



PLAN

YARMOUTH

Comprehensive Plan 2024



Acknowledgments

Thank you to all of the Yarmouth community members who contributed their time and insight to this comprehensive planning process. Yarmouth’s dedicated and engaged residents and volunteers provided valuable feedback that informed the development of this plan.

Thank you to the members of the Comprehensive Plan Steering Committee (CPSC), who have worked diligently since January 2023 to help lead the planning process and review data, connect with the public, and distill community feedback into a vision, values, and goals.

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The Plan Yarmouth team would like to acknowledge Yarmouth Town Manager Nathaniel Tupper, who recently retired after nearly 33 years of service to the Town. Nat guided the development of three comprehensive plans for Yarmouth and witnessed the implementation of the 1993 and 2010 Plans. His insight and advice on the development of this Comprehensive Plan was invaluable, and his guidance in the implementation of this plan will be missed.

Yarmouth Town Staff worked tirelessly to support this project, led by:

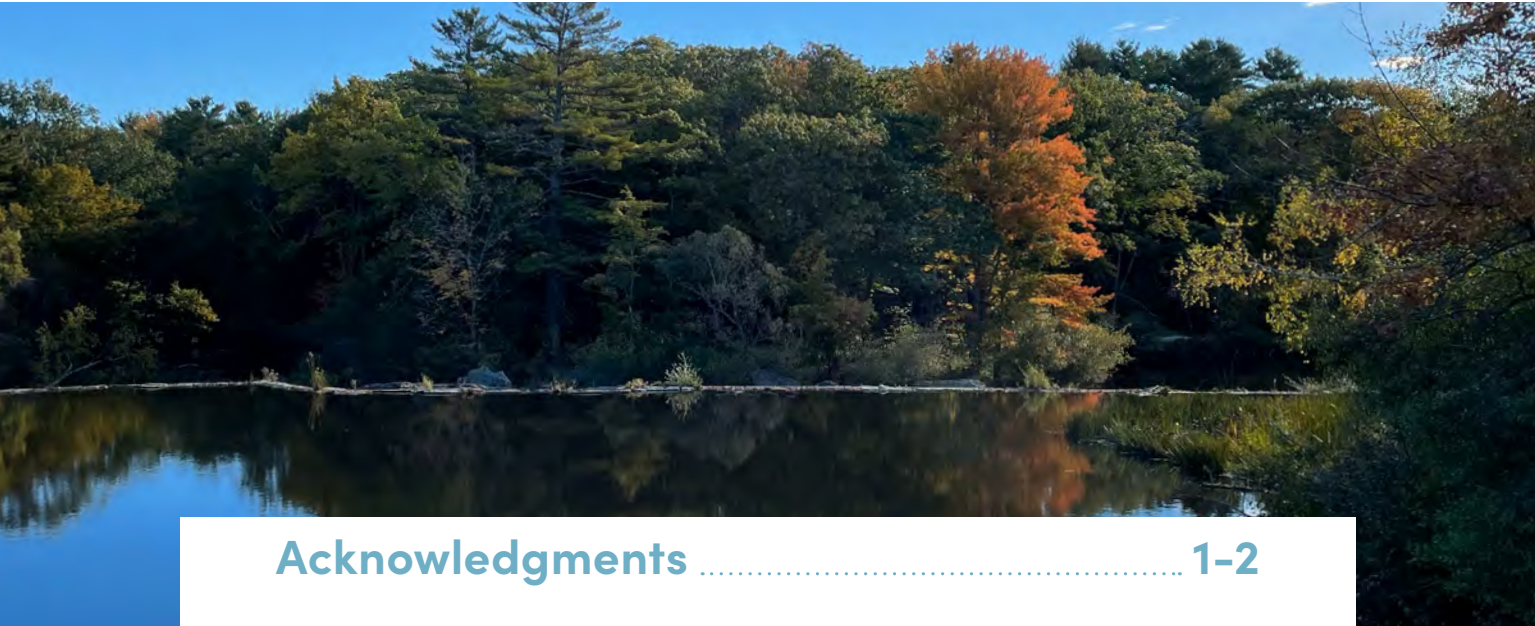
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Photo: Julia Maine



Land Acknowledgment

We respectfully acknowledge that the places in which we reside and the land and water addressed in this Comprehensive Plan are the traditional territory of the Abenaki and Wabanaki Peoples. The region where we are living, known to the original Indigenous stewards as Westcustago, has been – and continues to be – their ancestral homeland. We recognize the historical and ongoing impacts of colonization and we now strive to build community connections marked by compassion and mutual respect.

With deep admiration and gratitude for the Indigenous community past and present and for Indigenous models of reverent stewardship for the natural world, we strive in this Plan to nurture the natural environment that sustains us all and of which all living things are a part. We hope this acknowledgment provides context for our Plan and is a small step towards fostering a more inclusive and equitable future for those who call this place home.

VISION

The Town of Yarmouth is a small, vibrant, coastal community where residents have a strong sense of connection to the town and to each other. Yarmouth will plan and make decisions through a lens of equity, sustainability, and fiscal responsibility to ensure that the community’s valued assets are preserved and enhanced for future generations, while pursuing the transformative changes needed in critical areas to build community resilience.



GOALS

- 1. **Strengthen our inclusive, welcoming, and connected community.**
- 2. **Create, expand, and protect housing options throughout Yarmouth.**
- 3. **Enliven Yarmouth’s economic centers through increased amenities, jobs, and local business opportunities.**
- 4. **Protect the natural environment in our community.**

YARMOUTH TODAY

Changing Issues, Consistent Values

Yarmouth is a small, coastal community with a picturesque village center. The town is 22 square miles and located 12 miles north of Maine’s largest city, Portland. Since Yarmouth’s last Comprehensive Plan was presented in 2010, the town has grown at the fastest rate in 30 years. Yarmouth’s 2020 population was 8,990, an increase of 7.7% since 2010. Increases in the number of school-age children and adults over 50 have characterized Yarmouth’s growth since the 2010 Census, with much of the overall growth driven by people moving to Yarmouth from other places.

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 and the state, and the majority of new homes have been single-family residences, due in part to zoning limits. As the town grows, Yarmouth residents have become increasingly concerned with protecting the natural resources and open spaces that have always been key to the quality of life in town, especially as the community turns its attention to housing production and economic growth. In recent years, Yarmouth has started to focus on sustainability and preparing for the impacts of climate change and sea level rise.

Even as Yarmouth has changed over the past decade, the town’s values and strengths have endured. 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 highly admired historic fabric remains walkable and bikeable as the community has grown, as seen daily with kids walking or biking to school. Yarmouth’s strong record of open space preservation is advanced through land use policies and support from partners. These elements continue to be fundamental to this community.



Photo: Ben Smith



Photo: Andrew Burbank

Implementation Successes & Challenges

Since the last Comprehensive Plan, there are aspects of planning and implementation that have worked well, while others have been challenging. Successes include adopting the Character Based Development Code for the Village Center and Route 1, placing a stronger focus on Complete Streets and investing in bicycle and pedestrian accommodations, adopting an Open Space Plan, and focusing on historic preservation efforts through zoning tools. The town also hired an Economic Development Director, began the Metro BREEZ bus service, expanded and renovated all four schools, and established an Affordable Housing Committee. Beyond the priorities identified in the last comprehensive plan, within the last year, the Town acknowledged that Yarmouth exists on the unceded territory of the Wabanaki and Abenaki tribes.

As with the implementation of any plan, there have been challenges as well. The Town’s yearly operation and maintenance budget has not kept pace with the investments made in town roadways, public facilities, open spaces, and recreation, resulting in some pressing capital investment needs. Main Street and Route One have seen more turnover in small businesses than expected or desired in the community. Most significantly, the community did not come to a consensus on difficult land use and zoning decisions. Efforts to expand the Character Based Development Code in the Village’s predominantly residential neighborhoods failed. In 2018, Yarmouth set aside further zoning reform to revise standards and housing policies to support affordability and availability.

Now, nearly 14 years since the last Comprehensive Plan, Yarmouth needs strong direction and decisive action to address challenges resulting from a worsening housing crisis, property taxes increasingly reliant on the residential core, endangered historic resources, and stronger and more intense weather impacting infrastructure and the environment.

SINCE 2010...

- Successes**
- Adopted the Character Based Development Code for the Village Center and Route 1
 - Hired Economic Development Director
 - Stronger focus on Complete Streets and bicycle and pedestrian accommodations
 - Adopted Open Space Plan
 - Began Metro BREEZ bus service
 - Adopted Historic Preservation Advisory Ordinance

- Challenges**
- Main Street and Route One have seen more turnover in small businesses than expected or desired
 - Limited ongoing investment in roads, public facilities, open spaces, and recreation
 - Lack of action on land use and zoning revisions to support housing affordability and availability

YARMOUTH TOMORROW

Vision Statement

The Town of Yarmouth is a small, vibrant, coastal community where residents have a strong sense of connection to the town and to each other. Yarmouth will plan and make decisions through a lens of equity, sustainability, and fiscal responsibility to ensure that the community's valued assets are preserved and enhanced for future generations, while pursuing the transformative changes needed in critical areas to build community resilience.

A New Plan

This updated Comprehensive Plan provides the framework for Yarmouth's priority goals to be advanced together, informed by community trends and building off the successes and lessons of previous planning efforts. This Plan alone will not change land use and town policy. Town staff, volunteers, and a dedicated implementation committee will be charged with balancing these interconnected priorities, wrestling with necessary trades-offs, and making recommendations that are best suited for the moment and context.

The goals of this plan were developed with the guiding principles of **"preserve, enhance, transform"** to aid in the implementation process. There is a consensus that Yarmouth is an excellent place to live, as well as a desire to preserve the things that make Yarmouth great, from historic buildings and natural resources to the community's strong social connections and civic engagement. At the same time, many of these strengths can be enhanced to better meet the needs of the community now and in the future, such as improved walkability and bikeability, better economic opportunities, resources that welcome a diverse population, and more housing options. In some cases, transformative change will be needed to maintain Yarmouth's values. To keep Yarmouth welcoming and multi-generational, new housing policies are urgently required. Aspirational changes are needed to integrate the auto-oriented Route One strip into a sustainable, walkable town. In the face of development pressures and climate change, visionary transformation is essential to protect Yarmouth's natural resources and ensure resilience to the impacts of climate change.

WHAT THE COMMUNITY SAID...

"Yarmouth is a special community that is in high demand... We must not lose sight of why the community is so desirable and we must not fundamentally change it into something different."

"Continue to preserve the town's history & traditions while embracing the changes that the future will inevitably bring."



ABOUT THIS PLAN

What is a Comprehensive Plan?

Yarmouth’s Comprehensive Plan will serve as a guiding document for community land use policies and investments for the next 10 years. It will help municipal staff, elected officials, and other volunteers plan their work and identify projects, initiatives, and ordinance updates that will help move the community toward the shared vision of the future embodied in this Plan.

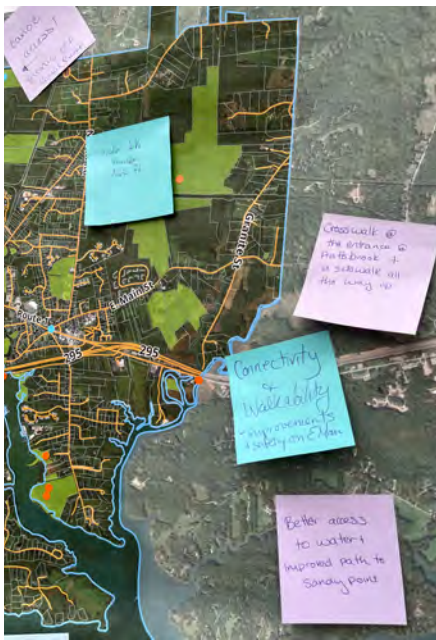
Additionally, a Comprehensive Plan that is determined to be consistent with Maine’s Growth Management Act makes municipalities eligible for certain State grants, and provides the legal foundation for zoning, impact fees, and other land use-related ordinances.

This Comprehensive Plan consists of two main components: a forward-looking section which includes priority goals, a future land use plan, and a matrix of all town goals, objectives, and action items for implementation; and inventory chapters that describe existing conditions, trends and current town data to inform the forward planning.

The forward-looking portion of the plan combines public input with the data gathered from the inventory chapters. The vision informs the future land use plan, and the goals, objectives, and action items are crafted to move the community toward a consensus-based vision of the future.

The inventory chapters, based on the 2022 data pack provided by the Maine’s Municipal Planning Assistance Program, encompass a wide range of topics, including natural resources, recreation, transportation, housing, economy, population, and more. The topics in these chapters are based on Maine state requirements and the contents are developed based on federal, state, and local data sources. The inventory chapters demonstrate what the town is like today, how the community has changed over time, and identify future challenges and opportunities. The goals, objectives, and action items to implement the plan cover each inventory chapter topic.

Throughout the planning process, the Yarmouth community has come together to review current trends and issues, while looking ahead toward future needs, challenges, and opportunities. This foundational document will be used to support and direct future planning efforts through clear, concise objectives and actions. Determining how to act on any one action will be the work of an implementation committee, who will help the Town Council and municipal staff make difficult decisions to balance plan priorities and community points-of-view that may seem at odds with each other. Implementation will occur over many years, and will entail difficult decisions. To best serve the town, decisions should be made after careful consideration of various points of view.



Plan Yarmouth

The Yarmouth Comprehensive Plan Update project began in early 2023. The project team was led by town staff including the Planning Director Erin Zwirko, Assistant Planner Juliana Dubovsky, and Economic Development Director Scott LaFlamme, and supported by a group of consulting professionals from North Star Planning, Levine Planning Strategies, FB Environmental, Camoin Associates, and Aceto Landscape Architecture. The Comprehensive Plan Steering Committee was convened in January 2023 to guide the planning process. The CPSC consisted of 17 community volunteers, including two high school students.

The Plan effort is rooted in the town’s extensive prior planning initiatives, including the previous 2010 Comprehensive Plan. A summary of Yarmouth’s past planning work is provided on page 42.

Throughout the planning process, the project team prioritized community engagement and worked to include input from a variety of stakeholders through in-person workshops, online interaction, pop-up events, and more. A full report of the public participation process is on page 38.

Prior to launching the plan update, the town held a community visioning process called Imagine Yarmouth in 2022 to identify community values and craft a vision statement. Imagine Yarmouth was led by a team of consultants from the firm Berry Dunn. The full Imagine Yarmouth report is available as an appendix to this plan.

Yarmouth Climate Action Plan

In February 2022, Yarmouth passed a Climate Emergency Resolution which described the scope and scale of climate challenges facing Yarmouth, directed the town to form a Climate Action Task Force, and outlined municipal and community-wide emissions goals. The town is now working on its first Climate Action Plan, to be adopted in early 2024. Concurrent public engagement for the Climate Action Plan has occurred throughout the comprehensive planning process, with both planning teams coordinating on public events and sharing feedback.

The Climate Action Plan will be reflected in the updated Comprehensive Plan through goals, policies, and actions that highlight the community’s commitment to sustainability and resilience. Each inventory chapter in the Comprehensive Plan includes a section on Climate Connections highlighting the ways in which the topics relate to climate issues and climate action goals. The implementation matrix includes notes where there are synergies between this plan and the Climate Action Plan to support a coordinated approach to implementation. The Climate Action Plan’s implementation matrix does the same.

The Climate Action Plan and Comprehensive Plan both support Yarmouth’s goal to become a more sustainable, resilient community prepared for the impacts of climate change, and there is overlap between both plans and their policies, strategies, and action items.



YARMOUTH'S GOALS

During the planning process, three priorities came to the fore as critical both to Yarmouth's identity and values today, and to the Town's challenges and future needs: housing, economy, and natural resources. Community Conversations engagement events were held for each priority, yielding a consensus that these priorities, and the interrelations between them, are key to Yarmouth's future. A fourth priority of inclusivity permeated these discussions and will be key to the actions the Town must take to work towards its aspirations.

This plan proposes four goals for Yarmouth:

- 1. **Strengthen our inclusive, welcoming, and connected community.**
- 2. **Create, expand, and protect housing options throughout Yarmouth.**
- 3. **Enliven Yarmouth's economic centers through increased amenities, jobs, and local business opportunities.**
- 4. **Protect the natural environment in our community.**

These four priorities aim to create a more sustainable, resilient community that manages resources to meet current needs and preserve community strengths while planning to meet the challenges of the future. There are inherent connections, as well as conflicts, between all of these goals. For example, housing production objectives may support inclusivity initiatives and economic needs, but must be balanced with natural resource preservation. Implementation of this comprehensive plan will involve hard choices, but balanced solutions can be found through conversation, inclusive decision-making, and hearkening back to the Town's vision.

The following pages highlight each goal, along with action items. These local goals, objectives, and action items will work in tandem with the objectives and actions from the state Growth Management Act. For a combined matrix of all local and state objectives and actions, see page 49. The parenthetical references accompanying each action item refer to their number in the matrix.



GOAL 1

→ **Strengthen our inclusive, welcoming, and connected community.**

Context

The Yarmouth community values a welcoming, inclusive, and accessible environment where neighbors help one another and a strong sense of belonging brings all people together, regardless of background. Yarmouth is proud to be a connected community where residents build strong social bonds through a shared commitment to civic engagement.

However, despite a longstanding priority of population diversity, Yarmouth has continued to grow more homogeneous in age, wealth, and other demographic factors. Many families and households cannot afford to join the Yarmouth community by purchasing or renting a home here, and a lack of workforce housing impacts the local economy. Yarmouth high schoolers who will soon be moving on to college or a career identified diversity and housing as their top two priorities for Yarmouth, and were not sure if they would want to or be able to live in Yarmouth in the future. Aging-in-place has become more difficult as housing options and property taxes have made it harder for seniors to stay in Yarmouth. Yarmouth must find ways to remain an inclusive, welcoming, and connected community.

Approach

Acknowledging that different economic, racial, ethnic, and age groups require different support, the Town must put forward resources and policies that best serve diverse populations. Yarmouth must start by acknowledging the history of the land on which Yarmouth was established prior to white settlement, and integrating engagement from diverse populations in every planning exercise. Town facility and public works improvements should be assessed to ensure they incorporate equitable access for all ages and abilities. Town facilities, programming, public works improvements, and Yarmouth's human-centered and educational nonprofits have a role to play. Public health elements must be incorporated in municipal decisions, and Yarmouth must allow for community amenities that create strong social bonds.

Connections

This priority brings together population and housing policies, along with recommendations for public facilities, economy, recreation, and transportation. Implementation of this goal must acknowledge the current housing crisis and multigenerational needs, as well as accessibility for the current and future workforce, young families, longtime residents and those who have just arrived in Maine. These are costly decisions and cannot be made without considering our fiscal responsibility to support each and every Yarmouth household.

FACTS:

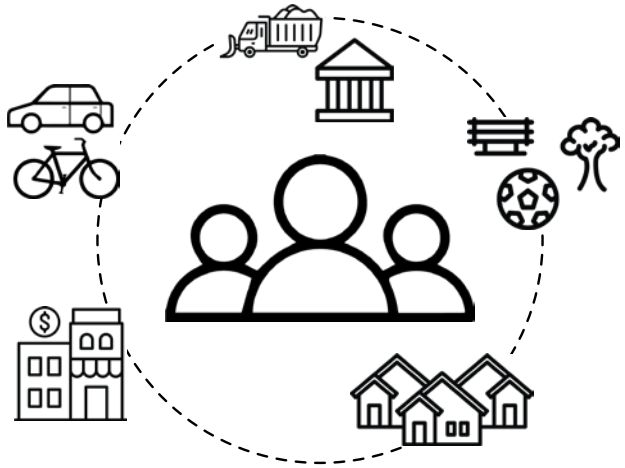
- With coastal access and close proximity to Maine's largest city (Portland), Yarmouth is considered a highly desirable community to live in.
- Yarmouth's housing costs are among the highest in the state, limiting the diversity of people who can afford to live in town, and restricting the potential workforce for many local businesses.
- A 2023 study by Camoin Associates predicts that economic diversity in Yarmouth will decline as the number of households with incomes greater than \$100,000 grow while households with incomes of \$100,000 or less decrease.
- Yarmouth's population is growing at a faster pace than the county, region, and state, though its growth rate is projected to slow in the next five years.
- Yarmouth's median age is 49.4, with a comparatively high share of the population aged 50+, and lower shares of young children and early-career aged individuals.
- Yarmouth Community Services serves homeless, immigrants, asylum seekers, and the lowest-income residents.

WHAT THE COMMUNITY SAID...

"A return to the traditional mix of occupations, income and housing to include blue collar, lower income brackets and multi family housing."

"Strengthen an already strong sense of community. We must not dilute that feeling and work to make it stronger."

"Hoping for a more racially & economically diverse population - so that Yarmouth is recognized as welcoming & inclusive in its diversity"



→ **Priority Action Items:**

- Work with town staff, partners and indigenous community members, and the indigenous communities of Maine to affirm a town-wide land acknowledgment statement. (HA-2.1)
- Advance policies that support the participation of underrepresented and underserved community members in future planning processes, town programming, and town decisions. (P-1.1)
- Assess access to open space and recreation areas throughout the town, with the goal of a park or publicly accessible natural area within a 10 minute walk from every neighborhood. (R-4.1)
- Enhance bike and pedestrian connections from rural, coastal, island areas to Route One, Main Street, and the Village, and other popular destinations. (T-7.7)
- Adopt an ADA Transition and Self Evaluation Plan for municipal buildings and facilities, properties, and right of ways. (P-1.6)

GOAL 2

→ **Create, expand, and protect housing options throughout Yarmouth.**

Context

The current housing crisis expands far beyond Yarmouth, but conditions in Yarmouth – including rising home prices, homeowner and renter cost burden, and lack of available housing – are some of the region’s most severe. Yarmouth’s housing shortage is exacerbated by zoning regulations that have restricted the development of multifamily buildings and required lots one acre or larger for new single-family homes, even though the historic built environment is much denser. As a result, Yarmouth’s population is increasingly less economically diverse than in the past and the town is a less inclusive community for all ages and backgrounds.

A 2023 Affordable Housing Market Need Analysis by Levine Planning Strategies (full report in plan appendix) found that there is a need of about 1,278 housing units at lower price points to support existing cost-burdened households (835 ownership units and 443 rental units), as well as a projected annual demand of six new rental units and between 24 and 50 new for-sale units. By diversifying its housing options, Yarmouth can welcome new residents moving to this community and support existing residents through various life stages.

Approach

For Yarmouth to continue to be welcoming, multigenerational, and economically diverse, deliberate action must be taken to increase housing affordability, availability, and accessibility compatible with neighborhood context. This priority is not singularly focused on housing production. Yarmouth must still preserve and enhance the existing livable neighborhoods and multifamily buildings while honoring the historic development patterns.

Connections

This goal connects to parallel transportation, public facility, recreation, historic resource, and natural resource concerns. We must support transportation improvements for walking and biking and access to parks and public facilities in Yarmouth’s neighborhoods, such as along Route 1 where there are ample possibilities for housing production. Continuing to steward Yarmouth’s historic resources must be incorporated into future development. When acting on housing goals, environmental decisions about lot coverage and impervious surfaces, preserving open space, and incorporating sustainable and resilient building requirements will be important considerations.

FACTS:

- About 90% of new homes built in Yarmouth over the last 10 years are single-family detached houses. Yarmouth's zoning is restrictive about multifamily dwellings, although the Character Based Development Code is more flexible.
- Yarmouth’s median home price in 2022 was \$815,000 – a 200%+ increase since 2010, greater than neighboring communities of Cumberland, Freeport, and Brunswick, and Cumberland County overall.
- In 2020, the typical monthly rent in Yarmouth was \$1,450, requiring a median income of \$64,302 – an increase of 43% since 2008.
- There is significant need for homes in the range of \$185,000 and \$260,000, and rental units in the range of \$1,251 and \$1,875 per month, as well as \$875 per month and below (Levine Planning Strategies, 2023.)

WHAT THE COMMUNITY SAID...

“There should be a recognition that historically Yarmouth was a mix of blue collar workers, middle class folks and some wealthy people. There is a shift underway toward wealthy people, leaving blue collar people and even lower middle class people out of the town’s future... an ominous trend for our town’s future as a healthy, vibrant and resilient place to live.”

“Make an absolute commitment to affordable housing rather than lip service that has been the case over several cycles of comp plan. Continue to encourage all types of diversity.”



→ **Priority Action Items:**

- Amend the zoning ordinance to reduce the minimum lot size in the Growth Area that is consistent with the historic pattern of development creating more dense and walkable neighborhoods. (H-4.3)
- Adopt an affordable housing strategy that includes developing new deed-restricted affordable housing based on a production goal, revising zoning requirements, and continuing to support the development of accessory dwelling units. (H-3.1)
- Ensure regular funding of the capital reserve account or a general budget line item to support housing initiatives, or establish a separate Housing Trust. (H-5.1)
- Conduct an audit of the current land use ordinances to evaluate impediments to housing development and amend land use ordinances to ensure compliance with the Fair Housing Act and state requirements. (H-4.1)
- Use zoning tools such as lot coverage and/or tree preservation to balance open space and development on individual lots. (FLU-6.4)

GOAL 3

→ **Enliven Yarmouth’s economic centers through increased amenities, jobs, and local business opportunities.**

Context

Yarmouth’s commercial centers are Main Street and the Route One corridor. Main Street is the historic heart of the Village, a walkable street with small businesses that draw community members and visitors alike. But many restaurants and small businesses have struggled to stay open on Main Street, and residents desire a wider variety of shops and services and a livelier atmosphere. Route One is an auto-oriented strip where residents go to meet their daily needs, with chain grocery, pharmacy and other stores mixed in with a few small businesses and restaurants. Yarmouth residents rely on this area, and enhancing the non-vehicular Beth Condon Memorial Pathway and connections to it could transform it into a walkable and welcoming place. Finally, neighborhoods outside of these commercial centers lack local shops or amenities that would be conducive to a less car-dependent lifestyle.

Approach

Yarmouth must take a holistic approach to economic development on Main Street, Route One, and beyond. The Town should leverage existing assets, including historic buildings, mixed-use development, creative businesses, and festivals, to lift up and support the small business community that is the foundation of Yarmouth’s Main Street. Activating the streetscape by modernizing policies and ordinances that regulate activities in the public realm, while incorporating more housing types and business diversity in and around the area, are key ways to increase foot traffic on Main Street.

On Route One, continued investments are required to transform the corridor into a people-friendly area that supports the increased mixed-use development coming to the area. And by thinking beyond Main Street and Route One, Yarmouth can support commercial opportunities in other areas of town, such as working waterfront establishments, agritourism and recreational tourism, and neighborhood businesses that support walkable lifestyles, remote workers, and offer places for community connection. These areas, with a context-sensitive approach, can become new economic centers for Yarmouth.

Connections

This goal requires parallel investments in transportation and streetscapes, and housing and population diversity to support a workforce and a more vibrant local economy. Yarmouth’s natural and marine resources can also be incorporated into economic development initiatives.

FACTS:

- 80% of Yarmouth residents work outside Yarmouth, while 80% of the people who work in Yarmouth live outside Yarmouth.
- Since 2010, Yarmouth hired an Economic Development Director, reestablished the Economic Development Advisory Board, adopted 3 TIF districts, and underwent a Market Analysis & Action Plan Matrix.
- Nearby Portland, Freeport, and Brunswick have department stores and big box chains. Yarmouth's economic opportunity is to expand the small, local business market.
- Yarmouth has limited availability of large developable sites for commercial/industrial use.
- A 2023 analysis by Camoin Associates found Yarmouth's mixed-use, walkable downtown has the potential for more destination specialty shops that draw people from beyond the local trade area.
- The creative economy may be an under-realized potential for Yarmouth, with a growing arts and cultural community energy poised to contribute more to economic development efforts.

WHAT THE COMMUNITY SAID...

“The thoughtful development of Main Street with small boutique retail businesses. We are all looking for informal places to gather and be together. We want those central places to take walks and see one another.”

“Making Route One from Cumberland line to Freeport line more ‘homey’: very walkable, more crosswalks, trees, esplanades - create space between and create a nice green/flowery divider.”



→ **Priority Action Items:**

- Amend the land use ordinances to allow a greater range of businesses including entertainment, retail, and restaurants, that broaden the activity on Main Street. (E-4.3)
- Continue to implement the CBDC to transform Route One into a streetscape that embodies historic streetscape patterns with dense, mixed use development close to transit. (FLU 8.4)
- Activate public spaces through outdoor dining, public art, temporary events and festivals. Review and amend ordinances and policies that limit or prohibit these types of activities. (E-4.1)
- Assess needs and facilities to enhance recreational and commercial access to the waterfront. (MR-5.1)
- Amend land use ordinances to allow expanded agricultural and agritourism commercial ventures in the rural areas of town. (AF-2.6)

GOAL 4

→ **Protect the natural environment in our community.**

Context

Yarmouth residents value the natural environment, including tree canopy, the numerous parks, open space preserves, rivers, and Casco Bay. Yarmouth’s natural areas serve as critical ecosystems and habitat, as well as important resources for recreation and well-being. Preserving and protecting these areas is crucial as the community continues to grow and change, and balancing open space and development must be the focus in the future. Growing concern about the impacts of climate change has bought this goal into sharper focus.

Approach

Natural, water, and marine resource goals, as well as future sustainability and climate resilience, should be considered in all town decision-making about land use and policy. These priorities are crucial not just to protect the natural environment, but also to Yarmouth’s social bonds, public health, and ability to adapt to the impacts of climate change. Yarmouth must take a coordinated approach to environmental protection and sustainability that builds on previous plans, policies, through existing and newly envisioned partnerships. Education is critical for this priority to ensure that the community is aware of how macro and micro actions affect natural resources.

Connections

This goal incorporates data on the town’s natural, marine, and water resources, and will impact housing and recreation. Development pressure is often the inverse of this goal, but it does not have to be. There is a need to balance growth and preservation with other goals. The balance can be seen through large-scale open space protection in rural and coastal parts of town through planning for land acquisition and zoning tools, while at the same time preserving and adding green space, tree canopy, and neighborhood-scaled open space in the more dense and developed areas of town. Yarmouth’s natural resources, including the rural and waterfront areas of town, can provide opportunity for economic growth while ensuring appropriate protections to equally important sensitive resources.

FACTS:

- Yarmouth's total area is 22 acres, with about 13 acres of land area and 9 acres of water.
- Yarmouth's 2024 Climate Action Plan prioritizes action items to mitigate and adapt to the impacts of climate change.
- Yarmouth has stepped up efforts to preserve its open space with the adoption of an Open Space Plan in 2019.
- Currently, the Town has almost 700 acres of protected open space and over 27 miles of trails.
- Through local and state partnerships, Yarmouth recently added Riverfront Woods Preserve and Cousins River Fields and Marsh to its open space offerings.
- Updated Shoreland Zoning helps to protect the Town’s unique river and coastal shorelines.

WHAT THE COMMUNITY SAID...

“The town needs to commit money to land acquisition and create a plan to protect undeveloped places.”

“We have a significant percentage of Casco Bay Shoreline, and we have a responsibility - the Bay is under stress from sprayed on insecticides, fertilizers, growing grass to the water’s edge.”

“Keep our trees and green space throughout our growth area.”



→ **Priority Action Items:**

- Adopt a conservation goal that is consistent with the state goal to permanently conserve 30% of land area by 2050. (NR-4.1)
- Update the open space residential development section of the zoning ordinance to include more specific performance standards around density bonuses and open space protection and ownership. (FLU-6.1)
- Amend land use ordinances and/or establish incentives that serve to protect mature trees. (NR-4.7)
- Provide educational workshops for property owners on sustainable land management practices (NR-5.1) and on land conservation, current use taxation programs, and the benefits of conservation easements. (NR-5.2)
- Promote guidance for protection/restoration of erodible bluffs, steep slopes, and shorelines for both private and town-owned properties. (NR-5.4)

FUTURE LAND USE PLAN

The Future Land Use Plan is a core component of the Comprehensive Plan that will guide Yarmouth’s future decisions on zoning, land protection and stewardship, and public investments over the next decade or so.

The Future Land Use Plan consists of a map and an accompanying narrative to describe where and how development and investments should be focused in the community. It provides more detail to the town’s Vision Statement and core values, and explains what those elements mean for different areas of Yarmouth. It builds on the 2010 Comprehensive Plan and the town’s significant accomplishments since then to meet the current interrelated needs identified by the community.

By state statute, the Future Land Use Map shows three basic areas: Growth Areas, Rural Areas, and Transition Areas (called Limited Growth in Yarmouth). Growth Areas are places suitable for orderly residential, commercial, or industrial development, and are the places where most development and investment should occur over the next 10 years. Rural Areas are places that deserve protection from development. Transition Areas are places that are suitable for some residential, commercial, or industrial development, but are not intended to accept the amount of development appropriate for a growth area, nor to require as much protection as rural resources. Key locations are detailed within these broader land use categories, with narrative descriptions based on public participation and input received throughout this planning process.

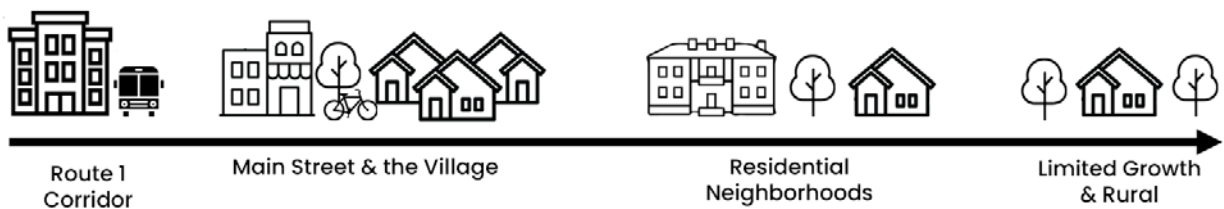
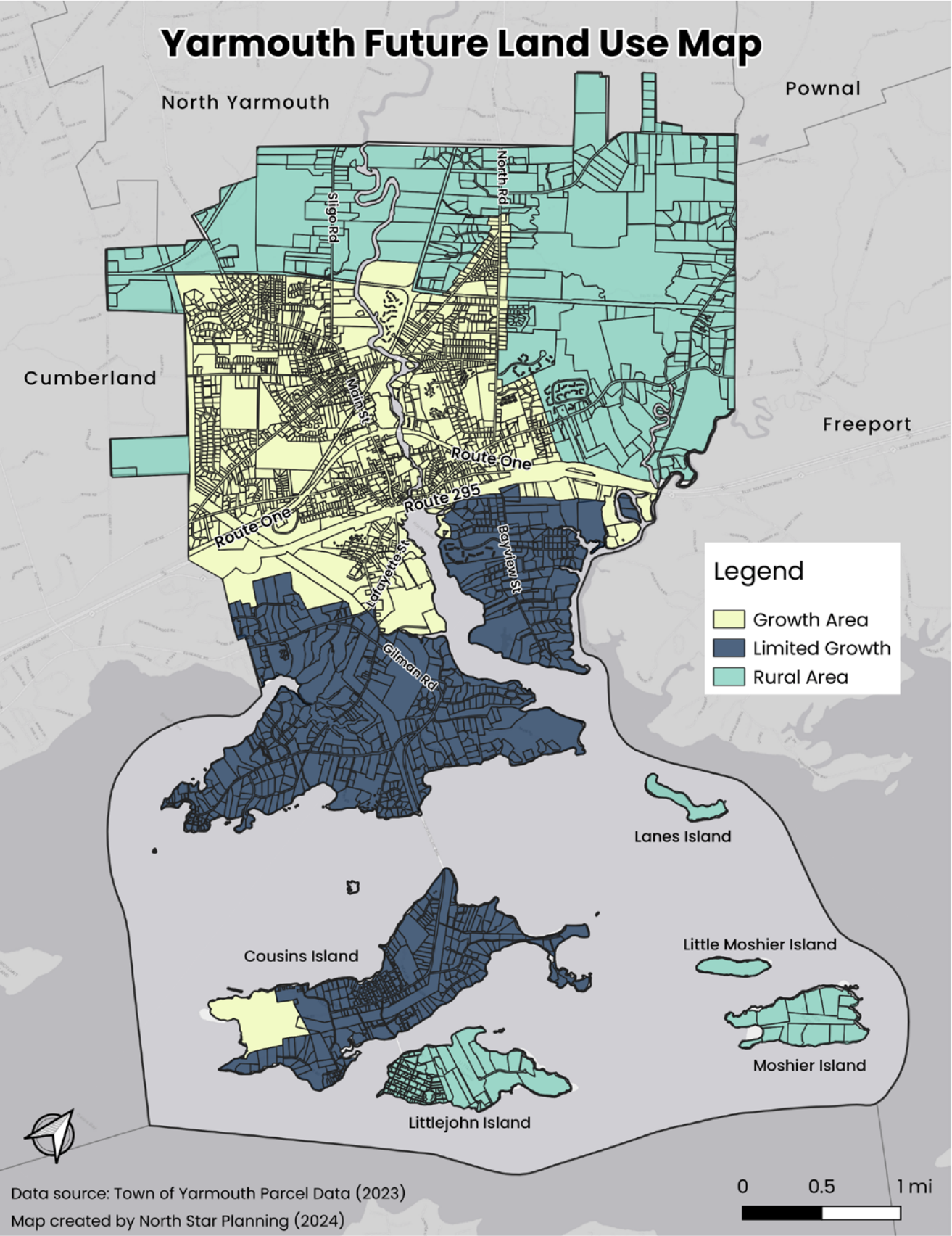
Note that the Future Land Use Map and the narrative below are not regulatory on their own. They are intended to guide future zoning updates and provide program and policy direction to help implement this Plan. Moving forward, an implementation committee will make recommendations and decisions based on this guidance, while considering context and balancing priorities. This Future Land Use Plan will guide future land use and zoning in tandem with other local and state regulations, such as Resource Protection areas and the Character Based Development Code, and natural resource preservation in the Growth, Limited Growth, and Rural Areas.

Yarmouth’s land use follows a basic transect pattern that radiates outward from the center of town, with the most intensive development along the Route One Corridor and the historic core of Main Street and the Village, moving towards less density and more open space in the Limited Growth and Rural areas of town.

With these general patterns of development, there are many unique circumstances that characterize different parts of Yarmouth. Implementation will consider context and conditions that may ebb and flow to meet the needs of Yarmouth over time but always consistent with the goals outlined herein. Achieving the vision in this Plan will require zoning reform to support growth and preservation, as well as use of Yarmouth’s contract and conditional zoning tools, which can help advance specific goals in a context-sensitive manner.

LD2003

Implementation of this plan will be coordinated with LD 2003 (*An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions*), along with any other mandate that may come from the state. This law provides regulations for areas within a community that are designated Growth Areas and non-growth areas. Yarmouth adopted rules to comply with the law in October 2023.

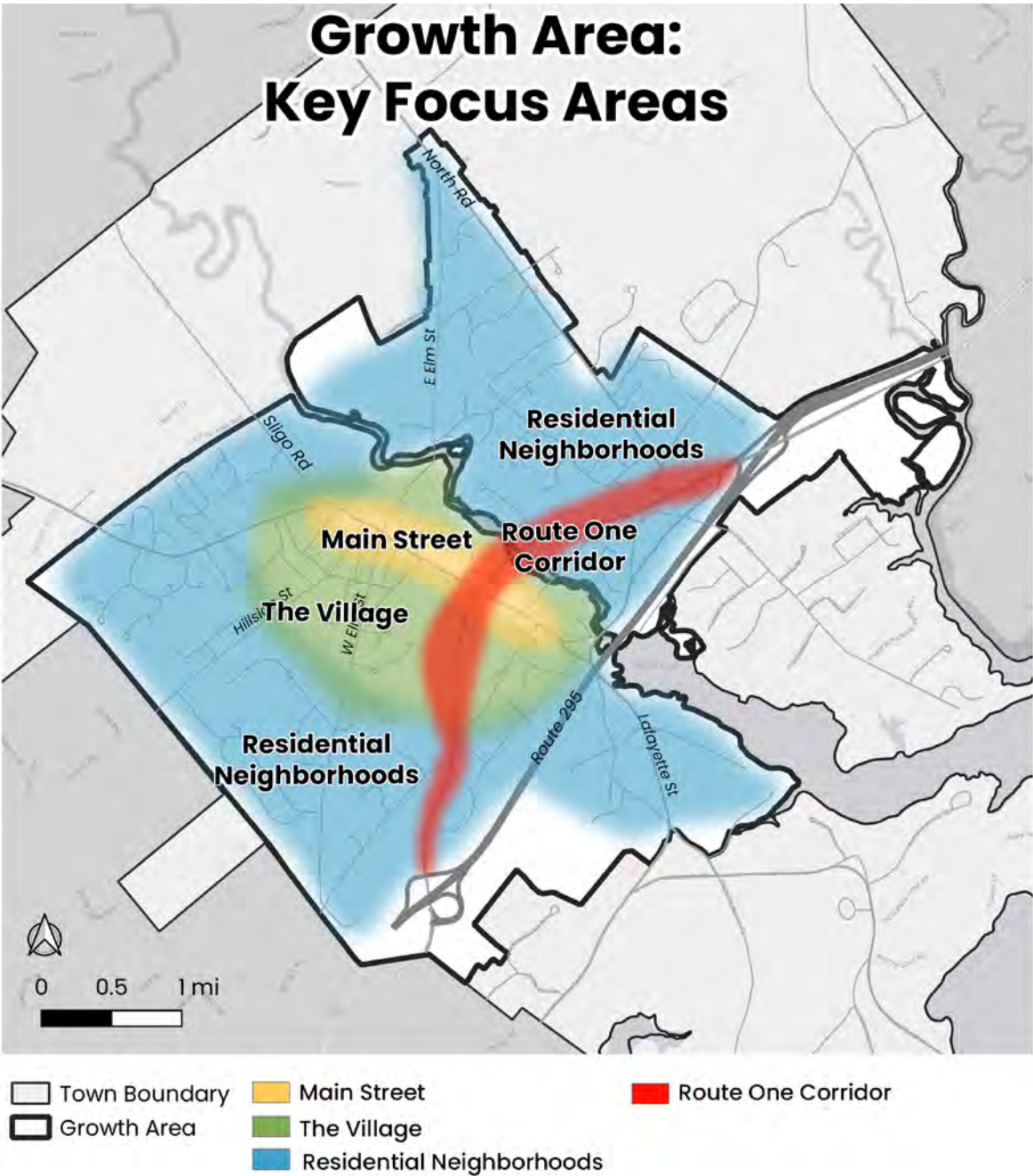


Growth Areas

Yarmouth’s primary Growth Area is centered on the most developed areas of town, containing Route One, Main Street, the Village, key transportation corridors, and many residential neighborhoods. There is also a designated Growth Area covering the Wyman Station property on the southern end of Cousins Island. These Growth Areas cover the same geographic extent as the previous comprehensive plan, with the addition of one small area consisting of commercial parcels on the south side of Route One at the town line with Freeport. Yarmouth’s Growth Areas are generally serviced by public utilities, including water and sewer.

In Yarmouth’s Growth Areas, development and investment that meet the needs of the community should be incentivized and encouraged, while also protecting and stewarding the community’s valued natural and historic resources. A Growth designation does not undermine the ecological importance, protection and resiliency Yarmouth’s natural resources within or near Growth Areas, like the Cousins River Marsh.

Within the Growth Area, five focus areas are important to the future of Yarmouth: Main Street, the Village, surrounding residential neighborhoods, Route One, and Wyman Station.



Main Street

Main Street is the heart of historic Yarmouth, a walkable street with small businesses and restaurants that serves as a community gathering area. Main Street is highly-valued, and a source of town pride and an attraction for residents and visitors. Public engagement activities revealed the desire to preserve Main Street’s strengths, while encouraging more housing, activity and variety of small businesses in this historically mixed-use area to enhance the vibrancy of Main Street.

In the future, Main Street should continue to serve as a hub of economic and social life in Yarmouth where people work, shop, gather and socialize, and attend events. Main Street will be more lively, with more small businesses and restaurants lining the street, including places for entertainment and recreation, and temporary pop-ups to help new businesses develop. Public spaces will be more active, with outdoor dining, public art, additional events and festivals, and seasonal gathering areas to support both summer and winter socializing. Improved bicycle and sidewalk connections to Main Street will make it easier to get around town, with amenities like street trees, bicycle parking, and benches. Roads and parking will encourage a “park once” model where people can park in one place and visit many Main Street businesses on foot, and new signage and maps better direct people to Main Street from Route 1, public transit stops, and other parts of town.

The continued implementation of the Character Based Development Code, will integrate new mixed-use or residential buildings into the historic pattern of development, supporting a healthy balance of uses. Historic preservation tools will also help ensure compatible development. Balanced with infill development, continued focus on maintaining and growing the street tree canopy will make Main Street more inviting.

Flexible uses of the public right-of-way must be evaluated to support more innovative economic development initiatives, supported by implementing the Main Street Sidewalk and Streetscape Master Plan. Through experimentation, Yarmouth has the ability to enhance and transform Main Street as a destination.

→ Priority Action Items:

- Enhance Main Street and the Village by making them more active and vibrant. (E-4 and T-6)
- Assess recent departures of small businesses for conditions that are within the Town’s control that could be mitigated to prevent further departures. Include in the assessment long-term businesses and the conditions that have allowed them to stay. Use this analysis to develop policies and ordinances to retain businesses. (E-5.1)
- Encourage the adaptive reuse of historic buildings. (FLU-8.2)
- Support the Yarmouth farmers market as an economic development multiplier. (AF-2.7)
- Incorporate ADA improvements and increased accessibility for all users in sidewalk and street upgrades. (PF-4.4)

WHAT THE COMMUNITY SAID...

“You cannot have a vibrant Main Street without dense residential surrounding it. One can’t survive without the other. Both are ‘vibrant’.”

“Encourage more art/music/special events to attract visitors.”

“Anchor more into Main Street on a community-basis (like Second Saturday or First Fridays) to encourage those who live in Yarmouth to come out more through organized events.”

The Village

The Village is another of Yarmouth’s most valued strengths. Yarmouth’s historic village includes Main Street and the surrounding buildings and open spaces that make up the social and civic center of Yarmouth. The Village is characterized by Main Street businesses and restaurants, the schools, and older, denser, and close-knit residential neighborhoods. This area includes paths for walking and biking, historic buildings, and Royal River Park. The Village’s dense, diverse housing and walkable environment support the vibrancy of Main Street. Public engagement shows that people generally agree that Yarmouth’s village boundaries radiate outward in all directions from Main Street, encompassing a larger area than current Village zoning describes.

In the future, this area should be enhanced to support housing diversity in town and help businesses succeed on Main Street, while preserving the area’s historic resources. In past decades, the town has moved towards more suburban development which affects land use within the village. Moving forward, Yarmouth should maintain the denser historic pattern of development in the Village, with infill buildings, accessory dwelling units, small lots, and context-appropriate multifamily housing. Neighborhood-scale small businesses and mixed-use buildings designed with the historic fabric in mind can provide more neighborhood resources and support a more sustainable community.

Yarmouth must be prepared to take on zoning reform to achieve the priorities of this Comprehensive Plan, especially in the Village and Residential Neighborhoods (described in the next section.) Through engagement, education, and context-sensitive projects, Yarmouth can encourage appropriately-scaled new housing development in the compact and walkable Village. As additional development occurs, the town must also adopt regulatory tools to limit impervious surfaces and to protect the tree canopy.

→ **Priority Action Items:**

- Amend the zoning ordinance to reduce the minimum lot size in the Growth Area that is consistent with the historic pattern of development creating more dense and walkable neighborhoods. (H-4.3)
- Implement zoning changes to be consistent with the historic pattern of development creating more dense and walkable neighborhoods. (FLU-8.1)
- Evaluate zoning tools such as lot coverage and/or tree preservation to balance open space and development on individual lots. (FLU-6.4)
- Expand and promote resources for upgrading historic buildings through weatherization, efficiency, electrification, and other emission-reducing upgrades. (HA-1.8)
- Evaluate the need for bike parking, benches, and other amenities at key facilities, businesses, and schools. (T-7.6)

WHAT THE COMMUNITY SAID...

“In village, mixed-use development: retail/office on ground floor, residential (apts and condos) on upper floors”

“More pocket parks – green space, public access – in the Village.”

“The village still has space for densification while keeping open space.”

Residential Neighborhoods

Yarmouth’s residential neighborhoods within the Growth Area radiate outwards from the Village, bordered by the rural area to the northwest and I-295 to the east. These neighborhoods are newer, medium-density suburban developments that provide much of the town’s existing housing stock. These residential neighborhoods are largely walkable and bikeable, family-friendly, and welcoming, with access to trails and open spaces.

In the future, Yarmouth should preserve the strengths of these neighborhoods while enhancing them with more housing diversity and if appropriate, some neighborhood businesses. More housing types and smaller lot sizes should be allowed here, with infill development and accessory dwelling units encouraged in a context-sensitive manner. At the same time, green space should be maintained and expanded to ensure that all residential neighborhoods have easy access to recreational opportunities. Yarmouth should continue to connect these residential neighborhoods through pedestrian-only paths, and street standards should require trees and esplanades. Within these neighborhoods, allowing compatible, context-appropriate small businesses or mixed-use buildings will provide additional community connections and support a walkable, sustainable lifestyle.

As with the Village, action is required to ensure that Yarmouth continues to be a place where all households and families are welcomed and can find available and affordable housing, while balancing this growth and development with the protection of natural resources, wildlife corridors, and open space. Adopting new and improving existing zoning tools (like Open Space Residential Development) will be key, along with assessing the availability and accessibility of open spaces, parks, and playgrounds in these areas.

In and around the Residential Neighborhoods are areas of concentrated commercial development that also need to be supported, including the commercially-zoned area on Portland Street near Route One, off of Depot Road, Yarmouth Junction, and Downeast Drive, on either side of the Yarmouth Harbor, and at the end of Even Keel Road. These areas offer good opportunities to expand compatible commercial uses and create new, mixed-use residential/commercial developments. The industrially-zoned property at the end of Depot Road has environmental constraints, but could provide important land area for future development if vehicular access is allowed.

→ **Priority Action Items:**

- Allow a wider range of housing types to support a spectrum of households and needs. (H-4)
- Update the open space residential development section of the zoning ordinance to include more specific performance standards around density bonuses and open space protection and ownership. (FLU-6.1)
- Improve sidewalk and trail connectivity to destinations and between residential areas. (T-7.4)
- Assess access to open space and recreation areas through town, with the goal of a park or publicly accessible natural area within a 10 minute walk or bike ride from every neighborhood. (R-4.1)
- Amend land use ordinances and other town ordinances, as applicable, to incorporate low impact development standards and comply with MS4 standards and requirements. (WR-3.1)

WHAT THE COMMUNITY SAID...

“More public space, not just private courtyards – places people can walk through, connecting areas”

“Make sure we give people who work here a chance to live here – teachers, police, restaurant employees.”

Route One Corridor

US Route One spans the length of Yarmouth, most of it a surface 2- to 4-lane arterial road. Route One is a boundary, separating Main Street and the Village from the coast. Much of Route One in Yarmouth is a primary commercial corridor with strip mall development and chain stores – but drive-throughs and big box stores are restricted by zoning. There are several multifamily and senior-restricted residential developments adjacent to Route One. This mixed-use area with existing infrastructure has the potential to accommodate more infill development and larger-scale residential development, and the Character Based Development Code (CBDC) has supported desirable new apartment and mixed-use projects here. While Yarmouth has made many improvements to this area (including the Beth Condon Memorial Pathway, a separated bicycle and pedestrian access; traffic safety work; and the renovated Main Street overpass), this area remains auto-oriented. It’s a place where people drive in and out of different establishments, rather than a place where people spend time.

As the corridor evolves, Route One should be enhanced to make it more welcoming and accommodating, transitioning from an auto-centric to a people-centric place while still serving local customers and regional transportation. Landscaping, street furniture, and street trees should be improved along the length of the corridor, providing green space for residents, traffic-calming, and aesthetic improvements. Wayfinding and signage geared towards people taking public transit, walking, and biking should be installed. The town should collaborate on public transportation improvements, including four-season bus shelters.

Much of this work will need to occur in partnership with the Maine Department of Transportation and the Portland Area Comprehensive Transportation System (PACTS), with concurrent town investments supporting desired improvements. The CBDC has set the stage for Route One, and should be reviewed and revised as needed to support this evolution.

→ Priority Action Items:

- Continue to implement the CBDC to transform Route One into a streetscape that embodies historic development patterns with dense, mixed use development close to transit. (FLU-8.4)
- Build people-centered infrastructure. (T-8)
- Improve wayfinding and signage between Route 1 and Main Street/ the Village. (E-4.2)
- Continue to work with Greater Portland Metro to improve transit options that support additional frequency and access. (T-7.8)
- Continue to implement the Town’s stormwater management plan. (WR-2.4)

WHAT THE COMMUNITY SAID...

“Infill but that looks consistent with existing village.”

“More complete sidewalks, bike paths connected to other parts of town. ”

“Landscaped medians, like in Falmouth.”

Wyman Station

Wyman Station is an oil-fired power plant that provides peak demand support for the electric grid. It is located at the end of Cousins Island, within a non-contiguous Growth Area. In the past, Wyman Station was an economic center for the community, employing a large workforce beginning in the late 1950s. It also contributed toward a significant portion of the town’s property tax burden. Today, employment at the plant and its contribution toward property tax are both minimal. Although the property owner, NextEra Energy, has not announced any plans to retire or decommission the plant, it is possible that the plant could be eventually phased out or converted to use alternative fuel sources.

Wyman Station is placed within the Growth Area because it represents an opportunity for Yarmouth. While it is private property, the town has cultivated a relationship with the property owner. It will be important for the town to monitor any potential decommissioning, and prepare for such a time by developing a public benefits statement that limits impacts to Cousins Island residents and supports economic development, environmental, and recreational opportunities at the facility.

→ Priority Action Items:

- Actively monitor future plans for Wyman Station to ensure productive and beneficial reuse of the property that maintains or improves the local tax base. (F-1.5)
- Through a public process, develop a public benefits statement for the reuse of Wyman Station, balancing the desire to limit impacts to Cousins Island, but also provide a beneficial property tax position. (FLU-7.2)

WHAT THE COMMUNITY SAID...

“Some day when Wyman Station is available for development it would be nice to see lots of common area for residents and some amenities for the island residents and visitors.”

“Optimize usage of Wyman Station property (offshore wind hookup site/ clean power battery storage site/deepwater docking access). Add multi-use options there such as marina, shorefront restaurant.”

Limited Growth Area

The Limited Growth (Transition) Area includes the southeastern end of town from Gilman Road and Bayview Street to the coast, and most of Cousins Island. The same areas were designated “Limited Growth” in the previous comprehensive plan. These coastal and island areas consist largely of residential suburban development that transitions to open space and coastal resources, with neighborhoods mostly served by public water and partially served by public sewer. Commercial development is limited to waterfront-related activities. Public engagement expressed a strong desire to preserve these areas, while addressing issues of connectivity and the town-wide need for housing. Short-term rentals may have started to impact how these neighborhoods function.

In the future, these areas will remain mostly unchanged, with limited new growth and development that prioritizes protecting coastal resources and climate resilience, as well as the existing open spaces and rural views. Some infill development and a wider variety of housing types are appropriate here. Small-scale business or mixed-use nodes that provide neighborhood amenities at historic crossroads or village sites, like Princes Point, will enhance these areas. A priority for these coastal neighborhoods is better bicycle and pedestrian connectivity to reach Main Street, the Village, and other neighborhoods. Regulation on short-term rentals may be important for this area.

The Limited Growth Area is currently zoned low density residential, and features scenic and rural areas, but also spans areas of concentrated development that reflect Yarmouth’s history, and newer development on large lots consistent with today’s zoning. Zoning should be reviewed to allow other compatible residential building types that maintain the scenic and rural views afforded in much of the Limited Growth Area. Additional study is needed to determine what housing types and densities are appropriate here. Cousins Island, connected to the mainland by a bridge, has a unique context from the rest of the Limited Growth Area, and will require zoning that addresses its specific needs. There is opportunity to expand allowable commercial uses to serve island areas and provide amenities near key access points to the waterfront, in a way that preserves valued assets and enhances existing residential areas.

→ Priority Action Items:

- Amend land use ordinances to increase shoreline setbacks for freshwater and saltwater areas while encouraging low impact development, in consultation with DEP as applicable. (WR-2.5)
- Amend land use ordinances to allow additional context-appropriate housing types and lot sizes in the Limited Growth and Rural Areas. (H-4.4)
- Track short-term rentals to determine if a registration system or further regulation is needed to keep housing available. (H-5.9)
- Assess and amend land use ordinances for increased commercial opportunities at an appropriate scale for Yarmouth’s coastal, island, and rural areas. (E-7.1)
- Enhance bike and pedestrian connections from rural, coastal, island areas to Route One, Main Street, and the Village, including other popular destinations. (T-7.7)

WHAT THE COMMUNITY SAID...

“Reconstruct Route 88 for sidewalks and bike corridors.”

“[Preserve] historic, classic New England rural charm.”

"Protect shoreland from intense development and erosion; adjustments to move higher and back to avoid sea level rise damage."

Rural Areas

The Rural Areas include the northwestern part of town from West Main Street to Granite Street, a small area on the southern edge of town that consists mostly of conserved farmland, and Littlejohn, Lanes, Little Moshier, and Moshier islands. In the last Comprehensive Plan, these areas were designated as “Limited Growth.” The Rural designation has been applied here to protect the largest blocks of remaining undeveloped and agricultural land in Yarmouth, as well as islands with high constraints to development. The mainland Rural Area is pastoral and rural with open spaces between houses on large lots, and has seen more suburban-style large lot development encroaching on these valued spaces in recent years. Littlejohn Island grew out of a summer cottage and hotel community, and although many of the homes have been converted for year-round use, the dense, compact development of the island is a reminder of its development history. Moshier and Little Moshier Islands are seasonal communities and Lanes Island is protected from development by the Maine Coast Heritage Trust.

In the future, less change and growth should be directed to any of these areas, especially on Moshier and Little Moshier islands, and all new development should prioritize protecting natural resources and climate resilience with stronger regulations. Yarmouth should encourage additional land acquisition and easements here to protect the environment, provide access to open space, and improve habitat connectivity. If appropriate for the context, small-scale business or mixed-use buildings at traditional rural crossroads can provide neighborhood amenities to make these areas more walkable and sustainable.

There may be opportunity to expand agricultural-related businesses and agritourism businesses to preserve and enhance the rural nature of the mainland in compatible ways. Additional bicycle and pedestrian infrastructure is required to connect these rural areas to the rest of Yarmouth, primarily in the mainland rural areas, but there may be opportunities to better connect Littlejohn Island to Cousins Island. Investment may be needed to ensure that the Littlejohn Island causeway is appropriately protected from sea level rise and more frequent and intense storms.

→ Priority Action Items:

- Increase the amount of protected resources and open space in Yarmouth. (NR-4)
- Amend land use ordinances to allow expanded agricultural and agritourism commercial ventures, including restaurants, event venues, tasting rooms, among other uses that rely on the agricultural use of the property. (AG-2.6)
- Enhance bike and pedestrian connections from rural, coastal, island areas to Route One, Main Street, and the Village, including other popular destinations. (T.7-7)
- Continue to limit the extension of sewer services to the islands to discourage incompatible growth. (WR-2.1)
- Adopt an Open Space District for existing and new open space properties owned by the town, state, and other partners that includes standards appropriate for the use of those properties. (NR-3.7)

WHAT THE COMMUNITY SAID...

“In the rural areas, allow for more density at crossroads.”

“Continue to protect public access to the coastal and island areas.”

"The open space and the view sheds are what make the rural parts of Yarmouth equally as special as the village."

REGIONAL COORDINATION

Regional Context

Yarmouth is part of Cumberland County and the Portland – South Portland – Biddeford Metropolitan Area. Though the focus of this plan is on Yarmouth, it is important to consider the town’s role in the larger region. Not only does Yarmouth have an important role to play in addressing regional priorities, the town must consider how to work with other communities and regional partners to address important local goals and strategies.

With coastal access, a strong school system, walkable amenities, and close proximity to Portland, Yarmouth is one of the most desirable towns in Cumberland County. While all towns in Cumberland County have seen sharp increases in median home price in the past ten years, Yarmouth’s regional desirability and limited housing supply has contributed to the town having the highest home prices in the region, and more severe housing challenges than other towns. A higher percentage of homeowners and renters in Yarmouth are housing cost burdened than in Cumberland County or neighboring communities. Cost-burdened residents are a mix of longer term residents who have seen home values skyrocket, along with new residents that have deliberately become housing-cost burdened in order to live in Yarmouth and partake in the town’s excellent schools and amenities.

Yarmouth’s economy reflects its geographic location between the larger retail and service centers of Portland, Freeport, and Brunswick. Yarmouth’s retail and services areas draw customers from a smaller geographic area compared to larger neighboring regional retail and job centers in Freeport, Topsham, Brunswick, Falmouth, and Portland. Yarmouth has limited availability of sites for larger scale economic development like retail or office uses, but Yarmouth residents do not want to emulate or compete with these regional centers anyway. There is consensus that further economic development efforts should capitalize on Yarmouth’s place in the region. Yarmouth’s strengths in this regional context are in small-scale specialty retail, food stores, restaurants and the creative economy areas like music and the arts that can be supported by the smaller geographic draw and the relatively high spending power of Yarmouth residents.

Open spaces and conserved lands can promote habitat connectivity that extends beyond municipal borders. Yarmouth’s natural and water resources are part of larger systems that must be stewarded in regional collaboration. The Royal River meets Casco Bay in Yarmouth. This estuary is where the freshwater of the Royal and Cousins Rivers meet the salty Bay, and is part of the larger northern Casco Bay area noted as a natural habitat area of statewide significance. This focus area covers the areas around Cousins and Little John Island up through Maquoit and Middle Bays along the shore in Brunswick and Harpswell. Additionally, the large Royal River watershed extends inland through portions of many other towns, up to New Gloucester and Auburn.



A small grocery store on Main Street

Shared Regional Facilities & Partnerships

The town has relationships with the surrounding communities of Cumberland, North Yarmouth, and Freeport, who work together on issues of mutual concern. Yarmouth’s road and open space networks overlap with these surrounding communities. The Yarmouth Water District’s supply wells are located in North Yarmouth. Yarmouth also has relations with Chebeague Island through shared facilities, resources, and more.

Yarmouth actively participates in several regional activities and organizations including:

- Greater Portland Council of Governments (GPCOG), regional planning organization
- Portland Area Comprehensive Transportation System (PACTS), regional transportation organization
- Cumberland County Development Block Grant Program (CDBG) and HOME Program, provides grants and promotes housing rehabilitation and housing development
- Casco Bay Interlocal Stormwater Working Group (ISWG), a coalition of 14 MS4 municipalities in the greater Portland and Saco areas facilitated by the Cumberland County Soil and Water Conservation District
- Community Resilience Partnership (CRP), assists communities in reducing carbon emissions and transitioning to clean energy.
- Royal River Alliance (RRA), a non-profit organization consisting of several towns within the Royal River watershed.
- Royal River Conservation Trust (RRCT) and Maine Coast Heritage Trust (MCHT), are both non-profit organizations that partner with the Town of Yarmouth in acquiring, protecting, and stewarding open spaces and natural resources in town.
- Yarmouth Cares About Neighbors (YCAN), Yarmouth Aging in Place, Freeport Community Services, Southern Maine Agency on Aging (SMAA), New Mainers Assistance Program (NMAP), and the Maine Association for New Americans (MANA), are all organizations the Town partners with to support low-income, homeless, immigrant, refugee, and asylee populations.

Yarmouth continues to look toward shared delivery of services, and it has worked where the need could be matched with similar communities. For example, Yarmouth recently collaborated with the town of Freeport to hire a joint Sustainability Coordinator to advance both towns’ climate action goals through the adoption of Climate Action Plans. Yarmouth continues to consider shared services to efficiently meet needs.

Yarmouth is also involved in several regional plans pertaining to transportation and housing, including the NOPO Bicycle Implementation Plan, the Route One Complete Streets Corridor Plan, and the GPCOG Regional Housing Study. The NOPO Bicycle Implementation Plan is intended to help Yarmouth, Falmouth, Cumberland, Freeport, and North Yarmouth obtain implementation funding for safe bicycle and pedestrian infrastructure and includes the construction of a shared use path along the St. Lawrence & Atlantic Railway, extending the paved shoulder along Route 88, and extending the Beth Condon Memorial Pathway along Route One towards Freeport. The Route One Complete Streets Corridor Plan will result in an upgrade of the entire length of the Route One corridor to better accommodate bicycles and pedestrians. The GPCOG regional housing study examines land use regulations and barriers to multifamily and two-family housing for communities within the greater Portland region.



Beth Condon Memorial Pathway
Photo: Andrew Burbank

PLAN IMPLEMENTATION

The success of a plan is measured by how well it is implemented. The Comprehensive Plan is a living document and a tool for community decision makers to set policies, target investments, and develop programs that reflect the values and priorities of Yarmouth. Boards, Committees, and town staff will refer to this document when making decisions about public investments, future work plans, and policy decisions.

Implementation Committee

With adoption of this plan or shortly thereafter, the town will establish a Comprehensive Plan Implementation Committee that will act as the liaison between town departments, boards and committees, and regional partners. The town has a great track record of implementation committees, so the next implementation committee should be modeled off previous iterations and best practices. It is anticipated that the implementation committee will be supported by the Yarmouth Department of Planning & Development. The town must also consider how the implementation committee relates to the implementation of the Climate Action Plan, as there are clear synergies between these two plans. It is expected that implementation of this plan will happen incrementally over the coming years.

In order to support the implementation committee, the implementation matrix, included with this comprehensive plan, identifies the responsible party, timeframe, relevance to the Climate Action Plan, and other categories upon which the various objectives and action items can be sorted. The implementation matrix will be the guiding document for the implementation committee and should be transformed into a working document that can be used to set a work plan for each year of implementation. The implementation matrix can also support the town in developing annual budgets, and with capital improvement planning.

In general, the implementation committee will be tasked with meeting with town departments, boards and committees, regional partners, and identifying additional stakeholders as needed. Each action item is assigned to at least one relevant responsible party - primarily town departments and other town boards and commissions. It will be the responsibility of the implementation committee to meet annually (or as often as necessary) with each responsible party to discuss the work plan for the year ahead, the status of ongoing efforts, and what additional resources may be needed.

This comprehensive plan is intended to be a guide, and external factors influencing some elements may change over time. The implementation committee must be prepared to recognize where it is appropriate to press onward, pivot or change course, or set aside objectives and action items when the context changes.

Here’s where we can start:

The planning process for each of these priority actions can begin immediately by Yarmouth’s staff and committees.

- 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.
- Adopt an affordable housing strategy that includes developing new deed-restricted affordable housing based on a production goal, revising zoning requirements, and continuing to support the development of accessory dwelling units.
- Advance policies that support the participation of under-represented and underserved community members in planning processes, town programming, and town decisions.
- Develop a public benefits statement for the reuse of Wyman Station, balancing the desire to limit impacts to Cousins Island, but also provide a beneficial property tax position.
- Identify an open space acquisition goal and position the Town to fund the acquisition of that land.

Annual Reporting

Annual reporting will help the town understand where progress is being made and what areas need more focused attention over time. An annual report from the implementation committee and the Department of Planning & Development should provide a detailed picture of progress made for each of the town’s top priorities.

The Annual Report should be submitted to the Town Council and presented during a public meeting of the Council, as needed. While it is important to acknowledge the importance of implementation in a formal setting, there is also the opportunity for the implementation committee to offer informal ways to communicate updates to the community. Informal communication could include newsletters, infographics, and casual meetings where the community has the opportunity to learn more about town government, town departments, and how to get involved in the decision making process

Future Comprehensive Plan Updates

This plan should be updated internally by Town staff and the implementation committee in 3 to 5 years to ensure the information in the inventory chapters is current and to update priority actions for each of the top priorities as progress is made.

Plan updates should involve opportunities for public input and engagement to revisit priorities. Other plan elements such as the Vision Statement will remain consistent and will likely not need to be revisited for 10 years or so. An entire plan update is recommended within a 10-12 year planning cycle outlined in the state’s Growth Management Act.



Photo: Linda Horstmann

PUBLIC PROCESS

Public participation in the Yarmouth Comprehensive Plan Update began by convening a Comprehensive Plan Steering Committee, which continued to meet monthly throughout the planning process. The Plan Yarmouth website, launched in early 2023, served as a hub for community engagement and project updates. Throughout the planning process, the team held a number of public meetings and events, including a data highlights workshop, a series of summer pop-ups and com-plan-ion events, a summer survey, three topic-based community conversations, and a future land use workshop. Events were advertised through printed mailers to every household in Yarmouth, a project-specific email list that eventually totaled 406 email addresses, the town’s newsletter, and fliers in public places. Reports on all of the following public engagement efforts are available in the plan appendix.

Vision and Values

In 2022, the town of Yarmouth worked with Berry Dunn on a community visioning process to develop a vision statement and identify key themes and community values. For more information, see the full Imagine Yarmouth report in Appendix C.

An updated Vision (see Yarmouth Tomorrow, p. 1-8), and the identified community values are the foundation of this Comprehensive Plan. The updated Vision reflects additional input received through the 2023 public engagement process.

Data Highlights Workshop

The first public workshop, What We’ve Learned: Data Highlights, was held on June 12, 2023. 33 people attended, plus 10 CPSC members, town staff, and the project team. At the workshop, the project team gave a presentation summarizing the data collected for each inventory chapter topic. Throughout the presentation, attendees were polled on different topical questions using Mentimeter. After a question and answer session, attendees provided additional topic-based feedback at Idea Boards stationed around the room. An Idea Board for each topic listed select data highlights, then provided open space for attendees to share their ideas.

The key takeaways from this meeting set the stage for recurring themes in the consensus-based community engagement process, including:

- Foster inclusivity and a more racially and economically diverse population
- Raise awareness of Wabanaki History
- Protect the historic character of the village
- Evaluate zoning to allow for more multifamily housing and affordable housing options
- Support multi-family housing, apartments, accessory dwelling units, and adopt sustainable building practices
- Expand bike/ped trails and open space connections, EV parking stations



High-level themes identified during Imagine Yarmouth.

COMMUNITY IDEAS

“If we want to have a town population which allows variety in income, we must have some housing which is affordable if one is in a lower income bracket.”

- Collaborate with the greater Portland area for improved public transportation
- Increase public access to the ocean and river
- Develop small neighborhood parks
- Focus on attracting businesses to expand the tax base
- Attract family entertainment businesses, small businesses and shops, restaurants & cafes
- Focus on growth within the designated growth areas and discourage sprawl
- Consideration density and infill development while preserving open space
- Support for mixed-use development

Within these themes, respondents discussed topics where direct action is needed, and others where Yarmouth can build on its existing strengths.

Summer Survey and Pop-Up Events

Following the data highlights workshop, the project team crafted an online survey to get community feedback on the 2022 vision statement and topic-specific questions building on the initial feedback from the Data Highlights Workshop. The survey was open from June to September 2023 and received 123 responses. Several priorities emerged from this feedback.

Business community: Yarmouth residents value the town’s small business community, and the town must support local business success. As expressed in the Data Highlights Workshop, additional restaurants, cafes, and small businesses are desired. Additionally, some respondents mentioned the potential to grow Yarmouth’s working waterfront and creative economy.

Housing needs: As in the Data Highlights Workshop, Yarmouth’s place in the larger housing crisis was frequently mentioned. Respondents supported a wider range of housing types than are currently available in Yarmouth, and suggested innovation and creative solutions will be key to creating new housing compatible with the community. Respondents desired new housing be built primarily within existing developed areas like Route One and the Village.

Affordability: Many respondents noted that Yarmouth has become less affordable and accessible than it was in the past, and that economic diversity is decreasing. To prevent Yarmouth from becoming an exclusively wealthy community, and to provide workforce housing that supports the local economy, there is a strong need for housing that is affordable to a range of incomes. Affordability goes hand-in-hand with an increase in housing types.

Additionally, this survey highlighted the consensus around **balancing priorities** in the development of the comprehensive plan. Respondents discussed the need to consider housing and development goals in tandem with environmental concerns and impacts on public facilities, and that the town must take action that preserves Yarmouth’s strengths while addressing the town’s challenges.

“Yarmouth has great ped/bike trails through town – build on this network!”

COMMUNITY IDEAS

“Walkability, village, open spaces, environment, fiscal responsibility & housing for instance are inextricably linked. We need to start talking about them together and their relationships to each other instead of as separate issues.”

“I would love to see more about preserving the land and the small town feel... growth at too accelerated a pace would cause environmental as well as infrastructure issues that I don’t think the town is ready for.”

Throughout the summer, the project team held informal pop-up events to raise awareness about the Comprehensive Plan project and solicit input from a wider range of the community. 19 pop-up events were held in June, July, and August 2023, including a booth at the annual Yarmouth Clam Festival. At each pop-up, visitors could participate in a map activity where they put dots on places to preserve and protect, and places for growth and development. They could also share their ideas for Yarmouth with post-it notes. The comments at the pop-ups generally corresponded with ideas brought up in the survey and previous workshop:

- Safe streets, including more bike paths, sidewalks, and trails
- Open space connectivity for both people and wildlife
- The need for public water access to both rivers and the ocean
- Desire for more town amenities and facilities, like restaurants, housing options, community recreation, and a pool
- Unique needs of Yarmouth’s islands

Community Conversations

In Fall 2023, the project team held three Community Conversations events where the community could have deeper discussions and solicit more nuanced feedback on three topics: Housing, Economy, and Environment & Natural Resources. Each event featured a presentation by a member of the project team, followed by table activities where attendees worked in groups to discuss issues and challenges in Yarmouth related to each topic. The Housing conversation was most attended, with 53 people; 23 attended Economy, and 29 attended Environment & Natural Resources. Questions were made available on the Plan Yarmouth website following the events; a total of 14 people submitted feedback online.

These three events offered the public an opportunity to consider more nuanced perspectives on the priorities that already developed during previous public engagement work.

Housing

The need for a greater mix of housing types than what currently exists in Yarmouth again came to the fore. While people like Yarmouth’s single-family home neighborhoods, they recognize the need to create more housing opportunities through duplexes, multifamily buildings, accessory dwelling units, and different types of single-family homes that are smaller and denser. Groups also came to a consensus that Yarmouth needs more affordable housing across all housing types.

There was a wide range of ideas on locations for new housing. Participants agree that housing should be built in areas of existing development, like the Village, Main Street, Route One, major corridors and intersections, and adding density around places like the Brookside Condominiums and the Taymil properties.

Workshop attendees considered the impact housing has on other topic areas. There was consensus around the need to improve connectivity through walking and biking paths, as well as local and regional

COMMUNITY IDEAS

“More housing next to Main Street to support vibrant food, art, music scene.”

“Variation in housing size + type creates ability for more employees.”

“More density in some places leaves more land for open space.”

“Keep quality of life while growing.”

transportation, and the need to balance growth with protecting open space. Increased housing diversity will support the local economy.

Some attendees discussed strategies to achieve housing goals, and noted that current zoning needs to be updated, density bonuses could support transit-oriented development, and affordable housing needs to be incentivized.

Economy

Consistent with the summer survey, participants who took a deep dive into Yarmouth’s economy agreed that the businesses missing from Yarmouth are restaurants (ranging from full service to cafes and diners), small retailers, and recreation activities. Daycare, childcare, and urgent care services were also highly ranked. New business growth should be primarily located along Route One and in the Village; restaurants and childcare services could also be located within other residential neighborhoods and rural and island areas.

To support Yarmouth’s economy, the top-ranked municipal action was to incentivize new housing. This feedback continued the emphasis on addressing Yarmouth’s housing needs as key to the comprehensive planning process. Participants also supported municipal actions to improve public transit, create a new shared work space or business incubator, support the working waterfront, and support entrepreneurs.

Participants discussed two areas for growth in Yarmouth’s economy: the arts, and the working waterfront. There was consensus that there are already strong organizations in Yarmouth that offer arts classes and programming, and Yarmouth could best support the creative economy through additional public events and festivals. For the working waterfront, participants noted the tension between commercial and recreational waterfront users, and the lack of public shoreline. Participants generally agreed that more education may be needed in the community to understand how to support the working waterfront.

Environment & Natural Resources

At this Community Conversation, participants focused on what places in Yarmouth should be preserved for habitat, and what should be protected for recreational access. The top priorities for municipal action identified in this workshop echoed the priorities discussed at the town’s Climate Action Plan workshop. Participants most want to see the town acquire more conservation land. Water quality improvements, especially on the Royal River, were also highly ranked, as was education for property owners on sustainable practices, and zoning for sea level rise.

PRESERVE FOR HABITAT

- Land adjacent to the Royal River;
- The Garmin/DeLorme property;
- Sandy Point Beach and Camp SOCI on Cousins Island;
- Wyman Station;
- Diocese land on either side of Whitcomb’s Way near the Yarmouth Water Treatment Plant;
- Large vacant privately-owned land near existing important resources and open spaces.

PROTECT FOR RECREATION

- The Saint Lawrence and Atlantic railroad corridor;
- Sandy Point Beach;
- Wyman Station;
- Maine Coast Heritage Trust property at corner of Granite Street and Old County Road;
- The Garmin/DeLorme property;
- Privately-owned land at the end of Bucknam Point Road;
- Town-owned land adjacent to the Yarmouth Water District;
- Large vacant privately-owned land around Frank Knight Forest and Pratt’s Brook Park;
- Diocese land on either side of Whitcomb’s Way near the Yarmouth Water Treatment Plant.

High School Assembly

Two members of the Comprehensive Plan Steering Committee are currently high school students at Yarmouth High School. At an assembly Yarmouth High School juniors and seniors held on October 16, 2023, the student members of the Committee made a presentation to their peers about the Comprehensive Plan and sought some input from the students through live polling.

The first question asked of the students was whether the students thought that they may live in Yarmouth in the future. Only 12 students indicated that they would live in Yarmouth in the future. 54 students responded no, but the larger majority of students at the assembly (117) responded maybe.

The Steering Committee members asked their peers what are Yarmouth's biggest opportunities for growth. The students were given pre-selected options of Housing, Land Use/Preservation, Transportation, Sustainability, and Diversity (economic, racial, religious, etc). In response to this question, the students ranked Diversity as the highest. Housing and Land Use/Preservation were ranked second and third, with Sustainability and Transportation ranked fourth and fifth.



High School Assembly

Com-PLAN-ion Events

Throughout the comprehensive planning process, the project team coordinated with other Yarmouth committees and organizations to host companion events on specific topics. These included:

- Yarmouth trivia night with local history and facts from the Inventory Chapters with the Historic Preservation Committee, the Yarmouth History Center, and the Comprehensive Plan Steering Committee
- Guided nature walk and land acknowledgment reading in collaboration with the town's Parks & Lands Committee, the Comprehensive Plan Steering Committee, the Royal River Conservation Trust, the Rotary Club of Yarmouth, community volunteers and local master naturalists
- Breakfast & brainstorming workshop for remote workers who live in Yarmouth, co-hosted by Yarmouth's Chamber of Commerce and the Town's Economic Development Advisory Board
- Visualizing density walking tour, where Comprehensive Plan Steering Committee members and the Yarmouth Affordable Housing Committee led a walk around town that highlighted how different housing types and densities exist within Yarmouth's residential neighborhoods
- Community storytelling event, Rooted Narratives, developed in conjunction with Royal River Community Players, a panel of acclaimed local writers, communications professionals, community volunteers, and the Yarmouth-based Islandport Press



Future Land Use Workshop

On November 13, 2023 the project team held a Future Land Use Workshop. 48 people attended the event, plus members of the project team. The workshop began with a presentation summarizing public feedback from the summer survey, summer pop-ups, and community conversations. Then, members of the project team explained the process of creating a future land use map, including state requirements and an overview of the map from Yarmouth's previous comprehensive plan. After the presentation, attendees participated in an open-house style workshop with stations around the room for different areas of town. Attendees could also react to several conceptual renderings of new types of development for Yarmouth at the center of the room. Following the workshop, a short online survey asked supplemental questions about land use in Yarmouth. 72 people responded.

The Future Land Use Workshop and activities delivered focused feedback on different areas of Yarmouth.

Main Street/Village

People largely enjoy the way Main Street and the Village are now, but – similar to the feedback in previous workshops – are interested in a greater variety of businesses and restaurants, and more things to do downtown, as well as more bike lanes, sidewalks, and walking paths. Participants also completed an activity to show how they define the boundaries of Yarmouth's Village. 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.

Route 1

As a part of town that people have previously expressed can handle more commercial, residential, and mixed-use development, in this workshop participants discussed how to make the Route 1 corridor more welcoming and accommodating. The most selected strategies were landscaping and street trees, more bike infrastructure, traffic calming, benches and small public spaces, and increased public transit.

Residential Neighborhoods

Yarmouth's residential neighborhoods should maintain the look and feel, and balance of green space, that makes them so desirable. However, additional housing types in these neighborhoods can help address needs, such as historic homes converted to multifamily, homes on smaller lots, and accessory dwelling units. Additional building types like duplexes and apartments can also fit in here if they are compatible in design.

Rural/Coastal/Island Areas

These areas of Yarmouth are projected to have less growth and change. Participants identified the most important aspects for preservation, including habitat, waterfront access, open space, outdoor recreation, historic New England buildings and streetscapes, and the rural feel of these areas.



Future Land Use Workshop

SUMMARY OF PAST PLANNING

Comprehensive Planning

Yarmouth’s last Comprehensive Plan was adopted in 2010. It served as an update to the 1993 Comprehensive Plan.

The 2010 Comprehensive Plan was prepared by a Comprehensive Plan Steering Committee with assistance from town staff and was found consistent with the Growth Management Act by the Maine State Planning Office in October 2011. The plan focused on five key interrelated topics facing Yarmouth over the next decade:

- Yarmouth Village
- Diversity of the Population
- Historic Character
- Route One
- Rural Character and Open Space

In 2015, the town amended the 2010 Comprehensive Plan to incorporate the Yarmouth Complete Streets Policy.

A Comprehensive Plan Implementation Committee (CPIC) was appointed in 2011. As a result, the Town succeeded in implementing many of the goals and policies from the plan, while other goals are still ongoing. The following goals were completed by the Town by 2018 when the implementation committee “retired”:

- Adoption of the Character Based Development Code for the Village Center and Route One
- Completion of the Downtown/Main Street Parking Study
- Establishment of a Housing Assistance Capital Reserve Fund
- Establishment of three Tax Increment Financing (TIF) Districts for Route One South, Route One North, and Main Street
- Reestablished the Economic Development Advisory Committee
- Adoption of a demolition delay ordinance
- Creation of bicycle and pedestrian network plan
- Adoption of an Open Space Plan
- Advancement of a consolidated Public Safety Building
- Updated Shoreland Zoning to be consistent with state requirements
- Support of MaineDOT’s Exit 15 and Exit 17 improvements
- Updated Town ordinances to be consistent with state requirements
- Pursuit of maintenance of dredging of rivers and mooring areas

Town of Yarmouth Comprehensive Plan



2010

Yarmouth Planning Efforts, 2008 – 2023

Royal River Corridor Master Plan – 2008

The Royal River Corridor Master Plan was prepared by Terry DeWan & Associates, Stantec Consulting, and Greater Portland Council of Governments (GPCOG) in consultation with the Royal River Corridor Study Steering Committee and Town staff. The plan was centered around six guiding principles:

- Create a community focus
- Encourage appropriate development compatible with historic development patterns and in designated nodes within the river corridor
- Increase density compatible with the surrounding environment and land use patterns
- Create interconnected pathways for public access to the river
- Protect and enhance wildlife habitat
- Add to the Royal River Park as land acquisition opportunities become available

The plan presented a series of recommendations, both corridor wide and specific to individual segments. Some of the corridor-wide recommendations included requiring low impact development for projects adjacent to the corridor to improve water quality, developing a green necklace to preserve wildlife habitat, and establishing a corridor overlay district.

Waterfront Master Plan – 2012

The Waterfront Masterplan, “Reconnecting Yarmouth Village to the Working Waterfront” was prepared by Baker Design Consultants in collaboration with the Town of Yarmouth. The plan outlines comprehensive landscape enhancements, traffic control measures, and pedestrian access improvements that reconnect the waterfront and recapture the economic interest and vitality of the harbor area. The plan recommended redefining the streetscape along the Route 88 Corridor adjacent to the Head of Harbor and adding multi-use pathways and bridges that serve to provide a cross-harbor connection with the Town Landing and a direct link to Lafayette/Main Street along the river. Some portions of the pedestrian access improvements will be constructed in 2024.

Character Based Development Code – 2013-2018

The Character Based Development Code, adopted by the Town on April 12, 2018, intends to facilitate the predictable contextually-based planning and development of walkable mixed use human-scaled places of character. This is accomplished by providing a range of standards not only for use, but also for other elements of development and building the define a place. The goal of the Code is to transform the Route One corridor to become an extension of the traditional village center and to preserve, protect and enhance the character of the Village.

Complete Streets Policy – 2015

The Complete Streets Policy was adopted by the Town Council on November 19, 2015, in order to establish safe streets for all users in town and ensure connected road systems. The policy includes design guidelines for streets based on the best and latest design concepts from NACTO (National Association of City Transportation Officials), PACTS (Portland Area North Bike Implementation Plan), and other sources, an implementation plan, and performance measures to assess sidewalks, number of users, crash data, and completion of the bicycle pedestrian network.

Yarmouth Bicycle and Pedestrian Network Plan – 2015

The network plan was prepared in conjunction with the Complete Streets Policy and includes four maps: the Multimodal Composite Network, the Bicycle Network, the Sidewalk Network, and the Unpaved Trails Network. The network plan suggested that an increased network of Bicycle Accommodations, Sidewalks, and Unpaved Trails will create a more friendly and safe environment for pedestrians and bicyclists living and visiting in Yarmouth. While Shared-Use Lane Markings dominate the majority of the recommended changes, the Plan also included recommendations to extend Paved Shared-Use Paths and adding Signed Bike Routes and Bicycle Lanes. Yarmouth boasts a strong network of Sidewalks and Unpaved Trails, but many of these should be expanded upon and interconnected in order to make Yarmouth a more bike- and pedestrian-friendly city.

Market Analysis & Action Plan Matrix – 2016

The Market Analysis Plan was written in response to the 2010 Comprehensive Plan, in which one of the main focus areas was to revitalize economic growth within the character of the community and welcome a wider range of businesses and industries. Planning Decisions Inc. was hired to assist the Town with identifying opportunities for economic development. Plan recommendations included expanding the town’s tools for economic development, creating walkable mixed-use housing and commercial development around Main Street, Route 1, and the Water-front, improving marketing efforts, creating more opportunities for growth for existing businesses, and expanding arts and culture.

The Market Analysis and Action Plan Matrix set the early work plan for the Economic Development Advisory Board, and made the case for establishing the Town’s three Tax Increment Financing (TIF) Districts and establishing the Local Development Corporation, officially incorporated in 2022.

Merrill Memorial Library Strategic Plan – 2017-2021

The Library Strategic Plan for 2017-2021 was initiated by the Library’s Board of Trustees who formed a Strategic Planning Committee of concerned citizens to garner input from community members and staff to assess the library’s needs. The goals of the plan were to expand access to a variety of materials and resources, foster strong relationships with all community members and create opportunities to actively participate in the library, develop improved communications to better disseminate information about the library, and create a welcoming and accessible environment for all. Over the term of the strategic plan, library services were geared towards assessing new technologies and using online resources like social media platforms to improve communication.

NOPO Complete Streets Plan – 2018

The Portland Area North (NOPO) Bicycle and Pedestrian Implementation Plan was conducted in collaboration with the towns of Falmouth, Cumberland, Freeport, and North Yarmouth. The plan is intended to help the five municipalities obtain implementation funding for safe bicycle and pedestrian infrastructure. The plan focused on connecting bicycle and pedestrian infrastructure on a regional level. Specific recommendations for Yarmouth include building a shared use path along the St. Lawrence & Atlantic Railway, extending the paved shoulder along Route 88, and extending the Beth Condon Memorial Pathway along Route 1 towards Freeport.

Main Street Parking Study – 2018

The Downtown/Main Street Parking Study was conducted by Milone & Macbroom in consultation with the town. The study examined the adequacy of parking downtown and analyzed future parking facilities. The study recommended that the town explore shared parking options, improve bicycle and pedestrian parking, develop and improve pedestrian safety and connectivity between parking areas, improve the management of parking resources downtown, and revise the zoning ordinance parking requirements to allow more efficient use of parking and encourage design flexibility.

Demolition Delay Ordinance – 2018

It was recognized at the time when the Character Based Development Code was adopted in 2018 that the new zoning could have the unintended consequence of encouraging demolition or unsympathetic redevelopment of existing historic building fabric. To address this possibility, and to respond to the policy priority in the 2010 Comprehensive Plan, the Town Council enacted a Demolition Delay ordinance. Its purpose is to discourage demolition of the Town’s highly valued building stock and to provide time and a forum within which to pursue alternatives to razing buildings or making substantial changes that amount to loss of the historic structure’s character. This is now incorporated in Yarmouth’s Zoning Ordinance as Article IX, Historic Building Alterations and Demolitions.

Renovations of Yarmouth Public Schools – 2018-2022

In November 2018, the voters of Yarmouth approved \$52 million in funding for the expansion of all four Yarmouth public schools and a complete renovation of the oldest facility, Yarmouth Elementary School. The bond question was posed in response to increasing enrollment in the Yarmouth public schools that was projected to exceed the capacity of the school facilities by 2027 following the work of the Yarmouth Facilities Assessment Committee. The work was completed in 2022.

Village Streetscape Plan – 2019

On August 15, 2019, the Town Council adopted the Main Street Sidewalk and Streetscape Master Plan and Design Recommendations for the Main Street Village, extending from Latchstring Park at West Elm Street to Marina Road. The purpose of this plan is to improve the function, safety and attractiveness of Main Street for all users from drivers to pedestrians and cyclists and wheelchair users. Design recommendations include upgrading sidewalks and crosswalks, street trees, and streetscape lighting. Phase 1 of the Streetscape Plan was completed in 2021, and Phase 2 is currently in engineering.

Open Space Plan – 2019

The Town’s Parks & Lands Committee worked with Town Staff to develop the Town’s Open Space Plan. The Plan was adopted by the Town Council in November of 2019 and was undertaken to implement the 2010 Comprehensive Plan. The goals of the plan were to maintain and enhance current Town-owned lands, prioritize new open space acquisitions, and update Town Ordinances and policies. Recommendations were grouped under the following goals and include increasing public access to the Royal River, Cousins River, and Casco Bay, protecting significant natural views, expanding trail systems and connecting open space, updating Town Ordinances to provide for the creation of public spaces and connections as development occurs, and increasing attention on maintenance and amenities for open space in the Village.

Economic Impact of Yarmouth Harbor – 2020

The Greater Portland Council of Governments (GPCOG) prepared a memorandum summarizing the economic impact of Yarmouth Harbor to help the Town make a case to the U.S. Army Corps of Engineers for dredging the Royal River. In order to do so, GPCOG conducted a business survey and coded businesses based on the North American Industrial Classification System (NAICS) and identified employment for each business based on data from the Maine Department of Labor. Using these data points, the number of local jobs was divided by the number of jobs statewide in each sector. The percentage was multiplied by the value of GDP from each sector in Maine to yield Yarmouth’s share of state GDP in 2016. The results of our survey show that businesses that depend on Yarmouth Harbor contributed more than \$15.5 million to the state’s economy in 2016.

Historic Preservation Plan – 2020

The Historic Preservation Plan is part of a series of initiatives that the Town has undertaken to develop policies to preserve its iconic Village development pattern and distinctive historic character. The plan was written as a result of the Architectural Survey of the Historic Village area conducted in 2018, which identifies historic resources and proposes initial strategies for their protection. The plan recommendations include increasing regulations that support historic preservation, addressing properties that have fallen into disrepair, and drafting historic preservation policies to manage changes to historic buildings as they are restored, updated, repurposed, and reused.

Historic Preservation Advisory Ordinance – 2021

The Historic Preservation Advisory Ordinance was adopted by the Town Council on August 19, 2021. The Ordinance was proposed by the Historic Resources Steering Committee to inventory the Town’s historic architecture and develop policies, programs and strategies to protect it. The Historic Preservation Advisory Ordinance is designed to identify and preserve sites and structures that have historic, cultural, architectural and archaeological significance and to preserve the historic character of Town. The three main elements of the Ordinance include creating a Historic Preservation Committee, establishing an advisory review process, and designating Local Historic Landmarks and Historic Districts.

Beth Condon Memorial Pathway Extensions – 2021 to Present

In 2021, the Town received a Planning Partnership Initiative (PPI) from MaineDOT to develop a plan to extend the Beth Condon Memorial Pathway along Route 1 from Exit 17 to the Cousins River Bridge. The path currently ends on Route 1 south of Exit 17. The purpose of the study is to connect Yarmouth and Freeport for bicyclists and pedestrians and connect existing businesses and destinations. This project builds upon the goal to establish a multi-use pathway along Route 1 through Yarmouth in memory of Beth Condon, and this segment would complete plans for the northern extension. It is currently in engineering along with the segment that crosses the Cousins River Bridge. The last remaining segment of the pathway has not yet been planned, but would complete the southern connection between the Exit 15 Park and Ride and Portland Street.

Imagine Yarmouth – 2022

In 2022, the Town contracted Berry Dunn to initiate a community engagement and visioning process to develop a vision statement that will inform the Town’s Comprehensive Plan update. The purpose of the project was to identify common values, priorities, and goals for the Town’s future. The following community values were expressed at the visioning workshops:

- The natural environment, including parks, open spaces, preserves, and rivers
- A connected community where residents have strong social bonds through a shared commitment to civic engagement
- The history and culture of the people and the physical environment that embodies the history of from the natural land and water features to the built environment
- A welcoming and inclusive environment

The draft vision statement was developed based upon the themes and community values and highlights Yarmouth as a small coastal community with a historic downtown and abundant open spaces. The vision statement also calls for the need to address and adequately plan for local, regional, and global challenges.

Yarmouth Schools Strategic Plan – 2022-2027

The Yarmouth School Committee adopted a strategic plan for the 2022-2027 academic years. The strategic plan is intended to guide the work of the Yarmouth School Department for the next five years and provide the School Committee, administration, and staff members with a clear statement of mission, vision, and core beliefs to direct both day to day and long term decision making throughout the school district. Yarmouth schools aim to empower students through core values of achievement, empathy, equity, integrity, lifelong learning, perseverance, respect and responsibility. Some of the action strategies in the plan include expanding curriculum and programing to include greater access to multidisciplinary learning opportunities, implementing hiring protocols that promote a more diverse applicant pool, providing dedicated peer mentoring, continuing professional learning opportunities, collaborating with Yarmouth Community Services to provide and promote engaging opportunities for students, parents, and families, and providing more opportunities for employee collaboration and communication.

Merrill Memorial Library Strategic Plan – 2023-2027

The Merrill Memorial Library Strategic Plan for 2023-2027 was developed by the Merrill Memorial Library Trustees and Staff in 2022. The goals of the plan are to heighten awareness of the library’s diverse offerings across the community and increase outreach, partnerships and programs, develop practices to attract, retain and engage employees, maintain the library’s historic property to ensure safety, accessibility and sustainability and create a plan for the preservation of the building, and provide a rich array of resources reflecting the diverse needs, perspectives and interests of the community.

Recent Regional Planning Efforts

Multifamily Housing & Land Use Regulation Study – 2021

In 2021, the Greater Portland Council of Governments (GPCOG) completed a two-part study looking at two-family and multifamily housing and land use regulations in 13 communities in the Greater Portland area. The study explored zoning and land use regulations that may make it difficult to develop these types of housing. The study found that of the 8,552 acres of land regulated in Yarmouth, only 283 acres (3.3%) of that land is allowed for two-family and multifamily housing without significant limitations.

Portland to Auburn Rail Corridor: The Casco Bay Trail

In response to requests in 2021 from the Casco Bay Trail Alliance, MaineDOT conducted a feasibility study on converting an approximately 26.5-mile section of the St. Lawrence and Atlantic rail corridor known officially as the Berlin Subdivision and unofficially as the Casco Bay Trail. After completing the study, MaineDOT convened a Rail Use Advisory Council to examine alternate uses of the corridor, the likelihood of each alternative, economic benefits, and costs to achieve each alternative.

The alternatives included:

- Interim Trail, which includes the removal of the existing tracks and ties and developing a multi-use trail on the former track bed. “Interim” means the State could in the future restore the tracks for rail service.
- Rail with Trail, which maintains the existing tracks and ties in current condition while establishing an adjacent and parallel multi-use trail with either a gravel/stone dust or paved surface and includes the construction of new overhead bridges.
- Rail Use, which provides for possible restoration of rail service in the future with potential rehabilitation of the existing railroad infrastructure to support re-establishment of rail operations.

The majority of the Council members recommended Interim Trail, while other members preferred one of the two other options outlined above. The recommendations of the Council were delivered to the MaineDOT Commissioner in 2023. The next step is for the Commissioner to make a recommendation to the Legislature’s Transportation Committee. If the Committee accepts the recommendation, it would submit it to the full Legislature for approval. The Commissioner has yet to submit the proposal to the Transportation Committee; the next opportunity will be in 2025. If approved by the Legislature, funding sources to support engineering studies and eventual construction costs will be identified.

The Yarmouth Town Council also endorsed the Interim Trail recommendation and established that the section through Yarmouth is “shovel ready.” The Town Council has noted that the Trail provides bicycle commuting options, thus removing some vehicle emissions, and well as greater access to local and regional green spaces and recreation.

East Coast Greenway

The East Coast Greenway has a goal of an off-road trail connecting Calais, Maine, with Key West, Florida. In Maine, the Greenway has several off-road sections, including the 87-mile Sunrise Trail in Washington County and the Eastern Trail in southern Maine. The rest are on-road, including portions of the Beth Condon Pathway, Route 1 and Route 88 in Yarmouth. Over the next several years, the Pathway will be extended to the Freeport line, and eventually through Freeport.

Historic & Archaeological Resources					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
HA-1	Protect to the greatest extent practicable the significant historic and archaeological resources in the community.				1, 2, 3
HA-1.1		For historic archaeological sites and areas sensitive to prehistoric archaeology, where any development is proposed, adopt land use ordinances require appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Town Council, Planning Board, Planning Department	Medium	1
HA-1.2		Amend land use ordinances and the zoning map, as needed, to require the planning board (or other designated review authority) to incorporate maps and information provided by the Maine Historic Preservation Commission into their review process.	Town Council, Planning Board, Planning Department, Historic Preservation Committee	Medium	2, 3
HA-1.3		Work with the Yarmouth Historic Preservation Committee, the Yarmouth Historical Society, and/or the Maine Historic Preservation Commission to continue to develop a comprehensive community survey of the community's historic and archaeological resources as outlined in the 2020 Preservation Plan.	Planning Department, Historic Preservation Committee	Medium	1, 2, 3
HA-1.4		Incorporate historic and archaeological studies in any dam removal projects to ensure at-risk resources are protected.	Town Manager, Planning Department, Historic Preservation Committee	Medium	1
HA-1.5		Implement the 2020 Preservation Plan's recommendations for the potential Pleasant and Gilman Road Districts by amending the Historic Preservation Advisory Ordinance.	Town Council, Planning Board, Planning Department, Historic Preservation Committee	Short	1, 2

Historic & Archaeological Resources					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
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.	Historic Preservation Committee	Ongoing	2, 3
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 changing the existing advisory framework of the Historic Preservation Advisory Ordinance.	Planning Department, Historic Preservation Committee	Short	1, 2, 3
HA-1.8		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.	Historic Preservation Committee, YCAB	Ongoing	2 ✓
HA-2	Tell a more inclusive story of Yarmouth's history.				1
HA-2.1		Work with town staff, partners and indigenous community members, and the indigenous communities of Maine to affirm a town-wide land acknowledgment statement.	Town Council, Planning Department, YCS	Short	1
HA-2.2		Work with state agencies, partners, and stakeholders to continue to review and update local history resources.	Historic Preservation Committee, Planning Department	Ongoing	1
HA-2.3		Encourage public knowledge, understanding, and appreciation of Yarmouth's history, from the stewardship by Wabanaki and Abenaki tribes to current day.	Town Manager, Planning Department, YCS, Yarmouth Schools	Ongoing	1

Agriculture & Forest Resources					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
AF-1	To safeguard lands identified as prime farmland or capable of supporting commercial forestry.				3, 4
AF-1.1		Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Planning Department, Town Engineer	Ongoing	3, 4
AF-1.2		Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, to maintain areas with prime farmland soils as open space to the greatest extent practicable.	Planning Board, Planning Department, YCAB	Medium	3, 4 ✓
AF-1.3		Monitor the loss of active farmland.	Planning Department, Economic Development, Assessor, YCAB	Ongoing	3 ✓
AF-2	To support farming and forestry and encourage their economic viability.				3, 4
AF-2.1		Consult with the Maine Forest Service district forester when developing any land use regulations pertaining to forest management practices as required by 12 M.R.S.A. §8869.	Planning Department, YCS, Tree Advisory Committee	Ongoing	4
AF-2.2		Limit non-residential development in critical rural areas (if the town designates critical rural areas) to natural resource-based businesses and services, nature tourism/outdoor recreation businesses, farmers' markets, and home occupations.	Planning Department	Short	3, 4
AF-2.3		Permit land use activities that support productive agriculture and forestry operations, such as roadside stands, greenhouses, firewood operations, sawmills, log buying yards, and pick-your-own operations.	Planning Department, Economic Development, YCAB	Medium	3 ✓
AF-2.4		Include agriculture, commercial forestry operations, and land conservation in local or regional economic development plans.	Planning Department, Economic Development, YCAB	Medium	3, 4 ✓

Agriculture & Forest Resources					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
AF-2.5		Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	Assessor, Economic Development, YCAB	Long	3, 4 ✓
AF-2.6		Amend land use ordinances to allow expanded agricultural and agritourism commercial ventures, including restaurants, event venues, tasting rooms, among other uses that rely on the agricultural use of the property.	Planning Board, Planning Department, Economic Development, YCAB	Short	3 ✓
AF-2.7		Support the Yarmouth farmers market as an economic development multiplier.	Economic Development, YCAB	Ongoing	3 ✓
AF-2.8		Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, to prioritize maintaining large tracts of forested land in town.	Planning Board, Planning Department, YCAB	Medium	4 ✓

Population & Demographics					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
P-1	Make sure Yarmouth's resources are accessible to diverse populations.			1	
P-1.1	Advance policies that support the participation of underrepresented and underserved community members in planning processes, town programming, and town decisions.	Town Council, Town Manager, School Department, School Committee, YCS	Ongoing	1	
P-1.2	Evaluate and improve town resources to ensure non-English-speaking community members and community members with physical or sensory disabilities are able to fully access information and participate in local government processes.	Town Council, Town Manager, School Department, School Committee, YCAB	Short	1	✓
P-1.3	Work with YCS, Library staff, and the School Department to ensure programming is offered for non-English-speaking community members, those with physical or sensory disabilities, and those who are economically disadvantaged.	YCS, Library, School Department	Ongoing	1	
P-1.4	Incorporate access to town facilities and programming for all ages, abilities, and users.	YCS, School Department, DPW, Town Engineer	Long	1	
P-1.5	Adopt an ADA Transition and Self Evaluation Plan for municipal buildings and facilities, properties, and right of ways.	Town Council, Town Manager, DPW, Town Engineer, YCS, Planning Department	Long	1	
P-1.6	Provide resources to support and require ongoing training for Town staff and committees regarding DEI issues.	Town Manager	Ongoing	1	
P-2	Support low-income, immigrant, and unhoused populations by addressing the unique needs of each population.			1, 2	
P-2.1	Create a local strategy, or multiple strategies, to address the unique needs of low-income, immigrant, and unhoused residents.	Town Manager, YCS, GA, Planning Department	Medium	1	

Population & Demographics					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
P-2.2	Increase support of organizations critical to supporting the low-income and immigrant population: Yarmouth Cares About Neighbors (YCAN), New Mainers Assistance Program (NMAP), Southern Maine Agency on Aging (SMAA), Freeport Community Services, and Yarmouth Aging in Place (AIP).	Town Manager, YCS, GA	Ongoing	1	
P-2.3	Increase accessibility to human services and housing information on the Town's website.	Town Manager, YCS, GA, Planning Department	Short	1, 2	
P-2.4	Increase coordination with community organizations to develop a support structure and resources for immigrants, refugees, and asylum seekers.	Town Manager, YCS, GA, School Department	Ongoing	1	
P-2.5	Develop an outreach strategy to reach landlords to connect General Assistance clients with available units.	Town Manager, YCS, GA, Planning Department	Ongoing	1, 2	
P-2.6	Continue to partner with organizations and build new partnerships that can offer funding to augment the General Assistance funding.	Town Manager, YCS, GA, School Department	Ongoing	1	
P-3	Support the Town's human services staff.			1, 2	
P-3.1	Provide more training to human services staff in the area of case management.	Town Manager, YCS, GA	Ongoing	1	
P-3.2	Increase human services staff as demand grows.	Town Manager, YCS, GA	Ongoing	1	
P-3.3	Evaluate whether additional housing support staff are needed to complement the work of the GA Administrator in YCS.	Town Manager, YCS, Planning Department	Short	1, 2	
P-3.4	Advocate at the state level for an expansion of General Assistance eligibility, particularly for affordable housing.	Town Manager, YCS, GA	Ongoing	1, 2	
P-3.5	Advocate for a regional approach to address homelessness.	Town Manager, YCS, GA	Ongoing	1	

Economy					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
E-1	To support the type of economic development activity the community desires, reflecting the community's role in the region.				3
E-1.2		Continue to provide financial support for economic development activities to the proper entity - in Yarmouth, the Economic Development Director, EDAB, and LDC.	Town Council	Ongoing	3
E-1.3		Enact or amend local ordinances to reflect the desired scale, design, intensity, sustainability and location of future economic development	Town Council, Planning Board, Economic Development, Planning Department, YCAB	Medium	3 ✓
E-2	To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.				3
E-2.1		If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, using a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact fees, etc.)	Economic Development	As needed	3
E-3	To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.				1, 3
E-3.1		Support the Yarmouth Chamber of Commerce and the Greater Portland Council of Governments as an avenue for economic development and regional partnerships.	Economic Development	Ongoing	1, 3

Economy					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
E-4	Enhance Main Street and the Village by making them more active and vibrant.				1, 3
E-4.1		Activate public spaces through outdoor dining, public art, temporary events and festivals. Review and amend ordinances and policies that limit or prohibit these type of activities.	Economic Development, YCS, Planning Department	Ongoing	3
E-4.2		Improve wayfinding and signage between Route 1 and Main Street/the Village.	Economic Development, Public Works Department, YCS	Short	1, 3
E-4.3		Amend the land use ordinances to allow a greater range of businesses including entertainment, retail, and restaurants, that broaden the activity on Main Street and give Yarmouth residents more reasons to not need to travel outside of Yarmouth to conduct business.	Economic Development	Short	1, 3
E-4.4		Update and modernize the Peddlers Ordinance to allow for food trucks within the public right-of-way and on public properties.	Town Council, Economic Development, Planning Department	Short	1, 3
E-5	Support Yarmouth's small business community.				1, 2, 3
E-5.1		Assess recent departures of small businesses for conditions that are within the Town's control that could be mitigated to prevent further departures. Include in the assessment long-term businesses and the conditions that have allowed them to stay. Use this analysis to develop policies and ordinances to retain businesses.	Town Council, Economic Development, Planning Department	Medium	1, 3
E-5.2		Provide municipal support and educational materials for entrepreneurs through loans, grants, training, and a business incubator.	Economic Development, EDAB	Medium	1, 3

Economy					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
E-5.3	Create local development and financial incentives for workforce housing.	Economic Development, EDAB, Planning Department, Planning Board, Town Council	Short	1, 2, 3	
E-5.4	Continue to support Yarmouth Public Arts and other creative economy organizations that deliver high-quality programming for the community.	Economic Development, EDAB, Planning Department	Ongoing	1, 3	
E-6	Support Yarmouth's remote workers.			1, 3	
E-6.1	Develop a town-sponsored (or support the development of a private or non-profit) shared work space and business incubator.	Town Council, Economic Development, Planning Department	Medium	1, 3	
E-6.2	Evaluate the ability of local internet and telecommunications infrastructure to support a growing remote workforce.	Economic Development, EDAB	Short	1, 3	
E-7	Improve community amenities in Yarmouth's coastal, island, and rural areas.			3	
E-7.1	Assess and amend land use ordinances for increased commercial opportunities at an appropriate scale for Yarmouth's coastal, island, and rural areas.	Planning Department, Economic Development, Planning Board	Medium	3	

Housing					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
H-1	To encourage and promote adequate workforce and other affordable housing to support the community's and region's economic development.			2, 3	
H-1.1	Continue to support community affordable/workforce housing committees, private developers, and/or regional affordable housing coalitions, including the Yarmouth Local Development Corporation, Affordable Housing Committee, Yarmouth Senior Housing, and Yarmouth Housing Collaborative.	Town Council, Planning Department, Economic Development, EDAB	Ongoing	2, 3	
H-2	To ensure that land use controls encourage the development of quality affordable housing, including rental housing.			2	
H-2.1	Maintain, enact or amend growth area land use regulations to increase density, decrease lot size, setbacks and road widths, or provide incentives such as density bonuses, to encourage the development of affordable/workforce housing.	Town Council, Planning Board, Planning Department	Short	2	
H-2.2	Maintain ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	Town Council, Planning Board, Planning Department	Ongoing	2	
H-2.3	Review and update land use ordinances to redesignate a location(s) in growth areas where mobile home parks are allowed pursuant to 30-A M.R.S.A. §4358(3)(M) and where manufactured housing is allowed pursuant to 30-A M.R.S.A. §4358(2).	Town Council, Planning Board, Planning Department	Short	2	

Housing					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
H-3	To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.				1, 2
H-3.1		Adopt an affordable housing strategy that includes new deed-restricted affordable housing based on a production goal, revising zoning requirements, and continuing to support the development of accessory dwelling units.	Town Manager, Town Council, Planning Department, Affordable Housing Committee	Ongoing	2
H-3.2		Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	Town Manager, Town Council, Planning Department, Affordable Housing Committee	Ongoing	1, 2
H-3.3		Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.	Town Manager, Town Council, Planning Department, Affordable Housing Committee	Short	1, 2
H-3.4		Support the regional efforts to address the need for transitional, emergency housing, and shelters.	Town Manager, Town Council, Planning Department, Affordable Housing Committee, General Assistance	Ongoing	1, 2
H-4	Allow a wider range of housing types to support a spectrum of households and needs.				1, 2

Housing					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
H-4.1		Conduct an audit of the current land use ordinances to evaluate impediments to housing development and amend land use ordinances to ensure compliance with the Fair Housing Act and state requirements.	Planning Board, Planning Department	Short	1, 2
H-4.2		Amend land use ordinances to allow a wider range of housing types allowed in Growth Area.	Town Council, Planning Board, Planning Department, YCAB	Short	1, 2 ✓
H-4.3		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.	Town Council, Planning Board, Planning Department, YCAB	Short	1, 2 ✓
H-4.4		Amend land use ordinances to allow additional context-appropriate housing types and lot sizes in the Limited Growth and Rural Areas.	Town Council, Planning Board, Planning Department, YCAB	Medium	1, 2 ✓
H-4.5		Support altering existing buildings to accommodate multiple dwelling units and accessory dwelling units throughout town.	Town Council, Planning Board, Planning Department, YCAB	Short	1, 2 ✓
H-4.6		Support flexible alterations to existing buildings to accommodate multigenerational housing and aging-in-place.	Town Council, Planning Board, Planning Department	Short	1, 2
H-4.7		Explore additional regulations to allow tiny homes and other innovative housing types.	Planning Department	Medium	1, 2
H-5	Increase the availability of housing affordable to all income brackets.				1, 2, 3

Housing					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
H-5.1	Ensure regular funding of the capital reserve account or a general budget line item to support housing initiatives, or establish a separate Housing Trust.	Town Council, Town Manager	Ongoing	2	
H-5.2	Empower the Yarmouth Local Development Corporation to support and act on opportunities for workforce housing through funding and capacity building.	Town Council, Economic Development, EDAB	Ongoing	2, 3	
H-5.3	Amend the land use ordinances to include inclusionary zoning provisions.	Planning Board, Planning Department	Medium	1, 2	
H-5.4	Use contract zoning to support affordable housing developments, senior housing, emergency housing, and transitional housing, and review the ordinance definition of the required Public Benefit for a Contract Zone to give better guidance to applicants, Planning Board, and Council.	Town Council, Planning Board	Ongoing	1, 2	
H-5.5	Amend the land use ordinances to include incentive-based zoning regulations, like an affordable housing overlay.	Town Council, Planning Board, Planning Department	Short	2	
H-5.6	Explore the opportunity of creating a municipal land bank to acquire vacant or underused land and promote the development of affordable and workforce housing.	Town Council, Planning Department, Economic Development, YCAB	Medium	2, 3	✓
H-5.7	Explore opportunities for additional incentives for affordable housing including density bonuses, federal programs, and regional collaboration with PHA and MSHA.	Town Council, Planning Board, Planning Department, Economic Development	Ongoing	1, 2	
H-5.8	Track the conversion of multifamily buildings to single-family to understand where Yarmouth might be losing units.	Planning Department	Ongoing	2	

Housing					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
H-5.9	Track short-term rentals to determine if a registration system or further regulation is needed to keep housing available.	Planning Department	Ongoing	2, 3	
H-5.10	Explore opportunities for land acquisition or by making town-owned land available for deed-restricted affordable housing.	Town Council, Town Manager, Planning Department, Economic Development	Ongoing	1, 2	
H-5.11	Evaluate the availability and need for housing types that support older adults, including 55+ housing, senior housing, skilled nursing facilities, and assisted living facilities. If there is a need, amend the land use ordinances to more explicitly allow these uses.	Planning Board, Planning Department	Medium	1, 2	
H-5.12	Evaluate the availability and need for special needs housing and group homes. If there is a need, amend the land use ordinances to more explicitly allow these uses.	Planning Board, Planning Department	Medium	1, 2	
H-5.13	Evaluate the availability and need for transitional and emergency housing. If there is a need, amend the land use ordinances to more explicitly allow these uses.	Planning Board, Planning Department, General Assistance	Medium	1, 2	

Recreation						
	Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
R-1	To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.				1	
R-1.1		Continue to create a list of recreation needs or develop a recreation plan to meet current and future needs in the Capital Improvement Plan.	Town Manager, YCS, Parks and Lands	Ongoing	1	
R-1.2		Continue to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	Town Manager, YCS, Parks and Lands	Ongoing	1	
R-2	To preserve open space for recreational use as appropriate.				1, 4	
R-2.1		Work with public and private partners to extend, connect, and maintain a network of trails for motorized and non-motorized uses, with a priority to connect to regional trail systems where possible, including trail recommendations in the 2019 Open Space Plan.	YCS, Parks and Lands, YCAB	Ongoing	1, 4	✓
R-2.2		Continue to work with local conservation and stewardship partners to pursue opportunities to protect important open space or recreational land.	Town Council, Town Manager, YCS, Parks and Lands, YCAB	Ongoing	4	✓
R-2.3		Review the Royal River Corridor Plan (2009) and expand and update the Plan with a focus on climate resilience.	YCS, Parks and Lands, YCAB	Medium	4	✓
R-3	To seek to achieve or continue to maintain at least one major point of public access to major water bodies for boating, fishing, and swimming, and work with nearby property owners to address concerns.				4	

Recreation						
	Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
R-3.1		Provide educational materials regarding the benefits and protections for landowners allowing public recreational access on their property. At a minimum this will include information on Maine's landowner liability law regarding recreational or harvesting use, Title 14, M.R.S.A. §159-A.	YCS	Medium	4	
R-4	Ensure equitable and accessible recreation for all.				1	
R-4.1		Assess access to open space and recreation areas throughout the town, and establish the goal of a park or publicly accessible natural area within a 10 minute walk from every neighborhood.	YCS, Parks and Lands, YCAB	Medium	1	✓
R-4.2		Create a cohesive system of wayfinding, signage, maps, and accessibility information about all town parks, open spaces, and trails.	Bike & Pedestrian Advisory Committee, Parks and Lands	Short	1	
R-5	Improve community amenities in Yarmouth's coastal, island, and rural areas.				4	
R-5.1		Identify opportunities for and implement small-scale public amenities at recreation spaces.	YCS, Harbormaster, Waterfront Committee, Parks and Lands	Ongoing	4	

Transportation					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
T-1	To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.				1, 3
T-1.1		Initiate or actively participate in regional and state transportation efforts.	Town Manager, Planning Department, DPW, Town Engineer, Economic Development	Ongoing	1, 3
T-2	To safely and efficiently preserve or improve the transportation system.				1, 3
T-2.1		Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.	DPW, Planning Department, Complete Streets Advisory Committee, Bike & Pedestrian Advisory Committee	Ongoing	1, 3
T-2.2		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.	DPW, Planning Department, Complete Streets Advisory Committee, Bike & Pedestrian Advisory Committee, EDAB, Town Engineer, YCAB	Short	1, 3 ✓

Transportation					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
T-3	To promote public health, protect natural and cultural resources, and enhance livability by managing land use in ways that maximize the efficiency of the transportation system and reduce vehicle miles traveled.				3
T-3.1		Maintain local ordinances as appropriate to address or avoid conflicts with: a. Policy objectives of the Sensible Transportation Policy Act (23 M.R.S.A. §73); b. State access management regulations pursuant to 23 M.R.S.A. §704; and c. State traffic permitting regulations for large developments pursuant to 23 M.R.S.A. §704-A.	Planning Department, DPW, Town Engineer	Ongoing	3
T-4	To meet the diverse transportation needs of residents (including children, the elderly and disabled) and through travelers by providing a safe, efficient, and adequate transportation network for all types of users (motor vehicles, pedestrians, bicyclists).				1
T-4.1		See actions under objectives T-7 and T-8.			1
T-5	To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.				1

Transportation					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
T-5.1	Maintain local ordinance standards for subdivisions and for public and private roads as appropriate to foster transportation-efficient growth patterns and provide for future street and transit connections.	Town Council, Planning Board, Planning Department, DPW, Town Engineer	Ongoing	1	
T-6	Enhance Main Street and the Village by making them more active and vibrant.			1, 3	
T-6.1	Improve wayfinding and signage between Route One, Main Street, and the Village, as well as at public transit stops, and popular destinations.	DPW, Economic Development	Short	3	
T-6.2	Continue to fund and implement the Main Street Sidewalk and Streetscape Master Plan.	Town Council, Town Manager, Planning Department, DPW, Town Engineer	Long	1, 3	
T-6.3	Connect Main Street to Royal River Park through new and enhanced pedestrian and bicycle access.	Town Council, Town Manager, Planning Department, YCS, School Department, DPW, Town Engineer	Long	1, 3	
T-7	Support accessible and safe transportation and transit options.			1, 3	
T-7.1	Continue to improve bus stop accessibility and bus stop shelters.	Town Manager, DPW, Planning Department, YCAB	Ongoing	1	✓
T-7.2	Explore local transit options to reach popular destinations like the Portland Jetport.	Planning Department, Economic Development, YCAB	Medium	1, 3	✓

Transportation					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
T-7.3	Secure continued capital funding to upgrade and maintain active transportation paths.	Town Council, Town Manager, Planning Department, DPW, Town Engineer, YCAB	Ongoing	1	
T-7.4	Improve sidewalk and trail connectivity to destinations and between residential areas.	DPW, YCS, Bike & Pedestrian Advisory Committee, YCAB	Long	1	✓
T-7.5	Improve wayfinding and signage and public knowledge of active transportation paths	DPW, YCS, Bike & Pedestrian Advisory Committee, YCAB	Medium	1	✓
T-7.6	Evaluate the need for bike parking, benches, and other amenities at key facilities, businesses, and schools.	YCS, Bike & Pedestrian Advisory Committee, YCAB	Short	1, 3	✓
T-7.7	Enhance bike and pedestrian connections from rural, coastal, island areas to Route One, Main Street, and the Village, including other popular destinations.	Planning Department, YCS, Parks and Lands, Bike & Pedestrian Advisory Committee, DPW, YCAB	Ongoing	1, 3	✓
T-7.8	Continue to work with Greater Portland Metro to improve transit options that support additional frequency and access.	Town Manager, Planning Department, Economic Development, YCAB	Ongoing	3	✓
T-7.9	Complete a comprehensive, town-wide transportation planning process that includes all modes, active transportation goals, and vision zero and complete streets principles.	Bike & Pedestrian Advisory Committee, Planning Department, YCAB	Medium	1, 3	✓
T-8	Build people-centered infrastructure.			1	

Transportation					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
T-8.1	Ensure that all new transportation projects meet the requirements of the Complete Streets Policy and regional Vision Zero goals.	Complete Streets Advisory Committee, YCAB	Medium	1	✓
T-8.2	Include implementation of the North of Portland Complete Streets Corridor Plan for Route One improvements in capital funding or strategic investments.	Town Council, Town Engineer, Planning Department, YCAB	Ongoing	1	✓
T-8.3	Continue to collaborate with MDOT on a plan to transition Route One from Portland Street to I-295 from an auto-centric commercial corridor to a mixed-use boulevard that is people-centered	Complete Streets Advisory Committee	Ongoing	1	
T-8.4	Continue to support the Casco Bay Trail Alliance project.	Town Council, YCAB	Ongoing	1	✓
T-8.5	Evaluate first and last mile connections to local transit options.	Bike & Pedestrian Advisory Committee, YCAB	Medium	1	✓
T-8.6	Complete the Beth Condon Memorial Pathway.	Town Council, Town Manager, Planning Department, DPW, Town Engineer, YCAB	Ongoing	1	✓

Marine Resources					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
MR-1	To protect, maintain, and where warranted, improve marine habitat and water quality.			4	
MR-1.1	Educate landowners on best management practices for septic system maintenance to protect water quality and marine resources.	Town Engineer, Code Enforcement, Planning	Ongoing	4	
MR-2	To foster water-dependent land uses and balance them with other complementary land uses.			1, 4	
MR-2.1	Identify needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access).	YCS, Harbormaster, Economic Development, Parks and Lands, YCAB	Short	1, 4	✓
MR-3	To maintain and, where warranted, improve harbor management and facilities.			1, 3, 4	
MR-3.1	Provide sufficient funding for and staffing of the harbormaster and/or harbor commission.	Town Council	Ongoing	1, 3, 4	
MR-3.2	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 and a local harbor management plan.	Town Engineer, Harbormaster, Waterfront Committee, YCAB	Short	1, 3, 4	✓
MR-4	To protect, maintain and, where warranted, improve physical and visual public access to the community's marine resources for all appropriate uses including fishing, recreation, and tourism.			1, 3, 4	

Marine Resources					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
MR-4.1	Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.	Harbormaster, YCAB	Long	1, 3, 4	✓
MR-4.2	Work with local property owners, land trusts, and others to protect major points of physical and visual access to coastal waters, especially along public ways and in public parks.	Town Manager, YCS, Economic Development, Harbormaster, Parks and Lands	Ongoing	4	
MR-4.3	Provide information about the Working Waterfront Access Pilot Program and current use taxation program to owners of waterfront land used to provide access to or support the conduct of commercial fishing activities.	Economic Development, Harbormaster, YCAB	Medium	1, 3, 4	✓
MR-5	Support Yarmouth's working waterfront.			1, 3, 4	
MR-5.1	Assess needs and facilities to enhance recreational and commercial access to the waterfront, and address climate change mitigation and adaptation.	YCS, Harbormaster, Waterfront Committee, Economic Development, Parks and Lands, YCAB	Medium	1, 3, 4	✓
MR-5.2	Consider zoning amendments to support commercial waterfront activities beyond the Water-Oriented Commercial Districts.	Planning Board, Planning Director, Economic Development, YCAB	Medium	3	✓
MR-5.3	Connect people to working waterfront through events and education opportunities and school programs.	Economic Development Director, Harbormaster, School Superintendent	Long	1, 3	
MR-5.4	Support dredging projects to benefit the economic vitality of the Royal River harbor and water-dependent businesses.	Town Council, Economic Development, Harbormaster, YCAB	Medium	3, 4	✓

Natural Resources					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
NR-1	To conserve critical natural resources in the community.			4	
NR-1.1	Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources. Coordinate with local natural resource advocacy groups and neighboring Casco Bay towns on best practices.	Planning Board, Planning Department, Parks and Lands	Ongoing	4	
NR-1.2	Designate Critical Natural Resources as Critical Resource Areas per the Beginning with Habitat Program in the Future Land Use Plan.	Planning Department, YCS, Parks and Lands	Ongoing	4	
NR-1.3	Through local land use ordinances, require subdivision or non-residential property developers to look for and identify critical natural resources that may be on site and to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Planning Board and Planning Department, Parks and Lands	Ongoing	4	
NR-1.4	Through local land use ordinances, require the planning board (or other designated review authority) to include as part of the review process consideration of pertinent Beginning with Habitat maps and information regarding critical natural resources, and agency consultation.	Planning Board, Planning Department, Parks and Lands	Short	4	
NR-2	To coordinate with neighboring communities and regional and state resources agencies to protect shared critical natural resources.			1, 4	

Natural Resources					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
NR-2.1	Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	Town Council, YCS	Ongoing	1, 4	
NR-2.2	Continue to participate in interlocal and/or regional planning, land conservation and management, and/or regulatory efforts around shared critical and important natural resources, including with Royal River Conservation Trust and Maine Coast Heritage Trust.	Planning Department	Ongoing	1, 4	
NR-3	Conserve Yarmouth's valued natural resources.			4	
NR-3.1	Review and, if necessary, update the Conservation Value Map from the 2019 Open Space Plan.	Planning Department, YCS, Parks and Lands, YCAB	Ongoing	4	✓
NR-3.2	Create a process for how the Conservation Value Map impacts decisions related to open space and recreation, land acquisition, and land use decisions.	Planning Department, YCS, Parks and Lands, YCAB	Short	4	✓
NR-3.3	Implement and update the Three-year Invasive Vegetation Management Plan to include all town and school vegetation management practice.	YCS, Parks and Lands, Tree Advisory Committee, YCAB	Medium	4	✓
NR-3.4	Evaluate and upgrade road-stream crossings (culverts) using Stream Smart methodology to improve aquatic connectivity.	Town Engineer, Public Works Department, YCS, Parks and Lands, YCAB	Medium	4	✓
NR-3.5	Assess wildlife corridors throughout town to determine high-priority connections, and adopt regulatory measures to protect such corridors.	Planning Department, YCS, Parks and Lands, YCAB	Short	4	✓
NR-3.6	Adopt management plans, including sections on climate resilience and carbon storage, for all town-owned Open Space.	YCS, Parks and Lands, YCAB	Medium	4	✓

Natural Resources					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
NR-3.7	Adopt an Open Space District for existing and new open space properties owned by the town, state, and other partners that includes standards appropriate for the use of those properties.	Planning Department, YCS, Parks and Lands	Long	4	
NR-3.8	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.	Town Manager, YCAB	Medium	4	✓
NR-3.9	Place town-owned open space and recreation parcels into permanent protections that are appropriate for their use, resources, and ecological function.	Town Manager, Parks and Lands, YCAB	Long	4	✓
NR-3.10	Develop subdivision ordinance requirements for invasive species management plans.	Planning Department, Parks and Lands, YCAB	Long	4	✓
NR-3.11	Assess current tree canopy cover, and ensure resources for increasing cover by planting and maintaining climate resilient species.	YCS, Parks and Lands, Tree Advisory Committee, YCAB	Ongoing	4	✓
NR-4	Increase the amount of protected resources and open space in Yarmouth.			4	
NR-4.1	Adopt a conservation goal that is consistent with the state goal to permanently conserve 30% of land area by 2050.	Town Council, YCS, Parks and Lands, YCAB	Short	4	✓
NR-4.2	Identify priority parcels for public acquisition or conservation, in particular, large blocks of contiguous open space within the Growth Area.	YCS, Parks and Lands, YCAB	Short	4	✓
NR-4.3	Adopt impact fees or other funding mechanisms to support land acquisition and/or protection.	Town Council, YCS, Parks and Lands, Planning Department, YCAB	Medium	4	✓

Natural Resources					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
NR-4.4	Develop a local mechanism or process by working with local conservation and stewardship partners to act on high-value land acquisitions quickly.	Town Council, YCS, Parks and Lands, YCAB	Short	4	✓
NR-4.5	Create incentives to encourage conservation and public access easements.	YCS, Parks and Lands, YCAB	Short	4	✓
NR-4.6	Review, update, and implement the 2019 Open Space Plan.	Planning Department, YCS, Parks and Lands, YCAB	Medium	4	✓
NR-4.7	Amend land use ordinances and/or establish incentives that serve to protect mature trees.	Planning Department, Code Enforcement, Tree Warden, Tree Advisory Committee, YCAB	Short	4	✓
NR-4.8	Amend land use ordinances and/or establish incentives that serve to reduce lot clearing.	Planning Department, Code Enforcement, Tree Warden, Tree Advisory Committee, YCAB	Short	4	✓
NR-5	Educate the public on protecting natural resources.			1, 4	
NR-5.1	Provide educational workshops for property owners on sustainable land management practices and best practices for tree protection and preservation, and promote resources to engage in sustainable landscaping to absorb stormwater, protect wetlands and local ecology.	YCS, Parks and Lands, Tree Advisory Committee, YCAB	Ongoing	1, 4	✓
NR-5.2	Provide educational workshops for large land owners on land conservation, current use taxation programs, and the benefits of conservation easements.	YCS, Parks and Lands, Tree Advisory Committee, YCAB	Ongoing	1, 4	✓

Natural Resources					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
NR-5.4	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.	YCS, Planning Department, Parks and Lands, Tree Advisory Committee, YCAB	Long	4	✓
NR-5.5	Distribute or make available information to those living in or near critical or important natural resources about current use tax programs and applicable local, state, or federal regulations.	Planning Department	Medium	1, 4	

Water Resources					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
WR-1	To protect current and potential drinking water sources.				4
WR-1.1		Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	Town Council, Town Engineer, Planning Department	Ongoing	4
WR-1.2		Promote resources for individual residents and business owners to engage in sustainable landscaping to absorb stormwater, protect wetlands and local ecology. Expand available educational resources on water quality best management practices from resources such as the Natural Resource Conservation Service, University of Maine Cooperative Extension, Soil and Water Conservation District, Maine Forest Service, and/or Small Woodlot Association of Maine.	Town Engineer, YCAB	Ongoing	4 ✓
WR-1.3		Collaborate with Yarmouth Water District to assess resilience of town water supply quality and quantity based on climate modeling.	Town Engineer, Planning Department	Medium	4
WR-2	To protect significant water resources from pollution and improve water quality where needed.				4
WR-2.1		Provide educational resources to island property owners on the proper maintenance of septic systems.	Town Engineer, Planning Department	Ongoing	4
WR-2.2		Adopt water quality protection practices and standards for construction and maintenance of public roads and properties, including practices associated with winter road maintenance, pest and invasive species management, and equipment usage, and require their implementation by the community's officials, employees and contractors.	Town Council, Town Engineer, Public Works Department, YCS, YCAB	Ongoing	4 ✓

Water Resources					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
WR-2.3		Revise the Floodplain Management Ordinance to incorporate the anticipated FEMA maps.	Town Council, Planning Department, Code Enforcement, YCAB	Short	4 ✓
WR-2.4		Continue to implement the Town's stormwater management plan.	Town Council, Town Engineer, Planning Department, YCAB	Short	4 ✓
WR-2.5		Amend land use ordinances to increase shoreline setbacks for freshwater and saltwater areas while encouraging low impact development, in consultation with DEP as applicable.	Planning Department, Code Enforcement, Planning Board, YCAB	Medium	4 ✓
WR-2.6		Implement the requirements and standards of the MS4 Permit.	Town Engineer, Planning Department	Ongoing	4
WR-3	To protect water resources in growth areas while promoting more intensive development in those areas.				4
WR-3.1		Amend land use ordinances and other town ordinances, as applicable, to incorporate low impact development standards and comply with MS4 standards and requirements.	Town Council, Planning Board, Town Engineer, Planning Department	Short	4
WR-3.2		Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	Town Engineer and Planning Department	Medium	4
WR-4	To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities and storm drain facilities.				4

Water Resources					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
WR-4.1	Adopt or amend local land use ordinances as applicable to incorporate stormwater runoff performance standards consistent with: a. Maine Stormwater Management Law and Maine Stormwater regulations (Title 38 M.R.S.A. § 420-D and 06-096 CMR 500 and 502). b. Maine Department of Environmental Protection's allocations for allowable levels of phosphorus in lake/pond watersheds. Maine Pollution Discharge Elimination System Stormwater Program and MS4.	Town Council, Planning Board, Planning Department, Town Engineer	Medium	4	
WR-5	To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.			1, 4	
WR-5.1	Participate in local and regional efforts to monitor, protect, and improve water quality.	Town Engineer, Harbormaster, and Planning Department	Ongoing	1, 4	
WR-5.2	Provide educational materials at appropriate locations regarding invasive species, including aquatic species.	Harbormaster, Waterfront Committee, YCS, Parks and Lands, YCAB	Ongoing	1, 4	✓
WR-5.3	Continue to work with the 14-community Regional Stormwater Collaborative to manage urban runoff, modify Town ordinances, undertake public education, adjust general housekeeping, detect illicit discharges, monitor construction, and pursue other efforts to manage point and non-point pollutant sources and improve overall stormwater quality consistent with the stormwater management plan and Maine Stormwater Management Rules (Title 38 MRSA Section 420-D and 06-096 CMR 500 and 502) and Maine Pollution Discharge Elimination System Stormwater Program.	Town Engineer, YCAB	Ongoing	1, 4	✓

Public Facilities & Services					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
PF-1	To efficiently meet identified public facility and service needs.			1	
PF-1.1	Explore options for regional delivery of local services, and implement regional partnerships where it makes sense and supports shared goals.	Town Manager	Ongoing	1	
PF-1.2	Continue to support the Community Center at 20 Mill Street and any expansion plans for the facility.	Town Manager, Town Council, YCS	Ongoing	1	
PF-1.3	Support the Merrill Memorial Library and the Library Board of Trustees in achieving their strategic planning goals.	Town Manager	Ongoing	1	
PF-2	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.			1	
PF-2.1	Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	Town Manager	Ongoing	1	
PF-2.2	Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	Town Manager, Planning Department, DPW, Town Engineer, YCS	Ongoing	1	
PF-2.3	Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.	Town Engineer	Ongoing	1	
PF-2.4	Collaborate with Yarmouth Water District to determine if public water supply expansion is anticipated, and identify and protect suitable sources.	Town Manager, Town Engineer, DPW	Ongoing	1	

Public Facilities & Services						
	Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
PF-3	Connect public health needs to safety and services.				1	
PF-3.1		Conduct a community health needs assessment, including climate-related health risks.	YCS, Police and Fire Departments, Planning Department, YCAB	Medium	1	✓
PF-3.2		Provide additional training for police and emergency services to handle mental health and substance abuse calls.	Police and Fire Departments	Short	1	
PF-3.3		Hire a dedicated social worker or contract with a regional organization to manage crisis intervention and alternatives to police response for calls involving mental health and substance abuse.	Police and Fire Departments	Short	1	
PF-4	Invest in maintaining and improving physical infrastructure.				1, 4	
PF-4.1		Create a long-term plan to replace aging water and sewer mains.	Town Engineer, Yarmouth Water District	Long	1	
PF-4.2		Assess the need to upgrade public infrastructure in low lying areas prone to flooding and other climate change impacts.	DPW, Town Engineer, YCAB	Medium	1, 4	✓
PF-4.3		Ensure capital funding to support needed infrastructure work and upgrades, including the Climate Action Plan Goal to be powered by renewable energy by 20230, to municipal facilities including the Town Garage, Town Hall, the sewer pump stations, the Wastewater Treatment Plant, and all of town-owned infrastructure.	Town Council, Town Manager, Planning Department, DPW, Town Engineer, YCAB	Ongoing	1	✓
PF-4.4		Incorporate ADA improvements and increased accessibility for all users in sidewalk and street upgrades.	DPW, Planning Department	Long	1	

Public Facilities & Services						
	Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
PF-4.5		Create a long-term plan to improve stormwater infrastructure to replace aging systems, comply with the MS4 Permit, and prepare for the impacts of climate change.	Town Engineer, YCAB	Long	1, 4	✓

Fiscal Capacity & Capital Improvements					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
F-1	To finance existing and future facilities and services in a cost effective manner.				1, 3
F-1.1		Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	Town Manager	Ongoing	1
F-1.2		Consider using impact fees to help fund capital improvements.	Town Council	Medium	1
F-1.3		Continue the Town's annual Capital Improvement Plan process including the funding of reserve accounts for major projects.	Town Manager, Town Council, Planning Board	Ongoing	1
F-1.4		Prepare for the expiration of Yarmouth's tax increment financing (TIF) districts.	Town Council, Economic Development, Planning Department	Medium	1 3
F-1.5		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, coastal access, and marine uses.	Town Manager, Economic Development, Planning Department	Short	1, 3
F-1.6		Continue to work jointly to coordinate municipal road, sewer and water infrastructure projects to maximize savings to the Town and Water District.	Town Engineer, DPW	Ongoing	1
F-2	To explore grants available to assist in the funding of capital investments within the community.				1
F-3	To reduce Maine's tax burden by staying within LD 1 spending limitations.				1

Future Land Use					
	Objective	Action Item	Responsible Party	Timeframe	Related Goals CAP-related?
FLU-1	To coordinate the community's land use strategies with other local and regional land use planning efforts.				1, 2, 3, 4
FLU-1.1		Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	Town Council, Planning Department	Short	1, 2, 3, 4
FLU-1.2		Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	Town Manager	Medium	1, 2, 3, 4
FLU-1.3		Remove barriers in zoning & permitting of renewable energy generation and storage systems, such as policies and practices necessary to achieve SolSmart Gold level certification (or equivalent).	Town Council, Planning Department, YCAB, Code Enforcement	Medium	4 ✓
FLU-1.4		Use data driven tools building upon the information in the Future Land Use Plan, Open Space Plan, and the Climate Action Plan Vulnerability Assessment to aid in land use decisions.	Town Council, Planning Department, YCAB	Ongoing	1, 2, 3, 4 ✓
FLU-1.5		Advocate for an expansion of the Metro Regional Coalition to include additional suburban towns and join if an expansion of the membership is approved.	Town Council, Planning Department, Town Manager	Ongoing	1, 2, 3, 4
FLU-2	To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.				1, 2, 3, 4

Future Land Use					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
FLU-2.1	Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to: a. Clearly define the desired scale, intensity, and location of future development; b. Establish or maintain fair and efficient permitting procedures, and explore streamlining permitting procedures in growth areas; and c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.	Town Council, Planning Board, Planning Department, YCAB	Ongoing	1, 2, 3, 4	✓
FLU-2.2	Track new development in the community by type and location.	Planning Department	Ongoing	1, 2, 3, 4	
FLU-2.3	Encourage a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	Town Council, Town Manager	Ongoing	1, 2, 3, 4	
FLU-2.4	Annually report on the implementation of the plan.	Town Council, Planning Department	Ongoing	1, 2, 3, 4	
FLU-2.5	Require all new large developments (commercial, residential, or municipal) to evaluate feasibility of district energy or microgrids powered by renewable energy.	Town Council, Planning Department, YCAB	Long	1, 2, 3, 4	✓
FLU-2.6	Support weatherization, efficiency, electrification, and other emission-reducing upgrades for all housing stock in Yarmouth.	Town Council, Planning Department, YCAB, Code Enforcement	Long	1, 2, 4	✓
FLU-2.7	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 Manager, YCAB, Planning Department	Short	1	✓

Future Land Use					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
FLU-3	To support the level of financial commitment necessary to provide needed infrastructure in growth areas.			1, 2, 3, 4	
FLU-3.1	Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	Town Manager, Town Council, Planning Board	Ongoing	1, 2, 3, 4	
FLU-4	To establish efficient permitting procedures, especially in growth areas.			1, 2, 3, 4	
FLU-4.1	Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A M.R.S.A. §4451.	Town Manager, Code Enforcement	Ongoing	1, 2, 3, 4	
FLU-5	To protect critical rural and critical waterfront areas from the impacts of development.			4	
FLU-5.1	Support restoration of riverine and coastal ecosystems.	Planning Department, YCAB, Parks and Lands	Long	4	✓
FLU-5.2	Plan for the impact of sea level rise and flooding.	Planning Department, YCAB, Parks and Lands	Long	4	✓
FLU-6	Balance open space preservation with housing growth.			2, 4	
FLU-6.1	Update the open space residential development section of the zoning ordinance to include more specific performance standards around density bonuses and open space protection and ownership	Town Council, Planning Board, Planning Department, YCAB	Short	2, 4	✓

Future Land Use					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
FLU-6.2	Amend land use ordinances to incorporate current climate data and manage adherence to land protection and stewardship goals.	Town Council, Planning Board, Planning Department, YCAB	Medium	4	✓
FLU-6.3	Assess the feasibility of connecting rural neighborhoods through pedestrian-only trails or paths.	Planning Department, YCS, Bike & Pedestrian Advisory Committee, YCAB	Ongoing	4	✓
FLU-6.4	Use zoning tools such as lot coverage and/or tree preservation to balance open space and development on individual lots.	Town Council, Planning Board, Planning Department, Tree Warden, Tree Advisory Committee, YCAB	Short	2, 4	✓
FLU-6.5	Use the Future Land Use Plan for guidance in development in Limited Growth and Rural areas.	Planning Board, Planning Department	Long	2, 4	
FLU-7	Improve community amenities in Yarmouth's coastal, island, and rural areas.			1, 3	
FLU-7.1	Update the zoning ordinance to enable neighborhood-scale mixed-use and commercial uses in Limited Growth and Rural areas.	Town Council, Planning Board, Planning Department, Economic Development	Short	1, 3	
FLU-7.2	Through a public process, develop a public benefits statement for the reuse of Wyman Station, balancing the desire to limit impacts to Cousins Island, but also provide a beneficial property tax position.	Town Council, Planning Department, Economic Development, YCAB	Short	1, 3	✓
FLU-8	Enhance Yarmouth's historic streetscape patterns.			1, 2, 3	

Future Land Use					
Objective	Action Item	Responsible Party	Timeframe	Related Goals	CAP-related?
FLU-8.1	Implement zoning changes to be consistent with the historic pattern of development creating more dense and walkable neighborhoods.	Town Council, Planning Board, Planning Department, YCAB	Short	1, 2, 3	✓
FLU-8.2	Encourage the adaptive reuse of historic buildings.	Planning Department, Historic Preservation Committee, YCAB	Medium	1, 2, 3	✓
FLU-8.3	Allow neighborhood-scale small businesses and mixed-use buildings at neighborhood nodes and other appropriate locations in the Growth Area.	Town Council, Planning Board, Planning Department, Economic Development, YCAB	Medium	1, 2, 3	
FLU-8.4	Continue to implement the CBDC to transform Route One into a streetscape that embodies historic streetscape patterns with dense, mixed use development close to transit.	Town Council, Planning Board, Planning Department, Economic Development, YCAB	Ongoing	1, 2, 3	✓
FLU-8.5	Expand the CBDC to extend along Route One beyond Exit 17, rezoning the area currently zoned Commercial. The CBDC may need to be specialized in this area.	Town Council, Planning Board, Planning Department	Medium	1, 2, 3	
FLU-8.6	Encourage density in transit-oriented corridors to ensure accessibility of public transportation.	Town Council, Planning Board, Planning Department, YCAB	Medium	1, 2, 3	✓



Trestle Bridge over the Royal River
Photo: Karin Orenstein