

**IV**  
**REGIONAL COORDINATION PLAN**

**1. INTRODUCTION**

Many issues facing a town either have interlocal (between several towns) affects or are affected by the actions of several towns. Hancock County Planning Commission has developed regional goals for Hancock County. The purpose of this section is to identify those issues which have significance beyond Eastbrook's borders, to relate these to regional goals and to recommend action strategies.

**2. REGIONAL ISSUES****a. Watersheds**

As described in Section II.G: Water Resources, the quality of water in Eastbrook's ponds is quite high. However, the Committee recommends that the town adopt measures to protect the water quality of these ponds to preserve their economic and recreational values. Among other methods, in Section II.G: Water Resources, it has been recommended that the town develop watershed protection programs. These programs would require developers to submit erosion control plans to be reviewed by the Planning Board. The town should incorporate into its Land Use Ordinance standards for review of these plans. This program will help advance the regional goal of protecting vegetative cover.

These recommendations have regional implications because watersheds cross town boundaries. Therefore, in order to protect water quality, the town must encourage surrounding towns to adopt similar watershed protection programs.

Because Webb Pond and Scammon Pond have the greatest vulnerability to phosphorus loading (according to available Department of Environmental Protection information), Eastbrook should prioritize working with Franklin and Waltham.

Additionally, Eastbrook may be asked to participate in watershed protection for ponds in surrounding towns: Graham Lake, Great Pond, Narraguagus Lake, and Spectacle Pond. Because of the regional importance of the area's ponds, Eastbrook should agree to participate in protecting the watersheds of these ponds as well.

**b. Maintenance of Route 200**

Route 200 has been maintained with state-aid money. The Maine Department of Transportation is responsible for maintaining bridges along this road. Route 200 is the main road for interlocal travel around Eastbrook; thus, its maintenance is of regional significance.

Eastbrook, Waltham, and Franklin have jointly petitioned the Maine Department of Transportation in the past to improve the condition of Route 200. Since a request from three towns is more likely to be effective in getting a response from the Maine Department of Transportation than a petition from one town, Eastbrook should continue to work with its neighbors with regard to the condition of Route 200.

As identified in Section II.D: Transportation, the greatest need for improvement along Route 200 is replacement of the Alder Brook and Mill Stream cement bridges. Eastbrook should insure that this need is included in further correspondence with the Maine Department of Transportation.

**c. Aquifer Protection**

As discussed in Section II.G: Water Resources, sand and gravel aquifers are an important source of drinking water in Eastbrook. In order to protect groundwater quality, this plan recommends that the Land Use Ordinance be amended to require developers near mapped sand and gravel aquifers to submit proof that they will not contaminate or harm the aquifer.

One of Eastbrook's aquifers (aquifer #24; See Map #7: Water Resources) runs into Franklin in the southeast corner of town. Eastbrook should communicate its intentions to protect the aquifer to Franklin and encourage that the town adopt similar measure.

**d. Solid Waste Disposal**

The Town of Eastbrook should explore alternative Solid Waste Disposal policies in order to incorporate recycling and reduce its disposal costs. It will probably be more efficient for Eastbrook to address its Solid Waste Disposal program jointly with neighboring towns. This Plan recommends formation of a Solid Waste Disposal Committee to work with other towns in developing a detailed program for Eastbrook (See Section II.E: Public Facilities and Services).

**3. RECOMMENDATIONS****a. Regional Coordination Policy:**

Given the regional aspects of many issues facing the town,

**"It is the policy of the Town of Eastbrook to cooperate and communicate with its neighbors in order to efficiently address issues of interlocal significance to the regional goals of Hancock County."**

**b. Regional Coordination Actions**

To implement the Regional Coordination Policy stated above, it is recommended that the Town of Eastbrook:

1. Encourage the Towns of Franklin, Waltham, and Township 16 to participate in watershed protection plans to be developed following the adoption of this plan;
2. Participate in watershed protection plans proposed by neighboring towns;
3. Continue to work with Franklin and Waltham to encourage the Maine Department of Transportation to make necessary repairs to Route 200;
4. Encourage Franklin to adopt standards for the protection of Aquifer #19; and
5. To work with surrounding towns to develop a Solid Waste Disposal Program. Establish a Solid Waste Disposal Committee to develop these plans.

**V**  
**CAPITAL INVESTMENT PLAN**

**1. INTRODUCTION**

In the various Inventory and Analysis sections, various recommendations have been made which require a substantial amount of funding over the next ten years. In order to plan for the efficient raising and expenditure of funds, all recommended actions involving over \$5,000 have been listed below. These actions have been analyzed with respect to priority, cost, and feasibility.

**2. CAPITAL INVESTMENT ACTIONS**

- A. Fund an addition to the Fire Department building.

Cost: \$30,000  
Agent: Selectmen, Fire Chief  
Date: 1992

- B. Continue to support the Library as a structure of historic importance and apply for grants (including CDBG) to fund its rehabilitation.

Cost: \$50,000; 80% would be paid by grant (\$10,000 from Eastbrook)  
Agent: Selectmen  
Date: 1992

- C. Apply for grants in 1991 (including CDBG) to complete the landscaping of and pave the parking area at the new Municipal Building and Community Center;

Cost: \$100,000; 80% would be paid by grant (\$20,000 from Eastbrook)  
Agent: Selectmen  
Date: 1992

- D. Apply for grants (including CDBG) in 1991 to restore the Mill School as an historic building, for possible use as a museum (See Section I: Historic and Archeological Resources).

Cost: \$50,000; 80% would be paid by grant (\$10,000 from Eastbrook)  
Agent: Selectmen  
Date: 1992

- E. Apply for grants (including CDBG) in 1992 to build a parking area and bathroom facilities for the boat ramp on Molasses Pond.

Cost: \$100,000; 80% would be paid by grant (\$20,000 from Eastbrook)  
Agent: Selectmen  
Date: 1992

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- F. Implement a second housing rehabilitation program with CDGB funds.**

**Cost: \$100,000; 80% would be paid by CDBG  
Agent: Selectmen  
Date: 1992**

- G. Finance a new Fire Fighting truck or portable pump.**

**Cost: Truck: \$100,000 or Pump: \$25,000  
Agent: Selectmen, Fire Chief  
Date: 1993**

- H. Replace the Scammons Pond Outlet Bridge at a cost of \$100,000.**

**Cost: \$100,000  
Agent: Selectmen, Road Commissioner  
Date: By 1994**

- I. Replace the George's Brook double culvert at a cost of \$6,000.**

**Cost: \$6,000  
Agent: Selectmen, Road Commissioner  
Date: By 1996**

- J. Plan for the construction of a salt and sand storage shed as mandated by the state.**

**Cost: \$50,000 (35-40% funded by State) (\$20,000 from Eastbrook)  
Agent: Selectmen  
Date: 1996**

- K. Completely reconstruct approximately two miles of the Sugar Hill Road at a cost of around \$450,000.**

**Cost: \$450,000  
Agent: Selectmen, Road Commissioner  
Date: By 2001**

- L. Pave the last mile of the Macomber Mill Road at a cost of \$45,000.**

**Cost: \$45,000  
Agent: Road Commissioner  
Date: By 2001**

**3. ANALYSIS**

Many of the capital investments identified by the plan (See B through F above) depend upon receipt of a grant. Eastbrook did not receive a Community Development Block Grant in 1991, but should reapply the fall of 1991 for 1992. Of those projects chosen, the state would contribute 80 percent of the cost. Thus, of the numerous projects listed, it is likely that several will be cut and that, of those accepted, the town's actual capital expenditure will be only 20 percent of the estimated cost. Even if a CDBG is obtained, the town would receive a Planning Grant to study the cost, feasibility and priority of these projects. There are, in addition, other grants available for certain types of projects. If a grant is not obtained, these projects remain priorities; therefore, the town should continue to explore other options. For those projects which are ineligible for grants, the town may be able to finance them by setting aside some money in reserve each year as part of its Capital Improvements Program.

This Capital Investment Plan does not include all potential new costs to the town. As mentioned above, it does include all one-time expenses of over \$5000 this plan has identified for the next ten year. However, there are several other significant possible expenses which should be noted.

First, due to the decreasing MDOT road maintenance contributions, the town should expect to raise an additional \$20,000 per year beginning in 1993 to continue its regular maintenance program.

In addition, there are several studies and planning processes this plan recommends which may in turn reveal the need for capital improvements within ten years. For example, in Section II.F: Recreation, this plan recommends the creation of a Recreation Committee to develop an Eastbrook Recreation Plan by 1992. This Committee should explore the feasibility of constructing a picnic area with access to Abrams Pond, mapping and developing new trails and starting an annual town festival. Several of these, if recommended would require a capital investment within ten years.

Another example is the Solid Waste Management Committee. As recommended by the Public Facilities and Services section, the town should appoint a committee to study waste management options. The result may include a transfer station or some other facility which would cost the town over \$5000.

Finally, many of the recommendations include changes to be made to Eastbrook's Land Use Guidance Ordinance. Indeed, the Comprehensive Planning and Land Use Regulation Act requires that a revised ordinance be submitted to the state within twelve months of when the Comprehensive Plan is submitted. Although grant money will be available from the state, the town will need to raise its share, (25%) of the revision planning costs.

Because these decisions about expenditures will be made over the next several years and because of changing financial conditions, the Capital Improvement Program should be revised annually. This is necessary in order to determine the yearly budget allocation for each investment. In addition, the town should re-evaluate its capital outlays during the 1996 revision of this Plan.

**4. RECOMMENDATIONS**

**A. Capital Investment Policy**

Given the limited budget of the Town of Eastbrook:

**"It is the policy of the Town of Eastbrook to anticipate major expenditures and plan for the efficient use of the town's fiscal resources."**

**B. Capital Investment Actions**

To implement the Capital Investment Policy stated above, it is recommended that the Town of Eastbrook:

1. Develop a Capital Improvement Program; and
2. In accordance with this Program, assess impact fees of developers to finance capital improvements.