

2023



**Town of Brooklin
Comprehensive Plan**

Committee Members:
Tammy Andrews (Secretary)
Si Balch
Bill Cohen
Molly DellaRoman (Chair)
Jon Ellsworth
Kathleen Kazmierczak
Richard Leighton
Catherine Nevin
Stacia Nevin
David Porter
David Tarr (Vice Chair)

Brooklin 2023 Comprehensive Plan

Prepared by the Brooklin Comprehensive Plan Committee

Public Hearing - March 6, 2024

Town Meeting - April 6, 2024

Our Call to Action: Shall the Town Adopt the 2023 Comprehensive Plan?

Brooklin's first Comprehensive Plan was adopted in 2003

An updated Plan:

- acts as a guiding document for elected and appointed Town officials
- suggests development in line with the community's goals and objectives
- opens up access for funding to make needed/desired updates and additions to Town infrastructure

What voting for the the Plan does **NOT** do:

→ It does **not** implement new zoning regulations

→ It does **not** implement new ordinances

→ It does **not** implement the recommendations of the planning committee

The Process:

- Committee convened in summer of 2021
- Public Opinion Survey launched in winter of 2022
- Public Open House in summer of 2022
- Future Land Use Survey launched in fall of 2022
- Writing of plan with assistance from Hancock County Planning Commission from fall of 2022–spring 2023
- Applied to State in spring of 2023. Found compliant with State's Growth Management Act in fall of 2023

Next Steps:

** Approval by Town resident vote on April 6, 2024 at Annual Town Meeting - warrant item - not part of the elections on the 5th**

** Opportunities to join one or more new committees **

** Tasks to be completed by various Town entities **

What's in a Plan?

Vision Statement

Population

Economy

Housing

Transportation

Public Facilities

Fiscal Capacity

Recreation and Health

Marine Resources

Water Resources

Natural Resources

Agriculture and Forestry

History and Archeology

Climate Change

Current Land Use

Future Land Use

Implementation and Evaluation

Summary of Community Engagement

Population Goals

- Major objectives of the Plan include attracting young people and families to the area in order to maintain the vitality of the year-round community and economy. Programs that look into more affordable housing options and programs that support aging-in-place for our older population are considered important for our community.
- Strategies include forming a **Community Organization Committee** and a **task force to help earn Age-Friendly Community Accreditation**

Economy Goals

- Major objectives of the Plan include facilitating the development of affordable housing and continuing to improve the availability and quality of Broadband services.
- Continuing to address the changing climate and its related effects on the Town's economy is also seen as key.
- Strategies include **joining in on regional efforts to address affordable housing** and exploring methods of managing proposed development.

Housing Goals

- Major objectives of the Plan include forming a **Housing Committee** to study the effects of increasing affordable housing options regionally, for residents of all ages.

- Strategies include setting a goal of 10% affordable housing over the next 10 years and to **review Brooklin's One Acre Minimum Lot Ordinance.**

Transportation Goals

- Major objectives of the Plan include improving pedestrian and bicycle access, increasing public transportation options and preparing for the increased effects of climate change on our roads, bridges, culverts and the need for Electric Vehicle Infrastructure.
- Strategies include working with State and County agencies on bicycle safety awareness and expanding regional public transit options.

Public Facilities Goals

— — —

- Major objectives of the Plan include addressing concerns about pedestrian safety, providing for future replacement and maintenance of public equipment and buildings with energy-efficiency and climate change in mind, increasing access to and maintenance of Town landings and public land, and participating in regional efforts to increase the availability of affordable housing options.
- Coordination with the Brooklin Fire Department will be needed to help maintain a strong primarily volunteer company, which meets the needs of both the increasing and aging population.
- Strategies include forming a Housing Committee, Parks and Recreation Committee, Harbor Management and Improvement Committee, working with the Climate Response Committee and locating at least 75% of new public facilities in designated growth areas.

Fiscal Capacity Goals

- Major objectives of the Plan include continuing to maintain fiscal responsibility through continued use of zero-based budgeting while seeking grants and other awards for major funding projects.
- Strategies include developing a list of large capital projects eligible for grants, including State and Federal money.

Recreation and Health Goals

- Major objectives of the Plan making recreational sites and programming a priority, to expand access to open land and salt water, and to help increase pedestrian and bicycle safety.
- Strategies include forming a Parks and Recreation Committee to coordinate with local land trusts and conservation organizations and also State and County agencies that deal with pedestrian and bicycle safety awareness and also accessibility.

Marine Resources Goals

- A major objective of the Plan recognizes the varied use of our marine resources by encouraging the Town to continue its work improving salt water access for both commercial and recreational uses, while preserving scenic views
- Strategies include the formation of a Harbor Management and Improvement Committee and to continue progress made by the existing Shellfish Committee.

Water Resources Goals

- Major objectives for the Plan are to review current land use regulations to determine their effectiveness for protecting Brooklin's wetlands (inland and coastal) and groundwater and public water supplies.
- Strategies include education of residents on how to protect and conserve Brooklin's water resources and plans to collaborate with neighboring towns on implementing regional protection measures of our area's water resources through the **formation of an Environmental Protection Committee.**

Natural Resources Goals

- Major objectives in the Plan include curtailing the cumulative effects of development and the resulting habitat loss that occurs overtime.
- Strategies include reviewing Town regulations and ordinances that affect natural resources and recommend any needed modifications in collaboration with State agencies such as the Beginning with Habitat program. They also include the **formation of an Environmental Protection Committee** to identify our Town's natural resources, in order to prevent current and future threats.

Agriculture and Forestry Goals

- Major objectives in the Plan include identifying and documenting prime farmland and making that information readily available, including information on Farmland, Open Space, or Tree Growth preferential tax programs.
- Strategies include examining current land ordinances and how they affect prime farm and forest lands, including working with the newly proposed Housing Committee on examining the role cluster housing can play in land preservation.

History and Archeology Goals

- Major objectives of the Plan include continuing to enforce and strengthen (as needed) Brooklin's standards for preserving historical and archaeological resources in its Site Plan, Subdivision and Shoreland Zoning Ordinances.
- Strategies include working with County and State historic organizations to assess the need for, and if necessary, plan for a comprehensive community survey of the community's historic sites and artifacts.
- Continue to support the work of the Brooklin Keeping Society.

Climate Change Goals

Continue the work of our Community Resilience Partnership:

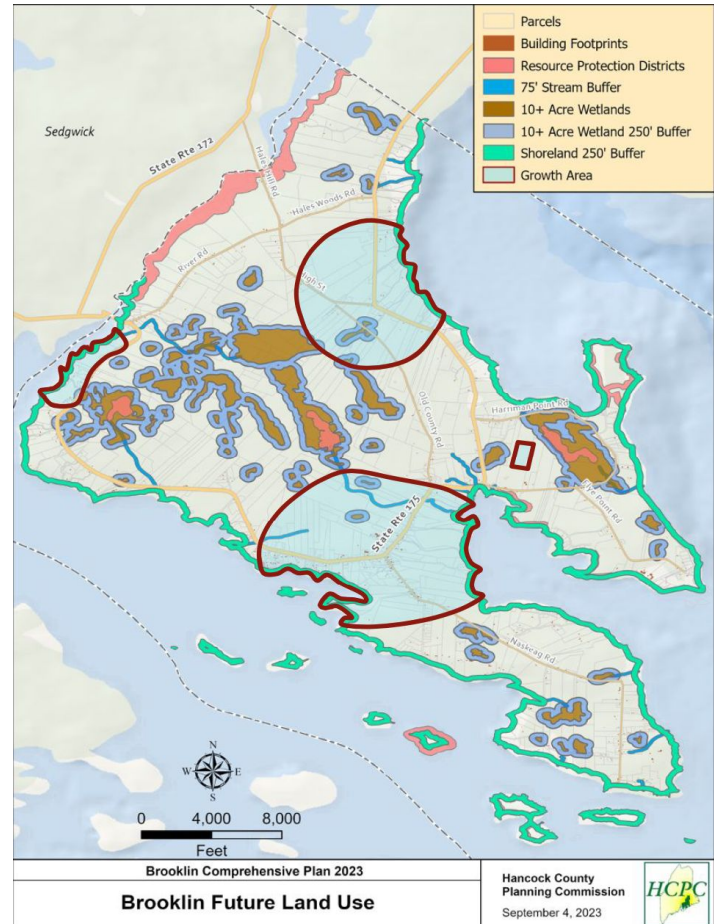
- Major mitigation objectives proposed in the Plan include reducing carbon emissions from the Brooklin School and Town facilities, assessing the local electrical grid's capacity to handle more electrification from renewable resources, and education of Brooklin's residents on how to reduce their carbon emissions.
- Major adaptation objectives include assessing Brooklin's resiliency to major flood events, reviewing if current ordinances dealing with wetlands and the shoreline are robust enough for current and predicted changes, and to plan for and improve public infrastructure to deal with the effects of climate change.

Current Land Use Goals

- Major objectives of the Plan include examining and strengthening (if needed) current land use enforcement codes and ensuring that the Town's compliance with LD 2003 and other State laws and regulations regarding minimal housing lot sizes maximizes benefits to the Town.

Future Land Use

- The most suitable areas for future growth in Brooklin would be adjacent to three locations: the Town Center, North Brooklin, and the developed areas in West Brooklin. There is also one targeted area of Town-owned land in the Harriman Point area that could be considered for building affordable/ “workplace” housing.
- One of Brooklin’s most valuable land assets is its coastline. How to protect that asset from new and increasing threats such as climate change and improper development, is becoming an increasingly important challenge.



Future Land Use Goals

- Major objectives of the Plan include reviewing existing ordinances, in particular the Shoreland Zoning Ordinance and the Minimum Lot Ordinance (as affected by the passing of LD 2003), and to help protect the rural character and historic land use patterns of Brooklin.

Accountability for the Plan

- This Plan is a guide to assist the Selectboard, the Planning Board and various committees to establish annual work plans for Town entities and to prioritize capital expenditures, investments and improvements to Brooklin's public facilities.
- This Plan is also a tool for supporting decision making by elected and municipal officials, and the success of this Plan is contingent upon its being actively used in day-to-day operations.
- The Town should conduct an annual review of the Plan's progress to ensure its goals and objectives are being met. An annual meeting should be held to include: members of the Comprehensive Plan Committee; the Selectboard, the Planning Board, and members from other committees whose responsibilities are pertinent to evaluation and implementation of the Plan. The resulting findings should be published in the annual Town Report.

Opportunities for Public Involvement:

- Community Organization Committee
- Age-Friendly Community Accreditation Task Force
- Housing Committee
- Parks and Recreation Committee
- Harbor Management and Improvement Committee
- Climate Response Committee (Community Resilience Partnership)
- Environmental Protection Committee