

2008 Comprehensive Plan Implementation Status Monitoring			
	Priority: O-Ongoing	S-Short Term	L-Long Term 3-13 Yrs.
#	Implementation Step	Priority	Completed
1	TC Master Plan	O	Ongoing
2	TC Sidewalks	O	Stalled
3	TC Mixed res	L	Completed
4	TC large lot master	L	Long Term- Years 3-13
5	TC Village green	L	Long Term- Years 3-13
6	TC Storm	S	Stalled
7	BA Overhaul	S	Completed
8	Bus wetland buffer	S	Completed
9	BB Sewer Dist	S	Land Use Package
10	Home bus	O	Ongoing
11	Day care	O	Ongoing
12	Bus dist units	O	Completed
13	Increase unit density	S	Completed
14	Condo dem req	S	Land Use Package
15	55 density bonus	S	Land Use Package
16	Mobile homes	O	Ongoing
17	Ac dwell units	O	Ongoing
18	Man af hsg	O	Ongoing
19	Af hsg Overlay	L	Land Use Package
20	Waive fees	S	No Action
21	Spurwink Ave	S	Completed
22	TC light	S	Rejected
23	HS light	S	Completed
24	TC Policy	S	Completed
25	Connectivity	O	Ongoing
26	RTP bus	O	Ongoing
27	Comm Serv Shuttle	O	Ongoing
28	TC Sidewalks	O	Ongoing
29	Townwide Ped/cycle	S	No Action
30	Shore Rd Path	S	Completed
31	TM library	S	Completed
32	CIP bldgs	O	Ongoing
33	School enrollment	S	No Action
34	Recycling	S	Ongoing
35	Ed waste generated	O	Ongoing
36	Energy Eff/alt fuels	O	Completed
37	WIFI	L	No Action
38	Reg Dispatching	O	Completed
39	SP Fire Shore Rd	O	Ongoing
40	Utility not policy	S	Ongoing
41	Public Health Adv	S	Ongoing
42	Public/Private part	O	Ongoing
43	Unified CIP	S	No Action
44	10 yr CIP	S	Completed
45	User fees	S	Ongoing
46	Dev impact tax base	L	Unknown

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	Priority: O-Ongoing	S-Short Term	L-Long Term 3-13 Yrs.
#	Implementation Step	Priority	Completed
47	Encourage bus dev	L	Ongoing
48	Open Space Imp Fee	O	Ongoing
49	Funding for land	L	Long Term- Years 3-13
50	Proactive funding	L	Long Term- Years 3-13
51	Unique open space	O	Ongoing
52	Partner for os	O	Ongoing
53	Crescent Beach	S	Ongoing
54	Large owner dialogue	O	Ongoing
55	Trail volunteers	O	Ongoing
56	Trail funding	O	Ongoing
57	Imp master plans	O	Ongoing
58	Master plan review	L	Ongoing
59	Trail user forum	S	Underway June 16, 2010
60	Add athletic fac	L	Long Term- Years 3-13
61	Kettle Cove ramp	O	Ongoing
62	Add boat ramp	L	No Action
63	Shell fishing access	L	Long Term- Years 3-13
64	Shoreland Zng	S	Completed
65	Great Pond Overlay	O	Ongoing
66	Ed vegetated buffers	S	Ongoing
67	Overboard discharges	L	Long Term- Years 3-13
68	Water body names	L	Long Term- Years 3-13
69	Water quality test	L	Long Term- Years 3-13
70	Maintain 250' wetland	O	Ongoing
71	Retain wet regs	O	Ongoing
72	Vernal pools	S	Completed
73	Ag profile	S	Completed
74	Ag flexible zng	S	Completed
75	Ed tax laws	O	Ongoing
76	CEHPS space	L	Completed
77	Archeological survey	L	Long Term- Years 3-13
78	SP Fire Shore Rd	O	Stalled
79	Regional services	O	Ongoing
80	Regional/annual bud	O	Ongoing
81	RA lot size	O	Ongoing
82	RB density increase	S	Land Use Package
83	Open Space Zng rev	S	Land Use Package
84	Fee/OS Zng	S	Land Use Package
85	Multiplex bldg design	S	Land Use Package
86	Multiplex RC size	S	Land Use Package
87	Subdivision Ord	S	No Action
88	TDR Ag bonus	S	Land Use Package
89	Infill los	O	Ongoing
90	RB Sewer Service Dist	S	Land Use Package
91	RB Sewer required	S	Land Use Package

Implementation Timeframe And Responsible Party

The list below includes all the goals and implementation steps included in the previous chapters. Chapters are NOT listed in order of priority, but rather in the order of the State Planning Office Checklist. For each implementation step, a time frame for implementation and entity responsible for implementation are indicated as required by State Comprehensive Planning Rules.

Implementation steps are designated either Ongoing, Short-term or Long Term. Steps that are designated as ongoing either have already been accomplished, or are part of routine practice. Short-term should be implemented within 3 years of adoption of the plan. Long-term should be implemented in more than 3 years but before the term of the plan is completed in 2020.

Implementing entities are the boards and commissions or town staff that would likely undertake the majority of the effort for implementation. Where a step is ongoing, the Town Council is identified as the implementing authority because it would require a policy shift to cease implementing that step and the Town Council sets policy. It should also be noted that, in almost all cases, final approval or action will be needed by the Town Council even when another body is identified as responsible for implementation. For example, the Planning Board is identified as the implementing authority for many ordinance changes because it would draft the text changes. Final approval of ordinance changes, however, rests with the Town Council.

Economy Goals

Goal 1: The Town Center shall be promoted as the primary commercial area of Cape Elizabeth and shall be developed consistent with the Town Center Master Plan to meet the needs of residents and visitors currently attracted to the Town's natural resources and recreational opportunities.

Located in the town geographic center where Ocean House Rd intersects with Shore Rd and Scott Dyer Rd, the Town Center includes the K-12 school campus, Town Hall, Police and Fire Stations and the largest aggregation of commercial structures and businesses. The importance of the Town Center was officially recognized when the Town Council appointed a committee to create a Town Center Master Plan, adopted the Town Center Master Plan in 1993 (hereby appended to this Comprehensive Plan) and then created the Town Center Zoning District in 1995.

The Master Plan calls for an identifiable Town Center that includes a village feeling, mixed retail uses targeted to residents, a pedestrian inviting environment, a common meeting place, visual vitality, and linkages to the Town's open space and school assets.

With the adoption and gradual implementation of the Town Center Master Plan, the reconstruction of sidewalks with street trees and pedestrian lighting, Town residents have embraced the vision of the Town Center. Individual property owners have invested in the beautification of their property and new development, consistent with the Master Plan vision, has been proposed. This overall evolution of the Town Center should continue.

Implementation Steps

1. Continue to implement the Town Center Master Plan.
Ongoing - Town Council
2. Construct sidewalks throughout the Town Center.
Ongoing - Town Council
3. Develop mixed use buildings that include commercial uses on the first floor and allow residential uses on upper floors.
Long Term - Planning Board
4. Require master plans for large town center parcels that demonstrate compliance with Town Center Zoning.
Long Term - Planning Board
5. Consider opportunities that will create a village green adjacent to Ocean House Rd.
Long Term - Town Council
6. Complete implementation of the Town Center Storm Water Plan.
Short Term - Town Council

Goal 2: The Neighborhood Commercial areas (BA and BB Districts) shall be designed to meet the needs of the adjacent neighborhoods.

Somewhat overshadowed by the Town Center, the neighborhood commercial areas include some of the local businesses most affectionately and loyally patronized by town residents. The zoning regulations for these districts, however, have not been comprehensively updated. The regulations are not in step with promoting mixed uses in the business districts that also protect the integrity of the adjacent residential neighborhoods. The regulations should be updated. In addition, public sewer should be available to business zones to most efficiently use the land area and avoid converting residential land to business zoning.

Implementation Steps

7. Review and revise the BA District regulations to create neighborhood scale commercial areas. If necessary, develop separate standards that are tailored to the two distinct BA districts. The review should include:
- Creating design standards consistent with small scale, neighborhood commercial areas;
 - Evaluating whether smaller setbacks from neighborhoods are appropriate to promote pedestrian connections;
 - Review parking requirements;
 - Incorporating more mixed use of residential and commercial by increasing the density of multi-family housing and limiting commercial uses to the first floor;
 - Reviewing the boundaries of the BA District; and
 - Evaluating adding a business district where existing businesses are located in a non-business district.

Short Term - Planning Board

8. Allow the RP1 250' buffer to be reduced to 100' for properties in the BA and BB Districts.

Short Term - Planning Board

9. Designate BB Districts as Sewer Service Areas.

Short Term - Town Council

Goal 3: The Town recognizes that in-home businesses are an important part of the local economy and those needs must be balanced with the expectations of residential neighborhoods.

Implementation Steps

A growing number of residents, in part due to the technological advances provided by the internet, are choosing to operate businesses from their homes. This expansion of the economy was accommodated by changes to the 1997 Zoning Ordinance that allowed businesses with low impact as a permitted use. Operating a business from a single family neighborhood has sometimes conflicted with the expectations of home owners for the quiet enjoyment of their property. The town regulations need to continue to balance these sometimes competing needs.

10. Continue the town approach of home business and home occupation regulation that allows low-impact home businesses to operate by right.

Ongoing - Town Council

11. Continue day care regulations that allow day care in all districts with review by the Town.
Ongoing - Town Council

Housing Goals

Goal 1: The Town should promote a diversity of housing types to accommodate residents of all age groups and household sizes.

An overwhelming majority of the housing stock is single family homes. While, at first glance, this appears to be what residents want, the lack of a variety of other housing types is frustrating other goals important to residents. Population trends show that the town is aging. As residents age and they need or desire to transition out of traditional single family housing, their opportunities to remain in Cape Elizabeth are extremely limited. New condominium development and rental, multifamily housing construction are flat. Congregate housing on Scott Dyer Rd does provide an option for residents who seek some support services.

For younger residents or residents experiencing lifestyle changes who cannot afford to buy single family housing, rental housing availability is also very low. The construction of new multi-family housing would provide opportunities for younger residents to remain in the community, and could also provide some housing for workers in the business districts.

Implementation Steps

12. Encourage the development of multi-family housing units in mixed use buildings located in the town business districts.
Ongoing - Planning Board
13. Increase the permitted density of multi-family housing units in mixed use buildings located in the business districts.
Short Term - Planning Board
14. Review the minimum lot size and setback requirements for multi-family and attached single family dwellings (condominiums) to determine if they are creating obstacles to developing a variety of housing types.
Short Term - Planning Board
15. Evaluate establishing a density bonus for 55 and older restricted developments.
Short Term - Planning Board
16. Retain the current regulations providing for the construction of mobile homes and mobile home parks in accordance with state law.
Ongoing - Town Council
17. Retain the accessory dwelling unit regulations that provide for small apartments to be integrated into single family homes.
Ongoing - Town Council

Goal 2: The Town should increase the amount of affordable housing through methods that minimize administrative burdens on town administration.

Implementation Steps

18. Retain the Mandatory Affordable Housing Provisions that require affordable housing to be incorporated into major subdivisions, amend the existing program to add an asset limitation, and increase the appreciation return to homeowners.
Ongoing - Planning Board
19. Create an affordable housing overlay district where public sewer can be provided that permits a mix of market rate and low-income affordable housing at a density greater than the existing "underlying" zoning allowed.
Long Term - Planning Board
20. Waive all fees, including but not limited to building and all other construction fees, sewer fee and street opening fees, for low-income, affordable housing units.
Short Term - Town Council

Transportation Goals

Goal 1: The Town shall have a safe transportation system that meets the needs of both residents and nonresidents.

Recent data shows that no location is a high accident area. The comprehensive plan survey identified the Route 77/Shore Rd/Scott Dyer Rd intersection and Spurwink Ave as areas needing improvement. Whenever road construction projects are considered, Town residents have expressed a desire to support road improvements only if they do not detract from the character of the road.

Implementation Steps

21. Reconstruct Spurwink Ave.
Short Term - Town Council
22. Implement the installation of a traffic signal and related realignment at the intersection of Route 77/Shore Rd/Scott Dyer Rd.
Short Term - Town Council
23. Install a traffic signal at the intersection of Route 77 and the High School entrance.
Short Term - Town Council
24. Develop a Traffic Calming policy that determines when and where traffic calming measures should be utilized on existing and proposed streets.
Short Term - Town Council
25. Promote connectivity between neighborhoods when it benefits public safety, traffic circulation and/or developments with a neighborhood character.

Ongoing - Planning Board

Goal 2: The Town shall continue to coordinate with regional transportation providers, the Community Services Program and the School Department to provide public transportation for the elderly, the handicapped, and other town residents between Cape Elizabeth and Portland/South Portland.

Public transportation service in Cape Elizabeth is available through town contracted services with a regional transportation provider and a limited shuttle program to Mill Creek, the Maine Mall and Downtown Portland operated by the Community Services Program. Especially as the population ages, it is important that some option to driving be available to residents.

Implementation Steps

26. Continue to support a regional transportation provider program than provides bus service for the handicapped and elderly.
Ongoing - Town Council
27. Monitor the need to expand the Community Services Shuttle Program as needed.
Ongoing - Community Services Department

Goal 3: The Town shall promote the expansion of the sidewalk network and bikeways in a manner that promotes public safety and preserves the character of Cape Elizabeth roads and neighborhoods.

New sidewalk construction has occurred primarily in the Town Center and in new developments. The construction includes a 5' wide grassed esplanade, planted with street trees, that separates the sidewalk from the street. Sidewalks not only create a safe facility for pedestrians, but also a neighborhood feel by transitioning between the public space of the street and the private yards of adjacent single family homes.

Bikeways' primary function is to provide a safe facility for bike riders, on or off-road. The physical beauty of Cape Elizabeth naturally attracts bike riders, however, the character of many roads includes minimum traveled way widths and little to no paved shoulders.

Implementation Steps

28. Continue construction of sidewalks in the Town Center and in new developments.
Ongoing - Planning Board/Town Council
29. Prepare a town-wide pedestrian, sidewalk and cycling master plan. The plan shall include an evaluation of the town's capacity for year-round maintenance.
Short Term - Town Council
30. Study the potential for creating an off-road path adjacent to Shore Rd that would be designed with sensitivity to the character of Shore Rd and in collaboration with property owners abutting Shore Rd.

Short Term - Town Council

Public Facilities Goals

Goal 1: The Town shall continue the work of the last decade to assess, renovate and construct public facilities that make it possible to deliver the quality of services that residents expect and fund.

The Town has accomplished a significant number of public facility improvements in the last decade. This effort has positioned the town to deliver quality services to residents in efficient modernized buildings without the need for additional structure improvements. Two exceptions to this may be the Thomas Memorial Library and the Cape Cottage Fire Station. The generally good condition of most municipal buildings, however, does indicate an emphasis on maintenance rather than new construction.

As the town conducts maintenance and new construction, it should take advantage of new techniques and technologies that employ "green construction" or "low-impact" principles. Use of energy efficient materials and alternative fuels should also be evaluated for their adaptability to the range of old and new buildings and vehicles used by the town.

Implementation Steps

31. Appoint a committee to formally assess the physical plant and programming needs of the Thomas Memorial Library.
Short Term - Town Council
32. Include funding in the annual Capital Improvement Plan to maintain all Town of Cape Elizabeth buildings in good condition.
Ongoing - Town Council
33. Develop a model and generate updated school enrollment projections that accurately reflect the influence of in-migration and assess how school facilities will support projected school enrollment.
Short Term - School Board
34. Increase the amount of waste that is recycled.
Short Term - Recycling Committee
35. Educate the public to reduce the total amount of waste generated.
Ongoing - Recycling Committee
36. Continue to improve energy efficiency in Cape Elizabeth Town buildings, incorporating "low impact" construction principles, and explore using alternative fuels for buildings and vehicles.
Ongoing - Town Council
37. Form a committee to explore and the costs and benefits to residents of providing town-wide WiFi internet access.
Long Term - Town Council

Goal 2: The Town shall pursue partnerships with other municipalities, utilities and other groups to maximize the efficient use of public facilities and personnel and minimize infrastructure costs, while maintaining service levels.

In order to stretch public funds to provide services within constrained budgets, many groups are now eager to combine projects and needs, and adjust schedules to take advantage of savings. The Town is pursuing these opportunities and should continue to do so.

Implementation Steps

38. Continue discussions with abutting communities regarding how to handle E911 and other Police Dispatching.
Ongoing - Town Council/Police Department
39. Continue discussion with the City of South Portland regarding the possible sharing of fire protection responsibilities in the Shore Rd area.
Ongoing - Town Council/Fire Department
40. Establish a standard policy for notifying all area utilities in advance of road construction projects to encourage the upgrade of the town's utility infrastructure as opportunities arise. When undertaking upgrades, the electric, telephone and cable utilities are encouraged to place utilities underground.
Short Term - Public Works Department
41. Work with the Greater Portland Council of Governments and the County Government Public Health Initiative to provide Town public health/emergency planning advice.
Short Term- Town Council
42. Enter into public/private partnerships when private financing is offered to fund Town goals and public facility needs.
Ongoing - Town Council

Fiscal Capacity Goals

Goal 1: The Town shall continue to fund the Capital Improvement Plan.

The Town and School update the Capital Improvement Plan every year. CIP funding has made it possible to replace equipment and rebuild infrastructure in a cost efficient manner that minimizes large fluctuations in the tax rate. When the Town began experiencing repeated failure of its oldest sewer lines, a large scale replacement program was funded by borrowing the amount of a retiring bond. This approach to comprehensive fiscal management should be further enhanced by combining the school and town CIP budgets.

Implementation Steps

43. Develop a unified town/school CIP.

Short Term - Town Council/School Board

44. Expand the CIP to a ten-year time frame.
Short Term - Town Council

Goal 2: The Town will continue to balance residents' request for services with residents' request to minimize property taxes.

Town residents have supported improvements to municipal facilities over the last decade. They have rejected a statewide referendum effort to cap property taxes (Palesky) in 2004, and a statewide spending cap (TABOR) in 2006. At the same time, however, residents have expressed concern that property taxes are too high, especially for the growing number of retirees. Methods to both reduce costs and raise revenues will need to be considered.

Implementation Steps

45. Evaluate a shift to user fees to partially fund services in place of increases in the property tax. Examples could include pay per bag for trash disposal, library cards, and fees for athletic field use.
Short Term - Town Council
46. Commission a study of the total cost of both commercial and residential development to determine their impact on the tax base as compared to the impact of preserving land permanently. Begin by evaluating the conclusions of local communities that have commissioned similar studies and build upon their analyses.
Long Term - Cape Elizabeth Land Trust
47. Encourage appropriate businesses that are compatible with community character.
Long Term - Town Council

Recreation and Open Space Goals

Goal 1: The amount of publicly accessible open space should be increased in order to preserve the current local standard of open space of 118 acres per 1,000 population.

A major reason residents choose to live in Cape Elizabeth is the open space and physical beauty of the community. In the last decade, the Town, in cooperation with the Cape Elizabeth Land Trust, has increased the local standard of open space from 24 acres per 1,000 population to 118 acres per 1,000 population. The Town should take steps to preserve this standard as the population slowly increases and to increase the standard as resources allow.

Implementation Steps

48. Continue the Open Space Zoning and Open Space Impact Fee requirements for new development that require that open space be set aside.
Ongoing - Town Council
49. Evaluate various funding methodologies - including an assessment of the viability and feasibility of a public land bond and its effect on the tax rate - to assure permanent protection of the unique land parcels in town that define the Town's rural, community character.
Long Term - Town Council
50. Evaluate long-term financing via bonds to purchase land or easements and consider budget set asides or other proactive methods so that the Town is prepared to purchase land or conservation easements as strategic parcels and preservation opportunities are presented to the Council.
Long Term - Town Council
51. Purchase land or conservation easements when there is an opportunity to preserve unique or significant open space, especially where it can be added to the Greenbelt Trail system.
Ongoing - Town Council
52. Partner with the Cape Elizabeth Land Trust, public and private organizations, State and Federal agencies, private land owners, and other key stakeholders to preserve open space and trails permanently that define our rural, community character.
Ongoing - Town Council
53. Encourage the State of Maine to acquire permanent public access to Crescent Beach beyond the expiration of the lease in 2010.
Short Term - Town Council
54. Maintain a dialogue with major landowners regarding their future plans and discuss methods for preserving significant open space for recreation.
Ongoing - Town Council/Conservation Commission

Goal 2: The Town shall maximize the responsible use of town open space through implementation of the 2001 Greenbelt Plan, Fort Williams Master Plan, Gull Crest Master Plan and Winnick Woods Master Plan, which plans are hereby incorporated by reference.

The Town has prepared master plans to promote orderly use and limited development of the town's significant open space resources. The Greenbelt Plan attempts to pull those land parcels and many smaller parcels and easements into a cohesive trail network. As these master plans are implemented, town residents will be able to more fully enjoy the resources the town currently owns.

Implementation of the master plans has been most often restricted by lack of funding. In some cases, the town has been able to supplement existing funds with grants and donations. In other cases, significant volunteer efforts have significantly reduced costs.

In the future, this type of multifaceted approach will be needed to implement the master plans.

Implementation Steps

55. Promote volunteer efforts such as Cape Trails Day and student trail events to construct and maintain trails.
Ongoing - Conservation Commission
56. Continue to fund the purchase of materials to construct boardwalks and bridges, especially as a match when volunteer labor is available.
Ongoing - Town Council
57. Continue to seek grant funding and partnerships with like-minded groups to implement the above master plans.
Ongoing - Conservation Commission/Fort Williams Advisory Commission
58. Review the master plans overseen by the Conservation Commission and the Fort Williams Advisory Commission every 7 years, to insure that the plans are being implemented appropriately.
Long Term - Conservation Commission/Fort Williams Advisory Commission
59. Hold a public forum with trail users to develop a policy regarding conflicts between trail users.
Short Term - Conservation Commission

Goal 3: The Town shall support the high level of resident participation in Community Services Programs and the high quality of the town's recreational facilities.

Like most municipal departments, Community Services is highly rated in the telephone survey. In addition to programming within the Community Center, Community Services manages the community pool and scheduling of athletic fields. While no large expansion in facilities is anticipated as the program evolves with population changes, in the long term some facility expansion and adjustment may be needed.

Implementation Steps

60. Explore the need for additional athletic fields, gym activity space, and outdoor lighting for recreation areas.
Long Term - Town Council/Community Services Department

Marine Resources Goal

Goal 1: The Town shall manage marine resources to protect commercial fishing and access and also to provide for recreational boating.

Marine resources support commercial fishing, noncommercial fishing and recreational boating. Facilities are managed to assign first priority to commercial fishing. Some expansion of commercial fishing could be accommodated. At the same time,

noncommercial fishing and recreational boating now occur and can continue to occur without a negative impact on commercial fishing.

Implementation Steps

61. Continue to reserve and improve the Kettle Cove boat ramp for commercial fishing, WETeam, and other emergency access.
Ongoing - Harbor Master
62. Study the need for and the potential location of an additional boat ramp and parking facilities for all users.
Long Term - Town Council
63. Evaluate the need for and feasibility of public access (including parking) to shell fishing beds for licensed, commercial fishermen.
Long Term - Town Council

Water Resources Goals

Goal 1: The Town should retain its local Shoreland Zoning and Great Pond Watershed Overlay District regulations that require preservation of vegetated buffers and restrict activity in shoreland areas, resulting in no degradation of adjacent water bodies.

As a mature suburb, Cape Elizabeth is more densely developed than most other Greater Portland suburbs. Rather than resulting in declines in local water quality, the location of clustering of development and preservation of buffers as required by local regulations is preserving water quality. Preservation of naturally vegetated buffers is less expensive than design and construction of pre-treatment structures, such as settling ponds and phosphorus control facilities. In addition, "low-tech" vegetated buffer requirements result in less administrative burden to inspect.

Implementation Steps

64. Update the local Shoreland Zoning requirements to be consistent with new state Mandatory Shoreland Zoning requirements which take effect in 2008.
Short Term - Planning Board
65. Retain the Great Pond Watershed Overlay District.
Ongoing - Town Council
66. Initiate an educational effort to reduce the occurrences where land owners have altered vegetation in buffer areas in a manner that degrades water quality.
Short Term - Conservation Commission
67. Take advantage of new technologies and funding opportunities to eliminate the remaining overboard discharges.
Long Term - Town Council

68. Investigate, in cooperation with private land owners, adopting names for unnamed bodies of water to aid in public awareness.
Long Term - Town Council

Goal 2: Periodic water quality testing should continue and be expanded to monitor local water quality in order to identify potential problems in the early stages and also to assist in priority setting for infrastructure policy and improvements.

Very little water quality data are generated, except as funded by the Town. As funding permits and opportunities arise, the Town should look to itself as the primary collector of water quality testing data necessary to stop possible water quality degradation at its earliest stages.

Implementation Step

69. Expand the periodic water quality testing of Great Pond to a town-wide program that includes identifying standard water quality testing sites throughout town which are tested every 5 -10 years on a standard set of parameters.
Long Term - Town Council

Critical Natural Resources Goal

Goal 1: The Town's critical natural resources are clustered together in areas that currently enjoy strict local protection from alterations and impacts. This current regulatory structure, which includes Resource Protection regulations, Shoreland Zoning and Floodplain Management, should be maintained.

Critical resources in Cape Elizabeth are focused in the major wetland areas. Alteration of these wetland areas is restricted, not only by state, and, in some cases, federal regulation, but also by local regulations that prohibit new home and road construction. The critical resource analysis highlights the layers of functions incorporated within these fragile natural areas. Available data suggest that current management is adequate to protect these areas. Therefore, as new development occurs, continued application of existing policies and regulations should be adequate to preserve critical natural resources.

Implementation Steps

70. Maintain the current stringent local wetland regulations as they apply to residential uses, including the RP1 Buffer at the 250' width.
Ongoing - Town Council
71. Retain the current, stringent Resource Protection Regulations, Shoreland Zoning and Floodplain Management Ordinance, and update as needed.

Ongoing - Town Council/Planning Board

72. Confirm that the existing Resource Protection permit process delineates significant vernal pools.

Short Term - Planning Board

Agriculture and Forestry Goal

Goal 1: The Town shall support the continuation of farming and management of woodland areas by working with farmers and land owners to provide for financial rewards and preservation of significant agricultural and forestry areas.

Farming is intrinsically tied to the identity of Cape Elizabeth. Town residents have expressed strong support to preserve farming as part of the Town's character. Further, town residents have supported municipal funding for farming preservation efforts and participate in community supported agriculture programs operated by some farms. Nonetheless, the economic viability of farming, especially with Cape Elizabeth land values, is challenging. While the town cannot reverse regional, state and national trends that have pressured local farms, it can work to mitigate negative impacts in recognition of the importance of local farms to community character.

Implementation Steps

73. Develop an agricultural profile, in conjunction with farmers, that assesses the economic, cultural, and resource stewardship value of agriculture in Cape Elizabeth, and which includes quantitative and qualitative research, identifies the critical challenges facing local agriculture, and develops recommendations to address these challenges.
Short Term - Town Council
74. Identify and modify town regulations that hamper the flexibility needed to make farming economically viable. This review shall include, at a minimum:
- Minimum lot size for fish and farm markets;
 - Temporary buildings needed for worker housing;
 - Agriculture related accessory buildings and uses;
 - Agriculture definition;
 - Agriculturally related produces and uses;
 - Restrictions on the percentage of non-farm/non-local produce that may be sold in farm markets.
- Short Term - Planning Board**
75. Educate farmers and woodland owners of the full benefits available under the State Farm and Open Space Law and the Tree Growth Law.

Ongoing - Town Assessor

Historic and Archeological Resources Goal

Goal 1: The Town shall preserve local historical resources.

Recurring themes of rural character, preservation of farmland, and ties to the water, that are rooted in the earliest history of the town, continue to influence policy debates. Preserving the town's history not only tells us where we came from, but also is instructive in how we should proceed. Historical records have been successfully preserved through a partnership between Cape Elizabeth Historical Preservation Society and the Town. The town should continue to build on this partnership and its other historic preservation efforts.

Implementation Steps

76. Expand the space allotted to the Cape Elizabeth Historical Preservation Society for records preservation and research.
Long Term - Town Council
77. Require new development undergoing Site Plan or Subdivision Review that is located in sensitive archeological areas as shown on the Historic Resources Map to submit an archeological survey prepared by the MHPC or a qualified professional prior to a finding that the application is complete.
Long Term - Planning Board

Regional Coordination Goal

Goal 1: The Town will pursue opportunities for regional cooperation, possible expenditure savings, and service efficiencies for Cape Elizabeth taxpayers.

Regional coordination has been integrated into town procedures and decision-making so that it is now considered standard practice for many government functions. Examples of this include waste disposal and sanitary waste treatment. The Town should remain poised to take advantage of new opportunities to regionalize services when cost-efficiencies are possible within appropriate levels of service quality and local control.

Implementation Steps

78. Continue discussions with the City of South Portland Fire Department regarding consolidation of the Willard and Cape Cottage Fire Stations in a manner that does not compromise the ability to provide fire protection to Cape Elizabeth residents.
Ongoing - Town Council/Fire Department
79. Pursue additional opportunities for regional delivery of services, cost sharing and opportunities for efficiencies and service improvements.
Ongoing - Town Council

80. Ensure that regionalization opportunities are incorporated into the annual budget process.
Ongoing - Town Council

Land Use Goals

Goal 1: The Town shall continue to promote clustering of proposed new development in identified growth areas, increase open space and discourage development in other parts of town.

New development is often controversial and opposed by neighbors and residents. Nonetheless, some new development will occur as property owners sell their land. An estimated 330 new housing units may be constructed between 2007 and 2020. When new development is proposed, it should be clustered on the lot and in areas of town where availability of utilities, such as public sewer, makes higher densities possible. In this way, a minimal amount of total land will be developed to accommodate anticipated new housing. Any policies that discourage clustering or create incentives for sprawl-type subdivisions should be revised so that land use policies uniformly encourage clustering.

Implementation Steps

81. Maintain the current, large lot size and low density requirements in the RA District, which includes 50% of the town, to ensure a range of choice for residents.
Ongoing - Town Council
82. Increase the density of the RB District, which includes 7% of the acreage of the town, with Open Space zoning, where public sewer is available, from 30,000 sq. ft. to 20,000 sq. ft per lot, and increase the Open Space Zoning open space requirement from 40% to 45% in the RB District.
Short Term - Planning Board
83. Review the design of open space in the Open Space Zoning provisions to maximize the amount of open space in a single contiguous parcel and discourage narrow strips, except when strips are necessary for trail connections.
Short Term - Planning Board
84. Make the Open Space Impact Fee not applicable when a subdivision is designed in compliance with the Open Space Zoning Regulations, which include a separate open space requirement.
Short Term - Planning Board
85. Eliminate the cap on the number of units per building allowed for multiplex developments located in the RC and RB Districts. Create design standards for buildings exceeding 5 units and a maximum height limit that is greater than the current 35' height limit. This will be available only in conjunction with the Agricultural TDR (# 85), developments targeted to 55 and older (# 15) or an affordable housing overlay district (#19).
Short Term - Planning Board

86. Reduce the minimum lot size required for multiplex housing in the RC District from 5 acres to 3 acres and eliminate the minimum lot size for multiplex housing in the RB District.

Short Term - Planning Board

87. Overhaul the Subdivision Ordinance to align state and local subdivision standards of review.

Short Term - Planning Board

Goal 2: The Town shall add land use regulation options that preserve community character.

Community character, which ranges from the compact neighborhoods along Shore Rd to the open stretches of the Spurwink Marsh, is cherished by residents. Open space, in particular working farms, is fundamentally tied to the identity of Cape Elizabeth. The Town and the Land Trust have been successful in preserving open space through purchase. In the next decade, however, it is uncertain what financial resources will be available.

Preservation of open space through development review has also been a successful technique. Zoning and development regulations that preserve open space can be expanded, in particular to preserve remaining agricultural lands, and are not dependent on the availability of public/nonprofit financial resources.

Implementation Steps

88. Create a Transfer of Development Rights Agricultural Bonus that increases the number of development units transferred from farm fields by one-third.

Short Term - Planning Board

89. Continue to allow the development of infill lots at current nonconforming minimum lot size requirements.

Ongoing - Town Council

Goal 3: The Town shall require that development in the RB District be served by public sewer.

The RB District has been created to accommodate anticipated growth outside of infill areas. The ability of the RB District to absorb growth without new development expanding to other areas is limited when public sewer is not extended to the development. The public sewer system has capacity and the Town Sewer Ordinance allows the Town Council to extend sewer service areas to growth areas.

Implementation Steps

90. Designate the RB Districts as Sewer Service Areas.

Short Term - Town Council

91. Require new subdivision development in the RB District to be served by public sewer.
Short Term - Planning Board