

HOUSING

Goals:	To encourage affordable and safe housing opportunities for all Lyman residents.
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Policies:	Support zoning that allows for mobile home and alternative models, e.g. tiny houses, for housing development to allow for increased density.
	Continue to encourage cluster development to preserve open space.
	Encourage affordable housing development and senior housing to account for the shortage of these housing opportunities.
	Continue to require that all homes built in Lyman and all mobile home site in Lyman be constructed according to appropriate building codes for safety.
	Provide areas of higher density zoning to accommodate various forms of multi-unit housing.

Strategies – Housing	Responsible Party	Target Date
Investigate the condition of home share-rentals, seasonal rental units and residential rentals in general, to address life safety code issues and tax considerations.	Code Enforcement Officer/Assessor	
Investigate zoning changes to create new areas of high-density development.	Planning Board/ Ordinance Review Committee	
Review and recommend changes to the existing ordinance that will allow housing units with more than 6 dwelling units.	Planning Board/ Ordinance Review	
Create a housing committee that would assess the demand for an elderly housing project or policies to facilitate aging in place and multi-generational housing. If demand exists, the committee should take appropriate action to encourage the development of suitable housing. The committee should work with neighboring towns to assess whether regional solutions are possible.	Board of Selectmen	
Review and recommend ordinances to require periodic inspection of residential and multi-unit rental properties to ensure compliance with Life Safety Code, State Fire Marshal’s rules and applicable statutes.	CEO, Fire Chief	

ECONOMY

Goals:	To promote environmentally compatible economic development that broadens the town's tax base and job opportunities while preserving the towns rural and village character.
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Policies:	Consideration should be given for a limited business category to allow for small-scale operations that exceed the limits of a home occupation.
	Allow low impact home businesses that are compatible with their surroundings.
	Review commercial zoning to ensure that current zoning guidelines meet the needs for future development.
	Encourage local infrastructure improvement in order to attract and maintain business development.
	Pursue planning strategy to reduce traffic hazards and congestion in the commercial zone along Route 111.
	Ensure businesses are constructed and operate in a manner to reduce community risk, promote life safety and minimize environmental impact.

Strategies	Responsible Party	Target Date
Investigate expansion and utilization of fiber optic high-speed internet access (3-ring binder).	SB	
Investigate installing 3-phase power access along major roads.	SB	
Investigate expansion of water, sewer and natural gas lines along major roads.	SB	
Develop zoning amendments to allow for small business that are not considered home-businesses to operate outside of commercial zones.	Planning Board/ Ordinance Review Committee	
Tools such as contract zoning should be utilized to consider a commercial use that is not permitted in that zone.	Planning Board/Selectboard	
Develop design standards for commercial development with emphasis on preserving the town's rural and village character.	Planning Board/Ordinance Review Committee	
Amend commercial zoning to allow for connectivity of new developments in the commercial zone.	PB/ORC	
Develop ordinances to require the periodic inspection of businesses and commercial facilities for compliance with codes and statutes.	PB/ORC, CEO/GMFD	

MUNICIPAL GOVERNMENT AND SERVICES

Goals:	To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development and meet the needs of the citizens both now and in the future.
	Enhance Lyman's sense of community.
	Encourage town projects to utilize efficient alternative and renewable energy sources.

Policies:	Create partnerships with local land trusts or create a conservation committee/ land trust to increase access for the public to land for recreation, to conserve natural areas, and protect farm land.
	Create partnerships with neighboring municipalities for reduction of duplicated services. Promote regionalized approach to delivery of services.
	Explore alternative energy sources and systems.
	Conduct property revaluations as required.

Strategies	Responsible Party
Establish a capital improvement plan to determine the need and scope of improvements within the town with annual funding.	Board of Selectmen
Create a regular newsletter and increase the use of inter-active social media and emergency notification to inform citizens of town developments and community activities.	Board of Selectmen
Renegotiate cable franchise contract and use franchise fees for AV equipment to televise meetings.	Board of Selectmen
Examine existing town committees to consider consolidation or termination and the need to establish new committees.	Board of Selectmen
Evaluate and prepare cost estimates for municipal land acquisition as well as an inventory of all non-taxed and unidentified property.	Board of Selectmen
Encourage landowners to consider establishing conservation easements or negotiating agreements to allow conditional public access.	Board of Selectmen
Existing public points of access to bodies of water should be maintained and adequately posted. Determine priorities for acquiring additional access points and to secure rights to such access points for public use.	Board of Selectmen
Establish a policy to require commercial and subdivision developers to provide for expansion of municipal services and facilities.	Planning Board/Fire Chief
Install water supplies for rural fire fighting to meet the most current edition of NFPA standard 1142.	Planning Board/Fire Chief

Require future subdivisions to provide an adequate water source or install residential sprinklers. Provide adequate access and turn-around areas for emergency vehicles.	Planning Board/Fire Chief
Establish an ongoing program for improving existing agreements for police, fire protection and emergency medical services between neighboring communities. Support and promote participation in regional programs to benefit the Town.	Fire Commission, Fire Chief or Board of Selectmen
Develop municipal services to meet the demand of the growth of the town. Provide facilities and skilled staff for the required services, along with the requisite planning and management support, which may be on a shared basis.	Board of Selectmen
Encourage the development of a community center to promote educational and social activities.	Board of Selectmen
Support the implementation of GIS technology in mapping the Town to ensure accurate data for private and publicly owned land and infrastructure.	Board of Selectmen

ROADS AND TRANSPORTATION

Goals:	To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
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Policies:	
	Consider bicycle or pedestrian safety in any future public road construction and reconstruction.
	Plan, finance and develop a road and bridge management program that minimizes safety hazards, maintenance and operational cost.
	Develop street and road design standards.
	The highway system shall be appropriate for existing and projected needs with respect to the natural environment. Natural features shall be protected.
	Public transportation within both the community and the region shall be encouraged with particular attention to the needs of the elderly and handicapped as well as promoting energy conservation.

Strategies	Responsible Party	Target Date
Review/revise regulations (e.g. Subdivision Regulations, Site Plan Review) to require bike and pedestrian friendly features are incorporated.	Planning Board	
Create an inventory of local roads and establish a strategic capital improvement and maintenance plan.	Road Commissioner/Selectboard/Land Use Director	
Identify and develop landing zones for Life Flight helicopters in strategic locations.	Fire Commission	
Coordinate with the Town of Dayton and the Maine DOT to develop Goodwins Mills into a pedestrian and bicycle friendly area.	Selectboard/Road Commissioner	

SOLID WASTE

Goal:	Conduct periodic reviews of the current solid waste program to increase recycling and reduce municipal solid waste.
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Policies:	
	Maintain the Town's program for acceptance and removal of hazardous waste while promoting a regional approach of disposal.
	Recycling of materials shall be the major focus of the town's solid waste plan.

Strategies:	Responsible Party	Target Date
Coordinate programs for hazardous waste disposal.	Selectboard	
Construct a building for year round exchange of used items, a "share/swap shop".	Selectboard	
Implement a town wide "pay as you dispose" program or other incentives to raise the recycling rate.	Selectboard	

EDUCATION

Goals:	To promote accessible, quality educational opportunities for all residents.
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Policies:	Support efforts by the RSU that allow all students the opportunity to learn and participate in innovative educational approaches.
	Support programs that promote vocational training and skilled trades development.
	Support the educational opportunities for all ages provided by the Community Library, Parks and Recreation programming, and future Community Center.

Strategies:	Responsible Party	Target Date
Work with the RSU administrators and school board members to promote the success and achievements of the students.	Selectboard	
Provide funding for the Community Library to allow for educational programs and services.	Selectboard	
Continue to disperse funds for the Town's scholarship programs, including the Horace Cousens Scholarship.	Horace Cousen's Scholarship Committee	

LAND USE

Goals:	Guide the location and the manner of development so that the Town's rural character, open farmland and forests are maintained. Strive to promote the businesses, services and employment opportunities.
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Policies:	Investigate establishing differing lot sizes in rural areas; smaller lot sizes near existing developed areas and larger lot sizes near farmland, natural resources, or large tracts of open space.
	Maintain zoning which protects prime agricultural and valuable forestland.
	The Ordinance Review Committee shall amend/rewrite Lyman Zoning to adhere and conform to the 2018 Town of Lyman Comprehensive Plan.

Strategies	Responsible Party	Target Date
Review Zoning Ordinances and Zoning Maps to ensure broad land use goals are being achieved, and make changes to those boundaries or land requirements that would be in the long-term best interests of the Town.	PB/ORC	
Develop overlay district zoning rules that would include other small homes in addition to mobile homes.	PB/ORC	
Develop varying land use density patterns, which maintain the semi-rural character of the community by adopting lot requirements in specific areas of the residential zone that would allow for denser development.	PB/ORC	
Consider establishment of a low density and a medium density rural zone. Low-density lot sizes between 2-5 acres should be considered to protect rural areas. One acre lot sizes should be considered near existing development in suitable areas.	PB/ORC	
Cluster development rules should be revised to allow non-buildable land to count as open space required for the development.	PB	
Create an Agriculture/Conservation Committee that would identify forested and agricultural land, and interview landowners to facilitate transfer of land parcels with recreational, agricultural, and conservation value into future management by an existing or new land trust.	Selectboard	
Establish ordinances that would preserve the historic character of the Goodwins Mills village area.	PB/ORC	
Revise zoning ordinances to provide for wider application of Site Plan Review, with appropriate performance standards for all non-residential uses. This approach would neither automatically deny nor automatically allow these land uses to be created in those	PB/ORC	

<p>zones. Instead, approval would be conditional upon the proposed land use meeting appropriate "performance standards" (as specified in the Zoning Ordinance). The "Site Plan Approval" is not a use permitted by right, but only a use permitted after all performance standards are met. Proposed development complying with the performance standards shall be eligible to receive "Site Plan Approval". This procedure is intended to prevent incompatible development and broaden the allowable uses for all zones.</p>		
<p>Performance standards should be used to assure that uses do not cause traffic or other public safety problems, or environmental degradation.</p>	PB	
<p>Extractive industries (e.g. mining and gravel pits) shall be conducted with proper regard for the environment and neighboring property owners. Any burden which such extractions place on municipal services or facilities (such as town roads), shall be recoverable from the operating firm. All permits shall require that the land be subsequently restored for some form of beneficial use acceptable to the Town.</p>	PB	

FISCAL MANAGEMENT

Goals:	Plan, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
	Serve the citizens through prudent and conservative financial management of the town's income and expenses

Policies:	Control cost through sound financial management.
	Property revaluations should be completed as directed by state mandate.

Strategies	Responsible Party	Target Date
Develop a Capital Improvement Plan with input from all departments and fund on an annual basis.	Selectmen	