

Selectboard,

The Comprehensive Plan Implementation Committee is happy to report that many of the recommendations contained in the Town of Belgrade's 2014 Comprehensive Plan have been realized in the nine years since. Much of the credit for that rightfully belongs to the original members of the Comp Plan Implementation Committee, including George Seel, Mary Vogel and Kathi Wall. Each month, the committee diligently met with Town officials and volunteer committee members to track the progress – or lack thereof – on the plan's policies and strategies, thus ensuring a level of accountability. The Town and the community owe those folks a debt of gratitude.

The end of this document tracks the status of the recommendations in the plan. In our estimation, the progress made since 2014 is the result of the work of a few key players, most notably:

- The **Planning Board**, whose work updating the Commercial Development Review Ordinance and the Subdivision Ordinance ensured many of the land-use recommendations within the plan were met. Both efforts were “heavy lifts,” particularly the rewrite of the Subdivision Ordinance, which had not been updated in decades and resulted in a voluminous document that meets the state's modern standards for such developments.
- **Code Enforcement Officer Hans Rasmussen**, whose diligence, organizational skills and comfort with technology are moving the Town of Belgrade forward to ensure the regulations within its ordinances and the conditions within Planning Board permits are adhered to and enforced.
- **The Belgrade Historical Society**, whose volunteers have ensured that many of the recommendations related to historic and cultural resources have been achieved. The BHS' capstone achievement has been the restoration of the Old Town Meeting House. Ensuring steady use of that facility may well be included in the plan's upcoming update.
- **Recreation Director Dan MacGlashing**, whose energy and drive have infused the Recreation program with life and vitality, which resulted in some strategy achievements and will surely set the stage for future goals.
- The **Lakes and Natural Resources Committee**, Belgrade's three **lake associations** and the **7 Lakes Alliance**, all of whom have actively worked to preserve and conserve the town's most precious natural resources – its five lakes, which give Belgrade its unique sense of place.

Our apologies for not including the many others whose work has moved Belgrade forward over the last nine years.

That progress has not been achieved on all recommendations is not a negative. Some of the recommendations seemed worthy at the time and were subsequently understood to be unrealistic (e.g. forming a watershed district, which may be the ultimate exercise in herding chickens). Some recommendations were best left to other entities, such as

state government or, in the case of actively conserving land, the 7 Lakes Alliance, which is an accredited lake trust.

As the Town looks to update the plan in the coming year, it (and you) must be mindful not to backslide on the progress made. For example, news that the Communications Committee is disbanding will hurt the effort to ensure citizens are plugged in to their municipal government. That taxpayers were caught flat-footed after the recent revaluation that increased property values for many and, thus, raised their property taxes (significantly in some cases) even with a lower mil rate is an indication that communication must remain top of mind. The effort must be more proactive than simply having open meetings and posting info on the Town's website.

Comprehensive Plans have a lifespan of 10 years, after which conditions warrant a new snapshot of the community (i.e. the plan's chapters) so a roadmap can be drafted on where a town hopes to go in the coming decade (i.e. the plan's policies and strategies – its recommendations). To that end, you have contracted with the Kennebec Valley Council of Governments to assist in crafting an updated plan.

On Sept. 27, our committee met with KVCOG Planning Director Joel Greenwood to discuss the process of updating the plan and to cement roles and responsibilities. We will be meeting once a month to discuss each chapter and each table of policies and strategies. The latter is what we will be poring over once the plan is complete to determine whether the Town of Belgrade is making progress on the updated recommendations. The chapters provide background that informs the recommendations. The Comp Plan Implementation Committee views its role as one of support, facilitation and assurance that the town's citizenry is adequately engaged throughout the process. Meanwhile, Mr. Greenwood and the Town Manager will perform the heavy lifting of writing the plan; we will assist them in the editing.

The Selectboard also has a role to play. We urge you to familiarize yourself with the matrix that follows this report and to actively engage in the update process, including sharing your thoughts as residents and encouraging your neighbors to do the same. Together, the Comp Plan Committee, the Selectboard, the Town Manager and KVCOG will be driving the bus that is the comprehensive plan update. But ... we will go only where the community tells us.

We look forward to collaborating on a solid plan that will move Belgrade forward in the coming 10 years.

Respectfully submitted by the Comprehensive Plan Implementation Committee:

Anthony Wilson, chair
Dee Cooke, secretary
Kimberly Dallas, member
Patrick Donahue, member

Chapter 4: Historic and Cultural Resources

- **4-1.** Within the Center for All Seasons, display artifacts, images, and paper-based records of our past. The secure, climate-controlled “History Room” will be open to the public on a regular schedule. **In Progress.** *This room cannot be private at this time, as CFAS director’s office access requires passage through it. Though heated and cooled, the humidity control is likely lacking.*
- **4-2.** Establish a website for the Belgrade Historical Society, separately or linked to the Town website. **In Progress** - *Website & Facebook Page although not linked to the Town of Belgrade’s website.*
- **4-3.** Community outreach to involve students, volunteers, families and groups.
- **4-4.** Survey of Historic House/cellar holes and historic areas. **In Progress** - *Updating the Old Town project of 2015 - Progressing.*
- **4-5.** Restoration of Town House **Completed.**
- **4-6.** Continue care of 3-4 small, old cemeteries. **Complete & ongoing.** *Sexton.*
- **4-7.** Develop an Historic Preservation Ordinance and identify Belgrade Lakes Village as an Historic District. Amend the land use ordinances to require the planning board to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process. **Not Started.** *This item requires many facets of the town beyond BHS.*
- **4-8.** Work with administration and teachers in Belgrade Central School to develop teaching modules. **In progress.** *BHS met with students at Belgrade Central School (Gifted Program in 2021).*
- **4-9.** Establish clubs with a cultural focus to put on events such as fiddler/ guitar jams, open microphone, art demos/ displays, crafting, etc. **In progress.** *BHS is working with Parks and Recreation on programs (quilting display-craft fairs - Wabanaki baskets - Postcards - History and Conservation with 7 Lakes Alliance on Blaisdell Farm in Rome.*
- **4-10.** Host seasonal plays/ concerts; Host senior citizen specific cultural events (e.g., Evening at the Pops, Senior Ball) **Ongoing.** *Recreation Dept has hosted concerts, which will continue complete. BHS presents old movies at Rec Center in North Belgrade, Book Events including Belgrade Region Book by Eric Hooglund and Updated History of Belgrade*
- **4-11.** Through the land use and subdivision ordinances, incorporate maps and information provided by Maine Historic Preservation Commission into existing review process. **In progress.** *This provision has been included in the Subdivision and Commercial Development Review ordinances, it but has not yet been implemented.*

Chapter 5: Recreation and Community

- **5-1.** Develop a Trail Plan: map existing walking, hiking and cycling trails; evaluate both private & public lands on which additional trails may be established; determine resources needed, priorities and timelines for building and linking

trails; locate educational stations along trails (“Trails that Teach”). **In Progress.** *There have been discussions with 7 Lakes Alliance for an ADA Trail. Also discussions of a disk golf trail, and wish for a trail from Depot to the Village.*

- **5-2.** Seek North Belgrade opportunity (deeded trust, donation or other) for waterfront access. **Not Started.**
- **5-3.** Expand waterfront access at existing beaches. **In progress.** *Dan has discussed accessibility at the towns’ beaches with 7LA. There has also been discussions of ADA access paths.*
- **5-4.** Update signs and maps of public spaces. **In progress.** *Cory is working on new signs. Mapping is not started.*
- **5-5.** Evaluate underutilized town lands and facilities including existing land by Transfer Station for recreational purposes and develop a strategic plan (short-term, long-term) that enables largest potential benefit to community. **Not started.** Recreation Director discussing with 7 Lakes Alliance.
- **5-6.** Utilize website as Community E-Space to Electronically Build Community Spirit Around Recreational Activities. **Completed & Ongoing.**
- **5-7.** Build customer database & tracking tool, with email, Facebook and emerging social media to improve communication. **Completed** ... *though we’re unaware of an email database.*
- **5-8.** Maintain ongoing, effective communication campaign “goings-on,” volunteer opportunities, and wish lists. **Completed & Ongoing**
- **5-9.** Develop partnerships to support specific teen & senior needs with RSU18, Belgrade Historical Society, Belgrade Health Center, Senior Spectrum, etc. **In Progress.** *Recreation Director has started working with Belgrade Health Center and RSU 18.*
- **5-10.** Update Board of Parks and Recreation committee structure with Selectboard approval. **In Progress.** *Recreation Director has started working on this, reviewing roles & responsibilities.*

Chapter 6: Natural Resources

- **6-2.** Strengthen regulatory protection by adding deer yards and other State-listed wildlife resources to be protected in subdivision and site plan review based on current information from Beginning with Habitat database. Require applicants to request review from the Natural Areas Program when in area of known unusual communities or rare plants. **Completed.** *Provisions were included in the Subdivision and CDRO updates, but this has not been addressed in the Minimum Lot Size Ordinance, which was last amended in 2010.*
- **6-3.** Revise the shoreland zoning ordinance or adopt other land use provisions as needed to include areas within 75 feet of all perennial streams and to ensure adequate protection for kettle hole bogs. **Not started.** *The Planning Board decided against doing this since streams and bogs are protected by state statute.*

- **6-4.** Establish a Critical Resource Conservation District, encompassing all areas of known critical resource assets. **Not started.** *This was to be accomplished in a land-use plan recommended in Chapter 14. That plan was never initiated.*
- **6-5.** Prepare an open space plan including criteria for public land acquisition to provide direction and establish priorities for conserving an interconnected system of open space areas. **Not started.** *This was to be accomplished by a Conservation Commission; the Lakes Committee is transitioning into that function.*
- **6-6.** Establish an Open Space Acquisition Reserve Account to receive funding from grants, private donations and other sources for the purchase of fee title, easements, or development rights of key parcels of land identified in the open space plan. **Not started.** *This was to occur after completion of an open space plan that has yet to commence. The Comp Plan Committee has determined this seems an unrealistic goal; the Town is unlikely to invest the time and capital to accomplish this.*
- **6-7.** Aggressively enforce existing regulations and determine whether additional protection is needed for wetlands and their buffers through regulation, voluntary landowner action, or initiative by nonprofit organizations. **In progress.** *Cases are referred to Maine DEP when they arise. As for added protection, provisions were added to Subdivision and CDRO, but not the Shoreland Zoning Ordinance.*
- **6-8.** Monitor the disturbance of forested wetlands, particularly those adjacent to water bodies and wetlands and not included in shoreland zoning, and request IF&W to evaluate those which have not yet been evaluated to determine their need for protection. **In progress.** *The former has been undertaken by the new CEO. The latter has not been started.*
- **6-9.** Continue to enforce the Town's floodplain ordinance and determine whether the shoreland zone should extend beyond 250 feet in areas where floodplain boundaries are greater. **Completed.** *Though this is a rare issue.*
- **6-10.** Amend land use ordinances to:
 - a) Adjust setbacks for new structures in rural areas. **In progress.**
 - b) Limit tree cutting within new development to enhance rural character by the maintenance of existing forested buffers. **In progress.**
 - c) Encourage development designs which maximize the preservation of views and rural features, i.e. stone walls; and which limit outdoor lighting. **Completed.**
 - d) Regulate the size, lighting, number, color, and height of signs, especially in rural areas. **Completed.**
 - e) Regulate the visual impact of communication towers. **Completed.***These issues were addressed in updates of the Subdivision Ordinance and CDRO, but not in other ordinances.*
- **6-11.** Discourage the expansion of streetlights in rural areas except where safety necessitates. **Completed.** *Streetlights were replaced with sidewalk lighting in the village. Otherwise, no new streetlights have been added, though they have been*

updated with LED ballasts and bulbs, and the lighting directed downward to reduce light pollution.

- **6-12.** Educate landowners about the Open Space Tax law. **Completed.** *Information and applications for these tax breaks are on the Town's website.*
- **6-13.** Protect Belgrade Esker/Delta Complex in districts:
 - uses which threaten ground water are excluded or controlled through performance standards, and
 - residential development is allowed but not encouraged, at least until extraction is complete in the vicinity.**Not started.** *Regulation of gravel mining is virtually nil, though the CEO says they seem to be following environmental guidelines.*
- **6-14.** Encourage redevelopment of pits for other uses. **Not started.** *This would likely have to be codified and part of the permitting process, but only one gravel mine in Belgrade has a valid permit.*
- **6-15.** Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources. **In progress.** *Belgrade has made efforts to engage its neighbors ... with little success.*

Chapter 7: Water Resources

- **7-2.** Inventory town roads to determine which segments have the greatest impact on water quality and develop and implement a remediation program. **In progress.** This was to be undertaken by a Conservation Commission; the Lakes Committee is transitioning into that function. *However, the town has worked with 7 Lakes Alliance to identify problematic town roads and tap into Clean Water Act grants to improve them, especially in the runup to paving projects.*
- **7-5.** Ensure continued strong levels of protection to control phosphorus from all sources of new development and other land use disturbances. **Completed.** *Provisions were included in Subdivision Ordinance and CDRO, though until recently enforcement has been lax.* Improve implementation of the Ordinance's existing phosphorous, storm water and soil erosion control standards by utilizing the Board's existing authority to hire technical reviews of these submissions to ensure they are complete and meet the requirements of the ordinance, paid for by the developer. **Completed.** *Though this authority has yet to be exercised.*
- **7-6.** Actively support the lake associations, land trust, and private initiatives aimed at protecting and improving lake water quality and educating the public about appropriate techniques. Continue to annually support the 7LA. **Completed.**
- **7-7.** Actively pursue the development of Watershed District in order to receive increased conservation funding. **Not started.** *This has been explored, but deemed unlikely to be achieved given the level of coordination required with neighboring communities and the state. If pursued, the optimistic timeline would be 15 years. Comp Plan Committee determined this is unrealistic.*

- **7-8.** Request lake associations to provide information for distribution at the town office, promoting boater awareness of sensitive wildlife populations and habitats on the lakes. **In progress.** Salmon/McGraw does this. 7LA sent email on our behalf & no replies were received.
- **7-9.** Track contamination sites and encourage citizens to share the results of problematic water quality test results with the Town. **Not started.** *Though this has happened somewhat organically as a result of salt contamination in the area bounded by routes 27, 135 and 8/11.*
- **7-10.** Use, and update as possible, existing data from DEP and DHS and the Town's plumbing inspector regarding identified contaminated sites and sites which have old underground tanks when reviewing development proposals to determine whether available ground water is already contaminated or likely to become so. **Completed.** *Provisions included in updates to Subdivision Ordinance and CDRO.*
- **7-11.** Strengthen standards to protect private and public drinking water supplies from contamination from petroleum and hazardous substances. Requiring proposed petroleum storage facilities and businesses using or generating hazardous substances to provide documentation of compliance with State laws and regulations governing drinking water protection. **Completed.** *Included in CDRO update.*
- **7-12.** Consider whether a protective district is needed for the school's water supply. **Not started.** *Lorna & Barbara asked if this might be an issue to bring to RSU18.*
- **7-13.** Continue to engage local officials in other watershed towns in making lake protection plans, regulations, and activities consistent. **In progress.** *Belgrade has made efforts to engage its neighbors ... with little success.*

Chapter 8: Public Services and Finances

- **8-9.** Develop and implement mandatory recycling and work with commercial hauler to increase recycling rate. **Not started.** *Mandatory recycling will be a legal challenge & cost prohibitive. Comp Plan Committee deemed this unrealistic.*

Chapter 9: Transportation Systems

- **9-5.** Review land use ordinances to ensure they are compatible with the Sensible Transportation Policy Act (**Not started**), State access management regulations and State traffic permitting regulations for large developments (**Completed**). *The latter is included in updates to Subdivision Ordinance and CDRO.*
- **9-6.** Amend land use ordinance standards to encourage efficient transportation systems and provide for future street connections. **Completed.** *Model road standards included in Subdivision Ordinance.*

Chapter 10: Economic Development

- **10-1.** Prohibit new manufacturing and large-scale commercial in rural areas. Allow expansion of existing manufacturing facilities. **Not started.** *This was to be accomplished in a land-use ordinance that has not yet been initiated. That said, solar development was severely restricted under amendments to the CDRO.*
- **10-2.** Ensure that new commercial developments are attractive, well landscaped and maintain adequate vegetative buffers from public roads and abutting properties, are compatible with the neighborhood, and do not create a nuisance, health hazard, or pollution. **Completed.** *Planning Board included new standards in CDRO update, but Selectboard has not initiated a land use ordinance for smaller developments that don't trigger the CDRO.*
- **10-3.** Maintain the attractiveness of the Rte. 27 gateway into Belgrade and the Belgrade Lakes region. **Completed.** *Planning Board included new standards in CDRO update, but Selectboard has not initiated a land use ordinance for smaller developments that don't trigger the CDRO.*
- **10-5.** Enact changes to how we regulate commercial development:
 - a. Clarify standards so more easily understood by applicants. **Completed.** *CDRO update.*
 - b. Lessen some requirements for redevelopment of an existing business location. **Completed.** *CDRO update.*
 - c. Strengthen standards that serve to reduce nuisance potential in village, residential, or mixed-use neighborhoods, including noise, lighting, signage, solid waste, odors, and traffic. **Completed.** *CDRO update.*
 - d. Enforce requirement that site plan to be to scale. **Completed.** *CDRO update.*
 - e. Establish architectural design and landscaping standards for formula businesses in the Belgrade Lakes village, the Belgrade Depot and the Rte. 27 rural corridor. **Not started.** *Illegal to discriminate against one type of business. (Ex. Dunkin' vs. mom-and-pop coffee shop)*
 - f. Strengthen language to address how the ordinance will be enforced and financial penalties. **Not started.** *Will require town policy applicable to all ordinances.*
- **10-6.** Improve code enforcement following permit issuance:
 - a. Monitor implementation and maintenance of required landscaping plans to ensure the attractiveness of new development within the community. **In progress.** *Current CEO, who has more budgeted hours, has been more vigilant about inspecting permittees to ensure compliance, but complains ordinance lacks teeth without a fine structure.*
 - b. Require on-site meetings with CEO prior to the start of construction and again upon completion to review the conditions of approval and to ensure compliance.
- **10-7.** Add standard language to all permits issued clarifying that the permit is only for what was approved by the Planning Board, nothing more or different. **Completed.** *In the CDRO update.*

- **10-8.** Create a permit by rule for very small, non-obtrusive businesses. This alternative permitting system would be administered and enforced by the CEO, with performance standards for new development with a small footprint (e.g. less than 15,000 square feet of disturbance and less than 7,500 sq. feet of impervious surfaces) with minimal stormwater impact. Include a requirement to notify the CEO and certify compliance with the applicable standards prior to issuance of occupancy permit, or start of operation. **Completed.** *In the CDRO update.*

Chapter 11: Housing

- **11-1.** Review subdivision requirements and revise any that increase costs without a rational basis. **Completed.** *In Subdivision Ordinance.*
- **11-2.** Consider permitting higher densities for multi-family units and cluster development designed for seniors, consistent with open space recommendations in the land use plan. **Completed.** *In Subdivision Ordinance.*
- **11-3.** Continue to permit mobile home parks in growth districts. **Completed.** *In Subdivision Ordinance.*
- **11-4.** Maintain the provision permitting the addition of one accessory apartment per dwelling unit in growth districts. **Completed.** *Minimum Lot Size Ordinance does not prohibit. This issue will become more germane with the passage of LD 2003.*
- **11-6.** Monitor the construction/addition of new housing units and report annually on whether at least 10% of new residential development is affordable. **Not started.** *Not feasible because housing cost is not included in the building permit.*

Chapter 12: Farming & Forestry

- **12-2.** Adopt standards which encourage clustered development designs which maximize the preservation of fields and pastures. **Completed.** *In Subdivision Ordinance update.*
- **12-3.** Adopt clustered development designs that maximize the preservation and interconnection of forested land and open space set-asides or in lieu of payments to the conservation land acquisition reserve account.
- **12-4.** Increase and actively manage all Town-owned forest land and dedicate the revenues to the conservation land acquisition reserve account. **Not started.** *Lorna will find the Forestry Plan.*
- **12-6.** Monitor logging roads and timber harvesting to determine whether State laws and regulations provide adequate protection for Belgrade's watersheds and wildlife. **Completed.** *With ongoing assistance from Maine DEP.*
- **12-7.** Amend shoreland zoning to ensure maintenance of vegetative buffers within 75 feet of the normal high water line of all perennial streams. **Not started.**

Planning Board decided to defer to DEP Natural Resource Protection Act standards.

- **12-8.** Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations. **Not started.** *This was recommended to be part of the recommended land use plan, which has not been initiated.*
- **12-9.** Include agriculture, commercial forestry operations, and land conservation that supports them in local economic development planning. **Unclear.** *Lorna & Barbara will circle back after reviewing the CDRO.*

Chapter 13: Growth & Development

- **13-1.** Incorporate the Future Land Use Plan (Chapter 14) into new or amended land use ordinances. **Not started.** *Work on the land-use plan has not been initiated.*
- **13-2.** Create and maintain a functional electronic system to track development applications and approvals for the town. **In progress.** *iWorQ software has given the CEO this functionality.* Incorporate GIS Map Layers developed as part of the Comprehensive Plan. This may include periodic review and update of the map layers, printing of selected map products, etc. **Not started.** *Initial discussion with KVCOG about providing GIS mapping has not yielded action.*
- **13-3.** Conduct a systematic review of existing ordinances and revise and/or combine existing ordinances in conformance with recommendations of this plan. **In progress.** *This has been completed to a large extent with updates to the SLZO, CDRO and Subdivision Ordinance. Still to be addressed are a review of the Minimum Lot Size Ordinance and initiation of a land-use plan and an open-space plan.*

In addition to recommendations in other chapters, the following items should be incorporated:

- a. Assess compliance with Commercial Development Review Ordinance and establish process for ongoing review of compliance. **In progress.** *This is occurring under the current CEO's watch.*
- b. Existing requirements for gravel pits (within the Commercial Development Review Ordinance) should be reviewed to verify that Belgrade gravel pits are in compliance - particularly the reclamation requirements. **In progress.** *This was included in the CDRO update, but has never been enforced/implemented.*
- c. Review setback and frontage requirements in all existing ordinances for consistency and revise as needed. **Completed.** *This was addressed in updates of SLZO, CDRO, Subdivision Ordinance.*
- d. Ensure that ordinances include standards for private roads. **In progress.** *Exists for private subdivision roads only.*

- e. Develop regulatory procedures to ensure that existing septic systems are not polluting lakes and streams. **Completed.** *In SLZO.*
- f. Develop new standards for commercial wind power generation and other over-height structures. **Completed.** *In CDRO update, as are solar regulations, which were not as much on the radar in 2013.*
- g. Adopt provisions which ensure open space protection in rural areas (i.e. cluster development; open space set asides or contributions to the Conservation Land Acquisition Reserve account; incentives such as density bonuses; and transfer of development rights. **In progress.** *Subdivision ordinance has open space protection requirement, cluster developments allowed, no other efforts initiated by Town.*
- **13-6.** Provide ongoing periodic third-party oversight / review of code enforcement activities and the permitting process. **Unclear.** *The comment was who is qualified to be a third-party oversight and do we really need that. As Comp Plan Committee discussed, might the Board of Appeals provide oversight with assistance from 7LA?*
- **13-7.** Undertake a comprehensive compliance review and inspection of existing developments approved under the Ordinance since 2001, providing a timeline to come into compliance. **Not feasible.** *Records are not computerized and record-keeping was sloppy. Until recently, Planning Board did not approve findings of fact.*
- **13-8.** Prepare “Citizen’s Guide” to Town Ordinances and Permit Process to inform and educate the public, developers, and town officials. **In progress.** *Completed for the CDRO. New applications need to be created for subdivisions and solar developments.*
- **13-11.** Ensure all existing permit approval standards are met by applicants, including phosphorous control, storm water, soil erosion control and visual screening standards. Phosphorous and storm water control plans to be developed by a Maine professional engineer, certified geologist, certified soil scientist or other appropriate certified professional. **In progress.** *Improving on the current CEO’s watch, more so with SLZO permits than CDRO permits because of bandwidth. More CEO hours budgeted in 2023 after advocacy for such.*
- **13-12.** The Planning Board and CEO will meet annually with Town Manager and Board of Selectmen to review policies, procedures and to discuss challenges faced implementing the ordinance. **Not started.**
- **13-14.** Development of a more complete review checklist, findings of fact and permit templates with project specific and standard conditions of approval to give the CEO more concrete permit to enforce. **Completed.** *Included in CDRO, SLZO and Subdivision ordinance updates. Findings of fact started in 2021.*
- **13-15.** Schedule periodic meetings with Rome, Sidney and other towns as needed to discuss mutual development issues. **In progress.** *This has been done (or attempted) on occasion, initiated by the town manager.*

13-16. Develop and present a plan for phased development of the central triangle area (bounded by Routes 27/8-11/135) to include consideration of use for town office, central fire station, cemetery expansion, recreation, public works, or commercial development. **Not started.** *Planning Board determined this would be an inappropriate role for it since it would be responsible for permitting any new development.*

Chapter 14: Land Use Plan

- Develop a land-use plan and an accompanying ordinance implementing the goals of the plan. **Not started** *by the Selectboard.*