

**TOWN OF YARMOUTH  
COMPREHENSIVE PLAN STEERING COMMITTEE  
REGULAR MEETING**

**May 14, 2024**

**7:00 PM, Town Hall Community Room, 200 Main Street, and via Remote Meeting**

**<https://meet.goto.com/451872165>**

**Join by phone: 1 (872) 240-3412, Access Code: 451-872-165**

**AGENDA**

- I. Public Comment (5 minutes)**
- II. Review Meeting Summary from April 23 (5 minutes)**
- III. Discussion and Review of Public Comment To Date (90 minutes)**
- IV. Review of Timeline to Adoption (15 minutes)**
- V. Adjournment**



# YARMOUTH MAINE

To: Comprehensive Plan Steering Committee  
From: Erin Zwirko, Director of Planning & Development  
Re: Background for May 14, 2024, Steering Committee Meeting  
Date: May 7, 2024

Please see the following notes to help you review and be prepared for the May 14, 2024, Steering Committee meeting.

## **Review Meeting Summary from April 23, 2024**

Attached is the April 23 meeting summary for the Committee to review and approve. Please let me know if you have any revisions to the meeting summary.

## **Discussion and Review of Public Comment**

Included in the meeting package is a spreadsheet of all of the public comments. It is attached as a pdf, and I'll send it as an excel spreadsheet in case members want to sort the comments for your own review. I believe most of the comments received at the public hearing are incorporated into the other comments, but are attached here as well.

Further, for ease of review so the packet is not unwieldy, I've placed copies of the letters received in this Google Drive: [https://drive.google.com/drive/folders/1qRIOdCdBo3pmky\\_Z\\_Dy\\_ixA9Mq\\_QqTeD?usp=sharing](https://drive.google.com/drive/folders/1qRIOdCdBo3pmky_Z_Dy_ixA9Mq_QqTeD?usp=sharing). Specific comments are reprinted in the spreadsheet.

As we did last meeting, we'll review some of the big picture items noted in the comment letters. Thoughts and feedback from the Steering Committee are appreciated to give direction to staff and North Star Planning. The major items I want to flag for the Steering Committee include:

1. Continued discussion on balancing growth and development with open space and natural resource protections.
  - a. I would like to suggest that we look at each section of the Future Land Use Plan for suggestions and recommendations.
  - b. We plan to replace verbs with more action oriented verbs in the implementation matrix and I would appreciate feedback.
2. Comments around rewording Goal 4.
3. Inclusion of an Action that recommends adoption of a goal of 30% of the land area be permanently protected by 2050.
4. Whether the 2019 Open Space Plan should be updated, or if it makes sense to update the document after an assessment of the implementation.
5. How the 2018 zoning work is characterized in the plan and how that informs the path forward.

**Erin Zwirko, AICP, LEED AP | Director of Planning & Development**  
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In addition to these items, Steering Committee members can also share items that may be important for them as well after reviewing the comments to date.

### **Upcoming Meetings Dates**

Please take note of the following important dates:

- May 28 CPSC meeting
- June 6 Town Council workshop
- June 20 Town Council action to potentially adopt

### **Attachments:**

1. Draft April 23, 2024 meeting summary
2. Compilation of public comments
3. Comments received at public hearing on April 25

Yarmouth Comprehensive Plan Steering Committee (CPSC)  
 April 23, 2024  
 7:00 PM  
 Meeting Summary

Name	Attendance
John Auble	Y
Daniel Backman	Y
Crispin Bokota Bolese	N
Emily Bryson	Y
Judy Colby-George	N
Hildy Ginsberg, Co-Chair	Y
Kevin Hartnett	N
Miriam Markowitz	N
Tim McGonagle	N
Tred McIntire	Y
Neena Panosso	N
Todd Rich	N
Bill Richards, Co-Chair	Y
Lynne Seeley	Y
Sophie Wentzell	N
Jamie Whittemore	N
Sarah Witte	N
Karin Orenstein, Town Council Liaison	Y
Erin Zwirko, Planning Director	Y
Julie Dubovsky, Assistant Planner	N
Ben Smith, North Star Planning	Y
Kate Burch, North Star Planning	N

**I. Public Comment**

Chris Stetson offered public comment. He noted that he has also submitted written comment which was forwarded to the Committee. He questioned why the Land Acknowledgement statement was included in the document. Mr. Stetson would like additional information on the intent of including the statement and expressed concern about the potential for payment of reparations. Mr. Stetson also expressed concern about the combined cost to implement both the Climate Action Plan and the Comprehensive Plan. He estimated that the Climate Action Plan would cost \$163 million to convert the school facilities and fleet to electric, municipal facilities and fleet to electric, and residences and commercial properties and vehicles to electric. Mr. Stetson expressed concern about the rising costs to the taxpayers as a result.

Steering Committee members responded that the Steering Committee is responsible for the Comprehensive Plan. The Climate Action Task Force prepared the Climate Action Plan. The Comprehensive Plan sets a vision and goals for the town, and the future implementation committee will help the town plan for capital investments.

Mr. Stetson suggested that the Comprehensive Plan and the Climate Action Plan be decoupled until financial models would be developed.

## **II. Review Meeting Summary from February 27**

The Committee unanimously approved the meeting summary from February 27, 2024.

## **III. Discussion and Review of Public Comment to Date**

Erin noted that public comments received as of April 12<sup>th</sup> were included in the packet for the Committee to consider. She indicated that she has also been various town board and committee meetings to provide an overview of the plan, to request comments, and answer any questions. Erin noted that the public comment period ends on April 30. The meeting on April 25 with the Town Council is venue to collect comments.

In general, Erin reported that the comments received so far are generally in five categories:

1. The limits of the Growth Area in the area of the Cousins River marsh and at Wyman Station.
2. (Re)Establishment of a Conservation Commission and additional regulatory controls on development.
3. Commitment to implementation through the development of priorities and metrics.
4. Ways to reduce the tax burden on community members.
5. Continued discussion on balancing growth and development with open space and natural resource protections.

Committee members noted that the first point is really a subset of the fifth point. Additionally, Committee members thought that issues around affordable housing could also make that list. Erin responded that she thought that the draft plan hit on most of the points in that specific comment letter. The Committee discussed generally the tenure of the comments on how the town can ensure that any growth and development is not just runaway growth and increased housing costs.

The Committee discussed the relationship between a Growth Area and zoning. The Growth Area is not a regulatory concept, whereas zoning provides levels of protection. In the area of the Cousins River marsh, the Committee decided to move the Growth Area to be consistent with the commercial zoning district. The Committee discussed how this is a good example of balancing growth with natural resource protection. At Wyman Station, the Committee decided to leave the property as a Growth Area consistent with the zoning district and to support strategic economic development initiatives. The Committee believed that recreation or open space opportunities could co-exist with any future redevelopment or reuse of the site.

The Committee discussed (re)establishing a Conservation Commission. The Committee discussed that a Conservation Commission in Maine has four purposes acquiring land, accepting gifts, education, and property management. The Committee discussed concerns about additional regulatory hurdles to go beyond those powers noted. The

Committee discussed actions in the draft plan that suggest additional regulations and suggested that those processes and policy decisions should play out.

The Committee discussed committing implementation through prioritization and metrics. The Committee discussed various metrics, like percent increases of the commercial tax base or per capita open space acreage. The Committee decided to leave the development of metrics and prioritization to the implementation committee.

The Committee determined that the Town Council is the body that should be considering how to manage the tax burden as many decisions will have pros and cons and budget consideration. It is part of the Council's policy setting. The Committee generally discussed whether there is a tipping point of too much growth and tax increases, but were unsure where that tipping point lives. The draft plan calls for a focus on levers that can generate revenue for the town.

Finally, the Committee discussed the continued commentary about really balancing growth and development with natural resources. The Committee believed that the draft plan does that currently but directed staff and North Star Planning to put the information front and center in some sort of call out. The Committee discussed that it might feel like growth is inevitable, but the town really needs to have a heavy hand in ensuring natural resource protection. The Committee discussed how the Growth Management Act intends for communities to do just that, balance where growth is appropriate and protect areas where growth isn't appropriate.

#### **IV. Upcoming Meetings**

Erin reported that the public hearing with the Town Council on April 25 is to collect comments. No one needs to respond to any particular comment. A draft presentation is in the packet if anyone has revisions.

The Committee scheduled a second May meeting for May 14 in order to review the rest of the comments. The later May meeting could be reserved to review the state feedback. The Committee asked Ben what he thought would be the scope of feedback from the state. Generally, Ben thought that the feedback would lean toward a consistency finding with optional revisions rather than an inconsistent finding and mandatory revisions.

#### **V. Adjournment**

The meeting adjourned at 9:00 PM.

Department Head Comments

Name	Comment	Page	Response	Category
Steve Johnson	Should be updated since this plan will not move forward.	1-33	Climate Action Plan was adopted by Town Council, and budget for shared Sustainability Coordinator is incorporated into the next fiscal year.	Regional Planning
Steve Johnson	The Route 1 Corridor Study is missing although I'm not sure you want it in. There were several phases done by Gorrill-Palmer and the effort was steered by the Gateways Committee.	1-46	The referenced study dates to before the 2010 Comp Plan. No change needed.	Previous Planning
Steve Johnson	H-4 Header should probably be on the next page.	1-59	Keep with corresponding actions	General
Steve Johnson	14 Communities	1-77	Edit in WR-5.3	Implementation Matrix
Karyn	P-1.1 should include YCS		Make Change	Implementation Matrix
Karyn	P-1.3 should be ongoing		Make Change	Implementation Matrix
Karyn	H-3.4 should include General Assistance as responsible party		Make Change	Implementation Matrix
Karyn	H-5.13 should include General Assistance as responsible party		Make Change	Implementation Matrix
Karyn	MR-5.1 should be medium		Make Change	Implementation Matrix

Board and Committee Comments

Name	Comment	Page	Response	Category
Parks and Lands (meeting)	AF-2.1 should not include PLC.	1-52	Make change	Implementation Matrix
Parks and Lands (meeting)	R-4.1 should include PLC	1-64	Make change	Implementation Matrix
Parks and Lands (meeting)	R-5.1 should include PLC and be ongoing	1-64	Make change	Implementation Matrix
Parks and Lands (meeting)	T-7.7 should be ongoing	1-68	Make change	Implementation Matrix
Parks and Lands (meeting)	NR-3.4 should include PLC	1-72	Make change	Implementation Matrix
Parks and Lands (meeting)	NR-4.3 should be medium term	1-73	Make change	Implementation Matrix
Parks and Lands (meeting)	NR-4.5 should be short term	1-73	Make change	Implementation Matrix
Parks and Lands (meeting)	NR-4.6 should be medium term	1-73	Make change	Implementation Matrix
YTAC (meeting)	AF-2.1 should include Tree Advisory Committee	1-52	Make change	Implementation Matrix
YTAC (meeting)	Split NR-4.7 into two actions covering mature trees and separately reduce lot clearing.	1-73	Make change	Implementation Matrix
YTAC (meeting)	Add PLC and Tree Advisory Committee to NR-5.4	1-74	Make change	Implementation Matrix
YTAC (meeting)	Change NR-5.1 - NR-5.3 to ongoing	1-74	Make change	Implementation Matrix
YTAC (written)	Under Goal 2, please add a priority action item to offset possible decreases in lot size by setting standards for maximum lot coverage and use of impermeable surfaces. There is a need to ensure that adequate space is allowed for proper planting and care of trees on housing lots.	1-17	For Discussion with Steering Committee	Priority Goals
YTAC (written)	Under Goal 4, the importance of the town tree canopy as a natural resource should be emphasized. Priority action items in this section should include a plan for protection of existing mature trees and woodland on public land as well as for new tree planting to ensure preservation of the tree canopy throughout town. This is critical to mitigate the effects of climate change.	1-21	Add NR-4.7 as a priority action item under Goal 4.	Priority Goals
YTAC (written)	Add an action item to incorporate incentives and/or ordinances into town operating processes that protect town tree assets and/or create mitigation paths for property owners. In addition, include an action item to provide educational workshops for property owners on landscaping best practices; i.e. tree benefits, planting, placement, removals, pruning, and general care.		NR-4.7 addresses the first comment. Expand NR-5.1 to reference best practices on tree protection and preservation.	Implementation Matrix
YTAC (written)	In the Definitions section, please include Trees, Tree Canopy, Forests, Woodlands under "Natural Resources" and "Open Space."		There is a detailed section on the Tree Canopy in the Inventory Chapter. Review the narrative for the inclusion of the terms when referencing natural resources and/or open space.	General
Bike and Ped	The one piece of feedback I have is to incorporate an action item or strategy of developing a revised active transportation (bike/plan) vision and plan.		Revised Action T-7.9 to include at the end "that includes all modes, active transportation goals, and vision zero and complete streets principles."	Implementation Matrix
Parks and Lands (written)	We agree with the Vision Statement that "visionary transformation is essential to protect Yarmouth's natural resources and ensure resilience to the impacts of climate change." (1-8) However, we don't see that visionary transformation in the focus, tone, or content of this Comprehensive Plan. This Plan is devoted to solving and providing action items for housing (the word appears 169 times in the body document), with disproportionate focus placed on increased development, especially near the Royal River and watershed. In the Plan's rhetoric, "Passion for environmental protection" is listed among the problems and crises that Yarmouth must overcome rather than as an indelible aspect of our town's identity, health, and responsibility for stewardship (1-7). How are we to interpret this positioning if this Plan sets the framework for the Town's municipal actions for the next twelve years?	1-7	Last paragraphy on page 1-7 could be rewritten to deliver the intent. The passion is not intended to be a setback to overcome, but is lumped into a paragraph that refers to setbacks. The sentence will be reworked.	Yarmouth Today
Parks and Lands (written)	The goals related to protecting natural resources and reducing climate impacts generally do not get those bold action verbs- instead they feature passive words like educate, assess, promote, identify, consider, and so on.		R-4.1 "and establish the goal" MR-5.1 "and address climate..." NR-3.2 "Create a process" NR-3.4 "Evaluate and upgrade" NR-3.5 "... and develop regulatory and incentives to protect such corridors" NR-3.7 "Adopt"	Implementation Matrix



Board and Committee Comments

Parks and Lands (written)	While we commend the intention of the Comp Plan committee to promote affordable and workforce housing, the loss of more open space to accomplish this is NOT the best, or only solution. This is particularly concerning in the housing section H-5.10 which talks of making town-owned land available for deed restricted affordable housing. The suggestion in H-4.5 supporting use of existing buildings to accommodate multiple dwelling units is more palatable to this committee. Additionally, if a major goal of the Comp Plan is to maintain and promote a diverse population, more needs to be done to ensure that older and long-time residents are able to remain in the town and community that they are invested in.		Acknowledged	General
Parks and Lands (written)	The document lacks specifics about requiring a ratio of green spaces to impermeable spaces both on individual lots and as a whole for the Town. This is a significant factor for runoff, erosion, etc., before Climate Change is even considered. It is also a defining aspect of our town's character.		The Comprehensive Plan Steering Committee recognizes the importance of this and recommends revising NR-4.1 to include an action to Achieve 30% of land area permanently preserved.	Natural Resources
Parks and Lands (written)	It does not suggest or propose specific actions, protections, or incentives to protect our tree canopy and wildlife corridors. The Climate Action Plan was approved and these factors are crucial components.		As with any action, the specific work of work will be developed. The Comp Plan includes actions to address tree canopy and wildlife corridors.	Natural Resources
Parks and Lands (written)	In the Plan, Yarmouth's area is listed as 22.94 Sq. miles. It does not state that only 13.35 sq. miles of that is land; the rest is water.		The two instances in the inventory chapters does make clear the split between land and water. A highlight will be added to page 1-20.	Priority Goals
Parks and Lands (written)	The plan states there are 700 acres of protected land (1-20). Our findings to date suggest this number might be accurate, but does not discern between the different levels of protection that land can be granted. Most of our town-owned parks have no permanent protections. Other open spaces are privately owned without conservation easements, leaving them vulnerable to increased development pressures. Even if 700 acres is correct, we see that is roughly 1.1 square miles of the 13.35 square land miles of town, or only 8%, against the Maine State Conservation goal of 30%. Today, there are 188 acres (2.2% of total land) of town owned land under conservation easement, including 27 acres around the middle and elementary school which might not be considered open space. Not all land trust property is protected.		Include an Action under NR-4 to place town-owned open space and recreation parcels into permanent protections that are appropriate for the use, resources, and ecological function.	Natural Resources
Parks and Lands (written)	In our examination, conservation words such as "wetlands," "pollution," and "run off," only appear in the matrix, not in the aspirational body of the plan. The body prose of the Plan needs to emphasize conservation and open spaces as a strength, not a challenge, and the action matrix needs to suggest specific zoning changes and protections rather than the soft, passive verbiage of; "learn, research, study, observe," and so on.		The implementation matrix has been updated with active verbs.	Natural Resources
Parks and Lands (written)	Yarmouth already has the highest population density of nearby towns with similar populations at 670.6/sq. mile according to the US 2020 census data. Yarmouth is almost double the county average (362.4) and has grown in density by 7% since 2010.		Acknowledged	Population
Parks and Lands (written)	There are a number of places in the matrix where the PLC should be included as a responsible party. Under Marine Resources, MR-2.1, MR-4.2, and MR-5.1 all refer to recreational opportunity and access and should list the PLC. Additionally, under Natural Resources, the Parks and Lands committee should be named under all action items under NR-1 "to conserve critical natural resources in the community".		Update as noted.	Marine Resources, Natural Resources
HPC	HA-1 delete to the greatest extent possible		The text of HA-1 comes from state law. HA-1 will be updated.	Historic
HPC	HA-1.1 For historic archaeological sites and areas sensitive to pre-historic archaeology, where any development is proposed, through local adopt land use ordinances to require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation. ADD HPC TO THE RESPONSIBLE PARTY LIST		Make change, take off YCS	Historic

Board and Committee Comments

HPC	HA-1.4 Incorporate <u>historic</u> and archaeological studies in any dam removal projects to ensure at-risk resources are protected.		make change	Historic
HPC	HA-1.5 Implement the 2020 Preservation Plan's recommendations for the potential Pleasant Street and, Gilman Road, <del>and Princes Point Road</del> Historic Districts by amending the Historic Preservation Advisory Ordinance.		make change	Historic
HPC	HA-1.6 Pursue National Register of Historic Places listings for our Historic Districts. Work with property owners to encourage National Register listings for individual eligible properties. Consider possible incentives, such as partial property tax exemptions or tax credits.		make change	Historic
HPC	HA-1.7 Continue to consider the merits of Pursue becoming a Certified Local Government with the Maine Historic Preservation Commission. This action would also require reconsidering changing the existing advisory framework of the Historic Preservation Advisory Ordinance.		make change	Historic
HPC	HA-1.8 Expand and promote resources for upgrading historic buildings through weatherization, efficiency, electrification, and other emission- reducing upgrades, in a compatible manner, retaining historic building materials wherever possible, to minimize carbon emissions.		See edit under CEES comments, and use that language.	Historic
HPC	HA-2.1 Work with town staff, partners (including Yarmouth Historical Society and any indigenous community members), and the indigenous communities of Maine to affirm a townwide land acknowledgement statement. ADD YARMOUTH HISTORICAL SOCIETY TO RESPONSIBLE PARTY LIST.		make change	Historic
HPC	HA-2.3. Encourage public knowledge, understanding, and appreciation of Yarmouth's history, from the use by Wabanaki and Abenaki other tribes to current day. ADD YARMOUTH HISTORICAL SOCIETY TO RESPONSIBLE PARTY LIST.		make change	Historic
HPC	On Objective E-1, at the head of page 1-55, add a clause at the end of the sentence, "...consistent with the existing historic character of the community."		The Steering Committee appreciates the point of view of the Committee, but ultimately, any action under this objective would go through a public process where those nuances would be applied.	Historic
CEES	We agree that the completion and adoption of the 2019 Yarmouth Open Space Plan can be counted as a community success. However, the fact that most of its recommendations have not yet been implemented could be characterized as a community setback. We hope you will join us in recommending the immediate review and implementation of that Plan in full.	1-7	The text on the bottom of page 1-7 has been identified as needing updates. The Steering Committee agrees that the Open Space Plan needs new life, and Action NR-4.6 calls for its update.	Natural Resources
CEES	Reword to read: "Protect the natural environment in our community." (In other words, whether or not the community grows, we still want to protect the natural environment.)		For Discussion with Steering Committee	Priority Goals
CEES	Several of the actions within the Climate Action Plan aim to preserve natural resources throughout the town, regardless of Future Land Use designation. We therefore recommend that the broad goal of protecting natural resources be mentioned explicitly in the "Growth Area" and "Limited Growth Area" sections of the Future Land Use Plan, and that the Comprehensive Plan Steering Committee consider adding action items that support the above goals and actions.		Agreed, and the discussion will be updated.	Future Land Use Plan

Board and Committee Comments

CEES	Of primary concern are six areas designated as high priority for land conservation/protection in the 2019 Open Space Plan Conservation Value Map (see Appendix A), which also lie within the Growth and Limited Growth Areas of the Comprehensive Plan map. We recommend that the committee compare the Open Space Plan Conservation Value Map with the Future Land Use Plan - and update mapping that sums Open Space Plan Values based on current data sets - to catch potential overlaps before development begins. Several of the proposed land use changes in the Comprehensive Plan could have a negative impact on the Town's ability to achieve community emissions reduction goals by 2050. A clear map that outlines future growth of the town within the parameters of the Comprehensive Plan would be a helpful tool in addressing potential issues. When considering how population density will increase in Yarmouth, this tool can capture any potential overlaps with land identified as priority acreage for habitat protection, carbon storage, and marsh migration; stormwater and floodplain concerns; public transit access; as well as other community needs.		NR-3.2 with stronger actions words will ensure that this happens.	Natural Resources
CEES	Regarding immediate priority actions, we recommend adding three considerations to the action related to reducing minimum lot size: 1) that new buildings meet the highest standards for efficiency, carbon neutrality, and climate resilience; 2) that any development preserve or increase tree canopy; and 3) that further development be avoided in areas that have high value for open space connectivity, carbon storage, wildlife habitat, and/or public access. This can be stated concisely: "Amend the Zoning Ordinance to reduce the minimum lot sizes required in the Growth Area, taking into consideration the unique context of Yarmouth neighborhoods and the actions adopted by Town Council in the 2024 Yarmouth Climate Action Plan."	1-34	Update Action H-4.3 and on page 1-34	Implementation Matrix
CEES	The Yarmouth Climate Action Board (YCAB) should be included as a responsible party on any item marked with a green checkmark, to help facilitate ongoing collaboration and accountability.		Make change	Implementation Matrix
CEES	Please adjust the top left paragraph to reflect that the Climate Action Plan was adopted by the Town Council in March 2024.	2-175	Inventory chapter - consider making change	Inventory Chapter
CEES	HA-1.8 We recommend aligning this language with Action 3.1.3 in the Climate Action Plan: "Review and update the Yarmouth Historic Preservation Advisory Ordinance to include tools, policies, and incentives that retain embodied carbon and increase energy efficiency in historic building rehabilitations."		Make change	Historic
CEES	This section of the document focuses heavily on agricultural land; we would like to highlight that Yarmouth also has forested land that contributes to climate mitigation, wildlife habitat, water quality protection, and other concerns. We therefore recommend that you add an action item similar to AF-1.2 that prioritizes maintaining large tracts of forested land in town.	1-52	Make change	Forestry
CEES	AF-1.2 Add a green checkmark, as this action relates to Action 9.2.1 in the Climate Action Plan.		Make change	Forestry
CEES	Amend this action to include the town's climate and sustainability goals: "Enact or amend local ordinances to reflect the desired scale, design, intensity, sustainability and location of future economic development." Please also add YCAB as a responsible party, to support alignment of economic development with opportunities laid out in the Climate Action Plan.	E-1.3	Make change	Economy
CEES	Add an action to mirror Action 4.1.1 of the Climate Action Plan: "Require all new large developments (commercial, residential, or municipal) to evaluate feasibility of district energy or microgrids powered by renewable energy." Yarmouth has the potential to lead the region in demonstrating resilient & renewable energy, which will enhance local economic development.	E-1	Recommend including this as an action in the Future Land Use section	Economy
CEES	To further support attracting economic development, add an action to mirror Action 4.2.1 of the Climate Action Plan: "Remove barriers in zoning/permitting of renewable energy generation and storage systems, such as implementing policies and practices necessary to achieve SolSmart Gold level certification (or equivalent)."		Recommend instead to include this action in the Future Land Use section as FLU -1.3.	Economy

Board and Committee Comments

CEES	We recommend expanding this important recommendation to support weatherization, efficiency, electrification, and other emission-reducing upgrades for all housing stock in Yarmouth, not only properties of historical significance.	HA-1.8	Recommend including this as an action in the Future Land Use section as FLU-1.4	Housing
CEES	Add an Objective that incorporates actions from Strategy 3.2 of the Climate Action Plan: "Require new construction and major renovations to meet the highest standards for efficiency, carbon neutrality, and climate resilience by 2030"; and Strategy 4: "Meet 100% of electricity needs with renewable energy". If these are not included, new housing development will significantly handicap the town's ability to meet emissions reduction goals.		Recommend including an action in the Future Land Use section that states "Coordinate the implementation of the Comprehensive Plan with the Climate Action Plan, ensuring that the goals identified in the Climate Action Plan are incorporated into the development of any action identified herein" as FLU 1-.5	Housing
CEES	The suggestion of a land bank for housing could be coordinated with Action 6.1.2 of the Climate Action Plan, which suggests the restoration of a Land Acquisition Fund. By allocating funds to both natural resource protection and affordable housing, the town will be better positioned to meet these important and concurrent goals.	H-5.6	add checkmark	Housing
CEES	Include reference to trail-related recommendations in the 2019 Yarmouth Open Space Plan.	R-2.1	Make change	Recreation
CEES	Include a green checkmark here and list YCAB as a collaborator, as this work dovetails with the Climate Action Plan's land conservation goals.	R-2.2	Make change	Recreation
CEES	Adapt wording to be aligned with Action 2.3.2 of the Climate Action Plan: "Review the Royal River Corridor Plan (2009) and expand and update the Plan with a focus on climate resilience."	R-2.3	Make change	Recreation
CEES	To better align with goals for emission reduction, amend this to read: "To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and reduce vehicle miles traveled."	T-3	Make change	Transportation
CEES	Align this language with Action 8.2.3 of the Climate Action Plan: "Develop a Working Waterfront Strategic Plan to assess needs for supporting coastal commercial establishments in town, including practices that address climate change mitigation or adaptation."	MR-3.2	Make change	Marine Resources
CEES	The Conservation Value Map from the 2019 Open Space Plan is referenced, but not included, in this document. Please include the full map, or link to it. The mapping work already completed for the 2019 Open Space Plan, which provides different view layers and sum values is essential for zoning decisions.		NR-3.2 with stronger actions words will ensure that this happens.	Natural Resources
CEES	Remove Cousins River marshes and adjacent lands from the Growth area to accommodate marsh migration in the face of sea level rise. The Climate Action Plan appendices include sea level rise and flooding prediction maps, for reference.		The Steering Committee has determined that in the area of the Cousins River marshes area designated for expansion will be reduced in response to public comment.	Growth Area
CEES	Align language with Action 6.1.1 of the Climate Action Plan: "Assess and prioritize new conservation opportunities, using the Yarmouth Open Space Plan (2019) as a prioritization guide, with a focus on connectivity, carbon storage, habitat, and public access."		The comment references NR-3.1, but I think it would best incorporated into NR-4.2	Natural Resources
CEES	Strengthen with the inclusion of a specific review process in decision-making related to development, land use, and land protection.	NR-3.2	NR-3.2 with stronger actions words will ensure that this happens.	Natural Resources
CEES	Much of the growth of invasive species in town is on disturbed land within developments and along roadsides. To address this through zoning ordinances, 1) Adjust the wording for NR-3.3 to match Action 7.2.1 from the Climate Action Plan: "Implement and update the Three-year Invasive Vegetation Management Plan to include all town and school vegetation management practices;" and 2) Add Action 7.2.2 from the Climate Action Plan: "Develop subdivision ordinance requirements for invasive species management plans."	NR-3.3	Make change	Natural Resources
CEES	Align language with Action 7.1.1 from the Climate Action Plan: "Adopt management plans, including sections on climate resilience and carbon storage, for all town-owned Open Space."	NR-3.6	Make change	Natural Resources

Board and Committee Comments

CEES	Align language with Action 2.3.1 from the Climate Action Plan : “Restore the ecological function of the Royal River by removing all barriers, taking into consideration the river restoration feasibility study by the Army Corps of Engineers.”	NR-3.8	Make change	Natural Resources
CEES	Amend to read: “Increase the amount of permanently protected resources and open space in Yarmouth toward the goal of 30% of Yarmouth land by 2050, as adopted in the 2024 Yarmouth Climate Action Plan.”		Make change to NR-4.1	Natural Resources
CEES	We suggest the establishment of a Yarmouth Lands & Conservation Commission, led by a Town staff member, who would serve as a conservation authority in the formal process for reviewing all planning and zoning applications. Clear, early, and consistent collaboration with such a group can help for more sustained and predictable achievement of goals for natural resource protection, trail connections, growth, and economic development, as well as better workflow and task-sharing across Town offices and committees.		The Steering Committee discussed that a Conservation Commission in Maine has four purposes acquiring land, accepting gifts, education, and property management. The Committee discussed concerns about additional regulatory hurdles to go beyond those powers noted. The Committee discussed actions in the draft plan that suggest additional regulations and suggested that those processes and policy decisions should play out.	General
CEES	Amend to read: “Implement recommendations from the 2019 Open Space Plan.” Barriers that have kept the plan from being implemented should be evaluated and removed.		For discussion with Steering Committee	Natural Resources
CEES	We support these actions as steps for the town to take toward meeting Goal 6 from the Climate Action Plan: “Permanently conserve 30% of Yarmouth land by 2050.” This will be achieved by a combination of private and public conservation actions by the town and other organizations. Further permanent protection of land by the town will require additional staffing resources in order to conduct outreach and discussions with landowners.	1-74	Acknowledged	Natural Resources
CEES	Adjust language to mirror Action 7.3.1 from the Climate Action Plan: “Promote resources for individual residents and business owners to engage in sustainable landscaping to absorb stormwater, protect wetlands and local ecology.”	NR-5.1	Make change.	Natural Resources
CEES	Align language with Action 2.2.1 from the Climate Action Plan: “Assess current tree canopy cover, and ensure resources for increasing cover by planting and maintaining climate resilient species.”	NR-5.3	Recommend merging the existing wording with the preferred language.	Natural Resources
CEES	Adjust language to mirror Action 2.3.3 from the Climate Action Plan: “Promote guidance for protection/restoration of erodible bluffs, steep slopes, and shorelines using nature-based solutions (regrading, tree-planting, retreat) for both private and town-owned lands.”	NR-5.4	Make change.	Natural Resources
CEES	Add a green checkmark and list the CAB as an implementation partner. Adjust language to mirror Action 7.3.1 from the Climate Action Plan: “Promote resources for individual residents and business owners to engage in sustainable landscaping to absorb stormwater, protect wetlands and local ecology.”	WR-1.2	Make change.	Water Resources
CEES	Add a green checkmark and align language with Action 8.3.1 of the Climate Action Plan: “Collaborate with Yarmouth Water District to assess resilience of town water supply quality and quantity based on climate modeling.”	WR-1.3	Make change.	Water Resources
CEES	Amend to include increasing code enforcement within shoreline setbacks. We fully support the action to increase setbacks, particularly in line with projected sea level rise and flooding increases, in order to limit erosion, protect water quality, and allow for adaptation in the face of climate change.	WR-2.5	Enforcement would be implied if any changes are made.	Water Resources
CEES	Add a green checkmark to this action, as it aligns with Strategy 7.2 from the Climate Action Plan: “Manage invasive plant species.”	WR-5.2	Make change.	Water Resources
CEES	Incorporate language from Strategy 10.1 of the Climate Action Plan: “Evaluate and improve at-risk public infrastructure”. Suggest: “To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas, while preparing for climate change-related impacts.”	PF-2	Add as PF-2.5	Public Facilities

Board and Committee Comments

CEES	Amend action to include the intention to fund upgrades that maximize renewable energy, deep energy efficiency, and climate resilience in municipal facilities, thereby aligning with language from Action 4.1.2: "Develop and implement a Resilient Power Plan to ensure critical facilities in town have renewable backup power"; and Action 3.3.1: "Develop and fund a plan for all school and municipal facilities to maximize energy efficiency and be powered by renewable energy by 2030," from the Climate Action Plan.	PF-4.3	Make change to reference the goals of the Climate Action Plan.	Public Facilities
CEES	Adjust language to read: "Actively monitor future plans for Wyman Station to ensure productive and beneficial reuse of the property that maintains or improves the local tax base, while supporting opportunities for climate resilience and coastal access."	F-1.5	Action FLU-7.2 includes developing a public process to solicit feedback from the community on potential public benefits that result from the reuse of Wyman Station. The narrative references generally economic development, environmental, and recreational opportunities as being important elements for the future. Add to the narrative climate resilience.	Wyman Station
CEES	The inclusion of this objective on exploring grants is critical, however there is no action item associated (and no responsible party). There is a clear need to enhance Town capacity to better manage the application for and administration of grants that support projects and programs across departments.	F-2	Consider adding an Action stating "Identify and implement better coordination of grant application and administration across the Town to ensure that the stated goals of the Comprehensive Plan and Climate Action Plan are achieved." Town Management, Short, 1 and check mark for CAP	Fiscal Capacity
CEES	Add an action to overlay the Future Land Use Map with data visualization from the 2019 Open Space Plan (Open Space Inventory, Conservation Value Map) and Climate Action Plan Vulnerability Assessment (Sea Level Rise, 100-yr flooding, infrastructure at risk of flooding). Putting together the various data as GIS layers on a common viewing platform will greatly support planning and zoning decision-making.	FLU-1	Add FLU-1.6 that states "Use data driven tools such as the Climate Action Plan Vulnerability Assessment to aid in land use decisions."	Future Land Use Plan
CEES	This work overlaps with the Climate Action Plan and the Open Space Plan. Add YCAB and other related committees as responsible parties.	FLU-2.1	Make Change	Future Land Use Plan
CEES	Add actions and responsible parties under this Objective. Potential actions from the Climate Action Plan that fit well are within Strategy 2.3: "Support restoration of riverine and coastal ecosystems," and Strategy 8.2: "Plan for the impact of sea level rise and flooding." The 2019 Open Space Plan, and any related committees, also have a role in meeting this objective.	FLU-5	Make change.	Future Land Use Plan
CEES	Add a green checkmark as this overlaps with the Climate Action Plan. Identify the need to evaluate goals for carbon capture and land conservation.	FLU-7.2	Make change.	Future Land Use Plan
YAHC	Question: does the "Residential Neighborhood" section mentioned in the comp plan's Future Land Use section include the MDR?		Yes, much of the section labeled "Residential Neighborhood" includes the MDR.	Future Land Use Plan
YAHC	Priority action item H-4: "Allow a wider range of housing types to support a spectrum of households and needs and its implementing actions. (H-4)" This is very important and seems to be the foundation on which we can build the argument for zoning change in the MDR.		Acknowledged.	Future Land Use Plan
YAHC	Of the five priority items under the Residential Neighborhood section, four are about open space and one is about denser housing. I worry that these two items will be seen as competitive with each other. I urge that denser housing be advocated for as something that can happen with open space, with protection for wildlife corridors, not in competition with it. I believe we have extensive open space in town, with numerous beautiful, well maintained parks. (Some of those open spaces are not protected. The Council is working on that). AND we have a housing crisis.		Acknowledged.	Future Land Use Plan
YAHC	Under the "Route One Corridor" section's priority items, there is no mention of Affordable Housing.		The section focuses on the feedback received from the Future Land Use Forum. Several of the actions to support affordable housing are town wide.	Future Land Use Plan
YAHC	Priority Action Items Goal #2: "Create, expand, and protect housing options throughout Yarmouth" 1. All of this looks great to me. I am glad to see affordable housing as item #2.		Acknowledged.	Priority Goals

Board and Committee Comments

YAHC	H-1 states: "To encourage and promote adequate workforce housing to support the community's and region's economic development." I wonder about the use of "workforce housing." Can we say "workforce and other affordable housing?"		Make change.	Implementation Matrix
YAHC	LOVE Item H 3.3–10% of housing affordable!		Acknowledged.	Implementation Matrix
YAHC	Also LOVE section H4.4–audit of land use ordinances to ensure compliance with Fair Housing Act.		Acknowledged.	Implementation Matrix
YAHC	All of Item 4 is important. We have not talked a lot about establishing a program to support flexible alterations to existing housing (item 4.6). It seems like a topic the AHC might want to look at down the road (once the ADU and zoning work is done)		Acknowledged.	Implementation Matrix
YAHC	Item 5.6 is interesting. A land bank. Is that a piece of low hanging fruit the AHC or the Council could work on. Simply establish the land bank so it is there, even if there is no land to put in it right away. It will be there in case anyone wants to donate. We could also promote it.		A Local Land Bank Authority should be reviewed for applicability in Yarmouth, and as part of the implementation, the scope of work will be identified.	Implementation Matrix
YAHC	Question: what does 5.8 mean? Track the conversion of multi family to single family? Is that just to see how many units we might be losing? Does this suggest any recommendation to the Planning Board to be cautious in allowing these?		Clarify in Action H-5.8 to understand where Yarmouth might be losing units.	Implementation Matrix
YAHC	I want to comment about open space versus housing. We do have open space but most of our open space is not preserved. It is left up to economic forces for much of our open space to stay open space. There are a few corridors of natural and open space within the village that should take priority over housing. Once these open spaces are gone, they will not be given back.		This is an important point and discussed at length with the Affordable Housing Committee. The Steering Committee identifies the need to maintain and balance natural resources with development even within the Growth Area.	Future Land Use Plan
YAHC	Regarding GOAL 3 "Enliven Yarmouth's economic center through increased amenities, jobs, and local business opportunities." I was disappointed to not see as much discussion in the Context section that housing is a major driver of economic development. Employers cannot find workers. 80% of Yarmouth residents work outside Yarmouth, while 80% of the people who work in Yarmouth live outside Yarmouth. Also in Goal 3: "...many restaurants and small businesses have struggled to stay open on Main Street." The lack of housing density to bring more people to Main Street at varying hours of the day has a direct impact on businesses. More density to historic levels means more healthy businesses in the Village.		Additional references to housing as being important driver of economic development can be added. Consider making the comment one of the facts on this page.	Priority Goals
YAHC	Future Land Use Growth Areas. Please provide MORE detailed maps of the future land use plan with blow-ups of the boundaries so people can see street names and understand the context of the map. Perhaps break the map into four quadrants (or more) and have a separate page with discussion about that part of town and the current challenges and opportunities. Currently it is not very useful if people cannot see where their home is or where a potential development is located.		The Growth Areas will be made part of the town's mapping system.	Future Land Use Plan
YAHC	Route One Corridor Please encourage parallel parking along Route 1 Please narrow Route One to one lane in the highest density area with parallel parking to SLOW traffic down and make it feel more like a Main Street. Yarmouth will "unlock" huge development potential and tax revenue if it does the above suggestions. See the Franklin Street re-design effort in Portland for an example.		Action T-8.2 references the NoPo Complete Streets Plan which envisions a more narrow Route 1.	Implementation Matrix
YAHC	H.3.1 Adopt an affordable housing strategy Good! Town Council members who do not believe the Town should have a Housing Production Goal should be directed to this goal of the comprehensive plan that directs the Town to have a Housing Production Goal.		Acknowledged.	Implementation Matrix
YAHC	Acknowledge the immense efforts of Yarmouth Community Services in helping the neediest in Yarmouth. Discuss how this department can be enhanced and supported to help the homeless, immigrants, asylum seekers and the lowest income residents		Add discussion under Goal 1 and actions under Population and Demographics.	Priority Goals
YAHC	Add the City of Portland, Preble Street and others to the Shared Regional Facilities and Partnerships list in the Comp Plan		To be discussed with YCS and GA.	Regional Partnerships
YAHC	Address specific short-term and medium-term goals to help the homeless		To be discussed with YCS and GA.	Implementation Matrix
YAHC	Address short-term goals for supporting immigrants and asylum seekers		To be discussed with YCS and GA.	Implementation Matrix
YAHC	Discuss the need for Fair Share goals for providing regional services for homeless		To be discussed with YCS and GA.	Implementation Matrix

Board and Committee Comments

YAHC	Join the Metro Regional Coalition (MRC). The MRC is a longstanding collaboration between the cities of Portland, South Portland, and Westbrook, and the towns of Cape Elizabeth, Falmouth, Gorham, and Scarborough, staffed by the Greater Portland Council of Governments. The MRC focuses its work on issues impacting Greater Portland, from housing and homelessness to municipal and regional partnerships wherever possible. Yarmouth should join, and help fund, the MRC.		Add as an action under FLU-1	Implementation Matrix
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Written Public Comment

Name	Comment	Page	Response	Category
Sue Ellen Bordwell	Provided text to replace the discussion on in Regional Planning Efforts.	1-47	We will replace the language on that page with some light editing for formatting and fit.	Regional Planning Efforts
Dan Ostrye	That said I wanted to make an observation about the need to acknowledge the presence/preservation of large blocks of contiguous open space and the identification and development within Growth Areas. Specifically, we have a large block of open space that spans the Tyler, CMP, Taymil Baywood, Yarmouth Water District and Lone Pine parcels between Routes 1 and 88 and extends eastward across Route 88 both to Broad Cove and the Pitte Creek Marsh and to the Royal River past the WWTP and Fels Groves preserve (though less so now that the Sanders property has been subdivided and developed). The area includes both residential and commercially zoned properties and is home to the last remaining American chestnut trees and the West Side Trail. We lost several chestnuts when Tyler expanded and two others to disease on Fairwinds and east of Gilman along the CMP corridor, so we are down to the last few. There are significant wetlands along the Tyler property line that merge with significant bordering wetlands of Witcomb Creek as it flows across the CMP corridor that we had to thread our way through in building that section of WST.		Update NR-4.2 to include "in particular, those large blocks of contiguous open space within the Growth Area."	Growth Area, Natural Resources
Dan Ostrye	I realize the challenges of protecting large blocks of open space that span multiple parcels but this is something that I think warrants clearer articulation within the Comp Plan and some effort put into finding ways to incentivize their protection through the work of the Implementation Committee. I'd be happy to take you out to see just how impressive this block of habitat is (and can access much of the area by car through relationships we have with some of the property owners.		Update the introduction to the Growth Area to more strongly acknowledge the need to balance protection in that area.	Growth Area, Natural Resources
Greg Paxton	Goals: 4. Protect the natural <u>and built</u> environments in our growing community	1-12	The Steering Committee does not intend to change the wording of any goals.	Priority Goals
Greg Paxton	During this time, housing affordability and availability have emerged as major community issues. Yarmouth's housing prices have risen sharply, even faster than in surrounding communities <u>and in the state.</u>	1-16	Line edit is ok.	General
Greg Paxton	Yarmouth is proud of the strong bonds and civic engagement of its community, with Main Street as the social and cultural heart of the welcoming, multi-generational Village. Yarmouth's <del>well-preserved</del> <u>highly admired</u> historic fabric remains walkable and bikeable as the community has grown....	1-6	Line edit is ok.	General
Greg Paxton	Now, nearly 14 years since the last Comprehensive Plan, Yarmouth faces a worsening housing crisis, property taxes increasingly reliant on the residential core, stronger and more intense weather, <u>endangered historic resources</u> and an upswell in passion for environmental protection. Strong direction <u>and decisive action are</u> needed to address these challenges.\	1-7	Line edit is ok.	General
Greg Paxton	In the face of development pressures and climate change, visionary transformation is essential to protect Yarmouth's natural <u>and historic resources</u> and ensure resilience to the impacts of climate change.	1-8	Acknowledged. No change recommended.	Genera;
Greg Paxton	Protect the natural <u>and built environments</u> in our growing community.	1-12	The Steering Committee does not intend to change the wording of any goals.	Priority Goals
Greg Paxton	Most <u>Maine</u> families and households cannot even compete to join the Yarmouth community by purchasing or renting a home here.	1-14	Acknowledged. No change recommended.	Priority Goals
Greg Paxton	Activating the streetscape by <u>updating</u> <del>modernizing</del> our policies and ordinances that regulate activities in the public realm....	1-18	Acknowledged. No change recommended.	Priority Goals

Written Public Comment

Greg Paxton	<p>Historic preservation has been a leading catalyst for rehabilitation of neighborhoods and downtowns across the country (which Yarmouth hasn't needed). [See for example the 2,000+ towns using the National Main Street Center and the 25 communities who are Main Street or Affiliates at Maine Development Foundation.] As a result, in Yarmouth, awareness of how historic preservation aids communities is not well understood. If this plan doesn't outline a clearer vision for improved engagement of historic preservation, loss of historic character will continue.</p> <p>With construction accounting for 39% of global warming and rehabilitation comprising half of this industry, the new Yarmouth Climate Action Plan embraces retaining historic building fabric, reducing orders of greenhouse-gas-intensive building materials from away while climate-adapting these built historic resources (such as through the several solar and heat pump projects already approved by the Historic Preservation Committee) in a durable manner. These elements constitute smart rehab that we need more of.</p>		<p>The Steering Committee received detailed comments from the Climate Action Taskforce. The Steering Committee will look at the comments around adaptive reuse for more synergy.</p>	<p>Implementation Matrix, Historic, Housing</p>
Katherine Loren	<p>I would like to express my concern about the plans for the Wyman Station property as presented at last Thursday's Town Council meeting as part of the comprehensive plan. I understand the need for economic benefit. I would strongly urge for the property to continue to have an industrial use. A solar farm and/or an offshore wind hook-up would be a beneficial reuse without making it a destination point that a commercial use would. Yarmouth does not need a restaurant there and Cousins Island residents do not need the attendant traffic that would result.</p>		<p>Actions F-1.5 and FLU-7.2 are intended to develop a town position on the future of Wyman Station, potentially including cleaner power generation. The Comp Plan does not recommend any specific zoning changes for the site, and it will remain Industrially Zoned.</p>	<p>Wyman Station</p>
Karen Massey	<p>Much effort and energy has gone into the Plan, and we commend those who have worked hard on it, but we strongly object to the proposed expansion of the Growth Area on Route One from that designated in the 2010 Plan down to the Cousins River. This designation contradicts many studies and planning documents and is extremely ill-advised, as we detail below. In fact, while at a minimum the Plan should NOT EXPAND the Growth area on Route One beyond that designated in the 2010 plan, we think a complete evaluation of the importance of the undeveloped lands adjacent to Route One bordering the Cousins River suggests that even that less extensive Growth Area is NOT in the best interests of the Yarmouth Community. Rather, the Town should take the opportunity to acquire any land adjacent to the Cousins River, and the Town should be leveraging all possible partnerships and funds to acquire this land for conservation.</p>		<p>The Steering Committee has determined that in the area of the Cousins River marshes area designated for expansion will be reduced in response to public comment. Add narrative on page 1-24 under Growth Area to acknowledge that the importance of the marsh system and that the Growth designation should not undermine the ecological importance, natural resource protection and increased resiliency of the river and marsh system.</p>	<p>Growth Area, Natural Resources</p>
Meghan Casey	<p>Under the Rural Development part of the Future Land Use section of the Comp Plan one bullet on tonight's slide said, "Continue to limit extension of sewer services to islands to discourage development." I am concerned about that bullet. I am supportive of limiting development on the islands. But, I wonder about not extending sewer service to the island.</p> <p>But I wonder why we need to discourage the extension of sewer services in order to limit development. Can we limit development through zoning and through its designation as a Rural Development area rather than by discouraging the extension of sewer services? I believe sewer services are more environmentally sound than septic systems.</p>		<p>Eliminate Action WR-2.1, replace with "Provide educational resources to island property owners on the proper maintenance of septic systems." take off the planning board as a responsible party.</p>	<p>Implementation Matrix, Water Resources</p>
Ed Libby	<p>Suggest adding Transportaton Oriented Development (TOD) as a new zoning category and locations on the zoning map. These would focus on higher density mixed uses being allowed near public transit and/or corridors. The benefit of this new zoning would align with many climate goals as well as affordable housing and placing more dense housing in the right places.</p>	<p>n/a</p>	<p>Add Action FLU-8.7 as "Encourage density in transit-oriented corridors to ensure accessibility of public transporation." Responsible parties TC, PB, and Planning department, Timeline Medium, Related Goals 1, 2, and 3, and a check mark for the CAP.</p>	<p>Implementation Matrix, Housing</p>
Ed Libby	<p>The new Comp Plan MUST include new areas to accommodate our Mobile Home Park overlay district (s). The State requires multiple areas to be designated as MHP overlay areas. Our current locations in the middle of Frank Knight Forest and the Astilbe Lane subdivision are not acceptable. MHP's only need 3 units to qualify, and the definition of Manufactured housing would include not just traditional mobile homes, but also modern modular homes built off site such as companies like Backyard ADU's and Bright Built Homes. I suggest including the entire current area of MDR and the Character Code areas to be included in the new overlay. This could be an incredible opportunity to give the private sector a chance to participate in producinghousing scatered all over Town. Release the Swarm!</p>	<p>n/a</p>	<p>Action H-2.3 is acknowledged as an issue with a short timeline.</p>	<p>Implementation Matrix, Housing</p>

Written Public Comment

Ed Libby	Create an affordable housing overlay district. Again, this should be the entire MDR plus CBC areas on Rt. 1 and Main St. Higher density and smaller lot sizes allowed for units that include an affordable deed covenant. Again, this would put a tool into the hands of individual property owners who could choose to produce an affordable unit. This would be much more powerful than allowing another unit on the same property, which is financially out of reach for many. Instead, it would give folks a chance to carve off a small lot that could be sold/rented to someone meeting the affordability covenant. This would be an organic way to grow housing within Town without the negative impact sometimes associated to larger projects. The “developer” would simply be an existing property owner so that the financial benefits accrue to a citizen instead of an outside developer. Release the Swarm!	n/a	Action H.5-5 addresses this comment.	Implementation Matrix, Housing
Ed Libby	Set a firm Housing Production Goal with metrics and timeline to be achieved.	n/a	The Town Council is currently considering adopting a housing production goal.	Implementation Matrix, Housing
Ed Libby	Allow multifamily housing as use in the area of the current MDR. This should be done immediately. It requires only adding one word to the existing zoning ordinance.	n/a	Action H.4-2 addresses this comment.	Implementation Matrix, Housing
Ed Libby	Consider rezoning MDR into subsections that would recognize a more nuanced approach to existing conditions. Likely an area immediately adjacent to the village and radiating outward, but then another area beyond that, but not into the current RR or LDR.	n/a	Action H-4.3 and the Future Land Use Plan narrative address this comment.	Implementation Matrix, Land Use
Ed Libby	Reduce minimum lot size. 5000 square feet anywhere in the Designated Growth Area served by town water and sewer. This should be done immediately. This aligns with mitigating climate change, affordable housing, housing production goals, as well as more dense housing in the right places.	n/a	Action H-4.3 and the Future Land Use Plan narrative address this comment.	Implementation Matrix, Land Use
Ed Libby	Strengthen our inclusive, welcoming, and connected community. From page 12 of the Draft Plan. I would like to see more language that builds on being an inclusive and welcoming community and that our policies are developed with a “latchstring always out” bias. We have much room to improve upon providing ways for those who would like to become part of our community but can’t because of the exclusionary zoning policies that make the barrier to entry too high. As recently as 2000, the median income here could purchase the median priced home. In just 20 years that is no longer possible, not by a long shot. We need to reverse the effects of these policies and introduce new ones that allow a more diverse set of people to become part of our community. We have fallen into a trap of “I got here first” mentality of many existing citizens that belies our town moto of “latchstring always out”.	n/a	The actions under Population and Demographics 1-12 addresses this comment.	Implementation Matrix, Demographics
Ed Libby	Put some real teeth in the implementation portion of the plan. Develop priorities and stick to them. Be specific about where our energy should be focused and provide specific outcomes so that the Town Council can act on them without caving in. Give them a roadmap that will act as political cover when the time comes to make the difficult decisions of change, especially when it comes to zoning.	n/a	The Steering Committee believes that there is a successful history of implementation in the Town. The development of metrics and various strategies are best left for the implementation committee through reporting back to the community.	Implementation
Christine Force	Recently I heard that Camden and Yarmouth are the two most sought out towns in Maine to live. I know we are looking at ways to make route one more attractive. I would love to see more interesting retail and fewer banks. I know people who travel to Rockland to shop at the Grasshopper shop. I like the idea of making route one more appealing with more varied retail, not the big box stores.	n/a	The actions under Economy address this comment.	Economy
Christine Force	Also, the town needs more staff. Everyone works so hard. Could we consider adding a Conservation Commission like Falmouth?	n/a	The Steering Committee discussed that a Conservation Commission in Maine has four purposes acquiring land, accepting gifts, education, and property management. The Committee discussed concerns about additional regulatory hurdles to go beyond those powers noted. The Committee discussed actions in the draft plan that suggest additional regulations and suggested that those processes and policy decisions should play out.	Implementation Matrix, Natural Resources

Written Public Comment

Christine Force	Finally, I work at Freeport community services, which is not a town dept, but a non-profit. We are a third place because all of our services are under one roof- the food pantry, thrift shop, programs for seniors, toddlers,etc. it is so heartwarming to see the diversity of generations coming together for enrichment and essential services. The Thrift shop brings in solid revenue with staff and volunteers. It would be wonderful for Yarmouth to have such a facility.	n/a	Add an action under Public Facilities (potentially PF-1.2) to "Continue to support the Community Center at 20 Mill Street and any expansion plans for the facility"	Public Facilities
Alan Stearns	Bringing Yarmouth's successful Route One Character Based Zoning to the existing commercial zone near Casco Bay Ford is a good recommendation. FLU 8.5. Good work.	n/a	Acknowledged.	Land Use
Alan Stearns	Bringing growth area tools to existing buildings-hotels near the Muddy Ruddy is a good recommendation. Good work.	n/a	Acknowledged.	Growth Area
Alan Stearns	Bringing tools to allow success at the Even Keel facility is a good recommendation. Yet that facility should not expand into the marshes, nor create domino effect.	n/a	Acknowledged.	Growth Area
Alan Stearns	It should be express that growth area designation should in no way be used in the future to justify a relaxation of natural resource zoning. Rather the general intention of the plan to increase resiliency and environmental benefit should be expressly linked to the Cousins River marsh system, and the pending growth zone.	n/a	The Steering Committee has determined that in the area of the Cousins River marshes area designated for expansion will be reduced in response to public comment. Add narrative on page 1-24 under Growth Area to acknowledge that the importance of the marsh system and that the Growth designation should not undermine the ecological importance, natural resource protection and increased resiliency of the river and marsh system.	Growth Area
Alan Stearns	Existing Route One forests, vegetative buffers, riparian buffers, and scenery -- even if not today protected by natural resource zoning -- should not be compromised.	n/a	Acknowledged.	Growth Area
Alan Stearns	It should be express whether this plan creates a basis for rezoning other than rezoning the current Commercial zone. I've heard neither a goal nor basis for rezoning existing residential zones which are within the proposed growth zone. Would growth zone designation automatically trigger state statutes which authorize more residential density?	n/a	The introduction to the Future Land Use Plan addresses this comment.	Growth Area
Alan Stearns	The comprehensive plan should fiercely commit -- prior to any rezoning or growth zone efficacy -- to long-unattended yet now-repeated goals to rewrite Yarmouth's open space development provisions. It has been too long, with too many plans, and no implementation.	n/a	Update FLU-6.1 to be short term.	Implementation Matrix
Alan Stearns	The open space aspects of Route One Character zoning in town should be reviewed, as against the "character" opportunities presented by the extraordinary ecology of the lower Cousins River marsh. With good ordinances, we can deliver win-win balance to incentivize Route One development without compromising Cousins River and Casco Bay ecology.	n/a	Amend FLU-8.5 to reflect that the CBDC may need to be specialized for this specific area.	Implementation Matrix
Keith Kolodgie	On draft plan Page 1-16 - Goal 2 – Create, expand, and protect housing options throughout Yarmouth. Amend the last sentence in the Approach section to read as follows: "Yarmouth must still preserve and enhance the existing livable neighborhoods and multifamily buildings while honoring the historic development patterns and deed restrictions."	1-16	Deed restrictions are private matters. Code Enforcement will address and seek to get additional information from an applicant, but it is not our responsibility to enforce. No change will be made.	Housing
Keith Kolodgie	Amend the town ordinance in Chapter 702 to say Where an ADU is to be constructed, before a building permit is issued the property owner shall provide the Planning Director and/or Code Enforcement Officer evidence that there are no covenants or restrictions contained in the property's deed which may restrict ADU construction.	n/a	Deed restrictions are private matters. Code Enforcement will address and seek to get additional information from an applicant, but it is not our responsibility to enforce. No change will be made to the draft plan.	Housing
Gro Fletebo	Spelling mistake in column 2 "build"	2-6	Change to built	General
Gro Fletebo	Soil maps are very unreliable. I think you need a caveat about that here. Especially since in later sections, the plan recommends looking at restrictions on some activities on these parcels. Some of the land of statewide importance on Bayview Street just doesn't drain well.	2-22	Acknowledged.	Soils
Gro Fletebo	On figure 2.2, there is no entry in the map key for the blue ledges off Princes Point. What are they? Submerged lands owned by the State?	2-23	It appears that a feature in Figure 2.2 that may be accidentally highlighted. The consultant team will take a look.	Inventory Chapters, Ag and Forestry
Gro Fletebo	The data on this chart is very wonky. I wouldn't trust the column on open space. Farmland is sketchy too. Because it's MFS, the forestry is probably reliable.	2-26	Acknowledged. This data is from the state.	Inventory Chapters, Ag and Forestry
Gro Fletebo	projections?	2-33	There are spelling mistakes in the last highlight, Population projections, is not in, state economist projections. The consultant team will take a look.	Inventory Chapters, Ag and Forestry

Written Public Comment

Gro Flatebo	There is a public access easement to the water off Eider Point's bump-out parking. We got it during the subdivision review. Please add that here. See their subdivision plan	2-93	Acknowledged.	Inventory Chapters, Recreation
Gro Flatebo	The population always ages. I think you mean, "The average age of Maine's population continues to increase.	2-94	Acknowledged.	Inventory Chapters, Recreation
Gro Flatebo	Yarmouth passed a public bond for land acquisition in the late 80s/early 90s. It should be noted here. I think it was about \$1 million.	2-95	Acknowledged.	Inventory Chapters, Recreation
Gro Flatebo	add comma	2-120	Acknowledged.	Inventory Chapters, Marine Resources
Gro Flatebo	I'd like to see the current aquaculture leases included on this map.	2-122	Acknowledged.	Inventory Chapters, Marine Resources
Gro Flatebo	Eider Point should be included here.	2-123	Acknowledged.	Inventory Chapters, Marine Resources
Gro Flatebo	Can you highlight aquaculture leases on figure 8-2?	2-126	Acknowledged.	Inventory Chapters, Marine Resources
Gro Flatebo	Doesn't Day's Lobster have OBD?	2-127	Acknowledged.	Inventory Chapters, Marine Resources
Gro Flatebo	There are men harvesting bloodworms and sandworms consistently in front of my house on Brown's Point and on Lane's Island. They have been doing it for years and they harvest day and night all year long. Maybe "Anecdotaly, there are bloodworm and sandworms harvesters working at the mouth of the Royal River.	2-128	Acknowledged.	Inventory Chapters, Marine Resources
Gro Flatebo	Under boating, mention boat rental company.	2-128	Acknowledged.	Inventory Chapters, Marine Resources
Gro Flatebo	The channel was surveyed as 80 wide and 7 feet deep in 2015.	2-130	Acknowledged.	Inventory Chapters, Marine Resources
Gro Flatebo	The end of Brown's Point and Royall Point have had significant erosion in the past decade.	2-138	Acknowledged.	Inventory Chapters, Natural Resources
Gro Flatebo	Add a caveat that soils maps are not very reliable and soils need to be tested on the ground.	2-140	Acknowledged.	Inventory Chapters, Natural Resources
Gro Flatebo	Maybe rather than saying 'logging' species, say recording species since you are talking about trees in some cases.	2-146	Acknowledged.	Inventory Chapters, Natural Resources
Gro Flatebo	The transfer station and closed dump overlay the only aquifer in town???!!!!	2-150	Acknowledged.	Inventory Chapters, Natural Resources
Gro Flatebo	Note that this is historical data, not necessarily current. For example, there is only one dry cleaner in Yarmouth.	2-153	Acknowledged.	Inventory Chapters, Natural Resources
Gro Flatebo	80 foot wide and 7 feet deep	2-155	Acknowledged.	Inventory Chapters, Natural Resources
Gro Flatebo	Pages 155 and 156 are duplicate of page 131	2-156	Acknowledged.	Inventory Chapters, Natural Resources
Gro Flatebo	Can you note the expected date of the ACE report? or some sort of timeline?	2-157	Acknowledged. The report is forthcoming in June 2024.	Inventory Chapters, Natural Resources
Gro Flatebo	The Freeport side of the Cousin's River has been substantially developed since 2010.	2-158	Acknowledged.	Inventory Chapters, Natural Resources
Gro Flatebo	I paid over \$300 last time I was pumped! Anyway, add that there is now a sewer tax on those people hooked up to town sewer and give some indication of how much it is.	2-167	Acknowledged.	Inventory Chapters, Public Facilities
Gro Flatebo	This section needs more editing. Capitalize Ecomaine, owner/member waste-to-energy  Also mention volunteer operated swap shop to reduce trash	2-169	Acknowledged.	Inventory Chapters, Public Facilities
Gro Flatebo	Shouldn't you mention that Yarmouth's electricity comes from a solar farm?	2-174	Acknowledged.	Inventory Chapters, Public Facilities
Gro Flatebo	Comparing the two providers makes no sense. They seem equal	2-175	Acknowledged.	Inventory Chapters, Public Facilities

Ed Ashley	Delete last sentence of 2nd paragraph. It may reflect one point of view, but it does not reflect a consensus or majority. The rejection of extension of CBDC into the residential areas off of Main St., and within the MDR as a whole, was informed by robust public input at 3 well attended facilitated public meetings where the opposition to extension was overwhelming, and was documented. The statement is gratuitous and biased, the conversation can continue, but lets not re-write history.	1-7	For discussion with Steering Committee	Yarmouth Today
Ed Ashley	P.1-19, 1st bullet point under Priority Action Items:....I do not understand this point, does not the CBDC district along Main Street already provide for an extremely broad but appropriate range of businesses? What does it lack? The Route One district currently provides a home for hardware, auto supply, convenience store, service station, large grocery, etc. businesses. These do not fit well with the character of Main St., and E-4.3 should not focus solely on Main Street. We want to make Route One more like Main St., but it will remain auto-centric for the near-term, and we certainly do not want to shift auto-centric activity to Main Street. I do not see the relevant need for this item.	1-19	The scope of the action would be identified through implementation.	Priority Goals
Ed Ashley	P.1-22, 2nd paragraph, mid -point, states that "Rural Areas are places that deserve protection from development." This is taken directly from the State Growth Management Act, but the truth is that the term 'rural' is often misapplied to a great deal of Yarmouth in a way that is inconsistent with the conditions that prevail in most of the State. We are not really a 'rural' town in the full sense of the word, we do not have major agricultural or silvicultural activity, nor do we have the resources for it, given the very small size of our mainland land mass. Much of our 'rural' districts is that way because of the lack of infrastructure, which has led to sprawl, with large houses on large lots. For meaningful multi-family or other affordable housing, or a manufactured housing park, we are going to have to develop some of what we presently term 'rural', as well as some of our Limited Growth area. It has been treated as an economic matter, not an environmental matter; infrastructure costs money. Where it will come from remains to be determined.	1-22	This is a good point acknowledged by the commenter. Some clarity can be added to the Future Land Use narrative to be more specific that contextual development may be appropriate, which is discussed in the section on the Rural Areas and in the implementation matrix.	Future Land Use
Ed Ashley	3rd paragraph, 3rd and 4th lines, delete 'overcoming past setbacks in the implementation of the previous Comprehensive Plan.' As stated before, this represents one point of view, not a consensus view, and is gratuitous in that it is backward looking and not forward looking.	1-26	For discussion with Steering Committee	Future Land Use
Ed Ashley	P.1-41 3rd paragraph, Main Street/Village. The last sentence should be deleted, since it is very misleading. The only "Village" zones are V2 and V3, which comprise only a small portion (all in the lower Village) of what is generally thought of as the "Village". There is no overall "village" zone which covers the traditional village. Most of the Village is CD4 and MDR. Getting to the underlying substance of the sentence, the mapping exercise starting at p.3-64 of the appendices does not seem to support this statement.	1-41	Revise sentence along the lines of "While the responses showed that participants have different geographic views of the Village, there is agreement that the Village is centered on Main Street between Elm Street and Portland Street."	Engagement
Ed Ashley	Pp 1-52 and 1-53 Comment on AF-1, this discussion focuses on the economic aspects of agriculture, and particularly , forest resources. It lacks emphasis on the climate action, aesthetics, public health (mental and physical; think 'Forest Bathing') and other environmental benefits of having a healthy and growing tree canopy, and should be revisited, overlapping as it does with climate action plan, streetscapes, natural resources, shoreline protection, and a host of other factors. Thinking of silviculture, or woodlot management, is an old-fashioned and inappropriate (for Yarmouth) frame of reference. We are the smallest town in the county, with not much 'for profit' silvicultural activity, if any. In large part the same is true for agricultural activity, we are not a rural or agricultural town in the same sense as some of our neighbors. Aquaculture is a different matter, and not enough is said in the Plan about supporting stronger aquaculture activity, eg, with Wyman Station. We could be 'The Center' for aquaculture activity in Casco Bay.	1-52	Aquaculture is discussed in Economy generally, and there is support of aquaculture in the plan.	Implementation Matrix
Ed Ashley	Page 1-54, P-1.5. What is "GA Administrator"? Spell out, in general, and through out the document, avoid planner speak and unexplained acronyms or abbreviations. Perhaps an index of acronyms could be added. The plan should be readable and understandable for the average citizen.	P-1.5	General Assistance Administrator	Implementation Matrix
Ed Ashley	P1-61, action item H-5.4, add Planning Dept to Responsible Party list, and add language such as "Review the ordinance definition of the required Public Benefit for a Contract Zone, to give better guidance to applicants and the Planning Board and Council." The public benefit should be real, and not a wink and a nod.	H-5.4	Make change	Implementation Matrix

Written Public Comment

Ed Ashley	Add a new Action Item, T-2.2, to read: "Immediately commence negotiations with MDOT for installation of a minimum ten foot wide multiuse pathway alongside the tracks (rail with trail) of the Atlantic & St. Lawrence Railway roadbed, extending from the Exit 15 Park and Ride lot to the East Elm St. crossing, without waiting for progress on the proposed Casco Bay Trail". The Responsible Parties would include those shown for T-2.1 above, plus EDAB and the Town Manager and Town Engineer, and the timeframe would be Short. This would also receive a CAP check mark.	1-65	Make change	Implementation Matrix
Ed Ashley	Insert new NR-5.5 action item, to read: "Prepare a new revision of the Open Space Guide, reflecting new additions, with more information and emphasis on protection of natural resources, and climate action initiatives, in a format which can be printed in color on demand, being otherwise available digitally on Town Website." Responsible parties to be YCS, Parks and Lands, Climate Action Task Force and Tree Committee, with a short timeline, and a CAP checkmark.		Applicable to NR-4.6 and to be discussed with Steering Committee	Implementation Matrix
Ed Ashley	F-1.5, add Planning Dept to RP list. Add CAP checkmark. CAUTIONARY NOTE: The WYMAN STATION FUTURE USE IS BEING TREATED LARGELY AS AN ECONOMIC ISSUE, AND THIS IS TOO LIMITED AN OUTLOOK. WITH A DEEP WATER ANCHORAGE, THE POTENTIAL FOR FUTURE MARINE ORIENTED USE, WITH ITS COMMANDING POSITION IN CASCO BAY OFFERS BROADER OPPORTUNITY, NOT JUST INCREMENTAL TAX BASE, WHICH IS ITS HISTORY.	F-1.5	Make change. Actions F-1.5 and FLU-7.2 are intended to develop a town position on the future of Wyman Station, potentially including marine uses.	Implementation Matrix.
Ed Ashley	Several line edits outlined in Ed's comment letter.		Various edits will be incorporated as appropriate based on the substantive revisions that have been received in other comment letters.	General



Name	Comment	Page	Response	Category
Kathy Mills	In the Inventories document, in the Recreation section under Conditions and Trends, on the page cited below, there are descriptions of Sandy Point and Madeleine Point. Swimming is included in the description of Sandy Point, but not Madeleine Point. This is an error. While Sandy Point is clearly larger for swimming, Madeleine Point, though smaller, is also a popular place for swimming, and not just for teens who hang out on the docks. I have been swimming there for many years, and there are far more people who swim at Madeleine Point than have picnics at "Contemplation Rock." Swimming at M Point is mentioned under Marine Resources - Conditions & Trends (p. 2-123, pdf 62), but not under the Recreation - Conditions & Trends section, noted above. Could you correct this to properly identify swimming in your description of M Point under Recreation? Thank you. If someone could confirm receipt of this email, and let me know if the correction will be made, I would appreciate it. Good luck with this important work!	p. 2-89 or 45 in pdf	Inventory section - consider updating	Recreation
Kathleen Patterson	One of the best aspects of living in Yarmouth is that it is a safe community - one where families, children, women can walk, run or bike through Main Street or local parks and feel safe. It's also a pleasantly quiet community. We moved out of downtown Portland and chose Yarmouth for our home because of those characteristics - and not in favor of densifying commercial districts with plans that could lead to higher crime indices or significantly increased traffic levels. The intentions to "enliven" economic centers including Main Street should also strive to preserve and strengthen the safety of being out and enjoying Yarmouth. Plans should also consider that Main St is a primary traffic corridor for surrounding neighborhoods to get to Rt 1, and that an alternative route or traffic improvements may be needed if the longer term plans make Main St more focused on pedestrian, bike, dense business activity.	18	Action T-7.9 to development a town-wide transportation planning process addresses this comment.	Transportation
Kathleen Patterson	Regarding the housing approach, the recommendations to expand housing through density can further hurt affordability without proper planning and due diligence. One of the factors putting "blue collar and lower middle income" and retirees at risk of being able to keep their homes in Yarmouth is the significantly increasing local cost structure - municipal taxes, school taxes and costs of public services. The recommendations to increase Yarmouth population via dense housing and commercial developments would also increase investments needed in infrastructure and services - e.g. schools, public utilities, waste facilities, roads, transportation, public services. The amenities discussed in other sections will also require significant investment - parks developments, Rte 1 improvements. Proposed new developments should require an economic impact analysis and a plan to fund the costs for associated infrastructure and services expansion, as they can otherwise increase the tax burden on residents and further hurt affordability. Making Yarmouth affordable to live in for all residents requires careful evaluation of existing costs, proposed developments, and due diligence to make informed decisions that will impact the financial futures of Yarmouth and its residents.	16	The Comp Plan is not a regulatory document. Once adopted it is the responsibility of the various departments, boards and committees, and the Town Council to implement the actions as guided by a future implementation committee. The outcome of any action outlined in the Comp Plan will be the result of a targeted public process. The Comp Plan acknowledges that land use and capital improvement decisions may come with increased costs, and it is the Town Council's responsibility to set a responsible tax rate for the community.	Housing, Taxes
caroline norden	I heard that some of the growth areas that allow higher density are in the cousins marsh migration area and other top priorities for conservation highlighted on the map that was prepared as part of the Open Space Plan. It's called the town of Yarmouth 1-acre Fishnet Showing Sum Score of High Open Space Plan Values. At public meetings, we urged you to honor this map. Its also part of the approved Climate Action Plan. Please dont put high growth areas in important areas for conservation.		Action NR-3.2 addresses the importance of this graphic and developing a process through which to consider updates and how to integrate into review.	Growth Area, Natural Resources
Marge Titcomb	The draft Comp Plan is an impressive work product! I do, however, have one comment that I hope is considered carefully. The image behind the Land Acknowledgement is lovely, but it EXACTLY CONTRADICTS the words in the Acknowledgement. It is a lovely white colonial settler's farm and buildings (albeit new, but still of colonizers). An appropriate image would show Land in its natural state, as it might have been before 'we' came. Placing this image with Land Acknowledgement words contradicts the stated purpose (page I-14) that all endeavors will "start by acknowledging the history of the land on which Yarmouth was established prior to white settlement." The placement is an example of work we still have to do to understand the impact we've had on our Indigenous People.	4	Replace photo	Land Acknowledgement
Margaret Downing	Figure 5-12 This information on the expiration of the affordability covenant to is incorrect. For Bartlett circlet, it's "in perpetuity". For Bartlett Woods, it's 30 years or 2048.		Inventory section - consider updating	Inventory Chapters, Housing



Online Public Comment

Mary Lou Michael	I appreciate the ways in which this Comprehensive Plan draft acknowledges the broader history of Yarmouth in the section Historical & Archaeological Resources (HA). Under p. 1-5 - I encourage you to change the background photo of the Land Acknowledgment, choosing a natural setting that reflects what a Land Acknowledgment means. I'm guessing the current photo is a placeholder but the house in the background runs counter to the meaning. Under HA 2.3 - In the statement: "Encourage public knowledge, understanding, and appreciation of Yarmouth's history, from the use by Wabanaki and Abenaki tribes to current day." please consider the word "stewardship" in place of the word "use" i.e." Encourage public knowledge, understanding, and appreciation of Yarmouth's history, from the stewardship by Wabanaki and Abenaki tribes to current day.	p. 1-5 and p. 1-51 (HA 2.3)	Replace photo and update HA-2.3	Land Acknowledgement , Implementation Matrix
Chris Stetson	Hi, This is excellent. Congratulations to the team and much appreciation for the working sessions which were very well done. It's all in the implementation. I have some questions on details and concerns about how the ambitious climate action plan will work. Looking forward to future engagement. Best, Chris Stetson		Acknowledged.	General
Anne Turner	I was very disappointed to see almost no mention at all about trees. The only focus on open space and natural resources seems to be either agricultural/forestry/farming, (which seems to me to be somewhat irrelevant), or on recreation. While I'm happy to consider the importance of recreational opportunities, there was no mention of keeping natural, undeveloped land intact for the purposes of enhancing wildlife habitat, or wetlands/drainage issues, or other ecosystems concerns. There was no mention in all the development/housing/infill conversations about the need to protect our "big trees" or to minimize paved areas and make landscaping a high priority. I thought there was a Tree Committee in Yarmouth looking into these issues - didn't they have input into this plan? I saw one minor statement about monitoring the tree canopy, but little else. I see this as a major oversight.		Actions FLU-6.4 and NR-4.7 include focuses on trees. The narrative language will be improved to focus on trees as a natural resources to be protected.	Trees
Jesica Garrou	Why is Bayview not considered a "residential neighborhood" but Lafayette Street is? There seems like way more housing off Bayview...	1-24	Understand that this comment relates to the illustrative map of the Growth Area on page 1-24. The area included here is currently zoned MDR and WOC and has long been part of the Growth Area, whereas Bayview is zoned LDR, and has never been part of the Growth Area.	Growth Area
David Craig	Item HA-2.3 -- Add School Department as a Responsible Partner	1-51	Update HA-2.3	Implementation Matrix
David Craig	FLU-2.1 -- Remove the quotation marks (") at beginning and end of Action Item.	1-81	Update FLU-2.1	Implementation Matrix

<p>Ann Mohnkern</p>	<p>To: Erin Zwirko and Members of the Comprehensive Plan Steering Committee Committee</p> <p>From: Ann and Kent Mohnkern 191 Sisquisic Trail Yarmouth ME 04096 ahmohnkern@gmail.com 207-239-9440</p> <p>I am writing to express our grave concerns about the proposed changes to the Comprehensive Plan designating the entire DeLorme property from Rt. 1 all the way down to the Cousins River as a Growth Area for development. This proposed expansion from the 2010 Plan is in direct contradiction with the stated goal “to protect the natural environment in our growing community.” This change would have far-reaching implications for the region, would do irreversible damage to a fragile ecosystem, including wildlife and marine habitat, and would reduce our resiliency to the impacts of climate change. It would also significantly impact the character not only our neighborhood, but of our Freeport neighbors, and others from Yarmouth and beyond whose livelihoods and recreational opportunities depend on clean water.</p> <p>Our perspective on the importance and value of the DeLorme property is personal. Forty-five years ago, in 1979, my husband Kent and I moved from West Main Street to built our present home on Sisquisic Trail. Because our lot extends to the “thread of the creek” we abut the DeLorme property, looking directly across to it, as well as to the Freeport side of the Cousins River. Since first moving here we have confronted many threats to this ecologically critical area, from CMP’s proposal to locate a fly ash dump on the edge of the river, to the more recent illegal clear cutting of trees below the Garmin building. We are dismayed to have to confront yet another threat.</p> <p>I believe very few people in town understand and appreciate the beauty and vitality of the lower Cousins River. This is because it can be seen and accessed only by living along its shore or owning a boat and venturing in from Casco Bay. There simply is no public access here. For this reason, I want to focus on why this is such an extraordinary place worthy of protection.</p>		<p>The Steering Committee has determined that in the area of the Cousins River marshes area designated for expansion will be reduced in response to public comment.</p>	<p>Growth Area, Natural Resources</p>
<p>Edward Ashley</p>	<p>page 1-33, typo, correct spelling is Maquoit Bay</p>	<p>1-33</p>	<p>Revise bottom of page 1-32</p>	<p>General</p>
<p>Chris Stetson</p>	<p>Regarding the opening Land Acknowledgement (This also leads the climate action plan).</p> <p>I’m not comfortable with it as a representation of my residence in Yarmouth.</p> <p>Question: Has legal signed off on it? It would seem to be of no practical benefit to anyone and only opens a potential can of worms for the future.</p> <p>I recognize that this is a popular national trend, but no one on this planet today is standing on land that was not previously occupied by some other labelled group of people. This was equally true 500 years ago. The problem with this exercise in self-deprecation is that it never ends... except at the horizon of written history ~3000 years ago. In the end, it will divide people that should be focused on living together going forward.</p>		<p>1 Acknowledged.</p>	<p>Land Acknowledgement</p>
<p>Chris Stetson</p>	<p>For the purposes of theme, on page 1-7, 2nd paragraph references “Strong direction and decisive action is needed to address these challenges” and laments the failure to take actions in the past. In truth, the town did what the residents (voters) decided to do (not a failure). I’m sensitive to what may be a cajoling of the reader to sign on to “bold action.” Are we agreeing to a plan or pushing people into agreement with an agenda?</p>	<p>1-7, paragraph 2</p>	<p>For discussion with Steering Committee</p>	<p>General</p>

Chris Stetson	<p>On the Yarmouth Climate Action Plan merging with this Comp Plan. I deeply regret not taking notice of that while it was under development. However, we have a milestone here with its potential merger with the comprehensive plan. The climate action plan contains no financial projections. The implied 2030 goals are not achievable but laid out as existential (cost is no object?). We should NOT agree to codify the climate action plan into the comprehensive plan until some transparent discussion of the costs to the community is had. This will be both direct costs backed by tax revenues AND costs deferred directly to the residents engaged in complying with new ordinances in support of the plan.</p> <p>Just the EV buses and heat pumps for the schools will be \$10-20 million (my estimate, and the best and only numbers out there). What is the all-in price tag? \$50M, \$100M? What are we not going to do to fund that?</p>	1-11	<p>Acknowledged. While it is desired that implementation is coordinated between the two plans and that is discussed in the document, the two plans stand alone. The Comp Plan has it's own costs which will need to be addressed through the appropriate processes, either through grant funding, annual budgeting, or capital budgeting. Where the Comp Plan envisions significant capital improvements, those funding requests will likely be higher than the annual budgeting process, requiring input by the voters.</p>	Taxes
Chris Stetson	<p>Regarding Goal 2 Housing Options P1-17. We are starting to get into a discussion of constraints.</p> <p>-Yarmouth is only 22 square miles. There's not a lot of room for bold action. What are the implications for 1200 units for the schools, water &amp; sewer? What is the right number?</p> <p>-The historical mix of blue collar workers (I am one, now) is already vexed by a rising tax rate. Yet this plan (and its parallel plan) implies huge investments in both climate action and affordable housing. It is hard to imagine any structure for sale in this town that would fall in the desired range of \$185-260K and adding "net-zero" goals to that target is in direct conflict. A net-zero affordable house from 2024 would seem to be unachievable.</p> <p>It says on this page "make an absolute commitment to affordable housing, rather than lip-service" It would seem to me that setting unachievable, unsupportable targets is the first step to doing just that.</p>	1-17	<p>The specific text quoted is from a survey response, and no change is required. Much of the Comp Plan discusses the constraints and trade offs on many of the actions. The Comp Plan is not a regulatory document. Once adopted it is the responsibility of the various departments, boards and committees, and the Town Council to implement the actions as guided by a future implementation committee. The outcome of any action outlined in the Comp Plan will be the result of a targeted public process. The Comp Plan acknowledges that land use and capital improvement decisions may come with increased costs, and it is the Town Council's responsibility to set a responsible tax rate for the community.</p>	Housing
Chris Stetson	<p>Regarding Wyman Station. If Yarmouth is serious about meeting climate goals, then working with NextEra on a strategic plan for Wyman is the key. Obviously, solar is off the table (no room). Wind is turning out to be an economic and practical disaster. What is the alternative? People are going to react to this but, a small modern nuclear plant would provide base-load power for more than just Yarmouth. Because it is so objectionable, we'd negotiate terms around low local rates, no waste storage on site, waste removal by sea... If we can provide cheap, abundant clean energy to the town, then people will buy heat pumps because it is so attractive. With today's electricity rates, I am not interested in a heat pump. Without a cheap, abundant, clean energy solution the whole thing doesn't work (or we freeze to death some time shortly after 2030). Or maybe we just be a happy, productive town with the status quo.</p>	1-28	<p>Wyman Station is privately owned. Actions F-1.5 and FLU-7.2 are intended to develop a town position on the future of Wyman Station, potentially including cleaner power generation.</p>	Wyman Station
Chris Stetson	<p>Regarding the Future Land Use Map.</p> <p>It would be some comfort to color code natural areas we would be interested in preserving that are in Growth or Limited Growth zones.</p> <p>Example: The Growth Area includes the largest contiguous forested area east of 295 with the Tyler forest and the forest adjacent to Baywood. The Tyler forest is enjoyed by many via the West Side Trail network. It's actually a pretty nice wild area with cool creatures living in it. Are we going to preserve that or grow into it (tragic)?</p> <p>Example: The Broad Cove flat is the cleanest mud-flat in Yarmouth (least likely to experience a shellfish closure). The limited growth classification of Princes Point is not necessarily a significant deviation from the prior plan but the estuary that feeds Broad Cove begins in various points across Princes Point, back to Fels-Grove preserve and Gilman Rd by 88. I advocate for protecting Broad Cove, which we share with Falmouth. We could easily mess that up and be sad about it.</p>	1-23	<p>The Future Land Use Plan is not regulatory and does not preempt any environmental protection requirements.</p>	Growth Area

Online Public Comment

Chris Stetson	Apologies for all the feedback. I'm almost done. Regarding Princes Point and its Limited Growth classification. The Princes Point peninsula is a large portion of Yarmouth's 22 square miles. Princes Point Road is not a major artery. I know my neighbors recently engaged in a traffic calming effort for P. Point Rd but I can attest that the volume and speed of traffic is not compatible with residential living, walking and cycling (as it is used today). Any growth will add to this problem. Moreover, the Department of Energy estimates "Aggressive driving (speeding, rapid acceleration and braking)... can lower gas mileage by roughly 15% to 30% at highway speeds and 10% to 40% in stop-and-go traffic." That's easy climate action right there. Everybody wins if people slow down on roads like Princes Point.	1-23, general theme	The Comp Plan is not a regulatory document. Once adopted it is the responsibility of the various departments, boards and committees, and the Town Council to implement the actions as guided by a future implementation committee. The outcome of any action outlined in the Comp Plan will be the result of a targeted public process. The Comp Plan acknowledges that land use and capital improvement decisions may come with increased costs, and it is the Town Council's responsibility to set a responsible tax rate for the community.	Transportation
Edward Ashley	typos in NR-1.1; Action Item, first line, make ordinances plural 5th line, resources, 6th line, add (after 'advocacy groups') the following: "...and neighboring Casco Bay towns...", and on last line, correct "practices" On NR-1.2, under Responsible Party, add "Parks and Lands Committee"	1-71	Update Actions NR-1.1 and 1.2.	Implementation Matrix
Julia Libby	Page 1-24 under Priority Action Items: • Enhance Main Street and the Village by making them more active and vibrant and its implementing actions Am I reading this wrong? I'm lost after "vibrant"	1-24	This has been confusing language. Similar comments from Steering Committee. Delete "and its implementing actions."	Implementation Matrix
Matt Hopkinson	Certainly one of the largest undeveloped parcels in town, The Wyman parcel should be designated as Rural. If the plan is to replace the power plant area with a marina etc., the town should be commencing a study now on the cost of cleaning up the hazardous waste from this oil fired facility. The Growth Zone, if applicable at all, should be confined to the already developed portion of the parcel, with the remainder designated as undisturbed open space.	1-23	Wyman Station is currently zoned Industrial and is appropriate to leave in the Growth Area. The property is privately owned, and the plan includes actions to develop a community benefits statement and to ensure that there is a tax benefit to the town, but does not call for the Town to acquire the property. The clean up is the responsibility of the current property owner, and any future property owner would want to understand its potential liability and any costs that would need to be considered. The Town does not have any estimates. The Growth Area designation does not preclude it from being open space.	Growth Area, Wyman Station

<p>Peter Cooper</p>	<p>Many thanks to the Committee for the extensive work done in creating the current draft of Comprehensive Plan. I'm unable to attend the meeting on the 25th but have a couple specific questions pertaining to Cousins Island.</p> <p>I attended the 3/27 meeting, when the Comprehensive Plan was introduced to the Planning Board. It looked to me that the 'Growth Area' at the end of Cousins Island was specific to the Wyman plot of land. Is this correct? Is the intention of designating the land a 'Growth Area' to keep all options open should it someday be procured? I'm not sure what the designation of a Growth Area actually means or allows wrt development. Ideally I think this area could best serve the town as another incredibly beautiful and unique 'rural' public space for Yarmouth residents. (vs. allowing building lots, business development, etc).</p> <p>If the Wyman property was to come into the Town's possession, I assume a full environmental assessment/clean-up would be needed. Has there been any projected cost estimates for these services?</p> <p>On the topic of the Wyman plant, I wondered if there were any regular, independent inspections done of the plant now? It's not uncommon to smell oil when walking in this area and it's made me wonder if the plant is 'self-regulating' or if there is any outside oversight.</p> <p>When I saw the map at the meeting I couldn't tell if the 'Growth Area', as drawn, included Madeleine Pt. Rd. I ask because of the proposal that was publically introduced last year, with the expansion (and paving) of the existing lower parking lot, the creation of 34 new paved parking spaces in a newly created upper lot, the addition of a second dock, etc., etc? There were significant concerns raised at the public forum. Unofficially, I've heard the project is 'on the back burner' but haven't heard anything 'official' since the public meeting was held..</p> <p>Thank you for your review of these concerns/considerations.</p>		<p>Wyman Station is currently zoned Industrial and is appropriate to leave in the Growth Area. The property is privately owned, and the plan includes actions to develop a community benefits statement and to ensure that there is a tax benefit to the town, but does not call for the Town to acquire the property. The clean up is the responsibility of the current property owner, and any future property owner would want to understand its potential liability and any costs that would need to be considered. The Town does not have any estimates. The Growth Area designation does not preclude it from being open space.</p> <p>The Town does not conduct any inspections as it is outside of our purview.</p> <p>Madeleine Point is not included in the Growth Area, only the properties owned by Florida Power and Light/Next Era. The scale of the FLU is small, and we will confirm that Madeleine Point and the residential properties on Benjamin's Way are in Limited Growth.</p>	<p>Growth Area, Wyman Station</p>
<p>Karin Orenstein</p>	<p>I noticed that the language about the Royal River restoration is stronger and more flexible in the approved CAP (Strategy 2.3.1.) than the draft CP (NR-3.8). Please consider changing the language in NR-3.8 from "Consider restoring the ecological function of the Royal River by removing all dams, pending a completed report from the Army Corps of Engineers" to "Restore the ecological function of the Royal River by removing all barriers, taking into consideration the river restoration feasibility study by the Army Corps of Engineers."</p>	<p>1-73</p>	<p>Update NR-3.8.</p>	<p>Implementation Matrix</p>
<p>Jackie Schumacher</p>	<p>The Growth Area map incorrectly shows Main Street extending to Sligo Road. Main St changes to West Main after the intersection at Latchstring, and should be more accurately labeled The Village as it is residential in character historically known as the Upper Village. Thanks for making that change, and thanks for all the work!</p>	<p>1-24</p>	<p>The graphic on page 1-24 is illustrative. It is based on a heat mapping analysis done through the Future Land Use Forum that participants completed; not determined by the staff or consultants. That being said, the Main Street area will be pulled back.</p>	<p>Growth Area</p>
<p>Maria Chambers</p>	<p>Overall, I think this is a very comprehensive and thoughtful plan!          There is very little discussion, however, about maintaining and preserving the many antique and historic homes in Yarmouth. The 2020 Historic Preservation Plan only intended to develop policies to preserve homes in the Village. There are many other homes and buildings outside of the village that deserve special attention and care. I own the Cutter House on Gilman Road, a 1730, very historic home. My home was showcased in the Architectural Survey conducted in 2018 as an excellent example of historic preservation. During the presentation, they communicated that many towns have different code guidelines in order to allow homeowners of historic homes some leniency in code requirements that would require altering the historic nature of the home, etc. I will tell you that what I had to do to my home to meet code when I did a significant modernization to this home (upgrading the 1918 heat, electric, etc.) was borderline tragic. I don't know if any progress has been made on their recommendation of drafting historic preservation policies to manage changes to historic buildings as they are restored, updated, repurposed, and reused. I know a Historic Preservation Advisory Ordinance included guidelines, etc. but I truly believe that the discussion around historical preservation and not holding these historic homes to the same climate sustainability ideas that are being discussed (no I will not put solar panels on my 1730 home!) MUST be in this Comprehensive Plan.          Thanks for listening!          Maria Chambers</p>		<p>Acknowledged. The Town adopted by the Historic Preservation Advisory Ordinance in 2021, and the HPC reviews projects that include exterior energy efficiency upgrades. Most of the Village is now in a designated local historic district that is under the jurisdiction of the HPC and potentially the Planning Board. Action HA-1.5 recommends the continued implementation of the HPP and adding additional historic districts.</p>	<p>Historic Resources</p>

Jo Miller	<p>After reading the Comprehensive Plan for Yarmouth my first question would be about the money necessary to put this plan into effect and what would be the contribution, tax wise, of residents and businesses already here. The plan itself is very all encompassing and will require a well defined budget and someone to see that the budget is followed. How big are the multi family dwellings going to be, specifically how many stories do you intend to allow? I guess I do not think that changing the zoning ordinances will ultimately reduce the cost of living or doing business in Yarmouth. While the plan is ideal in its vision I fail to see how it can preserve the integrity of our historic community. Maybe reducing taxes is a better way.</p>		<p>The Comp Plan is not a regulatory document. Once adopted it is the responsibility of the various departments, boards and committees, and the Town Council to implement the actions as guided by a future implementation committee. The outcome of any action outlined in the Comp Plan will be the result of a targeted public process. The Comp Plan acknowledges that land use and capital improvement decisions may come with increased costs, and it is the Town Council's responsibility to set a responsible tax rate for the community.</p>	Taxes
David Carney	<p>When West Main Street was being rebuilt quite a few of us attended meetings requesting some kind of traffic calming to reduce the speeding traffic. All of West Main Street from the town line to Elm Street is a 25MPH zone. Every request for any type of traffic calming was rejected by the town and Maine DOT as West Main Street is a State Highway. The only thing that was offered by both the town and state was they would paint white lines on the outside of the street to make it appear narrow, they said that will slow traffic, IT DID NOT! Since the rebuilding of the road the speed of traffic has increased dramatically. Over the weekend a woman on a small motor bike was doing the speed limit and was passed illegally as it is a no passing zone with a double yellow line. That car caused her to lose control and crash. She is now in extremely serious condition in the hospital with a very long recovery ahead of her. My question is, does someone have to die in the road of West Main Street for the town and the Maine DOT to address the completely out of control speeding? Yarmouth will not be the quality town this plan is striving for if the speeding along West Main Street is not addressed. It seems the town has completely turned a blind eye to this problem but getting harder to ignore when people are being seriously injured by the majority of cars speeding into the center of the village. I asked this already but is it going to take a death to get the town and Maine DOT to pay attention?</p>		<p>The Town is working cooperatively to address this situation, including through the traffic calming process of the Complete Streets Advisory Committee. Action T-8.1 also calls for adoption of Vision Zero principles.</p>	Transportation
Jo Miller	<p>I think Yarmouth does not need Condos and apartment buildings on Route 1. It completely changes the complexion of the town. I'm sure there are other ways to help lower the cost of living or working here. Why can't we rebuild homes that are no longer being used and need a lot of repairs. I think we need to find ways to help the business already in place and bring in more jobs into Yarmouth through small industries.</p>		<p>The Comp Plan contemplates all of these actions to support the various individuals and households living and/or working in Yarmouth. See Actions under Housing and Economy.</p>	Housing, Economy
Sylvia Cormier	<p>As a 34-year resident of Yarmouth, I have seen Yarmouth become a town for the privileged. I'm sure it would make everyone feel good to live in a town that makes accommodations for those who would not otherwise be able to afford to live here. My two children attended Yarmouth schools from kindergarten through their senior years in high school. I'll gladly continue to pay taxes for that even though the last graduation was in 2009. However, I don't feel like I should pay additional taxes to support the changes proposed in the Comprehensive Plan. I'm a middle class retired individual. Why would Yarmouth drive existing middle-class folks out of town just to accommodate new middle class individuals? It's a feel-good solution for those with money.</p>		<p>The Comp Plan is not a regulatory document. Once adopted it is the responsibility of the various departments, boards and committees, and the Town Council to implement the actions as guided by a future implementation committee. The outcome of any action outlined in the Comp Plan will be the result of a targeted public process. The Comp Plan acknowledges that land use and capital improvement decisions may come with increased costs, and it is the Town Council's responsibility to set a responsible tax rate for the community.</p>	Taxes
Merry Chapin	<p>Thank you for letting my voice be heard in commenting on the proposed Yarmouth Comprehensive Plan.</p> <p>Historic and Archaeological Resources HA-1. How is it decided to "protect to the greatest extent practicable" the significant historic and archaeological resources...". These words "greatest extent practicable" really bother me. Such resources will be lost if not absolutely protected.</p>	<p>I am sorry to be so late. I have had the flue for the past few days and have not allowed myself the time to complete this section.</p>	<p>The text of HA-1 comes from state law. HA-1 will be updated.</p>	Historic Resources

Merry Chapin	Is there a Certified Local Government Plan in place? If not, is there a plan to apply for such status? Why is it "consider the merits of becoming a Certified Local Government". This should absolutely be done. It leads to the possibility of grant money to fund projects at the very least. HA 1-7		Yarmouth is not a Certified Local Government. The Comp Plan acknowledges that to become one, there will need to be a public process around the change from an advisory process to a regulatory process, a significant item of concern when the Advisory Ordinance was adopted.	Historic Resources
Merry Chapin	Have the National Register listings for the Local Historic Districts and designation of additional local historic districts been completed? If not, when is that expected to be in place? H - A 1.6		This is an ongoing action over the course of the lifetime of the Comp Plan.	Historic Resources
Merry Chapin	Are the prehistoric and historic archaeological surveys, as mentioned, still needing to be done? What does that process look like? Waiting for money or experts to do the surveys or?		This action is called for the Historic Preservation Plan. The scope of work and funding source would be developed as part of the implementation of the Comp Plan.	Historic Resources
Merry Chapin	The information and documentation about indigenous people is really well done and important.		Acknowledged.	General
Merry Chapin	Under Site Plan and Subdivision on page 2-12 I note that "a proposed subdivision will not have an undue adverse effect on historic sites." I think that it is unfortunate the proposed subdivision called Doughty Woods does just that. A historic site has been divided into small slices that completely changes the character of this historic property and the historic neighborhood. The "provisions" need to be strengthened so that such properties ARE protected not dismantled. What is the "process" of protection for preventing the "razing" of historic structures other than a demolition delay? Every historic structure lost is a loss to the historic character of the town. The historic character of the town is one of the significant attributes that make Yarmouth special.		Demolition Delay is the tool that the Town uses. The Doughty Woods Subdivision is the result of a contract zone agreement, where the Town Council agreed that there is a public benefit to the proposed project.	Historic Resources
Merry Chapin	I hope that there is a plan for a systematic survey of the prehistoric archaeology of the Royal River and a full-town historic archaeology survey, In this time of climate change and rising water level, it is time to act now. If this is not a part of the comprehensive plan, it should be.		Please see Actions HA-1.3 and 1.4.	Historic Resources
Merry Chapin	It is difficult for me to accept the wording of the document on 2-16 "the protection of historic resources is presently dependent on the decisions of property owners, relying on the sense of stewardship and other stated values and willingness to engage and accept advice and guidance. Having just been through the process on West Main of trying to protect a historic structure and the land in that parcel, good will CAN NOT be relied upon. There needs to be restrictions and I wonder why a historic town such as Yarmouth does not have stronger restrictions in place.		This language was developed in consultation with the Historic Preservation Committee.	Historic Resources
Merry Chapin	Open spaces and conserved land promote habitat connectivity that extends beyond municipal borders a quote from 1-32, yet CZAs are allowed which are in complete opposition to such a statement as the CZAs allow for habitat loss in areas that have been a habitat source since the beginning of time. I have 2.5 acres in conservation easement and have given up my development rights, yet this is not seen by Yarmouth, at least the assessor, to be of benefit to the town. The Comprehensive Plan talks about the importance of view sheds and open space and I realize my property is small. However I believe my open space is an important view shed and in its open state maintains its historic significance which began when my structure was built in the late 1850s. The Plan talks about the town owned lands but I think those of us with privately owned conserved lands should receive some benefit and mention as well.		Acknowledged.	Natural Resources
Merry Chapin	I am really interested in how Yarmouth will "advance policies that support the participation of underrepresented and underserved community members in planning processes, town programming, and town decisions". How does this advancement happen and not just be empty words? P-1.1		The scope of work would be developed as part of the implementation of the Comp Plan.	Demographics

Merry Chapin	How is reducing the minimum lot size in the Growth Area consistent with the historic pattern or development creating more dense and walkable neighborhoods? To me, as a young person in the 1940s - 1960s, houses had yards big enough for riding bikes, playing games etc. Those were the historic patterns, not what is happening in allowing the CZAs to divide up the historic yards around a house. You need to think what the historic patterns really were, not cheek to jowl housing as can be created now by following the priority action item 1-26 6.Reducing minimum lot size in the Growth area H-4.3 just promotes more dense neighborhoods which without a good sized yard leads to closer housing, not always a good thing. People need space. I wish there was a moratorium on building of housing and a community discussion of what community members value. Do people who live here really want more density, smaller lots, less open space between structures. More density seems to move Yarmouth toward becoming a city, more government workers needed. Most new houses are for those with higher incomes. It seems that this Plan goes back and forth about preservation of resources such as historic areas, open space and then talks about needing smaller lots and more density. It seems more of a collision of what is important.		It is acknowledged that this comment reflects on the tension noted in other comments. The plan envisions advancing natural resource protection and facilitating growth at the same time, each through a more specific public process. Both growth and preservation are important themes that rose to the top in the public engagement for the Comp Plan. Once a specific proposal is developed to address any action in the plan, there is the opportunity for public engagement and a public process to ensure that the proposal is consistent with the themes of the plan.	Growth Area
Merry Chapin	Please don't use words like wayfinding and amenities. Spell out what these mean. People trying to learn English, those who have language disabilities and even those of us who do not, have a hard time with jargon such as those words. Does "amenities" mean a bathroom or something else. If it is not spelled out, the reader has no clue of understanding. E-4-2, R- 4-2 , T-6.1		Add as a parathetical to Actions E-4.2, R-4.2 and T-6.1 and other instances of wayfinding to indicate that it is signage to important destinations.	Implementation Matrix
Merry Chapin	What does "more vibrant and active" mean. Again, explain what you mean. Don't use language that the reader has to guess at the meaning and what are is the action plan for this. T-6		The terms are described in the narrative including on page 1-25.	Implementation Matrix
Merry Chapin	Working waterfront Access Pilot Program - Where will this information be available? MR - 4-3		The scope of work would be developed as part of the implementation of the Comp Plan.	Implementation Matrix
Merry Chapin	Do not use initials such as WOC. M-R 5-2 Some readers have no idea what that means.		Spell out as Water Oriented Commercial District.	Implementation Matrix
Merry Chapin	What are the "educational opportunities and school programs"? Is there an action plan for this thought? MR 5-3		The scope of work would be developed as part of the implementation of the Comp Plan.	Implementation Matrix
Merry Chapin	What are those dredging projects? Who gets to be a part of the discussion of the pros and cons of the dredging? In some areas, dredging is not considered a good plan. What do your clambers think?		Dredging projects have been an important element to ensure that the Royal River Harbor continues to be an economic driver for the community. When (if) there are future significat dredging projects proposed, each will have a public process associated with the effort to ensure that stakeholders are involved.	Implementation Matrix
Merry Chapin	NR 3-5 How will the "Assessing of wildlife corridors throughout town to determine high-priority connections" be done? There are wildlife corridors such as in the area of upper West Main that are now limited because of a CZA at 251. Several wild animals have been killed in that area as they attempt to cross. As housing and traffic increase in such an area, access for the animals is limited and more animals will be killed or forced to move elsewhere. In areas where there are conservation lands such as at 233 West Main, land owners of such spaces should receive information of how to improve habitat for such animals and those landowners should be invited to be involved in the planning of habitat for the animals that can remain in these conserved areas. Tax advantages should be considered as well.		The scope of work would be developed as part of the implementation of the Comp Plan.	Implementation Matrix
Merry Chapin	N-R 3-3 Shouldn't a "robust program of invasive species management" be included in areas that are not in "protected areas", such as a privately owned land in conservation easements or just for any landowner with an interest and/or concern about invasive species?		NR-5.1 addresses this comment.	Implementation Matrix
Merry Chapin	N-R 3-6 Couldn't private land owners be invited to participate in "management plans for town-owned open space properties"even though the privately owned conserved land might be smaller than the the town-owned parcels? It would be good to also include such small land owners in "adoption of management plans" for private land owners as well as on town-owned open space properties.		Town management plans generally apply to public open space or privately owned property with public easements; however, if a private landowner was interested in participating in a town management plan, it would likely be welcome. The specific scope of work for each management plan would be developed in consultation with partners.	Implementation Matrix



Merry Chapin	N-R 5-2 I hope that "educational workshops for property owners on sustainable land management practices" will be done on ZOOM so those of us living elsewhere can participate. As a landowner of a small conserved piece of land, I would appreciate knowing the information of "current use taxation programs, and the benefits of conservation easements. I realize this statement in the Plan is for "large landowners". but as a small land owner I would appreciate having the information.		The scope of work would be developed as part of the implementation of the Comp Plan.	Implementation Matrix
Merry Chapin	W-R - 4 It is important to limit development in areas such as in upper West Main and the area where the land slopes to the north. Water run off has been a problem there for years and such areas need to be considered before more development is allowed.		Through development review, stormwater control and management is an important element that is considered. The plan acknowledges that additional regulatory controls may be necessary to improve upon the current regulations.	Implementation Matrix
caroline norden	Dear Comprehensive Planning Committee: Thank you for the opportunity to attend public meetings and to comment on the proposed comprehensive plan. After careful review of the plan, I'd like to share my comments and suggestions. 1. The growth areas are much larger than I anticipated, now representing a third of the town. Yarmouth is already one of the most populated towns in the area and at risk of losing its small-town appeal if substantial additional development occurs. Accelerated growth in the town's population may put more strain on the town's services and budget than expected, increasing the taxes and making it more difficult to fund other priorities. There's a notion that development will help the town's budget but cities and densely populated towns actually have much higher taxes than rural towns.		The Growth Area is only slightly larger than the 2010 plan, and the Steering Committee has determined that in the area of the Cousins River marshes area designated for expansion will be reduced in response to public comment. The Comp Plan acknowledges that land use and capital improvement decisions may come with increased costs, and it is the Town Council's responsibility to set a responsible tax rate for the community.	Growth Area
caroline norden	2. Has the committee done a build-out analysis of how much new residential development could be built within the town given the current zoning rules? And then analyzed increase in total residential development with the proposed higher density area as envisioned? This type of analysis and its implications for the town should be considered prior to making such large-scale zoning changes that will change the character of the town forever.		The scope of work for the implementation of any large-scale zoning change would include the appropriate analyses so that the Planning Board and the Town Council can make informed decisions, as well as to convey important information to the community.	Housing
caroline norden	3. To balance the proposed increased density in the growth areas, please consider doubling the lot size in rural areas. This will result in more gradual and manageable growth for the town and prevent suburban sprawl. I have seen this done effectively in many rural areas with the support of town residents. The other option, which I strongly urge you to consider, would be to start with a smaller growth area for the next ten years and evaluate whether it is helping to achieve the town's affordable housing goals while still being manageable for the town. The town could always expand the growth area in another ten years if there is strong public support for doing so.		The Future Land Use Plan is not a regulatory document whereas zoning is. The Growth Area focuses on the zoning districts that encourage development. The Growth Area is only slightly larger than the 2010 plan, and the Steering Committee has determined that in the area of the Cousins River marshes area designated for expansion will be reduced in response to public comment.  The scope of work for the implementation of any large-scale zoning change would include the appropriate analyses so that the Planning Board and the Town Council can make informed decisions, as well as to convey important information to the community.	Growth Area, Rural Area
caroline norden	4. The plan offers incentives for developers for not cutting trees. How about incentives for providing public paths, especially those mentioned in the open Space Plan.		Expand NR-4.5 to include the phrase for public access.	Trees

caroline norden	5. The plan proposes only conserving land in rural areas, however, according the Open Space Plan map of Open Space Priorities, almost half of the valuable areas to protect lie within the growth area, especially along the Royal and Cousins River (and its marshland and associated uplands) as well as the coastline. It's unfortunate that the planning committee did not consult these maps when laying out growth areas, even though it was recommended at a public meeting. I would be happy to provide the committee with a copy of the GIS map showing the ranking values should it be useful moving forward. My concern is that once these growth areas are established, many of these high value areas for conservation will be lost to development or become too costly for the town to acquire.		Action NR-3.1 and NR-3.2 identifies similar mapping and determining a process to better utilize the mapping information to inform future land use decisions.	Natural Resources
caroline norden	6. The plan mentions the importance of public access to the coast but fails to recommend that a portion of the Wyman Station property be set side for coastal access. This is a prime site for a public park, with deep water access, tremendous views and plenty of parking. Please add public access to the list of priorities for Wyman Station		Action FLU-7.2 includes developing a public process to solicit feedback from the community on potential public benefits that result from the reuse of Wyman Station. The narrative references generally economic development, environmental, and recreational opportunities as being important elements for the future.	Wyman Station
caroline norden	7. The Plan recommends updating the Open Space Plan and Conservation Values map. Instead, the town needs to focus on implementing the Open Space Plan and identifying important parcels to acquire should they come on the market. It also should meet with key landowners to discuss ways that a conservation easement may help meet their long-term goals. This important groundwork work requires a dedicated and experienced staff person. Because there is no local land trust focused on Yarmouth, the town may need to hire someone to serve in this role. Land protection work is tremendously time consuming as it requires building relationships with landowners and working with partners to raise the funds for projects. It just won't happen with volunteer committees who have many other responsibilities. I worked in this field for more than 25 years and am happy to help the committee lay out the steps to make land conservation happen.  Thanks for all your hard work as a committee and for providing this opportunity too comment on the plan.  Sincerely,  Caroline Norden	natural resources section and other sections	Acknowledged. Actions under NR-4 address this comment.	Natural Resources
ed libby	the growth management act discusses "Implementation Strategies" on page 23 of Chapter 208 saying that "The strategies describe what actions the community will take to carry out its policies." and "Where policies are general statements of intent, strategies are specific descriptions of actions." I would like to see more "specific" descriptions of strategies put into the plan. The past 2 cycles of comp plan updates have failed miserably with regard to IMPLEMENTING "historic lot sizes, 10% affordable housing production, and many other future land use and housing related policy goals. Let's not be vague this time. Please amend this plan to include specific actions and metrics that are sought.		The Steering Committee believes that there is a successful history of implementation in the Town. The development of metrics and various strategies are best left for the implementation committee through reporting back to the community.	Implementation Matrix
ed libby	add "private developers" to the list of those who will be supported in H-1.1 Action Item		Update Action H-1.1.	Implementation Matrix
ed libby	H-23 given that we are NOT compliant with our last 2 comp plans on MRSA 4358, I think we should acknowledge that here and emphasize the urgency in becoming compliant. It is shameful that we have lied to the State on this issue in our past Comp Plans.	1-58	Action H-2.3 is acknowledged as an issue with a short timeline.	Implementation Matrix
ed libby	H-4.2 Please add "including stacked multi family" as a specific "type" of housing that needs to be allowed, perhaps other examples too, not just say a "wider range" which does not recognize the specific feedback received during the public engagement process.	1-60	Update Action H-4.2 to suggest that stacked multifamily as an example.	Implementation Matrix
ed libby	H-5.3 please change the timeframe to "medium". IZ implementation was thoroughly considered very recently and a decision made to put it on the back burner by yarmouth affordable housing committee/Planning Board/ Town Council. the comp plan needs to reflect that.		Update Action H-5.3 to medium.	Implementation Matrix
ed libby	H-5.10 the town is currently exploring this so the timeframe should be either "ongoing" or "short"	1-61	Update Action H-5.10 to ongoing.	Implementation Matrix

Online Public Comment

ed libby	FLU-2.4 Please change the "every 5 years" to "annually". We desperately need to track progress, or lack thereof, to stay true to the implementation timelines. In the past, lack of "accountability" has allowed much needed change labeled as "short term" to slide by without getting done, for decades! Adhere to the saying..."what gets measured gets done".	1-82	Update FLU-2.4 to read "Annually report on the implementation of the plan."	Implementation Matrix
ed libby	Please include the number of single family building permits issued for each of the "past five years" rather than say they have "declined" since 2018's 44 permits so that people reading this will understand more accurately how severe the problem of underproduction actually is. I believe most of those years will be in the single digits or low teens. Sharing the actual numbers will "highlight" the problem.	2-66	Acknowledged.	Housing
ed libby	Please include within both the housing section, future land use plan, and the transportation section more commitment to Transit Oriented Development. This aligns with many of the other goals within these categories. For example, Falmouth's comp plan update includes the heading, "Strategy: Build out public and active transit oriented infrastructure". That includes several action items including, "Encourage density in transit-oriented corridors to ensure accessibility of public transportation. This also aligns perfectly with our recently adopted Climate Action Plan. Show where these areas are on the future land use map near existing bus stops, trails, etc.		Add Action FLU-8.7 as "Encourage density in transit-oriented corridors to ensure accessibility of public transportation." Responsible parties TC, PB, and Planning department, Timeline Medium, Related Goals 1, 2, and 3, and a check mark for the CAP.	Implementation Matrix
Paula Steffen	I completely agree with Jo Miller's comments. I've lived here for some fifty years and believe the town of Yarmouth is just fine the way it is: no changes are needed. New comers are not needed to tell us what needs to be done!		Acknowledged.	General

Yarmouth Comp Plan Public Hearing  
4/25/24, 7 PM

Hildy intro, Erin presentation

### Public comment

Chris Stetson, Princes Point Rd

- Missed climate action plan process
- Ask that the climate action plan be decoupled from the comp plan until it is inventoried, budgeted, and funded. Funding should be a climate action bond or similar. Represents a significant economic commitment that deserves its own focus.
- Made inquiries about cost estimates. His own estimates - EV buses 5 mil, school reno and municipal reno, 3200 dwellings improved, 431 affordable housing units = 101 million from now to 2030 (compared to 59 million annual town budget)
- Also need to consider impacts to sewer water, housing, impacts on school system, grid/road upgrades
- Assured that plan is a strategy document that will be aided by grants/subsidies, but it reads like a crisis
- Concerned about new ordinances, fees, and taxes

Lisa Small, 52 Balsam Lane

- Read statement on behalf of Parks and Lands Committee
- Commends effort and aspirational tone of goal 4
- Concerns of focus, tone, and content in the whole document
- Plan is devoted to action items for housing - increased development near Royal River and sensitive areas
- Passion for environment isn't a challenge, it's part of town identity
- Spot zoning is leveraged to bypass code and environmental protection
- Four major comments:
  - Yarmouth has highest pop. density of nearby towns with similar populations and has grown in density since 2010
  - Yarmouth's area is listed as 22.9 sq mi - 13.35 sq miles is land, the rest is water
  - 700 acres of protected open space - maybe true, but different levels of protection, majority of open spaces have no permanent protection and are privately owned (8%)
  - Document lacks specific actions for wildlife corridors and maintaining/improving ration of green space to impervious space per lot and town wide
- Will submit additional more detailed comments.

Karen Massey, Sisquisic Trail

- Helped write current open space plan
- Agrees with Lisa

- Symmetry of growth areas is good but need adjustments in Wyman and Cousins River Marshes
- Salt marsh sparrow breeds in Yarmouth
- Keep looking at areas in commercial zone may need to be considered in terms of wildlife connectivity - highway is barrier, but marshes are migrating inland
- A lot of moving parts - the plan recognizes this but it will take a lot of work to balance
- Called for 30% of Yarmouth's land to be permanently conserved
- Falmouth has preserved 16% of their land and they have an unspent land bond

Lisa Wilson, Littlejohn Rd

- Representing Yarmouth tree advisory committee
- Concerned that information needs to be out there that we have to protect the trees because the trees protect us - lower temperatures, help with stormwater, save home energy costs, increase home value
- Goal 2: please add a priority action item to offset decreases in lot size by setting standards for max lot coverage and impervious surface - adequate space for proper planting and trees, concern about setbacks
- Goal 4: importance of town tree canopy should be termed as a natural resource and should be prioritized/emphasized - include action item for protecting existing mature trees on public land and preserving tree canopy throughout town
- Removal of mature trees is not mitigated by planting 5 little trees
- Add action item to incorporate incentives and/or ordinances to protect town tree assets or create mitigation paths for property owners
- Include action items to provide education workshops for property owners for landscaping and best practices and point out tree benefits
- The importance of having trees as natural resources - final draft should have a definition for tree, tree canopy, forest, woodlands, open space as natural resources

Bill Richards

- Appreciate Erin and Julie!
- We like hearing your comments
- Theme of plan is preserve, enhance, transform - we don't want to change everything. Want to preserve a lot, some things are good but can be made better, and some things that really need work.
- 

Elizabeth Hope, 22 Rodgers Road

- Very aspirational - people have expressed concerns about cost
- I am concerned that we're not reconciling aspirations with reality
- Maine has the 4th highest overall tax burden in the country, Yarmouth has the highest in the country (*kate note: maybe she meant state or county?*)
- Attended a previous meeting where people expressed concerns about paying for this

Wheaton Griffin, 12 Bluebird Cove

- Importance of native species - there is too much grass, too much fertilizer near rivers and ocean, but these issues get resolved if we concentrate on native plantings
- Plan did not talk about native species
- Not sure planners included people who know about native plants.
- Native planting could be a big part of this plan.