

Appendix H

Statewide Growth Management Goals

Statewide Growth Management Goals and Strategies:

1. 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.
 - a. Amend the Act to offer meaningful incentives and rewards for communities with certified growth management programs and expand preferential award of grants for expansion of sewer and water facilities consistent with a local comprehensive plan.
 - b. Continue working to eliminate policies that penalize service centers or threaten rural natural resource-based economies.
 - c. Support MDOT's Urban Compact and Rural Road Initiatives.
 - d. Support MDOT's efforts to establish access management policies and regimes at the state, regional, and local level.
 - e. Continue working with DOE to direct state funds toward renovation and expansion of existing schools in service centers and designated growth areas and to site new schools consistent with local comprehensive plans with consideration of impacts on regional growth patterns and sprawl.
 - f. Build upon interagency working relationships begun in 1998 to identify strategies for mutually reinforcing the productive use of rural lands and deterring development sprawl. Priority areas include tax policy, land use planning, and business planning/marketing assistance for natural resource-based industries.
2. To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
 - a. The Municipal Investment Trust Fund should be funded to support local efforts to provide necessary infrastructure and services to attract and accommodate development in designated growth areas of communities with consistent growth management programs.
 - b. State agencies should review and modify existing programs supporting local infrastructure investments to ensure that preference is given to communities whose projects are supported by consistent growth management programs.
 - c. State agencies should encourage efforts to provide for infrastructure and public facilities needs that provide benefits on a regional or multi-town basis as long as these efforts do not encourage development sprawl.
3. To promote an economic climate which increases job opportunities and overall economic well being.
 - a. State agencies should establish common policies and grant award practices.
 - b. The Office should continue to offer technical assistance to towns on capital improvement planning to implement investments outlined in their comprehensive plans.
 - c. The Office and Department of Economic and Community Development (DECD) should work together to provide municipal technical assistance to integrate community planning and economic development.
 - d. The DECD should target a portion of its Community Development Block Grants for downtowns in service centers and designated growth areas of communities with consistent growth management programs.
 - e. The DECD should establish a set aside for grants to service centers to address stagnant or declining populations, high proportion of low income and dependent

- populations, aged housing stock, and other symptoms of long term economic and social stress similar to that recognized by federally designated entitlement communities.
- f. The Office should continue to work with the Finance Authority of Maine (FAME), Maine State Housing Authority (MSHA), and DECD to ensure that service centers and designated growth areas are “ready to serve” potential new and redevelopment projects that might be inclined to locate in non-center communities and rural areas if they perceive there are no acceptable areas in existing downtowns.
4. To encourage and promote affordable housing opportunities for all Maine citizens.
 - a. The Office should continue to work with MSHA to expand the availability of its New Neighbors Program to other service centers.
 - b. The Office and MSHA should work together to establish a linkage between the State’s affordable housing grant and loan programs and consistent local growth management strategies.
 - c. The Office should continue to identify and promote traditional, compact development using market research where appropriate, alternative design strategies, demonstration projects, and technical assistance.
 5. To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.
 - a. The Office should continue to offer technical assistance to communities and state agencies and focus on the undeniable connection between water quality and land use throughout the watershed. The State should continue to provide and expand the use of preferences for communities with consistent growth management programs in the award of watershed and water quality grants.
 - b. The Office and DEP should study the watersheds of sensitive water bodies and develop protocols for their protection including using regional models of watershed protection.
 - c. The State should attempt to map development that falls below current Stormwater Law review thresholds in selected lake watersheds to help identify opportunities for regional management of impacts on the water body. If the State identifies a higher rate of development than anticipated, it should alert towns in the watershed to the need for action to manage water quality impacts of development in watersheds of sensitive water bodies.
 - d. The Office and other state agencies that seek to protect water quality or whose activities impact it should continue to coordinate watershed wide management and protection efforts using the China and Damariscotta Lake Watershed associations as models.
 - e. The Office and other state agencies should continue to encourage municipalities to incorporate aquifer and watershed protections in local ordinances to minimize the negative impacts of development on community and district drinking water sources.
 6. 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.
 - a. Continue to work with a broad coalition of environmental and natural resource agencies and nongovernmental organizations, including the NAP, IF&W, DMR,

- Maine Audubon, and Eco/Eco, among others, to develop regional strategies to protect habitat and address fragmentation that go beyond regulatory approaches.
- b. Develop state funded incentives (such as technical assistance and planning grants) for municipalities and conservation and recreation interests to cooperatively develop multi-town regional plans that provide for open space and wildlife protection.
 - c. Develop landowner incentives (such as property tax relief) or disincentives to encourage land to remain undeveloped.
 - d. Develop model performance standards to protect habitats of importance (through a cooperative effort of regional council and the DOC, IF&W, and the Office).
 - e. Initiate pilot projects that seek to demonstrate and test the efficacy of planning and management tools and techniques.
 - f. Establish multi-objective management (that encompasses habitat protection, but also groundwater and surface water protection, flood mitigation, recreation and open space, quality neighborhoods and community development, historic and archaeological preservation, forest land and agricultural land conservation) as the preferred method of planning for development and conservation by state agencies and municipalities.
 - g. Favor land acquisition programs in areas which have regional open space plans (as part of the Public Land Acquisition Advisory Committee guidelines).
 - h. Amend Land for Maine Future Board criteria to consider focal areas identified in the Beginning with Habitat program, parcels which connect land already in protected status, and the value of wildlife corridors on property being considered for state purchase.
 - i. Direct state policies and funds to revitalize city/village centers.
 - j. Initiate a publicly funded bond issue to increase the amount of land in public ownership in Maine by 20%, with special emphasis on protection of natural reserves that would conserve outstanding examples of Maine's native plant and animal habitats.
7. To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.
 - a. The Office should continue to help coastal communities use and adopt comprehensive plans and ordinances that are consistent with the Act.
 - b. The Office should continue to work with state and federal agencies to coordinate programs and policies that support the Act's marine resources goal, create programs that address marine resource needs identified in local comprehensive plans, and provide grant preferences for communities with consistent growth management programs.
 8. To safeguard the State's agricultural and forest resources from development which threatens those resources.
 - a. The Office should continue to explore options to support natural resource-based industries and make recommendations to the Legislature, including:
 - i. Reimbursing municipalities for land classified in Farm and Open Space as it does for land in Tree Growth. MRS should continue working with other departments, assessors, and landowners to make the current Farm and Open Space Tax Law more accessible and user-friendly.
 - ii. Strengthening the Farmland Adjacency Law and establishing a list of registered farms at DAFRR.

- b. The Office, working with MFS, DAFRR, and DECD, should continue to develop and provide tools to municipalities to help manage and preserve productive rural landscapes.
- 9. To preserve the State's historic and archaeological resources.
 - a. Develop a model ordinance to assist communities interested in achieving Certified Local Government (CLG) designation under National Park Service guidelines. The heart of the CLG program is in meeting federal standards for establishing the legal framework for preservation, as well as municipal capacity for effective ordinance review.
 - b. Coordinate award of MHPC grants supporting the development of local historic preservation ordinances with the Office's awarding of implementation grants.
- 10. To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.
 - a. The Office should continue to work with other agencies to expand resources, both financial and technical assistance, available to assist communities that seek to improve their recreation and access opportunities.
 - b. The Office should continue to work with state agencies to ensure that programs and project funding for municipal projects are targeted to recreation and access needs identified as a high priority in communities with consistent growth management programs.