

TOWN OF BENTON
2018 Comprehensive Plan
SECTION II
VERSION 03/10/2018

Plan Approved by Town at the Annual Town Meeting, March 10, 2018

Plan Adopted by Town Select Board, April 3, 2018

**Town of Benton Comprehensive Plan
Section II**

[Table of Contents](#)

COMPREHENSIVE PLAN – SECTION II	3
A0. INCREASE COMMUNICATIONS AND COORDINATION	4
A1. HISTORIC AND ARCHEOLOGICAL RESOURCES	5
A2. WATER RESOURCES	7
A3. NATURAL RESOURCES	9
A4. AGRICULTURAL AND FOREST RESOURCES	12
A5. POPULATION AND DEMOGRAPHICS	14
A6. LOCAL ECONOMY	15
A7. HOUSING	17
A8. RECREATION	19
A9. TRANSPORTATION	21
A10. PUBLIC FACILITIES AND SERVICES	23
A13. MARINE RESOURCES	29

Town of Benton Comprehensive Plan

Section II

COMPREHENSIVE PLAN – SECTION II

Section II, provides the action plan to accomplish the plan. It includes recommendations in the form of policies and strategies for each of the thirteen topics outlined in State of Maine's Chapter 208: Comprehensive Plan Review Criteria Rule, Section 3 Required Topics, which provides "the criteria used to review community comprehensive plans for consistency with goals and guidelines of the *Growth Management Act* (30-A M.R.S.A. §§ 4312 - 4350)". These recommendations are intended to address the issues raised in the analysis and review of the elements completed in Section III.

The matrix also reflects the planned implementation timing (near-term, mid-term, long-term and on-going).

1. "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.
2. "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.
3. "Long-term" activities are those which are more nebulous, and for which the path to implementation has not yet come into focus.
4. The term "ongoing" is used to identify strategies which are currently in place and should continue.

Additionally, to ensure collaboration and overall success, the matrix provides an explanation on the roles and responsibility using a RACI model; RACI stands for Responsible Accountable Consulted Informed. Each strategy is associated with at least one role or in some cases multiple roles which are divided into the following four association types:

1. **Responsible** - A role that is "Responsible" for completing the task or deliverable.
2. **Accountable** - A role that is "Accountable" has the final authority or accountability for the task's completion.
3. **Consulted** - A role that is "Consulted" is an adviser to a task.
4. **Informed** - A role that is "Informed" is kept up to date on task completion. Charting this role helps to illustrate dependencies and also ensures that transparency into task status exists.

Chart Legend

1. SB - Select Board
2. EDC - Economic Development Committee
3. MPB - Municipal Planning Board
4. CEO - Code Enforcement Officer
5. KSDT – Kennebec Sewer District Trustee
6. KWDT – Kennebec Water District Trustee
7. RC – Road Commissioner
8. BSH – Benton Historical Society

A0. INCREASE COMMUNICATIONS AND COORDINATION.

GOAL A0-G1: Increase communications and coordination to ensure accountability and transparency of municipal operations.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPB	CEO	KSDT	KWDT	RC	BHS
POLICY – A0-TP1: Increase overall communications and coordination: policies, operational documents, plans, financial and budget reports by offering web accessible documentation.											
A0-TP1.TS1 - Select Board will develop where required, maintain (either directly or by committee appointment) and make publically available on the Town's website the following; Town Operational Procedures (including communication mechanisms), Annual Budget Documents, Comprehensive Plan, Capital Improvement Plan, Ordinances, and Employee Personnel Manual.	Near-Term On-Going	A	C	R	C	C	C	C	C	C	C
A0-TP1.TS2 - Secure services for redesign of the Town's website consistent with the appropriate web accessibility standards and provide training for Town's staff to maintain website content.	Near-Term On-Going	A	C	R							
A0-TP1.TS3 – Secure services to update and digitize the Town's tax maps.	Near-Term On-Going	A	C	R			C				
A0-TP1.TS4 – Secure services to update and provide web accessible and searchable documents.	Near-Term On-Going	A	C	R			C				
A0-TP1.TS5 - Develop a citizen education plan to educate Town citizens on the benefits of further regional coordination.	Near-Term On-Going	A	C	R	R						
A0-TP1.TS6 - Participate in regional economic development efforts; Kennebec Valley Council of Governments.	Near-Term On-Going	A			R						
A0-TP1.TS7 - Expand cooperation with the Mid-Maine Chamber of Commerce	Near-Term On-Going	A			R						
A0-TP1.TS8 - Actively pursue opportunities with neighboring towns, regional organizations and the school district.	Near-Term On-Going	A			R						
A0-TP1.TS9 - Actively seek opportunities for regionalization of fire protection services, including training sites and other opportunities.	Near-Term On-Going	A			R						

A1. HISTORIC AND ARCHEOLOGICAL RESOURCES

Analysis: Refer to Section III of the Comprehensive Plan

GOAL A1-G1: To preserve and protect to the greatest extent practicable the significant historic and archaeological resources in the community. Honor the history of Benton through recognition of its archeological and historic resources.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPB	CEO	KSDT	KWDT	RC	BHS
POLICY – A1-SP1: Preserve and protect to the greatest extent practicable the significant historic and archaeological resources in the community.											
A1-SP1.SS1 - 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.	Ongoing	C I			C	A	R			C	C
A1-SP1.SS2 - 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.	Near-Term	C I			C	A	R				C
A1-SP1.SS3 - 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.	On-Going	C I			C						R A
POLICY – A1-TP3: Conservation and protection of our natural, historical and archeological resources.											
A1-TP1.TS1 – Preserve and Enhance Historical Waterfront. Encourage the development of an archeological inventory of the Sebasticook and Kennebec Rivers shore. Including its industrial heritage, with possible signage for public use / tourism.	On-Going	C I			C						R A
A1-TP1.TS2 – Address lack of local ordinance protection measures for historic and archaeological resources. Require site plans and/or subdivision regulations for applicants proposing development in areas	On-Going	C I			C	A	R				

Town of Benton Comprehensive Plan Section II

that may contain historic or archaeological resources to conduct a survey for such resources.													
---	--	--	--	--	--	--	--	--	--	--	--	--	--

Town of Benton Comprehensive Plan Section II

A2. WATER RESOURCES

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A2-G2: 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	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPB	CEO	KSDT	KWDT	RC	BHS
POLICY – A2-SP1: To protect current and potential drinking water sources.											
A2-SP1.SS1 - Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502). b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. c. Maine Pollution Discharge Elimination System Stormwater Program	Near-Term	C I			C	A	R	C			
POLICY – A2-SP2: To protect water resources in growth areas while promoting more intensive development in those areas.											
A2-SP2.SS1 - Amend local land use ordinances, as applicable, to incorporate low impact development standards.	Near-Term	C I			C	A	R	C			
A2-SP2.SS2 - 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.	Near-Term	C I			C	A	R	C			
POLICY – A2-SP3: To protect significant surface water resources from pollution and improve water quality where needed.											
A2-SP3.SS1 - Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	Mid-Term	C I			C	A	R	C			
A2-SP3.SS2 - Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	Near-Term On-Going	C I			C	A	R	C			

Town of Benton Comprehensive Plan Section II

A2-SP3.SS3 - 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, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.	On-Going	C I		R	C	A	R	C				
POLICY – A2-SP4: To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.												
A2-SP4.SS1 - Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	On-Going	C I			C	A	R	C				
A2-SP4.SS2 - Provide educational materials at appropriate locations regarding aquatic invasive species.	On-Going	C I		R	C	A	R	C				
POLICY – A2-SP5: To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.												
A2-TP5.TS1 – To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	On-Going	C I		R	C	A	R	C	C			
POLICY – A2-TP3: Conservation and protection of our natural, historical and archeological resources.												
A2-TP1.TS1 - Proactively, make available technical assistance / educational information to stormwater runoff in and around Benton roads, inland water resources, and critical shoreline areas.	On-Going	C I		R	C	A	R	C	C			
A2-TP1.TS2 - Take enforcement measures where appropriate and review our local ordinances to protect the Town’s groundwater resources, including the following: <ul style="list-style-type: none"> • Protecting the Aquifers from inappropriate development. • Monitoring well quantity and quality issues. • Replacing malfunctioning subsurface wastewater systems. • Protecting wetlands and other waterbodies from erosion and contamination. • Continue to regulate extraction operations such as sand and gravel operations. • Direct certain commercial operations into the parts of the town served by municipal water and sewer. 	Near-Term On-Going	C I		R	C	A	R	C	C			

Town of Benton Comprehensive Plan Section II

A3. NATURAL RESOURCES

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A3-G3: 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.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPB	CEO	KSDT	KWDT	RC	BHS
POLICY – A3-SP1: To conserve critical natural resources in the community											
A3-SP1.SS1 - Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources, including creation of preservation districts which prohibit development in areas such as critical deer yards, waterfowl nesting areas, wetlands and endangered plants and animals.	Near-Term	C I			C	A	R				
A3-SP1.SS2 - Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan. With particular emphasis on Section IV – Map 3.0 Building a Regional Landscape and supporting Maps 3.1, 3.2, 3.3 and 3.4.	Near-Term	C I			C	A	R				
A3-SP1.SS3 - 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.	Near-Term	C I			C	A	R				
A3-SP1.SS4 - 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 Beginning with Habitat (BwH) maps and information regarding critical natural resources.	Near-Term	C I			C	A	R				
A3-SP1.SS5 - Initiate and/or participate in inter-local and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	On-Going	C I			C	A	R				

Town of Benton Comprehensive Plan Section II

A3-SP1.TS1 - Guide growth and development towards land that has the capacity to absorb development without detrimental impacts to natural resources. With particular emphasis on Section IV – Map 3.0 Building a Regional Landscape and supporting Maps 3.2, 3.3 and 3.4. Develop local ordinances to provide a network of interconnected blocks aimed to protect Maine’s species.	On-Going	C I			C	A	R					
A3-SP1.TS2 - Encourage and support citizen and regional efforts to decrease nonpoint source pollution flowing into Benton’s bodies of water, including inland water resources and habitats.	On-Going	C I			C	A	R					
A3-SP1.TS3 - Protect soils and groundwater from older and poorly working septic systems by exploring ways to increase the efficiency and effectiveness of Benton’s sewer system ensuring wastewater meets all applicable environmental standards for the Kennebec and the Sebasticook Rivers, as well as, key focus areas identified.	On-Going	C I			C	A	R					
POLICY – A3-SP2: To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.												
A3-SP2.SS1 - Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	On-Going	A R	C		C	C	C					
A3-SP2.SS1 - 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.	On-Going	A	C	R	C	C	C					
A3-SP2.TS1 – Consult with surrounding municipalities to develop and maintain an all-hazard emergency response plan.	On-Going	C I			C	A	R					
A3-SP2.TS2 – Encourage communication & coordination with the State & private organizations in the preservation & enhancement of fish & wildlife resources in Benton	On-Going	C I			C	A	R					
A3-SP2.TS3 – Evaluate the potential for the acquisition of property for the preservation of significant local natural resources												
A3-SP2.TS4 – Benton will follow and support any outcomes from the Sunhaze Meadows NWR Habitat Management Plan, specifically the plan’s goals to increase forest buffer to 100 feet along Sandy Stream to protect water quality and freshwater mussels, and to increase upland buffer to 75 feet along Fowler Brook at Benton Division to protect water quality. Support will include adjustments to the local ordinances for modifications to increase upland buffers.	On-Going	C I			C	A	R					
A3-SP2.TS5 – Benton will follow and support the Nature Conservancy and the Natural Resources Conservation Service published draft	On-Going	C I	A R		A R							

Town of Benton Comprehensive Plan Section II

document of conservation goals for period of (2006 – 2016), specifically to ensure the Fifteen Mile stream maintains their 'A' rating from DEP and continue to attain water quality status. Support will include adjustments to the local ordinances for modifications to increase upland buffers.											
A3-SP2.TS6 – Benton will work with the Nature Conservancy and the Natural Resources Conservation Service to identify all key parcels and provide information on special qualities and vulnerabilities for riparian zone.	On-Going	C I			C	A	R				
A3-SP2.TS7 – Benton will continue to grow Alewife Program.	On-Going	C I			C	A	R				

Town of Benton Comprehensive Plan Section II

A4. AGRICULTURAL AND FOREST RESOURCES

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A4-G4: To safeguard the State's agricultural and forest resources from development which threatens those resources.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPD	CEO	KSTD	KWDT	RC	BHS
POLICY – A4-SP1: To safeguard lands identified as prime farmland or capable of supporting commercial forestry.											
A4-SP1.SS1 - 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.	On-Going	C I			C	A	R				
A4-SP1.SS2 - Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	On-Going	C I			C	A	R				
A4-SP1.SS3 - 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.	Near-Term	C I			C	A	R				
A4-SP1.SS4 - 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.	Near-Term	C I			C	A	R				
A4-SP1.TS1 - Town should promote local foods and value-added industry through support of the farmers market and incentives for related businesses.	On-Going	C I			C	A	R				
POLICY – A2-SP2: To support farming and forestry and encourage their economic viability.											
A4-SP2.SS1 - Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	On-Going	A	C	R	C	C	C				
A4-SP2.SS2 - Permit land use activities that support productive agriculture and forestry operations, such as roadside stands,	Mid-Term	C I			C	A	R				

Town of Benton Comprehensive Plan Section II

greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.											
A4-SP2.SS3 - Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	On-Going	C I			R A	C	C				
A4-SP2.TS1 – The Town will provide land owners with information regarding the state’s current use tax laws.	On-Going	C I	R A	R A							

Town of Benton Comprehensive Plan Section II

A5. POPULATION AND DEMOGRAPHICS

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A5-G5: The State of Maine Comprehensive Plan Review Criteria Rule does not state a goal for the Population and Demographics section of a Comprehensive Plan.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPD	CEO	KSTD	KWDT	RC	BHS
POLICY – A7-TP4: Broadening of residential opportunities and commitment to open space and recreational activity.											
A5-TP1.TS1 – Complete annual review of changes in population distribution across age categories to assess the Town’s needs and impact to Future Land Use Plan and ensure that corrective actions taken as part of the planning process are impacting the declining trend.	On-Going	A		R	R						
A5-TP1.TS2 – Complete annual review of changes in young family statistics and assess appropriate focus on school facilities and services	On-Going	A		R	R						

Town of Benton Comprehensive Plan Section II

A6. LOCAL ECONOMY

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A6-G6: Promote an economic climate that increases job opportunities and overall economic well-being.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPD	CEO	KSTD	KWDT	RC	BHS
POLICY – A6-SP1: To support the type of economic development activity the community desires, reflecting the community’s role in the region.											
A6-SP1.SS1 - 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).	Near-Term	R A									
A6-SP1.SS2 - Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	On-Going	C I			C	A	R				
POLICY – A6-SP2: To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.											
A6-SP2.SS1 - 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.)	On-Going	A C I	R C		R C						
POLICY – A6-SP3: To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.											
A6-SP3.SS1 - Participate in any regional economic development planning efforts.	On-Going	A C I			R C						
A6-SP3.TS1 – Continue to utilize TIF districts to enable greater economic growth.	On-Going	A C I			R C						
POLICY – A6-TP2: Encourage business development and overall economic well-being consistent with Benton’s rural, small-town character.											

Town of Benton Comprehensive Plan Section II

<p>A6-TP2.TS1 – Develop a comprehensive strategy and master plan for the Town’s major arteries (Bridge Street, Benton Avenue, River Road, Route 100 and 100A) including gateway signs, improved appearance, pedestrian access, parking, infrastructure, telecommunications and utilities, improvements for Alewife’s festival, etc.</p>	Near-Term	A C I			R C						
<p>A6-TP2.TS2 - Identify appropriate grant programs to further the Town’s economic development strategies in the most cost-effective manner possible.</p>	On-Going	A C I	R C		R C						
<p>A6-TP2.TS3 - Town should retain tax-acquired properties and purchase appropriate sites throughout town which are best suited to provide options for improving open space and recreational opportunities.</p>	On-Going	A C I			R C						
<p>A6-TP2.TS4 - Seek business community input on a regular basis to help shape the strategies and tactics of Benton economic development.</p>	On-Going	A C I			R C						

Town of Benton Comprehensive Plan Section II

A7. HOUSING

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A7-G7: To encourage and promote affordable, decent housing opportunities for all Maine and Benton citizens.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPD	CEO	KSTD	KWDT	RC	BHS
POLICY – A7-SP1: To encourage and promote adequate workforce housing to support the community’s and regions economic development.											
A7-SP1.SS1 - Maintain, 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.	Near-Term On-Going	C I			C	A	R				
POLICY – A7-SP2: To ensure that land use controls encourage the development of quality affordable housing, including rental housing.											
A7-SP2.SS1 - Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	Near-Term	C I			C	A	R				
A7-SP2.SS2 - Designate a location(s) in growth 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).	Complete	C I			R A	C	C	C	C	C	
POLICY – A7-SP3: To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs											
A7-SP3.SS1 - Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition. Benton’s Economic Planning Committee will assume responsibility for the strategies under housing.	Near-Term On-Going	C I	C		R A	C	C	C	C	C	
A7-SP3.SS2 - Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	On-Going	C I	C		R A	C	C	C	C	C	
A7-SP3.SS3 - Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.	On-Going	C I	C		R A	C	C	C	C	C	

Town of Benton Comprehensive Plan Section II

POLICY – A7-TP4: Broadening of residential opportunities and commitment to open space and recreational activity.										
<p>A7-TP4.TS1 - Amend the Land Use Ordinances to:</p> <ul style="list-style-type: none"> • encourage compact, walkable developments in the growth area, • establish clear density standards and efficient permitting, and • allow residential uses, restaurant, and neighborhood stores in the growth district. 	Near-Term On-Going	C I			C	A	R			
<p>A7-TP4.TS2 - Amend Land Use Ordinance amendments regarding the amount and method of required open space in the growth area including corresponding maximum densities in this area.</p>	Near-Term On-Going	C I			C	A	R			
<p>A7-TP4.TS3 - Amend Land Use Ordinance amendments to support the development of housing that is attractive to an age 55-and-older population, including alternative housing programs, such as home sharing programs, accessory apartments (in-law), adult family care homes and congregate housing, multi-leased apartment units featuring common kitchen and living room areas, private bedrooms and bath, accessory apartments and sliding scale development.</p>	Near-Term On-Going	C I			C	A	R			
<p>A7-TP4.TS4 – Amend Land Use Ordinance amendments to support local Colleges to develop student housing within the community, including multi-leased apartments featuring common kitchen and living room areas, private bedrooms and bath, accessory apartments, etc.</p>	Near-Term On-Going	C I			C	A	R			
<p>A7-TP4.TS5 – Seek grant funding for local homeowners to upgrade homes and make them more energy efficient to maintain and improve quality of existing housing stock.</p>	Mid-Term On-Going	A C I	R C		R					
<p>A7-TP4.TS6 – Preserve residential neighborhoods through enforcement of current home occupation standards.</p>	On-Going	C I			C	A	R			

Town of Benton Comprehensive Plan Section II

A8. RECREATION

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A8-G8: To promote and protect the availability of outdoor recreation opportunities for all Maine and Benton citizens, including access to surface waters.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPD	CEO	KSTD	KWDT	RC	BHS
POLICY – G8-SP1: To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.											
A8-SP1.SS1 - 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.	On-Going	C			R A	C	C				
POLICY – G8-SP2: 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.											
A8-SP2.TS1 – Evaluate options for improving and promoting access to Kennebec and Sebasticook Rivers, including options for riverfront park, fishing and non-motorized boat access.	Near-Term	C			R A	C	C				
A8-SP2.TS2 – Investigate the feasibility of a removable dock and boat landing for Kennebec and Sebasticook Rivers.	Mid-Term	C			R A	C	C				
POLICY – G8-SP3: To preserve open space for recreational use as appropriate.											
A8-SP3.SS1 - 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.	On-Going	C			R A	C	C				
A8-SP3.SS2 - Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	On-Going	C			R A	C	C				
A8-SP3.SS3 - 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	On-Going	C		R	R A	C	C				

Town of Benton Comprehensive Plan Section II

Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.												
POLICY – A7-TP4: Broadening of residential opportunities and commitment to open space and recreational activity.												
A7-TP4.TS1 - Promote public awareness of existing open space properties and the recreational opportunities they offer to Benton residents.	On-Going	C	I		R	R	A	R	C			
A7-TP4.TS2 - Support snowmobile groups with trail maintenance / development.	On-Going	A	C	I		R	R	C	C	C		
A7-TP4.TS3 - Continue to work with local trail groups for trail opportunities through town and region.	On-Going	A	C	I		R	R	C	C	C		
A7-TP4.TS4 - Explore creating a linked community-wide pedestrian and bicycle network, where feasible, that consists mostly of trails and paved shoulders and connects all parts of town to its commercial centers.	On-Going	A	C	I		R	R	C	C			C
A7-TP4.TS5 – Continue the support of the PAL programs within the region.	On-Going	A	C	I		R	R					

Town of Benton Comprehensive Plan Section II

A9. TRANSPORTATION

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A9-G9: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPD	CEO	KSTD	KWDT	RC	BHS
POLICY – A9-SP1: To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.											
A9-SP1.SS1 - Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.	On-Going	C I	C		C					R A	
POLICY – A8-SP2: To safely and efficiently preserve or improve the transportation system.											
A9-SP2.SS1 - Initiate or actively participate in regional and state transportation efforts.	On-Going	A	C		R					R	
POLICY – AP-SP3: 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.											
A9-SP3.SS1 - Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.	Near-Term On-Going	C I			C	A	R			R A	
POLICY – A9-SP4: 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).											
A9-SP4.SS1 - Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to	Near-Term On-Going	C I			C	A	R			R A	

Town of Benton Comprehensive Plan Section II

foster transportation-efficient growth patterns and provide for future street and transit connections.												
POLICY – S9-SP5: To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.												
A9-SP5.SS1 -		A	R		C	C	C				R	
POLICY – A9-TP1: To increase overall communications and coordination to ensure accountability and transparency of municipal operations, specifically, initiative statuses, expenditures and issues, for public facilities and services.												
A9-TP1.TS1 – Appointed Officers for roads will report status and expenditures quarterly to the Select Board at the designated Select Board meeting.	On-Going	A C I	C		R						R	
POLICY – A9-TP2: Encourage business development and overall economic well-being consistent with Benton’s rural, small-town character.												
A9-TP2.TS1 – Coordinate with bordering towns regarding development of all major roadways (i.e. Routes 100 and 100-A).	Long-Term	A C I	C		R	C	C	C	C		R	
A9-TP2.TS2 – Develop a safe pedestrian and bicycle network that connects neighborhoods together and serves as an alternative means of transportation throughout town	Long-Term	A C I	C		R	C	C				C	
A9-TP2.TS3 – Require development to include pedestrian facilities for residents and link those facilities with existing or proposed public sidewalks, bikeways, or trails, where feasible and appropriate.	Long-Term	A C I	C		R	C	C				C	
A9-TP2.TS4 – Explore potential outside funding sources to maximize opportunities for pedestrians, bicyclists, and outdoor recreation	Long-Term	A C I	C		R	C	C				C	

Town of Benton Comprehensive Plan Section II

A10. PUBLIC FACILITIES AND SERVICES

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A10-G10: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPD	CEO	KSTD	KWDT	RC	BHS
POLICY – A10-SP1: To efficiently meet identified public facility and service needs.											
A10-SP1.SS1 - Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	On-Going	A C I	C		R	C	C	R	R	R	
A10-SP1.TS1 – Perform annually (September) review to support A10-SP1.SS1. Final analysis presented to Select Board for final approval for inclusion in the annual budget review.	On-Going	A C I	C		R	C	C	R	R	R	
A10-SP1.SS2 - Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Near-Term	A C I	C		R	C	C	C	C	C	
A10-SP1.SS3 - Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.	On-Going	A C I	C		R	C	C	R	R	R	
A10-SP1.SS4 - If public water supply expansion is anticipated, identify and protect suitable sources?	Mid-Term	A C I	C		R	C	C	R	R	R	
POLICY – A10-SP2: To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.											
A10-SP2.SS1 - Explore options for regional delivery of local services.	On-Going	A C I	C		R	C	C	R	R	R	
POLICY – A10-TP1: Increase overall communications and coordination to ensure accountability and transparency of municipal operations, specifically, initiative statuses, expenditures and issues, for public facilities and services.											
A10-TP1.TS1 – Appointed Officers for public water and waste management, will report status and expenditures quarterly to the Select Board at the designated Select Board meeting.	On-Going	A C I	C		R			R	R	C	

Town of Benton Comprehensive Plan Section II

POLICY – A10-TP2: Encourage business development and overall economic well-being consistent with Benton’s rural, small-town character.											
A10-TP2.TS1 - Explore the feasibility of a mechanism for the Town to assist development financially with water and sewer extensions in the growth area.	Mid-Term	A C I	R		R	C	C	C	C	C	
A10-TP2.TS2 - Establish a plan for additional public water service in the designated growth area in cooperation with the Kennebec Water District. Assess the options and means of participating in collaborative efforts with agencies and regional groups to better serve residents and businesses.	Mid-Term	A C I	C		R	C	C		R	C	
A10-TP2.TS3 - Establish a plan for targeted sewer service expansion in the designated growth area. Assess the options and means of participating in collaborative efforts with agencies and regional groups to better serve residents and businesses.	Mid-Term	A C I	C		R	C	C	R		C	
A10-TP2.TS4 - Establish a plan for telecommunication services, specifically fiber. Assess the options and means of participating in collaborative efforts with agencies and regional groups to better serve residents and businesses.	Mid-Term	A C I	C		R	C	C			C	
A10-TP2.TS5 - Encourage present technology and investigate future carbon free green technologies. Assess the options and means of participating in collaborative efforts with agencies and regional groups to better serve residents and businesses.	Long-Term	A C I	C		R	C	C			C	
A10-TP2.TS6 – Review and monitor with assistance of Fairfield Fire Chief the adequacy of fire call response time and hydrant / water availability.	On-Going	A C I			R	C	C			C	

Town of Benton Comprehensive Plan Section II

A11. Fiscal Capacity and Capital Investment Plan

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A11-G11: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPD	CEO	KSTD	KWDT	RC	BHS
POLICY – A11-SP1: To finance existing and future facilities and services in a cost effective manner.											
A11-SP1.SS1 - Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	On-Going	A	R		R	C	C	C	C	C	
POLICY – A11-SP2: To explore grants available to assist in the funding of capital investments within the community.											
A11-SP1.TS1 - Explore grant opportunities available to assist in the funding of capital investments within the community.	Near-Term	A CI	R C		R						
A11-SP2.TS2 - Maintain a listing of grants and deadlines for financing special projects.	On-Going	A CI	R C		C	C	C	C	C	C	
POLICY – A11-SP3: To reduce Maine’s tax burden by staying within LD 1 spending limitations.											
A11-SP1.TS1 - Support legislative initiatives to increase state financial support to towns and schools.	On-Going	A	R		R						
A11-SP1.TS2 - Work with Kennebec Water District and Sewer Department to identify expansion needs and potential for impact fee program to finance expansions.	Near-Term	R A	R		C			R	R		
POLICY – A11-TP1: Increase overall communications and coordination to ensure accountability and transparency of municipal operations, specifically, Capital Investment Plan.											
A11-TP1.SS1 - Implement and maintain a Capital Investment Plan which will: (a) Identify and summarize anticipated capital investment needs within the planning period in order to implement the comprehensive plan, including estimated costs and timing, and identifies which are municipal growth-related capital investments;	On-Going	R A	R		C			R	R	R	

**Town of Benton Comprehensive Plan
Section II**

<p>(b) Establish general funding priorities among the community capital investments; and</p> <p>(c) Identify potential funding sources and funding mechanisms, including TIF and other grant funding options.</p> <p>(d) Review options for Town Planning and Collaboration Tool.</p>											
---	--	--	--	--	--	--	--	--	--	--	--

Town of Benton Comprehensive Plan Section II

A12. FUTURE LAND USE

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A12-G12: 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.

POLICIES / STRATEGIES	IMPLEMENTATION	SB	Treasurer	Office Staff	EDC	MPD	CEO	KSTD	KWDT	RC	BHS
POLICY – A12-SP1: To coordinate the community’s land use strategies with other local and regional land use planning efforts.											
A12-SP1.SS1 - Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Near-Term	R A	C		R	C	C	C	C	C	C
A12-SP1.SS2 - Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to: a. Clearly define the desired scale, intensity, and location of future development; b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources. d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.	On-Going	C	I		A	A	R	C	C	C	
A12-SP1.SS3 - Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	On-Going	R A	R		C			R	R	R	
A12-SP1.SS4 - Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	On-Going	A			R	C	R	C	C	C	
POLICY – A12-SP2: To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision											
A12-SP2.SS1 - Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and	On-Going	A R				C	C				

Town of Benton Comprehensive Plan Section II

ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.												
POLICY – A12-SP3: To support the level of financial commitment necessary to provide needed infrastructure in growth areas.												
A12-SP3.SS1 - Track new development in the community by type and location.	On-Going	C	I			C	A	R	C	C	C	
POLICY – A12-SP4: To establish efficient permitting procedures, especially in growth areas.												
A12-SP4.SS1 - Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	Near-Term	A	R			R	C	C	C	C	C	
POLICY – A12-SP5: To protect critical rural and critical waterfront areas from the impacts of development.												
A12-SP5.SS1 - Periodically (at least every five years) evaluate implementation of the plan with Section 2.7 of Chapter 208 (Comprehensive Plan Review Criteria Rule).	On-Going	A	R			R	C	C	C	C	C	
POLICY – A12-TP2: Encourage business development and overall economic well-being consistent with Benton’s rural, small town character.												
A12-TP2.TS1 - Evaluate and propose stricter Land Use Ordinance modifications to protect and enforce guidelines regarding appearance and growth type within residential areas and major town arteries. Other topics for consideration include technologies, junk yard permits, and noise and odor pollution.	Near-Term On-Going	C	I			A	A	R	C	C	C	
A12-TP2.TS2 - Select Board and MPD will work jointly to review existing ordinances for clarity from a business perspective. Prioritize, review and implement its recommendations	Near-Term On-Going	C	I			A	A	R	C	C	C	
A12-TP2.TS3 - Establish measurable goals for attracting quality business and employment opportunities.	Mid-Term On-Going	A	C			R	C	C	C	C	C	
A12-TP2.TS4 - Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies	On-Going	A	C			R	C	C	C	C	C	

Town of Benton Comprehensive Plan Section II

A13. MARINE RESOURCES

Intentionally left blank. The Town of Benton does not have any Marine Resource considerations.

Analysis: Refer to Section III of the Comprehensive Plan.

GOAL A13-G13: **Intentionally left blank.** The Town of Benton does not have any Marine Resource considerations.