Dear Reader,

Someone asked recently, "If the Budget Committee does the budget, and the Road Commission takes care of the roads, and the Planning Board does the planning, and a professional assessor is doing the assessing this year, WHAT ARE THE SELECTMEN DOING?" At the time, I made a weak joke about opening the mail. I have since realized that perhaps anyone who hasn't been a selectman may be wondering the same thing.

Since the taxes came out last year, our time has been freed up to take care of many things left undone—while going through the tax records last year, we began scheming for a better system of bookkeeping. We are incorporating the reality of a computer in our plans, and will have a working software system by the time the taxes come out. This system will be expandable for other departments of the town. When the time is right, and the town hall is adapted (only minor changes are necessary) we can set up a small computer center at the town hall. There are currently several residents with various types of hardware and software that we are able to draw on when the need arises.

We have been working closely with Michael Austin in the revaluation process. The first task was to redesign the property record card to Arrowsic's specific needs. With that complete, we are ready for the actual visitations.

On April 1, we will visit all buildings that are incomplete. The remaining properties will be visited later this spring (the end of April). April 1 is the assessment departure point, that is, taxes are levied on properties IN THE CONDITION THEY ARE IN APRIL 1, AND TO THE OWNER OF RECORD ON APRIL 1. Most of the buildings in town are complete and do not change from spring to summer, so it is not essential that everything be visited on April 1 or immediately afterwards. There has been some concern that the purpose of the revaluation is to have an impartial opinion on all town properties, and the selectmen working with Michael implied the possibility of impartiality. Not to worry: the selectmen are going on property inspections and working with Michael to learn his system, and to have recall of the properties next time we visit them. He will be doing the assessing.

Although we have created an ad hoc budget committee, we will be spending quite a bit of time studying our expenditures this past year and setting up fiscal goals for this coming year. We have been working on policies and procedures for abatements, tax acquired properties, town hall use (including rentals), job descriptions, and other gray areas in our town habits and recordkeeping. The results will be reviewed with other town officials and presented to the town.

There are always meetings with other town officials, county commissioners, planning commissions, insurance agents, accountants, Maine Municipal Association (MMA) seminars,
transferring property on which a subsurface wastewater disposal system is located is within the shoreland area, as defined in Title 38, section 455, shall provide the transferee with a written statement by the transferor as to whether the system has malfunctioned during the 180 days preceding the date of transfer.

SHORELAND ITEMS
ON ARROWSIC ISLAND, the Shoreland Zone is defined as "All land within 250 feet of normal high water of Sewall Pond, or any river, or salt water body."

If you have any property in the Shoreland Zone there are more restrictions on your land than you may realize. Just about any size structure except fences require a permit. No structures are allowed within 100 feet of Normal High Water except with a variance from the ZBA or for marine related uses. If you plan any building in the Shoreland Zone please contact me at 443-2114 before you begin construction. Thank you

Dave Foster

MORE NOTES FROM DAVE FOSTER, Codes Enforcement Officer for Arrowsic Island

TRANSFERS OF PROPERTY IN THE SHORELAND ZONE
One June 1, 1988 the amended version of the Property Transfer Bill went into effect. All reference to a physical inspection of the existing disposal system by a site evaluator or LRI was removed. The final wording is as follows:

30 M.R.S.A. 3223-B. Transfers of shoreland property. Any person transferring property on which a subsurface wastewater disposal system is located is within the shoreland area, as defined in Title 38, section 455, shall provide the transferee with a written statement by the transferor as to whether the system has malfunctioned during the 180 days preceding the date of transfer.

THANK YOU*THANK YOU
Noreen Blaiklock
Teresa Ceruti
Robin Krachy

Important dates in March:
8th International Women's Day
17th St. Patrick's Day
20th Spring Equinox
22nd Full Moon
24th Good Friday
26th Easter
Dear Reader,

This issue of the ARROW is brought to you by the Comprehensive Planning Committee. It contains the final sections of the 'meat' of the Plan you will be voting on Thursday, March 30 at 6:00 PM.

The first two sections published in the two issues of the ARROW previous to this one were "community issues and concerns" derived from the "goals and objectives" on how to address these concerns.

This is the "Implementation Strategies" to realize our goals, and an "Action Plan" stating who will implement the strategies into action, and when.

There will be another newsletter in the next week or so with announcements of news from other parts of Town. SEE YOU THURSDAY!

Housing/Land Use

1. The Town should continue to allow the variety and diversity of housing types currently permitted in the Land Use Ordinance.
2. Town zoning should be revised to create a zone for higher density single and multi-family housing and for mobile home parks.
3. The Subdivision Ordinance should be revised to include a density bonus provision for subdivisions who provide, either within the planned subdivision or in another location in Town, at least 10% of the total lots proposed, at a price which is affordable to low or moderate income individuals, as defined by the State.
4. The town should develop a local growth control ordinance which would limit yearly housing growth to a level which can be supported by local services.
5. The Subdivision Ordinance should be revised to create designated "open space" zones. These zones will provide for the protection of scenic resources, recreation opportunities and ecologically sensitive areas.
6. The Land Use Ordinance should be revised to require that all subdivisions within the previously described open space zones to be clustered developments.
7. The Land Use Ordinance should be revised to include a density bonus provision for all subdivisions developed outside the previously described open space zones and which utilize a clustered concept.
8. The Town should revise Town zoning to more effectively encourage development in areas of the Town which are environmentally suitable and which currently support development, and discourage development in presently undeveloped or sparsely developed areas and areas which are unsuitable for development due to poor soils or other environmental constraints.
9. The Town should identify all historic structures and sites within Town boundaries and work to preserve these resources.
10. To preserve Route 127 as the primary artery in Town, local zoning should be revised to place increased setback, buffering and curb cut restrictions on all development along this route.
11. The Town should develop an open dialogue with its adjacent communities concerning regional land use problems and work with these communities toward regional solutions.
12. The Town should continue to support the development of a regional planning capacity in Sagadahoc County.
13. The Selectmen should develop and implement a policy for the use and disposition of tax acquired property.
14. The Town should consider the incorporation of a net residential density provision into its Subdivision Ordinance.
15. The Subdivision Ordinance should be revised to require a hydrogeologist's review of all proposed major subdivisions.
16. The Subdivision Ordinance should be revised to allow the Planning Board to request soil erosion and sediment control plans, high intensity soil maps and drainage plans for all subdivisions.
17. The Town should consider the development of a local impact fee ordinance in aid of the Town in the funding of capital facilities required due to new local development.
18. The Code Enforcement Officer, Planning Board, and Board of Appeals should strictly adhere to the provisions of the Town's Land Use Ordinances and Subdivision Standards.
19. The Town should consider the development of a Transfer of Development Rights Program to preserve open space and farmland.
20. The Planning Board should develop an administrative framework to facilitate the review of all subdivisions by appropriate Town commissions and staff.
21. The Town should consider the formation of a Community Development Corporation to promote affordable housing, access to the shore, improvement of Town facilities, and other goals of the Town.
22. New subdivisions with water frontage should be required to provide the Town with access to the shore, or to help the Town acquire access to the shore elsewhere in Town.
1. The Town Road Commission should draft Construction and Maintenance standards for each classification of new and existing Town roads.

2. The Town Road Commission should assess each Town road to determine its status in relation to the above standards and determine the level of work needed to bring each road up to the appropriate standard.

3. The Town should budget, as part of the Capital Improvement Plan, for the upgrading of all roads to the appropriate standard.

4. The Town should bring all existing Town roads to the appropriate approved standard to the extent budgeted by the Capital Improvement Plan.

5. The Town Subdivision and Site Plan Ordinances should be revised to require that all new roads built in town be constructed to the appropriate standards.

6. The Town Road Commission should develop a program of road maintenance to ensure continued maintenance of all Town roads at the approved standard.

7. The Town should budget for the continued maintenance of all Town roads at the approved standard.

8. The Town Road Commission should begin a process in conjunction with other appropriate town departments for the signing of all public and private roads.

NATURAL RESOURCES

1. Require buffer zones in subdivisions adjacent to land used for conservation or open space, within which no development and minimum disturbance to natural features is allowed.

2. Require buffer zones in subdivisions adjacent to farmland which has been accepted under the Farm and Open Space Law, within which no dwelling will be placed.

3. Provide Water Resource Protection Districts around critical streams, around Sewall Pond, and around significant wetlands by limiting development and vegetation removal.

4. Provide overlay zones to protect islands in natural habitat features such as eagle and osprey nests, as recommended by Maine Fish & Wildlife Department.

5. Bring the Shoreland Zoning Ordinance into correspondence with recent state law changes, with continuing to extend Shoreland Protection to tidal wetlands.

6. Prohibit the installation of overboard discharge sewage systems (OBDS) on lots on which other means are available (regardless of cost), and the creation by division of a lot requiring an OBDS. Require the periodic inspection of OBDS systems.

7. Establish a comprehensive timber harvesting ordinance based on the State model ordinance.

8. The Conservation Commission should lead efforts to have the State establish restrictions on motorized boats and vehicles on Sewall Pond.

9. The Conservation Commission should develop a Management Plan for the Sewall Pond Conservation Area, covering permitted use, parking and vehicle access, long-term development, etc.

10. Based on the Management Plan, the Conservation Commission should develop an ordinance to control the use of the Sewall Pond Conservation Area.

11. The Town should continue the policy of moving Town road sides rather than using herbicides. Further, the Town should seek similar agreements with all State agencies and utilities who may have occasion to use herbicides or insecticides in Town.

12. All Town agencies should continue to participate in regional planning activities related to pollution abatement and/or habitat protection.

13. The Conservation Commission should assess the need for outdoor recreation opportunities and develop a plan for the provision of needed facilities.

14. The Conservation Commission should continue to extend and review the Natural Resources Inventory in support of future Comprehensive Plan Revisions and Subdivision Application Reviews.

ECONOMIC CONDITIONS

1. The Town should continue its policy of permitting home businesses throughout the Town.

2. The Town should identify and protect through zoning shoreland areas which would be suitable for future commercial marine activities.

3. The Town should work with adjacent municipalities to support new regional employment opportunities for Arrowsic's residents.

4. The Town should evaluate the need for future commercial growth and consider preserving an area in town to accommodate this growth.