

EASTBROOK COMPREHENSIVE PLAN

**AMENDED GROWTH MANAGEMENT POLICIES AND
IMPLEMENTATION STRATEGIES**

Amended January 19, 2011

SECTION III: GROWTH MANAGEMENT POLICIES & IMPLEMENTATION STRATEGIES

A. INTRODUCTION

This section synthesizes the recommendations developed in the various Inventory and Analysis sub-sections. The policies in this section are intended to provide the Town of Eastbrook with coordinated framework for local public policy from which to address the problems, opportunities, and needs identified in this Plan.

The various Growth Management Policies are followed by recommended activities to be initiated and completed by the Town of Eastbrook to ensure the stated policies are implemented. These strategies contain specific activities, identify the parties responsible for carrying them out, and assign a time frame for starting and completing the activity, and estimated costs and sources of funding for each activity. It must be noted that the estimated costs are subject to further refinement and require approval by voters at a town meeting, prior to any major expenditures are made.

B. LOCAL GROWTH MANAGEMENT PLANNING POLICY AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

"To monitor actively the size, characteristics and distribution of its population and incorporate such information into all relevant public policy decisions, including the remaining policies contained in the Comprehensive Plan and the Plan's periodic update."

In order to implement its local Growth Management Policy, Eastbrook will take the following actions:

1. All available population estimates and population characteristics from federal, state and regional agencies, will be collected, maintained in appropriate files, and made available for day to day policy and planning decisions and used for future revisions of this plan.

Start Date:	1991
Completion Date:	On going
Responsibility:	Comprehensive Planning Committee
Estimated Cost:	\$100 per year
Sources of Funding:	Local Funds

2. The number of seasonal residents of Eastbrook, particularly on the shorefront property, will be counted in order to estimate their impact on the town's road, services and natural resources.

Start Date:	1992
Completion Date:	1992
Responsibility:	Comprehensive Planning Committee

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

Estimated Cost: \$500
Sources of Funding: State Implementation Grant / Local Matching Funds

C. LOCAL ECONOMIC DEVELOPMENT PLANNING POLICY AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

"To support actively and participate in appropriate State and Regional Economic and Business programs which enhance the Town's economic well being and increase job opportunities for local residents."

In order to implement its Economic Development Planning Policy, Eastbrook will take the following actions:

1. The town will actively participate in regional economic development efforts which benefit the town's economy, yet do not negatively affect its environment and rural character.

Start Date: 1991
Completion Date: On going
Responsibility: Selectmen I Comprehensive Planning Committee
Estimated Cost: \$0
Sources of Funding: N.A.

2. Create opportunities for appropriate economic growth through Land Use Ordinances which encourage commercial growth which is compatible with the rural lifestyle of Eastbrook will be developed.

Start Date: 1992
Completion Date: 1992
Responsibility: Planning Board / Comprehensive Planning Committee / Consultant
Estimated Cost: \$12,500 (sum includes all ordinance work)
Sources of Funding: State Implementation Grant 1 Local Matching Funds

D. LOCAL HOUSING POLICIES AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

"To encourage the construction and maintenance of decent and affordable housing for all of its citizens."

"To support Federal, State, Regional, and Local programs, both public and private, directed at providing decent and affordable housing opportunities for its low to moderate income residents."

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

"Not to discriminate against manufactured housing, mobile home parks, elderly housing, or low income housing projects within its jurisdiction."

In order to implement its Local Housing Policies, Eastbrook will take the following actions:

1. The Planning Board will designate environmentally and aesthetically appropriate areas within the town for the location of mobile home parks and prepare and enact a Mobile Home Park Ordinance as required by State law.
2. FL DRAFT SECTION III: GROWTH MANAGEMENT POLICIES & IMPLEMENTATION STRATEGIES

Start Date: 1991
Completion Date: 1992
Responsibility: Planning Board I Comprehensive Planning Committee / Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant 1 Local Matching Funds

2. Encourage affordable housing opportunities by allowing one acre lots in accordance with the recommendations proposed in the Land Use Plan.

Start Date: 1991
Completion Date: 1992
Responsibility: Planning Board I Comprehensive Planning Committee / Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant I Local Matching Funds

3. Apply for a second CDBG housing rehabilitation grant.

Start Date: 1991
Completion Date: 1993
Responsibility: Selectmen 1 Community Development Committee 1 Consultant
Estimated Cost: \$500 for application
Sources of Funding: Local Funds for application,
80% State CDB Grant, 20% Local Matching Funds for project.

4. Reduce the environmental impact of waterfront homes by preparing and enacting the land use controls recommended in the Water Resources section of this plan.

Start Date: 1991
Completion Date: 1992
Responsibility: Planning Board / Comprehensive Planning Committee / Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant / Local Matching Funds

E. LOCAL TRANSPORTATION POLICIES AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

To prepare and maintain a long range Town Road Maintenance and Improvement Program."

"To maintain, expand and improve its road system in accordance with its adopted long range Road Maintenance and Improvement Program."

In order to implement its Local Transportation Policies, Eastbrook will take the following actions:

1. Include in the Town's Capital Improvement Program the following projects, in order of priority:

- a) Repave sections of the Sugar Hill Road and Webb Pond Road.

Start Date: 1991
Completion Date: 1993
Responsibility: Selectmen
Estimated Cost: \$50,000
Sources of Funding: State Aid I Local Funds

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

Start Date: 1994
Completion Date: 1996
Responsibility: Selectmen
Estimated Cost: \$6,000
Sources of Funding: State Aid / Local Funds

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

Start Date: 1993
Completion Date: 1994
Responsibility: Selectmen
Estimated Cost: \$100,000
Sources of Funding: State Aid I Local Funds

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

Start Date: 1996
Completion Date: 2000
Responsibility: Selectmen
Estimated Cost: \$450,000
Sources of Funding: State Aid I Local Funds

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

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

Start Date: 2000
Completion Date: 2001
Responsibility: Selectmen
Estimated Cost: \$45,000
Sources of Funding: State Aid I Local Funds

- 2. Continue to work with Franklin and Waltham to assure proper maintenance of Route 200 by corresponding with the Department of Transportation. Strongly encourage the MDOT to move forward with plans to replace the Alder Brook Bridge;

Start Date: 1991
Completion Date: On going
Responsibility: Selectmen
Estimated Cost: \$0
Sources of Funding: N.A.

- 3. Adjust maintenance plans, staffing, and finance to compensate for decreasing MDOT revenue contributions. According to recent estimates, the town will need to raise an additional \$19,448 per year beginning in 1993 to continue the current level of maintenance.

Start Date: 1992
Completion Date: On going
Responsibility: Selectmen
Estimated Cost: \$20,000 per year beginning in 1993
Sources of Funding: Taxation

- 4. Continue to post Eastbrook's roads in the Spring to prohibit excessively heavy loads.

Start Date: 1991
Completion Date: On going
Responsibility: Selectmen
Estimated Cost: \$0
Sources of Funding: N.A.

F. LOCAL PUBLIC FACILITIES AND SERVICE POLICIES AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

"To plan for, finance, and maintain an efficient system of public facilities and services to accommodate current and projected needs through the development, adaptation and implementation of a capital improvement program."

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

"To require that future large scale developments be financed through impact fees, their proportional share of the cost of any increased public facilities and services directly attributable to their developments."

In order to implement the above Policies, Eastbrook will take the following actions:

1. The Board of Selectmen will create a committee in May 1991 to conduct a feasibility study of waste management options, including possibilities for regional cooperation and recycling and the permitting of a new landfill for the town, and to report its findings by October 1992 in order to finalize plans by the January 1992 deadline.

Start Date: 1991
Completion Date: 1992
Responsibility: Selectmen I Solid Waste Committee
Estimated Cost: \$500
Sources of Funding: Local Funds

2. Incorporate the Fire Department's needs in the town's Capital Improvement Program including:

- a) Addition to the Fire House;

Start Date: 1991
Completion Date: 1993
Responsibility: Selectmen I Fire Chief
Estimated Cost: \$30,000
Sources of Funding: Department Fund Raisers / Local Funds

- b) Finance a new fire fighting truck or portable pump;

Start Date: 1991
Completion Date: 1993
Responsibility: Selectmen / Fire Chief
Estimated Cost: \$100,000 (truck) or \$25,000 (pump)
Sources of Funding: Department Fund Raisers I Local Funds

3. Include a road maintenance plan in the Town's Capital Improvement Program in order to:

- a) Plan for the construction of a Salt and Sand Storage Shed;

Start Date: 1994
Completion Date: 1996
Responsibility: Selectmen
Estimated Cost: \$50,000
Sources of Funding: 35% State Funds, 65% Local Funds

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

- b) Prioritize other road and bridge repair projects.

Start Date: 1991
Completion Date: 1992
Responsibility: Selectmen
Estimated Cost: See Section II.D: Transportation
Sources of Funding: Local Funds

- 4. Continue to support the Library as a structure of historic importance and apply for a Community Development Block Grant for its rehabilitation.

Start Date: 1991
Completion Date: 1993
Responsibility: Selectmen I Community Development Committee / Consultant
Estimated Cost: \$50,000. See D.3 for application funding.
Sources of Funding: 80% State CDBG, 20% Local Matching Funds

- 5. Apply for state Community Development Block Grant to complete the landscaping of and to pave the parking area at the new Municipal Building and Community Center.

Start Date: 1991
Completion Date: 1993
Responsibility: Selectmen I Community Development Committee I Consultant
Estimated Cost: \$100,000. See D.3 for application funding.
Sources of Funding: 80% State CDBG, 20% Local Matching Funds

- 6. Apply for Community Development Block Grant to restore the Mill School as an historic building, for possible use as a museum.

Start Date: 1991
Completion Date: 1993
Responsibility: Selectmen I Community Development Committee I Consultant
Estimated Cost: \$50,000. See D.3 for application funding.
Sources of Funding: 80% State CDBG, 20% Local Matching Funds

- 7. The Board of Selectmen will encourage the County Sheriff and State Police to provide improved control of speed limits and use of recreational vehicles on public roads. The Selectmen will also coordinate a public relations and education campaign to accomplish this purpose.

Start Date: 1991
Completion Date: On going
Responsibility: Selectmen
Estimated Cost: \$0
Sources of Funding: N.A.

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

8. The Wardens of the Department of Inland Fish and Wildlife will be asked to enforce restrictions on jet skis and motorboats within 200 feet of the shore, on ponds in Eastbrook.

Start Date: 1991
Completion Date: On going
Responsibility: Selectmen
Estimated Cost: \$0
Sources of Funding: N.A.

9. The Board of Selectmen will develop recommendations for town meeting action, regarding the purchase of a computer system for the Town Office and Staffing Municipal Offices.

Start Date: 1992
Completion Date: 1992 Town Meeting
Responsibility: Selectmen
Estimated Cost: \$0
Sources of Funding: N.A.

10. Move the Annual Town Meeting date and fiscal year to coincide with the State fiscal year.

Start Date: 1992
Completion Date: On going
Responsibility: Selectmen / Town Meeting
Estimated Cost: \$0
Sources of Funding: N.A.

G. LOCAL OUTDOOR RECREATION POLICY AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

To make available a wide range of outdoor recreational opportunities for all of its citizens, including access to public waters."

In order to implement its local outdoor Recreation Policy, Eastbrook will take the following actions:

1. The Selectmen will appoint a Recreation Committee in 1991 to develop an Eastbrook Recreation Plan by 1992 to address the feasibility of:
 - a. Constructing a community recreation and picnic area with access to Abrams Pond;
 - b. Preparing a map showing existing snowmobile trails and a plan to develop new trails;
 - c. Developing an annual town festival;

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

The Plan should include estimated costs, proposed funding sources and a schedule for the completion of these activities.

Start Date: 1991
Completion Date: 1992
Responsibility: Selectmen / Recreation Committee
Estimated Cost: \$100
Sources of Funding: Local Funds

2. Continue to participate in regional recreational initiatives and programs such as the Girl Scouts, Brownies, and 4-H.

Start Date: 1991
Completion Date: On going
Responsibility: Selectmen I Recreation Committee
Estimated Cost: \$500 annually
Sources of Funding: Local Funds

3. Continue to support the use of the new community center for publicly sponsored youth and adult activities.

Start Date: 1991
Completion Date: On going
Responsibility: Selectmen
Estimated Cost: \$0
Sources of Funding: N.A.

4. Apply for a Community Development Block Grant to build a parking area and bathroom facilities for the boat ramp on Molasses Pond.

Start Date: 1991
Completion Date: 1993
Responsibility: Selectmen / Community Development Committee I Consultant
Estimated Cost: \$ 100,000. See D.3 for application funding.
Sources of Funding: 80% State CDBG, 20% Local Funds

H. LOCAL WATER RESOURCES POLICIES AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

"To protect from adverse impact the significant identified water resources within its jurisdiction."

"To adopt and enforce land use regulations protecting its significant water resources from

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

adverse impact."

In order to implement its Local Water Resources Policies, Eastbrook will take the following actions:

1. In light of the particular concern about water quality of Eastbrook`s ponds, develop a watershed protection plan to be incorporated into the Land Use Guidance Ordinance.
 - a) In order to protect the ponds from excessive sediment, require all future applicants for shoreland zoning permits and subdivision approval to submit erosion control plans as part of their permit application.

Start Date: 1991
Completion Date: 1992
Responsibility: Planning Board / Comprehensive Planning Committee / Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant 1 Local Matching Funds

- b) Use existing information and, in consultation with the DEP, develop a phosphorus control plan for each watershed by:
 - c) Establishing the pounds per acre acceptable phosphorus loading for each watershed.
 - 1) Requiring in the Land Use Guidance Ordinance that no development be permitted which will contribute more than the allowed number of pounds per acre.
 - 2) Through the Land Use Guidance Ordinance, require, when necessary, that developers place money in escrow with which the town may hire consultants to help evaluate such proposals and the phosphorus control plans.
 - 3) Establish an enforcement and volunteer monitoring program to insure that phosphorus loading criteria are met.

Start Date: 1991
Completion Date: 1992
Responsibility: Planning Board I Comprehensive Planning Committee / DEP I Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant / Local Matching Funds

- d) To the extent feasible, pursue regional cooperation for protection of the ponds located at least partially within Eastbrook's boundaries.

Start Date: 1991
Completion Date: On going
Responsibility: Planning Board / Comprehensive Planning Committee
Estimated Cost: \$0

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

Sources of Funding: N.A.

2. Encourage the State to further analyze the water quality of and phosphorus levels in Eastbrook's ponds. As this information becomes available, the phosphorus control program for the studied watershed should be reevaluated.

Start Date: 1992
Completion Date: On going
Responsibility: Selectmen / DEP
Estimated Cost: \$0
Sources of Funding: N.A.

3. In response to the particular concern about failing septic systems in shorefront properties: a) Send a questionnaire to shoreland home owners in 1992 in order to:

- 1) Distribute information about the Small Communities Program of the DEP to help replace failing septic systems;
- 2) Survey households to better determine how many people are residing near the shore year-round and seasonally;
- 3) Educate shoreland homeowners about measures they can take to protect water quality; and
- 4) Inform homeowners about state restrictions governing conversions from seasonal to year-round housing.

Start Date: 1992
Completion Date: 1992
Responsibility: Planning Bd. / Comprehensive Planning Comm. / Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant 1 Local Matching Funds

- b) The Selectmen will request that the Local Plumbing Inspector inspect all shorefront septic systems.

Start Date: 1993
Completion Date: 1993
Responsibility: Selectmen / Local Plumbing Inspector
Estimated Cost: \$100 (for dye tablets)
Sources of Funding: Local Funds

4. The Board of Selectmen will resolve the issue of water levels in Molasses Pond through correspondence with the Department of Environmental Protection and through the monitoring of progress on this issue.

Start Date: 1991
Completion Date: 1992
Responsibility: Selectmen

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

Estimated Cost: \$0
Sources of Funding: N.A.

5. Through the Land Use Ordinance, restrict the storage of hazardous waste within the Town.

Start Date: 1991
Completion Date: 1992
Responsibility: Planning Board / Comprehensive Planning Committee / Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant / Local Matching Funds

6. Through the Land Use Guidance Ordinance, restrict land uses near the three aquifers described in this section to protect groundwater as specified in the Proposed Land Use Plan.

Start Date: 1991
Completion Date: 1992
Responsibility: Planning Board / Comprehensive Planning Committee / Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant I Local Matching Funds

I. LOCAL CRITICAL NATURAL RESOURCES POLICIES AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

To protect from adverse impact the identified significant critical natural areas within its municipal boundaries."

"To adopt and enforce land use regulations protecting identified significant critical natural resources from loss or adverse impact."

In order to implement these policies, Eastbrook will take the following actions:

1. Encourage the identification, mapping, and registry of any and all sites which may be eligible for the State Critical Areas and/or Natural Heritage Programs, and encourage the continued inventory of fish and wildlife resources by the Department of Inland Fisheries and Wildlife.

Start Date: 1991
Completion Date: On going
Responsibility: Planning Board I Comprehensive Planning Committee / Dept. of Inland Fisheries & Wildlife
Estimated Cost: \$0
Sources of Funding: N.A.

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

2. Prohibit further incompatible development in significant critical areas through Resource Protection Zoning as outlined in the Proposed Land Use Plan.

Start Date: 1991
Completion Date: 1992
Responsibility: Planning Board / Comprehensive Planning Committee I
Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant / Local Matching Funds

3. Encourage public and private educational activities which enhance the understanding of and the aesthetic appreciation of Eastbrook's identified critical natural resources. These activities might include school or community field trips or interpretive panels by the school or garden club.

Start Date: 1991
Completion Date: On going
Responsibility: Selectmen I School Board
Estimated Cost: \$200 for printing and materials
Sources of Funding: Local Funds

4. **Assure that land use regulations pertaining to large-scale wind generation protect adjacent wildlife and critical natural resources by requiring that all applicants identify such features and recommend mitigating measures.**

Start Date: 2010

Completion Date: 2010

Responsibility: Planning Board

Estimated Cost: as part of Hancock County Planning Commission contract

Sources of Funding: town

J. AGRICULTURAL AND FOREST RESOURCES POLICIES AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

To preserve and protect its rural character by actively encouraging the preservation, protection, and conservation of identified farmland and highly productive forest land."

"To adopt and enforce land use regulations encouraging protection of identified significant farmland and highly productive forest land."

In order to fulfill the purpose of the above Policies, Eastbrook will take the following actions:

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

1. Encourage owners of productive woodland and agricultural land to participate in the Tree Growth and Farm and Open Space Tax Law Programs by notifying owners with 50 or more acres of such lands about these programs.

Start Date: 1991
Completion Date: On going
Responsibility: Selectmen / Comprehensive Planning Committee
Estimated Cost: \$25 for letter and postage
Sources of Funding: Local Funds

2. Encourage appropriate forestry and agricultural activities in respective resource protection and shoreland zones, especially with regard to pesticide use, erosion control and phosphorus loading, by making information available in the town offices.

Start Date: 1991
Completion Date: On going
Responsibility: Selectmen I Comprehensive Planning Committee
Estimated Cost: \$ 100 for printing
Sources of Funding: Local Funds

3. Revise the Subdivision Ordinance to require that up to 10% of the area in new subdivisions be maintained as open space for recreational and aesthetic purposes.

Start Date: 1991
Completion Date: 1992
Responsibility: Planning Bd. 1 Comprehensive Planning Comm. / Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant 1 Local Matching Funds

4. Revise the Land Use Guidance Ordinance to zone all Tree Growth Tax parcels as Forest Resource Protection Areas as recommended in the Proposed Land Use Plan.

Start Date: 1991
Completion Date: 1992
Responsibility: Planning Bd. / Comprehensive Planning Comm. / Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant 1 Local Matching Funds

IC. LOCAL HISTORIC AND ARCHEOLOGICAL RESOURCES POLICIES

It is the policy of the Town of Eastbrook:

"To promote the identification and subsequent protection of significant historic and archeological resources through voluntary registration and protection programs."

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

"To adopt and enforce land use regulations that protect identified significant historic and archeological resources from incompatible development."

In order implement to these policies, Eastbrook will:

1. Encourage the further mapping and quantitative and qualitative analysis of Eastbrook's historic and archaeologic resources through the efforts of the Garden Club and Historical Society.

Start Date: 1991
Completion Date: On going
Responsibility: Comprehensive Planning Committee / Garden Club Historical Society
Estimated Cost: \$500
Sources of Funding: Local Funds

2. Encourage public and private educational activities which enhance the understanding of and the aesthetic appreciation of the Town's identified historic and archaeological resources;

Start Date: 1991
Completion Date: On going
Responsibility: Comprehensive Planning Committee
Estimated Cost: \$0
Sources of Funding: N.A.

3. Encourage the registry, maintenance, and protection of all privately owned historic resources.

Start Date: 1991
Completion Date: On going
Responsibility: Comprehensive Planning Committee ! Historical Society
Estimated Cost: \$0
Sources of Funding: N.A.

4. Continue to maintain the Library building to retain its historic significance, and to prevent further deterioration of its structure.

SEE F.4.

5. Explore and apply for grants to restore the Mill School.
SEE F.6.

6. Continue to maintain the public cemeteries.

Start Date: 1991
Completion Date: On going

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

Responsibility:	Selectmen
Estimated Cost:	\$200 per year
Sources of Funding:	Local Funds

L. LOCAL LAND USE POLICIES AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

"To adopt and periodically update an official Land Use Map which designates areas for future growth and development, areas where the rural character of the community will be protected and enhanced, and which protects vulnerable natural resources from the adverse impact of development, as part of the Town's adopted Comprehensive Plan."

"To adopt and enforce Land Use Regulations which direct future growth and development in areas identified as suitable and appropriate for such growth, and restrict future growth and development in areas where such activities have the potential of adversely affecting identified vulnerable natural resources, as recommended in the Town's adopted Comprehensive Plan."

In order to implement its Local Land Use Policies, Eastbrook will take the following actions:

1. Prepare and maintain an official Land Use Map designating the recommended Growth and Rural Areas contained in this Section of the Comprehensive Plan.

Start Date:	1991
Completion Date:	1992
Responsibility:	Planning Board / Consultant
Estimated Cost:	See C.2
Sources of Funding:	State Implementation Grant I Local Matching Funds

2. The Town will revise its Zoning and Subdivision Ordinances to implement the dimensional, design, locational, and performance recommendations contained in the Proposed Land Use Plan.

Start Date:	1991
Completion Date:	1992
Responsibility:	Planning Board I Consultant
Estimated Cost:	See C.2
Sources of Funding:	State Implementation Grant I Local Matching Funds

M. LOCAL FISCAL CAPACITY POLICIES AND IMPLEMENTATION STRATEGIES

It is the policy of the Town of Eastbrook:

"To develop and enhance its capacity to provide the most efficient and cost effective financing and

EASTBROOK POLICIES & IMPLEMENTATION: Amended January 11, 2011

operation of existing and future public facilities and services."

"To prepare, maintain, and annually update a 5 year Capital Improvement Program."

In order to implement Local Fiscal Capacity Policies, Eastbrook will take the following actions:

1. Develop a five year Capital Improvement Plan prioritizing the projects listed in the Proposed Capital Investment Plan.

Start Date: 1991
Completion Date: 1992
Responsibility: Selectmen / Other Elected and Appointed Officials
Estimated Cost: \$0
Sources of Funding: N.A.

2. Develop and adopt an ordinance for assessing impact fees on developers consistent with State law and the Town's Capital Improvement Program.

Start Date: 1991
Completion Date: 1992
Responsibility: Comprehensive Planning Committee / Planning Board / Consultant
Estimated Cost: See C.2
Sources of Funding: State Implementation Grant / Local Matching Funds

3. Draft a Tax Increment Financing agreement with any large-scale wind generator developer provided the proposed development is consistent with the comprehensive plan and it reflects the fiscal interests of the town.

Start Date: 2010
Completion Date: 2010
Responsibility: Select board and town attorney
Estimated Cost: attorney's fees
Sources of funding: general appropriation