

## Appendix 2: Implementation Status, Comprehensive Plan 2000 Draft: January 20, 2010

Policy / Action Recommendations	Time Frame	Responsibility	Implementation Status
<b>General</b>			
1 Prioritize among the following recommended policies and actions and establish a specific work program for implementation of this updated Comprehensive Plan.	Immediate	Town Council & Comprehensive Plan Advisory Committee	<i>CPAC typically reviewed annual work plans with the Town Council.</i>
<b>Land Use</b>			
<p><b>Issues and Implications:</b> The current development pattern of primarily single family housing on larger lots is converting large areas of the Town from rural to suburban. The character of the community is being altered by the current pattern of development. The development of the Exit 10 area created opportunities for the Town to expand its nonresidential tax base, but there is potential for other limited nonresidential projects. Redevelopment and improvement of the Route 100 corridor has begun to create a community center in this area. The Town's historic natural resource based uses are shrinking as the community becomes more subdivided and this pressure is likely to continue or increase.</p>			
1 Continue development of the CommunityViz computer modeling as a tool for analyzing growth options and development patterns, and for engaging the public in an interactive planning process.	Immediate	Planning Department	<i>CommunityViz was used for the 2003 Residential Master Plan 1 Study (Woodville and Falmouth Center area), but not since then.</i>
2 Conduct a master planning process of Falmouth in three sections starting with the central master planned growth zone, to develop master plans for the ten residential districts using an interactive planning process involving residents of the districts and a cross section of citizens. The ten State goals set forth in the State Growth Management Program will be considered in the development of these master plans.	Short-term	Comprehensive Plan Advisory Committee	<i>A master plan was developed for the Woodville and Falmouth Center area (2003 Residential Master Plan 1). The recommendation for Resource Conservation Zoning Overlay District was then applied townwide in 2005. With exception of the 2005 Falmouth Corners Study, no further residential master plans were developed.</i>
3 Adopt a master plan as an addendum to this Comprehensive Plan for each residential district to guide development patterns and the future location of streets and intersections, public utilities, subdivisions, open space, trails, greenbelts, public facilities, and bicycle/pedestrian linkages.	Mid-term	Comprehensive Plan Advisory Committee	<i>Three master plans or studies have been prepared: one for the Woodville and Central Falmouth area in 2003, one for Falmouth Corners in 2005 and one for the Tidewater project in 2001-5.</i>
4 Review the zoning for the Route 1 and Exit 10 commercial areas to assure that these allow the type of planned nonresidential growth desired.	Mid-term	Planning Department	<i>A plan for Route One with zoning recommendations was developed in 2005, but not adopted by the Council. This plan is currently under review by the Community Development Committee. No zoning review has been done for (former) Exit 10 area beyond the adoption of the Planned Development District there in 1998.</i>
5 Review and revise, as necessary, the zoning for the ten residential districts as the individual master plans are completed and adopted.	Mid-term	Planning Department	<i>The recommendation for Resource Conservation Zoning Overlay District was applied townwide in 2005.</i>
6 Review and revise, as necessary, the subdivision and other land use regulations to implement the residential master plans.	Mid-term	Planning Department	<i>The recommendation for Resource Conservation Zoning Overlay District was applied townwide in 2005.</i>

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<b>Housing</b>			
Virtually all new housing construction is not affordable to low and even moderate income households.			
1 Adopt flexible residential design guidelines to ensure that housing is appropriately designed for the density of development proposed under various master plans in different residential districts.	Short-term	Town Council & Comprehensive Plan Advisory Committee	<i>Developing design guidelines for all compact developments was a recommendation in the 2005 Compact Development Study, but has not yet been implemented.</i>
2 Reactivate the Town's Affordable Housing Alliance and charge them with developing policies and proposals to address the need for affordable housing.	Short-term	Town Council	<i>Two affordable housing reports with recommendations have been prepared in 2003 and 2007. Other than two lot donations to Habitat for Humanity and the Woods Road Workforce Housing Project, which was halted, no actions have been undertaken.</i>
3 Continue the Town's policy of making land available for non-profit affordable housing efforts on an individual lot basis.	Short-term	Affordable Housing Alliance & Town Council	<i>Town has donated two lots to Habitat for Humanity of Greater Portland, one on Hadlock Road in 2000 and another on Hartford Avenue in 2007.</i>
4 Consider making Town land available for affordable housing subdivisions and/or multi-family projects conducted by non-profit organizations.	Mid-term	Affordable Housing Alliance & Town Council	<i>Town considered making Woods Road site behind public safety building available for workforce housing development by Developers Collaborative, but decided to halt that project.</i>
5 Consider exempting affordable housing units constructed under town supported programs from impact fees.	Mid-term	Comprehensive Plan Advisory Committee & Town Council	<i>Since 1990 negotiated exactions can be required by the Town, but have not been applied. No fee exemptions for affordable housing units have been created.</i>
6 Identify a number of suitable locations for mobile home projects.	Long-term	Comprehensive Plan Advisory Committee	<i>No locations for mobile home projects have been identified.</i>
7 Revise zoning and subdivision regulations to establish standards for mobile home parks consistent with State law.	Long-term	Comprehensive Plan Advisory Committee & Town Council	<i>No zoning standards have been established for mobile home parks. Manufactured housing units on individual lots are permitted under standard zoning provisions.</i>
<b>Transportation</b>			
Commuter traffic is increasing the need for improvements on the west side of I-295 to accommodate traffic growth. Increasing commercial development in the Route 1 corridor is increasing traffic, resulting in the need to explore alternatives for handling these volumes. The dispersed pattern of development combined with growth in outlying communities is increasing traffic on the Town's rural collectors and is changing their character. The lack of pedestrian and bicycle facilities in much of the community has created a need for improvements to allow the interconnection of residential areas. The limited parking at the Town Landing is not adequate for demand. The PACTS study raises the possibility of fundamental changes in the regional highway network that may address some of Falmouth's needs.			
1 Appoint the Falmouth Trails Advisory Committee as a standing committee and provide it with the resources necessary to implement the Town's Bicycle, Pedestrian, & Trails Master Plan.	Immediate	Town Council	<i>A Falmouth Trails Advisory Committee (FTAC) has been created. Two plans exist: a 2002 Trails Master Plan and 2003 Bicycle and Pedestrian Master Plan. Improvements recommended in these plans are realized through the annual Capital Improvements Plan (CIP), Conservation Corps, and efforts of the Falmouth Parks and Public Works Department.</i>

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2 Participate in regional transportation planning efforts to increase utilization of the highway system and to provide long-range solutions to traffic congestion in Greater Portland.	Immediate	Planning Department & Public Works Department	<i>Three staff members participate in regular meetings of PACTS. The Town has received funding from PACTS.</i>
3 Conduct a study to lay out future road networks that improve east-west collector road travel and increases accessibility and route options for secondary roads.	Immediate	Public Works Department	<i>A 2003 Wilbur Smith Associates Study identified the potential for new (sub)collector roads. Few areas exist where interconnection was considered important and achievable. No implementation actions have been taken.</i>
4 Commission a feasibility study for diverting commuter traffic onto the highway system as outlined in the Town's Turnpike Spur Report.	Short-term	Public Works Department	<i>No formal feasibility study was undertaken for diverting commuter traffic onto the highway system. Space restrictions to create a new on-ramp and the location of tollbooths were the principal limiting factors.</i>
5 Adopt an ordinance establishing limits on the creation of new driveways on arterial and collector roads to preserve roadway capacity.	Short-term	Planning Department & Public Works Department	<i>No ordinance has been adopted to limit driveways on arterial and collector roads.</i>
6 Amend the Zoning and Site Plan Review Ordinance to require driveway connections on adjacent commercial sites and pedestrian connections to adjacent sites, neighborhoods, and the public sidewalk system.	Short-term	Planning Department & Town Council	<i>Amendments have been made to the Village Center Design Guidelines which control access to Route One.</i>
7 Amend the Subdivision Ordinance to require preservation of existing trails, construction of sidewalks, and interconnection with surrounding or proposed bicycle & pedestrian networks.	Short-term	Falmouth Trails Advisory Committee & Planning Department	<i>Trail preservation is encouraged in the Resource Conservation Zoning Overlay District. No sidewalk or bicycle network zoning requirements exist.</i>
8 Lobby the Maine Turnpike Authority and the Maine Department of Transportation to participate in and consider recommendations from a feasibility study that addresses changes in the toll highway system.	Mid-term	Planning Department & Public Works Department	<i>Some discussions were held with Maine Turnpike Authority and MDOT regarding the toll highway system, but any changes are dependent on implementation of a future toll system by MTA.</i>
<b>Public Facilities</b>			
Continued growth will stretch the service capacity of the police department and may require additional patrols. The police facility is adequate for current staff needs but will need to be replaced to accommodate future growth. Continued growth may require a transition to additional paid staffing in the fire department to assure the availability of adequate manpower. The school department currently uses modular and portable classrooms to serve the existing school population. As growth continues, the Town will need to expand its elementary capacity. Growing school age populations will require the development of additional athletic fields and recreational facilities.			
1 Continue developing a proposal for a municipal swimming and a community/senior activity center.	Short-term	Pool Committee	<i>A swimming pool proposal was voted down by the Falmouth voters in 2002. A community center is currently under consideration as part of the Community Facilities Planning Study.</i>
2 Develop a baseline description of an acceptable level of services and facilities. Estimate the current capacity of services and facilities and attempt to identify growth thresholds where expansion will be necessary.	Mid-term	Comprehensive Planning Advisory Committee & Planning Department	<i>The two proposals for impact fees that were developed - for school facilities and for recreational facilities and open space - established a baseline for acceptable service. Neither proposal was adopted.</i>
3 Begin preliminary planning for the construction of a public safety building.	Mid-term	Public Safety Department	<i>A new public safety building was constructed on Marshal Drive off Woods Road.</i>

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4 Develop a proposal for the needed expansion of elementary school capacity that meets the community's educational needs in a manner that is consistent with the planned development of the community.	Mid-term	School Building Committee	<i>A new elementary school is currently being built at the Woodville campus.</i>
5 Study the need for a senior center to meet the social and recreational needs of the community's growing elderly population.	Long-term	Community Programs	<i>A community center, to also serve senior citizens, is currently under consideration as part of the Community Facilities Planning Study.</i>
6 Consider joint-use arrangements and multi-purpose designs on all public facilities projects that will maximize limited resources and provide for flexible responses to changing conditions.	Ongoing	All Departments	<i>Joint-use arrangements and multi-purpose designs on public facilities projects are typically considered.</i>
<b>Public Utilities</b>			
The Town has no formal role in most decisions to extend the public water system. There is no funding mechanism currently in place to provide for the extension of public water mains or sewers into areas where growth is desired. The Town faces a significant financial issue with the possible relocation of the treatment plant outfall or treatment of trace chemicals. The Town has no master plan for future sewer service areas and allows developers to determine where sewers will be extended. There are no public groundwater supplies at risk from a lack of public sewer service. Current policy gives developers the option to connect to the public sewers or not, even in areas adjacent to sewer lines. New development and the reconstruction of existing infrastructure will be required to meet the Environmental Protection Agency's Phase II water quality standards.			
1 Conduct a study of establishing designated sewer service areas, encouraging sewer extensions by developers and permitting higher densities when sewers are provided.	Short-term	Sewer Department	<i>No study of designated sewer service areas was conducted. Smaller lots are permitted where sewers are provided, however the overall project must remain "density-neutral."</i>
2 Consider revising development standards to establish a two-step process for determining development density, establishing a base density for development on public sewers or private septic systems, and increasing or decreasing density from that base depending on soil suitability, design, and mitigation factors.	Mid-term	Planning Department & Sewer Department	<i>No process for determining development density was established.</i>
3 Explore options for upgrading the sewage treatment plant to address issues related to trace pollutants.	Mid-term	Sewer Department	<i>Upgrade options for the treatment plant to address pollutant issues have been explored and implemented.</i>
<b>Population</b>			
Continued population growth is changing the character of the community and stressing the capacity of municipal and school services. The population of the community appears to be becoming more homogenous and current patterns may further reduce the diversity of the population. The movement of young families into the community is increasing the demand for school facilities and services. At the same time, the number of senior citizens is growing, creating a different set of demands on the community. Increasingly, Falmouth is a bedroom community where a large portion of the residents commute to other communities. This limits the availability of volunteers for local services and increases peak hour traffic volumes.			
1 Explore establishing impact fees to help pay for the new school and municipal facilities needed to accommodate growth.	Immediate	Comprehensive Plan Advisory Committee & Town Council	<i>Two proposals for impact fees were developed: In 2000 for school facilities and in 2003 for recreational facilities and open space. Neither proposal was adopted.</i>
2 Adopt an interim cap on the number of building permits issued for new residential units while the Town completes its residential growth planning.	Immediate	Comprehensive Plan Advisory Committee & Town Council	<i>A permanent cap for new residential units was established in July 2000.</i>

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3 Identify the optimum residential growth rate for the community based upon the residential master plans and adjust the building permit limit accordingly.	Mid-term	Comprehensive Plan Advisory Committee	<i>The residential growth planning effort was not completed and the initial residential growth rate was not adjusted. There was consideration of determining an optimum growth rate by determining the cost of services and relating it to the revenues of new construction. An annual review of growth permits is done by the Codes Enforcement Officer.</i>
4 Continue exploring approaches for expanding the supply of affordable housing in Falmouth (see Housing policies).	Mid-term	Affordable Housing Alliance & Town Council	<i>Two affordable housing reports with recommendations have been prepared in 2003 and 2007. Town considered making Woods Road site behind public safety building available for workforce housing development by Developers Collaborative, but decided to halt that project.</i>
5 Tie the growth rate of residential units to implementation of the established goals and objectives to encourage the development pattern desired such as giving priority to development in compact growth areas or affordable housing.	Long-term	Comprehensive Plan Advisory Committee & Town Council	<i>No compact growth areas have been established. Affordable housing and retirement housing units are exempted from the residential growth permit requirements.</i>
6 Continue monitoring the rate of residential development and reassess the impacts of growth on the community, municipal and school facilities, and municipal and school services on a periodic basis.	Ongoing	Planning Department	<i>Residential development is monitored on an annual basis. Growth impacts were assessed in 2000 for school facilities and in 2003 for recreational facilities and open space.</i>
<b>Local Economy</b>			
The revitalization of the Route 1 corridor has increased retail sales in the community. There are limited areas to support new nonresidential use for the community. Increasingly, Falmouth is a bedroom community where a large portion of the residents commute to other communities. This limits the availability of volunteers for local services and increases peak hour traffic volumes.			
1 Continue implementing the Village Center Plan for the Route One Business District and review the Town's zoning and subdivision regulations to assure that they are consistent with the Village Center Plan.	Ongoing	Planning Department	<i>A new plan for Route One was developed in 2005, but not adopted by the Council. This plan is currently under review by the Community Development Committee.</i>
<b>Natural Resources</b>			
Highland Lake continues to experience water quality problems due to development in the watershed. Both the Presumpscot and the Piscataqua Rivers fail to meet the water quality standards of their classification. The possible removal of the Smelt Hill Dam will alter the riverine environment and improve the recreational potential of the segment upstream of the dam. Much of the residential development relies on on-site sewage disposal, but soils in much of the Town are marginal for this purpose. Relaxed state standards for septic system bedrock and groundwater separations have allowed development in marginal areas. The Town lacks adequate wetland protection in its land use ordinances.			
1 Study the impact of camp roads on phosphorous loading in Highland Lake and explore ways to reduce nutrient export if these roads are shown to be a significant source of phosphorous.	Short-term	Conservation Commission	<i>A 2003 Phosphorus Control Action Plan, including camp roads, was prepared for Highland Lake by Maine DEP and Maine Association of Conservation Districts. The Highland Lake Conservation Project includes specific improvement projects and is currently in Phase III.</i>
2 Adopt a wetland protection policy to establish building setbacks and buffering requirements.	Short-term	Conservation Commission	<i>Buffers and setbacks to streams, ponds, and wetlands were adopted in 2001. Additional zoning amendments for wetlands and vernal pools are currently being finalized.</i>

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3 Undertake a program to educate homeowners on the maintenance of septic systems and to identify and correct malfunctioning systems with a focus on the Presumpscot and Piscataqua River watersheds.	Mid-term	Conservation Commission	<i>No formal septic system education program exists. However, an investigation/problem identification program does exist. Septic odor complaints are followed up and individual property owners are counseled by the Chief of Zoning and Structures and his staff.</i>
4 Continue to monitor the water quality in Highland Lake to assess the impact of the recently adopted Phosphorous Control Ordinance.	Ongoing	Conservation Commission	<i>The Volunteer Lakes Monitoring Program (VLMP) has continued to monitor water quality at Highland Lake.</i>
<b>Marine Resources</b>			
The current public access at the Town Landing is limited and is probably overused. Some of the community's clam flats remain closed to harvesting. The coastal marine habitat may be impacted adversely by surface runoff that carries pollutants from paved surfaces and poorly functioning septic systems into the tidal areas. There are very limited opportunities for public access to the coast except at Mackworth Island. Access to rivers and streams for recreational and commercial fishing is limited.			
1 Revise the Town's subdivision and site plan review regulations to establish standards for the quality of stormwater runoff especially in areas that are directly tributary to marine habitats.	Mid-term	Public Works Department & Planning Department	<i>A 2003 Illicit Discharge Ordinance targets failing septic systems and illegal storm drain connections to protect marine habitats. 2009 zoning/site plan review ordinance amendments made the Town to come into compliance with Maine Department of Environmental Stormwater Rules and National Pollutant Discharge Elimination System (NPDES) laws.</i>
<b>Farm and Forest Uses</b>			
1 Encourage owners of farmland and commercial forest land to continue to utilize available current use tax programs.	Ongoing	Assessing Department	<i>The Assessor's office does not encourage or discourage utilization of the current use tax programs. Current use tax information is provided on the Assessor's homepage.</i>
<b>Recreation and Open Space</b>			
The current rate and pattern of residential development is reducing the amount of informal open space in the community and altering its character. The Town's indoor and outdoor recreational facilities are generally adequate to meet current needs but will need to be expanded as the population grows. The Town's open space acquisition program provides opportunities to preserve significant open areas but will need periodic funding. There is little formal activity to preserve the Town's scenic resources. Changing demographics and changing interests in recreation activities will change the amounts and type of recreation opportunities desired (for example the interest in a roller-blade/skateboard park).			
1 Revise the subdivision regulations and zoning ordinance to encourage the use of conservation subdivisions that permanently preserve large portions of the site as open space.	Short-term	Planning Department & Town Council	<i>In 2005 the Resource Conservation Zoning Overlay District was adopted. This district sets aside 50% or more of open space in Conservation Subdivisions.</i>
2 Pursue approval of an additional open space bond issue to allow the community to purchase or obtain conservation easements on key open land.	Short-term	Town Council	<i>In 2007 a \$5M bond issue was approved by the Falmouth voters. The 2005 Greening of Falmouth Report provides a guide for such acquisitions.</i>
3 Undertake a comprehensive, objective inventory of the Town's scenic resources.	Mid-term	Planning Department	<i>No comprehensive scenic inventory has been made.</i>
4 Proceed with the development of Phase II of Community Park as funding permits.	Long-term	Community Programs Department	<i>Development of phase II of Community Park has not occurred.</i>
<b>Historic and Archaeologic Resources</b>			

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The Town provides some protection for historic and archaeological resources through the Resource Conservation Overlay District but this does not apply Town-wide. There is no formal effort to inventory, evaluate, and protect, if appropriate, the Town's prehistoric archaeological resources.			
1 Revise the Town's subdivision and site plan regulations to require that the historic and archaeological significance of a site be investigated (especially in areas identified by the State Historic Preservation Office as "Resource Potential Areas") as part of the development review process and that appropriate measures be taken in the design of a project to protect as necessary any identified resources.	Mid-term	Planning Department & Town Council	<i>No historic and archaeologic zoning amendments have been made.</i>
2 Protect the Town's archaeological and historic resources through regulation and education.	Mid-term	Planning Department	<i>No specific regulatory or education effort has been made to protect archaeological and historic resources. In the Resource Conservation Zoning Overlay District, however, such resources are included as "Secondary Conservation Areas."</i>
3 Inventory the Town's prehistoric and historic archaeological resources in partnership with the State Historic Preservation Office.	Long-term	Planning Department	<i>With exception of River Point, no inventory of prehistoric and historic archaeological resources has been made.</i>
<b>Fiscal Capacity</b>			
Growth and the need to expand municipal and school facilities are putting upward pressure on the budget that is likely to continue. Even though economic growth continues, the Town has limited ability to increase the share of property taxes paid by non-residential uses. The Town's use of debt to pay for needed facilities is increasing but remains at manageable levels.			
1 Monitor the fiscal impacts of growth and development and explore the use of impact fees to help pay for the facilities needed to serve new development.	Ongoing	Planning Department & Town Council	<i>Two proposals for impact fees were developed: In 2000 for school facilities and in 2003 for recreational facilities and open space. Neither proposal was adopted.</i>
<b>Regional Coordination</b>			
1 Continue to work with the Soil and Water Conservation District and other towns to improve water quality in Highland Lake.	Ongoing	Conservation Commission	<i>The Town is an active player with the Soil and Water Conservation District in protecting Highland Lake.</i>
2 Continue to work with PACTS, Metro, and the other municipalities to improve the regional transportation network and expand bus service, regional trails, and bike routes.	Ongoing	Planning Department and Town Council	<i>Three staff members are involved in regular meetings of PACTS. The Town joined the Metro Board and expanded the Falmouth Flyer bus service to include Johnson Road and Foreside Road.</i>
3 Encourage and work with the Greater Portland Council of Governments and regional municipalities to develop regional approaches for addressing the pattern of residential development and affordable housing.	Mid-term	Planning Department and Town Council	<i>A Regional Housing Plan is currently being developed by GPCOG and Cumberland County. There is no regional approach for addressing the pattern of residential housing.</i>
4 Work with Westbrook and Portland relative to the removal of the Smelt Hill Dam on the Presumpscot River.	Long-term	Planning Department	<i>The Smelt Hill Dam was removed in 2002.</i>