

# **Rome Comprehensive Plan**

## **List of Implementation Strategies by Responsible Party:**

### **Selectmen:**

1.1 - Create an Historical Society in efforts to integrate and catalog historical resources / documents etc.

3.8 – Make enforcement of all existing and future regulations a high priority.

4.1 – Maintain commitment to and support of the Seven Lakes Alliance and / or Lake Smart.

4.3 - Consider options and ramifications of a potential Mooring Ordinance in anticipation of issues already identified in the region.

4.4 – Encourage local school district, and town events to utilize towns water bodies as a learning resource. Working with 7 Lakes Alliance, provide landowner education for protection of critical natural resources.

Set up and lead an outreach program to educate the public

4.5 – Continue to monitor invasive species (both plants and fish) on the ponds and provide educational materials at appropriate locations. Utilize volunteer inspection programs.

4.7 - Form a Lake Water Quality Standing Committee – to make annual reports and budget recommendations – cover all three lakes and as needed the watershed and coordinate with other lake frontage towns

Potential Role of Lake Water Quality Standing Committee:

Research and advise the Town for financial support for lake water quality activities, that might include:

- Study and then remediation of North Pond (annual expense and build into the towns capital reserve fund)
- Substantial annual financial support for 3 lake monitoring, boat inspectors, etc. (BLA, 7Lakes)
- Financial support for Lake/Pond clean up (invasive plants) (BLA ,7Lakes)
- Fund/assist & motivate replacements of antiquated lakefront septic systems
- Put a houseboat overnight ordinance in place

4.8 - Evaluate the current fees (and fines) for shoreland zone water quality related activities

5.1 - Continue to monitor the Code Enforcement Officer Position to ensure that it can provide adequate time and resources to address approvals and inspections as regards the construction,

shore land zoning, septic, and hazard tree removal ordinances and the addressing of non-compliant structures, clearing, & camp road runoff.

5.2 - Update the CEO job description to include water quality related activities permitting, enforcement and inspections

5.3 - Create a CEO work syllabus to highlight monthly and yearly inspection requirements

6.1 - Make a sustained effort to place undeveloped shoreland in trust or under protective covenants (possibly as town parks), alternatively purchase the frontage.

6.2 – Work to open our waterbodies to “non frontage” town residents – land, parks, put ins, exclusive to town residents

6.3 - Make a commitment to have a town resident exclusive beach and put-in on the three major lakes (NP, GP and LP)

7.1 – Make sure that Agricultural and forestry operations are given consideration in any future economic planning within the town.

7.2 – The Town should promote local foods and value-added industry through support of local/regional area farmers markets and incentives for related businesses.

8.1 – Make available to residents’ resources from Maine Farmland Trust, local land trusts and other programs which offer conservation / agricultural easements and similar programs to preserve valuable farmland.

8.4 – Promote and educate residents about the farmland tax programs.

9.1 – Where necessary, maintain a forest management plan for any town owned land.

9.3 – Promote and educate residents about the tree growth tax programs

10.1 – Continue operation and support for the towns Recreation Committee

10.5 – Look for land acquisition opportunities to create more municipal recreational facilities

11.1 – Continue to support snowmobile groups with trail maintenance/development.

11.2 – Pursue the possibility with DOT of widening / paving the shoulder on Rt 225 for bikes and pedestrians

11.3 – Continue to look for more connected trail opportunities through town and region.

12.2 – Encourage newspapers to expand coverage of municipal affairs. Improve and update the town website as necessary.

13.1 – Participate in regional economic development planning efforts of Kennebec Valley Council of Governments, SBDC and any other regional entities.

13.2 – Expand cooperation with the mid Maine Chamber of Commerce.

13.3 – Consider utilizing TIF programs and State / Federal grants to enable greater economic growth.

14.1 – Promote access to the Small Business Development Center for business advice and counseling.

14.2 – Seek out promote opportunities for more skill training through adult education, vocational programs, KVCC, and employer-based programs.

15.1 – Establish an economic development committee (EDC) of volunteers (include business owners etc.)

15.2 – Identify a specific Growth area as a commercial hub and explore possible use of the Tax Increment Financing.

15.3 – Develop a general Economic Development Plan for the community and market Rome to appropriate businesses and recreational opportunities.

15.4 - Review the towns regulatory standards to guide the design and development of commercial activities. Site Plan / Commercial Dev Review /Subdivision and SLZ

16.1 – Support and grow the Economic Development Committee and ensure that adequate staff resources are dedicated to economic development activities.

16.2 - Continue to recognize the value of the town's Natural resources, Conservation and Recreation as increasing economic drivers and work to support and foster these activities.

16.3 – Consider Installation of Rome Gateway signage on all routes into town.

17.1 - Develop a community wide survey followed by a professionally-led internet study as well as the completion of the economic potential of such a network – Discuss the identified options at a community level

17.2 - Work with other communities, including the Western Kennebec Lakes Broadband Community Broadband Association to learn from their process and plans.

17.3 - Follow the Island Institute Community Broadband Guide process to help focus our work to engage the community and assess infrastructure options.

17.4 - Work to create a complete capital estimate to provide the high-speed switches and fiber optic cable in town as required. Then apply for an infrastructure (phase II) grant.

19.1 – Be open to developing or joining a regional housing consortium to construct more rental housing.

19.2 – Work with local hospitals/senior organizations to develop a plan for senior/assisted housing within the community or region.

19.4 – The town should consider retaining certain tax-acquired properties which may be best suited to provide housing opportunities for low income and elderly.

20.1 – Promote grant funding for local homeowners to upgrade / maintain homes and make them more energy efficient.

20.2 – Maintain an adequate Building Inspection program and consistently enforce building codes.

21.2 – Where possible, provide incentives for development in specified growth areas.

21.3 – Explore TIF options for residential development

22.1 – Maintain adequate funding in the local road budget for continued maintenance of local roads. Establish a reserve account for large scale improvement projects (bridges etc.).

22.2 – Participate in DOT funding solicitations and planning for future road improvements in Rome and the region.

22.4 – Convert gravel roads to pavement to save road maintenance budgets in the long term.

23.1 – Where feasible try to add shoulders to roads to accommodate pedestrians and cycle users.

23.2 – Request DOT look at the possibility of Bicycle routes / lanes as well as effective crosswalks in needed locations, specifically in the growth areas identified in this plan.

23.3 – Look into parking issues at popular trail system entrance points that may spill over to roads. Explore signage options.

24.3 – Look to support any Regional Public Transit Initiatives as they arise. Neighbors driving neighbors for example.

25.1 – Actively pursue cooperative purchasing opportunities with neighboring towns, regional organizations, and the school district.

25.2 – Continue to utilize a team approach to town government operations, sharing labor on joint projects, and meeting regularly among all town employees.

25.3 – Welcome community involvement through use of informational displays and flyers, and active use of the Town website.

25.4 – Utilize available resources for programs for town employee's health and welfare.

25.5 – Evaluate and plan for the future of existing town owned land and buildings and their physical infrastructure and condition.

25.6 – Identify potential land acquisition sites for future public facility buildings as needed.

26.1 – Continue the police protection arrangement with County and State organizations whilst monitoring the budgetary costs. Consider future changes to law enforcement.

26.2 – Continue to provide reports of type and number of fire/rescue calls to highlight changing needs of capacity.

26.3 - Actively maintain existing and seek new opportunities for regionalization of fire protection and rescue services, including shared equipment purchases and training sites and other opportunities.

26.4 – Continue to monitor the adequacy of fire call response time and water availability.

27.1 – Elected school board members and Town Selectmen should meet to discuss issues of joint interest.

27.2 – Promote the use of service-learning opportunities to get students contributing to civic improvement.

28.1 – Maintain and evaluate contracts with services in the region to provide the best options available.

29.1 – Seek new, compatible and diverse forms of industrial and commercial development to be situated in appropriate locations.

29.2 – Support legislative initiatives to increase state financial support to towns and schools.

29.3 – Explore grant opportunities available to assist in the funding of capital investments within the community

30.1 – Formalize the town's Capital Improvement Program and expand its scope to anticipate

needs 10 years into the future and update annually.

30.2 – Capitalize a Capital Improvement Reserve Account with estimate of annual depreciation of existing buildings.

30.3 – Maintain a working knowledge and listing of grants and deadlines for financing special projects.

30.4 – Explore the educational budget alternatives and ways to reduce the per student cost.

### **Budget Committee:**

30.1 – Formalize the town's Capital Improvement Program and expand its scope to anticipate needs 10 years into the future and update annually.

30.2 – Capitalize a Capital Improvement Reserve Account with estimate of annual depreciation of existing buildings.

30.4 – Explore the educational budget alternatives and ways to reduce the per student cost.

### **Broadband Committee:**

17.1 - Develop a community wide survey followed by a professionally-led internet study as well as the completion of the economic potential of such a network – Discuss the identified options at a community level

17.2 - Work with other communities, including the Western Kennebec Lakes Broadband Community Broadband Association to learn from their process and plans.

17.3 - Follow the Island Institute Community Broadband Guide process to help focus our work to engage the community and assess infrastructure options.

17.4 - Work to create a complete capital estimate to provide the high-speed switches and fiber optic cable in town as required. Then apply for an infrastructure (phase II) grant.

## **Economic Development Committee (To be created):**

15.2 – Identify a specific Growth area as a commercial hub and explore possible use of the Tax Increment Financing.

15.3 – Develop a general Economic Development Plan for the community and market Rome to appropriate businesses and recreational opportunities.

15.4 - Review the towns regulatory standards to guide the design and development of commercial activities. Site Plan / Commercial Dev Review /Subdivision and SLZ

16.2 - Continue to recognize the value of the town's Natural resources, Conservation and Recreation as increasing economic drivers and work to support and foster these activities.

16.3 – Consider Installation of Rome Gateway signage on all routes into town.

## **Historical Society (To be created):**

1.2 – Conduct a comprehensive inventory of historical buildings in Rome, for potential identification and inclusion on state, or federal historic listings.

1.3 – Establish a historical marker program for locally identified historical sites and buildings in Rome.

## **Planning Board:**

2.1 – Look into possible ordinance provisions or building standards that require applicants to identify and protect archeological resources in sensitive areas.

3.1 – Look into the possibility of greater standards within all current and future Land Use Regulations regarding pollution, erosion control, and preservation of critical natural resources. Update to current practices as necessary. Consider upgrading shoreland zoning to include first order streams and creating conservation easements for sensitive areas, such as riparian zones, wetlands, and shorelines. Incorporate Low Impact Design standards where appropriate. (Many upgrades are detailed in the 2022 2022 North Pond Ordinance Review Report.)

3.2 – Consider protection provisions within any current and future land use ordinances and incorporate maps and information from this plan's relevant section into analysis of protected areas.

3.4 – Work with MEMA and/or Kennebec County to develop, adopt and maintain an all-hazard emergency response plan.

3.6 – Educate the public on septic system upkeep, water quality protection basics, through the enforcement of the plumbing code and advertisement of current tax use programs that help protect natural resources.

3.7 – Ensure any contractors working on any development (including public and private road construction) have erosion control training for Best Management Practices.

3.9 – Through local ordinances, require the planning board to include as part of the review process for development projects consideration of pertinent BwH maps and information regarding critical natural resources.

4.2 – Support efforts to reduce inputs of phosphorus from existing sources in the watershed, guiding future development so that additional inputs of phosphorus are minimized, and protect riparian areas. Consider a Phosphorous Control Ordinance (watershed based) to enable greater water quality protection. Include robust enforcement options.

4.6 - Provide information on water quality Best Management Practices for preventing erosion and sedimentation to earthwork contractors, arborists, farmers and loggers and adopting water quality protection practices and standards for construction and maintenance of public and private roads and properties.

4.8 - Evaluate the current fees (and fines) for shoreland zone water quality related activities

5.1 - Continue to monitor the Code Enforcement Officer Position to ensure that it can provide adequate time and resources to address approvals and inspections as regards the construction, shore land zoning, septic, and hazard tree removal ordinances and the addressing of non-compliant structures, clearing, & camp road runoff.

5.2 - Update the CEO job description to include water quality related activities permitting, enforcement and inspections

5.3 - Create a CEO work syllabus to highlight monthly and yearly inspection requirements

7.3 – The Town will review any existing and future ordinances, permits or policies to ensure that they are farm and forest friendly.

8.2 – Require identification of prime farmland soils on any subdivision plans and commercial developments.



8.3 – To preserve land and open space, consider if it would be appropriate to implement cluster/conservation standards in the town’s subdivision regulations.

13.1 – Participate in regional economic development planning efforts of Kennebec Valley Council of Governments, SBDC and any other regional entities.

18.1 – Review and as needed consider amending “growth area” land use regulations to increase density, decrease lot sizes, setbacks and road width, or provide incentives such as density bonuses, to make housing less expensive to develop.

18.2 – Designate location(s) in growth areas where mobile home parks could be allowed pursuant to 30-A MRSA 4358(3)(M).

19.3 – Review the possibility of changes to accessory apartment allowance per dwelling unit, subject to site suitability.

20.3 -- Add a sunset clause to existing minimum lot size ordinance to eliminate grandfathered development of lots which do not conform to size/frontage requirements or specify need to have contiguous lots which do.

21.1 – Develop mixed use and/or home occupation standards.

21.2 – Where possible, provide incentives for development in specified growth areas.

22.3 – Review access and parking standards for any major development to ensure consistency with DOT rules and minimal conflicts with neighboring properties.

## **Code Enforcement Officer:**

2.2 – Make MHPC information and map of areas with high archeological potential widely available.

3.5 – Continue to keep the Flood Ordinance up to date with State standards.

3.6 – Educate the public on septic system upkeep, water quality protection basics, through the enforcement of the plumbing code and advertisement of current tax use programs that help protect natural resources.

3.8 – Make enforcement of all existing and future regulations a high priority.

3.9 – Through local ordinances, require the planning board to include as part of the review process for development projects consideration of pertinent BwH maps and information regarding critical natural resources.

4.2 – Support efforts to reduce inputs of phosphorus from existing sources in the watershed, guiding future development so that additional inputs of phosphorus are minimized, and protect riparian areas. Consider a Phosphorous Control Ordinance (watershed based) to enable greater water quality protection. Include robust enforcement options.

4.6 - Provide information on water quality Best Management Practices for preventing erosion and sedimentation to earthwork contractors, arborists, farmers and loggers and adopting water quality protection practices and standards for construction and maintenance of public and private roads and properties.

4.8 - Evaluate the current fees (and fines) for shoreland zone water quality related activities

5.1 - Continue to monitor the Code Enforcement Officer Position to ensure that it can provide adequate time and resources to address approvals and inspections as regards the construction, shore land zoning, septic, and hazard tree removal ordinances and the addressing of non-compliant structures, clearing, & camp road runoff.

5.2 - Update the CEO job description to include water quality related activities permitting, enforcement and inspections

5.3 - Create a CEO work syllabus to highlight monthly and yearly inspection requirements

9.2 – Report violations of the state timber harvesting regulations and evidence of invasive plant species or insects.

18.2 – Designate location(s) in growth areas where mobile home parks could be allowed pursuant to 30-A MRSA 4358(3)(M).

18.3 – Housing data information should be compiled and analyzed to assist with decision making. Consider GIS system (digitized tax maps) to help with this. Use the occupancy permit system to monitor building permit progress and communicate with town assessor.

19.3 – Review the possibility of changes to accessory apartment allowance per dwelling unit, subject to site suitability.

20.2 – Maintain an adequate Building Inspection program and consistently enforce building codes.

20.3 -- Add a sunset clause to existing minimum lot size ordinance to eliminate grandfathered development of lots which do not conform to size/frontage requirements or specify need to have contiguous lots which do.

20.4 -- Upon recording of transfer of property initiate notification and website link to new owners where to review town ordinances for review prior to any renovations or changes to dwellings.

21.1 – Develop mixed use and/or home occupation standards.

## **Tax Collector:**

20.4 -- Upon recording of transfer of property initiate notification and website link to new owners where to review town ordinances for review prior to any renovations or changes to dwellings.

## **Treasurer:**

30.1 – Formalize the town's Capital Improvement Program and expand its scope to anticipate needs 10 years into the future and update annually.

30.2 – Capitalize a Capital Improvement Reserve Account with estimate of annual depreciation of existing buildings.

30.3 – Maintain a working knowledge and listing of grants and deadlines for financing special projects.

30.4 – Explore the educational budget alternatives and ways to reduce the per student cost.

## **Road Commissioner:**

3.7 – Ensure any contractors working on any development (including public and private road construction) have erosion control training for Best Management Practices.

11.2 – Pursue the possibility with DOT of widening / paving the shoulder on Rt 225 for bikes and pedestrians

22.1 – Maintain adequate funding in the local road budget for continued maintenance of local roads. Establish a reserve account for large scale improvement projects (bridges etc.).

22.4 – Convert gravel roads to pavement to save road maintenance budgets in the long term.

23.1 – Where feasible try to add shoulders to roads to accommodate pedestrians and cycle users.

23.3 – Look into parking issues at popular trail system entrance points that may spill over to roads. Explore signage options.

24.2 – Ensure contractor crews use best management practices for erosion control and habitat protection.

## **RSU 18 School Representative:**

4.4 – Encourage local school district, and town events to utilize towns water bodies as a learning resource. Working with 7 Lakes Alliance, provide landowner education for protection of critical natural resources.

Set up and lead an outreach programs to educate the public

27.1 – Elected school board members and Town Selectmen should meet to discuss issues of joint interest.

27.2 – Promote the use of service-learning opportunities to get students contributing to civic improvement.

## **Recreation Committee**

6.1 - Make a sustained effort to place undeveloped shoreland in trust or under protective covenants (possibly as town parks), alternatively purchase the frontage.

6.2 – Work to open our waterbodies to “non frontage” town residents – land, parks, put ins, exclusive to town residents

6.3 - Make a commitment to have a town resident exclusive beach and put-in on the three major lakes (NP, GP and LP)

10.2 – Expand opportunities in existing town owned parks, possibly through establishing non-sport activities for adults, community gardens, and more community events. Look to include an accessible walking trail, playscape for children, covered area with picnic tables for events and outdoor entertainment.

10.3 – Continue to maintain and improve Town Beach by controlling erosion and improving access roads.

10.4 - Seek new ways to increase recreation opportunities for all ages and abilities and work in cooperation with neighboring communities and regional groups.

11.3 – Continue to look for more connected trail opportunities through town and region.

12.1 – Promote the local arts community and creative projects in cooperation with local organizations and Maine Commission for the Arts.

23.1 – Where feasible try to add shoulders to roads to accommodate pedestrians and cycle users.

23.3 – Look into parking issues at popular trail system entrance points that may spill over to roads. Explore signage options.

## **Assessor:**

9.3 – Promote and educate residents about the tree growth tax programs

18.3 – Housing data information should be compiled and analyzed to assist with decision making. Consider GIS system (digitized tax maps) to help with this. Use the occupancy permit system to monitor building permit progress and communicate with town assessor.

## **All town staff (General):**

14.1 – Promote access to the Small Business Development Center for business advice and counseling.

14.2 – Seek out promote opportunities for more skill training through adult education, vocational programs, KVCC, and employer-based programs.

20.1 – Promote grant funding for local homeowners to upgrade / maintain homes and make them more energy efficient.

25.3 – Welcome community involvement through use of informational displays and flyers, and active use of the Town website.

## **Fire Chief:**

26.2 – Continue to provide reports of type and number of fire/rescue calls to highlight changing needs of capacity.

26.3 - Actively maintain existing and seek new opportunities for regionalization of fire protection and rescue services, including shared equipment purchases and training sites and other opportunities.

26.4 – Continue to monitor the adequacy of fire call response time and water availability.