

## POLICIES AND STRATEGIES

This section of the Plan lists general recommendations, in the form of policies and strategies, for each of the elements of the plan. These recommendations are intended to address the issues raised in the review and analysis of the elements in Section II, *Community Assessment*. The matrix also shows a suggested implementation timing and responsible party.

For the purpose of this chapter, the implementation priority is divided into near-term, mid-term, long-term, and ongoing:

- “Near-term” is presumed to be activities which can be completed within two years. These are primarily changes to Zoning and other ordinances, and easily achievable actions.
- “Mid-term” activities will be commenced and/or completed between two and five years after adoption. These consist of lower-priority activities or those which require additional planning or preparation.
- “Long-term” activities are those which are more nebulous, and for which the path to implementation has not yet come into focus.
- “Ongoing” is used to identify strategies which are currently in place and should continue.

Minimum State Required Policies and Strategies

## Historic Resources

Belgrade has an active Historic Society that strives to preserve the town's valued heritage. Other buildings that are privately owned present a challenge in preserving and restoring. Some historic buildings have fallen into disrepair over the years. The town currently has no requirement above the state requirements for site assessment for historic artifacts.

**State Goal: To preserve the State's historic and archeological resources.**

Policies:	Strategies:	Implementing Party/Timeframe:
<p>1. Protect to the greatest extent practicable the significant historic and archaeological resources in the community.</p>	<p>1.1: For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.</p>	<p>1.1 Ongoing – included in ordinances already</p>
	<p>1.2: Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.</p>	<p>1.2 Ongoing –</p>
	<p>1.3: Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary, plan for, a comprehensive community survey of the community's historic and archaeological resources.</p>	<p>1.3 Ongoing – Work with Belgrade historic society and Town of Belgrade historian, survey is always in progress, structures may not always be listed with MHPC</p>
<p>2. Protect, preserve, and maintain historic items structures and locations in the community.</p>	<p>2.1: Conduct survey of historic structures, foundations, and cellar holes.</p>	<p>In progress, Town Historian with Historical Society</p>
	<p>2.2: Continue care and maintenance of cemeteries</p>	<p>Ongoing, Cemetery Committee</p>

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Policies:	Strategies:	Implementing Party/Timeframe:
	2.3: Encourage residents and business owners to maintain the historic value and appearance of Belgrade	New, Town and Planning Board
	2.3 Ensure that maps and data provided by the Maine Historic Preservation Commission is incorporated into existing review processes	Ongoing, Planning Board
3. Town, historian, historic society work together and share information	3.1 Encourage Historical Society, Town Historian, and municipal officers to coordinate information sharing across various platforms	Ongoing, Historical Society and Town
4. Promote use of Center for All Seasons and Community Center and Old Town House.	4.1: Encourage and host culturally or historically focused events to display Belgrade's heritage.	
	4.2: Partner with community organizations that have a cultural focus.	Ongoing, Town with Historical Society, Gardening Club, Friends of the Belgrade Public Library, etc.

### Goals, Policies, and Strategies from previous Plan:

These are to be discussed to determine if they were accomplished. If not, are they still relevant today?

## Local Economic Development

Belgrade local economy is an important contributor to the health and vitality of the town and is linked to many other areas of town policy. Like many other communities, Belgrade is facing trends that are unfavorable, such as rural location and lack of investment capital. But Belgrade has several assets as well – it's waterbodies, recreational opportunities, and good quality of life. The town should continue to promote these assets, cooperate with private businesses and regional economic players, and maintain a focus on suitable economic development to succeed in building a more robust economy.

**State Goal: To promote an economic climate which increases job opportunities and overall economic well-being.**

Policies:	Strategies:	Implementing Party/Timeframe:
1. To support the type of economic development activity the community desires, reflecting the community's role in the region.	1.1: If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative, or other).	Ongoing, Town
2. To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.	2.1: Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	Ongoing, Planning Board
	2.2: If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)	Ongoing, Town & Planning Board
3. To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	3.1: Participate in any regional economic development planning efforts.	Ongoing

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<b>Policies:</b>	<b>Strategies:</b>	<b>Implementing Party/Timeframe:</b>
4. Maintain the desired economic character of Belgrade	4.1 Encourage development of new commercial facilities in appropriate areas.	Not Started, Town & Planning board
	4.2: Change how commercial development ordinance is utilized.	Not Started, Town CEO & Planning Board
	4.3: Advocate to maintain the values of the Town when considering the development and improvement of businesses	Not Started, Town CEO & Planning Board
5: Engage in regional collaboratives to advertise and showcase Belgrade as a regional destination to live, work, and play.	5.1: Town should consider joining various regional economic development, and chambers of commerce.	Not Started, Town Manager

### Suggested for Consideration:

- ❖ Explore tools to help existing businesses stay in Belgrade
- ❖ Create an economic development plan that recognizes gaps, evaluates current village areas, and supports all existing, new, and desired businesses, including home businesses.
- ❖ Establish Belgrade as a leading center for remote work by, among other initiatives, providing public internet access to core village areas where the public congregates.

- ❖ Explore options for adaptive reuse of underutilized/historic buildings to develop a strategy and long-term implementation plan for their rehabilitation and reuse. (land banking)
- ❖ Support future economic growth compatible with the environment and landscape of the village area by improving public access, sidewalks, update infrastructure, bury utilities, and promote connected parking lots to improve walkability.
- ❖ Investigate and consider opportunities to revitalize the downtown village areas.
- ❖ Explore grant opportunities for appropriate economic development.
- ❖ Belgrade should consider the value in joining regional Economic Development initiatives such as Mid-Main Chamber of Commerce, Maine Tourism, and KVCOG's CEDS Implementation Board.

**Goals, Policies, and Strategies from Previous Plan:**

These are to be discussed to determine if they were accomplished. If not, are they still relevant today?

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## Housing

Belgrade has a growing housing stock, mostly of a rural nature, despite designated growth areas in more developed parts of town, such as the village areas. Considering the changing demographic structure of the town, the town can anticipate need for more rental housing and senior housing. Affordability is definitely an issue for both owner-occupied and rentals homes, partly because of the tight market for them.

**State Goal: To encourage and promote affordable, decent housing opportunities for all Maine citizens.**

Policies:	Strategies:	Implementing Party/Timeframe:
<p>1. Encourage and promote adequate affordable and workforce housing to support the community's and region's economic development.</p>	<p>1.1: <b>Maintain</b>, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.</p>	
	<p>1.2: <b>Maintain</b>, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.</p>	
	<p>1.3: <b>Create</b> or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.</p>	
	<p>1.4: Designate a location(s) in <b>growth</b> areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).</p>	
<p>2. To ensure that land use controls encourage the development of quality affordable housing, including rental housing.</p>	<p>2.2: <b>Support</b> the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.</p>	

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Policies:	Strategies:	Implementing Party/Timeframe:
3. To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.	3.3: Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.	
4. Engage and support development to encourage workforce and age-friendly housing options	4.1 Investigate non-traditional housing opportunities (i.e. cluster developments and tiny homes)	
5. Ensure Belgrade’s municipal ordinances regulating, related to, or impacting housing are reviewed regularly and kept up to date	5.1 Explore options where the development of multi-family housing would be appropriate and in keeping with the town’s character	
	5.2. Review, amend, and update all ordinances related to land use every five years.	
6. Proactively support anticipated housing needs by modifying ordinances as appropriate to the character of Belgrade	5.2 Amend subdivision ordinance to allow at least 10% but no more than 20% of approved lots have smaller lot sizes	

**Goals, Policies, and Strategies from Previous Plan:**

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## Public Facilities and Services

Belgrade provides limited public services to its residents. The Town is responsible mainly for fire, and emergency services, public works, and cooperates with the school district on education. The Town must to be very good at controlling its budget in order to offer services to residents. Cost-effective methods of service delivery are a top priority.

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

Policies:	Strategies:	Implementing/Timeframe:
1. To efficiently meet identified public facility and service needs.	1.1: Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	
	1.2: Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	
2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.	2.1: Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.	
	2.2: If public water supply expansion is anticipated, identify and protect suitable sources?	
	2.3: Explore options for regional delivery of local services.	

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## Transportation

Transportation is an essential element to the local economy and community. At its simplest, it provides access to jobs, services, and supplies. Without transportation and road access, a community could not exist. Belgrade's transportation system provides access both within the town and to larger market areas. The road network serves primarily motor vehicles and is generally in good condition, but with no close access to the interstate system. The town has no real pedestrian network, especially outside of the village area, and no direct access to public transportation.

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

Policies:	Strategies:	Implementing/Timeframe:
1. To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.	1.1: Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.	
2. To safely and efficiently preserve or improve the transportation system.	2.1: Initiate or actively participate in regional and state transportation efforts.	
3. To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.		
4. To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).	4.1: Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: <ul style="list-style-type: none"> <li>○ Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73);</li> </ul>	

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Policies:	Strategies:	Implementing/Timeframe:
	<ul style="list-style-type: none"> <li>○ State access management regulations pursuant to 23 M.R.S.A. §704; and</li> <li>○ State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.</li> </ul>	
5. To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.	5.1 Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	
6. Engage and involve in existing transportation partnerships serving Belgrade	6.1 Seek out opportunities to have municipal representation at regional transportation forums to be a voice for Belgrade	
	6.2 Promote and partner with local ride-sharing and volunteer transportation collaboratives	
7. Encourage clean and alternative transportation methods	7.1. Investigate opportunities to install Electric Vehicle charging stations at public places	

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Policies:	Strategies:	Implementing/Timeframe:
	7.2 Explore options for greenways, sidewalks, and carpooling opportunities.	

### Goals, Policies, and Strategies from Previous Plan:

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## Recreation

Belgrade is an unofficial hub for recreation, water sports, in the region. The town provides an abundance of opportunities for active and passive recreation through either organized programs or individual endeavors. Belgrade has many acres of preserved land coordinated through across many different types of ownership and preservation. With such a broad range of opportunities, obviously there are several areas available for improvement.

**State Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.**

Policies:	Strategies:	Implementing/Timeframe:
1. To maintain/upgrade existing recreational facilities and public water resources as necessary to meet current and future needs.	1.1: Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	
2. To preserve open space for recreational use as appropriate.	2.1: Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	
	2.2: Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	
3. To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.	3.1: Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	

### Goals, Policies, and Strategies from Previous Plan:

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## Agriculture and Forest Resources

Forest and farmland provide multiple benefits. Farming in Maine overall is evolving from a commodity-based mass market industry to a locally based business, and this could be an important opportunity for the town. Forest management is supported by markets for wood products that are beyond local control, but since forest gains value from one year to the next, it can generally withstand temporary fluctuations.

**State Goal: To safeguard the State's agricultural and forest resources from development which threatens those resources.**

Policies:	Strategies:	Implementing/Timeframe:
1. To safeguard lands identified as prime farmland or capable of supporting commercial forestry.	1.1: Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	
	1.2: Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	
	1.3: Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.	
	1.4: Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	
2. To support farming and forestry and encourage their economic viability.	2.1: Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	

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Policies:	Strategies:	Implementing/Timeframe:
	2.2: 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.	
	2.3: Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	

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## Natural and Water Resources

Belgrade’s land and water assets provide a necessary buffer against environmental degradation and support for resource-based economic activity such as forestry. Water-based assets provide a basis for recreation and tourism, as well as sustaining life. Protection of these assets from over-development is an important function of this Plan.

**State Goal for Natural Resources: To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.**

**State Goal for Water Resources: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.**

Policies:	Strategies:	Implementing/Timeframe:
1. To conserve critical natural resources in the community	1.1: Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources	
	1.2: Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	
	1.3: Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	
	1.4: Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent BWH maps and information regarding critical natural resources.	

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Policies:	Strategies:	Implementing/Timeframe:
2. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources	2.1: Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	
	2.2: Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers	
	2.3: Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.	
3. To protect current and potential drinking water sources	3.1: Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: <ul style="list-style-type: none"> <li>○ Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502).</li> <li>○ Maine Department of Environmental Protection's allocations for allowable</li> </ul>	

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Policies:	Strategies:	Implementing/Timeframe:
	<ul style="list-style-type: none"> <li>levels of phosphorus in lake/pond watersheds.</li> <li>○ Maine Pollution Discharge Elimination System Stormwater Program</li> </ul>	
4. To protect significant surface water resources from pollution and improve water quality where needed	4.1: Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	
	4.2: Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	
5. To protect water resources in growth areas while promoting more intensive development in those areas	5.1: Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	
	5.2: Encourage landowners to protect water quality. Provide local contact information at the municipal office for water quality best management practices from resources such as the Natural Resource Conservation Service,	

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Policies:	Strategies:	Implementing/Timeframe:
	University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.	
6. To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities	6.1: Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	
7. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	7.1: Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	
	7.2: Provide educational materials at appropriate locations regarding aquatic invasive species.	
8. Maintain extensive and diverse wildlife resources and habitat for ecosystem vitality. Prevent destruction or degradation of rare plants and significant natural communities.	8.1 Promote landowner awareness and action by developing or obtaining and distributing information about the need to protect Essential, Significant, and other wildlife habitats, wetlands, and unusual natural features.	IC and Town Office, 2014
	8.2 Strengthen regulatory protection by adding deer yards and other unique wildlife resources to	Amendments to Land Use Standards, 2015, an assessment of current habitat and critical species to be

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Policies:	Strategies:	Implementing/Timeframe:
	the list of resources to be protected in subdivision and site plan review after requesting 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.	initiated in fall of 2013 and preformed minimally on a biennial basis
	8.3 Revise the shoreland zoning ordinance or adopt other land use provisions as needed to include all areas within 75 feet of all perennial streams and to ensure adequate protection for kettle hole bogs.	Amendments to Shoreland Zoning, 2015
	8.4 Establish a Critical Resource Conservation District, encompassing all areas of known critical resource assets.	Land Use Plan (Chapter 14)
9. Maintain an interconnected system of undeveloped lands which sustains rural resource and recreation values	9.1 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.	Conservation Committee, begin in 2017
	9.2 Establish and fund an Open Space Acquisition Reserve Account to leverage grants and private donations for the purchase of fee title, easements, or development rights of key parcels of land identified in the open space plan.	Town meeting, upon completion of Open Space Plan
	10.1 Aggressively enforce existing regulations and determine whether additional protection is	CEO, ongoing

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Policies:	Strategies:	Implementing/Timeframe:
10. Protect the integrity and natural functions of valuable wetlands	needed for wetlands and their buffers through regulation, voluntary landowner actions or initiative by nonprofit organizations.	
	10.2 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.	CEO and volunteers, beginning 2014
11. Maintain the flood storage capacity of floodplains and eligibility for federal insurance	11.1 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.	CEO, ongoing
12. Assure that scenic views, historic landscapes, tree lines roads, and rural character are protected	12.1 Amend land use ordinances to: A. adjust setbacks for new structures in rural areas B. limit tree cutting within new development to enhance rural character by the maintenance of existing forested buffers. C. Encourage development designs which maximize the preservation of views and rural features, i.e. stonewalls; and which limit outdoor lighting.	Regulatory changes, 2015

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Policies:	Strategies:	Implementing/Timeframe:
	D. regulate the size, lighting, number, color, and height of signs, especially in rural areas. E. Regulate the visual impact of communication towers	
	12.2 Discourage the expansion of street lights in rural areas except where safety necessitates	Town meeting to consider policy, 2015
	12.3 Educate landowners about the availability of the Open Space Tax law	Literature at town office, 2014
13. Recognize gravel as a valuable economic resource and permit extraction while preventing adverse impacts	13.1 Include the Belgrade Esker/Delta Complex in districts where: <ul style="list-style-type: none"> <li>• Uses which threaten groundwater are excluded or controlled through performance standards</li> <li>• Residential development is allowed but not encouraged, at least until extraction is complete in the vicinity</li> </ul>	Land Use Plan, 2015
	13.2 Encourage redevelopment of pits for other uses	Planning Board, ongoing
14. Coordinate resource protection with neighboring towns	14.1 Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources	Selectboard, IC, 2014

## Natural and Water Resources

Belgrade's land and water assets provide a necessary buffer against environmental degradation and support for resource-based economic activity such as forestry. Water-based assets provide a basis for recreation and tourism, as well as sustaining life. Protection of these assets from over-development is an important function of this Plan.

**State Goal for Natural Resources: To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.**

**State Goal for Water Resources: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.**

Policies:	Strategies:	Implementing/Timeframe:
15. The Belgrade Lakes will continue to be known throughout Maine and the nation for their outstanding water quality and scenic beauty.	15.1 Establish the conservation committee that was recommended in the 1998 comprehensive plan	Selectboard authorized by 2014
	15.2 Inventory town roads to determine which segments have the greatest impact on water quality and develop and implement a remediation program	Conservation committee, 2014
	15.3 continue to train town road crews in DEP standards for erosion and sedimentation control and apply to all town owned road and facilities projects	Selectboard, town manager, ongoing
	15.4 Continue commitment to clean storm drains in the Belgrade lakes village	Public Works, ongoing
	15.5 Ensure continued strong levels of protection to control phosphorus from all sources of new development and other land use disturbances. Include implementation of the ordinances existing phosphorus, storm water, and soil erosion control standards by utilizing the boards existing authority to hire technical reviews of these submissions to ensure they are complete and met the requirements of the ordinance, paid for by the developer.	Retain DEP's phosphorus control methods and erosion and sedimentation standards in land use ordinances, including roads, individual new homes (with flexibility for existing small lots), and significant earth moving disturbances. Require code enforcement inspection at critical time(s) to ascertain compliance.
	15.6 Actively support the lake associations, land trust, and private initiatives aimed at protecting and	Selectboard, Conservation Committee, ongoing



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Policies:	Strategies:	Implementing/Timeframe:
	improving lake water quality and educating the public about appropriate techniques. Continue to annually support the BRCA Conservation Corps.	
	15.7 Actively pursue the development of Watershed District in order to receive increased conservation funding.	Conservation Committee, Long-term
	15.8 Request Lake associations to provide information for distribution at the town office, promoting boater awareness of sensitive wildlife populations and habitats on the lakes.	Town office, 2014
16 Belgrade will continue to have a high quality ground water resource of ample quantity for public and private drinking supplies	16.1 Track contamination sites and encourage citizens to share the results of problematic water quality test results with the Town.	Designate the code enforcement officer as a contact and resource, and establish a procedure for dealing with problems. 2015
	16.2 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.	Planning Board, Ongoing
	16.3 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	Add to commercial development performance standards, 2015

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Policies:	Strategies:	Implementing/Timeframe:
	substances to provide documentation of compliance with State laws and regulations governing drinking water protection.	
	16.4 Consider whether a protective district is needed for the school's water supply.	Selectboard, 2016
17. Cooperate with neighboring communities and regional/local advocacy groups to protect water resources	17.1 Continue to engage local officials in other watershed towns in making lake protection plans, regulations, and activities consistent	Selectboard, planning board engage in regular multi-town meetings through Maine Lakes resource Center beginning 2014

### Committee Determined Goals and Policies:

### Goals, Policies, and Strategies from Previous Plan:

These are to be discussed to determine if they were accomplished. If not, are they still relevant today?

## Fiscal Capacity

Belgrade is in acceptable financial condition, with no debt and sound financial management. In general, revenues have been reasonable stable in the last decade. The Town Manager and Select Board are committed towards achieving a balanced budget with respect to the municipal side and seek innovative and sustainable solutions to that end.

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

Policies:	Strategies:	Implementing/Timeframe:
1. To finance existing and future facilities and services in a cost effective manner.		
2. To explore grants available to assist in the funding of capital investments within the community.		
3. To reduce Maine's tax burden by staying within LD 1 spending limitations.	3.1: Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	

## Future Land Use

**Add Comprehensive Plan Vision Statement here**

**Example:**

**The Town of Belgrade is a scenic, dynamic and diverse community committed to fostering an inclusive, vibrant way of life for people of all backgrounds and ages. This vision commits to preserving the rural character of our community with a plan for a sustainable future.**

Future Land Use		
<p>Belgrade will maintain the same future growth areas designated in the previous plan, which are the Village Districts of the Lakes Village, Depot and North Belgrade. Collectively, these districts amount to a sizable area that encompasses land roughly along the State Route 27 corridor. These growth areas were designated in the 2013 Comprehensive Plan and are still not at capacity.</p> <p><b>State Goal: To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.</b></p> <p>Managing land use also protects natural resources, of which Belgrade has many. The policies and strategies of managing the town's future land use are detailed in the Land Use Chapter, but presented here in summary:</p>		
Policies:	Strategies:	Implementing/Timeframe:
1. To coordinate the community's land use strategies with other local and regional land use	1.1 Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	

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Managing land use also protects natural resources, of which Belgrade has many. The policies and strategies of managing the town's future land use are detailed in the Land Use Chapter, but presented here in summary:

Policies:	Strategies:	Implementing/Timeframe:
planning efforts.	1.2 Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	
2. To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.	2.1 Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to: <ul style="list-style-type: none"> <li>a. Clearly define the desired scale, intensity, and location of future development;</li> <li>b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and</li> <li>c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.</li> <li>d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.</li> </ul>	
	2.2 Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	

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Policies:	Strategies:	Implementing/Timeframe:
3. To support the level of financial commitment necessary to provide needed infrastructure in growth areas.	3.1 Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	
	3.2 Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	
4. To establish efficient permitting procedures, especially in growth areas.	4.1 Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	
5. To protect critical rural and critical waterfront areas from the impacts of development.	5.1 Track new development in the community by type and location.	
	4.1 Engage the community in a conversation on instituting zoning, and the educate on options surrounding zoning.	

### Goals, Policies, and Strategies from 2008 Plan:

These are to be discussed to determine if they were accomplished. If not, are they still relevant today

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