Capital Investment Program

Capital Investment Program

Introduction

In planning the future growth of a community, it is essential for the municipal government to determine exactly what kind of facilities and infrastructure improvements are necessary to accommodate that growth. Often many communities compile "wish lists" of future facilities and equipment purchases. However, these "wish lists" often fail to materialize because the community does not establish a coordinated schedule for purchase and financing these improvements. The intent of the following Capital Investment Program is to provide the municipal government in Waterboro with a phased program for constructing new facilities, improving the existing infrastructure, and purchasing new equipment in a manner that parallels both population growth, fiscal capacity and public need. It should be noted that a Capital Investment Program is not an officially established Capital Improvement Plan. Such a plan is usually established on a year-by-year basis by the existing executive administration and contains re-prioritization of necessary improvements. As such, the Capital Investment Program is intended to serve as a basic blueprint of the Town of Waterboro's future needs. Yet, at the same time, the CIP allows municipal government the flexibility to adjust and reprioritize the program in response to changing conditions.

Future Capital Needs

As documented in the Fiscal Capacity Chapter (Chapter VIII), projected population growth in the Town of Waterboro for the year 2000 will require a broad range of public improvements to meet community needs. These improvements can be organized into two basic categories:

1. Improvements to existing town infrastructure and facilities consisting of:

   - Scheduled maintenance and upgrading of fire/ rescue apparatus and support equipment.
   - Retrofitting existing Town facilities for expanded use (i.e. Town offices and the library - East Waterboro Elementary School).
   - Rebuilding and resurfacing Town roads.
   - Additional improvements to existing Town recreational facilities.

2. Construction of new Town facilities and services consisting of:

- Beach and parking facilities on Little Ossipee Pond.
- Centralized Public Safety/Municipal Office/ Recreation Complex/ in Waterboro Center.
- Current municipal office renovations.
- Nature trails and recreational facilities.
- "Soft costs" associated with construction, including design fees, permits, design costs, and attorney fees.

Table CIP-1 below presents all of these proposed capital improvements and assigns a projected figure for each item in 1990 dollars. It should be noted that these costs are based on current prices on comparable projects elsewhere in Waterboro and southern Maine and may be subject to changes in supplier costs or contingent upon unknown site conditions. In addition, 1990 dollars are likely to be subject to an average annual inflation rate of 4-5% between the current year and the time of purchase.

Table CIP-1

PROJECTED CAPITAL EXPENDITURES

TOWN OF WATERBORO 1991-2000

EXPENDITURE	COST (1990 DOLLARS)
Municipal Buildings	**$675,000**
• Municipal Office Renovation	25,000
• Central Government Complex	650,000
Recreation Facilities and Land	**$ 72,200**
• Rt. 5 Boat Launch/Beach Development	20,000
• Picnic Tables/Sites	1,200
• Baseball/Softball Field	21,000
• S. Waterboro Mill Pond Development	5,000

• Friendship Park Improvements	
- Basketball Court	12,000
- Skating Rink	9,000
- Nature Fitness Trail	4,000
Town Infrastructure	**$1,804,467**
• Road Reconstruction on New Dam Road, Webber Road, Deerings Ridge Road, Clarks Bridte Road, Roberts Ridge Road, and Middle Road	735,000
• Resurface New Dam Road, Webber Road, Deerings Ridge Road, Clarks Bridge Road, Roberts Ridge Road, and Middle Road	353,467
. Construction on New Road and Ross Corner Road	300,000
• Resurface New Road and Ross Corner Road	36,000
• 10-Year Program for Road Resurfacing (20 miles of Town Roads)	380,000
Public Safety	**$ 935,000**
• Fire Department	
- 2 Fire Pumpers	370,000
- 1 Tanker	85,000
- Equipment	200,000
- Addition North Waterboro Station	50,000
- New South Waterboro Station	100,000
• Rescue	
- 2 Ambulances	130,000
TOTAL CAPITAL EXPENDITURES 1991-1999	**$3,472,167**
YEAR 2000 PER CAPITA CAPITAL EXPENDITURES (Based on Population of 8,329)	**$417**

PROJECTED SCHEDULE FOR TOWN IMPROVEMENTS

Capital improvements are beneficial to a community only if such improvements are implemented in anticipation of the public need. Reactive planning for municipal improvements is invariably more expensive, opportunities are missed, and the public need is not effectively addressed at its most crucial point.

Formulation of an implementation schedule for Waterboro's capital improvements program is essential in fostering timely provision of municipal services in response to public demand.

Some of the proposed capital improvements are efforts to maintain existing facilities and services. For instance, Waterboro's road network is in fairly good shape (refer to Chapter V - Transportation). However, the increased traffic loads accompanying future growth will accelerate the deterioration of road surfaces. To avert costly reconstruction in the future, it is recommended that the Town pursue an aggressive program of incrementally overlaying most of the Waterboro road network over the next ten years.

Similarly, Waterboro's Fire/Rescue apparatus is aging rapidly. Fire engines/pumpers have an effective life of twenty years, and ambulances a 10-year life span. It is anticipated that at least two pumpers, one tanker, and two ambulances will need to be replaced or refurbished over the next ten years. A phased program of replacement is proposed in order to spread out the cost of these big ticket items so that the tax burden is not increased.

Other capital expenditures outlined in Table CIP-1 represent new construction or purchases and must be tied to rising need. As the Town population grows, demand for increased services and facilities is inevitable. For example, construction of a new Government Complex housing Public Safety Departments, Recreational Facilities and Municipal Offices appears to be an unnecessary expense in 1990. However, existing facilities cannot accommodate these future municipal services. Planning and finance strategies for this and other capital improvements must be started now if the improvement is to materialize when the need arises without placing undue pressure on the current and future tax burden.

Table CIP-2 below outlines the proposed implementation schedule for future capital improvements in five-year blocks:

Table CIP-2

CAPITAL INVESTMENT PROGRAM
5-YEAR SCHEDULES

ITEM	ESTIMATED COST
1991 - 1995	
PARKS AND RECREATION	
Rebuild Boat Launch Rt. 5	$ 2,000
Baseball/Soccer Field North Waterboro	21,000
Friendship Park Improvements	
* Skating Rink	9,000
* Basketball Court	12,500
* Nature Fitness Trail	4,000
3 Picnic Tables per year	1,200
	$ 52,200

ROADS AND PUBLIC WORKS

Reconstruct sections of Webber Road (120,000), Deerings Ridge Road (130,000), New Dam Road (150,000) and Clarks Bridge Road (75,000)	$ 465,000
Overlay Webber Road, Deerings Ridge Road, New Dam Road, and Hamilton Road (10 miles)	211,962
Overlay 9 additional miles of road and parking lot Rt. 5 beach area	181,000
	$ 857,962

FIRE AND RESCUE

Fire Engine	$ 185,000
New Station of Addition in South Waterboro	100,000
Ambulance	65,000
Equipment (Fire Hose, Air Packs, etc.) ($20,000 per year)	100,000
	$ 450,000

PUBLIC INFRASTRUCTURE

Municipal Office Renovations	$ 25,000
GRAND TOTAL 1991-1995	**$1,382,122**

1996 - 2000
PARKS AND RECREATION

Beach Development	$ 18,000
Development South Waterboro Mill Pond ($1,000/yr)	5,000
	$ 23,000

ROADS AND PUBLIC WORKS

Rebuilt sections of Roberts Ridge Road (150,000), Middle Road (120,000)	$ 270,000
New Construction on New Road (150,000), Ross Corner Road (150,000)	300,000
Overlay Roberts Ridge Road, Middle Road, Clarks Bridge Road, New Road, Ross Corner Road (8.5 miles)	177,505
Overlay 9.5 miles of additional road	199,000
	$ 946,505

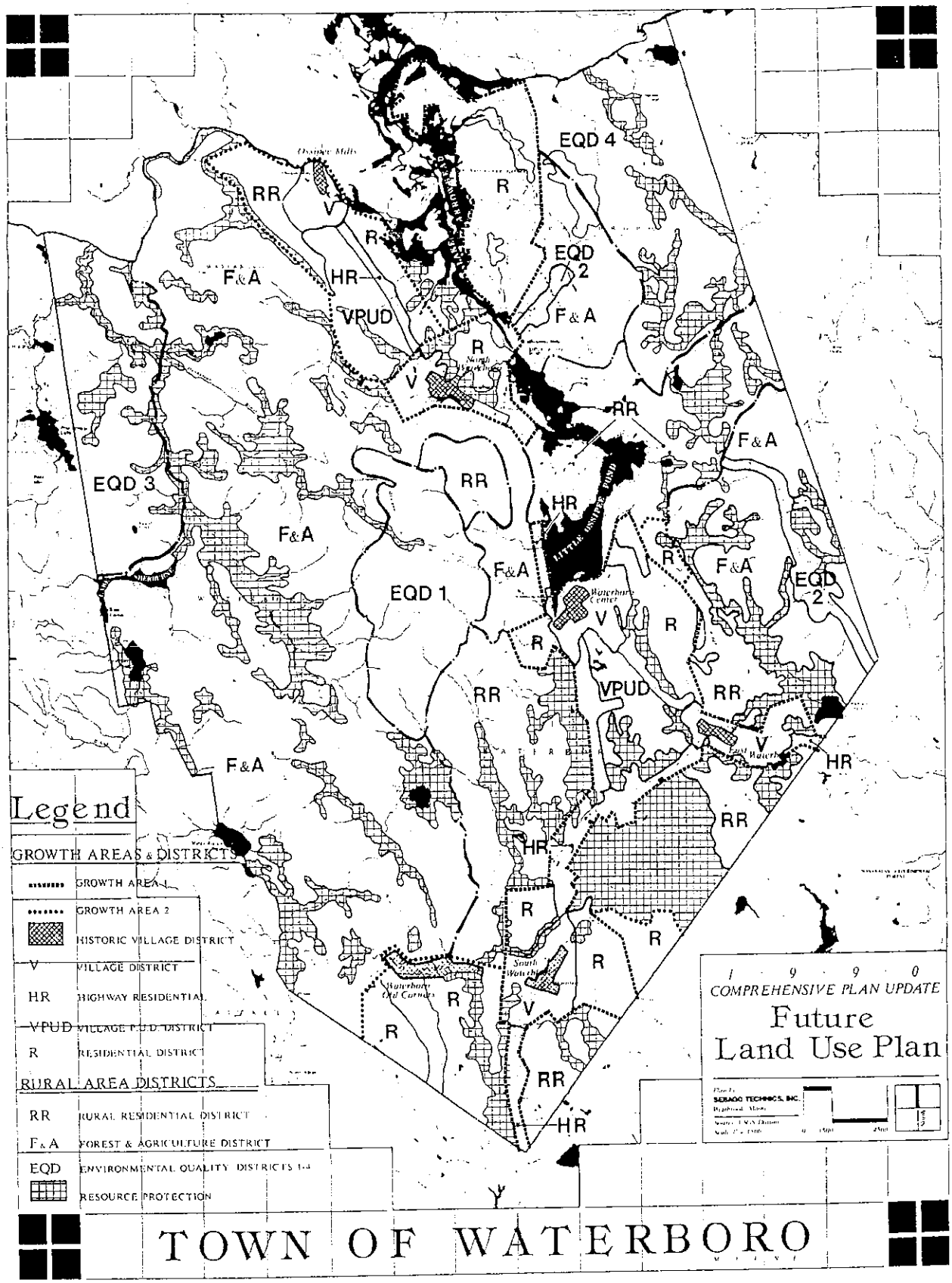
FIRE AND RESCUE	
Fire Engine	$ 185,000
Addition to station in North Waterboro	50,000
Ambulance	65,000
Tank Truck	85,000
Equipment ($20,000 per year)	100,000
	$ 485,000
PUBLIC INFRASTRUCTURE	
Government Complex (Fire, Police, Municipal Office, Recreation)	$ 650,000
	$ 650,000
GRAND TOTAL 1996-2000	**$2,104,505**
GRAND TOTAL 1991-2000	**$3,486,667**

FINANCING STRATEGIES

Most of the proposed capital improvements cited in Table CIP-2 are big ticket expenditures that cannot be financed from the municipal checkbook. Planning for the purchase of these necessary items must begin now and continue unabated through the 1990's to insure that the monies are available when the need arises.

Table CIP-1 offers a per capita cost figure for scheduled capital improvements assuming that all expenditures were made in FY 2000 and spread among a projected population of 8,329 townspeople. Obviously, this is unrealistic. Table CIP-2 phases all improvements into projected five-year blocks. Appendix A depicts those improvements listed in Table CIP-2 into proposed financing charts for each category. These charts are to serve as a basic framework to ease the tax burden for possible future capital improvements and may change from year to year, depending on the financial climate. These charts were developed in a manner that will spread the increase in the tax burden incrementally over time so that tax payers are not bombarded with big ticket bills in any one year.

Financing of many of the target improvements can be derived from a variety of sources, including property taxes, shares from State grants, excise taxes, impact fee systems, and user fees. The proposed financing charts work in tandem with the following proposed financing vehicles and strategies for scheduled improvements: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Legend
GROWTH AREAS & DISTRICTS
GROWTH AREA 1
GROWTH AREA 2
HISTORIC VILLAGE DISTRICT
V VILLAGE DISTRICT
HR HIGHWAY RESIDENTIAL
VPUD VILLAGE P.U.D. DISTRICT
R RESIDENTIAL DISTRICT
RURAL AREA DISTRICTS
RR RURAL RESIDENTIAL DISTRICT
F&A FOREST & AGRICULTURE DISTRICT
EQD ENVIRONMENTAL QUALITY DISTRICTS 1-4
RESOURCE PROTECTION
1990
COMPREHENSIVE PLAN UPDATE
Future
Land Use Plan
SEABOC TECHNICS, INC.
TOWN OF WATERBORO

Conditional Uses:	Commercial (3,001 s.f. +) Industrial Gasoline service stations Automotive repair Lodging - 6+ units
Minimum Lot Size:	• 30,000 s.f., contingent upon ability to meet Town septic requirements
Setbacks and Bulk Requirements:	As a design district, no setbacks are established. All conversions and new construction must be compatible with the scale, bulk, off-sets and architectural character of surrounding land uses. Seventy percent (70%) of off-street parking facilities should be located to the rear of buildings. The intent of this district is to conserve the historic resources and character of the district.

Village Zone (V)

The Village Zone is to be designated as shown on the Future Land Use Map in the following locations - South Waterboro, East Waterboro, Waterboro Center, and North Waterboro in Growth 1 Phase, adding Ossipee Mills during Phase 2.

The Village Districts are intended to function as the Town's economic, institutional and residential centers each servicing distinct areas of Town:

Village	Service Area/Function
South Waterboro	Town-wide, southwestern area
East Waterboro	Southeastern, service gateway into Town
Waterboro Center	Governmental center
North Waterboro	Lake Arrowhead and northern end of Town

Permitted Uses:	Single-family residential Commercial - 5,000 s.f. or less Office Institutional Recreation and open space

Conditional Uses:	Commercial (5,001 s.f. +) Industrial
Minimum Lot Size:	40,000 s.f. (septic conditions permitting)
Setbacks:	Flexible and contingent upon compatible design with the village built environment. Majority of parking to the rear and side of structures. Encourage maximum use of shared driveways and parking facilities.
Coverage:	50% maximum impervious surface coverage.

Performance Standards:

1. Setbacks shall conform to existing. Front setbacks shall be no less than 40' or the average front setback of buildings on adjacent parcels.

2. Shared driveways shall be instituted between parcels fronting existing Town and State roads to minimize the number of curb cuts.

3. Building space, bulk, setbacks, and roof lines shall conform to the visual and architectural character of neighborhood structures.

4. With the exception of single-family homes and home occupations, or interior lots, 80% of parking facilities shall be located to the side and rear of the proposed building.

5. Parking facilities shall be shared between adjacent non-residential and commercial on adjacent lots shall be shared wherever possible.

6. Site lighting fixtures shall be "cut-off fixtures" or fitted with shields so that no sky light is produced and not more than 0.1 foot candles falls on adjacent properties.

7. Lighting standards shall not exceed 16 feet in height or the eave height of the principal building.

8. Interior-lighted signs will be discouraged within the Village District. The primary design criteria for an acceptable interior-lighted sign shall consist of light or neutral lettering on a dark color background.

9. A minimum 20-foot landscape buffer strip shall be installed between the road right-of-way and buildings and/or parking facilities. On existing lots where a 20 foot buffer strip is not feasible, a 10 foot landscaped island shall be maintained between the pavement and the building or parking facilities. Species selection shall be approved by the Planning Board.

10. Street trees of a 3-inch minimum caliper shall be planted 30 feet on center in or on the road right-of-way and in landscape buffers. Species selection must conform to the Town's Street Tree Plan and be approved by the Planning Board.

Village Planned Unit Development District (V.P.U.D.)

The Village Planned Unit Development District (V.P.U.D.) is a specific zone designated in the lands between Route 5 and 5A from East Waterboro to Waterboro Center. While the standard P.U.D. District is a floating zone applicable in any zone where the standards can be met, the V.P.U.D. is intended to facilitate a mixed use linkage solidifying East Waterboro and Waterboro Center as a contiguous village area. The parcels encompassed in this district are large and in single-ownership and, therefore, offer opportunities to establish a comprehensive mixed-use development that:

a) offers service and commercial opportunities for the Town

b) facilitates an internal road network that will minimize curb cuts on Route 5 and 5A

c) develops a land-use identity compatible with the character of East Waterboro and Waterboro Center.

Permitted Uses:	The V.P.U.D. district is reviewed as a conditional use zone
Conditional Uses:	All uses
Setbacks:	100 foot setback requirement from Route 5. Eight hundred foot (800 ft) separation between driveways on Route 5. No internal setbacks.

Highway Residential (HR)

The Highway Residential District is designated to accommodate residential development along existing arteries in a manner that:

a) reduces driveway curb-cuts on State highways that will otherwise increase traffic congestion and render the Town liable for maintenance of State roads

b) maintains residential property values

c) encourages non-residential development to locate in designated village and V.P.U.D. districts, or to establish P.U.D. floating districts in interior parcels

Permitted Uses:	Residential - all types
Conditional Uses:	P.U.D. Institutional
Prohibited Uses:	Commercial and Industrial, unless part of a P.U.D.
Minimum Lot Size:	60,000 s.f. 40,000 s.f. if serviced by a common driveway servicing at least two other residences

Setbacks:	Front	Rear	Side
	50'	20'	20'

Planned Unit Development District (P.U.D.)

As a counterpart to the V.P.U.D., the Planned Unit Development District (P.U.D.) is a floating zone applicable in any growth district and, under certain performance conditions, applicable in rural zones. The intent of this district is to foster long-range coordinated development of larger parcels for mixed use growth in support of existing and future residential concentrations and business locations.

Density is based upon underlying zone requirements for residential uses and coverage maximums for non-residential uses.

Uses:	Conditional use permit required for all P.U.D.'s
Minimum Parcel Size:	10 acres in Village Zone 20 acres in outlying areas
Minimum Lot Size:	None

Density:	Same as underlying district
Dedicated Open Space:	50% minimum
Setbacks:	None
Performance Standards and Goals:	• Non-residential uses in a P.U.D. must be designed to service a need of the residents or the surrounding community • Design, scale, layout and uses of the P.U.D. shall be compatible with surrounding land use patterns and built form • Traffic generation shall be orchestrated to minimize normal peak hour traffic flow • Passive and/or active recreational facilities shall be provided for P.U.D. residents

Residential (R)

Residential areas are designated in identified Growth Areas of Town where the project is in proximity to services and municipal facilities, has access to an improved Town road of suitable design capacity to accommodate increased traffic loads, and is located on land that is environmentally capable of accommodating on site septic systems and wells. The overall intent of the District is to provide safe stable residential neighborhoods.

Permitted Uses:	• Residential - single family detached • Manufactured housing • Multi-family housing up to 4 units • Single family camps • Home occupations • Day care facilities for 10 children or less • Apartment conversions up to 4 units • Municipal facilities • Agriculture and forestry
Conditional Uses:	• Institutional uses, including churches, clubs and lodges • Multi-family housing - 5+ units • Utilities and utility corridors • Day care facilities serving more than 10 children

- Medical facilities, including hospitals, nursing homes and congregate care facilities
- Recreational facilities
- Commercial campgrounds
- Extractive industry

Minimum Lot Size:

- 40,000 s.f. for single family attached and detached dwellings
- Multi-family housing shall have 40,000 s.f.+
  - 6,500 s.f. for each 1 bedroom unit
  - 14,000 s.f. for each 2 bedroom unit
  - 30,000 s.f. for each 3 bedroom unit
  - 40,000 s.f. for each 4+ bedroom unit
- 60,000 s.f. for non-residential conditional uses + 20,000 s.f. for each 1,000 s.f. building area over 2,000 s.f.

Setbacks:

Front	Side	Rear
50'	20'	25'

Performance Standards:

1. Non-residential conditional uses shall maintain a minimum 50' buffer strip from adjacent single family houses or other effective visual screen approved by the Planning Board.

2. Non-residential conditional uses shall conform to architectural style and scale of surrounding neighborhood.

3. Parking facilities for all conditional uses shall be located to side and rear of the principal building.

4. All multi-family development in excess of four units and all subdivisions in excess of ten (10) lots shall provide a common play/recreational area of no less than 7,000 s.f. to meet the need of the residents.

5. All site lighting shall contain incandescent lamps unless the applicant can substantiate that proposed HID lighting will not intrude on adjacent properties or create reflected "sky light" uncharacteristic of the neighborhood.

DISTRICTS IN RURAL AREAS

As in the areas earmarked for future growth, various sections of the designated Rural Areas must be established for specific low-density and low-impact land use activities based on the land's capability to support various land uses and the need to protect important natural/critical resources.

As documented in Chapter II (Existing Land Use, pg. 22), designated rural areas have been the target of some of the more intense development pressure. Large requirements (2+ acres) in the AR and, to a lesser extent, the FA districts have actually been fueled by the recent market preference for larger lot single family homes. This market preference has precipitated strip residential development, especially along Ossipee Hill Road, West Road and even Middle Road. However, the larger lot requirements have discouraged the development of interior lot subdivisions that would increase development intensity in remote rural areas. Therefore, specific districts within the designated Rural Areas are proposed as follows:

Rural Residential District (RR)

The intent of this district is to facilitate rural housing development, suitable lands at a lower density that does not extend beyond the ability of emergency services to respond in a timely manner, nor over extend the ability of municipal government to provide adequate service and maintenance. Areas located in the RR district may be within reasonable proximity of village centers, municipal services and accessible to all-season road networks, but are located outside of the designated Growth Areas. As such, higher-intensity development in these areas, to the exclusion of the designated Growth Areas, would result in a premature and untimely development pattern. RR districts are likely to be designated as Growth Areas when capacity thresholds are reached in existing Growth Areas I and II.

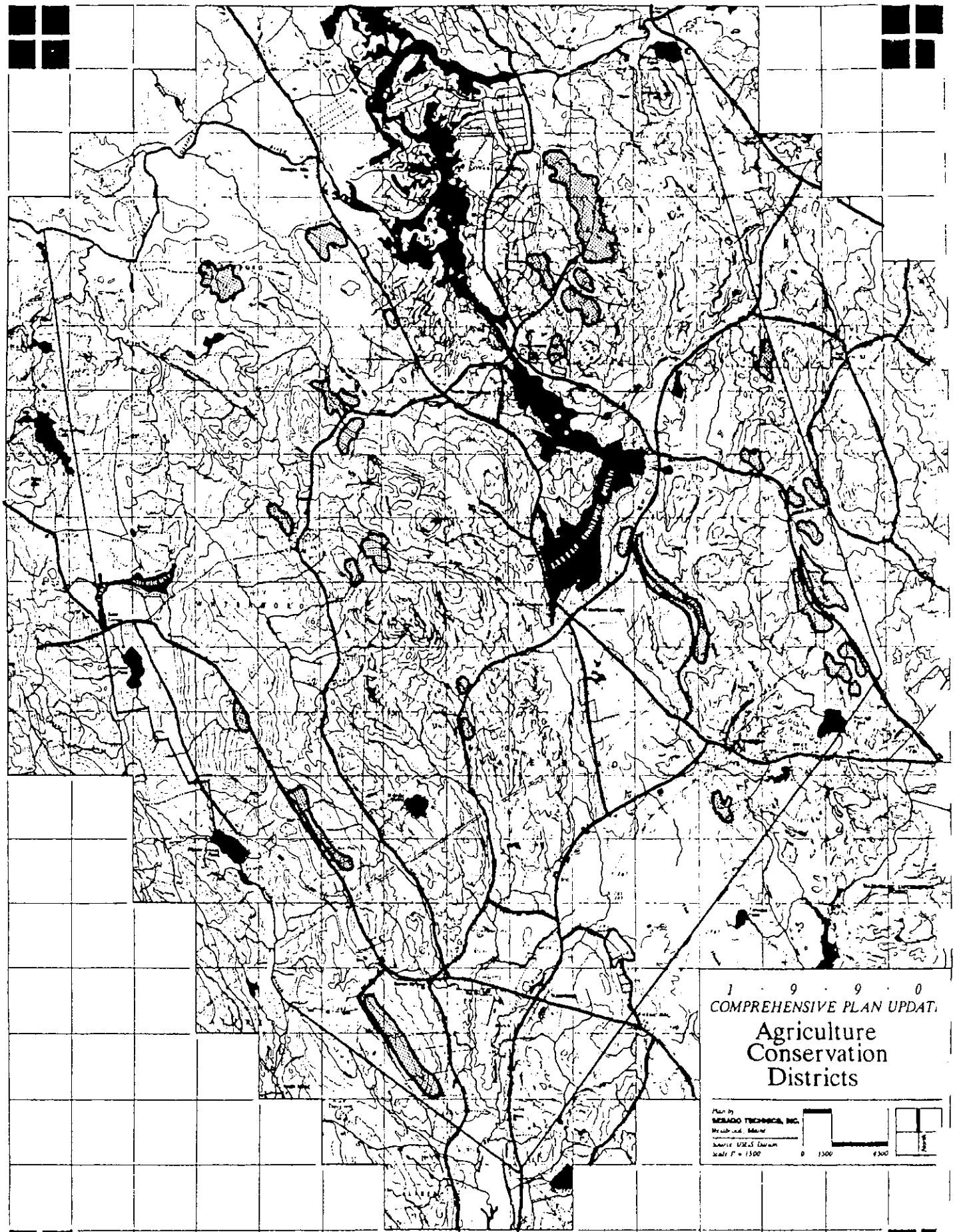
Permitted Uses:

- Single family detached dwellings
- Single family attached units
- Manufactured housing
- Single family camps
- Agriculture and forestry
- Open space and recreational facilities
- Municipal
- Lumber processing facilities

Conditional Uses:

- Home business
- Home office
- Clubs
- Campgrounds
- Utilities
- Extractive industry

Minimum Lot Size: 80,000 s.f.



TOWN OF WATERBORO

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Forest and Agricultural District (FA)

The forest and agricultural district includes land which is not presently well sited for high density development because of lack of proximity to schools and other municipal services and the inadequacy of utilities and roads within and connecting these lands to other more developed portions of the Town. Much of the land in this district has historically and is today being used for agriculture and timber production purposes. Existing holdings are large, many in excess of one hundred (100) acres. There is little evidence of transition to more intensive land use activities. The soils, slope and topographic characteristics of land in this district are mixed. Some areas will not readily support subsurface wastewater disposal systems. Other areas, if the aforementioned impediments to development were removed, could sustain higher density development than this Ordinance now permits.

The minimum lot size in the Forest and Agriculture District is five (5) acres. No principal or accessory structure may be placed within thirty-five (35) feet of any side or rear lot line. Such structures must be set back one hundred (100) feet from the front lot line and river or stream, except that boat houses, docks, or similar facilities may be placed on the shore subject to the provisions in the zoning ordinance. Other than agricultural structures, no principal or accessory structure may exceed thirty-five (35) feet in height.

Agricultural Conservation District (ACD)

The Agricultural Conservation District (ACD) is a floating zone applicable on lands containing 20 or more contiguous acres of agricultural soils defined by the York County Soil Conservation Service as prime agricultural soils or farmland soils of State-wide significance. The intent of the district is to promote the conservation of these lands for continuing or future agricultural use. To conserve these soils and provide land owners with a reasonable return, the following densities and performance standards are proposed.

Minimum Lot Size:

• Standard Subdivision:	10 acres
• Cluster Subdivision: (70% preservation of agricultural soils)	Density of underlying district
• Cluster Subdivision: (71-100% preservation of agricultural soils)	Density of underlying district + bonus units per acre of agricultural soils preserved over 71%

Performance Standards:

1. Development shall be located along or in the tree line of existing agricultural fields.

2. Development shall be laid out in a manner that physically and logistically permits active cultivation of identified agricultural soils currently or in the future.

3. Access or rights of access to preserved agricultural land shall be maintained.

Environmental Quality District 1 (EQD 1)

The EQD 1 District applies primarily to sensitive mountaintop and ridgetop areas where the combination of steep slopes, unstable soils, shallow to bedrock soils, rock outcrop, and inaccessibility severely constrains development potential. In addition, these areas have been identified as significant visual resources that are particularly important landmarks for local townspeople and foster a sense of community identity. The intent of this district is to conserve these critical resources while providing a reasonable return for property owners.

Permitted Uses:	Single Family Residential Manufactured Housing Private Camps Passive Recreation Conservation Select-cut Forestry
Conditional Uses:	Communications Facilities & Towers Active Recreation Facilities Clear-cut Forestry
Minimum Density:	1 unit/10 acres

Performance Standards:

1. Cluster subdivision and development shall be encouraged in lieu of standard subdivisions.

2. Development activities shall not produce excessive earth grading, tree removal, or increased peak stormwater runoff.

3. Adequate fire protection facilities shall be provided at the discretion of the Waterboro Planning Board and the Waterboro Fire Chief.

4. Development or development activities, including logging road construction, shall not produce an adverse visual impact from any public area or way in Town during foliate or defoliate conditions.

5. No building or roof line shall break the visual skyline of the district.

6. Clear cut forestry practices shall be approved by the Planning Board as a conditional use and shall not create an adverse impact on visual quality, water quality or soil stability. All clear cut areas shall be revegetated using a plan sealed by a licensed forester.

Environmental Quality District 2 (EQD 2)

The EQD 2 District is an overlay zone established in specific areas of Town identified as important scenic and cultural corridors in the Comprehensive Plan. These corridors contain a combination of historic structures, agricultural fields, curvilinear road alignments, mature street trees, stone walls, and other structures and natural features that are surviving landscapes from Waterboro's cultural past. The intent of this district is to accommodate future development in a manner that preserves the cultural quality of the district.

Minimum Density:	Same as underlying zone
Permitted Uses:	Single Family Residential Agriculture & Forestry Recreation Conservation Home Occupations

Performance Standards:

1. Improvement of Town roads shall maintain existing street trees and stone walls. In any instance where road improvements disrupt these elements, existing stone walls shall be relocated to edge of the right-of-way and 3" caliper street trees re-established.

2. In currently forested areas, new development shall maintain a minimum 50-foot buffer of existing vegetation.

3. New residential construction shall be located along or behind the tree line of existing open fields.

Environmental Quality District 3 (EQD 3)

The Environmental Quality District 3 is specifically designated to encompass the Waterboro Pine Barrens as identified by the Maine Natural Heritage Program and illustrated on the Town Natural Resource Map. The Waterboro Pine Barrens are a unique natural resource system supporting several rare and endangered species of flora and fauna. Over half of the designated EQD 3 District is currently under option by the Nature Conservancy for purchase and preservation by the Land for Maine's Future Board. Half of the remaining pine barrens not included in the Nature Conservancy purchase has already been subdivided, but to date has not been built-out.

To protect the ecological integrity of the Waterboro Pine Barrens for future generations, the EQD 3 District would require proposed development to meet the following standards:

Minimum Density/Lot Size	1 Unit/10 Acres
Permitted Uses:	Single-Family Residential Mobile Homes Private Camps Conservation Passive Recreational Uses
Conditional Uses:	Forestry & Agriculture including forest management by incendiary methods Active Recreation Clubs and Lodges Public Recreational Facilities Utilities and Transmission Lines

Performance Standards:

1. Cluster subdivision and/or cluster development shall be encouraged as the preferable form of development.

2. Re-configuration of existing subdivision within the EQD 3 District may be permitted at the existing 5 acre density contingent upon conformance with all other performance standards established for this district.

3. Proposed development shall be located so that minimal damage shall be made to the ecological integrity of the Pine Barrens. The Planning Board may require the submission of an Environmental Impact Assessment prepared by a qualified environmental scientist.

4. No more than 7,500 square feet of existing vegetation shall be cleared from any approved lot in order to preserve the vegetational composition of the area.

5. Revegetation of any disturbed area aside from the immediate yard area of any lot shall be accomplished utilizing vegetational species indigenous to the Waterboro Pine Barrens. Transplanting of native plant material from any area within the Pine Barrens aside from proposed development areas is expressly prohibited.

Environmental Quality District 4 (EQD 4)

The EQD 4 District applies to all commercially-viable forest products lands in Town as characterized by 100+ contiguous acres of commercial grade timber under single party ownership. These areas are designated on the Natural Resource Plan. The purpose of this district is to conserve these lands for timber production until the lands can no longer be commercially harvested and the area is designated by the Planning Board as a "Growth Area."

Permitted Uses:	Forest Harvesting and Forest Management
Conditional Uses:	Single Family Cluster Development Multi-Family Housing Mobile Homes Recreational Activities Extractive Industry Utilities and Utility Transmission Lines Commercial Recreation Municipal Uses
Minimum Density (Conditional Uses)	1 Unit/10 Acres

Performance Standards - Forestry:

1. No clear cutting shall be visible from a Town or State highway immediately adjacent to the EQD 4 District.

2. Construction of logging roads and clear cut areas shall not adversely impact water quality in the watershed either by siltation, sedimentation, increased peak runoff, or phosphorus loading.

3. Clear-cutting practices shall be accompanied by stabilization and reforestation of disturbed areas.

4. Logging road ingress/egress from Town roads shall not produce unsafe traffic conditions.

Performance Standards - Conditional Uses:

1. To conserve lands for forest production and to avert suburban sprawl, cluster development shall be the standard settlement pattern in EQD 4.

2. Driveways and private roads discharging onto a State-aid road shall be no less than 800 feet apart at the right-of-way line.

3. Reclamation of mineral extractive operations shall be graded to reflect the character of surrounding topography and shall be reforested with commercial tree species.

4. Diversity bonuses may be permitted at a rate of one additional unit per 10 acres of preserved contiguous open space provided:

   - Phasing of the project will not have an adverse fiscal or logistical impact upon community services.

   - Preserved lands are commercially-harvestable forest lands. Lands excluded in net residential density are not eligible for density bonuses.

   - The lands are designated as a "Growth Area" by the Planning Board.

   - The development does not adversely impact Town roads.

OVERLAY DISTRICTS

Overlay districts are regulatory districts that apply to any existing zone in Town in which specific and sensitive natural resource systems are located. In most cases the existing zoning density is maintained; however, the overlay district requires the compliance with specific performance standards before Planning Board approvals or building permits are granted. Districts to be incorporated into the Town's future zoning ordinance revisions include:

Watershed Protection District 1 (WPD 1)

The Maine Department of Environmental Protection has identified Little Ossipee Pond as a waterbody resource that is susceptible to eutrophication as a result of increased development in the watershed. In order to stabilize and maintain existing water quality in the pond, standards for phosphorus export from development sites shall be established by a separate and intensive nutrient-loading study of the entire watershed.

Watershed Protection District 2 (WPD2)

Although Lake Arrowhead experiences more water column turnover and flushing than Little Ossipee Pond, the lake remains susceptible to eutrophication from continued development of the Lake Arrowhead community and the lands in the watershed. A separate set of phosphorus export standards and mitigation strategies will be established by an intensive phosphorus-loading study of the watershed area.

Watershed Protection Districts 3-10

As addressed in the Natural Resources Plan, Waterboro is committed to protecting water quality in the Town's six other major waterbodies (Bartlett Pond, Lake Sherburne, Lone Pond, Moody Pond, Middle Branch Pond, and Northwest Pond) through the promulgation of additional watershed protection districts. Standards governing the phosphorus loading of development runoff and performance of mitigation measures shall be designed for each individual watershed upon completion of a thorough phosphorus loading study of the receiving waterbodies.

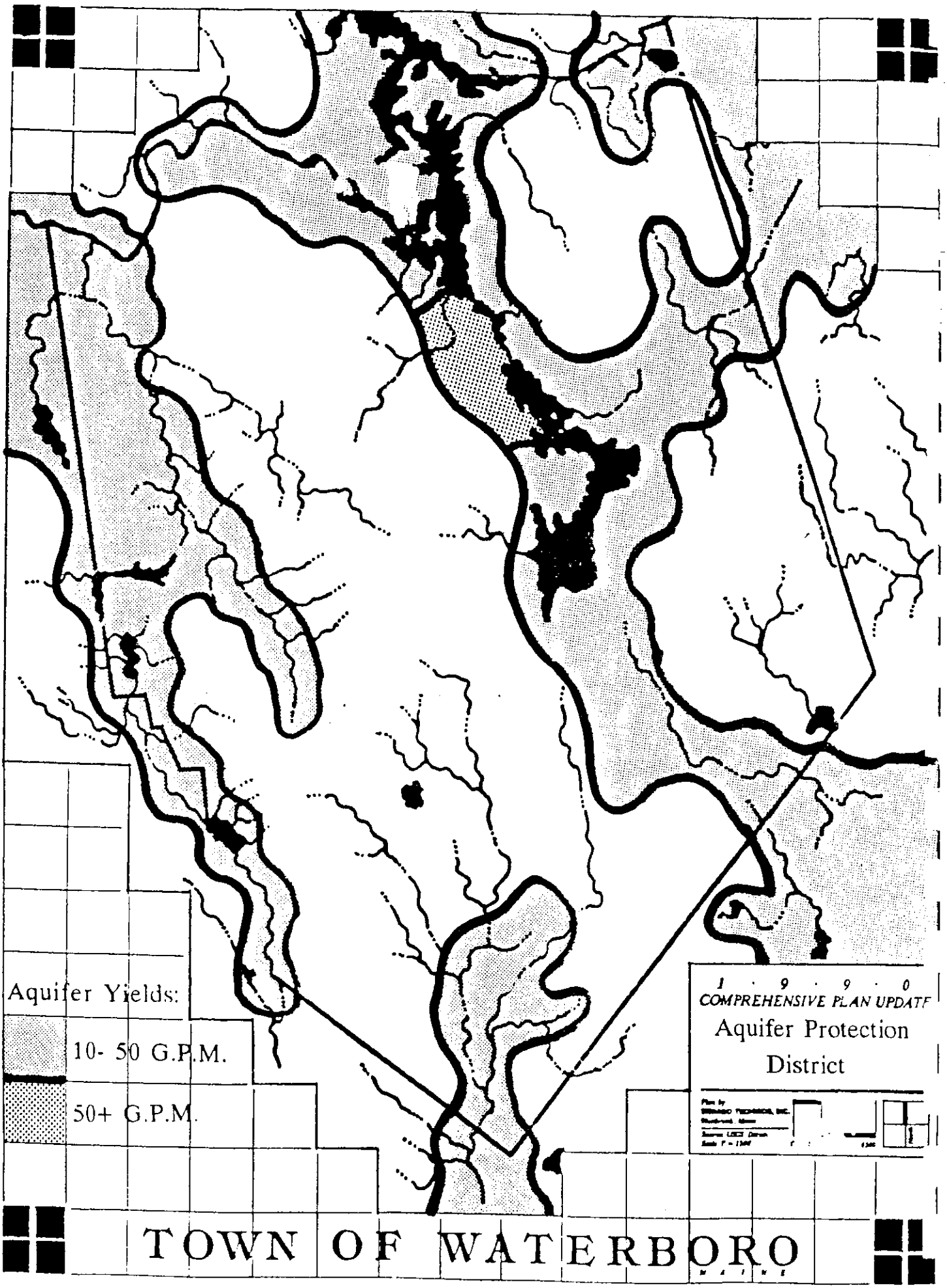
Portions of the watersheds servicing the Town's protected waterbodies happen to lie outside of the Waterboro Town boundary. Therefore, the Town will encourage the neighboring communities of Alfred, Lyman, Hollis, Limington, Limerick, and Shapleigh to participate in an inter-town system of Watershed Protection Districts that will control phosphorus loading not only in Waterboro's ponds and lakes but also in Waterboro watersheds that discharge runoff into waterbodies loaded in adjacent towns.

Aquifer Protection District (APD)

As documented in the Natural Resource Inventory and Plan, the Town contains substantial sand and gravel aquifer resources that can provide potable drinking water supplies on a town and regional scale. To protect the water quality of this resource for existing and future use, the Aquifer Protection District will be established in all areas depicted on the land suitability map as sand and gravel aquifers. Performance standards for development in the district shall consist of, but not be limited to, the following:

1. On-site septic systems and stormwater injection systems shall be designed so a maximum of 5 parts per million of soluble nitrogen compounds shall be released into the groundwater.

2. No underground storage tanks of home heating fuel will be permitted.


Aquifer Yields:
10- 50 G.P.M.
50+ G.P.M.
1990
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District
TOWN OF WATERBORO

3. Storage and distribution of organic, inorganic chemical compounds, or fuels shall be permitted in the district only if facilities are designed to prevent any accidental discharge into the aquifer.

4. Mineral extraction industries or any proposed development activity shall not adversely impact water quality or storage capacity in the designated aquifer.