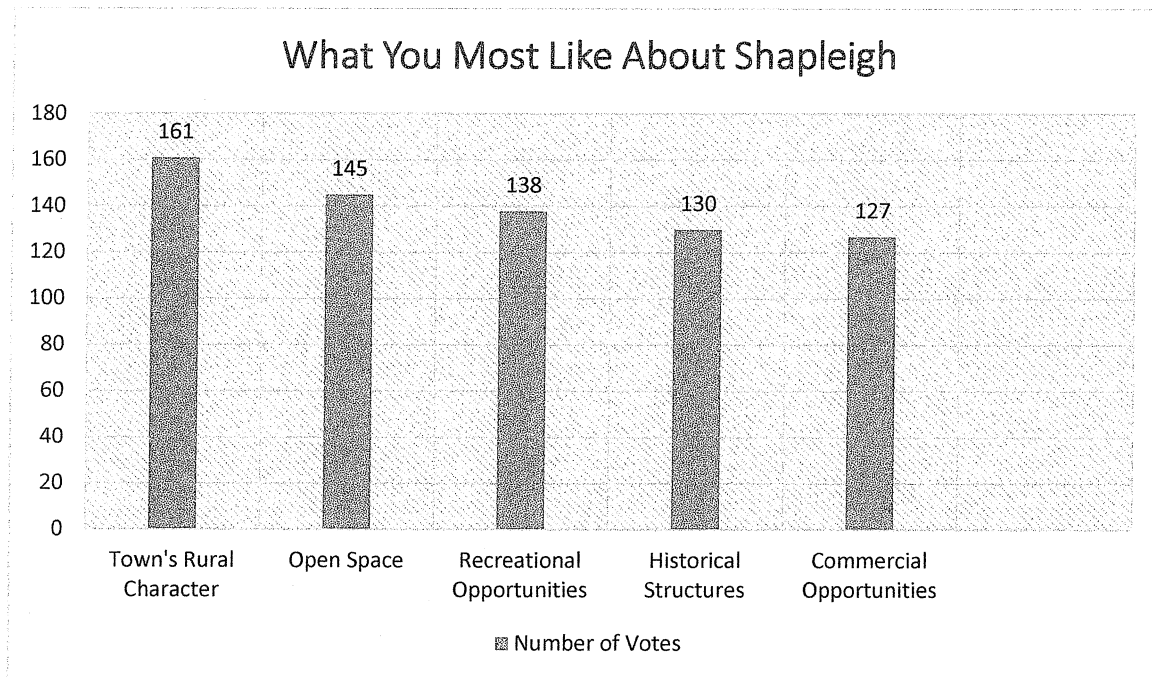
COMPREHENSIVE PLAN TIMELINE CHARTS REVISED BY PLANNING BOARD

## G. Actions and Timeline Involving REGIONAL COORDINATION

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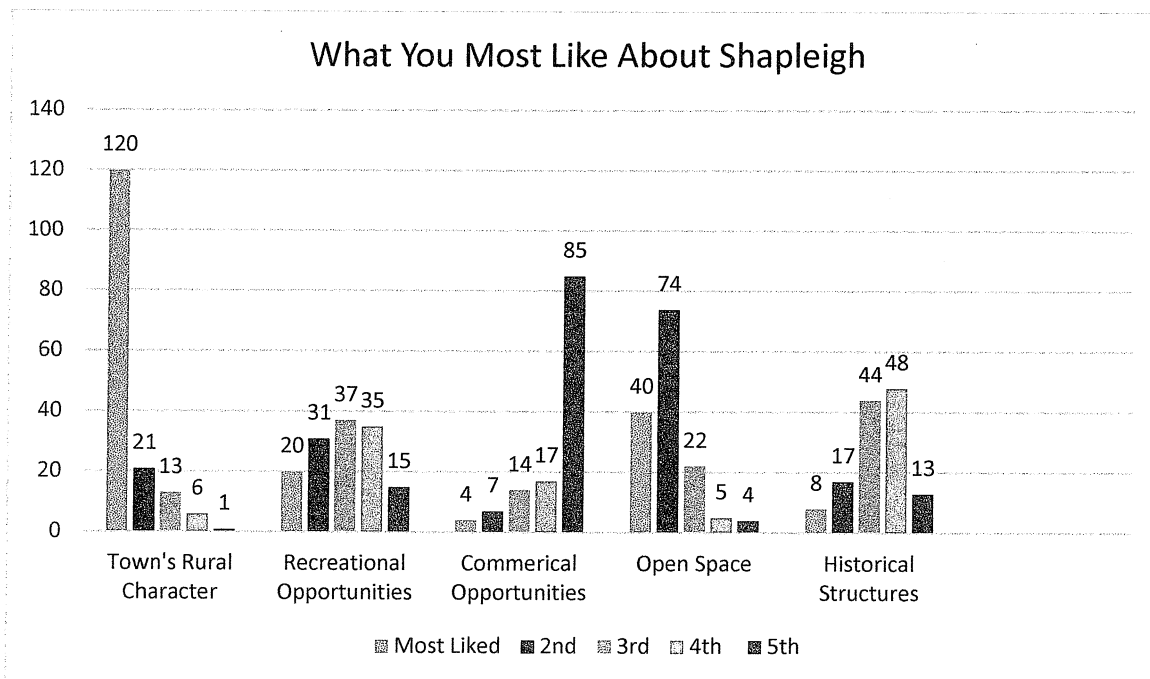
# Comprehensive Plan Survey Results

**Rate the items you most like about Shapleigh:**



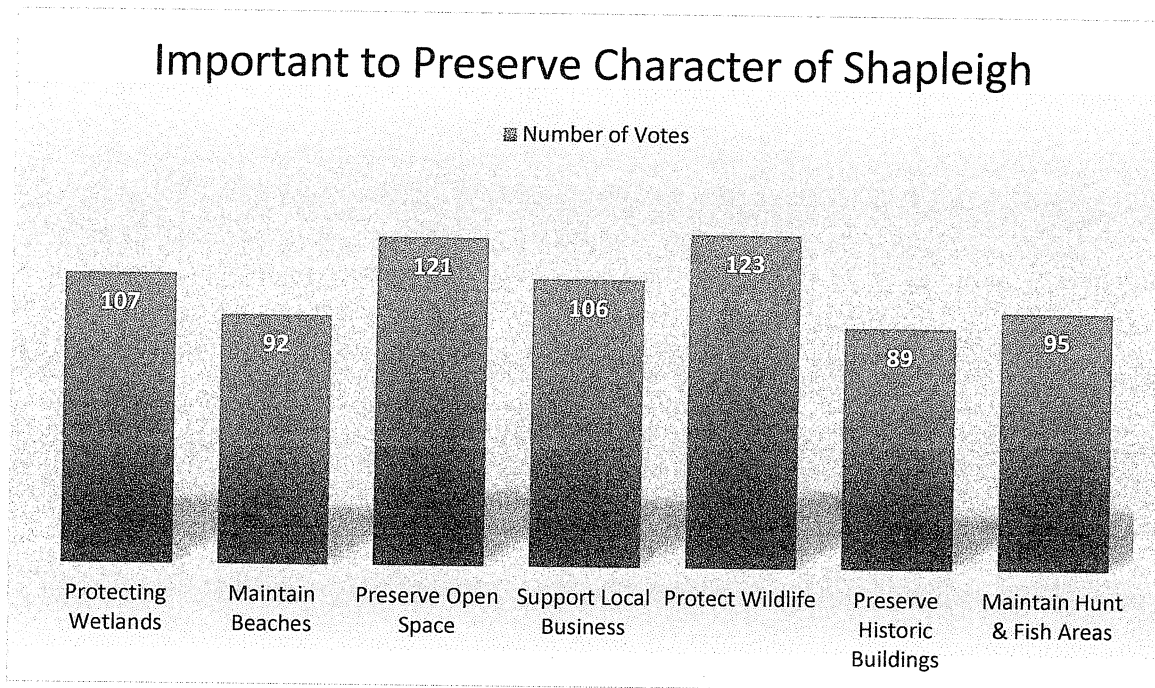
**Note: Town's Rural Character was most liked with 120 Votes sighted as #1  
Commercial Opportunities was least liked with 85 Votes sighted as #5**

**Results of individual votes below:**

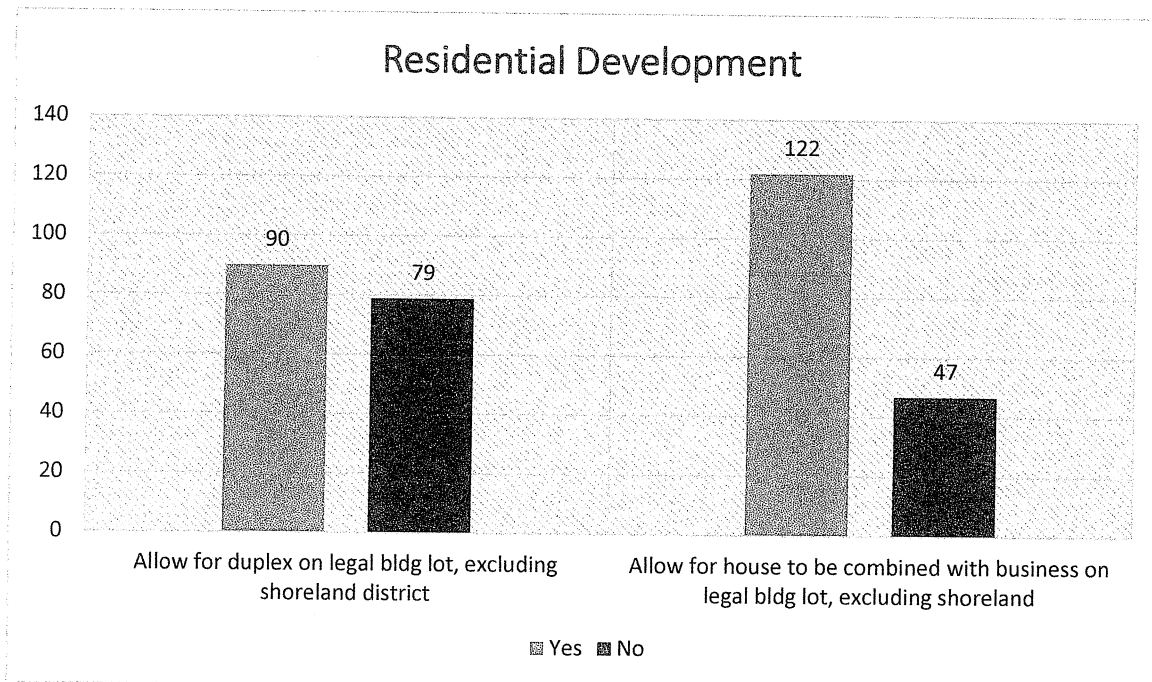


# Comprehensive Plan Survey Results

Items you believe are important in preserving the character of the Town:

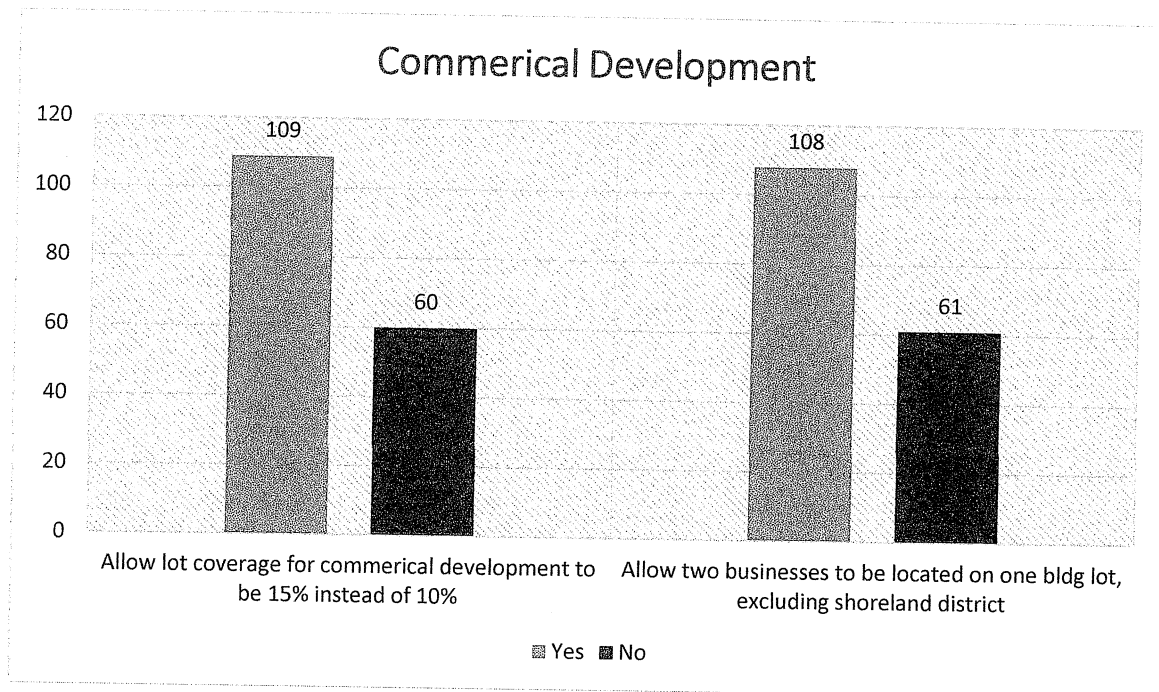


Regarding Residential Development, should Shapleigh:

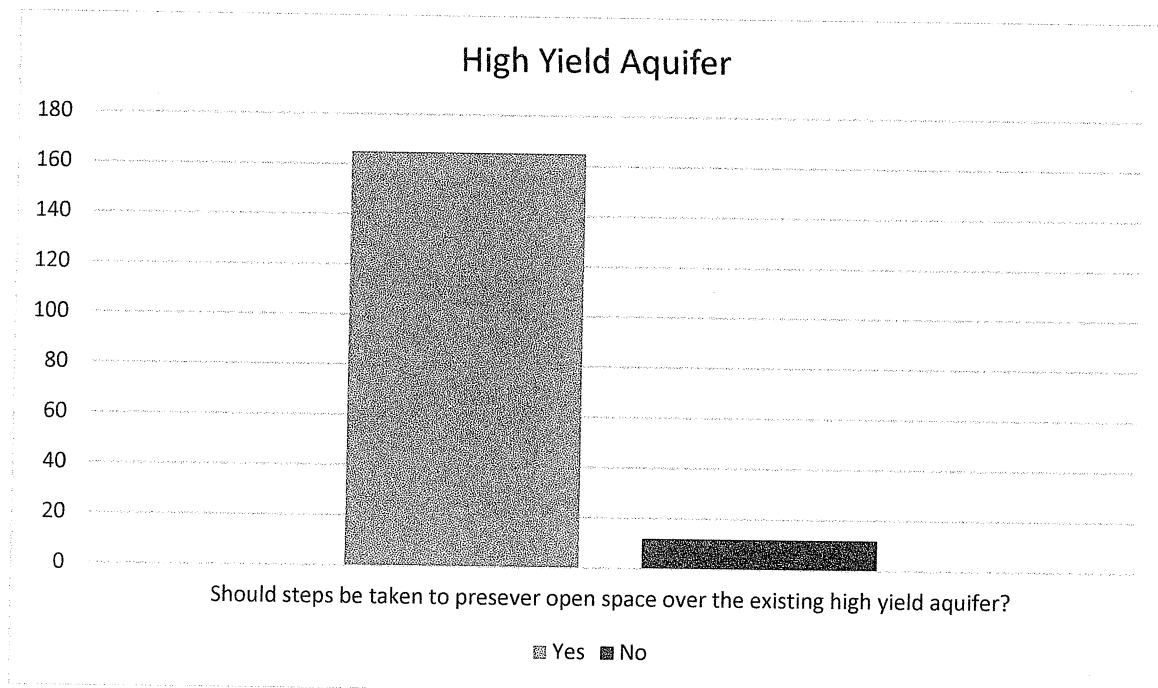


# Comprehensive Plan Survey Results

## Regarding Commercial Development, should Shapleigh:

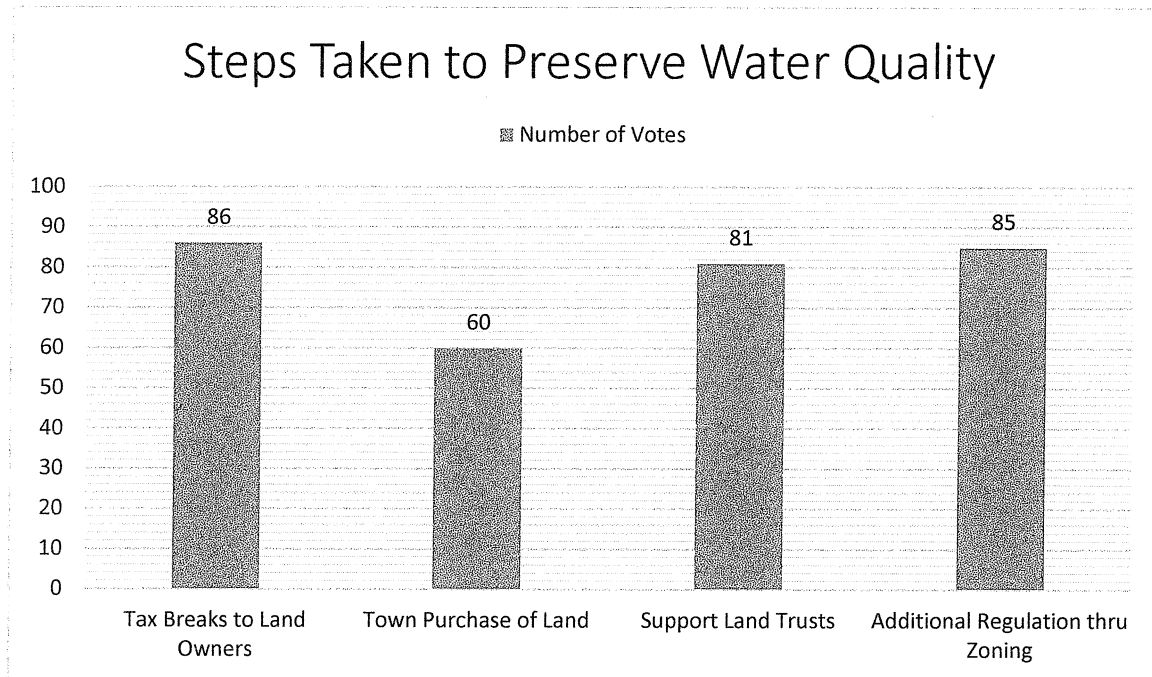


## Regarding water quality in Shapleigh:



# Comprehensive Plan Survey Results

## What steps should be taken to preserve water quality:



## What open space should be preserved?

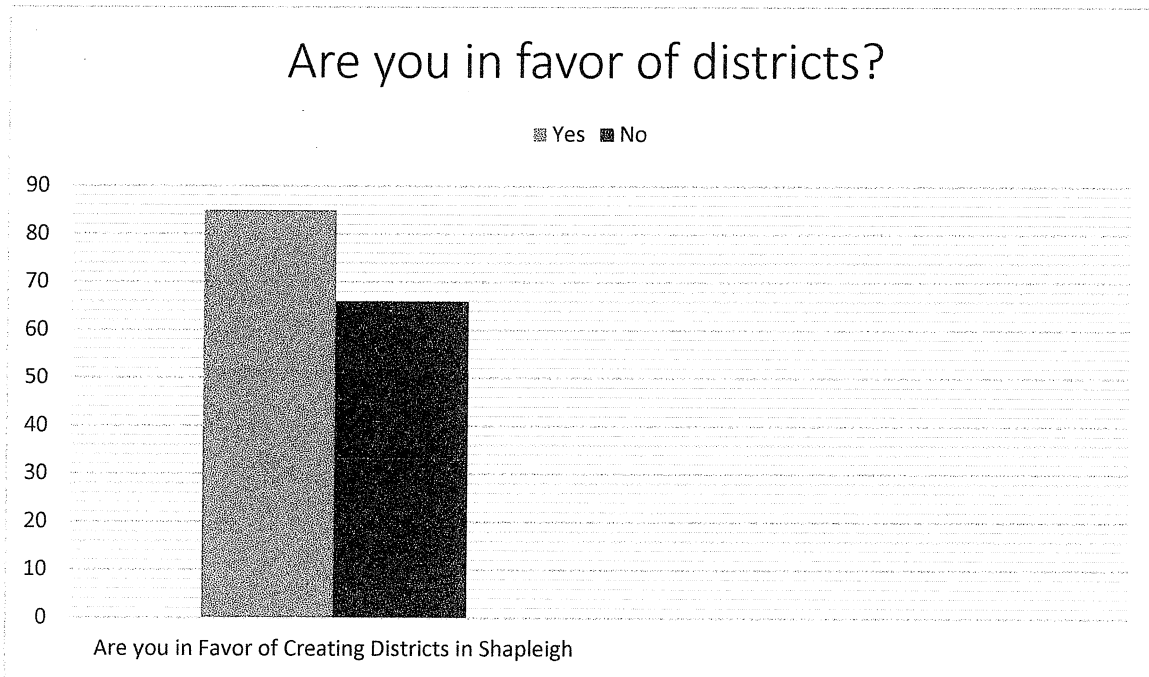
- Blueberry plains
- Area above main aquifer and its source
- Park next to town hall
- Wetlands, aquifer and area around transfer station
- Old farmland
- Waterfront – town owned
- Large tracts of land wherever possible
- Hill tops, working forests / farms
- Town owned land and private land owners are willing to donate
- Town forest
- Pump Box Brook
- Wildlife corridors
- Marsh and watersheds
- Fort Ridge
- Williams property
- Any land in trusts (like Three Rivers Land Trust)
- Town beach

# Comprehensive Plan Survey Results

## What open space should be preserved? Continued....

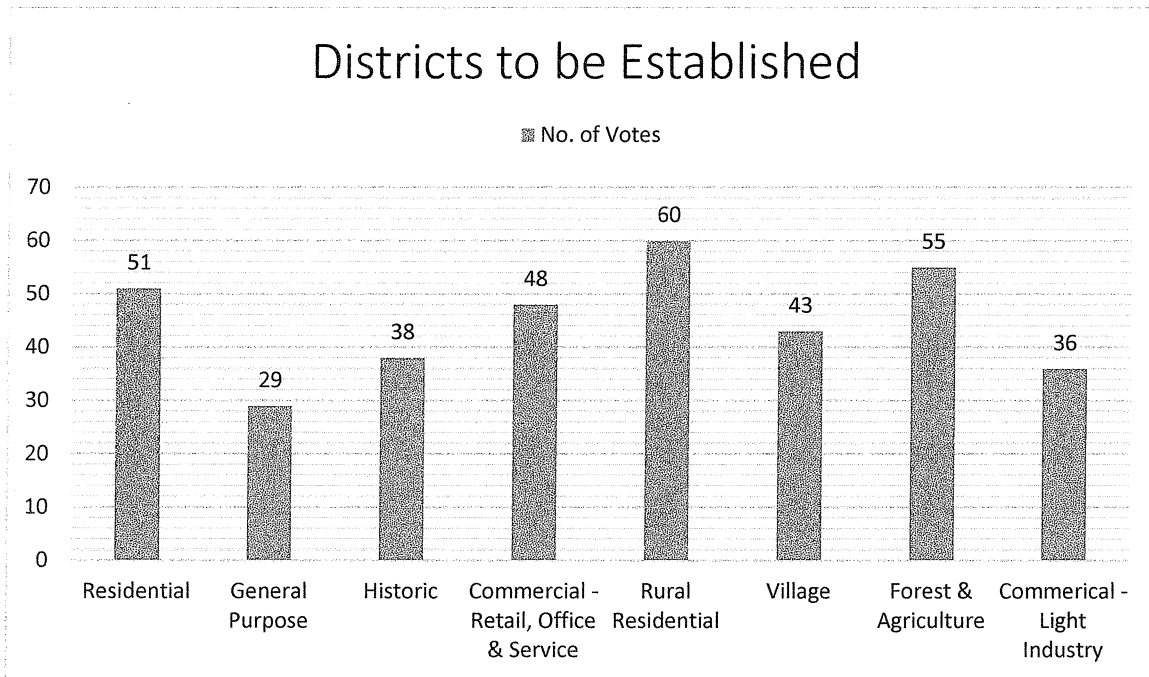
- Nature preserve
- Area on Mann Road
- Public beach on NE side of town
- Any land owned by the Town
- Historic land
- Spicer Pond refuse area
- Rec fields

## Are you in favor of creating districts in Shapleigh to help regulate development?

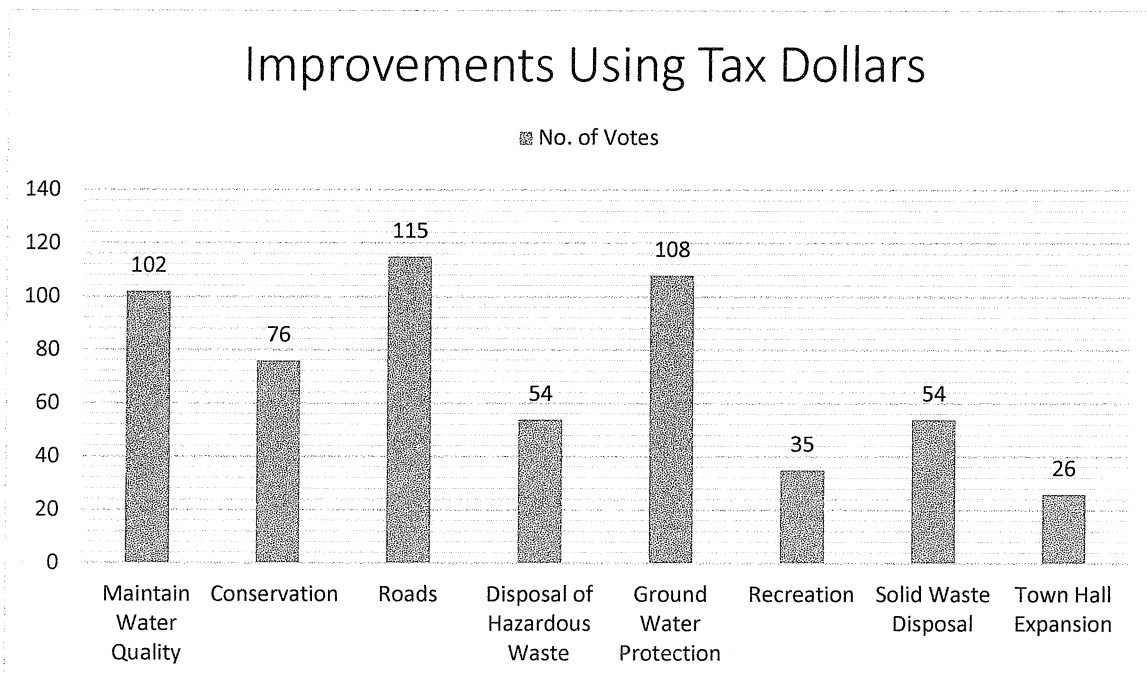


# Comprehensive Plan Survey Results

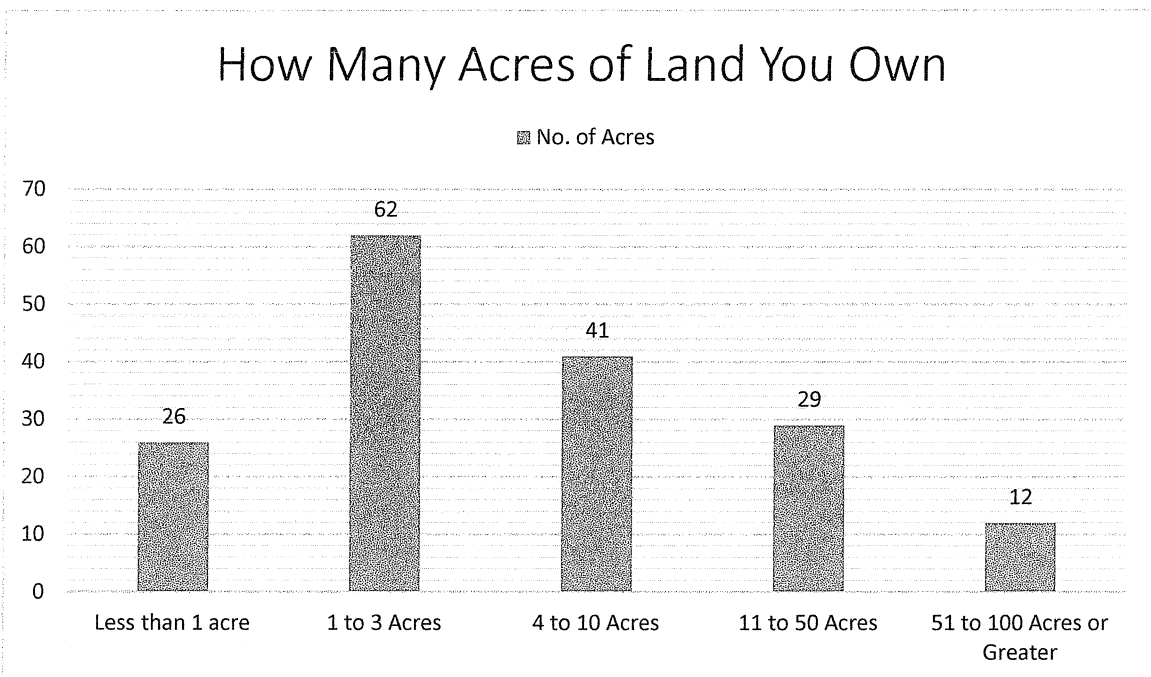
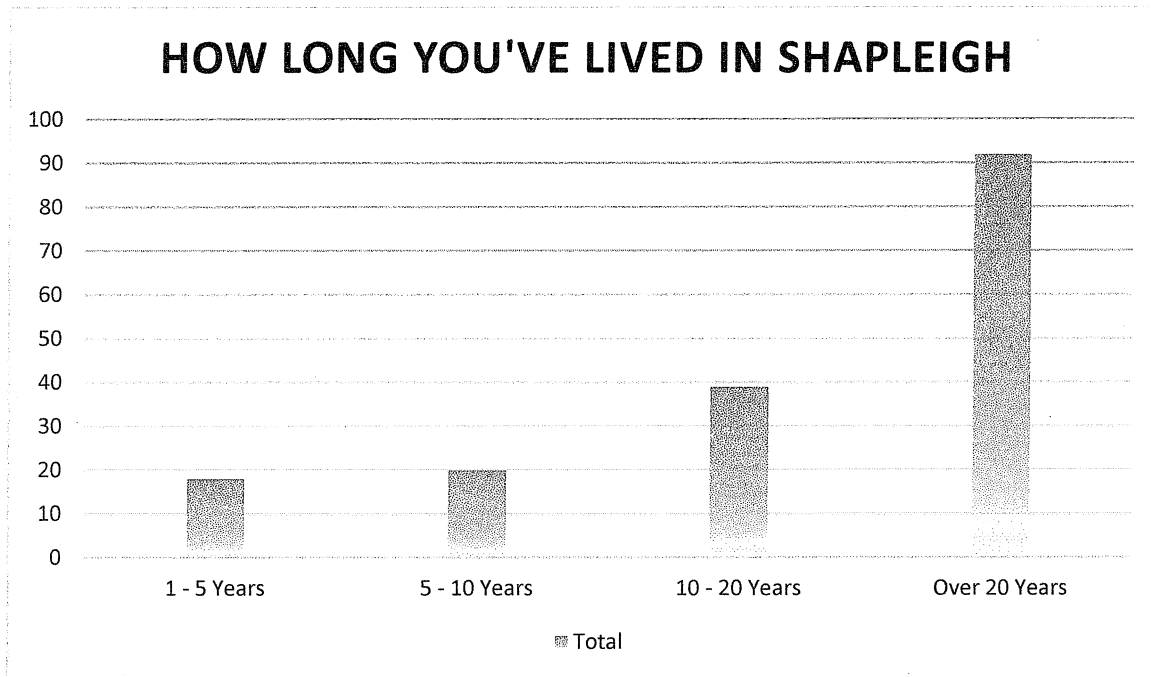
## What districts could be established?



## Items you would like to see improved using your tax dollars:



# Comprehensive Plan Survey Results





# Comprehensive Plan Survey Results

## What do you think are the most important problems facing Shapleigh Today?

- Development – Overdevelopment can change a town forever
- Water Quality
- Sites for Business – More Business to Support the Town
- How are businesses taxed?
- Increasing Real Estate Taxes
- Need to be Tourist Friendly
- Industry Incentives to Attract Companies
- Growth & Development Without Destruction of Historical Sites & Valuable Woodlands
- Preserve Open Space & Woodlands
- Keep Shapleigh a Small Town
- Appropriate Education at Elementary School
- Out-of-State Developers
- Poor Cable Service
- Access to Reliable Technology Services
- Water Quality & Conservation
- Overgrowth of Undeveloped Land
- Protect Water & Wildlife
- Keep the Quality of Life
- Protect Water from Outside Boaters (Milfoil)
- Preserve Recreational Land & Open Space
- Lack of Cultural Activities
- Degradation of Natural Landscape due to Illegal Disposal of Trash
- Overuse by ATV's and Other Destructive Recreational Pursuits
- Conservation & Land Management
- Control Residential Development
- The Intersection of the Corner Store is Very Dangerous
- Protecting Wildlife Areas
- Keeping Town Rural Character
- Upgrade Town's Unpaved Roads
- Keep Small Farms & Woodlots
- Emphasize Farming, Open Land, Woodlots and Clean Water
- Maintain Clean Lakes & Ponds
- Fire / Rescue / Police Department
- Expand the Tax Base
- Too Many Taxes Between Property & Automobiles
- Junk on Properties
- Continue to Support Erosion Control Measures
- Attention to Outdated Septic Systems – Biggest Source of Lake Pollution
- Regulating Business in Quiet Areas
- Runoff from Road Drainage
- Regulate Development to Ensure Character of Town is Maintained
- Long Term Plan for Development, Including Large Lot Size Limits
- Secure School to Attract Families
- Protect Hunting & Fishing Areas

# Comprehensive Plan Survey Results

## What do you think are the most important problems facing Shapleigh Today?

### Continued....

- Roads Need Better Maintenance
- Plan for Fast Food, Want it Yes or No
- Need a New Elementary School
- Vision for the future, what will the town offer in 20 years to keep the youth in town?
- Need More Culture, Inns & Guest Houses – The Town Should Build One
- Why are some roads paved and others are not – all should be paved.
- Drug Use & Break-ins
- Bring Community Together With Events (square dancing, bean suppers, coffee house night with live music in the old town hall, poetry, ice fishing, braided rug class)
- Expand the Free Exchange Area at the Dump
- Maintain Rural Character & Low Taxes
- Roads are Poorly Plowed, i.e. Goose Pond Road
- Town Does a Good Job with Roads Compared to Neighboring Towns
- Out-of-Staters Trying to Change Shapleigh
- Keep Poland Springs Out
- Unoccupied Homes Should be Demolished
- Need Younger People Involved in Meetings / Boards
- Maintain Undeveloped Areas, Designate as Conservation
- Town Should Not Charge for Metal to Encourage More Metal Collection for Profit
- No Support from Warden Service for ATV's & Dirt Bikes Tearing Up Property, Trespassing & Interfering with Hikers & Pedestrians
- Ambulance Service Getting Funding but Department Allowing Illegal Things to Happen
- Traffic Driving Too Fast
- Increase Fines for Contaminating Ground Water Knowingly
- Protect Deer Wintering Areas
- Tax Generating Businesses
- Private Road Approval & Maintenance
- Unpaved Roads Need to be Graded to Protect Watersheds
- Public Access to Lakes
- Increase Funding to Fire & Rescue, Police
- Fund Teacher Salary & Benefits
- High Tax Rate for Schools
- Law Enforcement Response Time & Coverage
- Road Commissioner Using Town Money to Move Material for Personal Use
- Target Practice in Private Pits & on Town Owned Land
- Noise Pollution Around Lake
- Limit Fireworks Usage, Time & Dates
- Marijuana Being Grown in Residential Homes – Need More Regulation
- People Need to Take More of an Active Role in Shapleigh's Future

*Note: Maintaining water quality was by far the big issue people felt was facing Shapleigh at this time.*