

**VIENNA
COMPREHENSIVE
PLAN
PART I.**



March 8, 2008

**VIENNA
COMPREHENSIVE
PLAN**

PART I.

**SUMMARY OF
FINDINGS AND
RECOMMENDATIONS**

March 8, 2008

**Prepared by the
Vienna Comprehensive Plan Committee**

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INTRODUCTION

TOWN MEETING DIRECTIVE AND THE PLANNING PROCESS

1 **Vienna Town Meetings for the years 2004, 2005 and 2006 voted to raise funds to update Vienna's**
2 **1984 Comprehensive Plan.** The Selectmen appointed a Comprehensive Plan Committee in the fall of
3 2005 in response to those directives. The Selectmen and the Committee then applied for and received a
4 State Planning Office Planning Grant that made it possible to hire a consultant to assist in the
5 development of the Comprehensive Plan.

6 **The Comprehensive Plan Committee has been meeting** twice a month or more, to review and debate
7 the various chapters of the Plan. Ongoing public input has been a priority, and the following opportunities
8 were provided:

- 9 • Public Opinion Survey
- 10 • Visioning Workshop
- 11 • Newsletters distributed to residents
- 12 • WEB page with section dedicated to the Comprehensive Plan
- 13 • Public Forums
- 14 • Over 25 other Committee Meetings open to the public

PURPOSE OF THE COMPREHENSIVE PLAN

15 **The Comprehensive Plan serves many purposes:**

- 16 • Most importantly, it is a way for local people to have control over the future of their town.
- 17 • It serves as an expression of the townspeople's vision for their future.
- 18 • It contains a considerable amount of information about the town including mapped information.
- 19 • It makes predictions about the future of the town.
- 20 • It is a means to control future growth and development.
- 21 • It is a means to control taxes by minimizing the costs to the town for future development.
- 22 • It is a legal foundation for regulations, **if and when the town adopts them.**
- 23 • It helps in obtaining grants such as: to improve water quality of ponds; recreational grants for public
24 access to ponds, town parks and trails, including snowmobile trails; funding for housing and septic
25 system upgrades; historic preservation grants; and grants for fire protection and emergency shelter
26 equipment.

THE COMPREHENSIVE PLAN: DOCUMENTS AND MAPS

1 **The Comprehensive Plan document is organized into two parts as follows:**

2 **Part I. Comprehensive Plan Summary of Findings and Recommendations**

3 **Summary of Findings from the Inventory and Analysis**

4 **Vision for Vienna to the Year 2020**

5 **Recommendations: Goals, Policies and Implementation Strategies**

6 (Including the Future Land Use Plan and Open Space Plan)

7 Appendices:

8 Map 1. Future Land Use Plan

9 Map 2. Open Space Plan

10 Map 3. Parcels (Property Tax)

11 **Part II. Supporting Documentation: Inventory and Analysis**

12 Appendices:

13 A. Results of the Public Opinion Survey

14 B. Results of the Visioning Workshop

15 C. Maps:

16 Map 1. Public and Semi-Public Facilities

17 Map 2. Topography

18 Map 3. Constraints to Development

19 Map 4. Water Resources

20 Map 5. Significant Habitat

21 Map 6. Parcels (Property Tax)

22 Map 7. Existing Land Use

23 Map 8. Cultural Resource

24 **Note: The Beginning with Habitat Program Notebook and Maps (not included in this document)**
25 **are important reference materials associated with this Plan.**



VISION FOR VIENNA TO THE YEAR 2020

Note: This vision for Vienna was developed based upon the results of the public opinion survey and the community visioning workshop.

Introduction

- 1 Vienna is a small, charming community with a year-round population of 570 people. In the summertime
2 the population at least doubles due to seasonal residents. The town's greatest assets are its small town
3 rural character and close-knit community of socially and civically active citizens.
- 4 Population growth and its impact on Vienna is inevitable due to people fleeing more urban and suburban
5 areas in search of rural settings to have a home or camp. The town's year-round population is projected to
6 increase by 110 individuals to a total of 680 people by the year 2020. The seasonal population will
7 probably increase at a similar rate. These increases in population translate into a total of over 500 homes
8 in Vienna by the year 2020. More home occupations, cottage industries and other small business
9 endeavors can also be expected. Farming, forestry and outdoor recreational activities will continue to be
10 an important part of the community. There will be more traffic on the town's roads, more people using the
11 town's ponds, and increased demands on town services and facilities.

Vienna's vision is to maintain the quality of life that citizens cherish and to preserve the most treasured places while accommodating population growth.

- 12 Vienna will be a friendly, welcoming town with a peaceful and beautiful landscape in the year 2020. The
13 culture and rural lifestyle will be much as it is today. Vienna will still be a bedroom community to
14 Augusta, Farmington, Waterville and other service center communities, but there will be more people
15 living and working in Vienna due to the ability to telecommute and the presence of a strong local
16 economy. Vienna's overall population will be older, but will continue to have interesting people from
17 many walks of life.
- 18 There will be a strong sense of community with many folks involved in town affairs and community
19 activities. Town government will be accessible with a town office that is open at least several days per
20 week. People will continue to volunteer for town and civic endeavors. Vienna may share more services
21 and facilities with neighboring towns. There will be a strong sense of history with an active Historical
22 Society. The Grange, Union Hall Association, Cooperative Extension, local churches and other
23 organizations will continue to be actively engaged in making Vienna a great place to live.
- 24 Vienna's ponds, streams, mountains, forests, blueberry barrens, farmland and quaint village define the
25 landscape and provide many cultural and natural features such as outstanding scenery, abundant wildlife
26 and many outdoor recreational opportunities. A vision of Vienna must include the identification of those
27 places most treasured by the community; many would consider the loss of these places a great failure.
28 Some of these treasured places are culturally significant such as the village and the Town House, while
29 others are unique natural areas such as Flying Pond and the Kennebec Highlands.

1 Vienna's quaint village will still be the civic and cultural center of the community in the year 2020. The
2 Post Office, Fire Station/Community Room, Union Hall, Grange Hall, Mill Stream dam, Historical
3 Society spring and building, and old homesteads will all still be in the village area. The village will
4 continue to be a small place, but with a few more homes and a few more small businesses. Traffic will
5 travel slowly through the village making it a safe place to walk or bike. The Town House will still be
6 located a mile up the road. The shoulders of Route 41 will be wide enough so that people can walk
7 between the Town House and the village. People will also be able to walk or bike between Vienna village
8 and Mount Vernon village via either a smooth widened shoulder along Route 41 or a separate pathway.

9 People will spend more time together in the village because there will be a town green with a gazebo and
10 a recreation area with a ball field. People will also be able to walk to a public beach on Flying Pond, and
11 then hop in a kayak or canoe and paddle to one of the islands for a picnic. The small businesses in the
12 village will cater to the local people and summer visitors. These businesses might include a small café and
13 shops where local artisans can sell their wares. The organic market farm in the village area will be
14 growing produce and selling it at a farm stand, or maybe there will be a local farmer's market selling
15 produce from many area farms.

16 The town's ponds will be peaceful and pristine as a result of ongoing efforts to limit phosphorus and other
17 pollutants, strong efforts to prevent invasive plant infestations, and limitations on boat motor size.
18 Development in the direct watersheds of Flying, Parker and Kimball Ponds will be limited and well
19 designed to assure long-term protection. The other ponds will have very little development due to their
20 remote locations and/or the presence of undevelopable land. Lake associations and neighboring towns
21 will be important partners to Vienna in protecting the ponds.

22 Landowners, local land trusts and the town will work together to conserve important natural areas in
23 Vienna. Ecologically sensitive areas around the ponds such as wetlands important to wildlife, and large
24 blocks of wildlife habitat such as deer wintering areas, will be conserved. The Kennebec Highlands, a
25 significant regional asset, will be a complete block of public reserve land shared by several towns. There
26 will be a McGurdy Stream greenway extending along the town's western boundary to provide an
27 important corridor for wildlife. Conservation of this greenway will be a joint project with neighboring
28 Chesterville. Vienna's higher elevations and steep slopes will continue to be mostly forested or blueberry
29 barrens. The public will be able to enjoy the town's scenery, views of the ponds and views from the
30 mountains.

31 Active farming and forestry will be an important part of the fabric of the community. There will be
32 vegetable farms, maple syrup operations, cattle and other livestock operations, hayfields and cropland.
33 Blueberries will be an important business in town. The blueberry barrens and active farmland will be
34 highly valued for their economic importance and as part of the scenic landscape. Woodlot owners will be
35 able to harvest firewood and lumber for personal use, derive income from sustainable forestry, and
36 generally receive pleasure from their forests as habitat for wildlife and as places of beauty and solitude.
37 Forestry and agriculture will use "best management practices" to prevent degradation of ponds and other
38 water bodies. Much farm and forestland will be open to the public for passive uses and sportsmen for
39 hunting and fishing.

40 Most of the projected 100 new homes will be located so as to have minimal impact on the town's ponds,
41 other significant natural resources, and town facilities and services. Some of these homes will be located
42 in or near the village area. Many of these homes will be located outside the village area, but near or along
43 Route 41 and the Tower Road. Very few new homes will be located on the town's dirt roads in steep
44 and/or remote areas of town. Additionally, there will be affordable homes for local people, including
45 seniors on fixed incomes and young families.

Vision for Vienna to the Year 2020

- 1 The town's exceptional rural character will be preserved because homes and businesses will be screened
2 from public roadways by natural vegetation. Residential developments will be clustered, or otherwise
3 designed to preserve open space and natural character. Open space in these developments will be
4 consistent with the town's open space plan that identifies those areas most important to conserve such as
5 the McGurdy Stream greenway.
- 6 Developments and homes will be located so as to be accessible to emergency services, and with
7 driveways or access roads designed to minimize traffic conflicts. Any new businesses will be small,
8 designed and sited to have minimal negative impacts on nearby residential areas, natural resources, public
9 roads or public services.
- 10 Vienna will be a wonderful place to live, work and play in the year 2020. Change will have had modest
11 impacts as a result of a caring community of actively involved citizens.



SUMMARY OF TOP RECOMMENDATIONS

SUMMARY OF TOP RECOMMENDATIONS (Not in order of Importance)		
Project / Task	Project or Task Details	Responsible Entity, Page Reference for time-frame and cost estimate, if applicable
Town Government Operations	Consider having regular, part-time office hours	Selectmen; page 50, strategy #7
Village Area Improvements	Consider the following: Town House improvements; more functional town office (office, meeting and storage space; protection of town records; parking); Fire Station/Community Building roof repairs	Selectmen and other town officials; page 49, strategy #2; and page 57, Table 11-1.
Long-term Capital Improvements and Transportation Program	Prudently finance capital needs by planning ahead, maximizing efficiencies, utilizing the best funding mechanisms, and spreading costs out over time. Obtain professional advice, as needed. Inventory roads; prioritize based on usage and location. Present annual updates at town meeting.	Selectmen, Road Commissioner, Fire Chiefs and others; page 49, strategy #1; page 52 strategy #1; and page 57, Table 11-1.
Regional Coordination and Consolidation	Improve service and reduce costs. Consider the following for regional coordination or consolidation: household hazardous waste disposal; town administration (staff, lake warden, CEO); emergency services; recreation facilities; and contracting services, such as snow removal	Selectmen, Fire Chiefs, Road Commissioner, and others; page 51, strategy #9.
Watershed Protection for Lakes, including Parker and Flying Ponds	Protect lake water quality through the following: adopting public works standards and watershed-based ordinance provisions; adequate enforcement; public education; land conservation; regional coordination; and identification and repair of problems areas with grant funding.	Selectmen, Planning Board, Road Commissioner, CEO, Lake Warden, Conservation Commission, lake associations, land trusts, etc.; page 43, policy #3, pages 35-38 (many strategies).
Public Works Practices and Responsibilities (protection for water quality and fisheries)	Formally adopt best management practices for construction and maintenance of public roads and properties for use by town officials, employees and contractors.	Selectmen, Road Commissioner; page 36, strategy #3.
Continued on next page		

SUMMARY OF TOP RECOMMENDATIONS (Not in order of Importance)		
Project / Task	Project or Task Details	Responsible Entity, Page Reference for time-frame and cost estimate, if applicable
New Site Plan Review Ordinance and Updated Subdivision Regulations	Provide more local control over major subdivisions and major commercial and industrial uses.	Planning Board; page 31, strategy #6.
Update the Notification of Construction Ordinance to be a Building Ordinance	Consider including the following: indication of use; driveway permit; evidence of compliance with state laws; simple erosion and sedimentation control; hand-drawn plan of construction site and natural features; setbacks and screening; good neighbor standards (noise, pollution, safe and sanitary storage of materials); minimum lot size; and frontages.	Planning Board; page 30 strategy #3, page 37, strategy #9.
Repeal or Update the Resource Protection and Timber Harvesting Ordinance	Repeal or update to be consistent with state law. Include Maine Forest Service best management practices.	Planning Board; page 38, strategy #10.
Administration, Funding and Enforcement for Ordinances	Assure adequate funding for administration and enforcement by adjusting permit fees to cover costs, requiring that developers pay their share of costs, and expanding code enforcement officer authority.	Selectmen, Planning Board; page 32, strategy #9.
Appoint Conservation Commission	Appoint a Commission to work to protect natural resources through education, open space planning (identification of important areas) and other non-regulatory means, such as working with landowners and coordinating conservation efforts with land trusts, lake associations, state agencies and others.	Selectmen, Conservation Commission; page 45, strategy #1.

SUMMARY OF FINDINGS FROM THE INVENTORY AND ANALYSIS



Population, Housing and Economy

- 1 • **Vienna’s year-round population is around 570 individuals.** The population is projected to increase
2 to 609 individuals by the year 2010, and to 676 individuals by the year 2020.
- 3 • **Population growth will be the result of people moving into Vienna,** as opposed to an increase in
4 the birth rate. As the areas around Augusta, Waterville and Farmington become more developed,
5 Vienna will become increasingly attractive as a place to live.
- 6 • The **summertime population** at least doubles due to the large number of seasonal homes and day trip
7 recreational opportunities. The seasonal population will continue to increase over the next decade.
- 8 • **Vienna will have an overall older population** (age 44+). The large number of aging “baby
9 boomers” has implications related to housing, health care, transportation and social desires.
- 10 • **Land and homes are becoming increasingly expensive** as a result of the in-migration of more
11 affluent people and the growing demand for seasonal homes on ponds and areas with scenic views.
- 12 • There is concern about **the ability of year-round residents to be able to afford to live in town.**
13 Seniors on fixed incomes, young families, and others may be having a hard time finding affordable
14 housing.
- 15 • Vienna has, and will continue to have, **considerable economic strength.** Residents have a wide-
16 range of employment opportunities within commuting distance. There is a very active local economy
17 consisting of a variety of small businesses and home occupations, a viable natural resource base with
18 land suitable for small scale farming and forestry, and an attractive rural landscape that includes the
19 Kennebec Highlands and a number of ponds and scenic vistas suitable for recreation businesses. More
20 small businesses to expand and diversify the tax base might be desirable.
- 21 • The town could **support the local economy** by supporting the Mount Vernon and Vienna Business
22 Alliance, and seeking improvements to the infrastructure that serves businesses, commuters and
23 telecommuters such as: improvements to town roads and State Route 41, and town-wide high-speed
24 internet service.

Land Use¹

- 25 • **Future Land Use** issues include:
 - 26 ○ To what extent does the town wish to direct future development?
 - 27 ○ How can the town best prepare for future development?
 - 28 ○ How does the town ensure that new development will be compatible with existing uses and the
29 rural character?
 - 30 ○ How can the town assure that new developments will not over-tax public services and facilities?
- 31 • A **driving force in how quickly Vienna grows** will be the affordability of housing and land.
32 Additionally, as shorefront properties are developed in the Belgrade Lakes Region people may look to
33 Vienna for more affordable seasonal homes on or near ponds.
- 34 • The **village area** consists of about 30 year-round homes; about 20 seasonal homes, many with
35 frontage on Flying Pond; the Post Office; the Fire Station/Community Building; a church; the Grange
36 Hall; a waterfront park; the Union Hall; two businesses and some active farmland. The village is the
37 center of many town activities. The Town House (current town office) is located about one mile north
38 of the village center. Very little new development has occurred in the village over the past decade.

¹ Existing land uses are displayed on the Land Use Map in the Appendices of Part II. of the Comprehensive Plan.

- 1 • **Flying and Mill Ponds, wetlands and steep terrain restrict expansion of the village.** There are
2 several large parcels, but there doesn't appear to be interest in developing them. Additionally, any
3 future development would have to be designed to prevent further degradation of the Flying Pond.
- 4 • **Residential uses** are the predominant structural land use in Vienna. There were 409 homes, of which
5 about 220 were year-round homes and about 189 were seasonal homes or camps (June 2006).
- 6 • The majority of **homes are dispersed** along public roads (primarily Route 41 and portions of town
7 roads such as the Kimball Pond and Tower Roads). Most seasonal housing is located around Flying
8 and Kimball Ponds. There are a few homes and camps around Parker and Whittier Ponds.
- 9 • Most **homes** are located on lots ranging in size from one to ten acres. The smallest lots are located in
10 the center of the village and along the shores of Flying and Kimball Ponds. Vienna does not have a
11 town-wide minimum lot size for individual lots so the state minimum lot size of 20,000 square feet
12 applies, unless the lot is located in the shoreland zone where the minimum lot size is one acre. The
13 Subdivision Regulations require a two-acre minimum lot size.
- 14 • **Residential development** over the past decade has consisted (on average) of about seven new houses
15 per year and one new small subdivision (less than 8 lots in size) per year. The areas where most
16 permits were issued for homes and camps since 1998 were: Route 41 (15 permits), Flying Pond (10
17 permits), Kimball Pond Road (9 permits), Tower Road (6 permits) and many of the remaining 24
18 permits were for homes scattered along other town roads.
- 19 • There isn't much remaining shorefront available for new homes along the shores on **Flying and**
20 **Kimball Ponds**. Any new development in these areas would have to occur as second-tier lots behind
21 the shorefront lots. Development around **Parker, Egypt and Whittier Ponds** consists of larger lots
22 where a few additional lots might be added. Very little development is anticipated for areas around
23 the other ponds either due to remoteness, small size or the presence of development constraints.
- 24 • Approximately **70 new homes will be built over the next ten years** if the current rate of residential
25 development continues. Slightly less than half of these homes will be seasonal homes based on past
26 trends. The distinction between seasonal versus year-round homes may be of limited importance
27 because most homes built today have the potential to be used year-round.
- 28 • The **development patterns and trends** of the past decade will probably continue into the next
29 decade. Given that Vienna does not have any land use regulations that direct development to one area
30 of town as opposed to another, it is likely that new development will continue to occur along town
31 roads, and may well extend off rural roads to provide scenic views and more remote settings.
- 32 • The **areas most attractive for future homes** include areas near the Kennebec Highlands, remaining
33 vacant subdivision lots, any remaining shorefront or second-tier lots behind shorefront lots, and
34 locations with outstanding views and vistas.
- 35 • Most **commercial uses** are relatively small, non-intensive land uses and many are home occupations.
36 There are about 50 commercial uses (not including forestry and agricultural uses). Many businesses
37 (16) are located along Route 41. Eight businesses are located on the Davis Road and five businesses
38 are located on the Kimball Pond Road. Other business are scattered along the town's other roads.
39 Commercial uses have usually been compatible with adjacent residential uses.
- 40 • There is nothing to suggest that past trends in the character of **commercial uses** will not continue.
41 There may be an increase in part-time, home-based businesses operated by semi-retired people. High-
42 speed internet service will make it possible for people to conduct business from Vienna. It is unlikely
43 that a large industry or business will locate in Vienna because of its rural location and distance from
44 major thoroughfares. However, Route 41 is not posted to heavy trucks in the spring. Wind power
45 might be viable due to the orientation of the mountains.

- 1 • There is **concern about new commercial and industrial uses** that might have negative impacts on
2 residential neighborhoods, natural resources, roads and other public facilities and services. The town
3 could enact of a Site Review Ordinance to address these concerns.
- 4 • Vienna’s nearly 14,000 acres of **forestland** is owned by small woodlot owners who use their
5 forestland for a variety of purposes. There have been 86 **timber harvests** since 1996 (8 to 9 harvests
6 per year, or 515 acres per year). Almost 2,900 acres of forestland is enrolled in the state **Tree Growth**
7 **Property Tax Program**
- 8 • Vienna requires a **permit for timber harvesting** (25 cords or more per lot within any 12-month
9 period) through its Resource Protection and Timber Harvesting Ordinance. The ordinance needs to be
10 repealed or updated to be consistent with Maine’s Forest Practices Act.
- 11 • There are about 930 acres of **farmland** of which about 326 acres are blueberry barrens. Commercial
12 farms include one dairy and maple syrup operation, three blueberry operations and an organic
13 produce farm. There are also other smaller farm-related land uses.
- 14 • **Commercial forestry and agriculture** will continue to be an important part of Vienna. There will be
15 less of a land base for commercially viable forestry or agriculture as land is divided into smaller lots
16 and converted to house lots. Conflicts between commercial forestry and agriculture and new
17 residential uses may become an issue, as it has in other communities.
- 18 • **Town property** includes the Town House, the Fire Station/Community Building, the closed landfill,
19 several cemeteries, and a small park on Flying Pond.
- 20 • **State property** includes the Kennebec Highlands and the sand and salt storage facility off Route 41.
- 21 • Vienna is fortunate to have its own **U. S. Post Office**.
- 22 • **Semi-public uses** include two churches, the Union Hall, the Grange, the Historical Society village
23 spring and building, and conservation land owned by three land trust/conservation organizations
24 (Belgrade Regional Conservation Alliance, Kennebec Land Trust, and Small Woodlot Owners
25 Association).
- 26 • **Vienna’s land use regulations** include:
27 ○ Notification of Construction Ordinance
28 ○ Shoreland Zoning Ordinance (state mandated)
29 ○ Subdivision Regulations (state mandated review required)
30 ○ Resource Protection and Timber Harvesting Ordinance
31 ○ Floodplain Management Ordinance (required for participation in Federal Flood Insurance)
32 ○ Mass Gathering Ordinance
33 ○ Wireless Telecommunications Ordinance
34 ○ Road Construction Ordinance
- 35 • The **most significant concern** has been maintaining the water quality of the town’s ponds.

- 1 • **General ordinance changes** that have been discussed for the next ten years include:
 - 2 ○ Including in the Building Notification Ordinance an indication if a commercial use is proposed.
 - 3 ○ Amending ordinances to be in conformance with state laws (e.g., shoreland zoning, timber
 - 4 harvesting and subdivision).
 - 5 ○ Revising ordinances with provisions based on current model ordinances (subdivision, in
 - 6 particular).
 - 7 ○ Amendments to provide greater protection of ponds - best management practices to control
 - 8 erosion and stormwater runoff.
 - 9 ○ New Site Plan Review Ordinance to regulate major commercial and industrial uses.
 - 10 ○ Driveway and subdivision road access requirements to address safety, culvert and ditch designs.
 - 11 ○ Mass gathering permit requirements for smaller gatherings (600 people or more).
 - 12 ○ Subdivision provisions to encourage conservation subdivisions and cluster housing with open
 - 13 space requirements linked to an Open Space Plan.
 - 14 ○ Resource protection zoning for McGurdy Stream to protect high value wildlife habitat and unique
 - 15 natural character (exemptions for existing structures/lots that might be affected).
 - 16 ○ Expanded shoreland zoning stream protection in areas with high value fisheries.
 - 17 ○ Bridge and culvert design specifications with standards for erosion control and fish passage.
 - 18 ○ Regulations to preserve scenic resources.
 - 18 ○ Town-wide zoning
- 19 • Vienna has neither **town-wide zoning** or any other regulations directing development to any
- 20 designated growth areas or away from rural areas or critical natural resource areas.
- 21 • Vienna has relied on a relatively traditional, low-budget, volunteer-based **approach to administering**
- 22 **and enforcing** its land use regulations.
- 23 • The **Planning Board** has been the primary entity involved in administering ordinances and drafting
- 24 new ordinances and amendments to existing ordinances. The Code Enforcement Officer could handle
- 25 some of the Board’s permitting duties.
- 26 • **Increased coordination** between the Lake Warden and code enforcement officers in area towns has
- 27 been suggested as a way to increase protection for lakes and ponds.
- 28 • **Funding for administration** of ordinances comes from town appropriations and permit fees. Permit
- 29 fees should cover the costs of permitting and administration.
- 30 • The Planning Board should have the authority to require funds from developers to hire professional
- 31 assistance in reviewing applications for major projects.
- 32 • The town may have to **increase its administrative and enforcement capacity** as the population
- 33 grows and development activity increases.

Natural Resources²

- 34 • Vienna encompasses about **25 square miles** (about 16,000 acres) within the **foothills of western**
- 35 **Maine**. The town has an exceptionally varied topography. The town’s steep slopes, highly erodable
- 36 soils, shallow soils with ledge, wet soils and floodplains pose significant **constraints to**
- 37 **development**.
- 38 • Vienna has an abundance of **very good quality water** primarily due to its small and widely dispersed
- 39 population and mostly forested land cover.

² Water resources and other natural resources are displayed on several maps in the Appendices of Part II. of the Comprehensive Plan.

- 1 • Vienna has **12 ponds** that are ten acres or larger in size. The town’s tax base (property values) is
2 directly related to the health of its ponds.
- 3 • **The most serious threat to lakes is phosphorus pollution** from roads, buildings, lawns, farms,
4 timber harvesting and other activities that eliminate vegetation and natural depressions. The lack of
5 vegetation and natural depressions associated with these uses allows excessive amounts of sediment
6 and phosphorus laden rainwater to runoff more quickly and directly into lakes. Negative impacts can
7 be excessive algal growth, cloudy green waters with unpleasant odors unappealing for swimming and
8 boating, loss of fisheries, and a resultant reduction in property values.
- 9 • **Two options for addressing phosphorus runoff** include:
10 ○ **Conducting a survey** to determine the location and extent of existing problem areas and then
11 working to repair these areas. Grants are available for this work.
12 ○ **Adopting ordinance standards** to require that developers design developments to limit
13 phosphorus and updating the Resource Protection and Timber Harvesting Ordinance to require
14 the most up-to-date best management practices.
- 15 • **Flying and Parker Ponds** have significant value from a regional and statewide perspective, and have
16 water quality that is threatened from some land use activities in their watersheds. These watersheds
17 are a priority for state assistance in developing and implementing watershed management plans.
- 18 • **Flying Pond’s water quality** has been of great concern due to stormwater washouts resulting in the
19 filling in of Mill Pond and a brown plume of sediment flowing into Flying Pond during some storms.
- 20 • **Invasive plants** can destroy water quality resulting in loss of property values, reduced recreation
21 opportunities and large expenditures to eliminate them. Invasive plants have not been identified in
22 any of Vienna’s ponds, but variable milfoil infestations have been identified in nearby water bodies.
- 23 • **The Parker Pond Association, the Flying Pond Improvement Association and the Kimball Pond**
24 **Association** actively protect some ponds by doing water quality monitoring, invasive plant
25 monitoring and education. The **Thirty Mile River Watershed Association** has just been established
26 to increase regional coordination in the protection of water bodies.
- 27 • Vienna’s **Lake Warden** coordinates boat inspections for invasive plants and safety issues, and
28 monitors land uses for shoreland zoning violations on Parker, Flying and Kimball Ponds during the
29 summer.
- 30 • The primary **water supply** for residents is groundwater through individual wells. No groundwater
31 quality or quantity issues were identified. Potential **sources of ground water contamination** are
32 malfunctioning septic systems, leachate from sand and salt stockpiles and landfill refuse, spills associ-
33 ated with junkyards and other commercial uses, and certain agricultural activities.
- 34 • Vienna has an **abundance of high value wildlife habitat** including:
35 ○ Thirteen important waterfowl and wading bird habitats.
36 ○ Wetlands and shorelands of water bodies (up to 80% of animals use shorelands).
37 ○ Eight deer wintering areas.
38 ○ At least five large blocks of undeveloped habitat shared with neighboring towns.
39 ○ A total of 3,342 acres of protected habitat in the Kennebec Highlands public reserve land.
40 ○ High value fisheries, including Mill Stream (lower section), Kimball and Davis Pond outlets,
41 McGurdy Stream, Parker Pond, Kimball Pond, Flying Pond and Egypt Pond.
- 42 • **Federal and state laws** provide some protection to natural resources, but enforcement can be
43 sporadic due to agency staffing levels. The local code enforcement officer can help by informing
44 people of state/federal laws and by alerting agencies when there are violations.

- 1 • Existing **local regulations** that provide some level of protection to natural resources include the
2 Shoreland Zoning Ordinance, the Subdivision Regulations, the Resource Protection and Timber
3 Harvesting Ordinance, and the Floodplain Management Ordinance. Maine’s subsurface wastewater
4 treatment law and plumbing code administered by Vienna’s Code Enforcement Office/Plumbing
5 Inspector also protects water quality.
- 6 • The Belgrade Regional Conservation Alliance, the Kennebec Land Trust, the Small Woodlot Owners
7 Association and the lake associations are **non-regulatory entities** that the town could work with to
8 preserve important open space and natural resources.
- 9 • Town **road construction and maintenance practices** can be major contributors of pollution to water
10 bodies. Town officials have worked hard to address road washouts. The Selectmen might consider
11 formally adopting road and bridge construction and maintenance standards to require the utilization of
12 best management practices in maintaining and constructing roads, ditches, culverts, and bridges so
13 that road commissioners (one year term) and contractors are fully aware of the town’s expectations.
- 14 • **Grant programs** available to assist in water quality protection include Small Community Grants
15 (malfunctioning septic systems), the Invasive Aquatic Plants Cost Share Program and lake watershed
16 programs. The Maine Department of Environmental Protection administers these programs.

O u t d o o r R e c r e a t i o n

- 17 • **Outdoor recreation** with access to rural land and water bodies is a strong tradition in Vienna.
- 18 • **Publicly owned recreation land** includes the Kennebec Highlands, the Town Park and several road
19 rights-of-way that provide access to water bodies. The public also uses several of the **islands** in
20 Flying Pond, but ownership of these islands is unclear and needs to be determined.
- 21 • The **Kennebec Highlands** public reserve land is owned and managed by the Maine Bureau of Parks
22 and Lands. The Highlands are the most significant public outdoor recreational area in the region. A
23 management plan is currently being developed for the Highlands.
- 24 • **Public access to ponds** from within Vienna is limited. Parker, Flying, Kimball, Crowell and Egypt
25 Ponds are only accessible from public road rights-of way, and not all are from within Vienna. There is
26 concern about the safety and adequacy of these sites. Opportunities to establish public access to water
27 bodies will become increasingly difficult as the town develops.
- 28 • The **use and size of motors** on ponds is an issue. The town can regulate this on ponds 10 acres or
29 larger in size.
- 30 • Vienna has exceptional **scenic resources**. The most important scenic resources are those visible to the
31 public from a public road, public recreation area, pond, or other publicly accessible location.
- 32 • Issues related to **trails** include: expansion of the snowmobile trail system; creation of ATV trails; a
33 pedestrian/bicycle way between Vienna and Mount Vernon villages; widening and smoothing of road
34 shoulders for walking and biking; and the use of formally abandoned or discontinued town roads.
- 35 • **Other recreational improvements** that have been discussed include ball fields, playgrounds, a
36 village recreation area, town green, and connected open spaces or greenways for people and wildlife.
37 Vienna should also consider **facilities available in neighboring communities** when looking to meet
38 the needs of the community.

Mechanisms for **enhancing outdoor recreation and conserving scenic and open space areas** include:

- 1 ○ Purchase of the site, either outright or as conservation easement with grant funding or a town
2 appropriation. Vienna could establish a capital reserve fund for recreation and open space land
3 that could be used as match for grants.
- 4 ○ Work with a land trust to preserve scenic areas or important conservation land.
- 5 ○ Ordinance requirements for recreation areas or open space in major subdivisions.
- 6 ○ Voluntary landowner agreements.
- 7 ● Vienna should develop a formal **Open Space and Recreation Plan** that would identify the highest
8 priorities and make recommendations for the preservation of these areas.

Historical and Archaeological Resources

- 9 ● The people of Vienna treasure their **history**, which is particularly evident in the ongoing activities of
10 the Vienna Historical Society. The **Vienna Historical Society** has the following goals:
 - 11 ○ Purchase property and a building to house a research library and manuscript repository.
 - 12 ○ Identify and mark buildings of historical significance and areas of archeological significance (the
13 shoreline of Flying Pond is considered an archaeologically significant area).
 - 14 ○ Catalog and preserve photographs, documents and artifacts of historical significance.
 - 15 ○ Record the oral histories of older residents.
 - 16 ○ Preserve the Vienna Town House (on the National Register of Historic Places).
 - 17 ○ Host public programs and special events to connect people with Vienna's past.
 - 18 ○ Publish documents important to understanding Vienna's history.
- 19 ● The **primary threat to historical buildings and sites** is the desire of property owners to alter them
20 in ways that destroy the architectural or archaeological integrity of the building or site.

Public Services and Facilities, and Transportation

- 21 ● Many of Vienna's **services and facilities** are adequate at this time, and with some improvements
22 should be adequate for the next ten years. Planning ahead for necessary capital improvements,
23 working with other towns, and guiding growth and development to areas most efficiently served are
24 actions the town can take to manage ongoing and future municipal expenditures more efficiently.
- 25 ● **Vienna's town government works cost-effectively in large part because of the high levels of**
26 **volunteerism.**
- 27 ● There will be **increased demand for services and facilities** as a result of population growth,
28 primarily the result of people from away with higher expectations moving to Vienna.
- 29 ● **Potential service and facility issues** for the next ten years include:
 - 30 ○ A more functional town office and regular office hours.
 - 31 ○ Improvements to the Fire Station/Community Building - roof repairs, more parking.
 - 32 ○ Fire Department equipment – forestry truck and the longer-term need for a pumper truck
 - 33 ○ Increased recycling and composting; disposal of household hazardous wastes (pesticides, paint,
34 etc.).
 - 35 ○ Paid administrative staff, paid instead of volunteer fire fighters and rescue service personnel.
 - 36 ○ Groundwater monitoring at the landfill and sand/salt facility; a sand/salt storage shed.
 - 37 ○ Town-wide cell phone coverage, high-speed Internet access and cable TV.

- 1 • **Potential transportation issues** for the next ten years include:
 - 2 ○ Improvements to State Route 41 (adequate repaving, better snow removal, realignment of two
 - 3 dangerous curves).
 - 4 ○ Traffic going too fast through the village.
 - 5 ○ Maintenance of 23 miles of town roads. Road expenditures are the second highest budget item
 - 6 after education. Town acceptance of new roads will increase costs.
 - 7 ○ Many town roads have very steep hills that are a challenge to maintain.
 - 8 ○ About 65% of town roads are paved and the rest are gravel. There is some interest in paving more
 - 9 roads, but the cost is prohibitive.
 - 10 ○ Wider, smoother road shoulders for walking and biking, especially between Vienna and Mount
 - 11 Vernon villages, would be desirable.
 - 12 ○ Safer road access through a formal driveway permit to address sight distances, culvert design, etc.
 - 13 ○ Public transportation, such as KVCAP demand response services, will become increasingly
 - 14 important with an aging population.
 - 15 ○ Road Ordinance should be updated to reflect modern standards and better address stormwater
 - 16 runoff.
- 17 • **A formal, long-term road management program** would enable the town to prioritize and schedule
- 18 road improvements and spread costs out over time. The Selectman and Road Commissioner positions

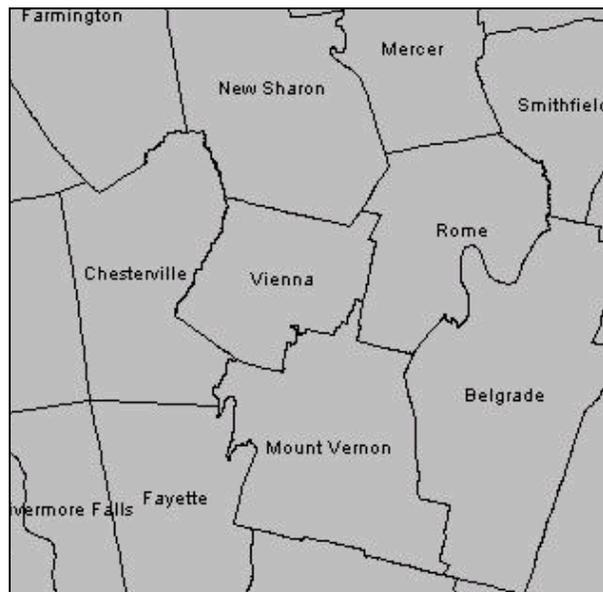
Fiscal Capacity

- 19 • **The foundation of Vienna's fiscal health is the value of its property.** The increasing value of
- 20 property in Vienna is providing a steady source of income to support government services.
- 21 • **Vienna's total property valuation increased a dramatic \$18 million between 2000 and 2005**
- 22 (state equalized figures). It is very likely the overall property valuation will continue to increase,
- 23 which in turn can be used to support increases in expenditures. However, residential property does not
- 24 necessarily provide enough tax revenue to support increased service demands.
- 25 • **Property taxes** in Vienna are **slightly higher** than in neighboring communities, but are **less than**
- 26 Augusta or Farmington. Towns like Rome and Mount Vernon have more high-valued seasonal lake
- 27 front property that allows for lower tax rates.
- 28 • **About 76% of the town's operating revenues come from property taxes.** Excise taxes account for
- 29 another 10% of operating revenues. **Property taxes** will continue to support the bulk of municipal
- 30 expenditures in the future because it is **unlikely there will be significant increases** in state road
- 31 assistance, state revenue sharing or other intergovernmental funds. Funding for education is uncertain
- 32 particularly in light of decreasing enrollments and proposed consolidations.
- 33 • **Town operating expenditures** increased from about \$707,000 in 2000 to about \$873,000 for 2006.
- 34 This was an increase of \$166,000 or 23% (a 6% increase when adjusted for inflation).
- 35 • **Education expenditures** were the highest (\$390,000 in 2006) and increased more than any other
- 36 expense category since 2000.
- 37 • **Highway and bridge expenditures** were the second highest expense category (\$224,000 in 2006)
- 38 and also increased significantly since 2000.
- 39 • **Town operating expenditures** will increase over the next decade due to increasing costs associated
- 40 with providing services to the growing population. Significant increases can be anticipated when
- 41 certain thresholds are met, such as the decision to pave more roads, town acceptance of new roads, or

- 1 when the fire department needs to purchase a new truck or must shift from volunteer firefighters to
2 paid firefighters.
- 3 • The town has **limited direct control over** education expenses and county taxes, and to some extent
4 over contracted services such as waste disposal, recycling and ambulance service where there is a
5 very limited choice in vendors. The town has **greater control over** expenditures for general
6 government, highways, and fire protection.
- 7 • Vienna has a relatively **small amount of long-term debt** (\$159,126 - fire truck and photocopier). The
8 town's share of school and county debt was approximately \$445,531. (December 2006)
- 9 • A **formal budgeting and long-range capital planning process** that anticipates major capital outlays
10 and prioritizes and schedules funding in a fiscally sound manner could be used to minimize drastic
11 changes in taxes and avoid interest payments on borrowed money. The process would also allow for a
12 variety of funding approaches.

Regional Coordination

- 13 • **Vienna can work more efficiently and effectively to achieve common goals through regional**
14 **coordination and cooperation.** Opportunities for additional regional coordination include:
- 15 ○ Sharing of municipal staff.
16 ○ Coordination/consolidation of emergency services.
17 ○ Household hazardous waste disposal.
18 ○ Local business promotion through the Mount Vernon and the Vienna Business Alliance.
19 ○ Joint advocacy for infrastructure improvements (Route 41 and high-speed internet service).
20 ○ Natural resource protection for shared resources – Parker Pond, Flying Pond, etc.
21 ○ Work with area conservation organizations (Belgrade Regional Conservation Alliance, land
22 trusts, lake associations).
23 ○ Consistent land use regulation in areas along town boundaries.
24 ○ Shared enforcement and monitoring of regulations through the code enforcement officer and lake
25 warden positions.
26 ○ Shared use and management of recreational facilities (boat launches, beaches, trails, etc.).
27 ○ Management and expansion of the Kennebec Highlands public reserve land.



RECOMMENDATIONS: GOALS, POLICIES AND IMPLEMENTATION STRATEGIES



CHAPTER 1. POPULATION AND HOUSING

Goals:

- 1 1. Maintain the community’s unique rural character and small town culture while accommodating
- 2 anticipated year-round and seasonal population growth.
- 3 2. Encourage and promote a diversity of affordable, decent housing opportunities for all citizens.

Policies:

- 4 1. Strive for at least 10% of all housing built or placed in Vienna during the next decade to be affordable
- 5 to low and moderate-income households³, including young families and seniors on fixed incomes.
- 6 2. Ensure adequate workforce housing to support necessary economic development in the community
- 7 and region.
- 8 3. Ensure that land use controls support the development of quality affordable housing including rental
- 9 housing, manufactured housing and accessory apartments in single-family homes.
- 10 4. Strive for housing that is decent, safe and sanitary by working to assist homeowners with modest
- 11 incomes to improve housing and/or septic systems.
- 12 5. Monitor regional housing trends including affordability and housing for an aging population, and
- 13 participate in regional and collaborative efforts amongst towns, as possible.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
<ol style="list-style-type: none"> 1. Land Use Regulation: Assure that land use regulations allow a wide range of housing opportunities including affordable housing types such as accessory apartments, rental housing and mobile home parks. 2. Minimum Lot Size: Continue to use the State Minimum Lot Size (20,000 square feet based on soil suitability for subsurface sewage disposal) for individual lot development outside of areas zoned through Shoreland Zoning. 3. Update Subdivision Regulations to encourage conservation and cluster development with provisions to permit more affordable development designs (smaller lots, increased densities/density bonuses⁴ and shorter roads and utility distances). 4. Monitor Housing Growth and Affordability by reviewing building permits, property transfers, and housing costs every 5 years, or as necessary, to determine overall trends. Address any significant affordable housing issues as needed. 	<p>Planning Board <i>Notes: (1) Ordinance changes require town meeting approval;</i> (2) See Chapter 3. Future Land Use Plan for details.</p> <p>Selectmen</p>	<p><i>See Chapter 3. Future Land Use Plan for time-frames</i></p> <p>Ongoing, review by 2013</p>

³ This is a state policy goal that is part of Maine’s Growth Management Act (30-A MRSA Chapter 187).

⁴ Density bonuses allow developers to build an additional number of units than otherwise allowed in exchange for providing affordable housing.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>5. Substandard Housing: Consider the following options:</p> <ul style="list-style-type: none"> a. Publicize the housing programs available through the Kennebec Valley Community Action Program (wells, septic systems, heating and electrical systems, repair/replacement of old drafty windows and doors, roofs, chimneys, structural problems, repair/replacement of siding, handicapped accessibility, and other health and safety repairs). b. Participate in the Maine Department of Environmental Protection’s Small Communities Program to provide assistance to income-eligible individuals in upgrading substandard septic systems. 	Selectmen	2010 & ongoing
<p>6. Regional Coordination: Monitor the activities of neighboring towns and housing coalitions within the Farmington and Augusta Housing Market Areas to address affordable housing needs. Participate as opportunities and needs arise.</p>	Selectmen	2009 & ongoing



CHAPTER 2. ECONOMY

Goals:

- 1 1. Promote an economic climate that increases job opportunities and overall economic well-being.
- 2 2. Plan for, finance, and develop an efficient system of public facilities and services to accommodate
- 3 anticipated growth and economic activity.
- 4 3. Support the ability of local people to make a living within the community.

Policies:

- 5 1. Support economic activity that is compatible with Vienna's small town rural character and that
- 6 reflects Vienna's role within the region as a bedroom community to area service center communities.
- 7 2. Support the expansion and development of small businesses to increase and diversify the town's
- 8 property tax base.
- 9 3. Encourage and support townspeople including those who are creatively self-employed in their
- 10 endeavors to make a living by allowing small businesses and home occupations throughout the town.
- 11 4. Encourage the continued use of land for forestry and agriculture.
- 12 5. Support economic well-being in Vienna by advocating or providing for services and facilities needed
- 13 by local businesses, commuters and telecommuters.
- 14 6. Coordinate with regional development entities and surrounding towns as necessary to support desired
- 15 economic development.



Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-Frame
<p>1. Land Use Regulations: Assure that regulations support forestry, agriculture, home occupations, cottage industries and other small-scale business endeavors.</p> <p>2. New Site Plan Review Ordinance: Adopt an ordinance to assure that commercial and industrial enterprises meet site design and performance standards that address environmental issues, nuisances (noise, odors, safe and sanitary storage of materials, etc.), traffic and parking, and impacts on public services and facilities. Consider requiring that commercial and industrial uses with significant traffic and other impacts be located along Route 41 or other main roads, such as the Tower Road.</p> <p>3. Infrastructure Improvements:</p> <ul style="list-style-type: none"> a. Work with Maine Department of Transportation to improve and adequately maintain State Route 41, the town’s key transportation artery. b. Advocate for adequate telecommunications including town-wide high-speed internet services and cell phone coverage. <p>4. Economic Development Committee: Assess local interest in more actively encouraging economic development. Appoint an economic development committee to conduct this work including the tasks listed under #5 below, if there is interest.</p> <p>5. Regional Coordination: Participate in any regional economic development efforts, as follows:</p> <ul style="list-style-type: none"> a. Appoint a town representative to the Mount Vernon and Vienna Business Alliance. b. Support the efforts of the Mount Vernon and Vienna Business Alliance by distributing information about the Alliance on the town’s WEB page, in newsletter articles, and at town office. c. Have information available at the town office on economic development assistance available through state and regional entities. d. Monitor regional economic development trends and initiatives and participate as appropriate. 	<p>Planning Board Notes: (1) Ordinance changes require town meeting approval; (2) See Chapter 3. Future Land Use Plan.</p> <p>Selectmen</p> <p>Selectmen</p> <p>Selectmen</p> <p>Town Representative to the Alliance, Economic Development Committee</p>	<p>See Chapter 3. Future Land Use Plan for time-frames.</p> <p>2008 & ongoing</p> <p>2008</p> <p>2008</p> <p>2008 & ongoing</p>

CHAPTER 3. FUTURE LAND USE PLAN

Linking the Future Land Use Plan to the Vision:

1 The townspeople of Vienna have indicated through the town-wide public opinion survey and community
2 visioning workshop what they would like their community to look and feel like over the next two
3 decades. The “*Vision for Vienna to the Year 2020*” was drafted based on the results of the public opinion
4 survey and visioning workshop. This Future Land Use Plan is designed to implement the vision.

5 The “*Vision for Vienna to the Year 2020*” preserves Vienna’s small-town rural character and close knit
6 community of socially and civically active citizens. Vienna’s ponds, streams, mountains, forests,
7 blueberry barrens, farmland and quaint village define the landscape, and provide many cultural and
8 natural values, such as outstanding scenery, abundant wildlife and many outdoor recreational
9 opportunities. Vienna’s vision is to maintain the quality of life that citizens cherish and to preserve the
10 most treasured places while accommodating population growth.

11 Most new development over the past decade has been single-family homes, both seasonal and year-round.
12 Some new home businesses and small commercial enterprises have also been established. Most of this
13 residential and commercial development has occurred along Route 41, Flying Pond, Kimball Pond Road
14 and the Tower Road. Very little new development has occurred in the village. To date, development has
15 been sparse enough and screened from view such that the rural character has not been perceptibly
16 impacted.

17 Vienna will experience modest year-round population growth from 609 people in 2010 to 676 people by
18 2020. Housing growth, both year-round and seasonal, will be on average about 7 new homes per year
19 over the next decade according to the projections. Vienna will continue to serve as a bedroom community
20 to area service centers. Most new homes will be located along town roads outside the village and near the
21 ponds. New homes will also be located in areas with outstanding views, such as on ridgelines and near the
22 Kennebec Highlands. There will be limited commercial or industrial development due to the town’s
23 somewhat remote location. Vienna may be less attractive to large commercial or multi-family
24 developments due to the lack of a major state highway, and centralized water and sewer systems.

25 This Future Land Use Plan seeks to preserve Vienna’s small town rural character by suggesting areas
26 most appropriate for future growth and other areas that should be maintained as rural areas. The health of
27 the town’s ponds is a top priority. Of particular concern is maintaining the water quality of Parker and
28 Flying Ponds, both regionally significant and threatened ponds. It is of paramount importance that future
29 development and expansion of Vienna’s village on the north end of Flying Pond and at the base of
30 McGaffey and John Brown Mountains be designed to prevent degradation of the pond. While the village
31 is perhaps the most obvious location to encourage future growth, it may be best suited to accommodate
32 only a minimal amount of growth over the next decade.

33 One area that has been identified as being suitable for additional development, perhaps village scale
34 (smaller lots sizes), is located around the intersection of Tower Road and Route 41, and extending along
35 Route 41 to the New Sharon town line. This area has few environmental constraints, no significant
36 wildlife resources, is outside the watersheds of Flying and Parker Ponds, and is located along or near a
37 state highway. Additionally, this area and other areas along Route 41 may be the most suitable and
38 desirable locations to have more small-to-medium-sized commercial enterprises that fit in with the rural
39 character of the community.

40

1 This Plan also identifies Rural Areas and Critical Resource Areas as set forth in Maine’s Planning and
2 Land Use Regulation Act⁵.

The Future Land Use Plan

3
4 *Maine’s Planning and Land Use Regulation Act (a/k/a Growth Management Act) requires that*
5 *Comprehensive Plans include a Future Land Use Plan that identifies growth, rural and critical resource*
6 *areas (as defined in the footnote on this page). The Act further specifies that a town must have a*
7 *comprehensive plan that meets all of the requirements of the Act (e.g., recommends zoning), if they decide*
8 *to have town-wide zoning, impact fees, or growth/building caps (limits on the number of new homes*
9 *allowed each year).*

10
11 *This Plan does not recommend that Vienna adopt a zoning ordinance at this time. It does recommend*
12 *that the town re-visit the zoning concepts set forth in this Plan sometime within the next ten years,*
13 *particularly if there is a dramatic increase in the number of homes or other development occurring*
14 *within the community. There does not appear to be broad support for town-wide zoning at this time*
15 *based on several public meetings and a town-wide public opinion survey. However, there is value in*
16 *presenting the growth and rural area concepts so that, if and when, there appears to be support for such*
17 *a concept, the town would have a starting point for further discussions. In the interim, the town can*
18 *engage citizens in further discussion about how zoning might help the community achieve its vision.*

Description of Land Use Areas:

19 The Future Land Use Map (see Appendix) that accompanies this chapter displays the proposed Village
20 and North Vienna areas (growth areas), Rural Areas and Critical Natural Resource Areas. The following
21 is a description of each of these areas.

22 The **Village and North Vienna** areas are suitable for orderly village-scale development including homes,
23 home businesses and small commercial enterprises. The goal would be to have the majority of this type of
24 development occur in these two areas over the next ten years.

⁵ **Maine Planning and Land Use Regulation Act (Growth Management Act)** definitions (paraphrased):

“**Growth area**” - area suitable for orderly residential, commercial, and/or industrial development into which most development projected over 10 years is directed.

“**Rural area**” - area deserving of some level of regulatory protection from unrestricted development for purposes that may include, but are not limited to, supporting agriculture, forestry, open space, wildlife habitat, fisheries habitat, and scenic lands, and away from which most development projected over 10 years is diverted.

“**Critical resource area**” - area most vulnerable to impacts from development and must include: (1) critical rural areas; (2) critical natural resources; and (3) critical waterfront areas [boat launches].

“**Critical rural area**” - a rural area deserving maximum protection from development to preserve natural resources and related economic activities that may include, but are not limited to, significant farmland and forest land; high value wildlife or fisheries habitat; scenic areas; public water supplies; scarce or especially vulnerable natural resources; and open lands functionally necessary to support a vibrant rural community.

“**Critical natural resources**” - areas comprised of one or more of the following: (1) shoreland zone; (2) large habitat blocks; (3) multi-function wetlands; (4) essential wildlife habitats and threatened, endangered, and special concern species [bald eagle nests]; (5) significant wildlife habitats [mapped high-moderate value waterfowl and wading bird habitat, high-moderate value deer wintering areas and significant vernal pool habitat]; (6) significant freshwater fisheries habitat [mapped brook trout streams]; (7) Beginning with Habitat focus areas [Kennebec Highlands]; 100-year floodplains.

1 The criteria for the designation of these areas as suitable for future growth are as follows:

- 2 • Easily served by public services and facilities because of accessibility to State Route 41, and the
- 3 absence of gravel roads.
- 4 • Near existing development (i.e., village and other clusters of houses and/or businesses).
- 5 • Have suitable soils with few development constraints (steep slopes, floodplains, wetlands).
- 6 • Away from critical wildlife habitats or other critical resources (deer wintering areas,
- 7 waterfowl/wading bird habitat, etc.).

8 North Vienna also has the advantage of not being located within the watersheds of Parker and Flying
9 Ponds where water quality is a significant concern of regional significance.

10 These areas can be described as follows:

- 11 • **Vienna Village** area: the area associated with the existing village that extends west along Route
- 12 41 out to the Town House and southeast to the Carr Hill Road.
- 13 • **North Vienna** area: a new “village-scale” area located around the intersection of Route 41 and
- 14 Tower Road, and extending northward along both sides of Route 41 to the town line.

15 The **Vienna Village** area should continue to serve as the civic and social center of the town with public
16 facilities, civic organizations, village-scale homes, and small businesses. Recreational opportunities, such
17 as a town green and recreation area, will greatly enhance this area for community life. Development in the
18 village must be designed carefully to prevent phosphorus-laden runoff into Flying Pond.

19 The **North Vienna** area is suitable for additional homes and small businesses. This area could handle a
20 larger share of the projected housing and business growth because it has few constraints to development
21 and is outside of the watersheds of Flying and Park Ponds. Business development in this area would have
22 the advantage of visibility for marketing purposes, particularly along State Route 41.

23 **Rural areas** should support agriculture, forestry, open space, wildlife habitat, fisheries habitat, and scenic
24 lands with less residential and business development than in the North Vienna and Vienna Village areas.
25 Major subdivisions and other major developments should be diverted away from these areas. Many rural
26 areas are currently enrolled in the Tree Growth or Farm and Open Space property tax programs.

27 **Critical Resource areas** are the most vulnerable to impacts from development and deserve maximum
28 protection to preserve natural resources. These areas may include: (1) significant farmland (blueberry
29 barrens); (2) high-moderate value deer wintering areas; (3) high-moderate value waterfowl and wading
30 bird habitats; (4) high value fisheries habitat⁶ (brook trout streams – outlets of Kimball and Davis Ponds);
31 (5) high value scenic areas; (6) public water supplies (Village spring); (7) undeveloped and remote
32 shoreland zones that serve as wildlife corridors; (8) large habitat blocks including the *Beginning with*
33 *Habitat* Kennebec Highlands Focus Area; (9) habitats of special concern (bald eagle nest area at Parker
34 Pond); multi-function wetlands; and undeveloped 100-year floodplains.

35 Many **Critical Resource areas** are described in Chapter 8. Open Space Plan, which will dovetail with the
36 regulatory framework of this Land Use Plan. These areas will be the focus of conservation efforts either
37 through acquisition, such as state purchase of additional land in the Kennebec Highlands or acquisition of
38 land or conservation easements by land trusts, either existing trusts (the Small Woodlot Owners
39 Association, the Kennebec Land Trust) or a new Vienna land trust.

⁶ Other high value fisheries include McGurdy Stream, Mill Stream lower section, and Egypt, Parker and Flying Ponds.

	Village and North Vienna Areas	Rural Areas	Critical Resource Areas
General Location(s)	Expanded existing Village; New North Vienna area around the intersection of Tower Road and Route 41 and extending northward to the New Sharon town line.	Areas other than Village and North Vienna areas or Critical Resource areas.	Critical wildlife habitat, undeveloped shorelands with wildlife or fisheries values, floodplains, shoreland with steep slopes or highly erodible soils.
Desired Uses	Civic, social, and recreational uses; homes; home occupations; and village-scale businesses.	Farming and forestry, low intensity recreation, rural-scale homes and home occupations, natural resource based businesses.	Open space; low intensity recreation, such as trails and parks.
Overall Character	Generally allow smaller lots sizes ⁷ and denser village pattern making these areas more walkable.	Maintain rural character to preserve viability for farming and forestry, and preserve open space.	Preserve large blocks of wildlife habitat, including riparian corridors, and open space character.
Subdivision Regulations	Use state minimums for wastewater disposal ⁸ ; use caution in existing village due to Flying Pond water quality concerns; encourage cluster housing.	Preserve open space through conservation/clustered development. Subdivision min. lot size – 1-2 acres; max. lot size - 3 acres; limit the size of subdivisions to no more than 10 lots; limit road lengths and require internal roads.	Developments must minimize impacts to critical resources; discourage subdivisions unless critical resource areas are part of open space.
Commercial and Industrial Development⁹	Good neighbor standards ¹⁰ to assure compatibility with village residential uses; limit businesses to a village-scale maximum of 2,800 to 4,000 square feet.	Locate along Route 41 or the Tower Road; assure no negative impacts on other rural uses, the environment, or public facilities and services, including roads; maximum building size of 20,000 square feet.	Generally discourage in critical resource areas.
Non-regulatory Tools	Provide recreational opportunities (parks, trails, pedestrian ways); provide a high level of maintenance to public infrastructure, including roads.	Encourage use of Tree Growth, and Farm and Open Space Property tax programs; provide a moderate level of maintenance to public roads – limit paving of roads; limit new roads.	Protect and conserve through purchase, easements, landowner agreements, etc.; limit public investment in infrastructure; discourage new roads.

⁷ Village area lot sizes and densities must consider the need to protect the water quality of Flying Pond.

⁸ Maine Subsurface Waste Water Disposal Rules (approximately 20,000 square feet minimum per dwelling unit) and Maine Shoreland Zoning Act (40,000 square feet minimum lot size per dwelling unit)

⁹ New Site Plan Review Ordinance to address environmental and public facility issues.

¹⁰ To address nuisances - vegetative screening and buffering, noise, lighting, sanitary storage of materials, etc.

GOALS, POLICIES, AND IMPLEMENTATION STRATEGIES

Goals:

- 1 1. Encourage orderly growth and development in appropriate areas of Vienna, while protecting the
2 town's rural character, making efficient use of public services, and preventing development sprawl.
- 3 2. Maintain the quality of life that citizens cherish and preserve the most treasured places, while
4 accommodating population growth.
- 5 3. Maintain the ability of property owners to do as they please with their land to the maximum extent
6 possible, while at the same time protecting the character of the town.

Policies:

- 7 1. Support the locations, types, scales, and intensities of land uses the community desires as stated in
8 "*The Vision for Vienna to the Year 2020*". Identify village areas, rural areas and critical resource
9 areas to provide a foundation for implementing the vision. (See Description of Land Use Areas)
- 10 2. Protect critical resource areas from the impacts of development.
- 11 3. Protect the town from the potential negative environmental impacts of major multifamily, commercial
12 and industrial developments, such as resorts, RV parks, campgrounds, condominiums, mobile home
13 parks, mass gatherings, telecommunications towers, and wind farms.
- 14 4. Assure that new subdivisions and other developments do not overtax public services and facilities in-
15 cluding roads and schools. Require that impacts are identified and that costs are borne by the
16 developer, to the maximum extent possible.
- 17 5. Provide adequate administration and enforcement including maintenance of up-to-date land use and
18 natural resource information, and maps that are accessible to town officials, developers and the
19 public.
- 20 6. Assure efficient permitting procedures. Require that applicants pay for the cost of administering
21 permit applications and related expenses.
- 22 7. Support the level of financial commitment necessary to provide the infrastructure needed to support
23 future growth consistent with this Future Land Use Plan.
- 24 8. Monitor growth and development to determine the effectiveness in achieving the goals of this Plan.
25 Make adjustments as necessary to meet intended goals.
- 26 9. Develop and implement a coordinated program for conserving important critical resources through
27 education, land use regulation and land conservation. This coordinated program should dovetail with
28 the Chapter 8. Open Space Plan.
- 29 10. Coordinate Vienna's land use strategies with other local and regional land use planning efforts.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
<p>1. Implement the Future Land Use Plan as follows:</p> <ul style="list-style-type: none"> a. The Selectmen will be responsible for overseeing implementation of this Future Land Use Plan and the Chapter 11. Capital Improvement Program¹¹. b. The Planning Board will be responsible for implementing the changes to the town’s land use regulations and ordinances. c. The Conservation Commission and Selectmen will work together to implement the non-regulatory recommendations of the Future Land Use Plan and Open Space Plan to include land acquisition, conservation easements, and other mechanisms designed to conserve high value resource areas. <p>2. Directive for Regulatory Recommendations: Using the guidance provided in the Future Land Use Plan narrative (previous pages) adjust local ordinances to:</p> <ul style="list-style-type: none"> a. Clearly define the desired scale, intensity and location of future development. b. Establish fair and efficient permitting procedures. c. Clearly define protective measures for Critical Resource Areas. 	<p>Selectmen, Planning Board</p> <p><i>Notes:</i> <i>(1) Ordinance changes require town meeting approval;</i> <i>(2) Other chapters also include regulatory recommendations</i></p>	<p>2008 & ongoing</p>
<p>3. Update the Notification of Construction Ordinance to be a Building Ordinance as follows:</p> <ul style="list-style-type: none"> a. Require an indication of the intended use on notification form or permit application (e.g., year-round or seasonal residence, home occupation, commercial). b. Require evidence of compliance with other state and local ordinances, such as a copy of a state driveway permit for access to State Route 41. c. Ensure safe and adequate road access to public roads (formalize existing driveway/culvert installation requirements). See Chapter 10. Transportation. d. <u>Consider</u> minimum setbacks from public roads and requirements for natural vegetative buffers/screening to maintain rural character. Minimum setbacks assure adequate space for plowed snow in winter, space for buffers/screening, and space for future expansion of the roadway, such as for a wider traveled way or a walking, biking lane. e. <u>Consider</u> other possible dimensional requirements, such as minimum lot size, frontage, setbacks, parking requirements, etc.) f. <u>Consider</u> good neighbor standards to address noise, pollution, odors, safe and sanitary storage of materials, and other nuisances. g. <u>Consider</u> requiring erosion control measures for construction activities to protect lake water quality. 	<p>Planning Board</p> <p><i>See Chapter 5. Water and Critical Natural Resources</i></p>	<p>2009</p>
<p>4. Update Shoreland Zoning Ordinance as required by state statute (See Chapter 5. Water Resources and Other Critical Natural Resources).</p>	<p>Planning Board</p>	<p>2008</p>
<p>5. Repeal or Update Resource Protection and Timber Harvesting Ordinance as required by state statute (See Chapter 5. Water Resources and Other Critical Natural Resources).</p>	<p>Planning Board</p>	<p>2009</p>

¹¹ The Capital Improvement Plan is a summary list of municipal capital investments anticipated during the planning period (ten years) in order to implement the strategies of the Comprehensive Plan (See Chapter 11).

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>6. Update Existing Subdivision Regulations/Adopt New Site Plan Review Ordinance¹² as follows:</p> <ul style="list-style-type: none"> a. Update the Subdivision Regulations to address all of the statutory requirements of state statute (30-A MRSA §§ 4401-4407). b. Make a distinction between minor and major subdivisions, and commercial developments. Require a more in-depth regulatory process with public hearings for major subdivisions and developments. Establish a simpler process for minor subdivisions and developments. c. Exempt home occupations from review where the primary use of the property is as a residence, and the home occupation does not alter the residential or rural character of the neighborhood. d. Consider the following highway access management provisions: <ul style="list-style-type: none"> i. Limit/control the number of driveways connecting with public roads, particularly for major subdivisions (require that individual lots have driveways that connect to an internal subdivision/development roads). ii. Require adequate sight distances and intersection designs (drainage, alignment, etc.) e. Update the Road Standards to reflect current engineering practices. Require adequate access and turn-around areas for emergency vehicles. f. Assure that major subdivisions/developments adequately address issues, such as the retention of topsoil and preservation/enhancement of natural landscape; water quality and quantity; sewage treatment and waste disposal; erosion and storm water runoff; storage and handling of materials; environmentally sensitive areas; archaeological and historic resources; lighting and signage; parking and loading; pedestrian amenities; traffic impacts, site access and road design. g. Update subdivision cluster development provisions to allow greater flexibility to preserve open space. Require consistency with the Open Space Plan, where possible. h. Require impact statements for major subdivisions/developments. Where there are significant impacts, require that developers pay for the expansion of roads, services, and other facilities needed by their developments, and do not overtax public services and facilities. 	<p>Planning Board</p> <p><i>Notes:</i> (1) Ordinance changes require town meeting approval; (2) Other chapters also include regulatory recommendations</p> <p><i>See Chapter 10. Transportation</i></p> <p><i>See Chapter 5. Water and Critical Natural Resources</i></p> <p><i>See Chapter 8. Open Space Plan</i></p>	<p>2008–2011</p>
<p>7. Update the Mass Gathering Ordinance to amend the definition of a mass gathering subject to the requirements of the ordinance. Consider a threshold of 600 people instead of the current 1,000 people for 7 or more hours during any 72-hour period.</p>	<p>Planning Board</p>	<p>2013</p>
<p>8. Update the Wireless Telecommunications Facilities Ordinance to assure that it is consistent with current state and federal regulations.</p>	<p>Planning Board</p>	<p>2015</p>

¹² These two regulations/ordinances can be combined into one ordinance, or can be separate ordinances. Many of the requirements of these ordinances are similar, so they are included together in these recommendations. Examples of projects requiring review include: subdivisions (division of a parcel into 3 lots in any given 5 year period, with some exceptions), resorts, condominiums, RV parks/campgrounds, mobile home parks, racetracks, wind farms, assisted living facilities, sporting camps, etc. The State Planning Office has model ordinances that can be used to develop ordinances for Vienna.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>9. Administration, Funding and Enforcement:</p> <ul style="list-style-type: none"> a. Assure adequate funding for administration and enforcement. b. Adjust permit fees to cover the cost of administration and enforcement. Have permit fees set by the Selectmen, instead of included in the ordinances. c. Adopt ordinance provisions to require that developers pay for necessary impartial professional reviews on behalf of the Planning Board (engineering, planning, etc.) d. Develop up-to-date bylaws for the Planning Board and the Appeals Board. e. Provide the Code Enforcement Officer (CEO) with the tools, training and support necessary to enforce land use regulations, and ensure that the CEO is certified in accordance with 30-A MRSA §4451. f. Consider having the CEO responsible for issuance of some of the permits currently issued by the Planning Board. This change may require increased funding for the CEO. Permitting to consider would include: <ul style="list-style-type: none"> i. Shoreland Zoning permits (as allowed by state rules). ii. Resource Protection and Timber Harvesting permits. iii. Notification of Construction/Building Permits (all). g. Periodically review administrative and enforcement levels to determine if there is a need for additional staffing and/or funding. This review should occur at least every five years or when major changes are made to ordinances. 	<p>Selectmen, Planning Board, Appeals Board</p> <p><i>Notes: (1) Ordinance and funding changes require town meeting approval; (2) Other chapters also include regulatory recommendations</i></p>	<p>2008 & ongoing</p>
<p>10. Information and Mapping: Maintain up-to-date property tax, land use, natural resource, transportation and public facilities maps and data for use by town officials, developers and the general public.</p>	<p>Selectmen, Planning Board</p>	<p>2008 & ongoing</p>
<p>11. Development Tracking and Monitoring:</p> <ul style="list-style-type: none"> a. Track new development in the community by type and location. Continue and expand existing tracking system. Monitor growth in neighboring towns. b. Periodically (at least every 5 years) evaluate the following: <ul style="list-style-type: none"> i. The degree to which strategies have been implemented. ii. How municipal capital investments are influencing development patterns. iii. Location of new development. iv. Protection of critical resource areas. c. If the above evaluation concludes that portions of the current plan and/or its implementation are not effective, the town should propose changes as needed. 	<p>Planning Board</p>	<p>2008 & ongoing</p>
<p>12. Capital Improvements Plan: Include capital improvements needed to support the proposed Future Land Use Plan (See Chapter 11. Capital Improvements Plan).</p>	<p>Selectmen</p>	<p>2008 & ongoing</p>
<p>13. Regional Planning and Coordination: Periodically, meet with neighboring towns to coordinate land use designations, and regulatory and non-regulatory strategies. More specifically, seek consistency in the following:</p> <ul style="list-style-type: none"> a. Designation of growth, rural, shoreland zoning, and critical resource areas. b. The provision of public services across town boundaries, and coordination of road maintenance and capital improvements. c. Consistency in lake management, including land preservation and conservation, code enforcement, and management by the lake warden. 	<p>Planning Board</p>	<p>2008 & ongoing</p>

CHAPTER 4. AGRICULTURE AND FORESTRY

Goal:

- 1 Safeguard Vienna’s agricultural and forestry resources from development which threatens those resources.

Policies:

- 2 1. Safeguard areas with active farmland, lands identified as prime farmland, and land capable of
- 3 supporting commercial forestry.
- 4 2. Promote the use of best management practices for timber harvesting and agricultural production.
- 5 3. Support farming and forestry and encourage economic viability.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
<p>1. Resource Protection and Timber Harvesting Ordinance:</p> <p>a. Repeal or update to be consistent with the Maine Forest Practices Act. Include Maine Forest Service’s recommended best management practices, as applicable. Consult with the Maine Forest Service district forester.</p> <p>b. Assure landowner compliance with Vienna’s Resource Protection and Timber Harvesting Ordinance or the Maine Forest Practices Act by periodically reviewing Maine Forest Service timber harvesting notifications. Follow-up as necessary.</p>	<p>Planning Board, Code Enforcement Officer (CEO)</p>	<p><i>See Chapter 3. Future Land Use Plan for time-frames</i></p>
<p>2. Technical and Cost Share Assistance: Encourage landowners to take advantage of technical assistance and cost share programs available through the Kennebec County Soil and Water Conservation District, the U.S. Resource Conservation Service and the Maine Forest Service. Assistance may be available for soil conservation practices, forest management plans, timber stand improvement, tree planting, logging road improvements, wildlife habitat preservation, etc. Provide information on these programs at the town office. Encourage the local Grange and Cooperative Extension to assist in this effort.</p>	<p>Selectmen, Mill Stream Grange, Mount Vernon/ Vienna Extension</p>	<p>2008 & ongoing</p>
<p>3. Subdivision and Site Plan Review Ordinances:</p> <p>a. Require, to the greatest extent practicable, that areas with active or potentially active farmland or forestland, and particularly areas with prime farmland soils, be set aside as open space</p> <p>b. Encourage the development of small-scale natural resource-based businesses, nature tourism/outdoor recreation businesses, farmers’ markets, roadside stands, greenhouses, pick-your-own operations and home occupations that are consistent with the small town character of Vienna.</p>	<p>Planning Board</p> <p><i>See Chapter 3. Future Land Use Plan</i></p>	<p><i>See Chapter 3. Future Land Use Plan for time-frames</i></p>
<p>4. Tree Growth, Farmland and Open Space Property Tax Programs: Encourage owners of productive farm and forestland to enroll in the current use taxation programs (Tree Growth and Farm and Open Space).</p>	<p>Assessors</p>	<p>Ongoing</p>
<p>5. Economic Development Plans: Include agriculture and commercial forestry in economic development plans. (See Chapter 2. Economy)</p>	<p>Selectmen</p>	<p>2008 & ongoing</p>

CHAPTER 5. WATER RESOURCES AND OTHER CRITICAL NATURAL RESOURCES

Goals:

- 1 1. Protect and enhance Vienna's natural landscape and resources to maintain a healthful, attractive,
2 thriving, and productive natural environment for current and future generations.
- 3 2. Protect the quality and manage the quantity of Vienna's water resources including lakes, aquifers,
4 great ponds, rivers, and streams.
- 5 3. Protect Vienna's other critical natural resources, including without limitation, wetlands, wildlife and
6 fisheries habitat, shorelands, scenic vistas¹³ and unique natural areas.

Policies:

- 7 1. Protect current and potential drinking water sources.
- 8 2. Protect significant surface water resources from pollution and improve water quality, where needed.
- 9 3. Provide watershed-based protection to great ponds¹⁴ to control phosphorus and other threats that
10 could degrade water quality and negatively impact property values.
- 11 4. Protect the water quality of threatened ponds of regional significance (Flying and Parker Ponds) by
12 eliminating existing threats and controlling future development within the watersheds of these ponds.
- 13 5. Require that all land use activities have adequate, approved wastewater treatment systems, utilize best
14 management practices, minimize stormwater runoff and do not pollute water resources, as applicable.
- 15 6. Direct development to areas with suitable soils, slopes and drainage, and discourage development on
16 floodplains, steep slopes, highly erodable soils or in wetlands.
- 17 7. Assure that town officials, employees and contractors utilize best management practices and other
18 techniques to prevent soil erosion and sedimentation, and to protect water resources.
- 19 8. Monitor and correct existing and potential sources of contamination to ground and surface water
20 resources.
- 21 9. Maintain healthy populations of a diversity of native animal species by conserving critical natural
22 resource areas including: large blocks of wildlife habitat, deer wintering areas, habitat for threatened
23 or rare species, wildlife travel corridors and shoreland areas, waterfowl and wading bird habitat, and
24 other important plant, animal and fisheries habitats.
- 25 10. Develop and implement a coordinated program for conserving important natural resources through
26 education, land use regulation and land conservation. This coordinated program should be based on
27 an Open Space Plan that identifies the most important natural resource areas to be conserved.
- 28 11. Coordinate with neighboring communities, regional and state resource agencies, area lake
29 associations, and land trusts to protect shared water resources and other critical natural resources.

¹³ Recommendations for scenic resources are included in Chapter 6. Outdoor Recreation.

¹⁴ Great ponds are 10 acres or larger, and include Black, Crowell, Davis, Egypt, Flying, Kidder, Kimball, Parker, and Whittier Ponds. Great ponds receive special regulatory protection through Maine's Shoreland Zoning Act and Natural Resources Protection Act.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
<p>1. Public Education and Assistance: Provide education and assistance on protection of water resources and other important natural resources, as follows:</p> <ul style="list-style-type: none"> a. Distribute or make available information about applicable local, state or federal regulations, to those living in or near critical natural resources. b. Provide educational materials regarding aquatic invasive species at appropriate locations, such as at boat launching areas. c. Distribute educational materials when issuing building or other permits. Have information available at the town office. d. Support the efforts of lake associations to educate landowners and boaters. e. Provide “best management practices” information to farmers and loggers. f. Utilize educational materials from the following: the Maine Department of Environmental Protection, Bureau of Land and Water Quality; the Kennebec County Soil and Water Conservation District; the Maine Department of Conservation, Maine Forest Service; the Maine Department of Inland Fisheries and Wildlife; the Maine Beginning with Habitat Program, and others, as appropriate. g. Provide information on the proper maintenance of septic systems. If possible, provide assistance to income-eligible individuals for upgrading substandard septic systems using the Department of Environmental Protection’s Small Communities Program and/or the Kennebec County Community Action Program (KVCAP) Maine Home Repair Network. h. Encourage local groups such as the Mill Stream Grange, Vienna Cooperative Extension and Vienna Historical Society to assist in education about conserving and protecting natural resources. 	<p>Planning Board, Code Enforcement Officer (CEO), Lake Warden, lake associations, Selectmen</p>	<p>2008 & ongoing</p>
<p>2. Education and Assistance to Municipal Officials:</p> <ul style="list-style-type: none"> a. Take advantage of training opportunities for municipal officials on soil and water conservation, best management practices, low-impact development standards¹⁵, wildlife management and other natural resource issues. b. Utilize programs, publications, and technical and financial assistance available through state, federal, county and non-profit entities (i.e., Kennebec County Soil and Water Conservation District, the Nonpoint Education for Municipal Officials Program (NEMO), Beginning with Habitat Program, and the Departments of Environmental Protection and Transportation). 	<p>Plumbing Inspector, Selectmen</p> <p>Selectmen</p>	<p>2008 & ongoing</p> <p>2008 & ongoing</p>
	<p>Selectmen, CEO, Planning Board, Conservation Commission</p>	<p>2008 & ongoing</p>

¹⁵ Low impact development standards focus on maintaining and replicating the natural hydrogeologic cycle of rainfall, runoff, infiltration, evaporation and plant transpiration to minimize impacts on water bodies (pollution, flooding, damage to fisheries, etc.). Designs involve keeping stormwater on site by maintaining natural vegetation, utilizing porous pavement, and other techniques designed to prevent runoff.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>7. Shoreland Zoning: Update to meet state regulations. Also, consider putting the undeveloped shorelands of water bodies with high value fisheries and other undeveloped shorelands of remote ponds and remote portions of streams into resource protection zones.</p> <p>8. Existing Subdivision/New Site Plan Review Ordinances: Adopt and/or incorporate the following, as applicable:</p> <ul style="list-style-type: none"> a. Stormwater runoff performance standards consistent with the Maine Stormwater Management Law and Maine Stormwater regulations (38 MRSA Sec 420-D and 6-096 CMR and 502). b. A watershed-based phosphorus control program for great ponds (10+ acres) consistent with the Maine Department of Environmental Protection’s allocations for allowable levels of phosphorus in lake watersheds. Require that all subdivisions/developments are designed and maintained to minimize phosphorus runoff and preserve water quality. c. Low-impact development standards to keep stormwater from running off-site (see Implementation Strategy #2.a. footnote for definition of low-impact development standards). d. Comprehensive Plan maps, the Open Space Plan, and Beginning with Habitat Program maps and information. e. A requirement that development plans show the location of all critical natural resources, including development constraints (steep slopes, floodplains, wetlands, etc.). f. A requirement that developers take appropriate measures to protect critical natural resources, including but not limited to, modification of the proposed site design, timing of construction, and/or extent of excavation. g. A requirement that development plans show building/development areas (building envelopes) in the remaining developable areas. <p>9. Notification of Construction Ordinance/Building Ordinance: Adopt provisions to require the following, as applicable:</p> <ul style="list-style-type: none"> a. Evidence of a subsurface wastewater disposal/plumbing permit. b. Evidence that owners of “public water systems” within the area have been notified as required by state law. c. Evidence that all required federal and state permits have been obtained. d. Require the following for new homes and other significant construction (thresholds to be based on size and potential impact on water quality/natural resources): <ul style="list-style-type: none"> i. A drawing of the construction site and any significant natural features. ii. A description of how the proposal will minimize impacts on ponds, streams, vernal pools and other significant natural resources. iii. A soil erosion and sedimentation plan including the location of areas that are to remain permanently vegetated. <p>The above can be prepared by the applicant and does not have to be prepared by a professional planner, engineer, or surveyor.¹⁷</p>	<p>Planning Board</p> <p>Planning Board</p> <p><i>Notes:</i> (1) Ordinance changes require town meeting approval; (2) See Chapter 3. Future Land Use Plan for more details on ordinances.</p> <p>Planning Board</p> <p><i>See Chapter 3. Future Land Use Plan for more details on ordinances.</i></p>	<p><i>See Chapter 3. Future Land Use Plan for time-frames.</i></p> <p><i>See Chapter 3. Future Land Use Plan for time-frames.</i></p>

¹⁷ The town should provide assistance, as needed, to applicants in drawing site plans and doing erosion control plans. The Conservation Commission might be able to assist (See Chapter 8. Open Space Plan, #4c)

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>10. Resource Protection and Timber Harvesting Ordinance: Repeal or update to provide adequate protection to water resources and other natural resources.</p>	<p>Planning Board</p>	<p>2009</p>
<p>11. Floodplain Management Ordinance: Maintain an up-to-date Floodplain Management Ordinance.</p>	<p>Planning Board</p>	<p>See Chapter 3.</p>
<p>12. Future Land Use Plan and Open Space Plan: Utilize a two-pronged approach to protecting critical natural resources that includes regulatory and non-regulatory mechanisms (See Chapter 3. Future Land Use Plan and Chapter 8. Open Space Plan).</p>	<p>Planning Board, Conservation Commission</p>	<p>Future Land Use Plan.</p>
<p>13. Regional Coordination:</p> <ul style="list-style-type: none"> a. Participate in regional efforts to monitor, protect, and improve water quality, such as multi-town efforts to protect ponds. b. Initiate or participate in inter-local and regional planning, management, and regulatory efforts around shared critical natural resources, such as management and enhancement of the Kennebec Highlands. c. Pursue public/private partnerships to protect critical natural resources, such as through purchase of land or easements from willing sellers. d. Work with neighboring communities, lake associations, land trusts, the Maine Department of Conservation, and other entities to protect and conserve important natural resources (see following list). 	<p>Selectmen, Planning Board, Conservation Commission</p>	<p>2008 & ongoing</p>
<p><u>Shared Natural Resources and Cooperative Entities</u></p>		
<p>Kennebec Highlands (Focus Area/undeveloped habitat block - 13,979 acres) including Kidder and Boody Ponds) – Maine Department of Conservation, New Sharon, Rome, Mount Vernon, Belgrade Regional Conservation Alliance.</p>		
<p>Other Great Ponds¹⁸:</p>		
<ul style="list-style-type: none"> • Flying Pond including significant waterfowl and wading bird habitat – Mount Vernon, Flying Pond Improvement Association • Parker Pond including eagle nesting area and deer wintering area – Mount Vernon, Chesterville, Fayette, Parker Pond Association • Kimball Pond – New Sharon, Kimball Pond Association • Crowell Pond including significant waterfowl and wading bird habitat – New Sharon, Chesterville • Egypt Pond – Chesterville • McGurdy Stream including the deer wintering area, significant waterfowl and wading bird habitat, etc. – Chesterville • Long Pond watershed – Belgrade, Mount Vernon, Rome 		
<p>Other Undeveloped Habitat Blocks:</p>		
<ul style="list-style-type: none"> • Southwestern portion of Vienna (3,460 acres) - Chesterville • Northwestern portion of Vienna including McGurdy Stream (4,933 acres) – Chesterville • North-central portion of Vienna including Eaton Mountain area (5,283 acres) - New Sharon 		

¹⁸ The newly organized Thirty Mile River Watershed Association should be included in many of these efforts.

CHAPTER 6. OUTDOOR RECREATION

Goals:

- 1 1. Promote and protect the availability of outdoor recreational opportunities for all citizens, including
2 managed access to surface waters.
- 3 2. Promote the use of outdoor recreational facilities to encourage active, healthy lifestyles.

Policies:

- 4 1. Maintain and upgrade recreational facilities as necessary to meet current and future needs.
- 5 2. Preserve open space for recreational use, as appropriate, and include recreational use as one of the
6 criteria for conserving important areas in the Chapter 8. Open Space Plan.
- 7 3. Seek to achieve, or continue to maintain, at least one point of public access to major water bodies for
8 boating, fishing and swimming, and work with nearby property owners and neighboring towns to
9 address concerns.
- 10 4. Identify and preserve high value scenic resources essential to maintaining the unique character of the
11 town. High value scenic resources are those visible to the general public from a public way, public
12 waters, public recreation area or other public location.
- 13 5. Require consideration for open space, recreation areas, and scenic views in new developments.
- 14 6. Coordinate with state agencies, lake associations, area land trusts, neighboring communities and other
15 organizations, as appropriate, to preserve open space and provide recreational opportunities.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Town Parks and Recreational Plan: Develop a recreation plan to meet current and future needs. Explore ways of addressing identified needs and implementing the policies and strategies outlined in this Plan.	Recreation Committee, Selectmen	2008 & ongoing
2. Village Recreation: Consider a village green, park with a ball field and other facilities, a town beach on Flying Pond, and a pedestrian and bicycle path or wider road shoulders along Route 41 between the Town House, Vienna village and Mount Vernon village.	Recreation Committee	2009 & ongoing
3. Public Access to Islands in Flying and Parker Ponds: Research ownership, and work for public access, where possible.	Recreation Committee	2010
4. Public Access to Ponds: Work to address the following, as appropriate: a. Parker Pond – improve safety at public boat launch off Tower Road. b. Flying Pond – i. Advocate for safety improvements at public boat launch off Route 41 in Mount Vernon. ii. Seek additional public access and development of a public beach.	Recreation Committee, Selectmen	2009 & ongoing

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<ul style="list-style-type: none"> c. Kimball Pond – improve public access from the Kimball Pond Road. d. Egypt and Crowell Ponds – support Chesterville and New Sharon, respectively, in their efforts to maintain public access to these ponds. e. Boody and Kidder Ponds – advocate that the Maine Bureau of Parks and Lands manage these ponds as remote ponds, with trail access only. f. Whittier and Black Ponds – seek to maintain these as remote ponds in a conservation area designed to provide wildlife habitat and protect the water quality of Parker and Flying Ponds. 	<p>Recreation Committee, Selectmen</p>	<p>2009 & ongoing</p>
<p>5. Motor/Boat Size, Operation and Speeds: Investigate public support for regulation, and seek restrictions, as desired. Work with lake associations, adjacent towns, and property owners in these efforts.</p>	<p>Recreation Committee, Selectmen</p>	<p>2010</p>
<p>6. Promote Physical Fitness: Distribute information on recreational facilities – fliers/maps of parks, playfields, trails, etc., and the map of the Kennebec Highlands (Maine Department of Conservation). Include information on Town WEB page and at Town House.</p>	<p>Recreation Committee</p>	<p>2008 & ongoing</p>
<p>7. Interconnected Trail Systems: Work with public and private partners to extend and maintain a network of trails for snowmobiling, cross-country skiing, biking and hiking. Connect with regional trail systems, as appropriate. Consider trails connecting to the Highlands and existing snowmobile trails. Also consider a trail connecting Vienna and Mount Vernon villages. Complete an inventory and assessment of existing trails, logging roads, and un-maintained/abandoned town roads, and their potential for public use.</p>	<p>Recreation Committee, Vienna Mountaineers</p>	<p>2009 & ongoing</p>
<p>8. Landowner Outreach and Education: Provide education regarding the benefits and protections for landowners who allow public recreational access on their property. Distribute education materials available from the Maine Bureau of Parks and Lands, and the Maine Department of Inland Fisheries and Wildlife, in these efforts.</p>	<p>Recreation Committee, Vienna Mountaineers</p>	<p>2009 & ongoing</p>
<p>9. Scenic Resources: Conduct a detailed inventory and assessment of scenic resources to include a photographic record, or description, that clearly identifies what is considered a “scenic resource” worthy of protection. Consider criteria and sites included in the scenic inventory of this Part II. of this Plan.</p>	<p>Conservation Commission</p>	<p>2009-10</p>
<p>10. Subdivision, Site Plan Review Ordinances: Consider requiring that:</p> <ul style="list-style-type: none"> a. New subdivisions and residential developments provide recreational facilities and open space areas linked to existing or planned facilities, as appropriate (See Chapter 8. Open Space Plan). b. New subdivisions and other developments be designed to minimize impacts to high value scenic resources, to the extent practicable. c. Conservation Commission and Recreation Committee review of developments with recreational and/or open space components. 	<p>Planning Board</p> <p><i>See Chapter 3 Future Land Use Plan</i></p>	<p><i>See Chapter 3 Future Land Use Plan for time-frames.</i></p>
<p>11. Recreation and Open Space Plan: Continue to expand the inventories of important scenic, recreation, and open space resources. Work with local land trusts or other preservation organization to identify and acquire important open space or recreational land. (See Chapter 8. Open Space Plan)</p>	<p>Recreation Committee, Conservation Commission</p>	<p>2008 & ongoing</p>

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>12. Funding Recreation: Fund outdoor recreation through a variety of sources, including grants, donations, general funds, etc. Consider the following:</p> <ul style="list-style-type: none"> a. Utilize state snowmobile and ATV registration reimbursements to support maintenance and improvements to trails. b. Utilize, as possible, funding from the following: Maine Bureau of Parks and Lands Programs - Maine Recreational Trails Program, Land and Water Conservation Fund (community parks, recreation areas, athletic facilities), Boating Facilities Fund, Snowmobile Trail Fund, and ATV Management Fund; and the Land for Maine’s Future Program. c. Include any capital needs identified for recreation facilities in the Chapter 11. Capital Improvements Plan. 	<p>Recreation Committee, Selectmen</p> <p><i>Funding requires Town Meeting vote.</i></p>	<p>2008 & ongoing</p>
<p>13. Regional Coordination: Consider opportunities for collaboration on the following:</p> <ul style="list-style-type: none"> a. Kennebec Highlands – Maine Bureau of Parks and Lands, Belgrade Regional Conservation Alliance, Rome, Mount Vernon, New Sharon, Belgrade. b. A trail system that connects Vienna village with Mount Vernon village c. Public access to water bodies – <ul style="list-style-type: none"> i. Parker Pond – Mount Vernon, Fayette ii. Flying Pond – Mount Vernon iii. Egypt Pond – Chesterville iv. Crowell Pond – Chesterville, New Sharon v. Kimball Pond – New Sharon d. Public Beach - Mount Vernon has a public beach on Minnehonk Lake. Some Vienna residents, particularly those with young children have used the beach. Vienna may want to consider investigating formal use of this beach for Vienna residents. 	<p>Recreation Committee, Selectmen</p>	<p>2008 & ongoing</p>



CHAPTER 7. HISTORICAL AND ARCHAEOLOGICAL RESOURCES

Goal:

- 1 Preserve Vienna’s historical and archaeological resources and cultural heritage.

Policies:

- 2 1. Protect, to the greatest extent practicable, the significant historical and archaeological resources in the
- 3 community.
- 4 2. Provide adequate preservation and storage of historically important town documents.
- 5 3. Maintain the historical integrity of town-owned property such as the Vienna Town House.
- 6 4. Encourage landowners of historical and archaeological sites to preserve the historical or
- 7 archaeological integrity of their buildings or sites.
- 8 5. Support and encourage the Vienna Historical Society in its endeavors to preserve the cultural heritage
- 9 of the community.
- 10 6. Require identification and protection of historical and archaeological resources in major
- 11 developments.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Important Town Documents: Investigate or determine past and current efforts to preserve historically important town documents. Provide proper storage and preservation of these documents.	Selectman, Town Clerk, Historical Society	2008 & ongoing
2. Town House: Maintain and enhance the historical character of the structure and site with any renovations.	Selectmen, Town House Committee	2008 & ongoing
3. Vienna Historical Society: Support the Society, as appropriate, in pursuing the following goals: <ol style="list-style-type: none"> a. Purchase property and building to house a research library and manuscript repository with historical documents and artifacts of Vienna’s history. b. Identify and mark areas of archeological significance (see # 4). c. Identify and mark buildings of historical significance (see # 4). d. Catalog and preserve photographs, documents and artifacts of historical significance. e. Record the oral histories of Vienna’s older residents. f. Insure the preservation the Vienna Town House. g. Host public programs and special events to connect people with Vienna’s past. h. Publish documents that are important to understanding Vienna’s history. 	Selectmen	Ongoing

CHAPTER 8. OPEN SPACE PLAN

Introduction:

1 “Open Space” is undeveloped forested and unforested land, both publicly and privately owned. It
 2 includes ponds, streams and wetlands. It can include wildlife habitat, farm and forestland, passive
 3 recreation areas (parks, water access areas and trails), scenic resources and historic and archaeological
 4 areas. The primary goal of the Open Space Plan is to preserve, manage and protect the most important
 5 undeveloped open space resources.

6 **Non-regulatory Focus** - The Open Space Plan provides a non-regulatory approach to preservation of the
 7 most important open spaces and is designed to dovetail with the Chapter 3. Future Land Use Plan that has
 8 a more regulatory focus. The Open Space Plan can be used as a guide during the regulatory permitting
 9 process by showing the areas most desirable as open space in subdivisions and other developments.

10 **A Vienna Conservation Commission** will be needed to oversee implementation of the Open Space Plan.
 11 The Commission will be able to work with landowners and coordinate conservation efforts with land
 12 trusts, lake associations, state agencies and others within the community and beyond. Ideally, this
 13 Commission will have representation from other boards, committees and organizations that have a stake
 14 or part in implementing the Plan.

15 **Landowner interest and willingness** to sell and/or formally agree to preserve their land is one of the
 16 most important aspects of land preservation efforts. These efforts will also need to be sensitive to the type
 17 of conservation individual landowners desire. For example, some landowners may want to continue
 18 cutting timber rather than a forever-wild designation, or some may want to restrict public access to their
 19 land. In many cases, timing is everything with respect to taking advantage of opportunities to act based on
 20 landowner decisions. While the goal is long-term preservation, short-term options may allow time to find
 21 the right approach, including the need for funding.

22 **Land trusts** are important partners in land preservation. These organizations have as their primary
 23 mission preservation of open space. Land trusts are often better able to negotiate with landowners
 24 confidentially and more quickly than towns.

25 The Kennebec Land Trust, the
 26 Small Woodlot Owners
 27 Association and the Belgrade
 28 Regional Conservation Alliance
 29 are all active in the region and
 30 potential partners. There also is
 31 interest in establishing a
 32 Vienna Land Trust.

33 **Existing conservation land** is
 34 shown in Table 8-1. Some
 35 parcels are owned by public
 36 entities while other parcels are
 37 either owned by a land trust or
 38 the land trust holds a
 39 conservation easement on the
 40 parcel. Generally, land trusts
 41 are better able to assure long-

42 term preservation because it is their primary mission. Public ownership is subject to political will and
 43 therefore does not necessarily assure long-term preservation.

Name/Location	Ownership Status	Acres
Kennebec Highlands	State - Owner	3,342
Town Park (Flying Pd.)	Town – Owner	3
Closed Landfill Parcel (possible Town Forest)	Town - Owner	80
Parcel Adjacent to Kennebec Highlands	Belgrade Regional Conservation Alliance - Owner	35
McGurdy Stream Preserve	Kennebec Land Trust - Owner	15
Ladd Forest	Small Woodlot Owners Association Conservation Easement	130
Flying Pond Farm	Kennebec Land Trust Conservation Easement	40
Whittier Shoreland (Parker Pond)	Kennebec Land Trust Conservation Easement	3.5
Total		3,649
Note: Cemeteries might also be considered open space.		

1 **Current use property tax programs (Tree Growth, Farmland, and Open Space)**²⁰ can be considered
 2 land conservation programs; however, there is no assurance of long-term open space protection for the
 3 land. Enrollment in these programs is usually an indication of the landowner’s desire to manage the land
 4 for forestry, farmland or as open space, as opposed to subdividing or developing the land. There are
 5 currently 2,853 acres enrolled in Tree Growth, 9 acres enrolled in Farmland, and 35 acres enrolled in
 6 Open Space in Vienna.

Open Space Plan Recommendations

Goal: Permanently preserve for future generations a variety of important open spaces, critical natural and cultural resources, and passive recreation areas to serve the existing and future needs of the community.

Policies:

- 7 1. Work to permanently preserve as much open space as possible.
- 8 2. Provide the highest level of permanent protection to the most highly valued open spaces.
- 9 3. Identify other valuable open space areas so that future development can be designed to conserve and
 10 enhance these areas.
- 11 4. Utilize land preservation approaches that entail working with willing landowners.
- 12 5. Establish a flexible and effective land preservation program that utilizes a variety of approaches and
 13 funding sources, including working cooperatively with neighboring towns, land trusts, lake
 14 associations, state agencies, snowmobile clubs, and others, as appropriate.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Town Conservation Commission: Establish a Vienna Conservation Commission to oversee implementation of this Open Space Plan.	Selectmen	2008
2. Open Space Preservation Forum: Consider having a public forum to further identify and refine the town’s priorities for preserving open space.	Conservation Commission	2008
3. Ongoing Open Space Inventory, Evaluation and Mapping: a. Inventory and evaluate open space areas. b. Establish and maintain a database of all land in conservation to include pertinent information, such as the type of conservation, the landowner, the holder of any conservation easements, etc. c. Develop a system for prioritizing open space to justify preservation efforts. Consider the guidance provided in this Plan to identify: i. High value areas appropriate for long term preservation. ii. Other important open space appropriate for other conservation measures (regulation, landowner agreements, current use property tax programs, and educational efforts). d. Maintain, and periodically update, the Open Space Plan Map based on progress in preserving lands and ongoing prioritization.	Conservation Commission	2008 & ongoing

²⁰ These programs allow property to be taxed at a lower rate if the land is managed for forestry, agriculture or as open space. See Chapter 4. Agriculture and Forestry for more information.

Implement the Goals and Policies as follows: (continued from the prior page)	Responsible Party	Time-frame
<p>4. Public Education: Utilize the Open Space Plan Map and other materials to provide guidance to landowners and developers as follows:</p> <ul style="list-style-type: none"> a. Post at the Town House and include on the Town WEB page. b. Provide a copy of the map (8.5" x 11") to applicants for building permits with suggestions for conservation of resources, where applicable. c. Assist landowners, as needed, and to the extent practicable and appropriate, in preparing building permit applications. d. Utilize in the development and subdivision review process to guide development around or away from important open spaces. e. Utilize in the land acquisition and preservation program. f. Encourage landowners to enroll in Tree Growth, and Farm and Open Space Programs, as appropriate. 	<p>Conservation Commission</p>	<p>2008 & ongoing</p>
<p>5. Landowner Contacts and Negotiations: Develop a working relationship with land trusts, lake associations and others as needed. Approach landowners with property having value for conservation and/or open space preservation. Depending upon landowner's wishes and the situation, assist in negotiations.</p>	<p>Conservation Commission</p>	<p>2008 & ongoing</p>
<p>6. Funding Land Preservation: Establish a town land acquisition fund to be used primarily to leverage funding from state, federal and private sources. Consider the following:</p> <ul style="list-style-type: none"> a. A funding mechanism so that a certain amount or percentage of money goes into a town land acquisition fund every year. b. Income from a "town forest" at the former town landfill site (80 acres); have a forester determine the value of the timber and develop a forest management plan; conduct harvests, as appropriate. c. Income from tax acquired land and/or Tree Growth tax penalties. d. Other funding mechanisms, such as grants, cooperative purchases, general obligation bonds, conservation easements, lease agreements, rights of first refusal, purchase and resale with easements, and purchase of development rights. e. Grant programs - (Land for Maine's Future Program, Maine Outdoor Heritage Program, Maine Land and Water Conservation Program; etc.) f. Include funding for land preservation in the Chapter 11. Capital Improvements Plan. 	<p>Selectmen, Conservation Commission</p>	<p>2008 & ongoing</p>
<p>7. Monitor and Maintain Conservation Easements: Advocate or ensure, as appropriate, that there is adequate monitoring and maintenance of conservation easements and other similar agreements, particularly where the town has an interest. Some land trusts will not accept conservation easements or land unless funding for monitoring and maintenance is included.</p>	<p>Conservation Commission</p>	<p>2008 & ongoing</p>
<p>8. Monitor Progress at Meeting Open Space Preservation Goals: At least every five years, and adjust program and/or goals as appropriate.</p>	<p>Conservation Commission</p>	<p>2008 and ongoing</p>
<p>9. Regional Coordination: Work with neighboring towns and others to promote the preservation of open space. Particular attention should be given to areas of common interest, such as the McGurdy Stream Greenway, expansion of the Kennebec Highlands, and an interconnected trail system with Mount Vernon.</p>	<p>Conservation Commission</p>	<p>2008 and ongoing</p>

Conservation Areas Identified for Future Consideration

- 1 **Note:** This is a preliminary list of important open space areas with multiple values (See Open Space Plan
2 Map in the Appendix). They are not listed in order of priority. The Conservation Commission and
3 townspeople will be responsible for determining more specific priorities based on additional public input
4 and other information.
- 5 **1. Kennebec Highlands:** Expansion of the Highlands should include the blueberry barrens and
6 contiguous forestland on McGaffey and Vienna Mountains in permanent protection. McGaffey
7 Mountain is the highest mountain in Kennebec County. This area is part of the Kennebec Highlands
8 Focus Area and a portion of the area is a deer wintering area. Some of the land is in Tree Growth.
- 9 **2. McGurdy Stream Greenway:** Permanent protection for the entire length of McGurdy Stream would
10 be ideal. The most southerly portion has multiple values as waterfowl and wading bird habitat, deer
11 wintering areas, undeveloped shorelands serving as travel corridors, and valuable wetlands habitat.
12 Consider resource protection zoning, to the extent practicable, for the full 250 foot shoreland corridor,
13 much of which is floodplain, wetlands, hydric (wet) soils, and generally not suitable for development.
14 Consider designation of a Greenway corridor of at least 500 feet wide, and working with landowners
15 and developers to maintain this area as undeveloped open space.
- 16 **3. Village Open Space:** Open space and recreation areas within and near the village are important
17 because they contribute significantly to the quality of life near where many people live. Consider the
18 following: a town green, park and recreational area (ball fields, play ground, etc.), public beach on
19 Flying Pond, and a trail system between Vienna and Mount Vernon Villages. The organic farm and
20 other farmland in the village area is also important open space.
- 21 **4. Kimball and Davis Pond Outlets, Mill Stream, Mill Stream Pond Corridor:** Kimball and Davis
22 Pond outlets are high value wild fisheries habitats (brook trout) under duress. The lower portion of
23 Mill Stream is a significant smelt run habitat. Mill Pond is a significant waterfowl and wading bird
24 habitat. The stream system also drains a major portion of the Flying Pond watershed including steep
25 slopes where soil erosion is a problem that is affecting the water quality of Flying Pond.
- 26 **5. Flying Pond and Parker Pond Islands:** Some of the islands are used for recreational purposes, but
27 ownership and ongoing public use is uncertain. These are important recreational assets that warrant
28 further research to determine ownership status and assure continued public access.
- 29 **6. Whittier and Black Ponds Conservation Area:** There are a number of critical natural resources in
30 this area including valuable waterfowl and wading bird habitat, deer wintering areas, and wetlands.
31 This area is also fairly undeveloped due to its remoteness, wet soils, and steep slopes. Conservation of
32 this area would help protect the water quality of Parker and Flying Ponds.
- 33 **7. Davis and Mason Roads Blueberry Barrens Conservation Area:** This area consists of an area of
34 productive blueberry barrens with spectacular views of the western Maine Mountains and Mount
35 Washington. There are a number of logging trails linked to other areas of town that are used by the
36 public.
- 37 **8. Village Spring:** Investigate the need to purchase easements on additional land to increase protection
38 for the spring.
- 39 **9. Interconnected Trail Systems:** There is an extensive informal trail system in Vienna that includes
40 logging roads, and un-maintained or abandoned town roads. Some of these trails connect to the
41 Highlands. A comprehensive study of this system including the status of the un-
42 maintained/abandoned road system is needed to determine priorities for the development of trails
43 accessible to the public. Consider the existing “snow mobile trail system model” of working with
44 willing landowners in developing and maintaining trails systems.

Table 8- 2. Considerations For Determining Priorities	
Category	Comments and Examples
Conservation Networks	Develop and expand conservation networks over time. Expanding existing conservation areas into interconnected networks can add value to open space. This is particularly important for protection of shoreland areas for water quality, fisheries habitat protection, and wildlife travel corridors. This can also correspond to the development of trail networks.
Water Quality Protection: Lakes, Streams, etc.	A watershed approach is most comprehensive, with protection of shoreland areas most crucial. Conservation on steep slopes within critical watersheds would also be beneficial.
Important Wildlife Habitat	Includes: wading bird and waterfowl habitat; deer wintering areas; undeveloped shorelands that serve as travel corridors and provide shade important for fisheries; wetlands and vernal pools; uncultivated fields and fields hayed late for grassland birds; habitat for threatened and/or endangered species (bald eagles).
Farm and Forest Land	Consider economic values. Larger parcels often make farming and forestry more commercially viable. Farmers often rely on leased land to fulfill their needs. Contributes to rural character, scenic beauty, and cultural heritage.
Desirability of Large Parcels (50+ acres)	Large tracts of undeveloped land not crossed by roads provides critical habitat for many wildlife species. As land is developed, habitats become fragmented, which can threaten the existence of some species. Hunting is more viable on large tracts of land.
Contiguous with Other Similar or Important Parcels	Look for opportunities to make tracks of open space larger by seeking conservation opportunities on adjacent land. The addition of open space to existing town-owned parks or conservation land can increase the value of the preserved open space for passive recreation, trails and wildlife habitat.
Proximity to Built-up Areas	Town greens, parks, trails and other open spaces in and adjacent to villages provide easily accessible recreational areas for people.
Dispersed Geographic Location	Open space/passive recreation areas located in a number of places in town can provide greater public access and enjoyment by citizens.
Interconnected Trail Systems	Interconnected trails, or trails that lead to interesting places may be more valuable than other trails.
Outdoor Recreational Use	Public access to water bodies is important – boat access, swimming, picnicking. Islands can provide great recreational areas.
Historical and Archaeological Areas	Could include historic structures and sites, and archaeological sites in open space. Old cemeteries, stonewalls, cellar holes could also be important values.
Scenic Resource	Scenic resources are important to maintaining rural character. A scenic vista visible from a highway, public park or lake may be more valuable than a scenic vista without public access.
Multiple Values	Multiple values often add to the importance of open space: for example, a scenic historic farmstead with pond frontage may be more valuable than a farm without these characteristics; or trails that connect to the Highlands or the village may be more valuable than other trails.
Regional Values	The Highlands has regional value for recreation and wildlife. An interconnected trail system between Mount Vernon and Vienna villages is another example.
Single Value	In some instances, an open space resource may be very important because of a single value, such as the area around a bald eagle nest site

CHAPTER 9. PUBLIC SERVICES AND FACILITIES

Goals:

- 1 1. Provide community services and facilities²¹ to assure the health, safety, and welfare of all residents.
- 2 2. Plan for, finance and develop an effective system of public facilities and services to accommodate
- 3 anticipated growth and economic development.

Policies:

- 4 1. Effectively meet identified public facility and service needs.
- 5 2. Provide public facilities and services in a manner that promotes and supports growth and
- 6 development consistent with the Chapter 3. Future Land Use Plan.
- 7 3. Coordinate, where possible, the provision of services and facilities with neighboring communities and
- 8 others to provide improved services and use resources more efficiently.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
1. Capital Improvement Needs: <ol style="list-style-type: none"> a. Identify any capital improvements needed to maintain or upgrade public services to accommodate the community’s anticipated growth and changing demographics. (See Chapter 11. Capital Improvements Plan) b. Establish an ongoing Capital Improvements Program (CIP) to prudently finance capital needs by maximizing efficiencies, utilizing a variety of funding mechanisms, and spreading costs out over time. Include capital needs identified in this Plan. Update the CIP on a regular basis. 	Selectmen, Fire Chief, Road Commissioner, and others, as appropriate	2008 & ongoing
2. Village Area Capital Improvements: <ol style="list-style-type: none"> a. Address the need for Town House improvements based on the recommendations of the Town House Committee. b. Address the need for a more functional town office to include office, meeting and storage space, protection of important town records, parking. c. Maintain the Fire Station/Community Building. Make repairs to the roof, and consider increasing the size of the parking area. d. Consider a village green, town recreation area, town beach, and pedestrian ways. (See Chapter 6. Outdoor Recreation and Chapter 10. Transportation) 	Selectmen Town House Committee Town Office Committee Fire Chiefs Recreation Committee	2008 2009 2008 & ongoing 2009 & ongoing

²¹ Community services include emergency services (police, fire, rescue), solid waste and recycling pick-up, road maintenance and town government services (administration, tax collection, vehicle registration, permitting, etc.). Community facilities include roads and highways, Fire Department/Community Building, Town House, closed landfill, and the sand and salt facility.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>3. Fire Protection:</p> <ul style="list-style-type: none"> a. Provide adequate fire protection and improve the town’s fire insurance rating by making necessary improvements, where needed (e.g., adequate equipment, dry hydrants, training, E-911 system and road signage). Include capital needs in the Capital Improvements Program. b. Request input from the Fire Chiefs during reviews of major subdivisions and other large developments. (See Chapter 3. Future Land Use Plan) c. Assure that town roads and subdivision roads are constructed and maintained to allow adequate access by emergency vehicles. (See Chapter 3. Future Land Use Plan and Chapter 10. Transportation) 	<p>Selectmen, Fire Chiefs</p> <p>Planning Board, Road Commissioner</p>	<p>2008 & ongoing</p> <p>2008 & ongoing</p>
<p>4. Emergency Preparedness²²:</p> <ul style="list-style-type: none"> a. Continue to work with the Maine Emergency Management Agency and Kennebec County, as appropriate. b. Continue to participate in the Federal Flood Insurance Program, and utilize federal disaster funding, as necessary. c. Continue to provide and improve emergency services within Vienna, including provisions for emergency shelter, communications, and other equipment, training, and needs. 	<p>Selectmen, Fire Chiefs</p>	<p>2008 & ongoing</p>
<p>5. Waste Disposal/Recycling:</p> <ul style="list-style-type: none"> a. Continue to provide solid waste and recycling pick-up on a regular basis. b. Increase recycling to decrease the volume of solid waste disposal. c. Ensure proper disposal of household hazardous waste. (See #9 Regional Coordination) 	<p>Selectmen, Merry Dumpsters</p>	<p>2008 & ongoing</p>
<p>6. Closed Landfill/Sand and Salt Storage: Conduct annual inspections of these facilities. Initiate professional evaluations of potential contamination of water resources. Conduct ground water monitoring, if warranted.</p>	<p>Selectmen</p>	<p>2008 & ongoing</p>
<p>7. Town Government: Review and evaluate town government and make improvements, as appropriate. Consider the following: regular office hours; written job descriptions; bylaws for committees; town charter; administrative staffing; shared staffing with another town; paid versus volunteer positions; expanded hours for the code enforcement officer; and sharing with other towns in the funding of the lake warden position.</p>	<p>Selectmen</p>	<p>2008 & ongoing</p>
<p>8. Communications:</p> <ul style="list-style-type: none"> a. Continue to publish the <i>Vienna Record</i> and maintain the town WEB page. b. Seek town-wide high-speed internet access and cell phone service. 	<p>Selectmen, Volunteer</p>	<p>2008 & ongoing</p>

²² Emergency planning and hazard mitigation covers a range of disaster situations, such as snow/ice storms, flooding, power outages, forest fires, hazardous chemical spills, flu pandemics, and homeland security.

CHAPTER 10. TRANSPORTATION

Goal:

- 1 Plan for, finance and develop an efficient and safe transportation system²³ to accommodate anticipated
- 2 growth and economic development.

Policies:

- 3 1. Prioritize community and regional needs associated with safe, efficient, and optimal use of
- 4 transportation systems. Work with MDOT to maintain State Route 41 as a major collector highway.
- 5 2. Preserve or improve the safety and efficiency of the transportation system through long-term
- 6 planning, prioritizing and financing of maintenance and capital improvements.
- 7 3. Promote public health, protect natural and cultural resources, and enhance livability by managing land
- 8 use in ways that maximize the efficiency of the transportation system and minimize increases in
- 9 vehicle miles traveled.
- 10 4. Meet the diverse transportation needs of residents (including children, the elderly and disabled) and
- 11 through travelers by providing a safe, efficient, and adequate transportation network for all types of
- 12 users (motor vehicle drivers, pedestrians, bicyclists).
- 13 5. Enhance “gateways” to the community to improve scenic beauty and control traffic speeds.
- 14 6. Participate in regional and state transportation and land use planning efforts.

Recommended Implementation Strategies:

Implement the Goals and Policies as follows:	Responsible Party	Time-frame
<p>1. Transportation Management/Capital Improvements Planning: Develop a prioritized ten-year improvement, maintenance, and repair program for the transportation system that reflects community, regional and state objectives. The program should be based on the Maine Department of Transportation (MDOT) Road Management System²⁴ and should include, at a minimum:</p> <ul style="list-style-type: none"> a. An inventory of the roads, bridges and culverts, including physical descriptions and conditions. b. Priorities for improvements based on usage and location relative to the Chapter 3. Future Land Use Plan growth and rural areas. c. A 5-to-6 year schedule for capital improvements, including road paving and resurfacing. d. An annual or biennial update presented at Town Meeting to reflect work completed and any changing needs. 	<p>Selectmen, Road Commissioner</p>	<p>2008 & ongoing</p>

²³ Vienna’s transportation system includes consideration for state and local roads and bridges, roads in subdivisions, private road access to public roads, public parking facilities, pedestrian and bicycle use, and public transportation provided by social service agencies (Kennebec Community Action Program).

²⁴ Contact Maine Local Roads Center, Maine Department of Transportation for assistance.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>2. State Route 41 Deficiencies: Work with MDOT as appropriate to address deficiencies in the system, or conflicts between local, regional and state priorities for the local transportation system.</p> <ul style="list-style-type: none"> a. Seek a higher level of MDOT winter road maintenance on Route 41 consisting of more prompt and frequent plowing, sanding and salting, and plowing before 8 A.M. in the morning. b. Seek MDOT improvements that will result in an adequate road surface over the long term. c. Seek MDOT reconstruction of two curves to correct road banking – curve between the village and the Town House, and curve just south of the New Sharon town line. d. Work with MDOT to install, where feasible, traffic calming techniques to slow traffic through the village (e.g., visual or physical narrowing of roadway using traffic islands, cross walks, landscaping, etc.). Could be combined with village gateway improvements (See #11 below). 	<p>Road Commissioner, Selectmen</p>	<p>2008 & ongoing</p>
<p>3. High Accident Locations, Highway Capacity: Evaluate MDOT traffic volume and accident data at least every 5 years. Work with the MDOT to address problem areas.</p>	<p>Road Commissioner, Selectmen</p>	<p>2008 & ongoing</p>
<p>4. State Directive for Ordinances, in General:</p> <ul style="list-style-type: none"> a. Enact or amend local ordinances as appropriate to be consistent with local, regional and state transportation policies identified in this Plan. b. Enact or amend ordinance standards as appropriate to address or avoid conflicts with: <ul style="list-style-type: none"> i. Policy objectives of the Sensible Transportation Policy Act (23 MRSA sec 73)²⁵. ii. State access management regulations pursuant to 23 MRSA sec 704 (State Access Management Law); iii. State traffic permitting regulations for large developments pursuant to 23 MRSA sec 704-A (State Traffic Movement Permit²⁶). 	<p>Planning Board</p> <p><i>See Chapter 3. Future Land Use Plan for more information on ordinances.</i></p>	<p><i>See Chapter 3. Future Land Use Plan for time-frames.</i></p>
<p>5. Transportation Networks: Enact or amend ordinance standards for subdivisions and other major developments, and for public and private roads, as appropriate, to foster transportation-efficient growth patterns and provide for future road connections.</p> <ul style="list-style-type: none"> a. Require that developers design transportation systems to facilitate future interconnecting roads, where applicable. b. Design and build public roads to facilitate future interconnections, where applicable. This is particularly important in village areas, and will reduce the number of driveways connecting directly to major highways and roads. 	<p>Planning Board, Road Commissioner, Selectmen</p>	<p>2008 & ongoing</p>

²⁵ Generally states that transportation decisions must minimize impacts to the human environment and natural resources, give preference to non-highway alternatives, reduce reliance on foreign oil, and are consistent with the state land use act.

²⁶ Generally applies to developments that generate 100 or more vehicle trips per peak hour.

Implement the Goals and Policies as follows (continued from prior page):	Responsible Party	Time-frame
<p>6. Safe Access to Public Roads:</p> <ul style="list-style-type: none"> a. Inform landowners and potential buyers of land about the required MDOT permit for new entrances along State Route 41. b. Consider the following in developing ordinances: <ul style="list-style-type: none"> i. Require evidence of an MDOT Entrance/Driveway Permit for entrances to State Route 41, as required by state law. ii. Ensure that new driveways on town roads be designed with adequate sight distances, culverts and other runoff controls to assure safety, prevent water damage to public roads and adjacent properties, and minimize water quality impacts on water bodies. iii. Encourage individuals to utilize combined driveways where possible, particularly along Route 41 and the Tower Road. iv. Update or adopt subdivision and site plan review highway access standards to control the number, location and design of entrances. Restrict direct access to public roads for lots in major developments, where possible. v. Require a traffic impact analysis and mitigation (where necessary) for major developments projected to generate considerable traffic. 	<p>Road Commissioner</p> <p>Planning Board</p> <p><i>See Chapter 3. Future Land Use Plan for more information on ordinances.</i></p>	<p>2008 & ongoing</p> <p><i>See Chapter 3. Future Land Use Plan for time-frames</i></p>
<p>7. Road Construction and Culvert Standards: Update to be consistent with current engineering practices, including best management practices for erosion control. (Consult MDOT Maine Local Roads Center).</p>	<p>Road Commissioner, Selectmen</p>	<p>2008 & ongoing</p>
<p>8. Bridges: Monitor the MDOT inventory and assessment process. Advocate widening the Route 41 bridge in the village to accommodate pedestrians.</p>	<p>Selectmen</p>	<p>2008 & ongoing</p>
<p>9. Bicycle and Pedestrian Improvements:</p> <ul style="list-style-type: none"> a. Advocate for adequate travel widths for bicycles and pedestrians along State Route 41, particularly in village area. b. Widen and/or improve the shoulders of town roads, where possible. c. Include walkways for pedestrians in subdivisions, as appropriate. 	<p>Road Commissioner, Selectmen</p> <p>Planning Board</p>	<p>2008 & ongoing</p> <p><i>See Chapter 3.</i></p>
<p>10. Parking:</p> <ul style="list-style-type: none"> a. Ensure adequate parking for major commercial, industrial and other developments in land use regulations. b. Consider parking needs in the development of a more functional town office and for the Fire Station/Community Building. 	<p>Planning Board</p> <p>Selectmen</p>	<p><i>See Chapter 9.</i></p>
<p>11. Enhance the Town's Gateways through signage, landscaping, and other improvements that also function to slow traffic. Obtain a Community Gateways Grant to do this work.</p>	<p>Selectmen</p>	<p>2010</p>
<p>12. Public Transportation: Assist senior citizens, low-income people, and the handicapped by providing information on the Kennebec Valley Community Action Program (KVCAP) transportation services at the Town House.</p>	<p>Selectmen</p>	<p>Ongoing</p>
<p>13. Regional Coordination:</p> <ul style="list-style-type: none"> a. Advocate for town-wide high speed internet and cell phone service to support telecommunications as an alternative to commuting by vehicle. b. Seek opportunities to coordinate activities with neighboring communities in an effort to use resources more efficiently. 	<p>Selectmen</p> <p>Selectmen, Road Commissioner</p>	<p>Ongoing</p> <p>Ongoing</p>

CHAPTER 11. CAPITAL IMPROVEMENTS PLAN²⁷

Overview:

1 The Capital Improvements Plan establishes a **framework for long-range scheduling and financing** for
2 the replacement and expansion of public facilities, including roads. The primary goal is to anticipate
3 major expenditures, and to prioritize and schedule the funding of these projects in a fiscally sound manner
4 that minimizes drastic changes in tax levels. By anticipating future needs, the town is better able to take
5 advantage of outside funding opportunities as they arise. Vienna does not currently have a capital im-
6 provements plan.

7 A capital improvement is usually defined as a **major construction project or purchase** that requires
8 funds from sources other than normal operating expenses. Capital improvements are usually relatively
9 expensive (\$8,000 to \$10,000 or more), don't reoccur annually, last a long time, and usually result in
10 fixed assets.

11 There are **three major approaches to paying for capital needs**: (1) Pay Out Now 100 Percent of Costs,
12 usually through a town meeting appropriation; (2) Borrow and Pay Debt Service through a loan or bond;
13 and (3) Save and Buy through reserve accounts. A balanced capital improvement program may use all
14 three of these approaches, plus other funding mechanisms, depending upon circumstances, such as lease
15 purchase agreements, grants, trust funds, outside contributions, user fees and impact fees.

16 Vienna has used all three of these approaches to pay for capital needs: a bond for a fire truck, the
17 establishment of a reserve account for future Fire Department expenditures, and annual appropriations for
18 other capital projects. Improvements to the Town House are being funded through the Dorothy Waugh
19 trust.

20 Given that the road budget is the second largest expense item after education, road improvements are
21 included in the Plan's recommendations. Vienna's road paving projects are funded primarily through state
22 road assistance funds. Town officials have suggested that this amount is not adequate due to the
23 astronomical cost of paving and road construction. There is concern that the town is falling behind in
24 maintaining its paved roads. There is also concern about maintaining gravel roads, particularly on steep
25 slopes that have been subject to washouts. Federal emergency management funds for flood damage have
26 allowed the town to address some of these problems.

27 This Capital Improvements Plan is designed to dovetail with the other recommendations of this
28 Comprehensive Plan. The capital projects listed were identified in the inventory and analysis and are a
29 key part of planning for the next ten years.

30
31 **Goal:** Plan for, finance and develop an efficient system of public facilities and services to
32 accommodate anticipated growth and economic development.

Policies:

33 1. Finance existing and future facilities and services in a cost effective manner that avoids major spikes
34 in property taxes.

²⁷ Maine's Growth Management Act and Rules require the development of a "Capital Investment Plan". The term "Capital Improvement Plan" is used here to eliminate confusion over the different terminology.

Table 11-1. Capital Improvements Plan Projects with Potential Funding Requirements for the Town (Ten Year Timeframe)						
Project Description	Total Cost Estimate	Reserve Accounts	Other Funding	Priority	Year	Comments
Town House: capital improvements	Study underway	Not applicable	Waugh Trust Fund	High	2008-09	Town House Committee recommendations
Town Office: office, storage and meeting space, parking	Unknown	None	Annual Town Meeting appropriations	High	2009-10	Will need further study.
Road Management Program: capital improvements (roads, repaving, culverts)	Unknown	Paving Account- \$32,000 (State Road Assistance)	Annual Town Meeting appropriations	High	Ongoing	Need to prioritize and schedule improvements for the next ten years.
Fire Department Equipment: forestry truck, pumper truck	forestry truck \$40,000 pumper \$250,000	Fire Dept. reserve consists of annual allocations not spent	forestry truck grant pumper bond (loan)	forestry truck Medium pumper Low	forestry truck 2008 pumper 2021	The life of a fire truck (pumper) is about 20 to 30 years.
Fire Station/Community Building: roof repairs, additional parking	Unknown	None	Annual Town Meeting appropriations	Roof repairs - High	Roof repairs - 2008-09	Will need further study to address additional parking ²⁹
Land Conservation/Recreation Facilities: town green, beach, open space, recreation area	Unknown	Establish reserve account – consider yearly appropriation ³⁰	State grants; individual contributions of land or money	Medium	Ongoing	See Open Space Plan – needs further study
Gateways: signage, landscaping, traffic calming	Unknown	None	State Gateways Grant (\$5,000 plus local match)	Medium	Ongoing	Volunteer/Committee
Covered Sand/Salt Storage	Estimate - \$150,000+	None	Local match with state funding	Low ³¹	2010	Low priority for state funding at this time.

²⁹ The need for additional parking is contingent on a study of all future building needs, including the need for town office facilities.

³⁰ Could include income from tax-acquired land, Tree Growth penalties, income from Town Forest (landfill property).

³¹ This is a low priority for state funding because according to the state it is not a threat to existing water supplies.

APPENDICES

Map 1. FUTURE LAND USE

Map 2. OPEN SPACE PLAN

Map 3. PARCEL (PROPERTY TAX)

(Maps are on the following pages)

