

POLICIES AND STRATEGIES

This section of the Plan lists general recommendations, in the form of policies and strategies, for each of the elements of the plan. These recommendations are intended to address the issues raised in the review and analysis of the elements in Section II, *Community Assessment*. The matrix also shows a suggested implementation timing and responsible party.


For the purpose of this chapter, the implementation priority is divided into near-term, mid-term, long-term, and ongoing:

- “Near-term” is presumed to be activities which can be completed within two years. These are primarily changes to Zoning and other ordinances, and easily achievable actions.
- “Mid-term” activities will be commenced and/or completed between two and five years after adoption. These consist of lower-priority activities or those which require additional planning or preparation.
- “Long-term” activities are those which are more nebulous, and for which the path to implementation has not yet come into focus.
- “Ongoing” is used to identify strategies which are currently in place and should continue.

Minimum State Required Policies and Strategies
Policies and Strategies from 2013 Plan


Historic Resources

State Goal: To preserve the State's historic and archeological resources.

Policies:	Strategies:	Implementing Party/Timeframe:
<p>1. Protect to the greatest extent practicable the significant historic and archaeological resources in the community.</p>	<p>1.1: For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.</p>	<p>Planning Board Ongoing</p>
	<p>1.2: Adopt or amend land use ordinances to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.</p>	<p>City Council Ongoing</p>
	<p>1.3: Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary, plan for, a comprehensive community survey of the community's historic and archaeological resources.</p>	<p>Historic Preservation Commission An update is needed to our past community survey which is now significantly out-of-date. (2001)</p>
	<p>2.1 Document the historic status of older properties (1.13-1)</p>	<p>Historic Preservation Commission Long-Term This is an important missing element within the downtown historic district. The Parks Team is beginning a 'signage' project and this could be part of its focus.</p>
	<p>2.2 Publicize the availability of historic tax credits and promote the use of them where appropriate. (1.13-2)</p>	<p>Economic Development Director Ongoing</p>
<p>3. Consider historic and archeological resources in developmental review (B.1-1)</p>	<p>3.1 Manage the demolition of historic structures (1.13-3)</p>	
	<p>3.2 Update the floodplain management requirements for the historic district (1.6-3)</p>	

Historic Resources

State Goal: To preserve the State's historic and archeological resources.

Policies:	Strategies:	Implementing Party/Timeframe:
	3.2 Update LUO in accordance with the best available data 	City Council, Ordinance Review Committee Short Term
	3.3 Insert conditions into LUO on if historic resources are found during construction	Ordinance Review Committee Short Term
	Consider conducting a new Building Envelope Assessment of the buildings in the Historic District.	

Local Economic Development

State Goal: To promote an economic climate which increases job opportunities and overall economic well-being.

Policies:	Strategies:	Implementing Party/Timeframe:
1. To support the type of economic development activity the community desires, reflecting the community's role in the region.	1.1: If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic	

Local Economic Development

State Goal: To promote an economic climate which increases job opportunities and overall economic well-being.

Policies:	Strategies:	Implementing Party/Timeframe:
	development director, a regional economic development initiative, or other).	
2. To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.	2.1: Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	
	2.2: If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)	It is crucial that a solution is found to connect the Arcade lot to the Water Street sidewalks. A number of proposals have been made, but the problem has not been resolved
3. To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.	3.1: Participate in any regional economic development planning efforts.	
Increase the awareness of Gardiner as a great place to do business and invest. (1.1)	Continue to fund an active economic development program. (1.1-1)	
	Establish "community ambassadors" in the business community. (1.1-2)	
	Focus business recruitment activities on local, independent businesses. (2.7-2)	
	Increase the level of private investments in downtown (2.7-5)	

Local Economic Development

State Goal: To promote an economic climate which increases job opportunities and overall economic well-being.

Policies:	Strategies:	Implementing Party/Timeframe:
	Make local, independent businesses a focus of business recruitment activities in Downtown and throughout the City. (2.8-1)	
	Establish a formal "Buy Local" Program. (2.8-2)	
	Undertake marketing programs that focus on what you can buy locally. (2.8-3)	
Increase the development in the Libby Hill Business Park. (1.3)	Maintain an active and aggressive marketing program. (1.3-1)	
	Explore creative financing mechanisms to encourage interest in the park. (1.4-1)	
Encourage the reuse and/or redevelopment of the South Gardiner industrial complex (1.7)	Investigate the possible reuse of these buildings in cooperation with the property owner (1.7-1)	
	Provide redevelopment financing (1.7-2)	
Increase the amount of foot traffic and activity in Downtown. (2.7)	Undertake a coordinated marketing campaign. (2.7-1)	

Housing

State Goal: To encourage and promote affordable, decent housing opportunities for all Maine citizens.

Policies:	Strategies:	Implementing Party/Timeframe:
1. Encourage and promote adequate affordable and workforce housing to support the community's and region's economic development.	1.1: Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.	
	1.2: Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	
	1.3: Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.	
	1.4: Designate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).	
2. To ensure that land use controls encourage the development of quality affordable housing, including rental housing.	2.1: Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	
3. To encourage and support the efforts of the regional housing	3.1: Seek to achieve a level of at least 10% of new residential development built	

Housing		
State Goal: To encourage and promote affordable, decent housing opportunities for all Maine citizens.		
Policies:	Strategies:	Implementing Party/Timeframe:
coalitions in addressing affordable and workforce housing needs.	or placed during the next decade be affordable.	
Increase the awareness of Gardiner as a great place to live	Work with the real estate community (1.2-1)	
Expand the opportunities for infill housing in established residential neighborhoods (1.9)	Allow accessory dwelling units in single-family homes (1.9-1)	
	Treat townhomes as a separate use (1.9-2)	
Maintain and enhance the livability of existing residential neighborhoods (1.10)	Support the creation of neighborhood associations (1.10-1)	
	Establish a neighborhood improvement program (1.10-2)	
	Provide opportunities for the creative reuse of large older buildings (1.10-4)	
	Adopt and enforce a housing code for multifamily buildings (1.10-5)	
	Address nuisance situations (1.10-6)	
Facilitate the construction of good quality residential development (1.11)	Establish a Cobboossee Planned Development District. (1.11-1)	
	Update the City's residential development standards (1.11-2)	

Housing

State Goal: To encourage and promote affordable, decent housing opportunities for all Maine citizens.

Policies:	Strategies:	Implementing Party/Timeframe:
Encourage the development of elder care and retirement housing (1.14)	Provide density bonuses for senior housing and eldercare facilities (1.14-1)	
	Review and adjust other requirements for senior housing. (1.14-2)	
Promote the Maintenance and improved energy efficiency of older homes (2.10)	Provide assistance to homeowners to understand and apply for available funding for weatherization and energy improvements (2.10-1)	
	Explore using payments to the City from natural gas suppliers to assist homeowners in improving the energy efficiency of their homes including converting their heating systems to more efficient and greener alternatives. (2.10-3)	

Public Facilities and Services

State Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Policies:	Strategies:	Implementing/Timeframe:
1. To efficiently meet identified public facility and service needs.	1.1: Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	
	1.2: Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	
2. To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.	2.1: Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.	
	2.2: If public water supply expansion is anticipated, identify and protect suitable sources?	
	2.3: Explore options for regional delivery of local services.	
	Use the City's website to market Gardiner as a great place to live (1.2-2)	

Transportation

State Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Policies:	Strategies:	Implementing/Timeframe:
1. To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.	1.1: Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.	
2. To safely and efficiently preserve or improve the transportation system.	2.1: Initiate or actively participate in regional and state transportation efforts.	
3. To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and minimize increases in vehicle miles traveled.		
4. To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).	4.1: Maintain, enact or amend local ordinances as appropriate to address or avoid conflicts with: <ul style="list-style-type: none"> ○ Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); ○ State access management regulations pursuant to 23 M.R.S.A. §704; and ○ State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A. 	

Transportation		
State Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.		
Policies:	Strategies:	Implementing/Timeframe:
5. To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.	5.1 Maintain, enact or amend ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	
	Improve Downtown traffic flow. (1.6-5)	
	Improve the use of available public parking. (1.6-6)	
	Increase the amount of public use parking available in Downtown. (1.6-7)	
	Improve Access to the Arcade Parking Lot. (1.6-8)	
	Maintain and enhance the sidewalk system. (1.10-3)	
Establish Route 24 as a destination scenic corridor (1.12)	Promote the corridor as a scenic attraction (1.12-1)	
	Seek scenic designation of the Route 24 corridor as a state scenic byway (1.12-2)	
	Explore the creation of a scenic overlook (1.12-3)	
Enhance facilities for walking and biking (2.1)	Update the City's sidewalk plan (2.1-1)	
	Fund improvements to the sidewalk system on an ongoing basis (2.1-2)	
	Enhance the pedestrian environment in Downtown (2.1-3)	

Transportation

State Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Policies:	Strategies:	Implementing/Timeframe:
	Connect the downtown by trail (2.1-4)	
	Develop the Cobbossee Corridor Trail (2.1-5)	
	Explore feasibility of extending the rail trail to the Richmond town line (2.1-6)	
	Improve City Hall Parking (B.10-1)	
	Improve access management along major roads (B.10-2)	
	Develop a streetscape plan for the corridor (1.4-3)	

Recreation		
<p>State Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.</p>		
Policies:	Strategies:	Implementing/Timeframe:
1. To maintain/upgrade existing recreational facilities and public water resources as necessary to meet current and future needs.	1.1: Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	Infrastructure in Waterfront Park is failing and much of the boardwalk and wharf areas need full reconstruction
2. To preserve open space for recreational use as appropriate.	2.1: Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	Looking at the potential to maintain a walking trail within the 'Soldiers Field' city-owned parcel adjacent to Quimby Park
	2.2: Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	
3. To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.	3.1: Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	
Facilitate the potential for redevelopment in the Cobbossee Corridor (1.5)	Explore the feasibility of the creation a destination recreation use (1.5-5)	

Recreation

State Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

Policies:	Strategies:	Implementing/Timeframe:
Establish a coordinated system to program, plan, and carryout recreational activities. (2.2)	Designate the Parks and Recreation Committee as the responsible party for coordinating the recreational activities. (2.2-1)	
	Develop, through an inclusive, public process, a short and long range plan for recreational facility improvements and expanded recreational programming. (2.2-2)	
	Develop and implement a coordinated system and calendar of recreational activities. (2.2-3)	
	Improve coordination with the school district for the use of school facilities for community recreation use. (2.2-4)	
	Continue to provide ongoing funding to the Boys and Girls Club to provide recreational and after school programs. (2.2-5)	
Expand the range of recreational/sports and educational activities available for people of all ages. (2.3)	Investigate possible opportunities and costs for providing a public, outdoor swimming facility. (2.3-1)	
	Explore modifying the restrictions on the Sunday use of Quimby Field for organized recreation. (2.3-2)	
	Provide additional informal recreational programs for people of all ages. (2.3-2)	
	Explore the construction of a skateboarding facility (2.3-4)	

Recreation

State Goal: To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

Policies:	Strategies:	Implementing/Timeframe:
	Explore the feasibility of establishing a teen center. (2.3-5)	
	Expand community and adult education. (2.3-6)	
Improve the short-term appearance and usability of the Cobbossee Corridor for recreational activities. (2.4)	Undertake private funding for the local share of the state grant for construction of the corridor trail. (2.4-2)	
	Explore the possibility of developing a small park at New Mills possibly in conjunction with the Water District. (2.4-3)	
	Develop a volunteer program to maintain and improve the existing trails and access along the corridor. (2.4-4)	
Enhance the usability of Waterfront Park as an active, family focused destination (2.5)	Develop a short-term plan for making additional improvements at the park (2.5-1)	
	Hold more activities in the park (2.5-2)	
	Increase the number and type of special events (2.7-4)	

Agriculture and Forest Resources

State Goal: To safeguard the State's agricultural and forest resources from development which threatens those resources.

Policies:	Strategies:	Implementing/Timeframe:
1. To safeguard lands identified as prime farmland or capable of supporting commercial forestry.	1.1: Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	
	1.2: Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	
	1.3: Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.	
	1.4: Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	
2. To support farming and forestry and encourage their economic viability.	2.1: Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	

Agriculture and Forest Resources

State Goal: To safeguard the State's agricultural and forest resources from development which threatens those resources.

Policies:	Strategies:	Implementing/Timeframe:
	2.2: Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	
	2.3: Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	
Establish a local food policy (2.9)	Develop and adopt a formal local food policy. (2.9-1)	
	Make businesses that produce, process, package, distribute, and/or sell local food products a focus of the City's business development efforts. (2.9-2)	
	Assure that the City's regulations do not inhibit local agricultural production. (2.9-3)	

Natural and Water Resources

State Goal for Natural Resources: To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

State Goal for Water Resources: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

State Goal for Marine Resources: To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.

Policies:	Strategies:	Implementing/Timeframe:
1. To conserve critical natural resources in the community	1.1: Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	
	1.2: Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	
	1.3: Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	
	1.4: Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process, consideration of pertinent Beginning with Habitat (BwH) maps and information regarding critical natural resources.	

Natural and Water Resources

State Goal for Natural Resources: To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

State Goal for Water Resources: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

State Goal for Marine Resources: To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.

Policies:	Strategies:	Implementing/Timeframe:
2. To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources	2.1: Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	
	2.2: Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers	
	2.3: Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.	
3. To protect current and potential drinking water sources	3.1: Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: <ul style="list-style-type: none"> ○ Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. §420-D and 06-096 CMR 500 and 502). ○ Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. 	

Natural and Water Resources

State Goal for Natural Resources: To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

State Goal for Water Resources: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

State Goal for Marine Resources: To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.

Policies:	Strategies:	Implementing/Timeframe:
	<ul style="list-style-type: none"> ○ Maine Pollution Discharge Elimination System Stormwater Program 	
4. To protect significant surface water resources from pollution and improve water quality where needed	4.1: Consider amending local land use ordinances, as applicable, to incorporate low-impact development standards.	
	4.2: Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	
5. To protect water resources in growth areas while promoting more intensive development in those areas	5.1: Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	
	5.2: Encourage landowners to protect water quality. Provide local contact information through the municipal office for water quality best management practices (BMPs) from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District,	

Natural and Water Resources

State Goal for Natural Resources: To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.

State Goal for Water Resources: To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.

State Goal for Marine Resources: To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the public.

Policies:	Strategies:	Implementing/Timeframe:
	Maine Forest Service, and/or Small Woodlot Association of Maine.	
6. To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities	6.1: Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	
7. To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.	7.1: Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	
	7.2: Provide educational materials at appropriate locations and online regarding aquatic invasive species.	

Fiscal Capacity

State Goal: To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.

Policies:	Strategies:	Implementing/Timeframe:
1. To finance existing and future facilities and services in a cost effective manner.		
2. To explore grants available to assist in the funding of capital investments within the community.		
3. To reduce Maine's tax burden by staying within LD 1 spending limitations.	3.1: Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	

Future 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.

Policies:	Strategies:	Implementing/Timeframe:
<p>1. To coordinate the community's land use strategies with other local and regional land use planning efforts.</p>	<p>1.1 Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.</p>	
	<p>1.2 Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.</p>	
<p>2. To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.</p>	<p>2.1 Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:</p> <ul style="list-style-type: none"> a. Clearly define the desired scale, intensity, and location of future development; b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources. d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed. 	
	<p>2.2 Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.</p>	

Future 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.

Policies:	Strategies:	Implementing/Timeframe:
3. To support the level of financial commitment necessary to provide needed infrastructure in growth areas.	3.1 Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	
	3.2 Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	
4. To establish efficient permitting procedures, especially in growth areas.	4.1 Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	
5. To protect critical rural and critical waterfront areas from the impacts of development.	5.1 Track new development in the community by type and location.	
Promote high quality development In the outer Brunswick Avenue Corridor (1.4)	Revise the zoning to manage development along outer Brunswick Avenue as three distinct “character areas”. (1.4-1)	
	Revise the commercial design standards (1.4-2)	
	Develop a streetscape plan for the corridor. (1.4-3)	
Facilitate the potential for redevelopment in the	Continue to implement the Cobbossee Corridor Master Plan (1.5-1)	

Future 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.

Policies:	Strategies:	Implementing/Timeframe:
Cobbossee Corridor (1.5)	Work to Resolve Brownfields issues (1.5-2)	
	Explore establishing the corridor as a “green” district (1.5-3)	
	Undertake a design study for the corridor (1.5-4)	
	Create a new zoning district for the traditional downtown (1.6-2)	
	Improve access to upper floors of buildings. (1.6-4)	
	Improve Downtown signage (1.6-9)	
Expand the opportunities for home businesses and home occupations. (1.8)	Revise the standards for “home occupations” (1.8-1)	
	Allow Accessory Business Uses. (1.8-2)	
	Establish a “Cobbossee Corridor Action Committee” (2.4-1)	
	Continue to support Johnson Hall and leverage the increased activity there to support Downtown. (2.7-3)	

Future 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.

Policies:

Strategies:

Implementing/Timeframe:

--	--	--

DRAFT

Miscellaneous		
Not sure where these fit into!		
Policies:	Strategies:	Implementing/Timeframe:
	Maintain an active Main Street program. (1.6-1)	
	Recruit “community ambassadors” (1.2-3)	
	Establish a welcome committee. (1.2-4)	
Continue to enhance Gardiner’s image as a child-friendly community. (2.6)	Support continued improvement in the quality of the local school system and work to change negative perceptions about the school districts. (2.6-1)	
	Expand the availability and variety of after-school school programs. (2.6-1)	



DRAFT