

Town of Benton

2018 COMPREHENSIVE PLAN OVERVIEW

BENTON, A SMART TOWN, WITH GREAT NEIGHBORHOODS

Why Is A Comprehensive Plan Important?

Only communities that adopt a consistent comprehensive plan can...

- ❖ Enact legitimate zoning*, impact fee, and rate of growth ordinances;
- ❖ Require state agencies to comply with local zoning standards;
- ❖ Qualify for preferred status with many state competitive grant programs;
- ❖ Guide state growth-related capital investment towards locally-chosen growth areas;
- ❖ Qualify for Site Location of Development Act exemptions for certain growth-area developments;
- ❖ Qualify for relaxed MaineDOT traffic permit standards for certain growth-area developments;
- ❖ Qualify for authority to issue Natural Resources Protection Act (NRPA) permits; and
- ❖ Qualify for authority to issue Site Location of Development Act permits.

Our Team

NAME	KEY TOWN ROLES
Kathy Bolster	Planning Board, Town Budget Committee
Leo Caron	Planning Board, Town Budget Committee
Robin Cyr	Selectperson, Town Budget Committee
Patricia Lanning	Planning Board
Deb Roy	Town of Benton Citizen, Plan Photographer
Luke Schaedle	Town of Benton Citizen
SUBJECT MATTER EXPERTS	
Doug Dixon	Selectperson
Gary Dixon	Trustee K.S.T.D.
Todd Littlefield	Road Commissioner
James Mayo	Treasurer
Brandy Meader	Full Time Office Staff, Town Web Master
Melissa Patterson-Senior	Selectperson, Senior Office Staff
Sue Rodrigue	Town Clerk, Part Time Office Staff

2018 Comprehensive Plan Overview

Four themes give shape to this plan's vision for Benton:

- ❖ Increase overall communications and coordination.
- ❖ Encourage business development and overall economic well-being consistent with Benton's rural, small town character.
- ❖ Conservation and protection of our natural and water resources.
- ❖ Broadening of residential opportunities and commitment to open space.

Plan Theme #1

1 of 2

Increase overall communications and coordination.

- ❖ Web accessible design of the Town's website.
- ❖ Town Select Board will make publically available on the Town's website, following:
 - Town Operational Procedures (including communication mechanisms)
 - Employee Personnel Manual
 - Annual Budget Documents
 - Local Ordinances
 - Comprehensive Plan
 - Capital Improvement Plan
 - Disaster Recovery Plan

Plan Theme #1

2 of 2

Increase overall communications and coordination.

- ❖ Town Select Board to appoint Economic Development Committee, charged with
 - Implementation of the Comprehensive Plan
 - Develop and maintain Capital Improvement Plan (CIP) for public infrastructure improvements, including public water, waste management and pavement condition survey.
 - Actively seek partners for future regional coordination.
 - Reporting quarterly status.
- ❖ Track and report economic development by type and location.

Plan Theme #2

Encourage business development and overall economic well-being consistent with Benton's rural, small town character.

- ❖ Pro-actively plan for sewer, water, natural gas, and other utility extensions in the present and designated growth area.
- ❖ Town Select and Planning Boards will work jointly review, evaluate, revise and propose existing ordinances:
 - Clarity from a business perspective.
 - To protect historic and archeological sites
 - To protect and enforce guidelines regarding appearance and growth type within residential areas and major town arteries.
- ❖ Establish measurable goals for attracting quality business and employment opportunities.
- ❖ Manage the balance of the tax base to increase the share coming from businesses.

Plan Theme #3

Conservation and protection of our natural and water resources.

- ❖ Evaluate and propose Land Use Ordinance modifications to address:
 - Lot size to include open space in the rural area without impacting density in that area.
 - Significant natural resources in rural area.
 - Wetlands and streams.
- ❖ Assess community farm land programs. Decide whether the Town should take additional steps to protect agricultural land.
- ❖ Proactively make available information and assistance to reduce storm water runoff in and around Benton roads and critical shoreline areas.
- ❖ Promote awareness of existing natural and water resources and the recreational opportunities available to the public.

Plan Theme #4

- ❖ Evaluate and propose Land Use Ordinance modifications to:
 - encourage compact, walkable developments in the growth area;
 - establish clear density standards and efficient permitting;
 - assess the implications of increased emphasis on smaller, clustered lots as they pertain to reliability of wells and septic in close proximity;
- ❖ Pro-actively plan for sewer, water, natural gas, utility extensions and telecommunication services.
- ❖ Promote present energy technology and investigate future green technologies.

Plan Theme #4

Residential design and opportunities and commitment to open space.

- ❖ Evaluate and propose Land Use Ordinance modifications to:
 - encourage compact, walkable developments in the growth area;
 - establish clear density standards and efficient permitting;
 - assess the implications of increased emphasis on smaller, clustered lots as they pertain to reliability of wells and septic in close proximity;
- ❖ Pro-actively plan for sewer, water, natural gas, utility extensions and telecommunication services.
- ❖ Promote present energy technology and investigate future green technologies.
- ❖ Commitment to open space and recreational activity, including Town-owned parcels.

NEXT STEPS

- ❖ January 9 & 10 – Public Hearing(s)
- ❖ Incorporate feedback
- ❖ Finalize Draft – Strategic Planning Committee
- ❖ Final Draft Review –Select Board
- ❖ Budget Meeting – Article(s)
 - Adopt contingent on State Approval
- ❖ KVCOG Review
- ❖ State Review
- ❖ March – Town Meeting
 - Adopt contingent on State Approval
- ❖ Plan Adoption by Select Board - Assuming there are no substantive changes

APPENDICES

REFERENCES

Slide 2:

- ❖ Legislative Incentives for Adoption of a Comprehensive Plan that is Consistent with Maine's Growth Management Act,
[http://www.maine.gov/dacf/municipalplanning/docs/Comp%20Plan%20Incentives%20\(rev.%202016-01-04\).pdf](http://www.maine.gov/dacf/municipalplanning/docs/Comp%20Plan%20Incentives%20(rev.%202016-01-04).pdf)