

## Chapter IX

### Goals, Policies and Strategies

#### Land Use

##### Land Use Goals/Policies/Strategies

Acton is a rural community and it is clear that the townspeople would like to see it stay that way. As noted, the prior plan (which was approved) established a village and transitional growth area - which was later rejected at Town Meeting in the form of an ordinance change. A majority of the discussions within this update have focused once again on creating a village zone.

It should be noted Acton does not currently have what could be called a real village. The Town Hall, Fire Station, church, post office and some recreational facilities are in close proximity, however residential density is spread throughout the town. In fact, if a village exists it might be found along the lakefronts. It also appears from a reading of the limited survey results, that residents are not uniform in their favor towards developing a village center. However, these results also showed a favor for the preservation of open space and rural character.

The Comprehensive Plan Committee is attempting to balance those concerns. Without town water and/or sewer the prospect and potential for developing a typical New England Village seems somewhat remote. However, the Comprehensive Planning Committee has seen gradual residential sprawl impact the rural areas of Acton. To that end the Committee has proposed what they hope is the beginning of some increased density in the center of Town. The Committee also has proposed to develop a transitional area and following state guidelines, a rural and critical rural zone. In the end, the Committee hopes to present a land use plan, which working in concert with a differential growth cap, will slowly help Acton develop in a more concentric manner. The actual growth that results from these efforts will be closely examined over the next few years.

The developable land analysis showed the potential for approximately 5,500 more housing units based on two acre zoning spread throughout the town. The new plan would allow fewer lots but in a more concentrated manner, resulting in more efficient use of land while protecting rural resources.

With the lack of an existing village, the Committee believes a **differential** growth cap which provides for sustainable development opportunities is justifiable. The proximity of the town to Sanford and the availability of housing and rental opportunities within Sanford, has led the Committee to believe that on a regional level, a differential growth cap in Acton may direct growth to the service center of Sanford which also has the infrastructure to handle new growth. Acton is in most respects a suburb of Sanford and a rural suburb at that. **A cap which restricts growth in rural areas to a range of 30-40 homes a year, while allowing for uncapped village growth, is a level of growth which**

over time would exceed Acton’s growth in any ten year period in the history of the community. Without any cap, unrestrained growth in Acton would create a tremendous burden on a small community which must support it’s own school and provide services for a growing and more elderly population. The key part of the growth plan for Acton will be to ensure that the growth of the town, while possibly limited to about 350 homes over the next decade, occurs in a manner which preserves the rural character of the community which so many residents have come to enjoy. To that end, the Committee hopes to amend the growth cap and differentiate between the critical rural sections of the town and the more concentric plan for growth near the “center” of Acton.

The Committee closely examined the feasibility of setting up the growth and transitional growth areas. These concentric areas will be more highly defined in the implementation process. However, it is clear that adequate provision has been made in these areas for future growth. The Committee not only examined the land that was not suitable for development but also the areas most suitable based on septic suitability mapping. These areas are shown on the following pages.

The table below summarizes the amount of developable land by these two growth areas (already developed land has been accounted for in this analysis):

Acton Growth Area Acres

	Total Acreage	Total Acres of Developable Land	% of Land That is Developable
Village Area	496	251	51%
Transition Area	859	353	41%
Combined areas	1355	604	45%

Based on proposed zoning changes over 200 homes could be built in the “village” area and about 150 in the transitional area. (This transitional area can also be easily expanded). This accounts for close to 350 possible new dwelling units in these zones alone - **about the 350 which have been built town-wide over the past decade.**

The village area was developed with the following factors in mind:

- Adequate transportation network; easy access to service center of Sanford
- Existing facilities within the proposed village or nearby such as Town Hall, Church, recreational facilities, post office, fire/rescue building, and higher density of dwellings, small library
- Adequate soils for septic disposal
- Elements of a village already in place such as smaller lots, buildings close to street

The transitional area was chosen because:

- There was adequate transportation networks and opportunities to create through roads
- Expandability based on roads and soils
- Incorporates smaller, existing and undeveloped parcel

The other method to guide growth was to include disincentives to develop land on a large scale in the rural and critical rural areas of town. Primarily this includes larger lots sizes as outlined below, using natural resources to calculate density, as well as discouraging subdivision activity. This includes using Beginning with Habitat (BWH) data as a starting point for development reviews, deducting poor soils, wetlands, and steep slopes from minimum lot size calculations, increasing lot size requirements, and requiring cluster development concepts for subdivision proposals. The Committee proposed to set defined open space set aside ratios in both the critical rural and rural areas. Finally, in addition to setting the boundaries for the critical rural areas based on BWH data the town also set a critical rural area in the northern part of town based on watershed boundaries and undeveloped areas surrounding some of the towns only remaining undeveloped great ponds.

The town also plans to create a small village zone as part of the existing village at Milton Mills. This is a small traditional New England Village which spans the border/river with New Hampshire and actually contains a small commercial area on the New Hampshire side of the border. The zoning would be similar to that envisioned for Acton Village.

The provision for increased commercial opportunities within these growth areas (Acton Village and Milton Mills) was also discussed. While residents are not in favor of large scale commercial development, the concept of an essential services category (for uses such as hardware, convenience, professional services, office, etc) for the newly developed growth area is being proposed. It is also proposed that this zone have mixed use capabilities (such as allowances for accessory apartments).

After a great deal of debate the town has moved forward with a concept to designate commercial and low impact commercial/industrial areas. This would include a Site Plan Review Ordinance and Committee. **The town has decided to abandon the concept of a “floating” commercial/industrial zone.** In addition, a commercial zone with more permitted uses than the village zone is also proposed along Rte. 109. This might include gas stations, retail, restaurants and lodging. **The location of this zone will be clustered near the few existing commercial establishments in town (and seen on the Future Land Use Map).** It will not include large scale uses such as manufacturing, auto dealerships or junkyards. The Committee fully understands the need for proper design and access management standards along this roadway. For instance, the more scenic portions of the roadway have been removed from the commercial designation. The town also plans to develop local access management guidelines to prevent numerous curb cuts and the “clustering” of businesses. Design standards related to parking, landscaping and signage will also be developed for this area. In addition a small commercial zone is also being proposed to service the lakes and the numerous summer residents who can be found there from May through September. This will be a zone primarily designed for

essential services **as described for the village zones, but also allow for convenience stores** and other enterprises designed to service a summer community. It is hoped such a zone might attract some of the summer residents who might spend their money in New Hampshire or Sanford and also reduce the need for traveling to either of those locations for basic necessities.. These areas will also be protected with additional environmental safeguards related to water usage, impervious surfaces, and phosphorous control measures. Thus uses such as lodging, restaurants and/or laundries will be discouraged.

**The town will also seek to aggressively work with Maine DOT on ensuring access management standards are adhered to along these commercial sections of roadway. This includes limiting curb cuts, developing joint access provisions and frontage roads and establishing future right of ways for access at defined locations.**

Finally, a commercial/light industrial zone has been proposed for the area just north of the village center on the H-Road. This area contains the transfer station and also has adequate access and road conditions for some industrial usage. Of course, on-site water and sewer would need to be supplied and the road is also posted for the spring season. The town will need to carefully define the uses which will be permitted in such a zone. **This would be a zone which would potentially allow for metal working, car sales and automotive repair, larger scale woodworking operations and other industries.**

**It should also be pointed out that Acton, like many smaller Maine communities has large numbers of home occupations. The town proposes to maintain that lifestyle and continue to allow home occupations throughout the community based on their current standards.**

Finally, it should be pointed out that the town plans to form a new Comprehensive Plan Implementation Committee to oversee the various responsibilities outlined in this plan. Such Committee would be formed upon passage of the plan.

The following outlines the goals, policies and strategies for land use in Acton. The generalized Future Land Use Map can be seen on the following page.

**Goal: To encourage orderly growth and development in appropriate areas of the community.**

Policy # 1. Balance areas of growth between clearly established “rural village zones” and forest/farm and rural zones.

Strategies:

1. Within the designated village growth area and on suitable soils, reduce the minimum lot size (currently two acres) to one acre and also reduce frontage requirements (150 feet or less). Allow mixed uses and “village” related uses, as **described above.**

**Responsibility: Comprehensive Plan Implementation Committee (CPIC)**

**Time Frame: 2005**

2. Create a two acre transitional residential area as shown on the future land use map (400 feet in depth from existing roadways as shown). Frontage to be 150-200 feet.

**Responsibility: CPIC**

**Time Frame: 2005**

3. Create a three acre Rural Residential Zone as shown on the future land use map. Frontage to be 250 feet.

**Responsibility: CPIC**

**Time Frame: 2005**

4. Create a Critical Rural area as shown on the future land use map. Incorporate various standards within this zone to preserve natural resource systems and discourage large-scale development. Adopt a five-acre minimum lot size for this zone. Frontage to be 300-350 feet.

**Responsibility: CPIC**

**Time Frame: 2005**

5. **Maintain existing building cap system until a new differential cap is developed (as described below) and approved or until a period of three years has elapsed (whichever comes first).**

6. **Establish a differential building cap which establishes thresholds for development outside of the village area while not limiting growth within the proposed village. Thresholds outside of the village area will fall within a range of 30-40 units per year.**

**Responsibility: CPIC**

**Time Frame: 2006**

7. Review permit number annually and revise number based on existing and future conditions.

**Responsibility: CPIC**

**Time Frame: Ongoing**

7. Develop subdivision standards for the village and transitional areas which encourage pedestrian and bike friendly travel ways.

**Responsibility: Planning Board**

**Time Frame: 2006**

Policy # 2: Discourage large subdivisions in the critical rural and rural parts of town.

Strategies:

1. Require developers in critical rural areas to present a conventional and open space development as part of a subdivision application. Same requirement applies to proposals in Rural Residential and Transitional Areas. Include provisions for including Beginning with Habitat data mapping as part of application review. Specifically allow Planning Board to require an Open Space Development in the designated areas. Ratios for preserved open space vs. developed lands shall be:

- Within Critical Rural Area the ratio is 60% open space vs. 40% developed
- In Rural Area it is 50% vs. 50%
- In other areas it is negotiated by Board and developer

**Responsibility: Planning Board**

**Time Frame: 2005**

2. Limit number of permits allowed within a given year in subdivisions in critical rural areas.

**Responsibility: CPIC**

**Time Frame: 2005**

3. Consider limiting the number of permits in subdivisions in rural residential areas.

**Responsibility: CPIC**

**Time Frame: 2005**

4. Deduct wetlands, steep slopes and areas of hydric soils for new divisions of property when calculating minimum lot size requirements in critical rural area. Require new lots within critical rural area to contain the minimum lot area of non-hydric and non-wetland soils and slopes of less than 25%.

**Responsibility: CPIC**

**Time Frame: 2005**

Policy # 3: To provide opportunities for commercial and small-scale industrial growth which is keeping with the rural nature of Acton.

Strategies:

1. Establish commercial and light industrial zones as shown on the future Land Use Map.

**Responsibility: CPIC**

**Time Frame: 2006**

2. Provide incentives for clustered commercial development and disincentives for “strip” commercial development. Consider the following approaches (as a

minimum): restricting curb openings for new retail and service businesses to be located on the same lot in the Acton Corner area; allow larger scale development along Rte. 109 only if it meets the performance standards of provisions to be developed. Develop appropriate standards for the location of parking (to the side or rear of a proposed use) and landscaping standards for uses along 109; **strongly enforce and institutionalize the DOT rules on access management for development along Rte. 109.**

**Responsibility: CPIC**

**Time Frame: 2006**

3. Define commercial development and develop performance standards for noise, odors, pollution potential and traffic. **Using established publications on small village design and use patterns and incorporate such uses into the village standards for Acton .**

**Responsibility: CPIC**

**Time Frame: 2006**

4. Develop and refine commercial criteria for commercial area near the lakes to be based on factors related to soils, slope, impervious surface, phosphorous loading, and others.

**Responsibility: CPIC**

**Time Frame: 2006**

5. Develop a system of commercial use permitting which allows low impact uses (such as minor home occupations) to be reviewed by CEO only and other uses to receive a conditional use or Site Plan review (see below) depending on size and complexity of project.

**Responsibility: CPIC**

**Time Frame: 2006**

6. Develop/adopt a Site Plan Review ordinance and Committee which considers the environmental, historical and unique cultural aspects of larger commercial or industrial proposals within the town. The Committee will be comprised of local officials and Board members.

**Responsibility: CPIC**

**Time Frame: 2006**

7. Establish enhanced performance standards for major commercial projects.

**Responsibility: CPIC**

**Time Frame: 2006**

8. Encourage and develop standards for “home occupations” which allows residents to develop “cottage industries” with minimal impact on neighborhood character. Allow home occupations in Shoreland Zones with CEO approval.

**Responsibility: CPIC**

**Time Frame: 2006**

9. Create an “essential services” category (hardware stores, small groceries, pharmacy, convenience items, personal services) which can be integrated into a new village area.

**Responsibility: CPIC**

**Time Frame: 2006**

Policy # 4: Ensure that new development in Acton – particularly in the rural areas – is in keeping with the character and culture of the community.

Strategies:

1. Maintain wooded buffers along streetscapes whenever new subdivisions are proposed in rural parts of town.

**Responsibility: Planning Board**

**Time Frame: 2006**

2. Require buffers when new subdivisions or other projects are proposed adjacent to farming operations or wood lots.

**Responsibility: Planning Board**

**Time Frame: 2006**

3. **Maintain current standards for home occupations, particularly those which have a natural resource based focus.**

**Responsibility: Planning Board**

**Time Frame: 2006**

## Housing

### Housing/Goals/Policies/Strategies

As noted in the housing inventory section, about 35 houses/units would need to be sold over the next decade at below \$106,000 to address the 10% goal of affordable housing in Acton. The town is fully aware of this need but also understands that local contractors and developers will most likely not address this need on their own.

The town is proposing a few initiatives to gain ground on the affordable housing issue. These are being undertaken with the realization that Acton is aging at a more rapid rate than most York County communities and the demand for affordable elderly housing is likely to grow. It is also true that a number of affordable homes may also be found in Sanford less than 8 miles away . The town proposes to finalize a location to comply with the state Mobile Home Park Law which might present a number of affordable housing opportunities. This area would be located in the transitional residential area and opens up about 400 acres to this potential affordable housing opportunity. The town plans to



develop standards for accessory apartments which are less restrictive than those currently in place. The town also plans to research the suitability of possible sites for affordable elderly housing on sites which may become available through tax foreclosure. It should also be noted that affordable elderly housing is exempt from the towns' growth cap. Finally, the town believes that smaller lot sizes in the village area might result in lower prices for both land and ultimately finished homes.

**Goal: To meet the state requirements for addressing affordable housing need in Acton in the next decade.**

Policy 1: Create additional housing opportunities through diversity of housing types.

1. Incorporate into the zoning ordinance new standards for the development of a mobile home park based on state guidelines. Based on the future land use map, permit such possible development in the transitional residential zone only.

**Responsibility: CPIC**

**Time Frame: 2005**

2. Examine and implement standards for the development of accessory apartments on reduced lot sizes within the new village area (ie. permit these apartments without requiring additional acreage as long as soils are suitable and septic systems can be properly designed).

**Responsibility: CPIC**

**Time Frame: 2005**

3. Continue to monitor on a yearly basis the costs of housing in Acton as compared to the region and also to the needs and incomes of Acton residents.

**Responsibility: CPIC**

**Time Frame: Ongoing**

4. Consider adopting less restrictive minimum lot size requirements for projects which promote affordable elderly housing (for instance a density of 1.5 units per acre in the village area if suitable soils can be found).

**Responsibility: CPIC**

**Time Frame: 2005**

Policy 2: Increase town role in examining and providing for affordable housing and other housing impacts.

1. **Continue to require permitting for seasonal conversions.** Track the number, size and location of seasonal conversions occurring within Acton and attempt to determine impacts on municipal services/public facilities, **affordable housing** and also how this may impact the existing growth cap.

**2. Provide for better coordination between the Town Clerk, CEO, and Selectman during elections to adequately determine legal residents and those who have converted.**

**3. Notice seasonal residents through tax bills of the need for growth permits when converting to year round residences**

**Responsibility: CEO/CPIC**

**Time Frame: Ongoing**

1. Examine opportunities to encourage affordable elderly housing utilizing land owned by the town of Acton.

**Responsibility: CPIC/Selectmen**

**Time Frame: Ongoing**

2. Research and develop standards for assisted living facilities which might be appropriate in scale for a community such as Acton.

**Responsibility: CPIC**

**Time Frame: 2006**

**3. Maintain the current exemption within the growth cap for affordable housing.**

**Responsibility: CPIC**

**Time Frame: 2006**

**4. Seek CDBG funds for a regional affordable housing study with the towns of Newfield and Shapleigh. Invite participation from Sanford for the study.**

**Responsibility: CPIC**

**Time frame: 2007**

### **Public Facilities and Services**

#### Public Facilities/Goals/Policies/Strategies

As a small town of approximately 2,100 residents, the demand for services and public facilities in Acton may appear somewhat modest. Acton seems to have adequate facilities in the areas of recreation, public safety and highway related equipment. The town is still small enough so that issues related to police services, compensating firefighters, additional space at town hall (although more storage is needed), and hiring additional administrative personnel is still not necessary. That may be an issue for the next plan, however, when the towns population might be in the neighborhood of 2,500 or more. The addition of a large seasonal population makes the provision of local facilities and services a bit more problematic, although at this time it does not appear as if these seasonal residents demand a great deal in the way of local services. Again, that could change by the time of the next update of this plan.

For the near term, the town will need to address the needs of expanding school programs. Accomplishing this will be greatly aided by this plan, but also by additional input from citizens and various committees within the community. A more structured public process to determine the options for a school would seem to be a necessity for a project of this scope. Similarly, with the number of roads in town and the need for maintenance of these roads, a process which includes ideas developed through this plan and outlined in the transportation section need to be incorporated into the towns roadway planning process.

Furthermore, as the town continues to grow over the next decade, the issue of additional personnel- both for public safety and in Town Hall – is certain to need an examination.

The town has also been actively involved on the regional level with the group of ten towns in northern York County as they seek governmental efficiencies. While no firm ideas on capital planning have merged from that group, the ongoing meetings and discussion may lead to an actual project further down the line. As these towns grow, (and for the most part are of similar size), it would appear that some personnel needs (such as assessing) might be addressed jointly. An analysis of capital needs by SMRPC (such as recreational facilities, schools, fire and emergency services, transfer stations) has shown that most of these facilities have been built and services are being provided on a town by town level with several mutual aid agreements in place. However, some gaps in fire and rescue services might appear as the town grows in the future. The town is encouraged to continue tier activity with this regional effort and seek economies of scale for both services and facilities. Working with the school on recreational facilities for instance, provides a cost savings and centralizes activities.

An outline of a capital investment strategy is seen on the page 12. What this highlights is the necessity of the need to deal with the issue of school expansion. This would be a monumental capital cost for the town and might make other capital items less tenable. Funds for open space preservation (which might be used to match state or non-profit open space funds) received a positive response in the survey which was conducted last year. The bridge replacements might be an unavoidable cost in the future.

**Goal: Ensure the development of public facilities and services which reflects community needs and are reflective of existing and projected community growth.**

Policy 1: Ensure the input of appropriate community decision makers and municipal officials as the town examines facilities and services in the future.

Strategy:

1. Conduct a thorough review of existing committees and Boards within the Town of Acton to ensure that they are being utilized in a manner that best serves the interests of the Town. Consider revising mission statements, updating membership, and/or creating new committees where appropriate.

**Responsibility: Selectmen**

**Time Frame: 2005**

2. Examine need for either full time or full time equivalent staff person for Fire Department.

**Responsibility: Selectmen**

**Time Frame: 2006**

Policy 2: Work with surrounding communities on examining possible cost savings on the regional level.

Strategy

1. Continue to meet with the ten town group of northern York County and examine efficiencies in the areas of personnel and capital needs which might arise as the communities grow in the future.

**Responsibility: Selectmen**

**Time Frame: Ongoing**

### **Fiscal Capacity**

Fiscal Capacity/Goals/Policies/Strategies

For the most part the town is good financial condition. The undesignated surplus amount falls generally within recommended guidelines as does the amount of debt the town currently holds. As noted above the town should consider a more-well defined process to address capital needs both in the short and long term. The long- term fiscal stability of the town could be altered by the possibility of paying for an expanded school. This would add significantly to the town's debt ratio. The town might also begin to examine a system of impact fees for capital items related to parks, recreation and open space. As the town budgets for it's own school, the town is also more suited to possibly develop an impact fee system to help pay for that school (as opposed to a consolidated school district). However, with a building permit limit per year it is questionable how much revenue could be raised through a building permit impact fee to help offset an expanded school cost (unless the fee was extremely high).

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

Policy: Develop ongoing system for development of Capital Improvements Plan for insertion into yearly town budget.

## Acton Capital Investment Strategy

Acton is a small community of approximately 2,100 people, but with a budget which must take into account a K-8 School, and also finding a place for high school students to attend grades 9-12. In addition the town must maintain a fairly extensive roadway network. In other respects, such as recreational facilities, the town is in good shape as far as capital needs. The town also budgets for road improvements as part of the yearly budget, not as a capital item. However, the need for additional school space seems to dwarf these other issues and items.

The following is a list of suggested capital items (or planning needs) over the next five years which will enable the town to address existing and potential capital needs based on the existing growth rate:

<u>Year</u>	<u>Need</u>	<u>Estimated Cost</u>	<u>Responsible Party</u>	<u>Funding Source</u>
2005	Study of School Expansion Possibilities	\$30,000	Selectman/ School Board	Taxation
	Transfer Station Roof	\$20,000	Selectman	Taxation
	Open Space Account	\$15,000	Selectman	Taxation
2006	Bridge Rehab/Replacement	\$200,000*	Selectman	DOT/Town
	Open Space Account	\$15,000	Selectman	Taxation
	Study of Town Hall/Public Facilities Space Needs	\$15,000	CIP Comm.	Taxation
2007	Open Space Account	\$15,000	Selectman	Taxation
2008	Salt/Sand Shed Repair/ Replacement?	\$30,000	Selectman	Grants/Town
	Squad Car (Fire)	\$25,000	Selectman	Taxation
2009	Bridge Rehab/Replacement	\$200,000*	Selectman	DOT/Town
2010	Thermal Imaging System	\$25,000	Selectman	Donations/Town
	School Expansion	??????		
2011	Open Space Account	\$15,000	Selectman	Taxation

<b>2012</b>	<b>Fire Engine</b>	<b>\$200,000</b>	<b>Selectman</b>	<b>Bond</b>
<b>2013</b>	<b>Open Space Account</b>	<b>\$15,000</b>	<b>Selectman</b>	<b>Taxation</b>
<b>Total investment (without school)</b>		<b>\$820,000</b>		

Strategies:

1. Reinstitute the CIP Committee to involve all municipal and safety officials.

**Responsibility: Selectmen**

**Time Frame: 2005**

2. Continue with the arrangement with MERC for solid waste disposal unless a better alternative is found.

**Responsibility: Selectmen**

**Time Frame: Ongoing**

3. Account for money that may be needed to match state and/or federal funds for transportation improvement projects. See Transportation Policy 3, Strategy 2.

**Responsibility: Selectmen**

**Time Frame: Ongoing**

4. Set aside funding in the CIP to enhance and/or encourage land conservation efforts.

**Responsibility: Conservation Commission/Selectmen**

**Time Frame: 2005**

5. Continue to use and maintain the town's GIS database and apply for funds when possible.

**Responsibility: Selectmen**

**Time Frame: Ongoing**

Policy: Investigate additional methods to finance needed capital improvements resulting from growth and development in the area.

Strategies:

1. Consider adopting impact fees to finance additional town facilities/improvements necessitated by additional residential development, particularly in the areas of parks and recreation.

**Responsibility: CIP Committee/Selectmen**

**Time Frame: 2006**

2. Focus town CIP investments, particularly road way investments, in areas targeted for growth. Within road program consider effects of road paving policies on future development (such as paving or upgrading rural roadways which might spur residential growth).

**Responsibility: CIP Committee/Road Commissioner**

**Time Frame: 2005**

3. Develop language for determining off-site improvements to be paid for by developers for insertion into Subdivision and/or Site Plan review ordinance. This may also include fee-in-lieu of improvements for certain improvements.

**Responsibility: Planning Board**

**Time Frame: 2006**

4. Develop policy for requiring rural roadways to be upgraded in projects in rural parts of town. Refer to transportation policies.

**Responsibility: CIP Committee/Road Commissioner**

**Time Frame:**

5. Continue to participate in cooperative purchasing programs of SMRPC and investigate new ideas for cooperative purchasing (such as large capital items).

**Responsibility: Selectmen**

**Time Frame: Ongoing**

6. Maintain existing mutual aid agreements with surrounding communities.

**Responsibility: Selectmen**

**Time Frame: Ongoing**

### **Land and Water Resources**

#### Land and Water Resources Goals/Policies/Strategies

The long term protection of Acton's natural resources may be the most critical component of this plan. The character and rural setting of the community make it the reason most people live there and also why it is under tremendous growth pressure as well. A representative for a recent subdivider in town, stated that he has seen tremendous demand for land amongst recreational enthusiasts in the Acton area. Most of the inquiries were from out of state residents seeking a few acres for a vacation home.

The town must come to consensus as it attempts to retain it's natural resource base, preserve property rights and allow for growth in the future. The future land use plan as detailed above will be a step in that direction. Many of the strategies below (including a number of non-regulatory strategies) will also help to preserve the town's rural identity and culture.

The work towards preserving wildlife habitat, wetlands and forest lands has been greatly aided by the work started in Beginning with Habitat. Future efforts will also be greatly supported by what is now two Land Trusts working in the region - the Mousam Way Land Trust principally covering Sanford/Springvale and the Three Rivers Land Trust covering the five town region of Acton, Alfred, Shapleigh, Lebanon and Sanford. Additionally there are active lake associations in the region who have been vigilant monitors of the water quality of Acton's many ponds and lakes. All of these groups, together with a newly reconstituted Conservation Commission (suggested below) present a working background by which to develop strategies for natural resource protection outside of the traditional methods of zoning and development review.

The lakes associations have a critical role to play in the long term plans to protect the town's most valuable asset – it's lakes and the income they represent to the community. Their efforts can be augmented with additional provisions in the Site Plan and Subdivision regulations which establish phosphorous control provisions and added shoreland zoning requirements within the watersheds and shoreland areas of these water bodies. It is also recommended the towns work with their neighbors (Shapleigh and Newfield) as do the lake associations in strategies to protect the water quality of these resources. **Finally, with the additions to shoreland zoning as described below and in combination with an increase in minimum lot size requirements in areas around the lakes (from two to three acres) the town feels assured their water quality issues can be addressed.**

It is also recommended that the town play a more active role in land conservation. With the advent of the two land trusts in the region, numerous opportunities exist to coordinate and maximize scarce dollars for the protection of habitat, water resources and rural areas. Already a large easement on Hebo Hybo Road has been obtained in the most rural part of Acton, preserving a large unfragmented block of habitat. While this was done without municipal involvement, the result was the protection of an area that is now being proposed as a critical rural area. With additional town resources as described below, these types of projects could increase and directly benefit the town and region. Through these recommendations, the goal is to increase the amount of money which might be used as leverage to fulfill the conservation needs of the town.

It is the realization of the Committee however, that non-regulatory means alone will not adequately protect the towns resources. To that end , additional changes have been recommended to shoreland zoning, aquifer protection and requirements to ensure that Beginning with Habitat data is included with development submittals. For instance, it is also recommended that the town utilize existing resources and agencies, such as the York County Soil and Water Conservation District, to assist in the review of natural resource based (and highly technical) data.

**Goal: To protect the quality and manage the quantity of the Town's water resources including lakes, aquifers, ponds and rivers.**



Policy 1 : Based on sound science, continue and expand efforts to protect water resources through local Planning Board review processes.

Strategies:

1. Identify which high yield aquifers should be protected for future water use. Consider locations of highest anticipated need. Examine quantity and quality of bedrock aquifer near town forest lands.

**Responsibility: CPIC/Planning Board**

**Time Frame: 2005**

2. Establish aquifer protection zones over identified potential future water supplies. Develop increased groundwater protection measures within the zoning and subdivision ordinances for groundwater extraction activities, large subdivisions and commercial uses.

**Responsibility: CPIC**

**Time Frame: 2005**

3. Establish **subdivision** performance standards for phosphorous mitigation in lake watersheds. **Such standards to be calculated according to the DEP methodology for assessing phosphorous impacts to watersheds.**

**Responsibility: CPIC**

**Time Frame: 2006**

4. For the purpose of lake watershed protection, establish the same phosphorous protection levels as Shapleigh and Newfield on shared watersheds, **based on a determination that those standards are adequate for the protection of these shared watersheds.** Institute same development standards as a minimum.

**Responsibility: CPIC**

**Time Frame: 2006**

5. **Consider and implement, if feasible, the recommendations of Geologist John Rand, concerning changes to zoning and subdivision regulations for the protection of surface and groundwater quality.**

**Responsibility: CPIC**

**Time frame: 2006**

6. Conduct further study of wetland areas to define characteristics and acreage, improve identification and assess relative values.

**Responsibility: Conservation Commission/Planning Board**

**Time Frame: 2007**

7. Consider additional protection measures for smaller high value wetlands using State Planning Office/Beginning with Habitat data.

**Responsibility: Conservation Commission/Planning Board**

**Time Frame: 2007**

8. Limit development densities over high yield aquifers and vulnerable soil types.

**Responsibility: Planning Board**

**Time Frame: 2006**

9. Ensure that erosion and storm water control measures are reviewed prior to approval of large development proposals and also inspected during the construction phase. Require approval of York County Soil and Water Conservation District where appropriate.

**Responsibility: Planning Board**

**Time Frame: Ongoing**

10. Review and refine the mineral extraction operations section of the land use ordinance. Consider limiting such operations in critical rural zone.

**Responsibility: Planning Board**

**Time Frame: 2005**

11. Incorporate scenic views into the subdivision and site plan review process and also include as a basis for cluster development if appropriate (scenic views to be inventoried as part of Land and Water Resource Policy 2, Strategy 2 below).

**Responsibility: Planning Board**

**Time Frame: 2005**

Policy 2: Examine all non-regulatory options to protect land and water resources while controlling sprawl at the same time.

Strategies:

1. Review the objectives of Acton's existing Conservation Committee. Consider renaming that Committee to be the Historical Conservation Commission and creating a new Land and Water Resource Conservation Commission.

**Responsibility: Selectmen**

**Time Frame: 2005**

2. Prepare a coordinated priority list of most valuable lands for wildlife, scenic and open space.

**Responsibility: Conservation Commission**

**Time Frame: 2006**

3. Develop an open space acquisition fund to be funded through yearly appropriations at Town Meeting, through sales of foreclosed properties and through the possible development of an open space impact fee.

**Responsibility: Selectmen**

**Time Frame: Ongoing**

4. Consider fee-in-lieu of land requirement within subdivision regulations which permits Planning Board option to request funds be set aside for open space acquisition in circumstances where a land set aside does not accomplish conservation goals (such as for smaller subdivisions where an open space set aside may be only an acre or two).

**Responsibility: Planning Board**

**Time Frame: 2006**

5. Continue with Lake Monitoring Program and establish the Conservation Commission as the town lead on such an effort. Consider establishing a new appointed position of “Lake Quality Monitor” to coordinate water quality testing on the various lakes and ponds in town and to receive and maintain the water quality data.

**Responsibility: Selectmen**

**Time Frame: Ongoing**

6. Promote the use of “best management practices” as advocated by the Soil and Water Conservation District for farming activities, timber harvesting, and both small and large scale development around water bodies.

**Responsibility: Planning Board/CEO/Conservation Commission**

**Time Frame: Ongoing**

7. Have yearly meetings of local Land Trusts with Selectmen and Planning Board.

**Responsibility: Selectmen/Planning Board**

**Time Frame: Ongoing**

8. Continue to communicate with and support the efforts of the local lake association groups to educate and encourage environmentally friendly landscaping, septic maintenance and homeowners practices on and near Acton’s lakes. **Continue the yearly efforts of the Mousam Lake Conservation Corps.**

**Responsibility: Conservation Commission and Lake Associations**

**Time Frame: Ongoing**

9. Working with lake associations, conduct inventory of lakeside septic systems, and encourage testing and pumping of such systems. **Seek to address the flooding of older septic systems at Mousam Lake by developing a strategy in cooperation with the Lake Association.**

**Responsibility: Conservation Commission and Lake Associations**

**Time Frame: 2006**

10. **Work with Lake Associations to highlight the threats of invasive plants by increasing signage and running additional publicity campaigns in Lake Association newsletters.**

**Responsibility: Conservation Commission and Lake Associations**

**Time Frame: Ongoing**

**11. Continue with the Boat inspection program underway in Town**  
**Responsibility: Lake Associations**  
**Time frame: Ongoing**

Policy 3: Work to preserve rare and endangered plant and animal habitat and other important natural resource systems within Acton and adjacent communities.

Strategies:

1. Use Beginning with Habitat data, and data from the US Fish and Wildlife Service to establish priority areas for habitat protection.

**Responsibility: Conservation Commission**  
**Time Frame: 2005**

2. Work with adjoining towns and local Land Trusts to employ non-regulatory mechanisms to protect habitat that crosses town boundaries.

**Responsibility: Selectmen/Conservation Commission**  
**Time Frame: Ongoing**

3. Consider requiring joint review or notification of abutting municipalities when a project impacts habitat that crosses town boundaries.

**Responsibility: Planning Board**  
**Time Frame: 2006**

### Outdoor Recreation

Outdoor Recreation Goals/Policies/Strategies

While the town currently has little in the way of dedicated open space, there are numerous opportunities for outdoor recreation on trails, water bodies and forest lands to which access has traditionally been provided. The town does own a Town Forest, which to this point has received little attention. The Recreation or Conservation Committees could help to develop a plan for that area.

Another charge to the committee's might be to establish or look at guidelines for ATV use in the community. ATV's were mentioned frequently in the survey and at public meetings as source of irritation amongst other recreational user groups.

These committee(s) might also help to coordinate the actions of the town with other non-profit groups such as land trusts in the region. Linkages to other public spaces and possible trail linkages could be examined. This examination could also be accomplished with a view of both non-regulatory and regulatory means to promote trail and open space linkages. For instance, the Planning Board might, more thoroughly examine trail

opportunities which may arise as applications come before them. Working with the local land trusts and the mapping done for the Three Rivers Land Trust project, the potential for linkages through open space development proposals and through easements is enhanced. This is particularly important as it is now obvious that Acton is beginning to change from a lot by lot development pattern (outside of the subdivision process) to more projects appearing before the Planning Board for subdivision approval.

**Goal: To promote and protect the availability of outdoor recreation opportunities for Acton residents, including access to surface waters.**

Policy: As referenced in Public Facilities and Services Section develop a committee or committees to aid the Board of Selectmen and Town departments in recreational opportunities and programming.

Strategies:

1. Encourage the appropriate local board(s) or committee(s) to pursue voluntary agreements, easements and other arrangements to allow new or continued use of land for recreation.

**Responsibility: Conservation Commission/Selectmen**  
**Time Frame: Ongoing**

2. Request the appropriate local board(s) or committee(s) to investigate potential public access, trails, and other recreational opportunities and to propose new recreational programs and improvements. Consider long term plan for gradual expansion of recreational facilities.

**Responsibility: Conservation/Recreation Committee/Selectmen**  
**Time Frame: 2006**

3. Pursue the purchase of usable lake frontage and consider this expenditure in future budget planning.

**Responsibility: Selectmen**  
**Time Frame: 2006**

4. With the input of the appropriate local board(s) or committee(s), require large development proposals to provide an open space or recreation set aside and coordinate with community trail and open space needs. Where a given project is not large enough to require a set aside of recreational facilities or open space, establish a fee-in-lieu- of a set aside for these amenities.

**Responsibility: Planning Board**  
**Time Frame: Ongoing**

5. Set up a town account for monies set aside for recreation and open space.

**Responsibility: Selectmen**  
**Time Frame: 2005**

6. Consider an impact fee for purchasing needed recreational facilities and open space.

**Responsibility: Selectmen/CPIC**

**Time Frame: 2006**

7. Plan for use of town forest including the development of a trail system within the forest. Examine possible linkages with other open space parcels adjacent to or near the forest.

**Responsibility: Conservation Commission**

**Time Frame: 2007**

8. Examine the issues of shared or separate trails for motorized and non-motorized use.

**Responsibility: Conservation Commission/Selectmen**

**Time Frame: 2005**

### **Critical Natural Resources**

#### Critical Natural Resources Goals/Policies/Strategies

The critical natural resources in town have now been well documented through the Beginning with Habitat project and additional mapping from the Dept. of Inland Fisheries and Wildlife. This information has been supplied to the local land trusts as well as to the town. It is important that this data become part of both the Planning Board's and the Code Enforcement Officers database and be used as development applications arrive in Town Hall. It is also important that with this new data the Planning Board use it to support additional studies in the areas of impact on wildlife and habitat. It is not the intention here to promote additional regulatory burdens on property owners or developers – however providing data and possible mitigation measures for impacts to these valued resources is well within the purview of the town.

What the Committee hopes to highlight to townspeople is both the non-regulatory and regulatory opportunities to protect the natural resources of Acton. Together, and with the additional data that is now available, ideas for land conservation (via easements or fee acquisition) are more easily evaluated and Planning Board/regulatory decisions are more defensible.

**Goal: To protect the town's critical natural resources, including shoreland areas, scenic views, wildlife habitat, rare and endangered plants and animals, unique natural areas and fisheries habitat.**

**Policy:** Use available regulatory and non-regulatory methods to protect the Town's critical natural resources.

**Strategies:**

1. Review existing Shoreland Zoning provisions. Increase minimum lot size requirements around undeveloped portions of ponds in Acton and increase existing minimum lot size requirements around IFW highly rated wetlands.

**Responsibility: Planning Board**

**Time Frame: 2005**

2. Incorporate Beginning with Habitat data on rare and endangered plant and animal species into the Planning Board review process (ie. develop standards for review of projects which contain rare and endangered plants/animals on site). Require consultation with the Maine Dept. of Inland Fisheries and Wildlife for projects which include animal travel corridors, buffer areas and other significant natural features.

**Responsibility: Planning Board**

**Time Frame: 2005**

3. Work jointly with the local Land Trusts when subdivisions contain lands which might be preserved as open space.

**Responsibility: Planning Board**

**Time Frame: Ongoing**

4. Work with Selectmen and all town departments to evaluate any foreclosed lands for conservation/recreation opportunities. If there are no opportunities, consider utilizing sale revenues for open space protection.

**Responsibility: Conservation Commission**

**Time Frame: Ongoing**

5. Consider setting aside any tax penalties paid through withdrawal from the Tree Growth program to be used for possible open space purchases.

**Responsibility: Selectmen**

**Time Frame: 2005**

### **Agriculture and Forestry**

#### Agriculture and Forestry/Goals/Policies/Strategies

The towns agricultural and forestry history is under increasing threats. For the most part these threats are beyond the control of the town to control. For instance, increasing competition from global and national competition threatens the orchards; similar issues arise when discussing forestry and timber. However, it is possible, on the local level, to try to support the position of these rural industries. Encouraging use of the Farm and Forest Tax programs, the use of conservation easements and creative use of grant programs for farmland protection need to be utilized. Recent state initiatives regarding liquidation harvesting (and the subsequent subdividing of property) may help to reduce the current practice of timber harvesting followed by recreational subdivision development. Particularly important, for both wildlife and timber, is the protection of

large unfragmented blocks of timberlands. The town, together with local land trusts should continue to seek ways to protect these blocks.

**Goal: To protect the town's agricultural and forest resources from increasing suburbanization and maintain these resources as a source of rural economic opportunity.**

Policy: Work to preserve the towns agricultural and silvicultural heritage through both regulatory and non-regulatory means.

Strategies:

1. Ensure that cluster development requirements continue to specify the protection of farmland and forest resources as a valid purpose for open space preservation.

**Responsibility: Planning Board**

**Time Frame: 2006**

2. As part of buffering standards, require that new residential developments provide adequate setbacks for both farm and forestry operations.

**Responsibility: Planning Board**

**Time Frame: 2006**

3. Examine opportunities for either a local or regional farmers market within Acton or in combination with surrounding communities.

**Responsibility: Conservation Commission**

**Time Frame: 2005**

4. Encourage easements that prohibit development but also allow for long term sustainable forestry (such as the model established by the Nature Conservancy in Parsonsfield).

**Responsibility: Conservation Commission along with local land trusts**

**Time Frame: Ongoing**

5. Actively encourage voluntary participation in the Tree Growth and Farm and Forest program.

**Responsibility: Board of Assessors**

**Time Frame: Ongoing**

6. Work with York County Cooperative extension service and the Threshold to Maine RC and D on aiding farmers in developing value added farm products (such as for apples, etc).

**Responsibility: Conservation Commission**

**Time Frame 2007**

7. Encourage and permit alternative uses at existing farm locations (such as cross country skiing, horse rides, etc).



**Responsibility: CPIC**  
**Time Frame: 2006**

**8. Continue the work of local land trusts in preserving working farms and working landscapes.**

**Responsibility: Conservation Commission/Local Land Trusts**  
**Time Frame: 2006**

**Historic and Archeological Resources**

Historic and Archeological Resources Goals/Policies/Strategies

The town of Acton would appear to contain a great deal of historical assets. The history of the community itself goes back over two hundred years. The lakes, ponds and particularly the river systems in town would appear to be prime locations for prehistoric and/or archeological assets as well (these areas are rich in history in many other southern Maine communities). The town needs to better inventory these assets and provide support to the local Historical Society (or in this case what is called the Conservation Commission) to better inventory and map the towns built history and it's possible archeological sites. It is important this information be provided to town decision makers such as the Planning Board and the CEO. It would also make sense to charge the Historical Society with that task alone and appoint a Conservation Commission to deal with issues related to land conservation.

**Goal: To preserve the Town's historic and archeological heritage.**

Policy: Increase town involvement in the preservation of the town's unique cultural and historical assets.

Strategies:

1. Provide support to a newly charged Historical Commission to inventory and map historical buildings and sites in town and make nominations for National Register or state landmark designations where appropriate. Make these resources available to Planning Board and Board of Selectmen.

**Responsibility: Board of Selectmen/Historical Commission**  
**Time Frame: 2006**

2. Ensure that mapping and knowledge of historic and prehistoric archeological sites is known to Planning Board and CEO as they act on development proposals.

**Responsibility: Planning Board/CEO**  
**Time Frame: Ongoing**

3. Amend the Subdivision Regulations and insert in the proposed Site Plan Review Ordinance language which ensures that historical and archeological resources will be identified and if warranted, protected if found within a proposed development.

**Responsibility: Planning Board**  
**Time Frame: 2006**

4. Ensure that any alterations to town historic buildings do not diminish the historical value of such structures.

**Responsibility: Selectmen/Historical Commission/CEO**  
**Time Frame: Ongoing**

### Transportation

#### Transportation Goals/Policies/ Strategies

Transportation connects households with services, jobs, and other resources. It is important for the transportation system to be maintained in operable and safe condition. The Transportation Inventory identified two town-maintained bridges in Acton that are in “serious” condition (Federal Sufficiency Ratings of 30.3 and 39.1 on a scale of 0-100). Additionally, the Inventory noted that continuing coordination with MaineDOT regarding the locations having local safety concerns should take place to determine if transportation improvements such as signage, intersection realignments, or other activities that would improve site distance would have a positive affect on public safety.

The manner in which a community manages its transportation system and the pattern of new development and changes in land use are directly related. There are a number of roads that have been abandoned by the Town, but there is no official Town Road Inventory to document the status of these roads in. Even if there were, there is no regulatory guidance at this time that would allow the Town to limit development on certain roads, such as substandard private roads, roads that the Town does not maintain year-round, or roads that have been abandoned or discontinued by the Town. As more new residences are built on poor or deteriorating roads, and seasonal residences on camp roads are converted to year-round use, the demand for better roads follows. Requests to pave roads that are currently gravel, upgrade private roads to Town standards, and maintain (plow) roads that were formerly closed in winter months all increase the public’s cost and could encourage more development in areas of town where limiting development is desired.

The 1991 Comprehensive Plan stated, “...road and traffic conditions are strongly affected by new development within town. Our plans should encourage development which takes advantage of good roads and good traffic flow, and discourage development which would impact poor roads or existing high accident areas.” Since 1991, approximately half of the building permits issued were for development on camp roads and roads in “poor” or “deteriorating” condition. In an effort to reverse this trend, the following transportation policies and strategies have been developed.

**Goal: To ensure safe and effective means of egress within the Town of Acton in a manner consistent with desired development patterns.**

Policy: It is the policy of the Town of Acton to limit development on substandard private roads, roads that the Town does not maintain year-round, and roads that have been abandoned or discontinued by the Town.

Strategies

1. Conduct a thorough review of Town records to determine the legal status of those roadways depicted as “abandoned” on the “Transportation Infrastructure” map.

**Responsibility: Road Committee/Selectmen**

**Time Frame: 2005**

2. Develop an official Acton Road Inventory, incorporating the information discovered in the review of legal status.

**Responsibility: Road Committee/Selectmen**

**Time Frame: 2006**

3. Require roads be upgraded to at least Class C Town standards, subject to Planning Board discretion, before issuing building permits for projects building three (3) or more residential units.

**Responsibility: Selectmen/Planning Board**

**Time Frame: Ongoing**

4. Require roads be upgraded to Class A Town standards, subject to Planning Board discretion, before issuing building permits for projects building any commercial or industrial facilities.

**Responsibility: Selectmen/Planning Board**

**Time Frame: Ongoing**

Policy: It is the policy of the Town of Acton to schedule and design transportation improvements that provide a high level of access to land in the Village and Transition areas while preserving mobility on Route 109, Foxes Ridge Road, Milton Mills Road, and roads identified Local Roads Functioning as Collectors on the “Functional Classification” map.

Strategies

1. Prepare a road network Master Plan for potential service roads within the Village and Transition areas for adoption as part of this Comprehensive Plan. Consider a modified grid pattern of streets to provide a village-like quality and safe options for pedestrian and bicycle travel.

2. Continue study of roadway widths in town, particularly as they pertain to possible development in the rural areas of the community.

**Responsibility: CPIC/Selectmen**

**Time Frame: 2008**

3. Develop Class AA design standards for roads identified as Local Road Functioning as Collector on the “Functional Classification” map.  
*and/or*
4. Request that the Maine Department of Transportation (MaineDOT) review the Federal Functional Classification of roads identified as Local Road Functioning as Collector on the “Functional Classification” map.

**Responsibility: Selectmen/Road Committee**

**Time Frame: 2007**

Policy: It is the policy of the Town of Acton to enhance and maintain safety on its public transportation network.

Strategies

1. Coordinate with MaineDOT on design and funding of transportation improvements for locations identified in the Transportation Inventory as safety concerns.

**Responsibility: Selectmen**

**Time Frame: Ongoing**

2. Participate in MaineDOT’s Rural Road Initiative program, in which municipalities provide a 33% match for capital improvements on Minor Collectors (Foxes Ridge Road and Milton Mills Road).

**Responsibility: Selectmen**

**Time Frame: Ongoing**

3. Schedule funding for bridge improvements on a regular basis for the three (3) town-maintained bridges to achieve and maintain a Federal Sufficiency Rating of 60 or greater. Coordinate with Milton, New Hampshire as appropriate for those two bridges located on the border.

**Responsibility: Selectmen/Road Committee**

**Time Frame: 2006-2010**

Policy: It is the policy of the Town of Acton to encourage more residents to work closer to home or consider carpooling to jobs that are further away.

Strategies

1. Encourage the use of park-and-ride lots in Acton.

**Responsibility: Selectmen/Road Committee**

**Time Frame: Ongoing**

2. Support in-town livelihood development in Acton by reviewing, and perhaps relaxing, standards for home occupations in Town.

**Responsibility: CPIC**

**Time Frame: 2006**

**Regional Coordination**

Regional Coordination Goals, Policies and Strategies

Acton has become an active participant in the so called “Ten-Town Group” of northern York County. The group continues to explore opportunities for collaboration and cost savings which might exist amongst the communities. A presentation by SMRPC showed that most towns had already invested in prior years in major capital items such as buildings, and equipment and the opportunities for shared purchases in that regard were somewhat few. However, it was also clear that as these towns continue to grow those opportunities will emerge again particularly in the areas of recreation, libraries and rural fire/rescue service needs.

Acton has also been highly supportive of the newly formed Three Rivers Land Trust which covers five town area including Acton. The trust has a distinct regional flavor and has already preserved a large property which crosses the Acton/Lebanon line. The work of the Trust and the presentations of Beginning with Habitat data have begun to allow town officials to look beyond town lines regarding land use issues.

The issue of the school is one that will need to be addressed. There is hesitancy on the part of the town to establish additional agreements with other communities for the placement of Acton students in grades K-8. This issue may need to be evaluated as part of the discussions on the expanded school situation.

**Goal:** To examine and work with adjoining communities and the region as a whole in developing economies of scale for capital investments, new efficiencies in service provision and regional land use initiatives.

**Policy 1:** Work with adjoining communities on capital investment strategies and service provision.

Strategies:

1. Continue working with the Ten-town group on issues related to inter-local agreements and sharing of resources and services.

**Responsibility: Selectmen**  
**Time Frame: Ongoing**

2. Consider working with adjoining communities on a regional farmers market to market local produce and products.

**Responsibility: Conservation Commission**  
**Time Frame: 2006**

3. Seek to establish agreement for use of Springvale Library for Acton residents.

**Responsibility: Selectmen**  
**Time Frame: 2005**

Policy 2: Consider land use issues of a regional nature when examining zoning changes and conservation projects.

1. Continue town involvement with both the Three Rivers and Mousam Way Land Trusts as they seek to preserve conservation lands on a regional and local level.

**Responsibility: Planning Board**  
**Time Frame: Ongoing**

2. Continue to support the work of the local Lake Associations as they continue to monitor water quality and conduct voluntary watershed protection efforts.

**Responsibility: Selectmen**  
**Time Frame: Ongoing**

3. Establish Planning Board procedures to notify abutting towns (Shapleigh, Lebanon) when projects are near the town border or impact significant areas designated by the Beginning with Habitat project.

**Responsibility: Planning Board**  
**Time Frame: 2006**

4. Consider the possibilities of a regional Transfer of Development Rights (TDR) Program with Sanford and surrounding communities.

**Responsibility: Planning Board**  
**Time Frame: 2007**