

CHAPTER FOUR – GOALS, POLICIES AND STRATEGIES – THEIR RELATIONSHIP TO STATE AND INTERLOCAL ISSUES

The State Growth Management Law requires that local goals and policies promote ten broad State goals, and further, that local policies be consistent with regional goals and policies adopted by the area's Regional Council. In the following section each of New Gloucester's goals, policies and strategies was organized in accordance with the ten state goals relating to the growth management law. The regional goals adopted by the General Assembly and the Executive Committee of the Greater Portland Council of Governments are incorporated in Appendix E.

In general, the town was not found to be in conflict with any of those goals and has, in fact, worked toward improving those state and regional goals through active development of the following issues and strategies:

- Establishment of a capital improvement program committee;
- The preservation critical agricultural land;
- The clear delineation of growth and rural areas;
- Development standards related to growth and rural areas;
- Creation of an affordable housing strategy;
- Outlining the objectives of an economic development effort;
- The long term protection of all water resources and other natural and critical areas;
- The development of a townwide historic preservation program; and
- The establishment of an open space/greenbelt plan.

At the same time, New Gloucester has identified a series of important issues that involve interlocal interests. We have agreed to continue to work on the issues outlined below through a series of joint meetings, working with subregional planning organizations and working with GPCOG. The most critical regional issues are:

- Consistency of adjacent development patterns in Gray and Auburn;
- Land use management in the Royal River Watershed;
- Land use management the Sabbathday Lake Watershed;
- Shared transportation corridors
- Open space/greenbelt systems that cross town lines
- The wetland and aquifer areas adjacent to the Gray boundaries; and
- The impact of the Pineland Center.

Anticipated Interlocal Impacts of the Comprehensive Plan

New Gloucester's long term planning policies and strategies will no doubt affect adjacent communities and the surrounding region. Although it is impossible to predict all possible effects, we present the following as a list of likely anticipated.

Regional Impacts

- New Gloucester's focus on preservation of agricultural and forestry lands, with the intention of sustaining profitable resource-based businesses, may help the subregional economy for such businesses by providing economies of scale and may enable a "critical mass" of agricultural and forestry operations to locate or remain in the area.

- New Gloucester’s environmental management strategies particularly in the areas of watershed and aquifer protection indicate that the Town considers these resources important to its future and is interested in working with adjacent communities to protect them.
- The Town’s focus on implementing access management measures including the regulation of signs, especially on the major routes 100 and 26 will improve traffic safety for travelers in the region, and will enhance the development of tourism in the area by improving aesthetics.
- New Gloucester’s strategies regarding historic preservation and protection of scenic areas will also have a positive effect on visual enjoyment for the road and will positively impact tourism. Also, preservation of the New England countryside is important to regional character. Shaker Village and the Lower Village are historic resources of national significance.
- The proposed trail/greenbelt system, because it involves areas that abut other Towns (e.g., Pineland Center), will offer regional recreation opportunities.
- Through its existing mobile home park ordinance, current ordinance provisions encouraging the construction of affordable housing, and future planned efforts in this area, as identified in the plan document, the Town is showing its willingness to accept a fair share of the regional housing burden.

Specific Impacts on Individual Towns

- The New Gloucester Planning Commission had the benefit of spending an evening with two of Auburn’s planners. We understand that the proposed land use map is consistent with Auburn’s long range plans. Auburn is amenable to the possible sharing of infrastructure on Route 100 and is itself interested in developing additional industrial land in the area adjacent to New Gloucester. The intent of their agricultural zoning is intact because the adjacent area in New Gloucester has been designated as a rural area.
- Pownal and North Yarmouth stand to be impacted by New Gloucester’s policy toward Pineland Center, if this is implemented. Plans call for the development of a mixed use area of supporting businesses and offices to compliment possible Pineland redevelopment.
- New Gloucester’s designation of its main growth areas between the Turnpike and Route 100 is consistent with a similar strategy on the part of the Town of Gray. New Gloucester’s plan calls for buffers of development of less intensity around growth areas, ensuring that the Route 100 corridor doesn’t become one large strip of commercial development. New Gloucester’s plans do not include the development of significant amounts of new retail space, therefore, New Gloucester residents will continue to patronize regional shopping centers for their retail needs.
- The outlying areas of New Gloucester have been designated as rural areas which is consistent with the undeveloped nature of the surrounding rural Towns of Durham and Poland.
- Natural resource protection plans call for interlocal efforts with all the towns stated above and the Town of Raymond. Resources that cross town borders will, (hopefully within the planning period) be protected by consistent regulations.