

Goals and Policies

The Comprehensive Plan Committee followed a four step procedure in developing goals and policies to guide future decisions in Berwick.

- Step #1:** (1) Listing of assets and liabilities of Berwick.
- (2) Set of issues arising from preserving and enhancing the Town's assets while minimizing its liabilities.
- Step #2:** (1) Public survey questionnaire to all Berwick residents to test the Planning Committee's perception on all aspects of managing the Town.
- (2) Tabulation and analysis of the returned surveys to profile the Townspeople's likes and dislikes, and desires for the future of the Town.
- Step #3:** (1) Development of draft goals, policies and objectives that incorporated the results of the questionnaire
- (2) Comparison of Berwick's Comprehensive Plan Policies against the Regional Policies of the Southern Maine Regional Planning Commission for either consistency or the reason why non-consistency is preferable for Berwick.
- Step #4:** (1) Public meetings with Berwick residents for review and input on goals, policies and objectives from the public meetings.

ASSETS AND LIABILITIES OF BERWICK

To assess local responses to current trends upon the Town, the Planning Committee polled itself and compiled a list of assets and liabilities for Berwick. The list does not rank assets and liabilities necessarily in order of importance but is arrayed to highlight conflicts and problems perceived by the Planning Committee.

COMPREHENSIVE PLAN

GOALS/POLICIES FORMULATION PROCEDURE

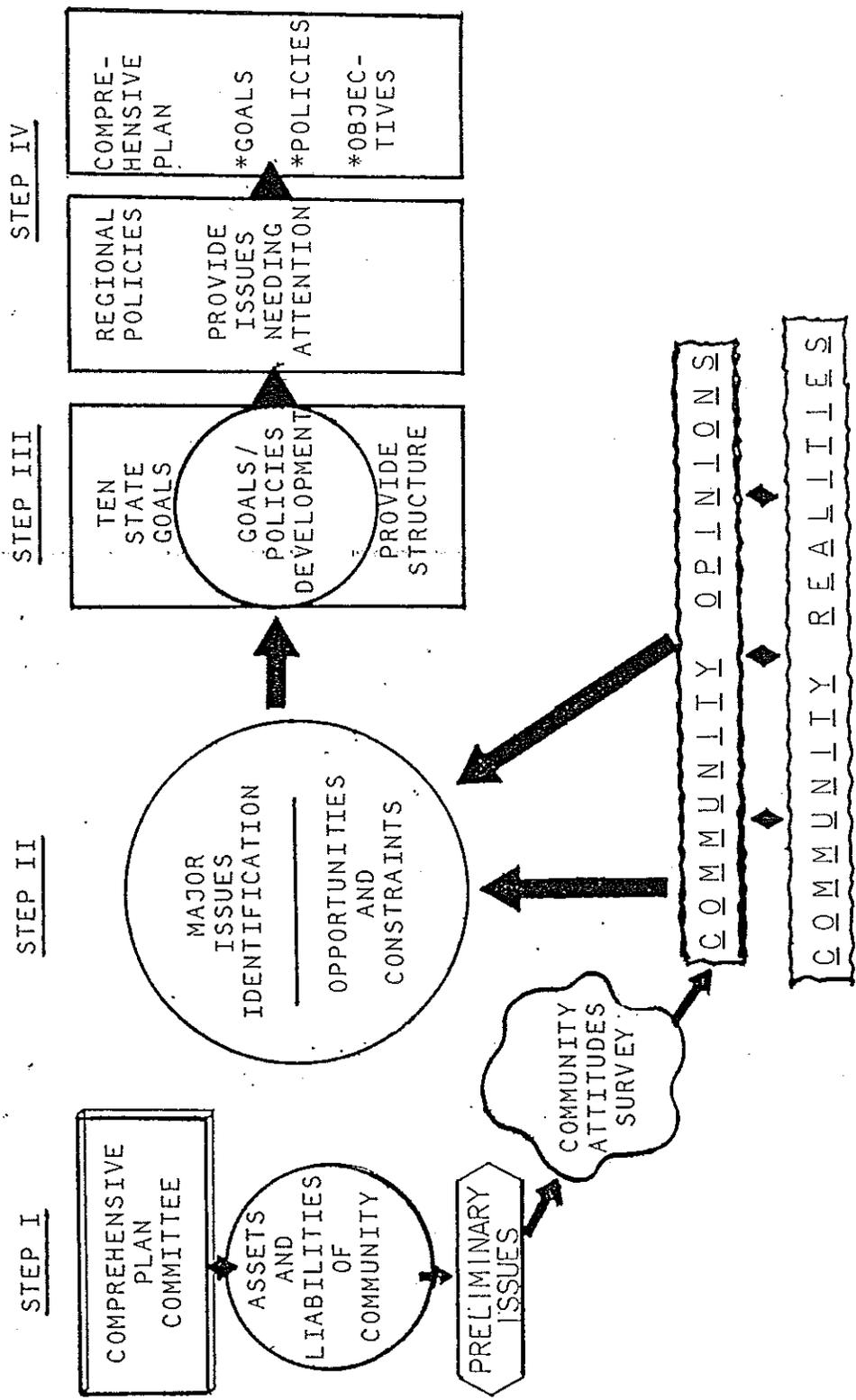


TABLE II-1

ASSETS AND LIABILITIES OF BERWICK

<u>Assets--Likes</u>	<u>Liabilities--Dislikes</u>
1. Rural character; beauty of surroundings	1. The development of a bedroom community
2. Country living	2. Lack of job opportunities
3. Open spaces	3. Rapid, uncontrolled growth
4. The friendly people in Berwick	4. Lack of togetherness
5. Geographic location of town	5. Lack of cultural services
6. The economy in town	6. Lack of commercial growth
7. Residents are willing to get involved	7. No sense of town history
8. Beautiful setting	8. Loss of neighborhoods
9. Small town atmosphere	9. Downtown area, and driving through downtown
10. Low taxes	10. Concern for the growing tax rate in the near future

COMMUNITY ISSUES

Consideration of Berwick's assets and liabilities highlights the residents' concern for preserving the small Town character of Berwick, its open space and neighborliness while at the same time meeting the changing needs of its existing and new residents. Attempting to simultaneously do both creates a number of issues requiring resolution. Posing these issues as questions structures a set of concerns that the comprehensive plan seeks to resolve.

TABLE II-2

MAJOR ISSUES

1. Can the town accommodate the need for public facilities while controlling spending and the growing tax rate?
2. Can the rapid growth in town be controlled to allow for more open spaces while preserving water quality, wetlands, woodlands, open space, public access to waterbodies and scenic vistas?
3. Can the town offer more incentive for commercial growth and draw more businesses into town and still control traffic
4. Can the growing population of youth in town be offered a more aggressive school system and more town sponsored activity programs?

5. Can Berwick improve and revitalize the downtown area?
6. Can the town extend/improve the current state of the public utilities, water quality, and solid waste disposal?

PUBLIC SURVEY QUESTIONNAIRE

A questionnaire was distributed in the Winter of 1990 to every resident and absentee land owner in Town to test the Planning Committee's perceptions of the above major issues.

The tabulated questionnaire responses provided the basis for fashioning a set of Comprehensive Plan goals, policies, and objectives that accurately reflect Townspeople's values. These have been refined by open-ended responses which deal with each citizen's specific and individual concerns. The total number of questionnaires mailed was 2,200.

Six hundred and forty responses were received (about a 29% response) and tabulated. The responses show that the major issue the citizens are concerned with is maintaining Berwick's rural character and friendliness, while managing the future growth which is expected to take place. Other issues the respondents are concerned about are: the cost of schooling and services, the need for recycling, the creation of new jobs and new industry in town, new commercial activity and local shopping.

TABLE II-3

1990 COMMUNITY ATTITUDES SURVEY RESULTS

ALL RESPONDENTS

1. How long have you resided in Berwick?	1 - 9 years	38%
	10 - 19 years	19%
	30 - 50 years	18%
	Over 50 years	11%
	20 - 29 years	10%
	Under one year	4%
2. What do you like most about living in Berwick?		
	Rural character and country living	56%
	Geographic location	23%
	Family and personal ties	16%
	Other	6%
3. What do you like least about living in Berwick?		
	Rapid growth	46%
	Evolution of a bedroom community	12%
	Lack of available/affordable housing	9%
	Lack of neighborhood development	8%
	Lack of available/affordable land	0%
	Other	25%
4. Do you feel Berwick should strive to preserve its rural character?		
	Yes	93%
	No	7%

5. Do you feel Berwick should encourage new residential growth?

Yes	24%
No	76%

6. Do you feel Berwick should encourage commercial/industrial growth, e.g. shopping malls, light industry, service oriented business?

Yes	63%
No	38%

7. Where do you feel commercial/industrial growth should occur?

Route 4	29%
Route 9	28%
Route 236	21%
Village center	11%
Rochester street	4%
Other	7%

8. What do you think will be the biggest problem Berwick will face in the next 5 - 20 years?

Cost of expanded school system	28%
Waste disposal solid/liquid	18%
Loss of rural character	16%
Overburdened town services	13%
Threatened water supply and aquifers	11%
Limited industrial growth	10%
Other	4%

9. Do you favor the following proposals?

	<u>Yes</u>	<u>No</u>
Recycling waste	90%	10%
Growth limitation requirements	85%	15%
Impact fees on new developments	81%	19%
Larger minimum lot sizes	55%	45%
Continuing expansion of water and sewer lines	44%	56%
Other	1%	1%

10. What type of housing will best fit Berwick's needs in the next 5 - 20 years?

Single family on individual lot	74%
Cluster housing - detached housing with common open space	17%
Mobile home on individual lot	17%
Two-family homes	10%
Mobile home in park	9%
Multi-family and condominiums	3%
Other	3%

11. Should the town institute a six month billing program to reduce the need to borrow money as is the case under the present system?

Yes	70%
No	30%

12. Should the town consider changing its fiscal year to coincide with the school district's fiscal year (July 1 through June 30) so the school costs will be known when the town approves its budget?

Yes	87%
No	13%

13. Should the town adopt a capital improvement plan to identify and spread out the cost of essential large-budget items?

Yes	90%
No	10%

14. When the town institutes an official recycling program should it be:

Mandatory	52%
Voluntary	48%

15. Should the town of Berwick work mutually with the surrounding towns of North Berwick, South Berwick, Lebanon, and Somersworth, NH on the following issues?

	<u>Yes</u>	<u>No</u>
Park and ride	86%	14%
Bus transportation	85%	15%
Preserving game corridors	84%	16%
Hazardous materials disposal	83%	17%
Recycling	83%	17%
Solid waste disposal	82%	18%
Human services programs	80%	20%
Special waste disposal	80%	20%
Fire and police protection	80%	20%
Sludge disposal	79%	21%
Common road improvements	77%	23%
Water quality and supply	75%	25%
Wastewater treatment	70%	30%
Joint purchasing	64%	36%

16. What type of home do you live in?	Single family	80%
	Mobile home	12%
	Two-family	5%
	Multi-family	3%
17. Do you	Own your home	93%
	Rent your home	7%
18. Is your home situated on	10 - 39 acres	50%
	Less than 1 acre	38%
	1 - 9 acres	8%
	40 acres or more	3%

19. Please rate the following municipal services

	<u>Good</u>	<u>Fair</u>	<u>Poor</u>	<u>No Opinion</u>
Fire department	79%	16%	2%	4%
Schools	57%	26%	6%	11%
Police department	54%	35%	7%	4%
Highway department	47%	33%	15%	5%
Town hall services	47%	32%	14%	7%
Adult education	47%	23%	7%	24%
Ambulance service	32%	22%	10%	36%
Waste disposal	30%	35%	13%	22%
Sewer district	29%	27%	9%	35%
Water department	24%	28%	18%	29%
Code enforcement	23%	33%	23%	22%
Road improvement	17%	41%	35%	6%
Recreation	17%	30%	31%	21%
Planning	16%	31%	33%	20%
Library services	13%	25%	27%	35%
Conservation	11%	30%	26%	34%
Cultural services	10%	19%	26%	45%
Elderly programs	8%	24%	24%	44%

19B. Please indicate if you think the town should spend more, less or the same amount of money on their provision:

	<u>More</u>	<u>Same</u>	<u>Less</u>	<u>No Opinion</u>
Road improvements	40%	47%	7%	6%
Elderly programs	37%	31%	6%	27%
Recreation	34%	42%	11%	13%
Library services	30%	33%	14%	23%
Conservation	28%	40%	10%	23%
Fire department	20%	66%	7%	6%
Highway department	19%	63%	11%	6%
Planning	18%	46%	20%	17%
Water department	17%	46%	18%	21%
Police department	16%	53%	26%	5%
Cultural services	16%	35%	17%	32%
Waste disposal	15%	56%	13%	16%
Adult education	13%	57%	15%	15%
Ambulance service	12%	53%	11%	24%
Schools	12%	42%	39%	7%
Code enforcement	8%	54%	21%	17%
Sewer district	7%	49%	21%	24%
Town hall services	5%	66%	21%	8%

20. Do you feel there is a need to preserve undeveloped land in Berwick?

Yes	83%
No	17%

21. Do you favor tax incentives for land owners to preserve open space?

Yes	75%
No	25%

22. Should Berwick purchase land for the purpose of wildlife preservation, open space, or recreation?

	<u>Yes</u>	<u>No</u>
Wildlife	66%	34%
Recreation	66%	34%
Open space	58%	42%

*See below for where land should be purchased

23. How would you rate the future of Berwick on a scale of 1 - 10 (1 = dim / 10 = bright)

1	8%
2	2%
3	7%
4	9%
5	30%
6	11%
7	13%
8	12%
9	2%
10	6%

24. What is the one thing you think could be done right now to improve the quality of life in Berwick?

Percent of people responding	77%
Percent of non-respondents	23%

<u>Comment</u>	<u># of Times Made</u>
1. Taxes/tax rate too high	95
2. Encourage commercial/industrial development	45
3. Repair/improve roads	44
4. Control school expenses/growth	34
5. Improve Sullivan Square/downtown area	33
6. More frugal management/less waste	27
7. Tax assessment/evaluation/improper/unfair	24
8. Clean up junk yards/junk cars	19
9. More recreation/facilities	18
10. Slow or stop growth	17
11. Improve water quality	16
12. Cut housing growth	15
13. Tax break for the elderly	13
14. More youth activities	11
15. More parks/playgrounds/open space	11
16. Limit large subdivisions	10
17. Replace selectmen	10
18. Relocate/close Prime Tanning	10
19. Elect selectmen with "common sense"	10
20. More cultural activities	10

*Comments made on Question 22: Should Berwick purchase land for the purpose of wildlife preservation, open space or recreation? If yes, where_____?

<u>Location</u>	<u># of Times Chosen</u>
1. Wherever available	31
2. Ridlon Road area	19
3. Diamond Hill area	18
4. Hatfield Lake area	15
5. Little River area	15
6. Little River Road	12
7. Pine Hill area	11
8. Salmon Falls River	10
9. Route 9	10
10. Long Swamp Road	9
11. Beaver Dam Heath	8
12. Along river, ponds, brooks	7
13. R-3 district	7
14. Village area	5
15. Route 236	4
16. Cranberry meadow Road	4
17. Farmland	4
18.. Expand existing playground	3
19. Route 4	3
20. Old Sanford Road	3
21. Hubbard Road	3
22. Penny Pond area	3

NOTE: For the complete tabulated results of the Questionnaire see the Comprehensive Plan file in the Berwick Planning Office. Tabulations were done for the following populations: (1) all respondents; (2) and see list below.

List of Populations Tabulated from the Total Respondants to the Berwick Comprehensive Plan Public Opinion Survey Questionnaire

ALL RESPONDANTS

- Residents - less than 1 year
- Residents - 1 to 9 years
- Residents - 10 to 19 years
- Residents - 20 to 29 years
- Residents - 30 to 50 years
- Residents - Over 50 years

HOME OWNERS

- All Home Owners - Single Family
- Home Owners - Two Family
- Home Owners - Multi-Family
- Home Owners - Mobile Home
- Home Owners - 1 Acre or Less
- Home Owners - 10 to 39 Acres
- Home Owners - 40 or More Acres

HOME RENTERS

All Home Renters

- Home Renters - Single Family
- Home Renters - Two Family
- Home Renters - Multi-Family
- Home Renters - Mobile Home
- Home Renters - 1 Acre or Less
- Home Renters - 1 to 9 Acres
- Home Renters - 10 to 39 Acres
- Home Renters - 40 or More Acres

GOALS AND POLICIES

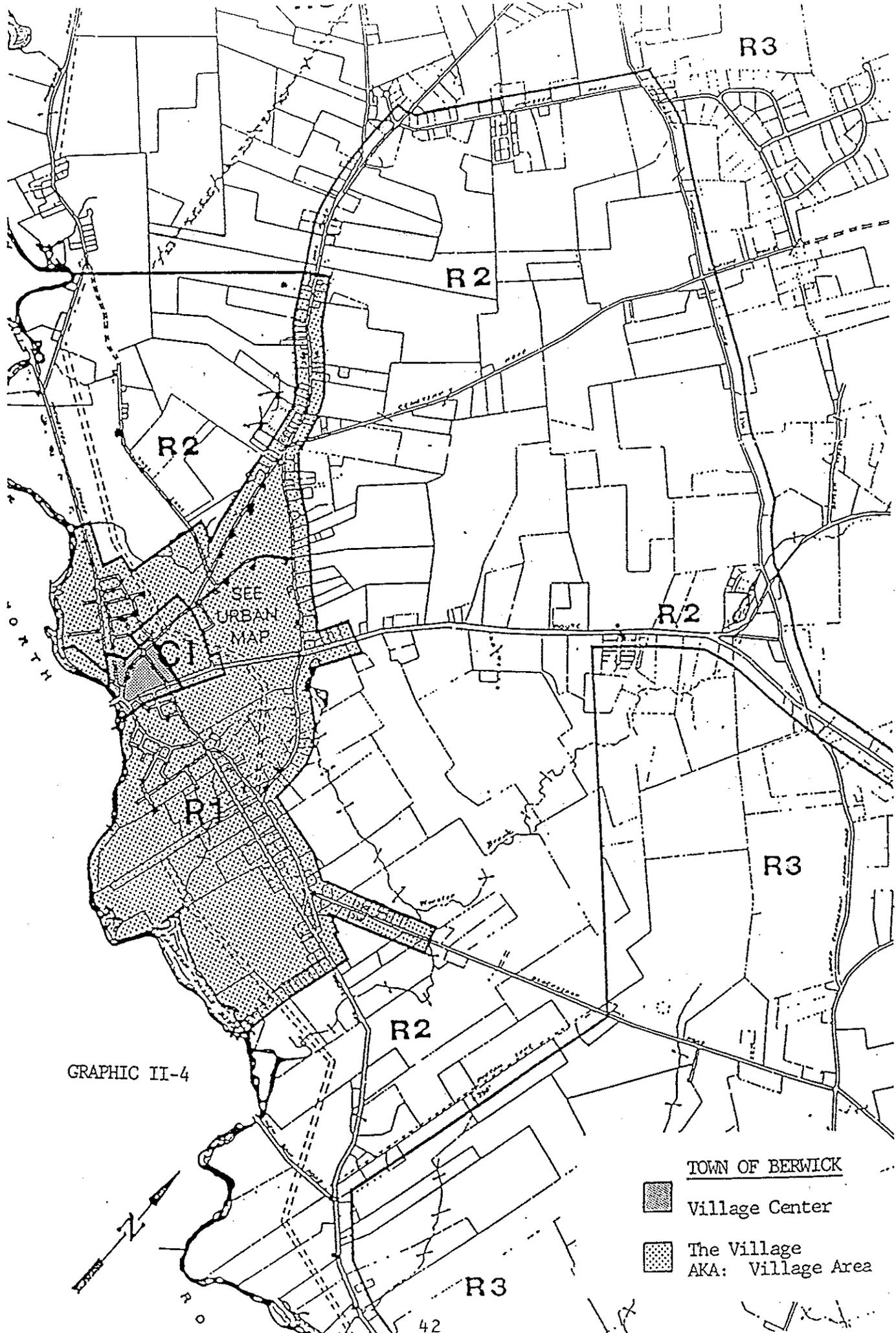
In response to the results of the questionnaire, the Goals portray future conditions that would, if achieved, substantially fulfill townspeople's desires and resolve existing identified issues and problems. Policies associated with each goal describe ways of achieving the goal. Objectives associated with each goal provide achievable, measurable activities that respond to the policies and move towards achieving the goal. The goals are structured by the 10 State Goals and incorporate the Regional Policies of the Southern Maine Regional Planning Commission.

REGIONAL POLICIES

Pursuant to the State Comprehensive Planning and Land Use Regulation Act, 30A MRSA 4311 et. seq., town comprehensive plans are to be consistent with the regional plan.

In December 1988, the Southern Maine Regional Planning commission (SMRPC) conducted a public opinion survey among its member towns and formed six committees of town officials and interested citizens in response to the major issues highlighted by the survey: coastal resources, public facilities, housing/economic development and human services. These committees met during 1989 and developed a set of regional policies with emphasis on proper management of shared resources such as for a river corridor in several towns. The policies also are formulated to resolve issues such as the region-wide need for affordable housing in order to maintain the economy and job opportunities. The SMRPC adopted the regional policies in 1990.

The Berwick goals and policies were developed to be consistent with the regional policies, in some instances incorporating the regional language outright. The Regional Policies are herein adopted and appended as part of the comprehensive plan goals and policies of the town of Berwick. A full copy of the Regional Goals and Policies are on file in the Town Offices.



GRAPHIC II-4

TOWN OF BERWICK

- Village Center
- The Village
AKA: Village Area

TABLE II-4

TOWN OF BERWICK, MAINE
COMPREHENSIVE PLAN
GOALS AND POLICIES STATEMENT

Adopted September 20, 1990

DEFINITIONS

The following terms used herein shall have the following meanings:

1. Village center: The area including Sullivan Square bounded by the Salmon Falls river, the back of the lots on the east side of School Street; the back of the lots on the north side of Wilson Street; the back of the lots on the west side of Sullivan Street; to Bit Street; westward across Rochester Street to Bridge Street; down Bridge Street to the Salmon Falls river at Bow Street. See Graphic II-4.

2. The Village: The area which is generally served by municipal water and sewer and includes the village center, the Commercial/Industrial District, and the area designated as the Urban Residential (R-1) District under the terms of the Land Use Ordinance. See Graphic II-4

LAND USE

STATE GOAL: To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services and preventing development sprawl.

1. GOAL: PRESERVE THE SMALL TOWN ATMOSPHERE AND RURAL CHARACTER OF BERWICK.

1.1 Policy: Allow higher density residential growth where public water and sewer services are provided.

OBJECTIVES:

1.1A Maintain zoning that allows higher density residential development in the urban area where public water and sewer are available.

1.2 Policy: Provide for orderly development near the village in areas with access to existing roads that connect directly to the village center.

OBJECTIVES:

1.2A Study the village center as a possible separate zone that prohibits any residential uses on the ground floor of commercial buildings.

1.2B Develop a master plan for the village center that would expand permitted uses and reduce conditional uses as much as possible.

1.2C Discourage strip development by limiting direct access onto arterial roads and requiring retention of existing road frontage features including trees, open space and rock formations.

1.3 Policy: Provide for expanded shopping opportunities near the village center, with direct access to one of the State roads.

OBJECTIVE:

1.3A Allow industrial/commercial development along Route 236 and on Route 9 in areas that can be served by municipal water and sewer, and that would not negatively affect residential development or historic features.

1.4 Policy: Maintain existing rural areas through open space uses in the most remote areas away from the village.

1.5 Policy: Maintain an updated and clarified set of regulations in the land use ordinance.

OBJECTIVE:

1.5A Appoint a committee to oversee updating and clarifying the present land use ordinance and streamlining its procedures for applicants.

1.5B Promote greater flexibility for permitted uses within the R-2 and R-3 Zones and ways of streamlining the permitting procedure, especially in the village center.

1.6 Policy: Create a suitable environment to encourage industrial/commercial growth.

OBJECTIVES:

1.6A Work with North Berwick and South Berwick to promote acceptable industrial/commercial growth along Route 4.

2. GOAL: PRESERVE OPEN SPACES, AREAS OF NATURAL AND SCENIC BEAUTY AND WILDLIFE AREAS.

2.1 Policy: Preserve natural features including open spaces, farmlands, and forest woodlands, which contribute to the rural character of Berwick.

2.2 Policy: Provide for the pursuit of agriculture and silva culture by Berwick residents through environmentally sound farming and timber harvesting practices.

OBJECTIVE:

2.2A Promote agriculture and timber management with appropriate performance standards in the land use ordinance to maintain environmental quality.

2.3 Policy: Encourage preservation of rural open space by land owners and private sector groups.

OBJECTIVE:

2.3A Make people aware of positive tax and financial incentives for private landowners who protect their non-developed open space consistent with State Law.

2.4 Policy: Preserve intangible aspects including rural quiet, absence of intrusive outdoor lighting, and the sense of security, which contribute to the rural character of Berwick.

3. GOAL: A RATE OF GROWTH, DEVELOPMENT AND LAND USE CHANGE THAT MAINTAINS TOWN CHARACTER AND OPEN SPACE.

3.1 Policy: Maintain a stable rate of growth consistent with the ability of the Town to provide necessary services while maintaining the rural character of Berwick.

OBJECTIVE:

3.1A If the growth rate appears to be exceeding the services provided by the Town consider a cap on the annual number of residential building permits for a temporary period.

3.2 Policy: Encourage a balance between tax consuming development, i.e. residential growth, and tax producing development, i.e. commercial and industrial growth, to prevent precipitous tax rate increases.

OBJECTIVE:

3.2A Balance the growth in zoning districts between: (1) large lot rural residential uses, (2) higher density in-town and near town residential uses, (3) and commercial and industrial uses to maintain a moderate growth rate.

ECONOMY

STATE GOAL: TO PROMOTE AN ECONOMIC CLIMATE THAT INCREASES JOB OPPORTUNITIES AND OVERALL ECONOMIC WELL-BEING.

4. GOAL: EXPAND TAX REVENUE, ECONOMIC ACTIVITY AND LOCAL EMPLOYMENT IN BERWICK.

4.1 Policy: Encourage businesses and non-polluting manufacturing while maintaining the rural character of Berwick.

OBJECTIVE:

4.1A Determine possible new sites for commercial and industrial parks adjacent to the village with direct access to Route 236, Route 9, and to Route 4 that would not conflict with residential areas.

4.1B Require new business development to minimize the visual impacts through setback, screening, signs, glare, and landscaping standards.

4.1C Through a set of performance standards work with businesses to minimize the environmental impacts of new business development on ground water quality, storm water quality, erosion control, air quality, and noise.

4.2 Policy: Encourage appropriate new office, service, commercial professional uses within the village.

4.3 Policy: Provide support for industries which will locate or expand in Berwick through the town's endorsement of applications for Industrial Revenue Bonds, Development Opportunity Fund or other federal and state programs which may provide economic incentives for industrial development.

4.4 Policy: Encourage new business and non-polluting manufacturing that will provide employment opportunities for the existing labor force.

OBJECTIVE:

4.4A Support and participate in state and regional job retraining programs to maintain the local labor force's competency and efficiency in the increasingly global market.

4.4B Develop clear standards for home occupations, which do not create unnecessary restrictions while protecting abutters and the town from negative impacts.

HOUSING

STATE GOAL: TO ENCOURAGE AND PROMOTE AFFORDABLE, DECENT HOUSING OPPORTUNITIES FOR ALL MAINE CITIZENS.

5. GOAL: SAFE AND ADEQUATE HOUSING FOR ALL CITIZENS OF BERWICK THAT MEETS THEIR NEEDS AND INCOMES.

5.1 Policy: Require that housing built or located in Berwick be constructed in a sound, safe manner.

OBJECTIVE:

5.1A Explore the possibilities of adopting the BOCA Building Code (or similar code) as the Berwick Building Code.

5.2 Policy: Continue to allow single-family homes on individual lots in every residential area of town.

OBJECTIVE:

5.2A Maintain minimum lot sizes in the R-2 Zone and the R-3 Zone.

5.3 Policy: Provide for attached single family houses in limited higher density residential areas.

5.4 Policy: Allow apartment type dwellings only where public water and sewer is available.

OBJECTIVE:

5.4A Permit the conversion of single family houses into no more than two (2) apartments where public water and sewer are available, adequate off-street parking is provided and all health and safety codes can be met, such as a minimum floor space per apartment and the character of single family dwellings is maintained.

5.5 Policy: Continue to allow mobile homes on single lots, only if all zoning requirements for site-built single-family houses are met.

OBJECTIVE:

5.5A Maintain zoning to require that mobile homes located on single family house lots meet all requirements for site-built single-family houses consistent with state statute.

5.6 Policy: Continue to allow mobile home parks in several environmentally suitable areas where the qualities of adjacent open space and surrounding low density residential areas would not be diminished.

OBJECTIVE:

5.6A Determine suitable areas for mobile home parks consistent with state statute.

5.7 Policy: Allow for cluster development of detached single-family houses as an option in every residential zone.

OBJECTIVE:

5.7A Maintain zoning to allow cluster development to protect identified resource protection areas: i.e. prime agricultural land, marshes and wildlife habitat.

5.7B Encourage the use of access roads into cluster developments from arterial roads to preserve frontage on arterial roads. Reduce road standards for internal roads within cluster developments but require Town Standards be met for the access roads into Cluster Developments.

5.8 Policy: Allow elderly housing congregate care facilities, home care facilities and nursing homes where public water and sewer utilities are available.

OBJECTIVE:

5.8A Allow cluster development for elderly housing, homecare facilities, elderly congregate care facilities, and nursing homes which meet performance standards for public facilities, buffering, screening and maintenance of environmental quality.

5.9 Policy: Insure that 10% of new dwellings be affordable to Berwick households earning between 80% and 150% of the Berwick median income based upon the last five years number of average annual residential building permits. Meet this objective through features including cluster development, density bonuses, mobile home parks, and through new services provided by town government to assist eligible households in securing state and federal housing financial assistance.

PUBLIC FACILITIES

STATE GOAL: TO PLAN FOR, FINANCE AND DEVELOP AN EFFICIENT SYSTEM OF PUBLIC FACILITIES AND SERVICES TO ACCOMMODATE ANTICIPATED GROWTH AND ECONOMIC DEVELOPMENT.

TRANSPORTATION

6. GOAL: EFFICIENT AND SAFE FLOW OF TRAFFIC THROUGH AND WITHIN BERWICK.

6.1 Policy: Minimize conflicts between through and local traffic in the village center area.

OBJECTIVE:

6.1A Study conversion of certain in-town residential streets to one-way to prevent their use by through traffic.

6.1B Maintain village center character by providing off-street parking in back of buildings to preserve the aesthetics of the storefront streetscape.

6.1C Provide sidewalks in the Village Center and all other densely populated areas of the village.

6.2 Policy: Provide for easy local access to village center stores and businesses.

OBJECTIVE:

6.2A Strengthen the subdivision ordinance to discourage cul-de-sacs and encourage linkage between new and existing streets.

6.3 Policy: Reduce volume and congestion of traffic in the village center.

OBJECTIVE

6.3A Develop a cooperative regional program with South Berwick, North Berwick, Lebanon, and Somersworth, NH to coordinate bus transportation, park and ride facilities, and common road improvements.

6.4 Policy: All road building and improvement projects must be designed and implemented to ensure traffic and pedestrian safety.

OBJECTIVE:

6.4A Develop a clear set of standards for off-street parking at commercial establishments.

6.4B Develop a set of curb-cut standards for all non-residential uses on Routes 236, 9 and 4 and incorporate into the Land Use Ordinance.

6.4C Encourage the construction of lateral roads between arterial roads to reduce congestion in the village and village center.

6.5 Policy: The 1986 Town of Berwick Street Master Plan should be followed as closely as possible and be updated in 1996 and 2006.

OBJECTIVE:

6.5A The Public Works Department should re-surface a minimum of 4 miles of road per year. As the town accepts new subdivisions this amount may increase.

6.5B Encourage the preservation of special narrow and historic roads with stone walls when possible and of requiring narrow two-way roads in cluster subdivisions, as well as narrow two-way and one-way local access roads.

6.5C Create a Highway Capital Improvement Plan to establish a life cycle maintenance program, prioritize street improvements and project long term budgeting costs for town streets.

6.6 Policy: Correct dangerous intersection and road conditions to relieve congestion on roads. Provide planning for pedestrian movement in new subdivisions or when reconstructing "in town" streets; (example) sidewalks or wider shoulders.

OBJECTIVE

6.6A If no sub-surface storm drainage is provided the shoulder and banks must have a minimum of 3-1 grade even if slope easements are necessary.

6.6B Require that if sub-surface storm drainage is necessary, sidewalks must be built using granite or cement curbs.

WATER SUPPLY

7. GOAL EFFICIENT AND COST-EFFECTIVE PUBLIC FACILITIES THAT SUPPORT THE DESIRED LAND USE PATTERN AND ECONOMY OF BERWICK, AND THAT PROMOTE ENVIRONMENTAL QUALITY.

7.1 Policy: Provide safe, adequate water to meet all residential and commercial demand. Require developers to assist with payments for upgrading water mains to meet the master plan when such improvements are necessary to adequately serve the development.

OBJECTIVE:

7.1A Construct a new Water Treatment Plant on Salmon Falls River while retaining the old plant for back-up.

7.1B Establish formal agreement with Somersworth for the provision of fire flow through the Berwick/Somersworth interconnection.

7.1C Provide maintenance of the Pine Hill Road water storage tank

7.1D Continue actions toward further improvements to the existing distribution system.

7.2 Policy: Connection/service to major new users should allow for adequate fire flow.

7.3 Policy: Costs of project development to private developers should include upgrading the distribution system to meet all applicable standards and fire flow requirements.

OBJECTIVE:

7.3A Require equitable cost participation by private developers to tie-in or expand the existing system. Establish minimum technical requirements for any tie-in or extension of the system.

7.4 Policy: When improvements to mains are necessary, the lines should be upgraded per the recommended size and location in the Water Department Phasing Plan.

OBJECTIVE:

7.4A Require a minimum 12" water line in right of ways of all arterial roads or wherever looping is desired or likely.

7.4B Require a minimum 8 inch diameter for all other water mains to include private water services.

7.5 Policy: Financing of future improvements to the water distribution system require equitable costs of development to be borne by those seeking to realize economic return on development.

OBJECTIVE:

7.5A Develop a computer model of the water system to assess the particular water needs of proposed developments, with developers paying the cost of such analysis.

7.6 Policy: Study benefits of interconnection with South Berwick, North Berwick and Somersworth, NH, natural gas, water, and sewer systems.

OBJECTIVE:

7.6A Commission an engineering study of the water system to determine capacities and to predict its ability to meet future demands.

SEWER SYSTEM

7.7 Policy: Expand sewer service to the entire built-up area of the village, those areas where the historic density is higher than 20,000 square feet per dwelling unit or where there is a significant health or pollution hazard.

OBJECTIVE:

7.7A Adopt the 1989 Sewer Department Feasibility Study as part of the Comprehensive Plan and implement its measures.

7.7B Coordinate the sewer expansion plan with the land use plan to clearly delineate the residential, commercial, and industrial areas planned for future sewer service. Thoroughly assess implications of sewer expansion in land use planning.

7.7C Maintain present standards with industrial firms in Berwick to assure that no hazardous or other industrial wastewater that has not been pre-treated to standards is introduced into the domestic waste-water stream.

7.7D Establish standards for commercial establishments on cleaning/pumping of grease traps, proper grease disposal and reporting procedures.

7.8 Policy: Support and participate in regional studies and programs in septic tank septage, and treatment plant sludge management, recycling and disposal.

OBJECTIVE:

7.8A Institute a joint regional study to adopt regional arrangements for proper disposal of treatment plant sludge, and septage.

SOLID WASTE

7.9 Policy: consistent with state statute, steadily reduce the solid waste stream by 50% by 1994 through an expanded Berwick recycling program.

OBJECTIVE

7.9A Establish a Berwick composting site for yard wastes, leaves and grass clippings, etc.

7.10 Policy: Provide for disposal of non-recyclable items such as bulky white goods, construction debris and hazardous household wastes.

Objective:

7.10 A Provide a complete recycling station and recycleable solid waste and household hazardous waste facility. The facilities may be local or regional.

7.10B Participate in regional programs and appropriate funding of region-wide solutions for special waste disposal including construction debris, hazardous materials and incinerator ash disposal.

7.10C Secure, maintain and promote markets and re-uses for recycled materials.

7.11 Policy: Educate townspeople on precycle and recycle techniques and benefits of reducing the town's costs for solid waste disposal.

OBJECTIVES:

7.11A Pre-test a voluntary householder precycle program before establishing a mandatory householder precycle program to facilitate curbside pick-up.

ENERGY AND COMMUNICATIONS

7.12 Policy: Allow private citizens in Berwick to develop innovative energy facilities and systems that meet and maintain environmental and aesthetic standards for noise, height and wildlife maintenance.

7.13 Policy: Work with the Central Maine Power Company to assure adequate electrical energy for present and future residential growth, industrial expansion, and commercial development. This should include present KVA capacity upgrade plans for high voltage primary lines, right of ways into Berwick, and three-phase power to identified and zoned industrial and commercial areas.

7.14 Policy: Work with the Telephone companies to insure adequate telecommunications for present and future residential growth, industrial expansion, and commercial development.

Objective:

7.14A Develop a coordinated regional energy and telecommunication plan with surrounding towns.

7.14B Seek the extension of natural gas to Berwick.

PUBLIC WORKS, PARKS AND RECREATION

7.15 Policy: Study all existing bridges to determine which will need raised weight limits and/or widening, to accommodate anticipated increase in traffic. Normal maintenance work should be rescheduled and carried-out on other bridges.

Objective:

7.15A Maintain a ten year schedule for bridge repair and culvert installation and a maintenance schedule that secures public safety and environmental quality.

7.16 Policy: Provide stormwater facilities that minimize erosion and sedimentation and protect surface water quality.

Objective:

7.16A Complete a storm drain study and develop an annual construction schedule.

7.16B Sidewalks and granite or cement curbing should be included when installing storm drains.

7.16C Develop and implement a plan for the Village Center stormwater runoff including installation or reinstallation of facilities to keep oil, gas, salt, and other road, sidewalk, and parking lot pollutants from entering the Salmon Falls River. Facilities could include oil/gas separator catch basins and temporary detention ponds.

7.17 Policy: Support pedestrian circulation and safety through a town sidewalk program.

Objective:

7.17A Require that any subdivision approved with both public water and sewer have sidewalks.

7.17B Require that all rural subdivisions have walking paths.

7.18 Policy: Promote appropriate outdoor lighting that secures desired public safety and amenity but which minimizes intrusive glare.

Objective:

7.18A Establish ordinance standards for outdoor lighting that minimizes glare onto adjacent properties through setbacks, height of illumination from the ground, angle of incidence of the light and intensity of light at the lot boundary.

7.18B Where needed, provide sodium vapor "no glare" street lighting at street intersections and at other high traffic areas throughout the Town. Restrict outdoor lighting to non-glare varieties with placement and intensity limits based on minimum safety requirements and the protection of neighboring properties from lighting intrusion.

7.19 Policy: Provide parks, playgrounds, open spaces and recreation facilities that fully meet the recreation needs of all age groups in Berwick.

Objectives:

7.19A Develop an outdoor recreation plan with priorities for necessary purchases, and construction for facilities including ball fields and tennis courts.

7.19B Promote participation in the SAD #60 regional recreation program including soccer, field hockey, basketball, summer camps, etc. Promote program expansion to include more graphic arts, performing arts, crafts, fitness and elderly programs.

7.19C Explore the possibilities of hiring a full-time recreation director to work with SAD #60 to coordinate recreation facilities and programs. Develop recreational opportunities for all age groups and explore indoor winter space needs.

7.19D Expand active and passive recreational opportunities for Berwick residents by pursuing federal, state and private funding

programs whenever possible. Encourage housing developers to include plans for recreational opportunities or contribute revenues to a town fund for such purpose.

PUBLIC SERVICES

8 GOAL: EFFICIENT AND COST-EFFECTIVE PUBLIC SERVICES THAT MEET THE PRESENT AND FUTURE LEVEL OF SERVICE NEEDS OF ALL BERWICK CITIZENS.

POLICE, FIRE, EMERGENCY SERVICES AND HEALTH CARE

8.1 Policy: Maintain a level of service that protects the public safety and allows prompt and efficient response to health emergencies and hazards.

Objective:

8.1A Support manpower and training needs of the police department to maintain and enhance its effectiveness.

8.1B Develop both urban and rural neighborhood safety programs including neighborhood safety watches and safe houses for children.

8.1C Continue the voluntary fire department and mutual aid pacts with surrounding communities. Periodic evaluation of the volunteer service should be made to monitor its continued effectiveness.

8.1D Maintain contractual arrangements for ambulance coverage with periodic evaluation of costs, benefits and effectiveness of private coverage.

8.1E Determine the long-range needs, costs and benefits of including a capital investment plan for the Police and Fire Departments.

8.1F Coordinate with surrounding towns on ways to increase mutual, regional cooperation and programs in policing, fire fighting and fire prevention.

8.1G Require new developments not served by public water to provide fire protective measures such as fire ponds with dry hydrants, residential sprinkler systems, and adequate street designs for emergency vehicle access.

8.1H Explore a regional 911 system.

TOWN BUILDINGS, TOWN SERVICES, PUBLIC LIBRARY

8.2 Policy: Maintain town government that will administer local laws fully, equitably, respond to changing citizen and community needs and provide citizens with the widest possible access to information.

Objective:

8.2A Prepare a long-range capital investment plan for, among other things, Town buildings and facilities needs, including expanded or renovated office, meeting, storage and over-the-counter spaces. Include the provision of parking space needs at Town buildings.

8.2B Maintain and administer General Assistance to all eligible persons, while recognizing the dignity of the applicants, and encouraging and promoting self-reliance and self-maintenance.

8.2C Establish periodic review of municipal services to determine the need for future improvements or expansion.

8.2D Encourage wide public participation in town planning including the enforcement of codes and ordinances.

8.2E Charge Town Officials with determining the appropriate mechanisms needed to maintain a town capital investment plan, capital improvements program and 5-year capital budget.

8.2F Determine the long-term needs, costs, and benefits for library expansion in response to the needs of Berwick residents. Investigate the feasibility of a new library building or the renovation of an existing building for the library, preferably in the Village Center.

8.2G Provide library funds for newer forms of electronic information such as audio and visual discs, as well as traditional print information.

8.2H Develop and expand formal and informal methods to provide citizens with information about town business, meetings, organizations, schools, and other relevant information.

EDUCATION

8.3 Policy: Maintain education services that fully support present needs and anticipate future educational needs and desires.

Objective:

8.3A Support SAD #60 planning to encourage their meeting future needed capacity in the most cost effective manner including the use of additions to existing buildings.

8.3B Encourage SAD#60 to develop a user policy for community use of SAD#60 facilities after regular school hours, on weekends, and during the summer.

8.3C Create a joint committee with representatives from employers vocational centers and towns within SAD #60 to develop and oversee job training, job retraining and on-the-job training

programs both within the schools and in regional businesses, to provide upgraded job skills for the changing job market of the 1990's and 21st century. The committee should coordinate, where feasible, with the adult education program.

8.3D Institute a formal coordinated system with regularly scheduled meetings between the SAD #60 School Board and the member towns through either the selectmen or appointed representatives. The purpose of the system would be three-fold: (1) to foster closer cooperation between the towns and the School Administrative District, including public use of SAD facilities; (2) maintenance of quality educational opportunity; and (3) promotion of cost containment and better cost efficiencies.

FISCAL CAPACITY

8.4 Policy: Manage Town expenses to maintain a stable tax rate.

Objective:

8.4A Attempt to avoid both steep rises and drops in the annual tax rate through institution of long-range budgeting and capital improvements programs.

8.4B Adopt a Berwick impact fee ordinance to help collect monies for capital reserve funds for all town capital facilities construction or expansion. This results in establishing town capital reserves funds for: SAD #60, Water, Sewer, Fire, Police, Roads, Public Works, Recreation and Town facilities, i.e. buildings, etc.

8.4C Increase the tax base without compromising Berwick's small town atmosphere or open spaces.

8.4D Use a combination of impact fees, capital improvement plans, capital improvements budget and capital reserve funds to establish and maintain long-range budgeting processes to eliminate taxation fluctuations and maintain a steady or reduced level of taxation.

8.4E Encourage the Town to adopt a 6 month billing program to reduce the need for the Town to borrow operating money.

8.4F Participate in a regional joint purchasing program for items such as road salt, road re-striping, police cruisers, etc., when it is cost effective for Berwick.

NATURAL RESOURCES

WATER RESOURCES:

STATE GOAL: TO PROTECT THE QUALITY AND MANAGE THE QUANTITY OF THE STATE'S WATER RESOURCES, INCLUDING LAKES, AQUIFERS, GREAT PONDS, ESTUARIES, RIVERS AND COASTAL AREAS.

9. Goal: Maintain the Quality and supply of all Water resources

9.1 Policy: Maintain all currently state classified level B (fishable /swimmable) surface water at B level of quality or better.

Objective:

9.1A Continue to work cooperatively with the Salmon Falls River Study Committee of the Strafford Regional Planning Commission on water quality maintenance.

9.2 Policy: Protect the quality of ground water supplies by implementing state and soil conservation service guidelines for setbacks of septic tank leach fields and intensive land uses from wells, and by the control of the release of hazardous materials to both the ground surface and subsurface.

Objective:

9.2A Identify possible future municipal wells. Adopt an aquifer protection ordinance based upon travel time of underground pollutants: (2500 day and 200 day travel times zones)

9.2B In areas planned for only on-site wells and septic systems in residential District 3, require enlargement of the minimum lot size when necessary to protect the wells on neighboring lots from leach field generated nitrate pollution. Use the dilution potential of soil to determine the lot size necessary to limit the increase of groundwater nitrates at neighboring wells, and lot lines to no greater than one-half the available nitrate loading. Available nitrate loading equals the difference between 10 mg/liter (the State standard) and the pre-existing background nitrate level of soil. Apply the requirement as part of all building permit and subdivision plan approvals.

9.2C Develop an herbicide and fertilizer spray regulatory program in cooperation with all interested parties including surrounding towns, agricultural users like Tuckahoe Turf Farm, the Central Maine Power Company and the Maine Department of Transportation to protect ground water quality and wildlife habitation.

9.3 Policy: Maintain water quality through control of the amount of phosphorus allowed to enter streams, rivers, lakes and ponds.

Objectives:

9.3A Monitor and enforce all regulations to control point and non-point source pollution to the Salmon Falls River and other water bodies. Coordinate and cooperate with the state to eliminate point and non-point sources of water pollution.

9.3B Adopt storm water management performance standards within the zoning and subdivision requirements to minimize pollution entering surface water bodies from parking lots, streets and subdivisions.

9.3C Implement a water quality sampling and monitoring program to develop a local water quality data base for key watercourses and water bodies not currently used as municipal water supplies.

9.3D Clarify and develop a policy to regulate land spreading of sludge and bio-ash.

CRITICAL NATURAL RESOURCES

STATE GOAL: TO PROTECT THE STATE'S OTHER CRITICAL NATURAL RESOURCES INCLUDING WITHOUT LIMITATION, WETLANDS, WILDLIFE AND FISHERIES HABITAT, SHORELANDS, SCENIC VISTAS, AND UNIQUE NATURAL AREAS.

10 GOAL: MAINTAIN UNIQUE NATURAL RESOURCES AND THEIR NATURAL FUNCTIONS.

10.1 Policy: Consistent with State Department of Environmental Protection, protect, or replace those disturbed wetlands, so that their flood control, water pollution abatement, groundwater recharge and wildlife habitat functions are not impaired.

Objectives:

10.1A Incorporate the definition of wetlands used in the State Natural Resources Protection Act into Berwick ordinances to provide a base standard among local, state and federal agency regulations of wetlands.

10.1B In compliance with the State plumbing code enforce allowance for flexible setback of septic tank leach fields from the edge of wetlands based upon soil conditions, but a fixed minimum setback for buildings, structures, and parking areas from the edge of wetlands.

10.1C Explore the possibilities of conducting an aerial reconnaissance of wetlands, "ground truth" the results, map the edges of wetlands on an official map, and incorporate the information onto the tax maps.

10.2 Policy: Identify overall pattern of unique natural habitats to determine the linkages between seemingly isolated habitats, i.e. river corridors and hilly areas. Coordinate regional corridors with surrounding towns.

Objective:

10.2A Produce and adopt a critical habitats and rare and endangered species map for inclusion into a resource protection overlay zoning district. Provide performance standards in the overlay zone to regulate land use types, densities and setbacks in the zone.

10.2B Incorporate the resource protection zone areas into the overall Berwick open space plan.

10.2C Promote establishment of coordination and cost sharing among the federal, state, and local governments for acquisition of land in critical resource areas either by conservation easements or by outright purchase. Establish a special town reserve fund for purchase of open land, recreation and wildlife preservation.

10.2D Require an environmental impact study by the subdivider for the Town, for all subdivisions or site plans involving 30 or more dwellings or 20,000 square feet or more of non-residential floor space

10.2E Establish a natural heritage corridor overlay district to protect the natural, scenic, historic, and recreational value of specific resource areas. These resource areas should include Worster Brook, Salmon Falls River and the Little River and identified game corridors. These could be part of a Berwick resource protection zone.

10.2F Consider the possibilities of adopting a local wetlands ordinance.

10.3 Policy: Encourage voluntary private landowner protection of rare and endangered flora and fauna as identified by the State Critical Areas Program and the Maine Natural Heritage Data Base.

Objective:

10.3A Establish a Town Conservation Commission to accept and manage Town Conservation land, develop a town open space plan, and provide natural resources education to the public in cooperation with the local schools.

10.3B Charge the Conservation Commission with developing a pamphlet that summarizes the Town's open space plan for use by private landowners. Provide information for landowner conservation of unique natural areas on their property through various options, including the gift or sale of conservation easements to the local land trust or the Town.

AGRICULTURAL AND FOREST RESOURCES

STATE GOAL: TO SAFEGUARD THE STATES' AGRICULTURAL AND FOREST RESOURCES FROM DEVELOPMENT WHICH THREATENS THOSE RESOURCES.

11. GOAL: MAINTAIN PRIME FARM AND FOREST LAND TO REALIZE CONTINUOUS SUSTAINABLE YIELDS.

11.1 Policy: Promote renewable resource protections in management of farm and forest land.

11.1A Identify and map prime agricultural and forest lands.

11.1B Adopt a special prime agricultural and forest lands overlay zone allowing for cluster development, transfer of development rights and town purchase of development rights to protect these areas.

CULTURAL RESOURCES

STATE GOAL: TO PRESERVE THE STATE'S HISTORIC AND ARCHEOLOGICAL RESOURCES.

12. GOAL: PROTECT THE HISTORIC, ARCHITECTURAL AND ARCHEOLOGICAL HERITAGE OF BERWICK AS THE PRIME ELEMENTS OF IT'S SMALL TOWN CHARACTER.

12.1 Policy: Promote public awareness, private preservation incentives and safeguards against the destruction or neglect of historic, archeological and architectural artifacts.

12.1A Institute a program for the identification, preservation, and restoration of historic and significant buildings and sites on local as well as state and national levels.

12.1B Include in the Land Use Ordinance an amendment to protect historic structures and artifacts.

12.1C Create an Heritage Corridor Overlay Zoning District to protect known and potential early sites.

12.1D Develop educational materials and outreach services to familiarize citizens of all ages about the history of Berwick.

12.2 Policy: Promote a sense of belonging for citizens, especially new citizens, through a knowledge of Berwick's history; development of ties to the town; a feeling that institutions such as the schools are the town's and encouragement of pride in living in Berwick.

Objective:

12.2A Encourage the private historic society in Berwick to oversee and help foster private preservation of historic architectural and archeological artifacts; and to manage a historic marker program in town.

12.2B Develop a Berwick Archive to preserve town history.

VILLAGE CENTER

13 GOAL: PROTECT, PRESERVE AND ENHANCE THE HISTORIC QUALITIES OF THE VILLAGE CENTER AS THE FOCUS FOR SOCIAL INTERACTION AND COMMUNITY CULTURAL LIFE.

13.1 Policy: Promote the Village Center as the focal point of town. Develop a plan to maintain and enhance Sullivan Square and the downtown historic character as the basis for downtown revitalization.

13.1A Create a village center zoning district within the Commercial/Industrial Zone for small retail, service and professional business and provide: (1) positive incentives for historic building owners to preserve and enhance the facades of their buildings through allowance of special higher densities for upstairs business or dwelling-units, and waiver on-site parking requirements; (2) guidelines for new in-fill developments to be compatible with historic buildings nearby.

13.1B Develop an historic district ordinance that would encourage designation and protection of scattered individual historic landmarks and a historic district including Sullivan Square. The ordinance would create an historic commission to study the possible historic landmarks and districts, and define criteria for designation.

13.1C Promote and cooperate in the rehabilitation of the commercial buildings around Sullivan Square.

13.1D In conjunction with the Berwick Historic Society, the Library and other interested parties finance and maintain a program of cultural events including lectures, performances, seminars, and workshops on historic and cultural topics of interest.

13.2 Policy: Enhance the village center as a destination for pedestrian use and enjoyment by integrating local circulation, access and parking into a coordinated overall plan.

Objectives:

13.2A Install permanent sidewalks and curbing (granite or concrete) along all downtown streets, and striping for parallel and diagonal on-street parking in Sullivan Square.

13.2B Provide additional paved and curbed municipal off-street parking, where feasible in and around Sullivan Square.

13.2C Clean up and landscape the shoreline of the Salmon Falls River in Town and install a permanent path and all-weather benches along Berwick and Bow Streets where feasible.

13.2D Promote the Town Hall as a focal point for Town life through its use for community events and activities.

OPEN SPACE AND PUBLIC ACCESS

STATE GOAL: TO PROMOTE AND PROTECT THE AVAILABILITY OF OUTDOOR RECREATION OPPORTUNITIES FOR ALL MAINE CITIZENS, INCLUDING ACCESS TO SURFACE WATERS.

14. GOAL: CREATE AN INTERGRATED PATTERN OF OPEN SPACE THROUGHOUT TOWN TO PROTECT NATURAL AREAS, SCENIC VISTAS AND RECREATIONAL SPOTS, AND MAKE THEM AVAILABLE FOR PUBLIC RECREATIONAL USE.

14.1 Policy: Preserve existing informal recreational areas in response to the needs of citizens.

Objective:

14.1A Identify and map all elements that can link open spaces: river corridors, trails, and abandoned roads and cemeteries. Develop a trail system to connect major elements of the open space pattern.

14.2 Policy: Develop a town-wide open space plan that integrates wilderness areas, natural timberlands, scenic vistas and surface water bodies. Identify and develop new informal recreational areas as needed to fill the needs of citizens.

Objective:

14.2A Develop a long-term capital investment plan to provide public circulation and access facilities into and between major open space locations.

14.2B Designate prime open space areas for protection by a transfer of development rights ordinance with the administrative support of the Southern Maine Regional Planning Commission.

14.2C Develop a coordinated funding strategy and apply regularly to all relevant funding assistance sources for open space acquisition.

14.2D Establish capital reserve fund for open space studies, surveys, and/or acquisition (leverage for state/federal funds).

14.2E Continue to acquire selected tax delinquent property.

14.2F Trade town parcels of low value for parcels with higher public open space value.

14.2G Educate landowners about steps they can take to assure long-term protection of important open space and natural areas.

14.2H Promote exposure of school children to the benefits of preservation.

14.2I Negotiate, where appropriate, tax credits for the purpose of preserving scenic or rural resources.

14.2J Continue to work with Land for Maine's Future to acquire open space.

14.2K Provide a system of bike paths and jogging trails.

14.3 Policy: Provide an open space pattern that allows easy public access.

Objective:

14.3A Determine locations and types of public access and appropriate facilities needed at rivers and ponds and provide public access to, among other places, the Salmon Falls River, Little River, and the top of Pine and Diamond Hills for scenic views.