

GOALS, OBJECTIVES, & IMPLEMENTATION STRATEGIES

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GOALS, OBJECTIVES, & IMPLEMENTATION STRATEGIES



INTRODUCTION

This section presents the steps Bucksport proposes to address the issues discussed in the Inventory and Analysis. These steps may be adjusted going forward to reflect unforeseen changes. For example, if municipal revenues or state fiscal aid decrease, some of the recommended expenditures may have to be altered or postponed. This section consists of the following:

- ❖ The Vision Statement provides a concise picture of what the town wishes to be in the ten year course of this Plan, and perhaps beyond.
- ❖ Goals identify broad policies recommended by the town to achieve its vision. There are three general goals followed by goals that are specific to various chapters in the Inventory and Analysis.
- ❖ Objectives are recommendations that address the needs described by the specific goals.
- ❖ Implementation strategies are steps to be taken to achieve goals and objectives. They identify the responsible lead parties and the anticipated date.

TOWN VISION STATEMENT:

Bucksport is a scenic coastal town with thriving rural areas, a technology-rich downtown service center, diverse industrial & business areas, an active multi-modal harbor, and safe, attractive neighborhoods where people of all ages and diverse backgrounds are welcomed to reside, conduct business, and recreate. Town officials, citizens, and various organizations strive to bring about the Goals and Objectives of this Plan resulting in a better Bucksport for its residents and visitors.

THREE GENERAL GOALS OF THE VISION STATEMENT:

1. Bucksport will have thriving business areas with a wide array of shopping, services and jobs.



A variety of productive businesses that offer well-paying jobs with opportunities for advancement and financial security will locate in well-designed developments in commercial, industrial and mixed use zones. The Downtown and Route 1 areas will abound with attractive storefronts and businesses offering a wide range of goods and services. Utilities, parking, sidewalks and maritime, rail & highway transportation systems will be upgraded and integrated to meet the demands of growing industry and commerce. New developments will be established without overburdening services or causing undue harm to natural resources. New development will be directed to take advantage of Bucksport's favorable setting on the Penobscot River and its central location in regional, multi-modal transportation and energy distribution networks.

2. Bucksport will have desirable residential areas with support services.



Residents will have safe and sound housing and moderate tax rates. Buyers and renters of all income levels will have a variety of choices. Children will have good educational and recreational opportunities. Senior citizens will have adequate housing, services and accessibility to public buildings. Health services will meet the needs of all age groups. Emergency services, law enforcement and public transportation will be readily available. Neighborhoods will be pedestrian-friendly and attractively maintained. New residential developments will be established without overburdening services, utilities, transportation or natural resources. Historic buildings and archaeological areas will be respected.

3. Bucksport will have attractive, productive rural, recreational and natural areas.



Water bodies and areas of open space will be preserved to protect valuable natural features for the enjoyment and use of the public. Tourists and area residents will be attracted by the town's ample recreational, cultural and festive activities, historic sites, waterfront, walkways, picnic areas, marina, public dock, fishing and boating opportunities. Public recreational trails will be provided for all-season use, and bicycle routes will be enhanced. The town's coastal setting and scenic bay views will be optimized as a strong asset of the community. Products of local agriculture & wood harvesting and other rural activities will be integrated into the town's life and economy.

This Plan introduces some "Aspirational Ideas" that may need many years to take hold and shape the community as designed. Much patience will be needed for these concepts to flourish. These ideas are highlighted by displaying the symbol of the lightbulb.



COLLABORATION and DELEGATION

The CP Committee recognizes that there are other groups working on plans for Bucksport that would add to or refine the Goals and Objectives to follow. Most of these other groups are focusing on a part of the local landscape such as the downtown or a particular activity such as business or recreation. This section will mention these groups so that they may be included in the implementation process where a major role seems appropriate.

Bucksport NEXT was initiated by the Comprehensive Plan Committee as an independent, grass roots effort to continue planning for Bucksport's future after the CP process is done through an online community forum and by organization representatives gathering in periodic meetings.



Bucksport Heart & Soul is another group that is looking at the entire town.

Its two-year discovery process began in 2016. Before reaching any conclusions, Bucksport Heart & Soul will have the benefit of a completed Comprehensive Plan and a functioning Bucksport NEXT to help interpret and implement the extensive data its volunteers will collect. *Therefore, some of this Plan's specific Goals and Objectives may be left somewhat open-ended in the anticipation of being more fully formed by Bucksport NEXT, Heart and Soul and others.*

The Bucksport Community Heart & Soul approach is founded on three basic principles established by the Orton Foundation:

- Involve Everyone,
- Focus on What Matters, and
- Play the Long Game.



This process provides our team of volunteers with a framework for collecting input from residents and how to use the input that we get from the town in order to create a stronger, more cohesive community. The team's focus with Heart & Soul, is to look into ourselves and our community and then determine what really matters to our citizens. Through this process we will create a great future for Bucksport that reflects the *Heart & Soul* of all community members.



Bucksport Bay Healthy Community Coalition and the town of Bucksport formed a collaboration in 1998 to mutually plan for the coordination and delivery of health, public health, emergency preparedness, and social service programs to improve the health and quality of life of Bucksport citizens. Such planning efforts focus on the highest priority health areas as identified in the coalition's Community Health Improvement Plan in addition to

the town of Bucksport's Comprehensive Plan recommendations. This collaboration promotes volunteerism as an important building block in meeting the current and future needs of Bucksport citizens. Coordination of existing programs is paramount so that public funds are used efficiently and effectively without duplication of effort.

Committees and Technical Assistance Resources

In addition to Bucksport NEXT and Heart & Soul, there are numerous committees, agencies and other groups that help to plan, govern and organize Bucksport and its vicinity. These include land trusts, lake associations, and church and civic groups. Regional service agencies such as Hancock County Planning Commission (HCPC), Eastern Maine Development Corporation (EMDC), and Washington Hancock Community Agency (WHCA) are also important technical assistance resources.

Collaborating groups and abbreviations of their names:

BUCKSPORT STANDING COMMITTEES and BOARDS 2016

Descriptions of each Committee may be found at www.bucksportmaine.gov.

Appeals, Board of (BOA); 5 members

Assessment Review, Board of (BOAR); 5 members

Appointments Committee (AC); 3 members

Cemetery Committee (Cem); 5 members

Conservation Commission (CC); 7 members

Economic Dev. Committee (EDC); 15 members

Finance Committee (FC); 3 members

Negotiations Committee (NC); 3 members

Ordinance Committee (OC); 3 members

Parks and Recreation, Board of (P/R); 7 members

Planning Board (PB); 7 members

Police Advisory Committee (PAC); 8 members

Sewer Committee (SC); 5 members (regional)

Solid Waste Comm. (SWC); 4 members (regional)

Streets & Roads Committee (S/R); 3 members

Waterfront Committee (WFC); 3 members

Other Acronyms Used in the G & O and Implementation Strategies	
BACAS	Bucksport Area Cultural Arts Society
BBACC	Bucksport Bay Area Chamber of Commerce
BBHCC	Bucksport Bay Healthy Community Coalition
BNX	Bucksport NEXT
CEO	Bucksport Code Enforcement Officer
CED	Bucksport Community & Economic Development Director
BFD	Bucksport Fire Department
DPW	Bucksport Department of Public Works
DT	Downtown – Main Street Committee
FoSL	Friends of Silver Lake
FC	Forest Committee
GPMCT	Great Pond Mountain Conservation Trust
HC	Housing Committee (Bucksport or regional) TBD
H&S	Bucksport Heart & Soul
HS	Bucksport Historical Society
PB	Bucksport Planning Board
SCRC	Senior Citizen Resource Committee
TC/TM	Bucksport Town Council/Town Manager

GOALS, OBJECTIVES AND STRATEGIES BY TOPIC

1. Population Goal, Objectives and Strategies

Bucksport recognizes that people settle and remain in the town for a wide variety of reasons including proximity to jobs, shopping, services, lifestyle activities, scenic beauty and desirable residential areas. Public Opinion Poll results show strong support for measures to encourage growth including making the town notably “business friendly”. The town seeks to provide a welcoming environment for people and businesses in order to continue to diversify and grow.

Population Goal: *Bucksport aims to remain a community that grows slowly and welcomes people of all ages and diverse backgrounds.*

Strategy: Achieving this goal will require coordination among many town services and other groups over the duration of the Plan. It is addressed in various goals, including economic development, housing, transportation, recreation, land use regulation, and natural, marine, and water resources as presented below. The ‘Focus on Neighborhoods’ section to follow addresses desirability of residential areas.



The people of Bucksport take delight in the many fun, social & educational opportunities of the area.

Most of these images are from the Bucksport NEXT Facebook page collection by Hans Krichels and contributors.

FOCUS ON NEIGHBORHOODS: Development and Improvement



Neighborhood: A district or locality, often with reference to its character or its inhabitants.

What makes a great neighborhood? They are not just collections of similar houses like in the idyllic picture above; community planners have identified characteristics that make for strong urban neighborhoods. The best, most accommodating localities include the “five C’s” of:

- A complete mix of uses in order to provide for the daily needs of inhabitants to live, work, play, worship, dine, shop, and interrelate.
- A compact area generally described as a 5-minute walk from center to edge, comprising about 80 to 160 acres. A section of Bucksport that fits the upper limit of this measure is the waterfront to Broadway from Central Street to Nicholson Avenue.
- A connected place that is knit together with avenues for walking, driving, and biking as well as accommodations for gathering, resting and visiting.
- A complex of residences, shops, offices, meeting halls, parks, streets, paths and etc.
- A convivial social environment, meaning “friendly, lively and enjoyable,” with features that encourage a sense of place, safety, and neighborliness.

This Plan recognizes that developing and improving neighborhoods is a tremendous way to move Bucksport forward as a whole. Great neighborhoods attract new residents and new investment in our housing stock and the commercial sector. Encouraging neighborhood development is widely considered as one of the best strategies for minimizing sprawl.

The Heart & Soul program began recognizing neighborhoods within the town in its recent series of block parties. These occasions brought people together and fostered appreciation for the sense of place and connectivity that neighborhoods can provide. This Plan endorses the continuance of block parties as social events and as grass roots planning activities to further the betterment of each locality.

This Plan supports and encourages the improvement of our existing neighborhoods’ amenities and social connections, as well as the development of new ones throughout the town where practicable. In the rural areas, neighborhoods are more loosely held together geographically but may still foster a strong sense of community spirit, belonging and purpose.

For more information on this subject, see: <https://growsmartmaine.org/>



2. Economy Goal, Objectives and Strategies

Public opinion poll results show that people generally favor policy that promotes more smaller-scale industry to help replace the recent loss of the paper mill, along with a variety of other businesses including expanded retail, tourism, green development and home-grown commercial endeavors. Bucksport has shown its resolve to expand and diversify its economy by retaining an Economic Development Director and Committee. The economic growth theme is further expanded in several of the special focus areas in this Plan, including discussions on the Waterfront, Main Street - Route 1 Commercial and the Mill Site.

Economy Goal: *Bucksport seeks to develop and maintain a strong and diverse economy with retail, services, industry and well-paying jobs.*

Strategy. The Economic Development Director and Economic Development Committee (EDC) will accomplish this goal through the following steps:

1. Update the Economic Development Strategy: The *Economic Development Strategy* prepared for the town by the Chesapeake Group in 2008 is out of date. Many of its recommendations hinged on the continued operation of the paper mill which closed in 2014. This should be a high priority for the EDC. The strategy may be revised by the consultant or replaced with a different approach as determined by the EDD & EDC.
2. District and Site Planning. The EDC shall review the availability of industrial, commercial and retail sites and see whether expansions of those areas is warranted.
3. Re-Zoning. The EDC shall assure that any zoning changes necessary for targeted expansion of Industrial and Commercial areas are stewarded through the Land Use Ordinance revision process. A location of particular concern is the mill site redevelopment area.
4. Infrastructure Planning. The EDC in coordination with the Public Works Department shall review the quality of public Infrastructure that is available at potential business development sites and decide if extensions or improvements should be planned. A likely candidate is the Heritage Park expansion owned by the Town. Infrastructure should include road ways, three-phase power, high-speed Internet, natural gas and municipal water & sewer. Recommended improvements are presented to the town council for inclusion in the CIP. The schedule of the improvements will be decided during the annual update of the CIP. The costs may be funded in part by grant or bond money.
5. Broadband Planning. As a high priority item from step 2, The EDC shall take steps toward completing a comprehensive broadband/ telecommunications/digital infrastructure plan as soon as possible. Digital infrastructure and culture are needed to compete in the current economy and to draw the attention of various process industry businesses, other emerging industries, and economic opportunities for the Town of Bucksport. To begin the process in 2016, Bucksport applied for and received a Broadband Planning Grant from Eastern Maine Development Corp.
6. Business Support Services. The EDC shall make available to local businesses a list of Business Support Services obtainable from area agencies. This would include business planning, business incubation, financing, job training and transit assistance. The EDC shall also work toward making available any support needs that are not currently available to local businesses.
7. Business Finance. The EDC shall continue its revolving loan program and make referrals to other small business assistance programs.
8. Regional Promotion. The EDC shall work with the Bucksport Bay Area Chamber of Commerce to publicize businesses at local, regional and perhaps broader levels.

FOCUS on Main Street and Commercial Areas:

Main Street is Bucksport's oldest commercial area with some buildings approaching two centuries of age. It was the primary destination for area shoppers for many decades. Now it must compete with several commercial centers within a half hour's drive and with world-wide Internet trade. The Route 1 commercial/residential area has the "benefit" of a steady stream of through traffic on US Route 1 from which to draw customers. The swiftly moving vehicles and space between businesses make the area less hospitable for patrons on foot than on Main Street. Route 46 provides an extension of the Route 1 commercial area in Bucksport as well as access to the Buckstown Heritage Industrial Park. Both the Route 1 and Route 46 areas extend into Orland with more businesses.

A master plan for Bucksport's commercial areas is recommended to guide the area toward the best fit for all uses, including:

- Developing the Maine Downtown Network Community "Main Street" agenda
- Encouraging compatible business activities in these areas
- Accommodating the mix of uses including retail, services and residential
- Improving the physical appearance, functionality and safety of the areas.
- Highlighting the charm and character of historic buildings
- Optimizing the use of existing facilities including parking
- Upgrading utilities such as natural gas and high-speed Internet
- Harmonizing Zoning and Land Use regulation issues with local needs
- Connecting to adjacent areas including the Waterfront Walkway and Park
- *Suggested creative and practical investments from surveys, forums, etc.:*
 - *Build amphitheater between riverfront and Main Street for better events.*
 - *Make downtown-riverfront an Internet hot spot.*
 - *Emphasize availability of cutting-edge technology in this area.*
 - *Have a "Buy Local" campaign.*
 - *Promote a Local-Made, Maine-Made, USA-Made theme*
 - *Build a micro-brewery and pub.*
 - *Recruit anchor/outlet store(s) to downtown.*
 - *Create more reasons to "turn left" at traffic lights.*
 - *Encourage historic/authentic building elements.*
 - *Execute a planned development of Town (Feldman) land on Main Street*
 - *Collaborate with Orland planners regarding Route 1 and Route 46.*
 - *Have more events like concerts, arts displays, film festivals...*



Main Street businesses



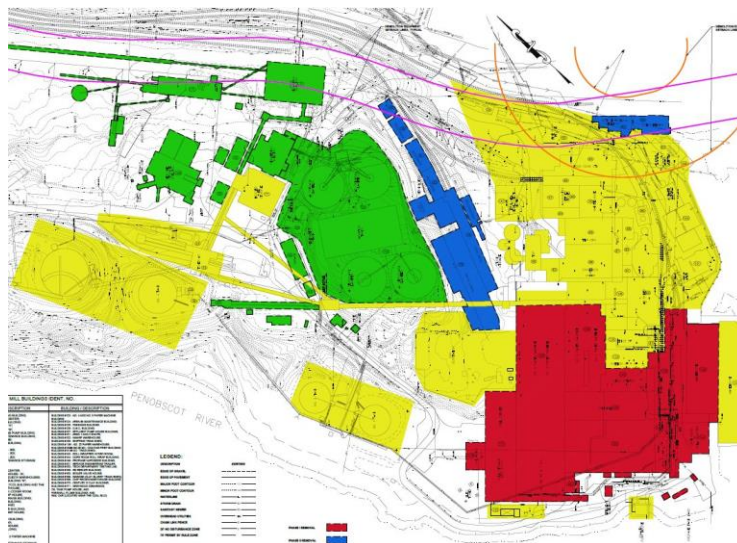
Route 1 businesses

FOCUS on the River Road Redevelopment Area

While dealing with the weighty issues presented by the paper mill closure, future opportunities are coming to light. The current owners expect the non-energy buildings and site to be cleared by the end of 2016. There will be hundreds of acres potentially available for redevelopment in Bucksport's Industrial Zone. Environmental studies are being conducted with possible clean up as required.

A master plan for Bucksport's Industrial area is recommended to guide it toward the best fit for all uses. Area assets include direct access to:

- Deep water port facilities
- Commercial rail.
- Electric power production
- Broadband Internet service.
- A 36" pipeline from fresh water lakes.
- High pressure natural gas pipeline
- Commercial tank farm with fuel supply pipelines
- Commercial buildings with redevelopment potential
- Extensive parking areas.
- State Route 15.
- Electric transmission lines
- Remarkable River views
- Nearby shopping, restaurants and professional services.
- Top quality local municipal services
- World class recreational areas
- *Suggested creative and practical investments from surveys, forums, etc.*
 - *Build a theme park, indoor water park, zip line,*
 - *Reactivate the old mill fitness center for public use.*
 - *Develop tidal power and green energy opportunities in the region.*
 - *Push railroad to improve line and service. Bring back passenger/tour trains.*



Bucksport Mill, LLC Phased Demolition Plan

3. Housing Goal, Objectives and Strategies

The public opinion poll revealed that Bucksport residents strongly support the continuation of programs that the Town has administered in the past including Community Development Block Grants that funded improvements to single and multi-family dwellings. Adequate work force housing is essential to a flourishing business economy. The mill site redevelopment may increase demand for permanent housing and/or temporary lodging.

Housing Goal: *Bucksport aims to have a diverse housing stock that is safe, energy efficient, pleasant and affordable for all income and age groups including purchase, rental, and special needs housing. Bucksport also supports measures that help the elderly and disabled to live in their own homes as long as possible.*

Strategy: This goal shall be accomplished under the leadership of a local or regional Housing Committee (to be determined) through the following steps:

1. Housing Assessment: Investigate objectives described below and whether a detailed assessment of housing needs should be conducted by the Town that could be used for obtaining grants. It would identify structural and other inadequacies, handicapped/ADA access needs (if applicable) and evaluates the safety and efficiency of heating systems. It also notes health threats such as failing septic systems, unsafe drinking water, and lead paint.
2. Promote safe, decent and affordable housing: The town continues its enforcement of its building and related public safety codes. It also seeks funding from sources such as, but not limited to, Washington Hancock Community Agency, USDA Rural Development, Maine State Housing Authority, and the Community Development Block Grant Program for rehabilitating substandard housing for income-eligible households. The town manager would obtain authorization from the town council to seek the grants and arrange for them to be submitted. The re-write committee should also consider amending and/or providing waiver provisions in local ordinances that would allow developers to lower costs for potential buyers of subdivision lots or homes. For example, private gravel roads could be allowed where owner associations take responsibility for upkeep.
3. Promote moderate to high end housing: The town recognizes that there is a lack of convenient opportunities for those looking to rent, or buy into moderate and high end housing developments. The HC should include these segments in its housing assessment planning and promotion.
4. Create first-time home-buyer opportunities: The town supports measures to create first-time home purchase opportunities in all price ranges. Specific steps include working with local banks, Maine State Housing, and other lending institutions to provide a pool of loan money at competitive interest rates. The Housing Committee contacts Maine State Housing and other financial lending organizations to learn how to establish the necessary arrangements.
5. Encourage energy-efficient housing: The plan recommends the following steps to increase the energy efficiency of its housing stock:

- a. Include energy efficiency improvements in the housing rehabilitation program described above.
 - b. Review and, if necessary, revise municipal land use ordinance standards to preserve solar access rights from new or expanded development on adjoining properties. Also, allow building setbacks to be adjusted to maximize solar access. This will be part of the general review of the town's land use ordinances (See Land Use goal)
 - c. Publicize options for home energy audits and arrange for joint purchasing of audit services.
3. Alternative Housing. Support the development of alternative housing such as co-housing. The housing committee meets with creators of co-housing in other communities and determines if it is viable for Bucksport and what steps, if any, the town can take to facilitate its creation.
 4. Senior Housing. Periodically review the waiting list for senior citizen housing and various levels of assisted living and, if necessary, encourage the development of additional units to meet the need by recommending specific steps.
 5. Senior Support: Continue and, if necessary, expand the Aging in Place program to keep the elderly and others with disabilities in their homes as long as possible.



4. Transportation Goal, Objectives and Strategies

The public opinion poll showed that Bucksport residents support continued quality maintenance of local roads, parking and walkways as well as possible expansion. Questions regarding the railroad and river indicated a general willingness to wait and see what happens with the mill site redevelopment while working with interested parties. These ideas will be further developed in the Marine Resources Goals as well as the Waterfront, Mill Site and Main Street focus areas.

Transportation Goal: *Bucksport promotes an integrated multi-modal transportation system that facilitates the safe, efficient, and prompt movement of people, and freight, while meeting the needs of residents, visitors, and businesses.*

Strategy: This goal shall be accomplished under the leadership of the Transportation (Streets and Roads) Committee through the following steps:

1. **Organization.** The Transportation Committee may be the current Streets & Roads Committee or another group assigned by the Town Council. It shall work with Public Works, Parks & Recreation, the Economic Development Committee, MaineDOT and other agencies to prioritize, apply for funding and accomplish the following tasks during the next 10 years.
2. **Streets and Roads.**
 - a. **Maintenance.** Assure that a regular maintenance program for all local streets and roads is kept and that State roads are periodically reviewed for condition. Road surfaces, drainage, markings, signage, bridges, vegetation, etc. should be checked.
 - b. **Planning.** Assure that needed local improvements are identified and put in the capital investment plan and that State road needs are communicated to MaineDOT. The plan supports the following measures to address current congestion and safety problems and promote the safe and smooth flow of traffic.



- **Complete Streets:** Advocate for “complete street” designs for driving & transit safety, handicap accessibility, natural beauty, sidewalks, bike ways, etc. as described at <https://smartgrowthamerica.org/program/national-complete-streets-coalition/what-are-complete-streets>
- Improve the safety of high crash locations: the town manager or a designee contacts MaineDOT to identify cost-effective solutions to improve safety;
- Mitigate Route 1/3 traffic congestion problems: the town manager or designee contacts MaineDOT to discuss options such as, but not limited to, a center turning lane and/or Park Street/Broadway through connections;
- Update access management standards: the Planning Board reviews its current access management standards and compares them to the latest MaineDOT guidelines. It recommends revisions in the land use ordinances to address any inadequacies.
- The Maine Department of Inland Fisheries and Wildlife recommends that road designs consider habitat block integrity, terrestrial wildlife connectivity and fish passage. More information is located in the Natural Resources section in II. Goals and Objectives.
- Remain active in regional transportation planning: Bucksport continues to be involved in various regional transportation planning groups including, but not limited to, Route 15 and Route 1 corridor plans, freight, marine shipping, and bicycle plans.

3. **Parking.** To improve parking opportunities in the downtown and waterfront areas, the plan recommends the following steps in collaboration with the Main Street Committee and the BBHC Senior Citizens Resources Committee:

Conduct a study of parking demands and opportunities in the downtown area to identify areas of need and determine which of the following steps should be undertaken:

- Seek opportunities in areas of insufficient parking to create parking lots on vacant and abandoned properties that can be acquired at an affordable price.
- Install clear signage to indicate where and when off-street parking is available. The Downtown Committee evaluates current signage and with



Parking could become a general problem in the downtown area if businesses flourish as hoped.

- input from the Public Works Department and Maine DOT, determines if additional signs are needed.
- Include the creation of more parking spaces in any plans for expansion of the marina and adjacent waterfront areas. This will be part of the Waterfront Action Plan (see Marine Resources goal)
 - Revise the Land Use Ordinance to require that residential uses in the downtown make provisions for parking that do not impede snow removal in public lots. This will be addressed with the other revisions to the Land Use Ordinance. (see Land Use goal)
 - Revise the Land Use Ordinance to clarify when and where new or expanding land uses are required to provide on-site parking.
4. Bicycle and Pedestrian Facilities. To maintain, improve and expand the pedestrian and bicycle facility network, the plan recommends the following steps (see also “complete streets” above):
- **Sidewalks and crosswalks:** Conduct an inventory and create a master plan that identifies areas where additional sidewalks, crosswalks and/or other improvements are needed to accommodate safe passage for school-aged children and people with restricted mobility. The Public Works Department in collaboration with the Main Street and the BBHCC Senior Resources Committees assesses the condition of sidewalks and crosswalks and adds the needed improvements to the proposed sidewalk master plan.
 - **Connecting the trail system:** Explore options for connecting the waterfront area to the rest of the downtown and the recreational trails in the Silver Lake area. Also support measures to create pedestrian connections between subdivisions. Give the planning board the option to require the installation of sidewalks in new or expanded residential subdivisions that are adjacent to areas of high pedestrian activities. The Parks & Recreation Department reviews options for the improvements and works with the town manager to set priorities and find funding sources. The planning board recommends amendments to the subdivision ordinance (see Land Use goal).
 - **Bicycle racks:** Make provisions for bicycle racks in areas of high bicycle use. The Parks and Recreation Department identifies areas where bike racks are needed and recommends priorities.
5. Public transit. Maintain adequate ride services to accommodate the needs of residents with limited access to private cars. The town supports the following steps:
- Periodically evaluate the need for more public transit, local taxi service, and ride share services to assure that they are adequate and can be expanded when necessary. The Transportation Committee monitors needs, identifies funding sources and presents its recommendations to the town council to support grants or other funding sources. This would require coordination with regional transportation providers.
 - Make provisions for park and ride lots and other options for ride sharing such as van pooling and subscription bus services.
6. Rail service. Support measures to maintain rail service and have intermodal connections that will allow the transfer of freight from marine vessels to trucks and rail transit. (see also Mill Site Redevelopment focus area.)
7. River Traffic. (see Marine Resource goal as well as Waterfront and Mill Site Redevelopment focus areas)

5. Public Facilities & Services Goal, Objectives and Strategies

In light of recent changes in the local economic situation, the public opinion poll asked Bucksport residents to indicate whether levels of service should be changed for schools, public safety, general government or other public offerings. Responders were generally satisfied with current service levels but indicated that finding ways to economize and lower tax rates would be appreciated. Some ways to lower spending were suggested. This section begins with a general goal, with other specific goals to follow.

Public Services and Facilities Goal:

Bucksport continues to offer public services and facilities that support the current and projected needs of residents, businesses, and visitors in a fiscally sound manner. The plan recommends additional goals to follow.

Strategy: This goal shall be accomplished under the leadership of the Town Manager, Council, Department Heads and delegated parties through the following steps:

1. **Town Government:** The town is committed to operating in a customer-friendly, open, and cost-effective manner that evolves as the population, technology, funding sources, and the economy change. Specific steps include:
 - a. Review existing committees and make any changes to the structure.
 - b. Prioritize goals and strategies.
 - c. Review the town charter and code. Both documents may be amended to reflect changes in town ordinances, state laws, and cross-references.
 - d. Address town building inadequacies. Undertake a study that addresses space utilization, HVAC, maintenance and other potential problems.
 - e. Optimize use of electronic communication. Assure that town government news is shared promptly via web sites and social media.
2. **Public Safety Services:** To assure that Bucksport continues to provide appropriate police protection, firefighting, rescue services and emergency management the following steps are recommended.
 - a. **Evaluation:** Annually review levels of service, programs, staffing, training, facilities and equipment needs.
 - b. **Department Planning:** Prepare a multi-year strategic plan for use by town officials preparing the CIP to address long-term anticipated needs in levels of service, programs, staffing, training, facilities, infrastructure and equipment. Avoided costs to taxpayers such as lowered private insurance premiums should be considered in long-term improvements planning. For example, a branch fire station in Millvale may be cost-effective when factoring in savings to homeowners that are beyond the reach of the Franklin Street Station per insurance regulations.
 - c. **Grants:** Seek outside funding sources for programs, staffing, training, facilities and equipment.

- d. **Regulations:** Review ordinances and policies to assure that public safety needs are adequately addressed such as firefighting water supply standards in site plan and subdivision applications.
 - e. **Community Outreach & Education:** The departments continue prevention and public safety programs. They also remain involved in the Thriving In Place Program to the extent that budget constraints allow.
 - f. **Emergency Management Planning:** Bucksport continues its role in emergency management planning on both the municipal and county-wide level. The plan recommends that Bucksport participate in the periodic update of the Hazard Mitigation Plan. The plan will be prepared per the requirements of the Federal Emergency Management Agency. This will allow the town to qualify for Hazard Mitigation Grants after a disaster declaration.
3. **Educational Services:** Bucksport supports a quality education system that addresses the needs of all age groups and reflects the changing demographics and economy of the town. The plan recommends the following steps:
- a. **K-12 Education:** Bucksport actively participates in the long-range planning of efforts to maintain a quality K-12 education in RSU 25 and alternatives like the Reach School.
 - b. **Vocational Training:** the town endorses efforts to provide a range of job training programs. These include both established vocational curricula such as through the Hancock County Technical Center, and specialized programs that may be created on a short-term basis as a result of a need by a specific employer or sector.
 - c. **Adult Education:** the town continues its support for adult education programs that address basic needs (such as literacy, language proficiency, and GED) and personal enrichment courses.
 - d. **Library Services:** Bucksport continues its support of the local library.
4. **Health and Social Services:** In recognition of the importance of health care and social services to the overall well-being and quality of life of its citizens, Bucksport supports an adequate level of health care and social services by endorsing the ten top priority goals of the Community Health Improvement Plan (located in the Appendix of this Plan and online) and related efforts to promote healthy living. Periodic review of these services is necessary to see if adjustments are necessary to reflect changing demographics and other trends in town and the region. Specific measures include the following:
- a. **Health Care:** Bucksport continues its participation in plans to provide access to both primary health care and specialized services for residents by working with area providers to assure that the town's needs are articulated.
 - b. **Preventative and Screening Programs:** Health care professionals maintain services such as cardio-vascular screening, addressing child obesity, personal violence, substance abuse prevention, mental health, childhood lead screening, and early childhood literacy.
 - c. **Services for the elderly:** Continue programs such as Thriving in Place, transportation, and social activities.
 - d. **Healthy Activities:** Expand exercise opportunities (see also Transportation and Recreation goals).
 - e. **Food Security and Healthy Eating:** The town endorses measures to assure food security (having reliable access to a sufficient quantity of affordable, nutritious food) for all residents and encourages healthy eating by its ongoing support for the use of fresh produce by food pantries, schools, soup kitchens, and related food services (see also Agriculture and Forest Goals).

5. **Public Works (Roads, Maintenance and Solid Waste Disposal):** Bucksport continues to maintain its roads and other town facilities in a manner that avoids the cost of deferred expenditures, protects the environment, and assures quality service for residents, visitors and businesses. Specific measures include:
 - a. **Equipment Replacement:** Assure that the department's equipment replacement needs are included in the Capital Improvement Plan.
 - b. **Facility Maintenance:** Explore options for providing adequate summer maintenance and landscaping of town grounds, the waterfront, and town-managed cemeteries.
 - c. **Solid Waste and Recycling:** The Town's contract to dispose of municipal solid waste at the Penobscot Energy Recovery Company facility in Orrington expires in 2018. The Town Council voted to join with the Municipal Review Committee in its proposed Fiberight project in Hampden that is scheduled for construction in the next few years. Local disposal and recycling procedures will be reviewed and adjusted as necessary to accommodate the new destination. Single stream recycling was endorsed by the Town Council in 2016 to help reduce solid waste disposal.
6. **Public Utilities:** It is Bucksport town policy to maintain and, when necessary, expand its public utilities to meet the needs of residents, businesses, and visitors in a cost-effective and environmentally sound manner. Specific measures for each utility are addressed below:
 - a. **Telecommunications Energy Infrastructure:** Bucksport supports measures to encourage easy access to high speed internet and low cost electricity. This shall be accomplished by town officials continuing to lobby the providers of these services and state agencies.
 - b. **Public Water System:** The system continues to provide safe drinking water with adequate pressure and flow for fire-fighting purposes. This will be accomplished by:
 - i. Ongoing replacement of water lines and improvements to the system as recommended by the water company's five-year capital budget plan.
 - ii. Monitor conditions in the Silver Lake watershed and adjoining waterbodies for any potential changes in water quality (see also Water Resource Goals).
 - c. **Wastewater Disposal System:** The plan recommends that improvements to the distribution and treatment system continue. Specific projects include, but are not limited to:
 - i. Addressing major sources of infiltration/inflow.
 - ii. Periodically evaluate the need for higher capacity interceptor lines in areas where a high degree of land development is expected.
 - d. **Stormwater Management:** Bucksport continues to undertake measures to reduce the volume of stormwater that flows from developed areas directly into waterbodies or via the wastewater treatment system. This shall be accomplished by:
 - i. Revising land use ordinance standards to require stormwater runoff calculations for new site developments to include estimates that are based on recent severe storm events, as well as long-term historical data.



Wastewater Treatment Facility under construction in 2016

- ii. Updating the land use ordinance stormwater runoff standards to provide for the use of low impact development techniques to reduce or eliminate the volume of stormwater leaving the property.
- iii. Using green infrastructure (such as permeable pavement, green roofs, rain gardens and increased tree planting) on any new or expanded town buildings.

6. Recreation and Cultural Goal, Objectives and Strategies

Public opinion polls show continued support for Bucksport's Parks and Recreation Department and enthusiasm for outdoor opportunities in the region such as those provided through the Great Pond Mountain Conservation Trust. Local activities attract visitors and provide residents with needed diversion.

Recreation and Cultural Goal:

Bucksport continues to have a broad range of recreational and cultural facilities and programs for people of all ages.

Strategy: The Recreation Board and Director take the lead in the specific steps under the overall direction of the Town Manager and Town Council.

The plan recommends the following steps:

1. **Facility Improvements:** The town pursues options to offer residents access to the following:
 - a. A year-round swimming pool. One possible option would be to open a regional YMCA.
 - b. A Teen center: options for hosting this center in an existing building need to be explored.
 - c. Trail connections: connect the waterfront walkway to other trails in town. Also explore opportunities to connect to trails in adjoining towns.
2. **Programs:** Continue to offer a range of recreational programs while adjusting their scope and capacity to accommodate the changing age demographics of the likely participants.
3. **Public Access to Water Bodies:** Improve access to the town's lakes and fishing streams. See Section II.9 for recommendations by Maine IF&W. Establish a public access area on one of the town's great ponds, where swimming is possible. See also Focus on Silver Lake.
4. **Cultural Activities:** Continue to support the town's diverse cultural activities due to their contribution to the quality of life and contribution to the area's economy.
5. **Regional Programs:** Since some of the town's recreation and cultural services are used by residents in adjoining towns, its needs should be addressed on a regional level. This means that some of the recommended facilities and programs in other towns may be available to Bucksport residents.

The Lighthouse Art Center under construction in 2016 brings a cultural beacon to the downtown area.



7. Marine Resources Goal, Objectives and Strategies

Marine Resources Goal: *Bucksport supports the sustainable use, development, and protection of the town's marine resources to maintain and improve the contributions of the Penobscot River and Bay to the local economy and quality of life.*

Strategy: The Waterfront Committee will take the lead and collaborate with local, regional, state and federal agencies to accomplish the stated goal and objectives. Efforts to clean up the river will be ongoing. A Master Plan is proposed to organize actions to improve the harbor area.

1. **Water Quality:** Bucksport endorses measures to address threats to marine water quality at both the local and regional level. The plan recommends the following steps:
 - a. Reduce or eliminate discharges of pollutants into marine waters: The town continues to support regional efforts to remove overboard discharges of wastewater, mercury and other hazardous substances from the Penobscot River.
 - b. Investigate, and if possible, remediate local sources of hazardous contamination: Assure that environmental site assessments are conducted on abandoned or underutilized commercial and industrial properties that have the potential to be sources of contamination. Have clean-up plans prepared when necessary. Seek EPA Brownfields funds and similar grant programs when feasible.
 - c. Assure that boat wastewater pumping facilities are adequate: The harbor committee estimates the volume of boat traffic and recommends the capacity of the pumping facilities.
 - d. Review Sources of Bacterial Contamination: Conduct a survey of closed shellfish areas and assess the cost-benefit ratio of restoring these areas to active harvesting.
2. **Wildlife:** Bucksport supports steps to make the Penobscot River and adjacent waters clean enough to support various fisheries yielding products that are safe for human consumption. This will involve working with the Maine Departments of Marine Resources and Inland Fisheries and Wildlife and adjoining towns.
3. **Public Access:** It is town policy to have sufficient and safe public access points to the river to meet the needs of various types of users. This would mean accommodating small craft such as kayaks and larger recreational and commercial vessels. Due to strong currents and other hazards, all sites must be designed to maximize safety. The needs of pedestrian and vehicular access to these sites are to be addressed in the Master Plan.



“Keeper” striped bass have been caught off the public fishing pier in Bucksport.

The Bucksport harbor area contains docks for various sized vessels and a boat ramp. The next facility on the eastern shore to the north is nine miles away in Orrington. Another public access area in Bucksport between these points could make this stretch of river more attractive to kayakers and other boaters. A site with significant scenic views, a picnic area and parking would be ideal.

4. **Waterfront Master Plan:** The town seeks matching grant funds from the Maine Coastal Program (or other agencies) to prepare an action plan as follows:

FOCUS on the Downtown Riverfront and Harbor:

WATERFRONT MASTER PLAN

Bucksport's riverfront is a center for both commercial and recreational activities. Expansion of any or all of these uses could create conflict with the others. A **master plan** for the riverfront is recommended to guide the area toward the best fit and management for all uses. The Waterfront Committee will use the Master Plan to address the major needs outlined below. It will provide specifics such as scheduling, responsible parties, cost estimates, and funding sources such as the Maine Coastal Program. Since the bay area is shared with the towns of Prospect, Verona Island and Orland, these towns should be invited to participate in the development of the plan. The owners of adjacent properties, associated businesses, and other waterfront users should also be consulted.

The Master Plan should address how uses will cohabit the waterfront including:

- The waterfront walkway, park and public activities
- The Town-owned marina, slips and moorings
- Public and private docking and launching sites
- Water dependent uses and support services
- Commercial/recreational boating
- Commercial/recreational fishing
- Estuarine-river wildlife habitat
- Residences, businesses and industry
- Historic elements and scenic views
- Deep water port frontage (See also Focus on Mill Site Redevelopment Area)



The Bucksport Marina

Recommended topics of study for the waterfront master plan

- a. **Dredging:** identify specific dredging needs to provide sufficient full-moon, low tide depth to accommodate anticipated boat traffic.
- b. **Mooring Plan:** review and update the mooring plan.
- c. **Safety Markers:** due to the fast moving currents, recommend the location of channel safety markers.
- d. **Improve Access to Parking:** recommend measures to ease waterfront parking problems. These could include signage to longer-term parking areas and restricted time limits in dock areas.
- e. **Creation of More Docking Space:** identify options to create more docking space adequate to meet the needs of all types of users.
- f. **Improve Pedestrian Access:** identify signage and sidewalk improvements necessary to connect the waterfront to Main Street.
- g. **Inter-Modal Connections:** identify measures necessary to preserve freight facilities and rail service capability.
- h. **Water Taxi Service Feasibility:** estimate the costs, revenues, and projected ridership.
- i. **Other:** See "Waterfront Ideas" to follow.

- 5. Waterfront Ideas:** Recent opinion polls, a public forum in 2016 and committee discussions have yielded some creative and practical suggestions for improving the waterfront and environs. Some of these may be included in the Waterfront Master Plan. Ideas include:

The Public Harbor and Marina:

- *Hire a full-time manager for the Marina/riverfront area.*
- *Manage the Marina/riverfront area as a cohesive unit.*
- *Consider re-privatizing the marina after making needed improvements.*
- *Make dockage improvements for various sized vessels including cruise ships.*
- *Establish a water taxi/river cruise to Fort Knox and other points.*
- *Encourage water uses such as sailing and kayaking.*
- *Dredge & clear rock/ledge in harbor and expand slips & moorings areas.*
- *Account for tides, currents and expanding usage of other river facilities.*

The Waterfront Walkway and Park:

- *Create opportunities for visitors such as food vending.*
- *Build an amphitheater between the riverfront and Main Street for larger events.*
- *Improve pedestrian connections to Main Street and other adjacent areas.*
- *Expand the Waterfront Walkway-Park to connect it to possible new uses at the mill site.*
- *Create a protective zoning district for the Waterfront Walkway and Park.*

The Industrial Area:

- *Optimize use of deep water port frontage, access and adjacent areas.*
- *Create a multi-modal freight facility connecting port facilities, rail and highway routes.*
- *Optimize use of on-site electric power generation and high pressure natural gas availability.*
- *Assure that any new uses in the redevelopment account for other waterfront activities.*

Other adjacent areas and uses:

- *Improve riverfront building facades and grounds.*
- *Protect and improve views of the river, bridge, fort, etc.*
- *Keep the area “authentic” with historic elements preserved.*
- *Help develop a private boat maintenance and storage facility.*
- *Create another launch site up river to allow more hand-powered boating.*

8. Fresh Water Resources Goal, Objectives and Strategies

Fresh Water Resources Goal:

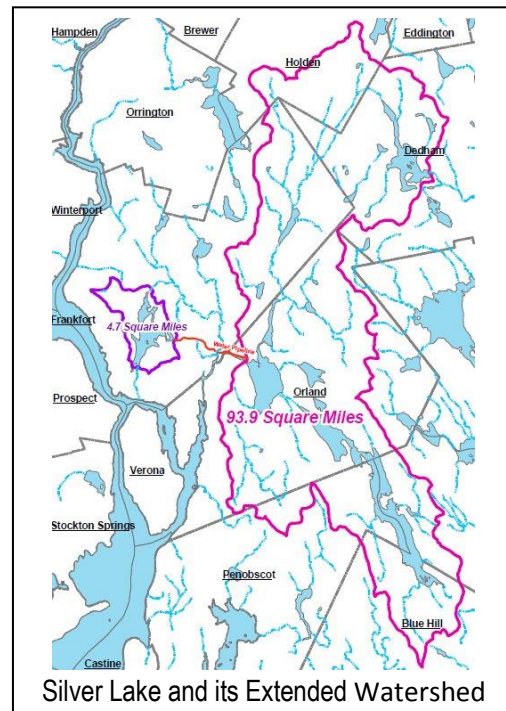
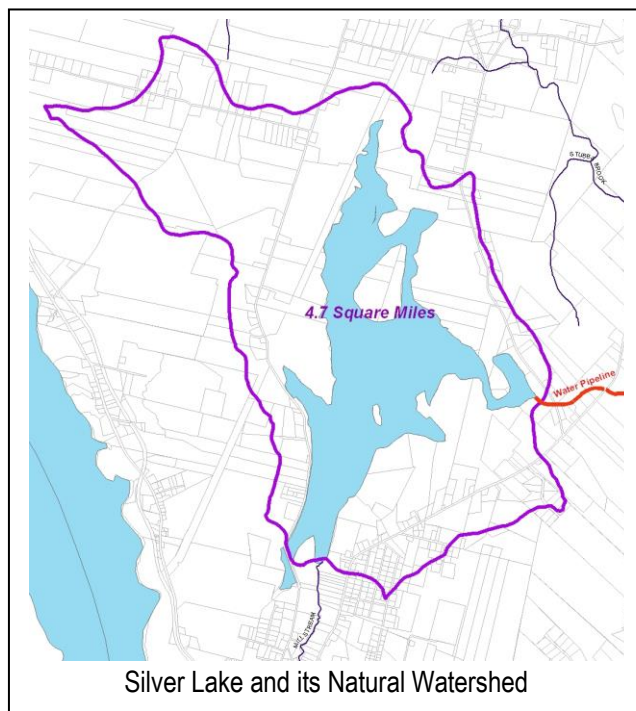
The town promotes the sustainable use of its water resources for drinking, recreation, and possible industrial purposes while avoiding contamination and over-use. The specific objectives are discussed below.

Strategy: The Bucksport Conservation Commission will lead, with the Friends of Silver Lake taking initiative in its areas of interest. Implementing this goal will involve a partnership of officials from Bucksport and other towns, property owners within each lake watershed, owners of water rights, Hancock County Soil and Water Conservation District, Bucksport Bay Healthy Communities Coalition, state and regional agencies, and others.

1. **Safe Drinking Water:** Bucksport aims to offer all households and public buildings access to safe drinking water. The plan recommends the following measures:
 - a. Support regular testing of drinking water in schools and other public buildings with frequent monitoring for appropriate levels of potentially harmful substances such as lead.
 - b. Monitor land use activities in the source water protection areas of public water systems and assure that any threats to water quality are addressed promptly. Priority shall be given to systems that the Maine Drinking Water Program ranks as being at high risk of contamination.
 - c. Identify areas with failing septic systems. Any town-sponsored housing improvement program (see Housing Goals 2 & 3) should give priority to repairing systems that pose a health threat to drinking water.
 - d. Organize an outreach program to encourage owners of private wells to conduct periodic testing for bacterial contamination and unsafe levels of trace metals. This could be undertaken by Bucksport Bay Healthy Communities Coalition in conjunction with the Downeast Public Health District using materials available from the Maine Drinking Water Program.
2. **Groundwater Protection:** The plan recommends that Bucksport retain its current land use ordinance groundwater protection standards.
3. **Lake Water Quality:** Bucksport aims to protect the water quality of all its lakes. Due to its importance as a public water source, protecting Silver Lake is the top priority. Specific measures are addressed in the Focus on Silver Lake section to follow. Some of these may be implemented as the plan is being prepared. The following general measures are aimed at all lakes in town. To facilitate achievement of these measures, the plan recommends that a lake watershed organization be established for each lake and that a watershed management plan that identified the specific needs of each lake be prepared.
 - a. Regular water quality testing: volunteers monitor lake water quality to determine if any changes are occurring and alert town and state officials of potentially unhealthy trends.
 - b. Best management practices for home owners: the lake associations provide homeowners with information on landscaping, yard care, driveway design, and related topics that reduce the rate of stormwater runoff into the lakes.

- c. **Wastewater disposal:** Make information available to homeowners on how to properly maintain septic systems. Take appropriate actions to eliminate identified malfunctioning subsurface wastewater disposal systems.
- d. **Review road construction design and maintenance standards** to determine how they might be amended to reduce the rate of erosion and flow of pollutants (such as salt) from roads into lakes.
- e. **Update the phosphorus standards** in the town's land use ordinances to reflect the latest DEP guidelines.
4. **Invasive Species:** undertake measures such as educational campaigns by watershed associations to prevent the introduction of invasive aquatic species that may harm water quality.
5. **Water Rights:** Discussion over water rights, dams, and aqueducts is underway as this plan is being prepared. It will be important for Bucksport to assure that its interests are protected.
6. **Regional Issues:** Contact towns and other entities that share watersheds with Bucksport and discuss interest in cooperative measures to protect lake water quality.

Silver Lake receives water from its natural watershed as well as through a pipeline from Alamoosook Lake. Maintenance of the aqueduct could be critical for the continued health of Silver Lake:



FOCUS on Silver Lake and its natural & extended watersheds:

The builders of the original paper mill recognized the need for huge volumes of fresh process water and greatly expanded the size of “Great Pond” in Bucksport by constructing the earthen dam to form today’s Silver Lake. The mill owners also discovered that the four square mile natural watershed could not sustain the enormous draw to the mill and built an aqueduct to Alamoosook Lake in Orland which collects water from a ninety-four square mile watershed.

Though current owners assure that prudent management of the resource will continue, oversight by a third party group seems crucial going forward as the use of the mill site is in flux.

A master plan for Silver Lake and its natural and extended watershed is recommended to keep an eye on the situation with the following issues in mind:

- Oversight via the new “Friends of Silver Lake” group
- Possible development of a more formal lake/watershed association
- Collaboration/Consultation with:
 - the Alamoosook Lake Association
 - Maine Water Company
 - Mill Site owners
 - Lakefront owners
 - Town officials
 - State and Federal Agencies
 - Great Pond Mountain Conservation Trust (also identifies SL as a focus area)
- Identified issues:
 - Water quantity- usage and legal access by mill site and town
 - Water quantity- acceptable lake levels for waterfront owners and wildlife
 - Water quality- possibility of invasive species and more pollution sources
 - Water quality- possible degradation due to lower flushing flows.
 - Ownership, condition and maintenance of dams and aqueducts
 - Recreational uses including town lands and possible opening up to swimming
 - Land use issues including possible relaxation of zoning standards.
- Suggested creative and practical investments from surveys, forums, etc.
 - Allow swimming at public or private beaches and develop a public area.
 - Finish town recreation areas on lake including trails and maintaining the existing pastures and orchard on the peninsula opposite the public boat ramp.



9. Natural Resources Goal, Objectives and Strategies

Natural Resources Goal: *Bucksport supports the protection of its key natural resources and assures that future land development occurs in a manner that minimizes damage to these resources and preserves public access for a variety of uses.*

Strategy: This goal will be achieved through a combination of data gathering analysis, public outreach, and preservation measures. The Bucksport Conservation Commission, the Great Pond Mountain Conservation Trust, other land trusts, and outdoors sporting groups are important implementation partners.

1. Data gathering and Analysis: In order to make informed decisions about Bucksport's natural resources, mapping of the town's undeveloped areas should continue. The data gathered would be used to establish priorities for protection and compiled into a draft natural resources report. A good start can be found in Section 1 of this Plan and considerable additional information and analysis that has been assembled by Janet McMahon and offered for use by the Great Pond Mountain Conservation Trust.
2. Public Outreach: The plan recommends that the report be presented to various stake holders such as hunters, ATV users, hikers, and bicyclists for review and comment. This report would be used to establish priorities for protecting natural resource areas.
3. Preserving public access: The natural resources report would identify opportunities for public access while suggesting measures to minimize harm to natural features that could be damaged by excessive use. See more on public access in Maine IF&W recommendations to follow in this section.
4. Land Use Ordinance Revisions: Since the current land use ordinance standards offer generally adequate protection of natural resources, only minor changes are recommended:
 - a. Make specific reference to Beginning with Habitat maps from the Maine Department of Inland Fisheries and Wildlife as a data source for use in land development applications that may affect a valuable natural feature or resource.
 - b. Allow the configuration of new subdivision lots to be altered if a different layout would enhance the protection of key natural features.
 - c. Review parcels affected by changes in Shoreland Zoning guidelines to determine where the Resource Protection Zone should be applied and where it might be discontinued.
5. Conservation easements: The plan recommends that the town works with local land trusts to acquire conservation easements from willing landowners for those properties with features ranked as most valuable in the report described under the data gathering and analysis (Goal 9.1 & 9.2).
6. Scenic Views: Section I, Table 9.6 lists significant scenic views that deserve protection and enhancement where possible. Though public roadways provide the most likely vantage points for enjoying these vistas, walkways and other locations both public and private should be considered when existing views may be blocked by publicly funded projects. A study of the river views from Main Street is recommended to determine how public policy should address this valuable resource.
7. Regional Cooperation: Natural resource conservation efforts would benefit from collaboration with neighboring towns and regional organizations including those previously mentioned.

Maine Department of Inland Fisheries and Wildlife (IF&W) Recommendations.

Pursuant to the required State review submission of this Plan, IF&W provided additional information and suggested actions that are edited and placed here with referral notes in other parts of Sections I & II. This Plan recommends that this IF&W input and linked data are to be considered in municipal planning and decisions as properly weighed against other economic and private interests.

Planning for Transportation, Recreation and other Developments

Undeveloped Habitat Blocks provide habitat conditions required by many of Maine's species. Roads and development fragment habitat blocks and can be barriers to moving wildlife. For more information, see:

http://www.beginningwithhabitat.org/the_maps/map3-undev_habitat.html

Stream crossings, terrestrial passage can be vitally important connections between habitats for many terrestrial species in addition to fish. Many stream culverts and other crossing structures present barriers to fish and wildlife movement. For more information, see:

http://maineaudubon.org/wp-content/uploads/2012/08/MaineAudubonConnectors_singlepages.pdf

http://www.maine.gov/dep/land/publications/stream_crossing_poster.pdf

<http://stayingconnectedinitiative.org/assets/Terrestrial-Exec-Summary.pdf>

<http://maineaudubon.org/streamsmart/>

<http://mapserver.maine.gov/streamviewer/streamdocHome.html>

Miscellaneous IF&W Recommendations

- Provide equitable public access and parking at Moulton Pond, Long Pond, Williams Ponds, Hancock Pond and Thurston Pond.
- Work with IF&W Region C (Jonesboro) Fisheries office (207-434-5925) to enhance valuable fisheries resources with continued or potential state-stocking. These include Moulton Pond, Hancock Pond, Jacob Buck Pond, Silver Lake and Long Pond.
- Provide riparian access along high-value wild brook trout streams. Streams with the highest need for additional public access are: White's Brook, Pinkham Brook, Stubbs Brook, Mill Stream, Dane Brook, Copeland Brook, McGann Bog Brook, Colby Brook, Moosehorn Stream, Golf Course Brook and the main inlet to Jacob Buck Pond.
- Protect coldwater fisheries by maintaining vegetated buffers and doing needed work near streams between July 15 and October 1. Vegetated buffers are recommended to be undisturbed to a 100-foot depth.
- Work with DEP to ensure the Town's ordinances meet or exceed minimum standards.
- View periodically updated maps at <http://webapps2.cgis-solutions.com/beginningwithhabitat/>.

FOCUS ON VIEWS:

Protecting scenic assets



A view of “the View” photo from Maine.gov

The view of Bucksport's harbor, the bridge and Fort Knox is often described as a "million dollar view". This unique vista becomes even more significant when you consider that it is visible from so many buildings and aspects created by the theater-like topography of the Bucksport Downtown as it slopes toward the riverfront.



A view from “the View” photo by George MacLeod

This scenic resource *differentiates* Bucksport from anywhere else in the vicinity. How this view is protected, optimized and marketed connects significantly to the future growth, development and value of the downtown area and its individual properties. This Plan proposes that a study be conducted by the Bucksport Conservation Commission or other group to determine how these goals might be accomplished in light of property values, owners' rights and community quality of life enhancement.

Some recommendations are:

- Complete a scenic assessment of this and other significant view sheds in town.
- Look into State sanctioned local option property tax breaks for view preservation.
- Compose Visual Impact Statement requirements for development in a view shed.
- Consider building height and width limitations where scenic views are shared.

The State of Maine publishes a how-to pamphlet on this subject available online at:
http://www.maine.gov/dacf/municipalplanning/docs/ScenicAssessmentRpt_LowRes.pdf

10. Agricultural and Forest Resources Goal, Objectives and Strategies

Agricultural & Forest Resources Goal:

Bucksport supports the use of its farm and forest lands for sustainably raising food and timber as well as for the land's contribution to the town's rural character.

Strategy: This goal will be achieved through a combination of promoting expanded markets for local food and timber, minimizing conflicts between residential and farm and forest uses, and preserving farm and forest land. The Conservation Commission, Economic Development Committee and others mentioned below will participate in furthering these objectives.

1. Increase the use of locally grown food: The plan recommends seeking technical assistance from groups such as the Bucksport Bay Area Chamber of Commerce, Healthy Acadia, the Maine Federation of Farmers Markets, the Maine Farmland Trust and the Downeast Business Alliance in undertaking the following:
 - a. Promote the protection of identified Prime Farm Land and development for agricultural uses.
 - b. Continue to support farmers markets in Bucksport by allowing the current market to remain in operation and periodically assess the need for expansion.
 - c. Assess the capacity of the Orland Community Center commercial kitchen to meet the needs of area value-added food product operations and, if necessary, support the creation of additional capacity either at the current site or another location.
 - d. Facilitate the delivery of surplus farm produce to local food pantries through use of programs such as Healthy Acadia's Gleaning Project.
 - e. Contact providers of institutional meals (such as school cafeterias, services for the elderly, and soup kitchens) to discuss how they could increase the volume of local food they serve.
 - f. Continue efforts to create a community garden and a regional food hub.
2. Promote the sustainable use of Bucksport's forested areas. Specific steps include:
 - a. Review the town's land use ordinances to assure that adequate commercial timber harvesting standards and best management practices include the Maine Forest Service in the enforcement of those regulations in shoreland areas.
 - b. Follow the recommendations of the 2010-2011 Forest Management Plan in maintaining town-owned forested parcels.
 - c. Seek the financial or human resources necessary to conduct a trial low-impact forestry demonstration project.
3. Preserve public access to those forest areas with high recreational value:
 - a. Assure that the trails through town-owned parcels are maintained and if practical, expanded (see Transportation and Recreation Goal).
 - b. Explore options to improve public access to land managed by land trusts and similar entities.
4. Minimize conflicts between residential areas and commercial farm and forest operations:
 - a. Keep significant farm and forest lands as designated rural areas in the Future Land Use Plan.
 - b. Assure that necessary farm and forest operations are not overly restricted by town noise, dust, and other performance standards in town land ordinances.

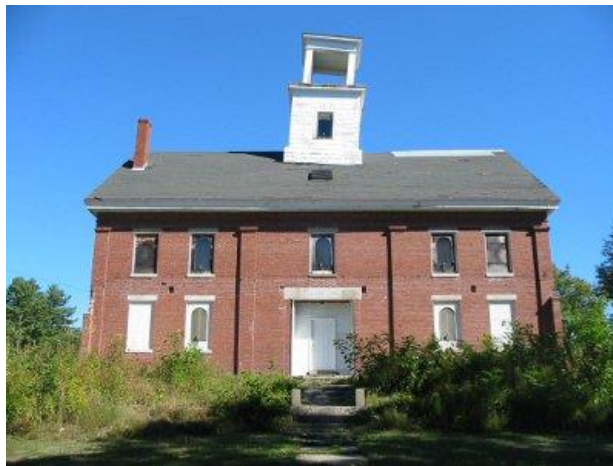
11. Historic and Archaeological Resources Goal, Objectives and Strategies

Historic & Archaeological Resources Goal:

Bucksport's historic, prehistoric, and archaeological resources are essential parts of the town's heritage and character and the town supports their preservation and protection from incompatible development.

Strategy: Bucksport is already active in identifying, and protecting its key sites and properties. This is the result of collaboration by town officials, historical society, interested citizens and the Maine Historic Preservation Commission (MHPC).

1. Review the inventory of historic and pre-historic sites. The plan recommends that the town works with the MHCP in setting its priorities for survey work by professional archaeologists to explore and preserve significant sites and artifacts. These include:
 - a. Known locations of indigenous culture and early Euro-American activities.
 - b. Potential locations on the banks of the Penobscot River, Silver Lake, Brewer Lake, Long Pond and their associated drainages. The primary focus would be on pre-historic resources.
 - c. Additional potentially significant resources associated with the town's maritime, agricultural, residential, and industrial heritage with a focus on sites from the earliest Euro-American settlements.
2. Assess the potential for two National Register Historic Districts. The first is the village area. The second is the "Town Site" area (the former Maine Seaboard Paper Company mill housing).
3. Continue to examine the eligibility of properties with apparent historic value for listing on the National Register of Historic Places and help interested owners with the application process.
4. Retain current provisions in town ordinances that protect historical resources from unintentional damage during the land development process.
5. Support efforts to complete the renovation of Wilson Hall.



Wilson Hall – September 2016

12. Land Use Goal, Objectives and Strategies

Land Use Goal: *Bucksport seeks to preserve its character by maintaining its current balance of residential, business, industrial and rural areas.*

Strategy: The Future Land Use (FLU) Plan presents the overall vision of future development. The FLU shapes development through factors such as access to public water and sewer, the road network, land under conservation easement, and land use controls. This section summarizes the major recommended land use ordinance changes discussed throughout the Goals and Objectives. See also the FLU, which may be found in Section II after Goals & Objectives.

1. Keep ordinances current: Conduct a periodic review (at least every five years) of town land use ordinances to assure that they are consistent with the latest standards. Examples include:
 - a. Stormwater management
 - b. Highway access management
 - c. Lake watershed phosphorus and related non-point source protection measures
2. Assess the adequacy of commercial and industrial land: The Economic Development Committee (EDC) shall review the availability of industrial, commercial, and retail sites, and see whether expansion of those areas is warranted. The EDC meets with the planning board to discuss the proposed changes.

13. Fiscal Capacity Goal, Objectives and Strategies

Bucksport's fiscal capacity took a huge blow in 2014 when the paper mill was closed. From a high of 70% of tax revenues in previous decades to its 2014 level of 45%, the mill had contributed greatly to the town. The 2015 tax bills for the power plant and remaining mill assets accounted for 17 percent of the town's property tax revenues. Town leaders recognize the strain put on residents from this and other factors, such as the necessary cost of a new wastewater treatment plant.

Fiscal Capacity Goal: *Bucksport seeks to maintain an efficient full-service community and rebuild its tax base to lessen the burden on taxpayers.*

Strategy: Since the major changes mentioned above, the Town Manager and Town Council have been looking for ways to trim costs while encouraging growth in the community. The Capital Improvements Plan, Public Facilities and Services and other sections outline progress and plans that have been made.

14. Regional Goals

Regional Goal: *Bucksport continues to support regional cooperation whenever deemed feasible and fair to all parties. Examples are cited throughout the goals and objectives.*

Strategy: Regional sharing and collaboration occurs at different levels. These include the immediately adjoining towns, Hancock County, the Penobscot Bay, River & watersheds, and Eastern Maine.

This Section contains regional objectives in the following areas:

- Economic Development
- Transportation
- Public Facilities & Services
- Recreation
- Marine Resources
- Fresh Water Resources
- Natural Resources
- Forest and Agriculture



The towns of Prospect, Verona Island and Bucksport all converge in the region's scenic harbor. 1999 USGS map.

TIMEFRAME and RESPONSIBILITIES

This addendum to the Goals, Objectives, and Implementation Strategies identifies a basic timeframe for the implementation of each goal. In many cases, the recommended strategy is ongoing continuation of current policy and details may be decided by committees or departments. The “Lead” column identifies the party or parties that will likely be heading up recommended actions in general. Other potential lead groups are specified in the preceding text. Bucksport Next may be asked to play a coordinating role to help keep all tasks on track. See pages 3 & 4 for more on collaboration and acronyms.

Economic Development Strategies	Timeframe	Lead
• Update the Economic Development Strategy	2017-2018	EDC, H&S
• District and Site Planning	2018-2019	EDC, PB
• Re-Zoning for ED purposes	2018-2019	EDC, PB
• Infrastructure Planning	Ongoing	EDC, DT
• Broadband Planning	Ongoing	EDC, DT
• Business Support Services	Ongoing	EDC, BBAC
• Business Promotion	Ongoing	BBACC
• Business Finance	Ongoing	EDC
Housing Strategies	Timeframe	Lead
• Housing Assessment:	2019-2020	CED, HC
• Promote safe and decent housing	Ongoing	CED, HC
• Create first-time home-buyer opportunities	2021-2022	CED, HC
• Encourage energy-efficient housing	2021-2022	CED, HC
• Alternative Housing	2021-2022	CED, HC
• Senior Housing	Ongoing	HC, SCRC
• Senior Support	Ongoing	HC, SCRC
Transportation Strategies	Timeframe	Lead
• Organize Transportation (Streets and Rds.) Comm.	2017	AC
• Streets and Roads	Ongoing	S/R
• Bicycle and Pedestrian Facilities	Ongoing	S/R
• Public transit	Ongoing	S/R
• Rail service	Ongoing	S/R
• Complete Streets, handicap and other access issues	Ongoing	S/R, SCRC
Public Facilities and Services Strategies	Timeframe	Lead
• Town Government and Finances	Ongoing	TC/TM, FC
• Emergency Services	Ongoing	BFD, PAC
• Educational Services	Ongoing	RSU 25
• Health & Social Services	Ongoing	BBHCC, SCRC
• Public Works	Ongoing	S/R, DPW
• Utilities	Ongoing	TM, SC

Recreation Strategies	Timeframe	Lead
<ul style="list-style-type: none"> • Facility upgrades & Public Access to water bodies • Ongoing support for cultural and rec. programs 	Based on funding -- Ongoing	P/R BACAS
Marine Resources Strategies	Timeframe	Lead
<ul style="list-style-type: none"> • Undertake a waterfront master plan 	2019-2020	WFC
Freshwater Resources Strategies	Timeframe	Lead
<ul style="list-style-type: none"> • Safe Drinking Water • Groundwater Protection • Lake Water Quality Expand existing efforts • Invasive Species 	Ongoing Ongoing Ongoing Ongoing	CC FoSL
Natural Resources Strategies	Timeframe	Lead
<ul style="list-style-type: none"> • Draft Natural Resources report • Land Use Ordinance Revisions • Conservation easements 	2020-2022 2018-2020 ongoing	CC OC, PB GPMCT
Agriculture & Forest Resources Strategies	Timeframe	Lead
<ul style="list-style-type: none"> • Increase the consumption of locally grown food • Promote the sustainable use of forested areas • Preserve public access to those forest areas with high recreational value • Minimize conflicts between residential and farm & forest operations • Assure that necessary farm and forest operations are not restricted by town noise, dust, and other performance standards in town land ordinances 	Ongoing Ongoing Ongoing Ongoing 2018-2020	CC FC GPMCT PB OC
Historical & Archaeological Resources Strategies	Timeframe	Lead
<ul style="list-style-type: none"> • Expand the inventory of historic and pre-historic sites • Assess the potential for two National Register Historic Districts. The first is the village area. The second is the former Maine Seaboard "Town Site" area. • Continue to examine the eligibility of properties with apparent historic value for listing on the National Register of Historic Places and help interested owners with the application process. • Retain current provisions in town ordinances that protect historical resources from unintentional damage during the land development process. • Support efforts to complete Wilson Hall renovations. 	When volunteers and/or funding available for all strategies.	HS HS HS OC, PB ED
Land Use Strategies	Timeframe	Lead
<ul style="list-style-type: none"> • Keep ordinances current with State requirements. • Assess the adequacy of comm./industrial zoned land 	Five-year review 2019-2020	OC, PB ED

FUTURE LAND USE PLAN

INTRODUCTION

This Future Land Use Plan reflects the vision of what Bucksport residents want their town to be for the next ten years or so. The plan revises and builds upon the future land use plan from the 2003 Comprehensive Plan. Residential, commercial and industrial growth is encouraged in appropriate areas within easy reach of town services and without adverse impact to neighboring properties. Rural areas are to be protected from excessive and inappropriate development.

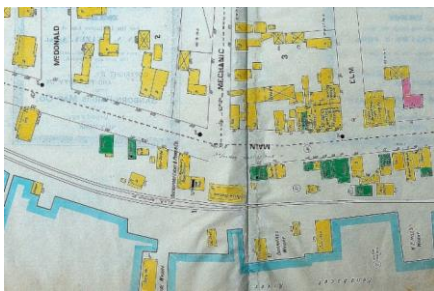
These conceptual recommendations are to be considered by the Ordinance Committee as it revises the Bucksport Land Use Ordinance in the next few years. It is not the intent of this FLU Plan to stipulate all details or devise the language of forthcoming ordinance changes, but it lays out a strategy and makes broad recommendations for the re-write committee, which may be the existing Ordinance Committee. The names of the proposed districts are also subject to change by the re-write committee. Some new (tentative) district names are used for this Plan to help distinguish proposed changes from the 2003 Future Land Use Plan and current zoning map.

Specifically, this section:

- a. Proposes a future development scheme for Bucksport; and
- b. Recommends growth and rural areas.

A FUTURE DEVELOPMENT SCHEME FOR BUCKSPORT

The following paragraphs present the future land use pattern envisioned for Bucksport (See also the Future Land Use Map).



The 1901 Sanborn Maps of Bucksport's commercial core.



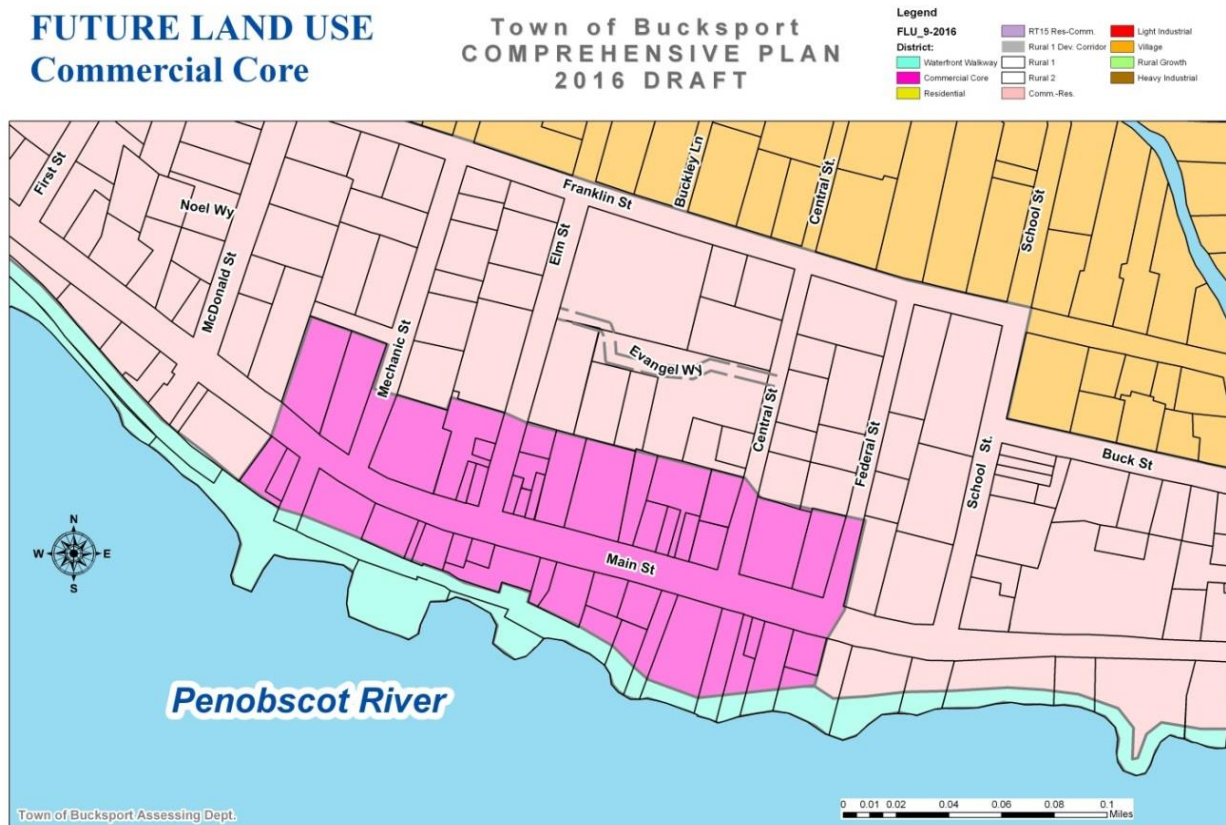
Post card of Main Street back in the day

Urban-Suburban Districts

The plan recommends change in the boundaries of the several urban Districts as follows.

The new **Commercial Core District** is the area of greatest density of development in downtown Bucksport. It is renamed in its smaller configuration to distinguish it from the existing Downtown District. The very compact Commercial Core District encourages and accommodates urban

elements such as a mix of commercial and residential uses, walkability, shared off-site parking and zero setbacks from Main Street and other property lines. It is important to clearly define this district so that appropriate ordinance language may be written to allow its features to continue and grow as distinct from other urban areas. Keeping this high-density area in a relatively small foot print may allow state regulators to permit future growth in this area to follow the historic pattern, even within the Shoreland Zone where statutes typically require more open space. Linking the conserved land in the proposed Waterfront Walkway Overlay District to this zone as a riverside buffer will also provide a rationale for greater allowed density, lot coverage and other relaxed standards. See Shoreland Districts for more on the WWO. Remaining portions of the existing Downtown District are to be encompassed by the Commercial-Residential District. See illustration later in this Section.



Future Land Use maps are available to view at www.bucksportmaine.gov

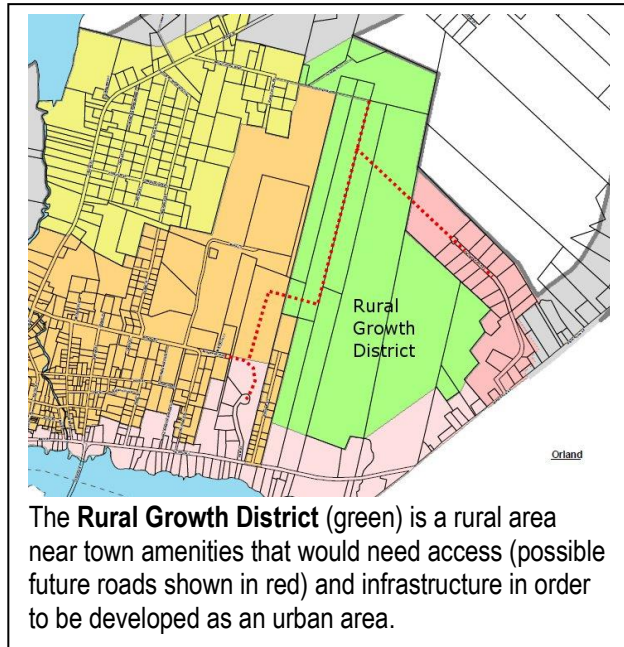
The **Commercial-Residential District** around the commercial core and along Main St., Route 1 and Route 46 is a medium to high density mixed use area with town water and sewer. It is recommended that on-site parking would be required for new development as is the general pattern of the area. The CR encompasses several existing commercial districts that could be combined to simplify the town's overall zoning scheme.

The **Village District** is primarily a medium to high density residential area with compatible commercial and institutional uses where both town water and sewer are available within approximately 500 feet. This Plan proposes that some residential neighborhoods that are unsuitable for commercial development should be separated from the Village District. This may

allow the Village District to accommodate more small to medium-scale commercial development as a mixed-use zone.

The new **Residential District**, as shown on the FLU map in yellow, contains areas in the current compact area that lack town water, but have town sewer. These areas are reserved for medium density residential development. Commercial uses in this area would be limited to small, home-based businesses. This district provides a good area of transition between urban and rural areas.

The new **Rural Growth District** is an area near town amenities that needs new access roads and other infrastructure in order for substantial development to occur. It will be treated as a Rural 1 area until appropriate access is planned for development. Then, areas would be included in the Village, Residential and/or Com-Res Districts depending on the type of development(s) that are planned. This district is designated on the map as a location for the town to direct new growth should a suitable area become needed. Residential development near the public schools and commercial development near major roads would seem most appropriate.

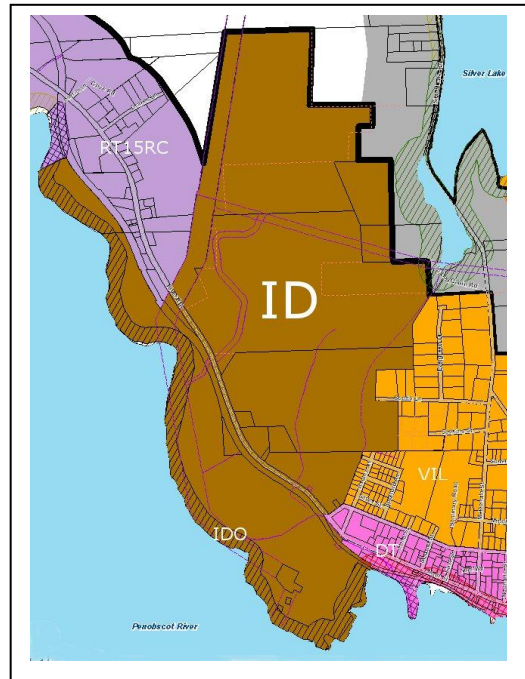


The **C3 (Industrial Park) District** already encompasses sufficient land for anticipated expansion in the next ten years and is proposed to remain the same.

Since the largest industry (by far) in the **Heavy Industrial District (ID)** has been discontinued, big changes are expected that could affect other uses in the immediate vicinity, the town and even the greater Bucksport area. A planning study will soon be commissioned under a generous USEPA grant very recently earmarked for the former mill site and environs. The grant will be administered by the Eastern Maine Development Corporation with input from property owners and local planning groups. This Comp Plan recognizes that the current zoning scheme for this area may not fully meet the needs of redevelopment and that potential, acceptable uses may not all be anticipated. Therefore, this plan offers going forward with the following prioritized solutions for the Heavy Industrial District and its Shoreland Overlay District, which is included in this discussion as part of the ID:

1. **Revise the list of allowed uses.** The ideal process, should time permit, would be for the town to approve additional uses that may be allowed in the Heavy Industrial District following completion of the USEPA planning study. As the needs for redevelopment in the area become more apparent through this process and through contact with likely project developers, the list of allowed uses and other regulations for the ID should be reviewed and adjusted to reflect any new concepts for the area as determined by the planning study. For example, educational institutions are not allowed but perhaps a new category of schools that is compatible with an industrial setting should be introduced to the Land Use Ordinance.
2. **Enable Conditional Use Zoning.** The current Land Use Ordinance description of the ID includes a broader mix of potential uses than are specifically allowed in the Table of Land Uses. The town could devise a process for conditional approval for specified uses for a

zoning district that are to be allowed only when a proposal meets additional, particular conditions that would assure compatibility with neighboring uses, abutting districts and beyond. This process would broaden the number of possible uses in a zone without having to anticipate every different kind of land use that may come along. It would also allow the Planning Board to determine approval without the additional step of going to the Town Council as now required in contract zoning. One way to establish Conditional Use Zoning is to add “conditional approval required” as a category in the Table of Land Uses. Additional procedural steps are needed for the approval process, such as performance standards, to assure compatibility of the proposed use. Conditional Use Zoning is a process that could be applied to all of the town’s districts to some extent and allow for a broader mix of uses.



3. **Utilize Contract Zoning.** The current Land Use Ordinance has provisions for contract zoning that could be used. Contract zoning is a process used only when there are no clearer paths available toward approval for a project that can exhibit a public benefit. Contract zoning must be utilized with a transparent public process giving consideration toward effects on neighboring uses and the overall well-being of the district, neighboring districts and the town. This process requires the Planning Board and the Town Council to determine approval. A more in-depth analysis and rationale (like conditional use zoning) is expected for contract zoning decisions because they typically do not conveniently fit into the composition of a particular zoning district.

If warranted for new industrial projects, large, vacant lots adjacent to the ID District should be considered for inclusion in the ID District, reserving buffers toward residential development.

Rural Areas

The plan recommends retaining the general layout of the Rural Districts. The depths of the Rural 1 Development Corridor and Route 15 Commercial District should be studied by the re-write committee to see if these districts have provided the desired effects since their inception and propose any needed adjustments according to its findings.

The Shoreland Zoning

- The **Resource Protection District** should be reviewed to exclude areas put in under rules for Inland Waterfowl & Wading bird Habitat that have since been repealed.
- A new **Waterfront Walkway District** should be created to protect walkway and park areas and to identify any conserved land along the river that provides a rationale for greater allowed density within the Shoreland part of the Commercial Core.
- The **Commercial Fisheries and Maritime Activities District** should be reviewed to see if it should be expanded to accommodate redevelopment of industrial/commercial areas.
- All **Shoreland District** boundaries and regulations should be reviewed following any changes to other districts to assure compatibility.

GROWTH AND RURAL AREAS DESIGNATION

Under this proposal, the Rural 1 Districts and the Rural 2 Districts will be the designated rural areas for the town. The other districts will be considered growth areas. Shoreland Districts are designed for protecting resource and limiting growth. Shoreland areas within the town's water and sewer service areas allow for greater density of growth than those in rural areas.

MEASURES TO DISTINGUISH GROWTH AND RURAL AREAS

The plan has several measures to encourage denser development in the growth areas and minimizing development in the rural area.

1. Minimum lot size requirements in the growth districts are relatively small (5,000 to 20,000 square-feet) compared to a one acre or more minimum for new lots in the rural districts.
2. Measures are proposed to keep the growth areas attractive for development by prohibiting potentially incompatible uses.
3. The on-going efforts to upgrade and market the downtown and waterfront area make this area more attractive to development. A pedestrian-friendly downtown attracts retailers and may lessen demand for developing commercial land along the highways.
4. The restriction on locating mobile home parks in remote areas of the town helps concentrate this use in areas within easier reach of town services.
5. Expansion of assisted living, senior citizen housing would take place in growth areas.
6. Development Corridors are designed to allow more housing density along existing roads so that rural back lands are not as pressured for development.
7. Future access and other infrastructure are proposed for the rural growth district.

CAPITAL IMPROVEMENTS PLAN

Introduction

The town of Bucksport routinely maintains a comprehensive, 5-year Capital Improvements Plan (CIP) for supporting and improving the town's public facilities. The CIP serves as a blueprint for the town's major capital expenditures. It is updated annually and generally implemented according to schedule. The town addresses anticipated needs in areas of municipal responsibility from emergency management to recreational facilities. Further details about the town's financial condition and fiscal planning may be found in Section I Fiscal Capacity and Section II Fiscal Capacity Goal, Objectives and Strategies. RSU 25 handles financial planning for the public schools with input from the various towns.

Bucksport's Capital Improvements Plan currently serves to provide funding to replace equipment, to maintain and improve existing facilities, to address identified deficiencies and to meet State and/or Federal mandates. The latest CIP is posted on the town web page and may be viewed at:

http://www.bucksportmaine.gov/vertical/sites/%7B1700581E-144E-4C5D-B026-79CCA6D1E656%7D/uploads/FY_2017_Capital_Improvement_Plan.pdf

Population Growth and Capital Needs

Considering the town's minimal growth rate and recent loss of customer base with the mill closure, public facilities appear to be adequate to serve the needs of the community over the next 10 years. Town management will continue to monitor population growth and any expansion of commerce and industry to assure that the CIP remains adequate for projected needs. This is especially important regarding local utility services that the town provides and the municipal water supply system that is owned and maintained by Maine Water, Inc. since changes in capacity for these systems may take several years to accomplish.

Funding Capital Improvements

There are a number of ways in which the town can pay for capital expenditures. Currently, the town is utilizing municipal bonds to cover such costs as the new wastewater treatment facility (under construction) and school improvements (through the RSU). Bonds can be viewed as a "pay as you go" approach to financing capital improvements. There are at least two advantages to reserve accounts. The first is that accumulated funds cushion the shock that might otherwise occur when a very large expenditure must be made in a given year. Reserve accounts allow the "bumps" in needed capital expenditures to be smoothed out over time. The second advantage is that the town saves money. Rather than paying interest on borrowed money for a capital expenditure, the town receives interest while the money is maintained in the reserve account.

The town of Bucksport is unusual among Maine communities because of the extent to which it uses reserve accounts to pay for many capital improvements. Reserve accounts represent a "save for the future" approach to funding capital improvements. Appropriations are made to these accounts on an annual basis. Appropriated funds and interest accumulate until it is time for a planned expenditure to be made.

In 2016, Bucksport had over 1.5 million dollars in 30 reserve accounts. This much balance earns tens of thousands of dollars in interest over the years. The 2017 budget included over \$300,000 in contributions to reserve accounts from tax appropriation plus \$160,000 from other reserves. Subtracting \$379,250 in budgeted expenditures will leave a 1.6 million dollar balance for 2017. While the Town continues to use reserving as the primary method of meeting Capital Improvement needs, it has also started to use Municipal leasing for some equipment

replacement. The town still receives some Tax Incremental Financing (TIF) revenues that are generated from two commercial developments. Much larger TIF Districts created at the paper mill site were recently extinguished by mutual agreement. TIF District revenues are used to support economic development efforts throughout the community.

Excerpt from Bucksport's 2017 Capital Improvements Plan:




























(The entire spreadsheet may be viewed at www.bucksportmaine.gov)

CIP Reserve Account Name	2016 Balance	2017 Proposed Appropriation
Ambulance Equipment	\$40,898	\$30,000.00
Animal Shelter	\$21,610	
Bucksport Performing Arts Center	\$7,599	\$2,500.00
Chamber of Commerce Building	\$51,798	
Concession Stand/Bathroom: Miles Lane	\$15,465	
Defense Fund Reserve	\$1,684	
Dispatch Equipment	\$71,389	
Downtown Improvements	\$23,904	
Drug Forfeiture Reserve	\$2,808	
Fire Equipment	\$34,579	\$21,000.00
Gardner School Reserve	\$157	
Highway Equipment	\$38,331	\$100,000.00
Highway Improvements	\$310,628	
Highway Improvements - Rt. #46	\$12,493	
Housing Rehabilitation Reserve	\$1,195	
Industrial Park Land Purchase	\$11,567	
Info Technology Reserve	\$824	\$40,000.00
Jewett School/Community Center	\$31,452	
Natural Gas	\$2,384	
Parking Lots	\$24,573	\$0.00
Police Equipment	\$7,099	\$25,000.00
Pool House and Storage	\$53,324	
Public Access (CATV) Equipment	\$24,818	
Public Safety Building	\$46,608	\$20,000.00
Recreation Equipment	\$83,243	
Recreation Facility	\$80,529	
Recreation Revenue Reserve	\$97,313	
School St Fire House Reserve	\$11,279	
Silver Lake Property	\$33,912	
Town Garage	\$58,153	\$10,000.00
Town Office Building	\$50,259	\$20,000.00
Town Office Equipment	\$44,155	\$5,000.00
Transfer Station (Solid Waste) Equipment	\$92,869	\$27,000.00
Transfer Station Facility	\$79,449	
Waterfront Reserve	\$57,402	
Willow House Reserve	\$1,353	
Yellow School House	\$10,500	
Totals	\$1,537,604	\$300,500.00

Supporting information available at www.bucksportmaine.gov:

(Navigate through Town Maps tab.)

Maps

-  [Maine Futures Community Mapper](#)
-  [BWH_High_Value_Plant_and_Animal_Habitat.pdf](#)
-  [BWH_Regional_Landscape.pdf](#)
-  [BWH_Undeveloped_Blocks.pdf](#)
-  [BWH_Water_Resources.pdf](#)
-  [BWH_Wetlands.pdf](#)
-  [Current_Land_Use_MAIN_ST_8-2016.pdf](#)
-  [Current_Land_Use_Route_1_8-2016.pdf](#)
-  [Current_Land_Use_RURAL_8-2016.pdf](#)
-  [Current_Land_Use_URBAN_8-2016.pdf](#)
-  [Current_Zoning_URBAN_8-2016.pdf](#)
-  [Current_Zoning_Districts_Sheet_1.pdf](#)
-  [Current_Zoning_Districts_Sheet_2.pdf](#)
-  [Development_Constraints.pdf](#)
-  [Downtown_Parking.pdf](#)
-  [Downtown_Transportation_Facilities.pdf](#)
-  [Forest & Agriculture Current Use.pdf](#)
-  [Forest & Agriculture - Prime Farmland.pdf](#)
-  [Forest & Agricultural_Soil_Resources.pdf](#)
-  [Future_Land_Use_COMM_CORE_9-2016.pdf](#)
-  [Future_Land_Use_RURAL_8-2016.pdf](#)
-  [Future_Land_Use_URBAN_9-2016.pdf](#)
-  [Historic-Archaeological_Sites.pdf](#)
-  [Land_Cover.pdf](#)
-  [Transportation - MDOT Data.pdf](#)
-  [Transportation - Road Weight Limits.pdf](#)
-  [Water_and_Sewer_Service.pdf](#)