

**POLICIES/STRATEGIES ACTION MATRIX**

	<b>Strategy</b>	<b>Priority</b>	<b>Action Taken</b>
1	c. Undertake a revaluation to ensure fair share taxation	High	Completed
2	b. Adopt access management standards for Routes 302, 85 and 121	High	Completed
3	c. Require shared driveways and parking lots for commercial uses	High	Completed
4	a. Maintain buffer strip requirements around water bodies	High	Completed
5	c. Maintain erosion and phosphorus standards around water bodies	High	Completed
6	d. Prepare a 10-year road improvement program	High	Done
7	a. Implement a growth cap in the Town's rural areas	High	Done
8	b. Reduce VR-I lot size requirement to 1 acre and 100 feet of frontage	High	Done
9	c. Maintain the existing boundaries of the Commercial District	High	Done
10	d. Eliminate the VR-II District; allocate land to Rural Residential, VRI	High	Done
11	e. Change LRR1 from 2 to 3 acres except for open space subdivisions	High	Done
12	f. Change RR from 2 to 3 acres except for open space subdivisions	High	Done
13	g. Change Rural from 3 to 5 acres except for open space subdivisions	High	Done
14	b. Allow denser development in the Commercial District	High	Done
15	a. Create an open space plan for prioritization of open space purchases	High	Done
16	a. Allow accessory apartments	High	Done
17	f. Allow mobile home parks in new VRI (currently zoned VR-II)	High	Done
18	e. Develop additional standards for Route 302 commercial development	High	Done
19	a. Maintain Resource Protection District around 2-acre wetlands	High	Done
20	b. Continue Resource Protection District for waterfowl, deer habitats	High	Done
21	a. Encourage low impact businesses in the Commercial District	High	Done
22	c. Use TIF revenues to facilitate growth in Commercial, Ind. Districts	High	Done
23	b. Continue to allow light industry in the Industrial District	High	Done
24	c. Maintain road standards	High	Done
25	a. Maintain local standards for curb cuts and driveway openings	High	Done
26	a. Work with the County to establish a regional dispatch center	High	Done
27	a. Continue curb side pickup of recyclable materials	High	Done
28	a. Use Budget/Finance Committee for advice on Town needs	High	Done
29	h. Allow sale of one lot in any district at 2003 requirements	High	Done
30	a. Concentrate commercial development in Commercial District	High	Done
31	c. Exclude commercial development elsewhere along Route 302	High	Done
32	a. Evaluate the need for additional code enforcement assistance	High	Done
33	a. Integrate the Town's digital maps into development reviews	High	Ongoing
34	c. Increase police coverage	High	Ongoing
35	a. Evaluate sharing of resources between departments and the school	High	Ongoing
36	e. Inform property owners of importance of protecting water quality	High	Ongoing
37	f. Encourage citizen based water quality monitoring efforts	High	Ongoing
38	i. Continue to inspect motorboats for invasive aquatic plants	High	Ongoing
39	j. Continue efforts to control/eliminate aquatic plants in all Town lakes	High	Ongoing
40	a. Maintain requirement for hydrogeologic assessment	High	Ongoing
41	a. Encourage CC to continue work on regional watershed projects	High	Ongoing
42	b. Work with surrounding towns on water quality protection	High	Ongoing
43	b. Continue to provide money for the open space fund	High	Ongoing
44	c. Target land purchases to protect large tracts of connected open space	High	Ongoing
45	b. Work at the regional and state level on tax reduction	High	Ongoing
46	b. Maintain capital improvement program for facilities and equipment	High	Ongoing
47	e. Accept private roads in growth areas when built to town standards	High	Ongoing

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48	f. Do not accept private roads in rural areas of town	High	Ongoing
49	c. Maintain signs and fire lane signs for all roads	High	Ongoing
50	b. Evaluate public safety needs, recommend appropriate action	High	Ongoing
51	e. Encourage contributions to police, fire and rescue services	High	Ongoing
52	b. Work with recreation organizations to provide quality services	High	Ongoing
53	c. Continue collection and disposal of household hazardous waste	High	Ongoing
54	a. Work with summer camps to allow public use in the off-season	High	Ongoing
55	b. Work towards full use of school recreation facilities	High	Ongoing
56	a. Support the Raymond Recreation Association's recreation programs	High	Ongoing
57	a. Do not actively pursue change to existing government structure	High	Ongoing
58	a. Continue to support agencies that serve elderly residents	High	Ongoing
59	b. Take advantage of financial incentives for regional cooperation	High	Ongoing
60	a. Continue and update 5-year capital improvement program	High	Ongoing
61	j. Monitor growth in growth and rural areas	High	Ongoing
62	a. Encourage open space subdivisions	High	Ongoing
63	b. Ensure that Town has sufficient staff to enforce local ordinances	High	Ongoing
64	b. Maintain timber harvesting standards in Town ordinances	High	Action pending
65	a. Establish reserve funds, where appropriate, for large capital expenses	High	Partially completed
66	d. Encourage responsible use of motorized recreational vehicles	High	Partially completed
67	a. Maintain the local land acquisition fund for open space	High	Partially completed
68	i. Tax land to extent allowed by law to preserve open space	High	Partially completed
69	a. Repeal the industrial floating zone	High	Not completed
70	d. Support LRDC's efforts to expand tax base in Comm., Ind. Districts	High	Not completed
71	d. Support the efforts of the Lake Region Development Council	High	Not completed
72	d. Continue to use Lake Region Bulky Waste facility	High	Not completed
73	b. Continue to publish a Town newsletter	High	Not completed
74	e. Establish an affordable housing committee	High	None
75	b. Establish and maintain a town facility land acquisition fund	High	None
76	c. Require 10% affordable housing in new developments	High	None
77	b. Investigate performance standards for larger scale home occupations	High	None
78	b. Provide Town funds to Raymond/Casco Historical Society	High	None
79	d. Develop erosion and phosphorus standards for all lots	Medium	Completed
80	b. Adopt regulations to encourage trail preservation in new development	Medium	Done
81	b. Explore options for increasing Town support for recreation programs	Medium	Done
82	a. Investigate successful tax reduction programs in similar communities	Medium	Ongoing
83	d. Pursue watercraft speed, safety, and noise enforcement	Medium	Ongoing
84	a. Identify land areas for expansion of municipal services, facilities	Medium	Ongoing
85	c. Evaluate options for Town hall and public works facility	Medium	Ongoing
86	a. Provide information to landowners on preservation techniques	Medium	Ongoing
87	a. Provide information to landowners on land preservation techniques	Medium	Ongoing
88	a. Maintain sufficient Town staff to maintain Town roads	Medium	Ongoing
89	a. Use State accident records to prioritize road improvements	Medium	Ongoing
90	b. Work with other agencies on solutions to traffic problems	Medium	Ongoing
91	b. Work with the State on establishing new park and ride lots	Medium	Ongoing
92	f. Periodically evaluate public safety salary and benefit competitiveness	Medium	Ongoing
93	a. Work with Library Club to provide quality library services	Medium	Ongoing
94	b. Continue to publicize the importance of recycling	Medium	Ongoing

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95	a. Improve existing lake access; investigate additional access	Medium	Ongoing
96	b. Continue to evaluate recreation needs on an ongoing basis	Medium	Ongoing
97	a. Continue workshops on board and committee activities, plans	Medium	Ongoing
98	c. Continue to increase citizen awareness of local land use issues	Medium	Ongoing
99	a. Develop criteria for identifying significant views	Medium	Partially completed
100	h. Update the Shoreland Zoning Ordinance using State guidelines	Medium	Partially completed
101	b. Undertake an inventory of scenic views	Medium	Partially completed
102	a. Adopt aquifer protection standards for sand and gravel aquifers	Medium	Partially completed
103	c. Educate residents about Town’s historic landmarks	Medium	Partially completed
104	b. Encourage private groups to educate residents	Medium	Partially completed
105	c. Encourage bike paths in new subdivisions	Medium	Partially completed
106	a. Investigate the impact fee experience of other towns	Medium	Not completed
107	c. Adopt additional performance standards for industry	Medium	None
108	b. Research applicability of housing rehabilitation grants	Medium	None
109	c. Preserve scenic views from roads and other public places	Medium	None
110	b. Develop and support an impact fee program if feasible for Town	Medium	None
111	e. Work to establish a regional hazardous waste collection site	Medium	None
112	a. Require developers to notify State about development’s location	Low	Completed
113	c. Work towards live broadcast of board, committee meetings	Low	Completed
114	b. Create mechanisms for Town to receive charitable contributions	Low	Done
115	a. Develop options and a plan for use of the former Town dump	Low	Done
116	a. Revise ordinances to minimize development impact on habitat	Low	Done
117	c. Publicize liability exemption for public use of private property	Low	Done
118	a. Establish a process for identifying other natural resources	Low	Done
119	a. Encourage the State to provide shoulders on 85 and 121 for bikes	Low	Done
120	a. Encourage public transit opportunities in the Lake Region	Low	Ongoing
121	d. Work to create innovative solutions to improve traffic conditions	Low	Ongoing
122	b. Support continued bike use of snowmobile and pedestrian trails	Low	Ongoing
123	b. Develop a document on municipal roles and responsibilities	Low	Partially completed
124	c. Provide landowner incentives to set aside land for public recreation	Low	Partially completed
125	a. Encourage participation in historic marker program	Low	Partially completed
126	a. Encourage cluster housing to preserve prime agricultural land	Low	Partially completed
127	a. Encourage private inter-community trails	Low	Partially completed
128	d. Provide information on affordable housing programs at Town office	Low	None
129	b. Require that septic systems be checked and pumped every 5 years	Low	None
130	a. Address regional enforcement of local waterway use	Low	None
131	g. Consider waste disposal services for boat owners	Low	None

2/11/2010

**Comprehensive Plan Implementation Committee (Final Report)**

The Townspeople of Raymond voted to adopt the Comprehensive Plan at a special town meeting in October 2004 and the Board of Selectmen appointed a committee the next month in order to begin the process of implementing the plan. And so the Comprehensive Plan Committee (CPIC) got right to work.

Eight specific goals were identified in the plan. The first was to enhance Raymond’s historic and archaeological resources, village character, and traditional architecture. The

second to protect significant natural resources. The third to encourage and promote affordable, decent housing opportunities for all citizens. Next, to allow for a limited amount of new commercial and industrial growth. The fifth goal was to strive for a safe transportation system that meets the needs of both residents and non-residents. The next two goals were to provide for an adequate level of community services and facilities to meet the needs of the citizens, and to provide of a responsible system of municipal revenue collection and expenditures that provide an appropriate level of town services. And last, but not least, maintain the rural character of Raymond.

These seemingly simple goals have been dissected into policies and strategies, which were put into a matrix breaking down the key areas of responsibility and priority. Using this matrix as a guide, CPIC has addressed those issues deemed highest priority first.

The Town of Raymond was experiencing tremendous growth during the time the Comprehensive Plan was being formed, and that was a concern of the Townspeople. As a result, the Residential Growth Management Ordinance was passed at the next town meeting, as well as changes to lot sizes, and an accessory apartment ordinance. With the passage of these ordinances, the Town of Raymond can grow at a manageable rate and has gained more opportunities for affordable housing.

The next two years CPIC's primary focus was on the commercial district. The plan stated that the district remain within its current boundaries, but allowed for enhancement and greater density. Several ordinance changes relating to bulk and space, setbacks, height requirements, usage, and lot size were enthusiastically endorsed at Town Meeting 2009. These enhancements will position business and property owners well for future new or redevelopment and increase the Town of Raymond's economic base. A very important component of these changes were the production of the Design Guidelines that are complementary and inseparable from the associated ordinances.

From the very beginning of the implementation process, CPIC discovered that working with the current ordinances was confusing and somewhat difficult. So, a request was made for funds that would allow for a complete review and revamp. That work has been largely accomplished, but remains ongoing. The end result will be updated and "user friendly" ordinances.

CPIC also discovered that revisions to the official zoning map were necessary in order to reflect zoning changes passed in 2005. There remains a bit left regarding shoreland districting, specifically the Stream Protection District. When finalized, the map will be consistent with Raymond's ordinances.

CPIC has, at this time, completed a full and thorough review of the Comprehensive Plan and has completed the implementation of the highest priorities and actionable items. The matrix has been revised and updated to reflect any ongoing or possible actionable items with their recommendations. This is only a brief outline of the work that has been going on for the last five years.

CPIC has not been alone in this endeavor. Every board and committee has been involved making this primarily a volunteer effort. I have been privileged to work with a group of people who are dedicated and focused, and who share a common love of community and commitment. I believe I can speak for CPIC in expressing tremendous gratitude to our contract planner, Hugh Coxe, whose expertise has been invaluable through the whole process.

With that, CPIC respectfully requests that it be discharged of its duties.

Yours truly,  
Christine O. McClellan CPIC Chair

(Note: Green/blue highlighting indicates items that directly affect the Commercial District.)