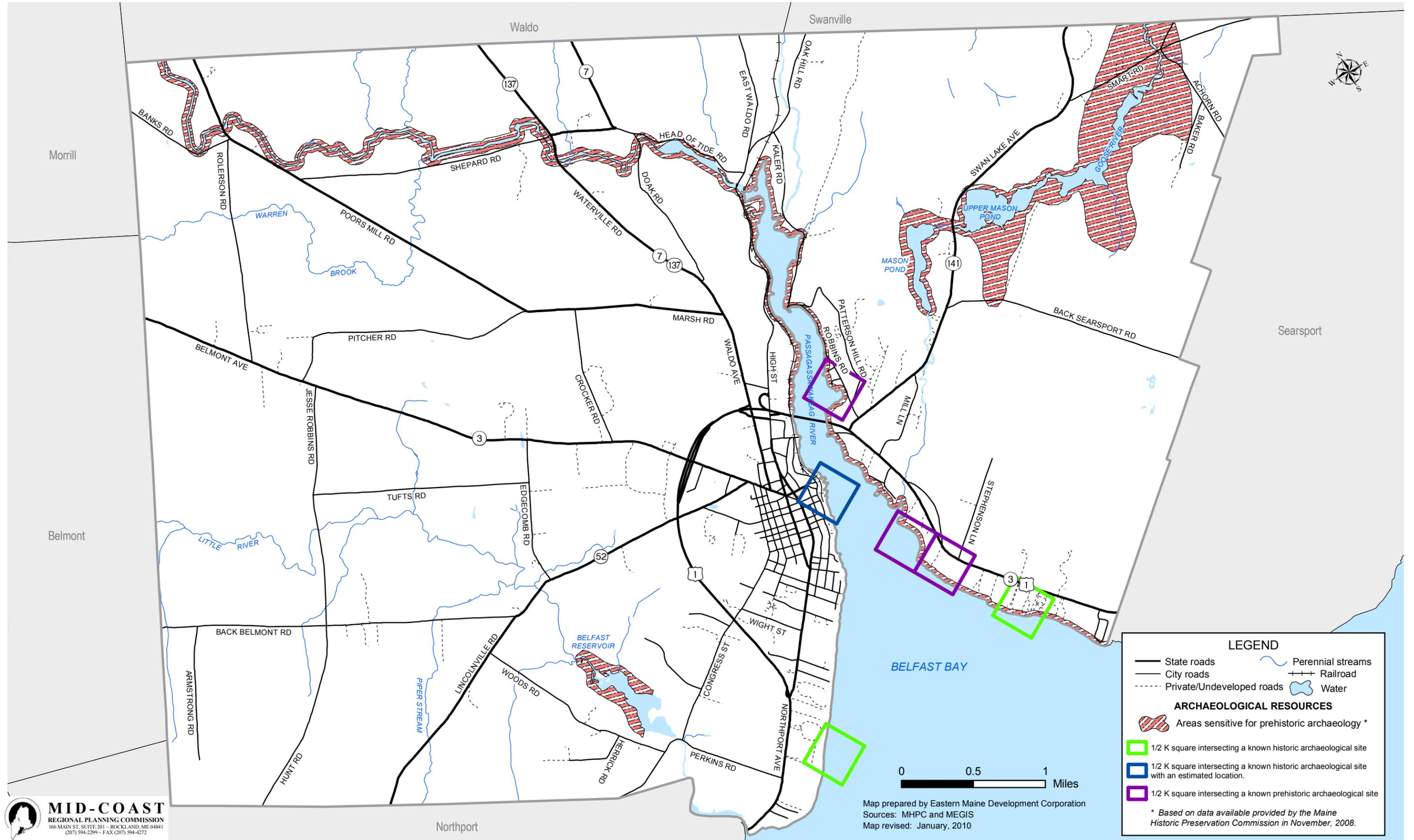


**APPENDIX A: RESOURCE MAPS**



**LEGEND**

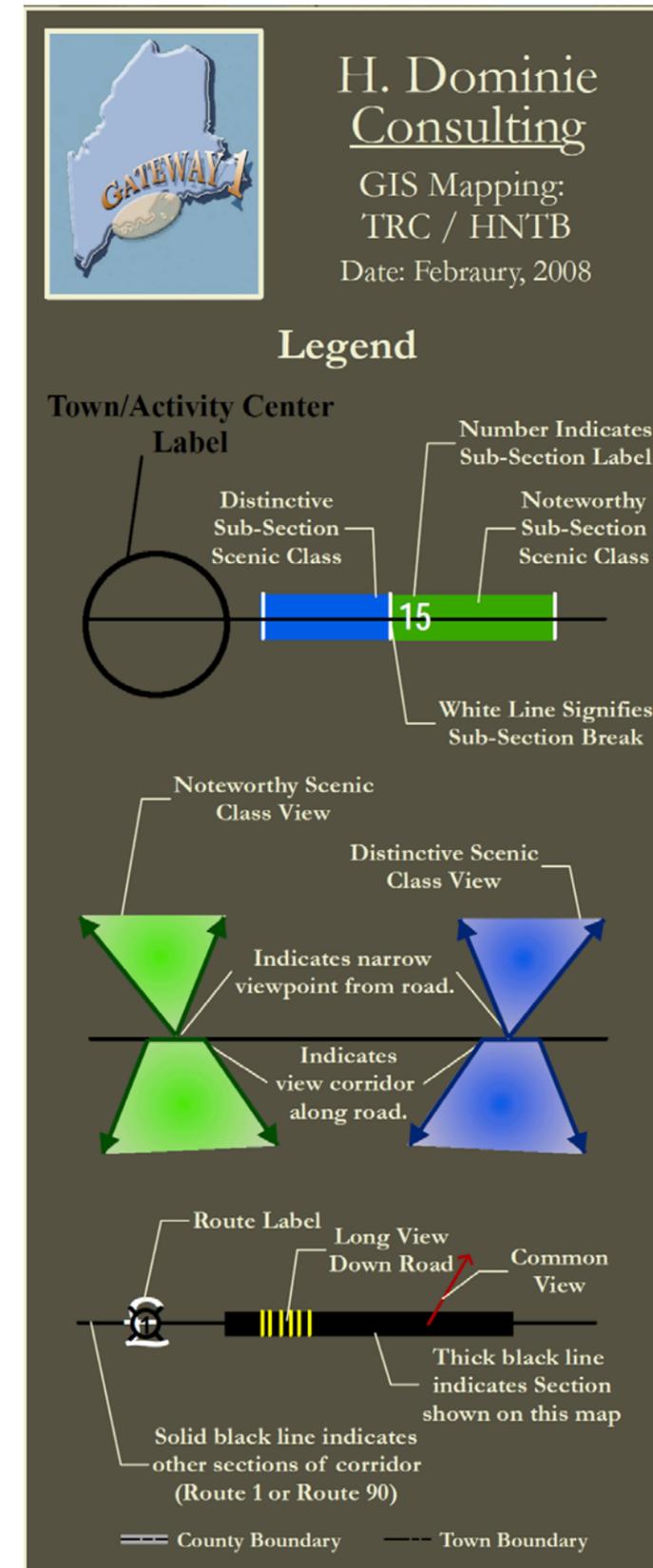
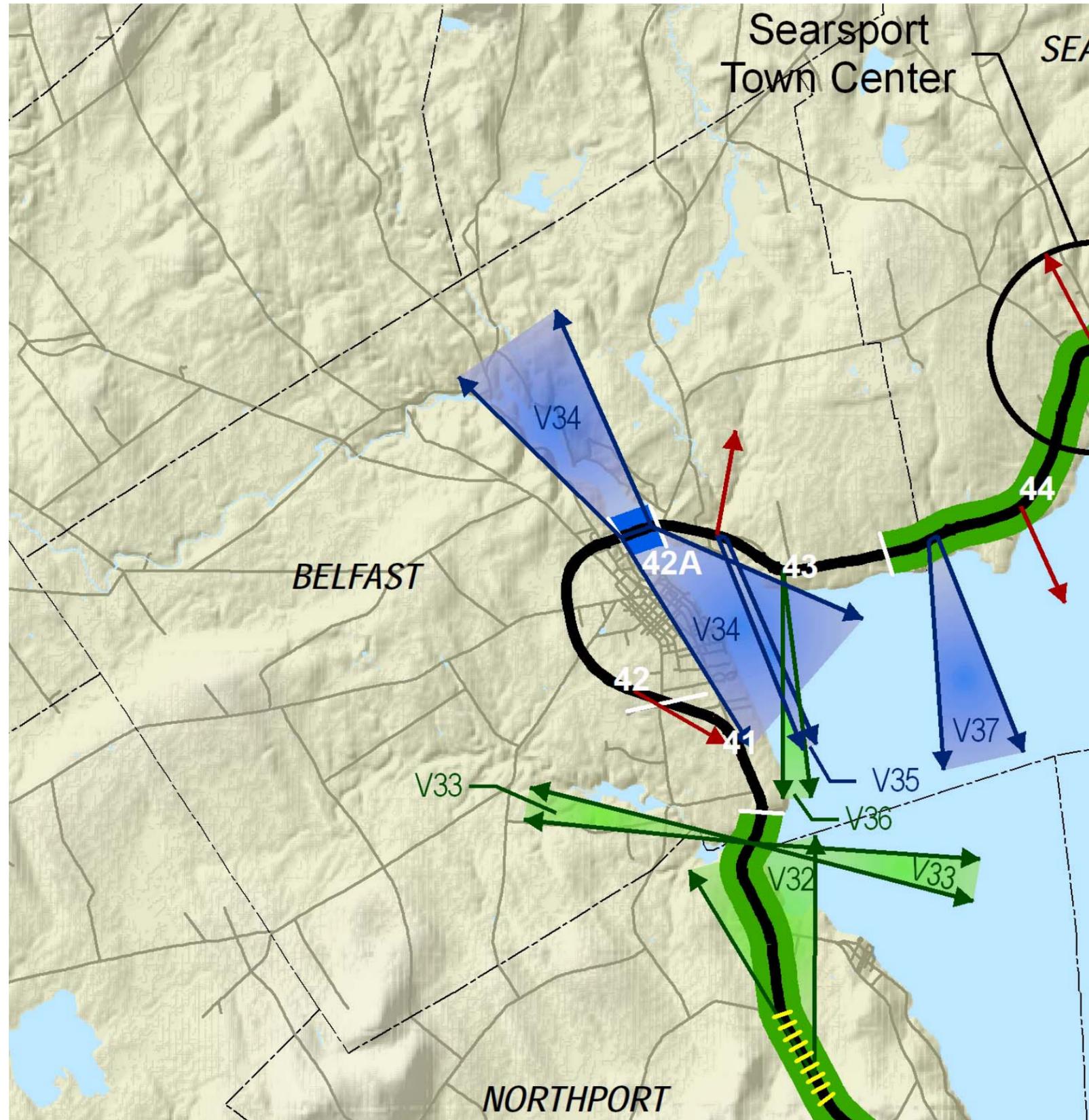
- State roads
- City roads
- Private/Undeveloped roads
- Perennial streams
- Railroad
- Water

**ARCHAEOLOGICAL RESOURCES**

- Areas sensitive for prehistoric archaeology \*
- 1/2 K square intersecting a known historic archaeological site
- 1/2 K square intersecting a known historic archaeological site with an estimated location.
- 1/2 K square intersecting a known prehistoric archaeological site

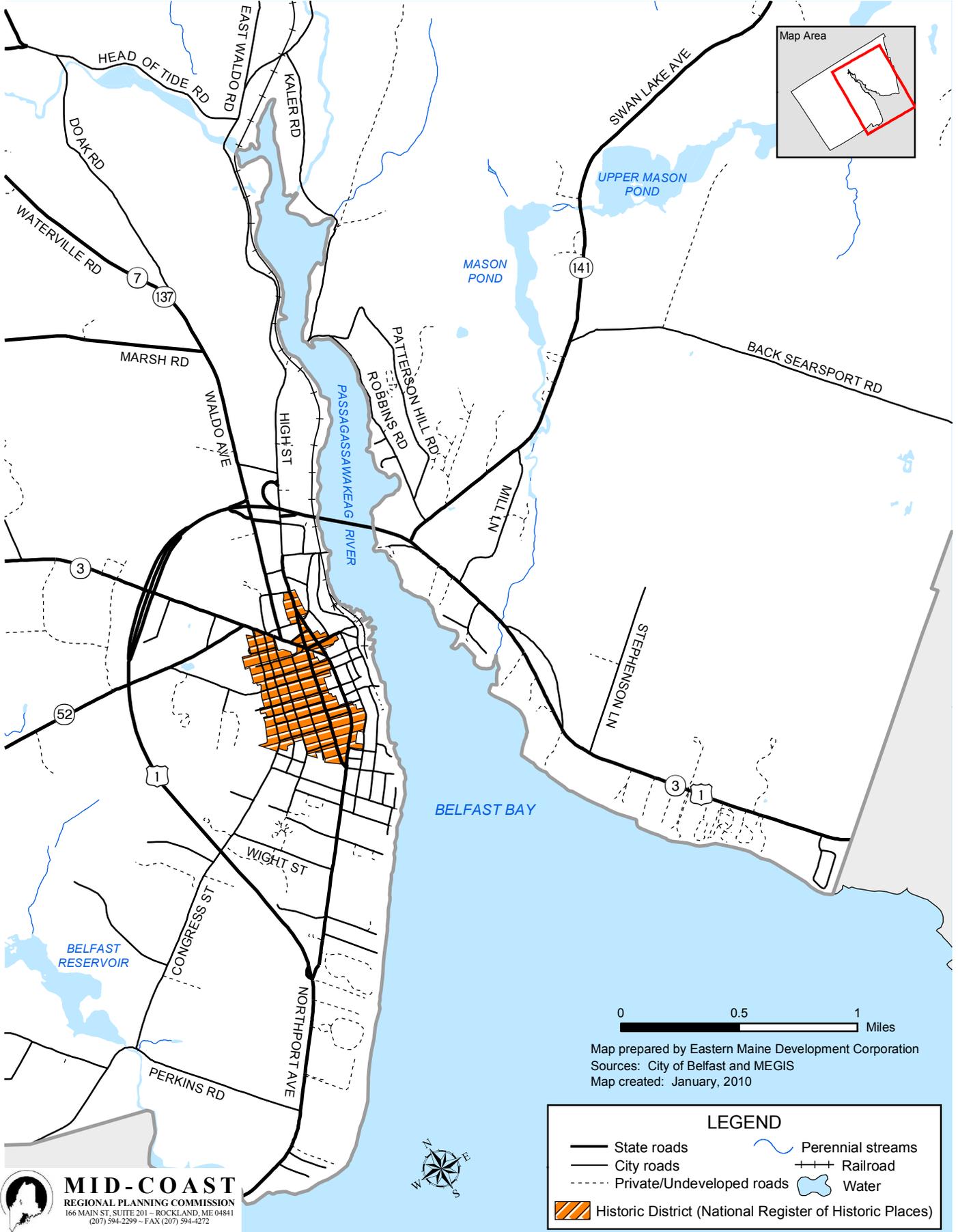
\* Based on data available provided by the Maine Historic Preservation Commission in November, 2008.

# Belfast Detail of Gateway 1 Scenic Quality Assessment Section Four (Upper Bay and River)



# Belfast Comprehensive Plan

# Historic District (Downtown)



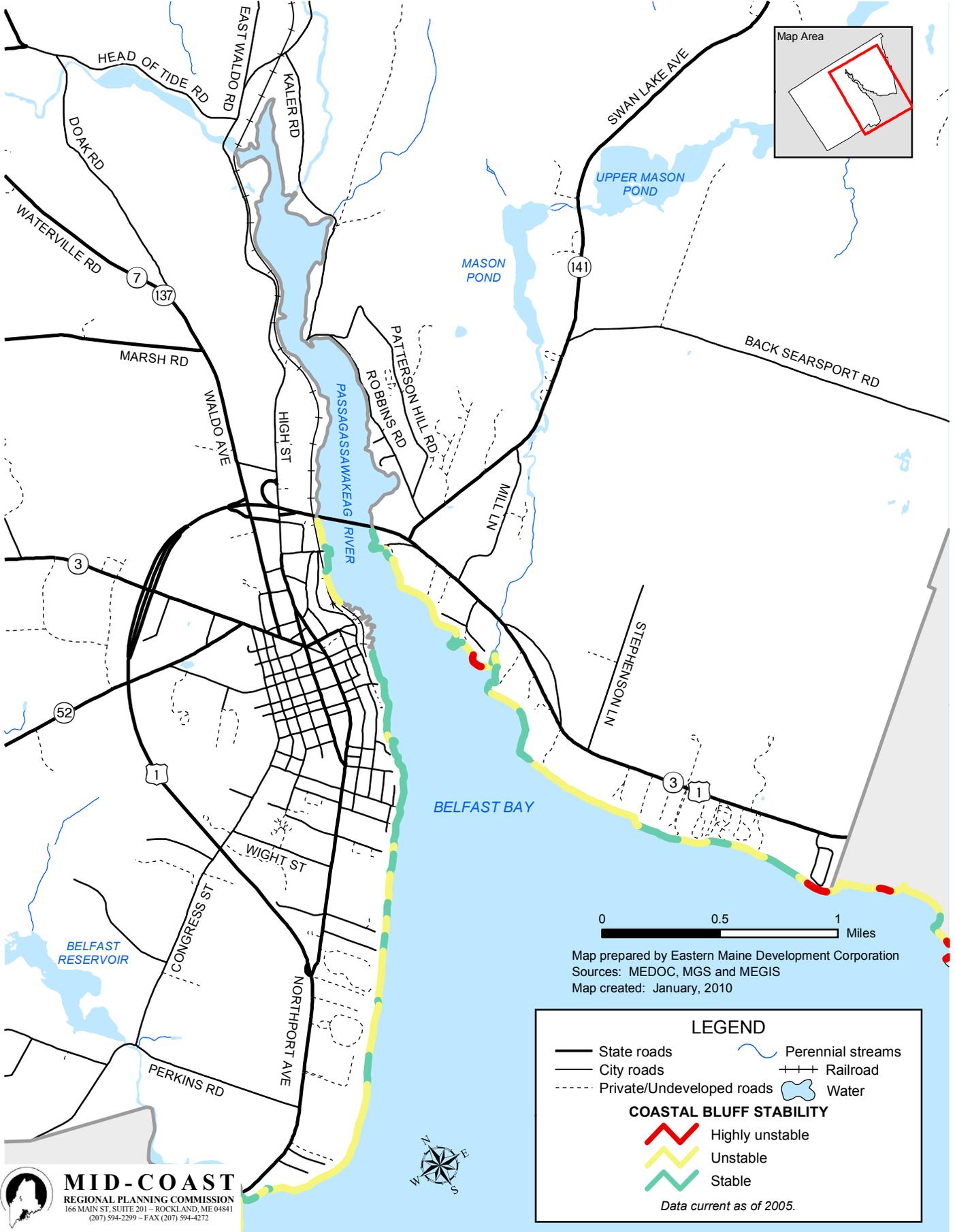
Map prepared by Eastern Maine Development Corporation  
 Sources: City of Belfast and MEGIS  
 Map created: January, 2010

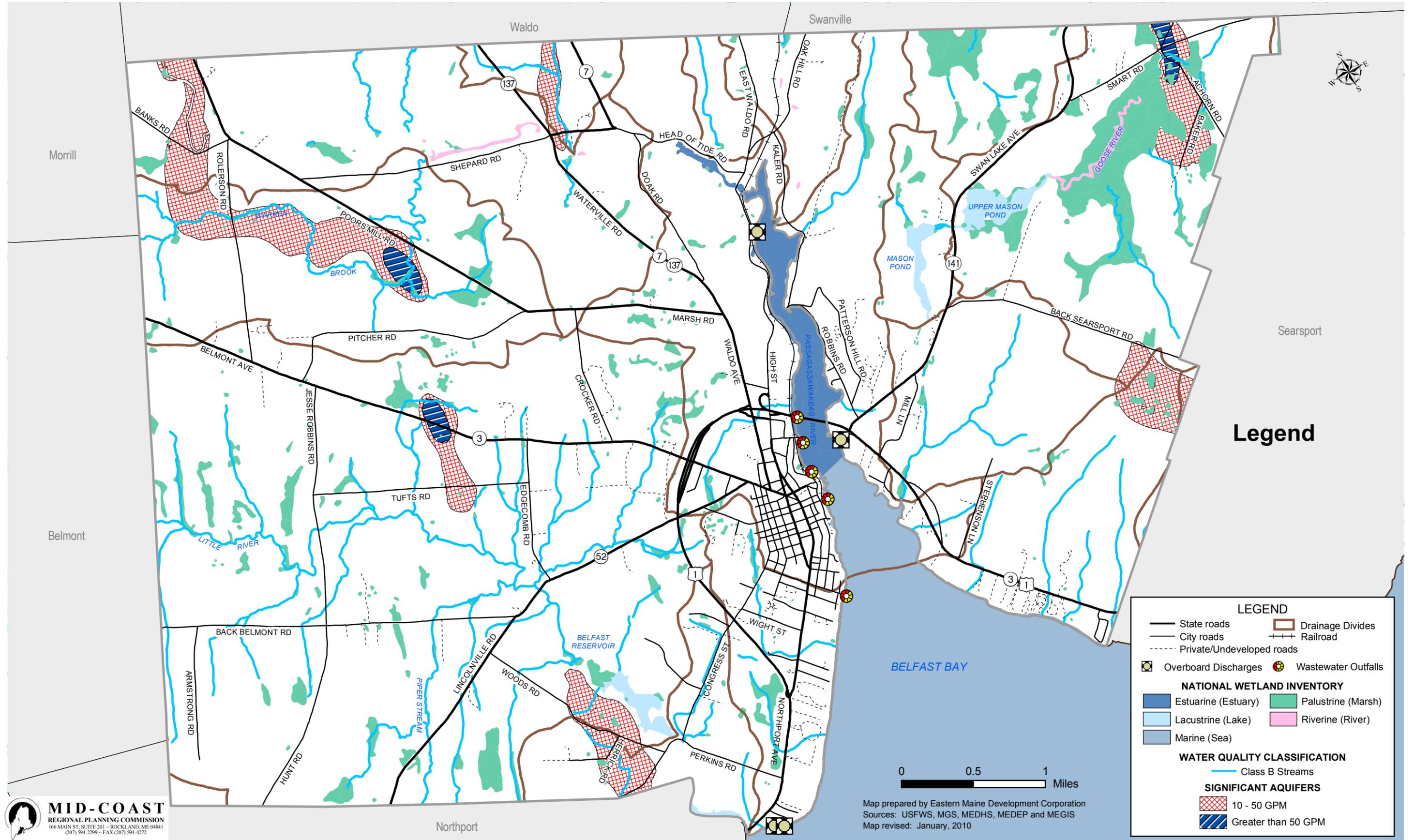
**LEGEND**

- State roads
- City roads
- Private/Undeveloped roads
- Perennial streams
- Railroad
- Water
- Historic District (National Register of Historic Places)

# Belfast Comprehensive Plan

# Coastal Bluff Stability





**LEGEND**

- State roads
- City roads
- - - Private/Undeveloped roads
- ☒ Overboard Discharges
- ☉ Wastewater Outfalls
- ▭ Drainage Divides
- ⊕ Railroad

**NATIONAL WETLAND INVENTORY**

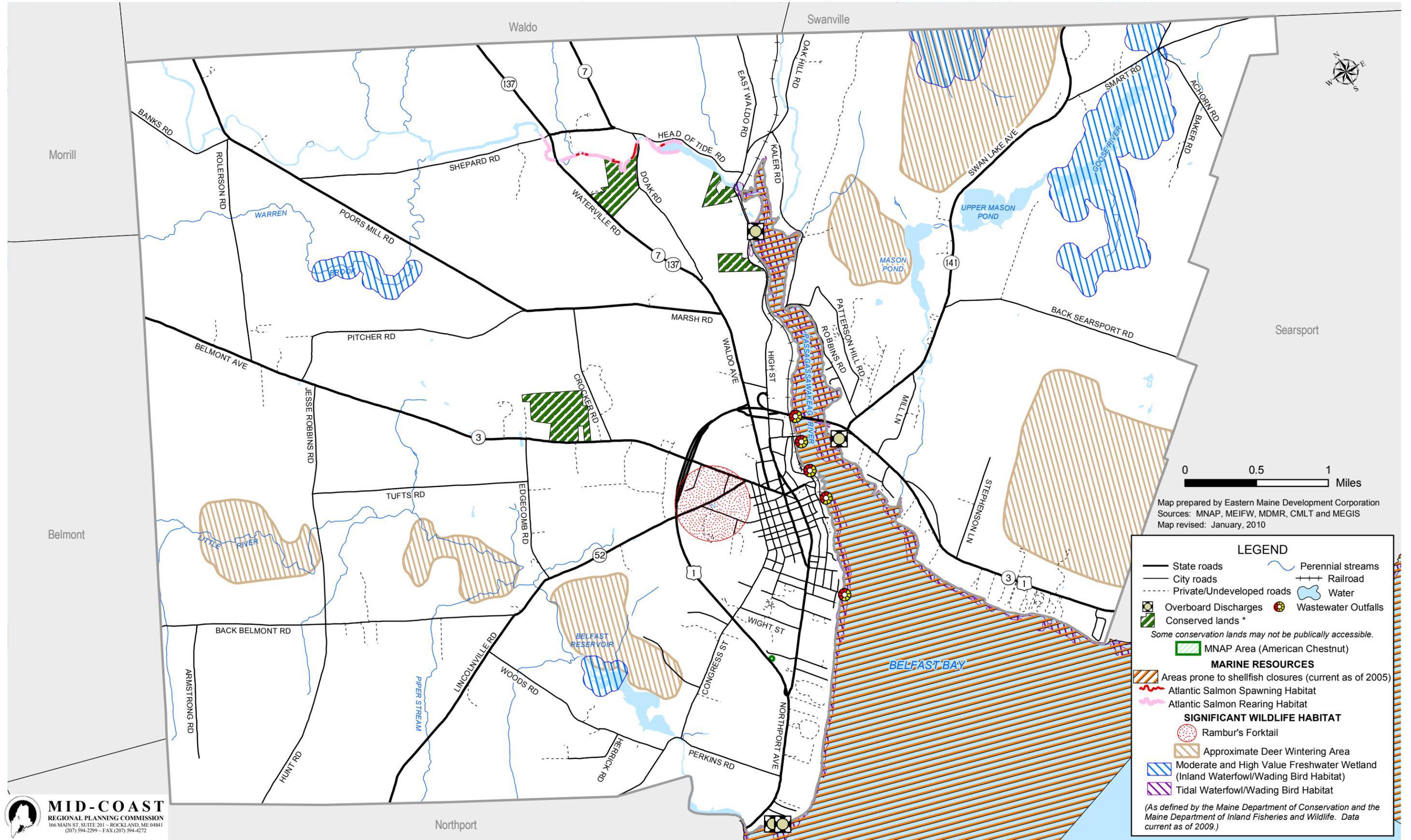
- Estuarine (Estuary)
- Lacustrine (Lake)
- Marine (Sea)
- Palustrine (Marsh)
- Riverine (River)

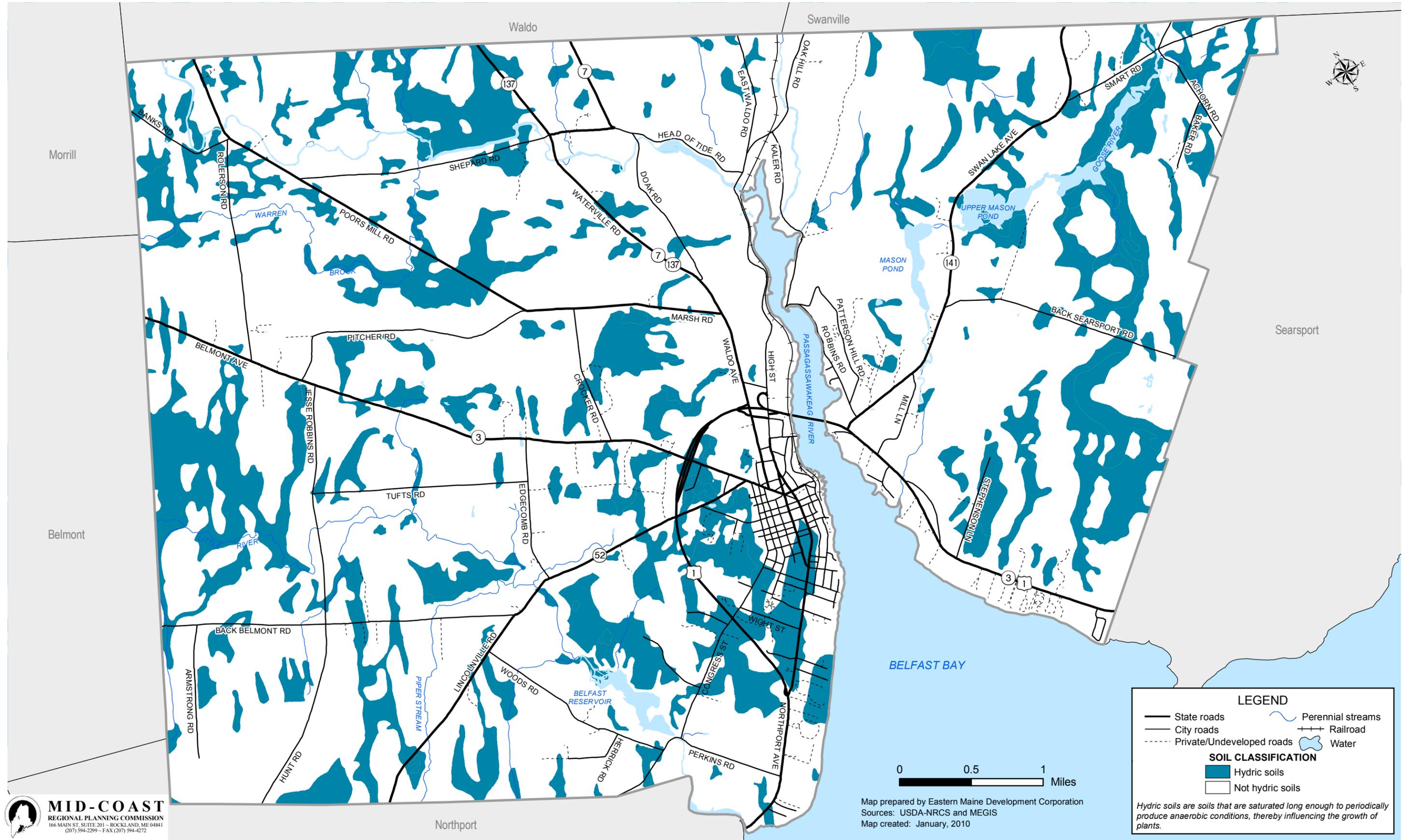
**WATER QUALITY CLASSIFICATION**

- Class B Streams

**SIGNIFICANT AQUIFERS**

- ▨ 10 - 50 GPM
- ▨ Greater than 50 GPM





**LEGEND**

- State roads
- City roads
- - - Private/Undeveloped roads
- ~ Perennial streams
- + + + Railroad
- Water

**SOIL CLASSIFICATION**

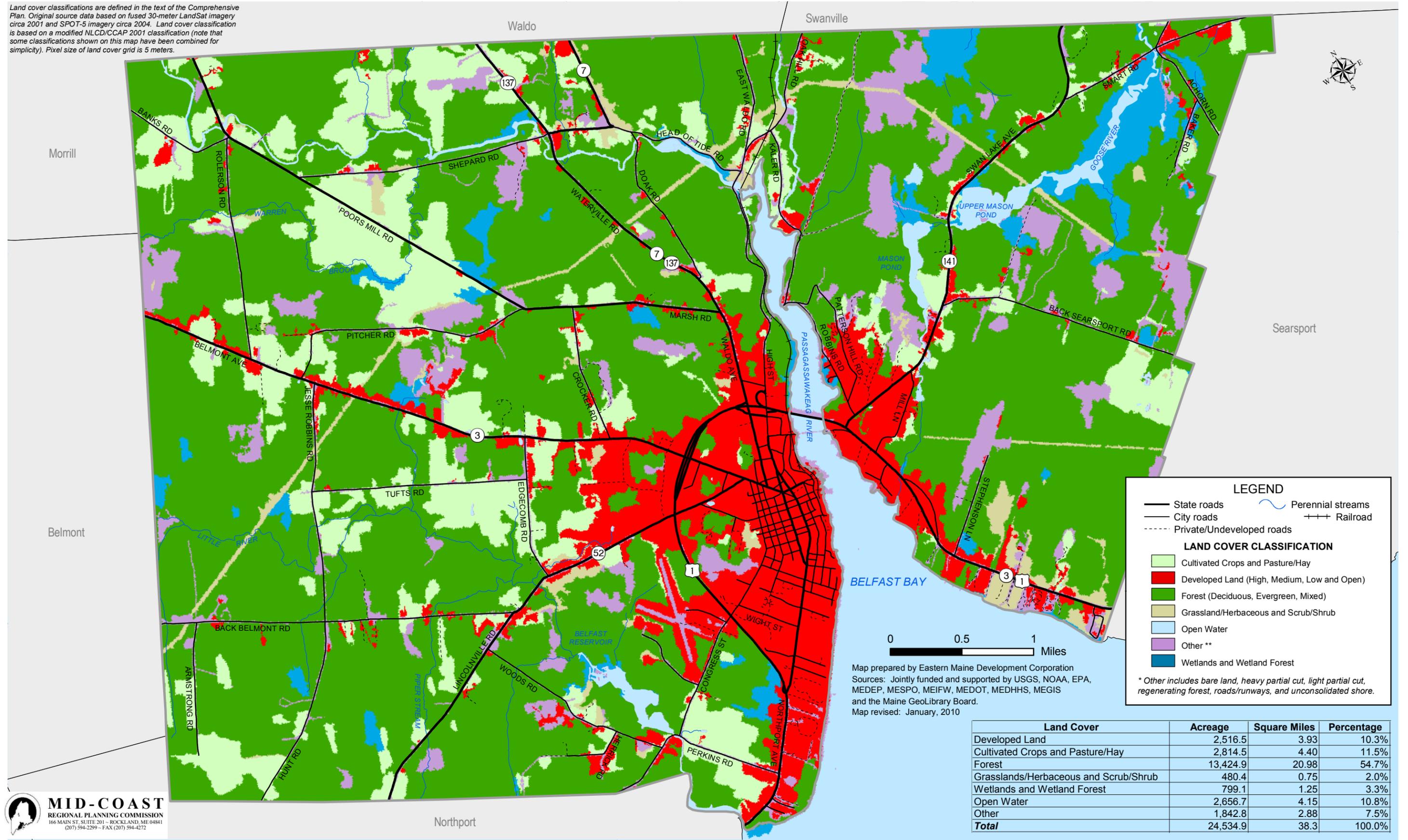
- Hydric soils
- Not hydric soils

*Hydric soils are soils that are saturated long enough to periodically produce anaerobic conditions, thereby influencing the growth of plants.*

# Belfast Comprehensive Plan

# Land Cover

Land cover classifications are defined in the text of the Comprehensive Plan. Original source data based on fused 30-meter Landsat imagery circa 2001 and SPOT-5 imagery circa 2004. Land cover classification is based on a modified NLCD/CCAP 2001 classification (note that some classifications shown on this map have been combined for simplicity). Pixel size of land cover grid is 5 meters.



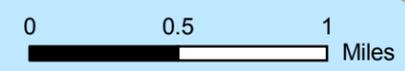
**LEGEND**

— State roads      ~~~~~ Perennial streams  
 - - - City roads      + + + Railroad  
 . . . Private/Undeveloped roads

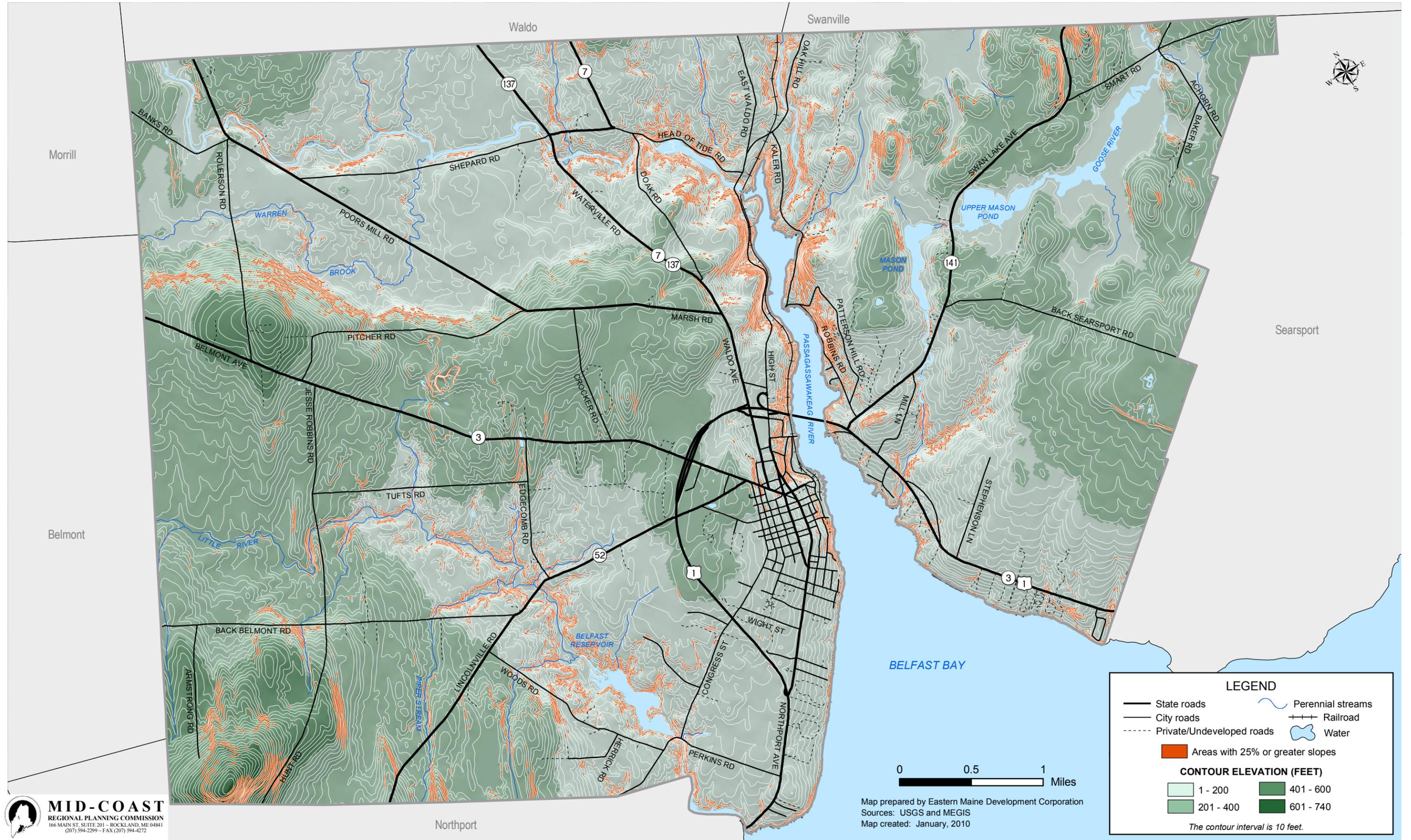
**LAND COVER CLASSIFICATION**

- Cultivated Crops and Pasture/Hay
- Developed Land (High, Medium, Low and Open)
- Forest (Deciduous, Evergreen, Mixed)
- Grassland/Herbaceous and Scrub/Shrub
- Open Water
- Other\*\*
- Wetlands and Wetland Forest

\* Other includes bare land, heavy partial cut, light partial cut, regenerating forest, roads/runways, and unconsolidated shore.



Land Cover	Acreage	Square Miles	Percentage
Developed Land	2,516.5	3.93	10.3%
Cultivated Crops and Pasture/Hay	2,814.5	4.40	11.5%
Forest	13,424.9	20.98	54.7%
Grasslands/Herbaceous and Scrub/Shrub	480.4	0.75	2.0%
Wetlands and Wetland Forest	799.1	1.25	3.3%
Open Water	2,656.7	4.15	10.8%
Other	1,842.8	2.88	7.5%
<b>Total</b>	<b>24,534.9</b>	<b>38.3</b>	<b>100.0%</b>



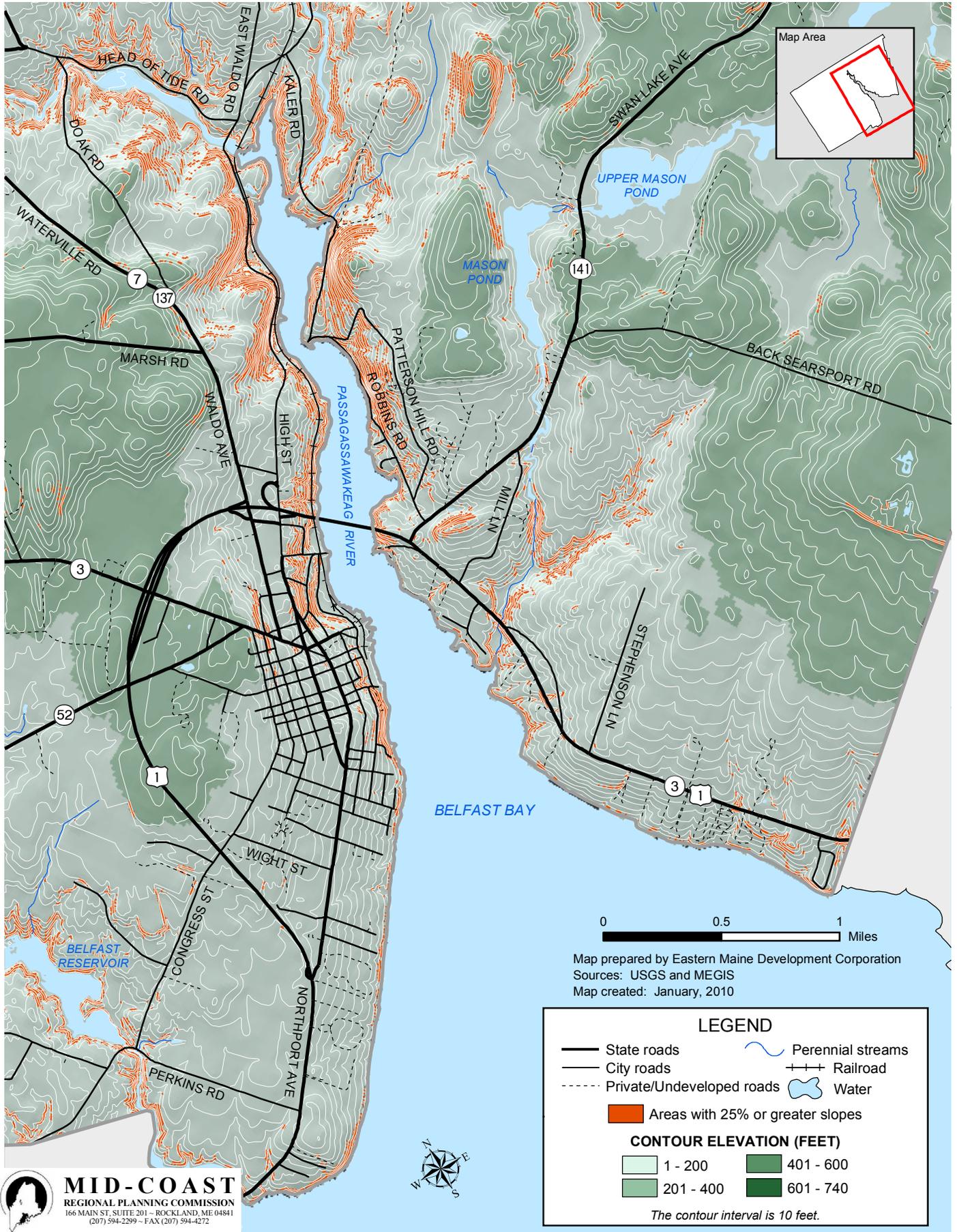
**LEGEND**

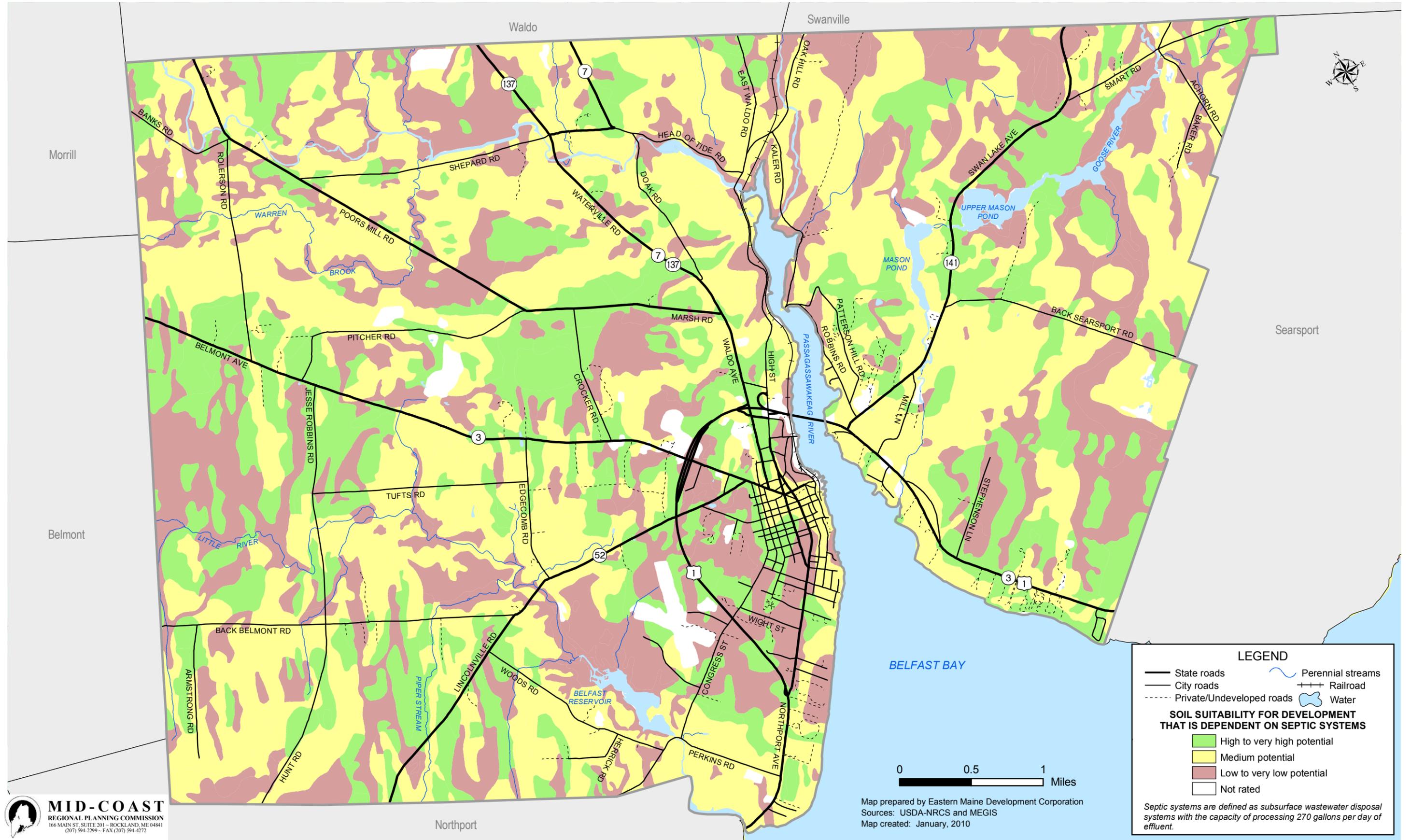
- State roads
- City roads
- - - Private/Undeveloped roads
- ~ Perennial streams
- +++ Railroad
- Water
- Orange shaded area: Areas with 25% or greater slopes

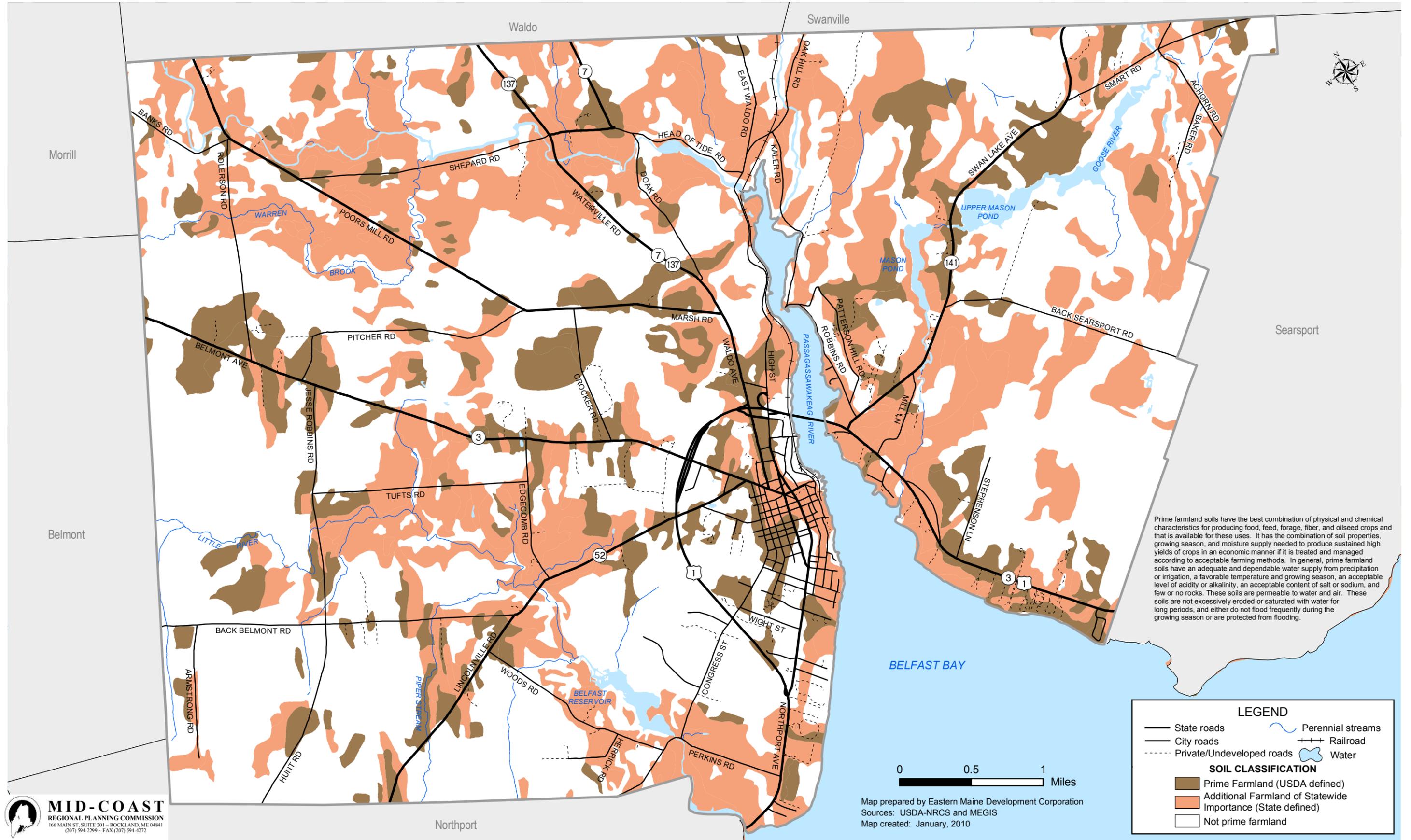
**CONTOUR ELEVATION (FEET)**

Lightest Green	1 - 200	Dark Green	401 - 600
Medium Green	201 - 400	Darkest Green	601 - 740

*The contour interval is 10 feet.*







Prime farmland soils have the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and that is available for these uses. It has the combination of soil properties, growing season, and moisture supply needed to produce sustained high yields of crops in an economic manner if it is treated and managed according to acceptable farming methods. In general, prime farmland soils have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, an acceptable level of acidity or alkalinity, an acceptable content of salt or sodium, and few or no rocks. These soils are permeable to water and air. These soils are not excessively eroded or saturated with water for long periods, and either do not flood frequently during the growing season or are protected from flooding.

**LEGEND**

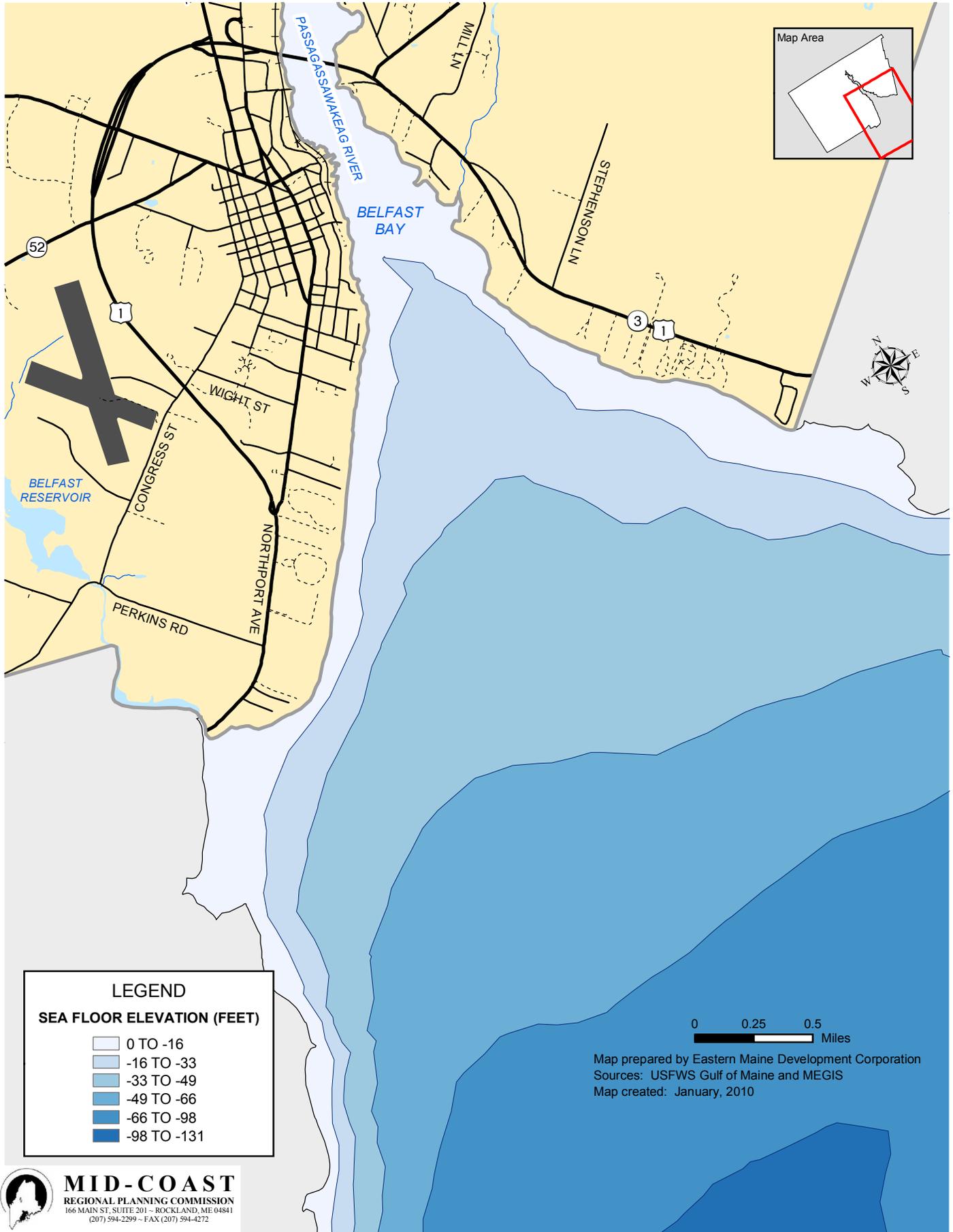
- State roads
- City roads
- Private/Undeveloped roads
- Perennial streams
- Railroad
- Water

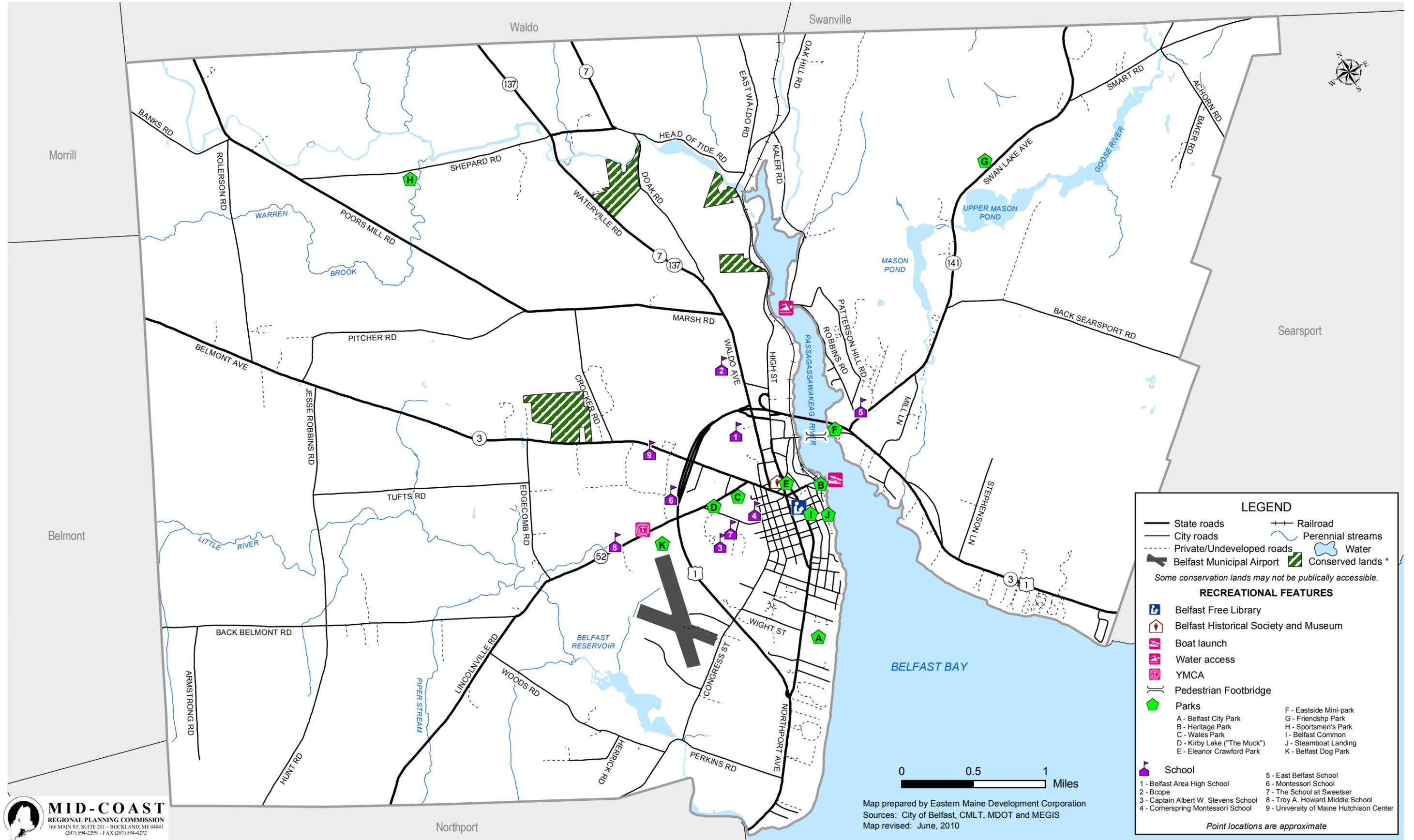
**SOIL CLASSIFICATION**

- Prime Farmland (USDA defined)
- Additional Farmland of Statewide Importance (State defined)
- Not prime farmland



Map prepared by Eastern Maine Development Corporation  
 Sources: USDA-NRCS and MEGIS  
 Map created: January, 2010





**LEGEND**

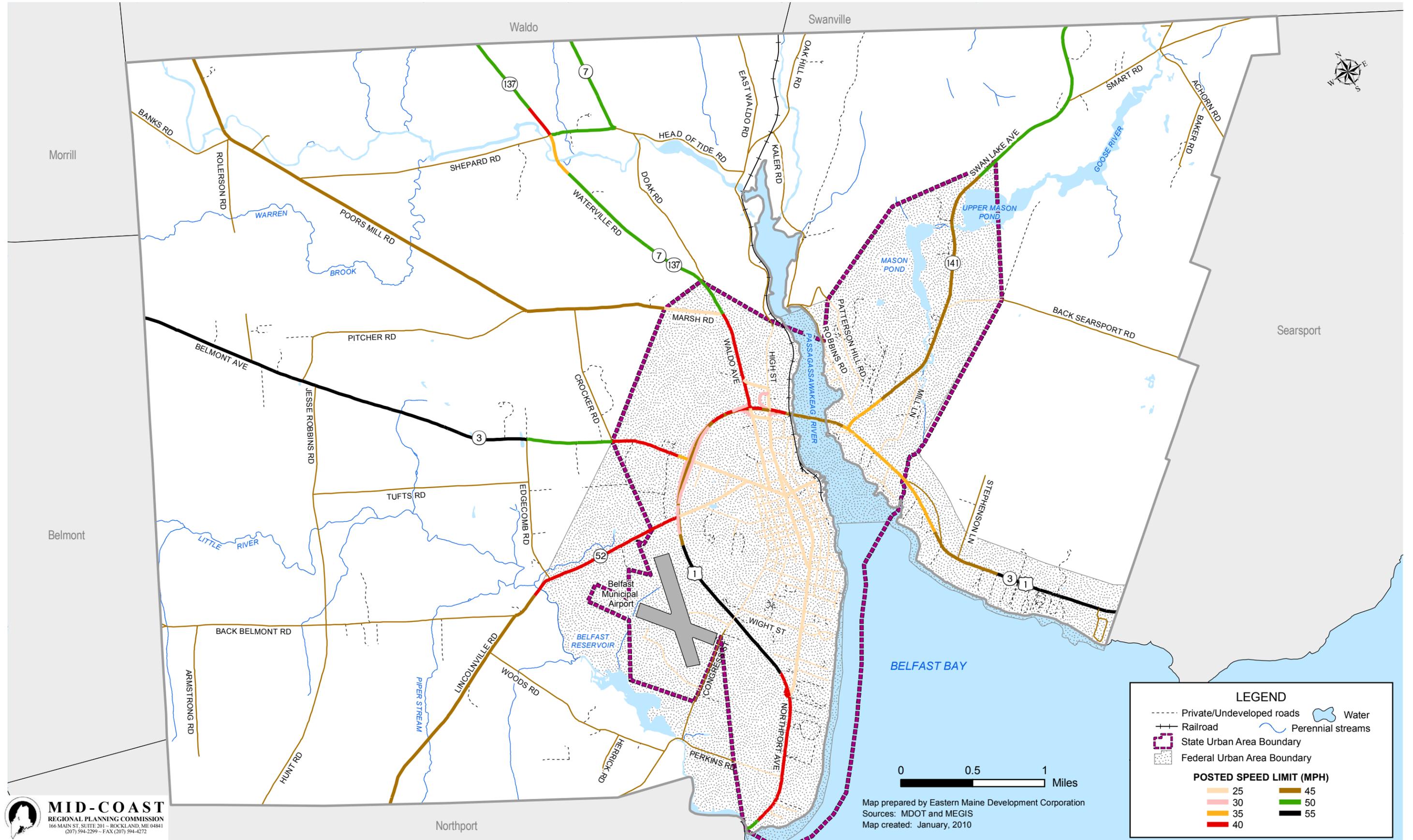
- State roads
- City roads
- Private/Undeveloped roads
- Belfast Municipal Airport
- Railroad
- Perennial streams
- Water
- Conserved lands\*

*Some conservation lands may not be publically accessible.*

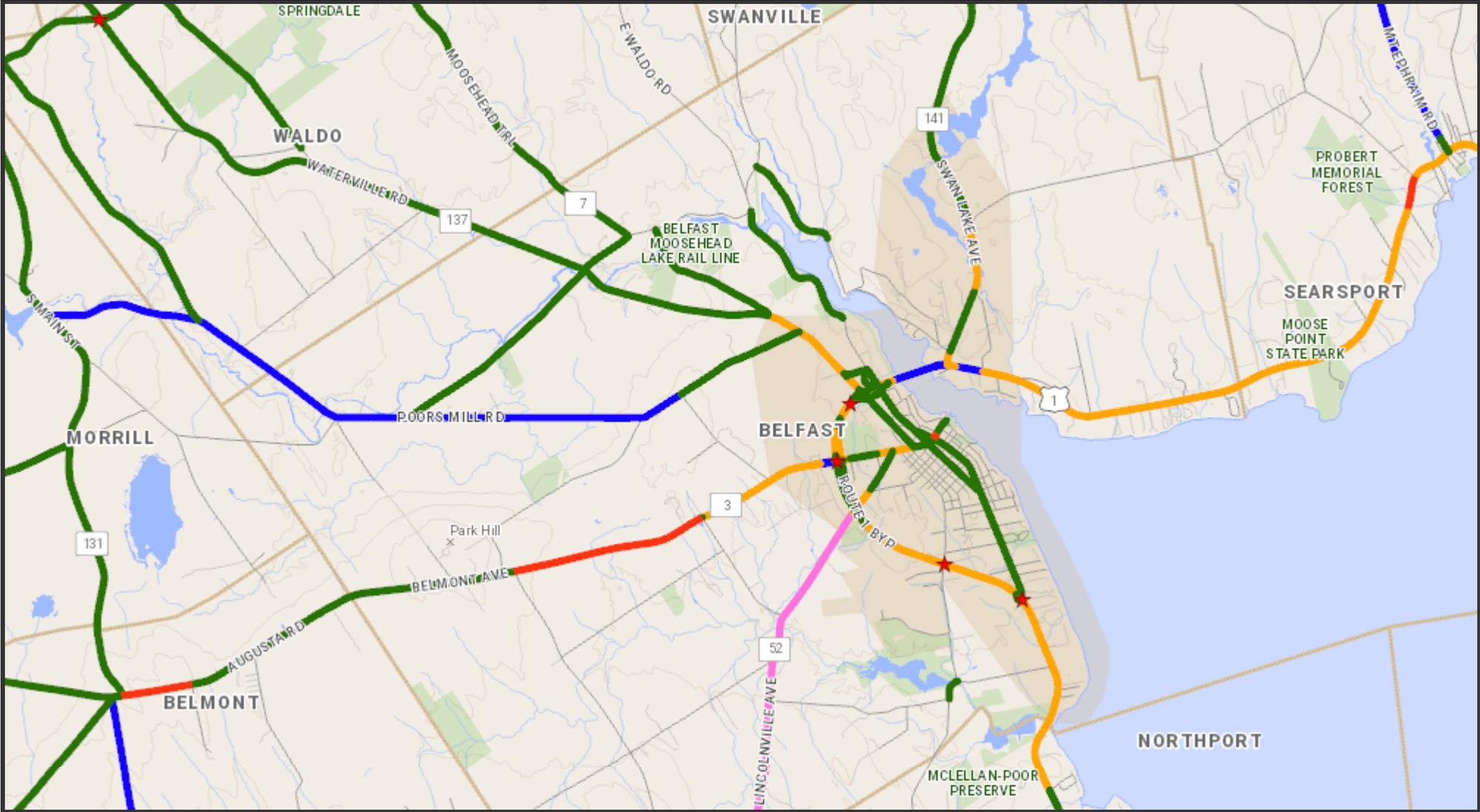
**RECREATIONAL FEATURES**

- Belfast Free Library
- Belfast Historical Society and Museum
- Boat launch
- Water access
- YMCA
- Pedestrian Footbridge
- Parks
  - A - Belfast City Park
  - B - Heritage Park
  - C - Wales Park
  - D - Kirby Lake ("The Muck")
  - E - Eleanor Crawford Park
  - F - Eastside Mini-park
  - G - Friendship Park
  - H - Sportsmen's Park
  - I - Belfast Common
  - J - Steamboat Landing
  - K - Belfast Dog Park
- School
  - 1 - Belfast Area High School
  - 2 - Bcope
  - 3 - Captain Albert W. Stevens School
  - 4 - Cornerspring Montessori School
  - 5 - East Belfast School
  - 6 - Montessori School
  - 7 - The School at Sweetser
  - 8 - Troy A. Howard Middle School
  - 9 - University of Maine Hutchison Center

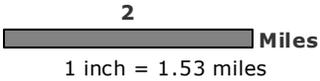
*Point locations are approximate*



# BELFAST TRANSPORTATION NETWORK



The Maine Department of Transportation provides this publication for information only. Reliance upon this information is at user risk. It is subject to revision and may be incomplete depending upon changing conditions. The Department assumes no liability if injuries or damages result from this information. This map is not intended to support emergency dispatch.

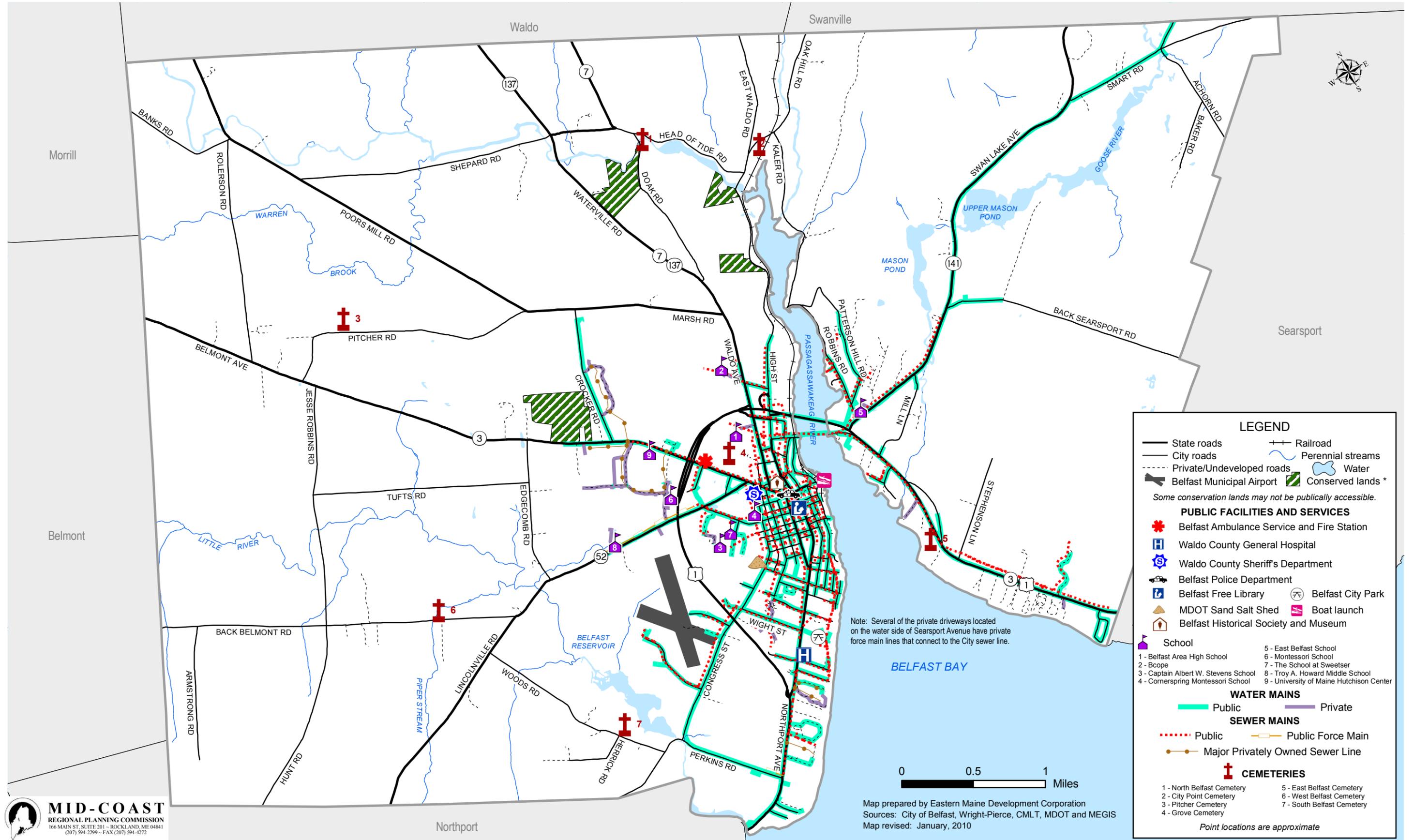


Date: 3/26/2020  
Time: 1:51:32 PM

**LEGEND**

- ★ High Crash Location Current Point 2
- High Crash Location Current Lines 2
- CSL\_Overall\_Service\_Public\_3
- A
- B
- C
- D
- F





Note: Several of the private driveways located on the water side of Searsport Avenue have private force main lines that connect to the City sewer line.



Map prepared by Eastern Maine Development Corporation  
 Sources: City of Belfast, Wright-Pierce, CMLT, MDOT and MEGIS  
 Map revised: January, 2010

### LEGEND

- State roads
- City roads
- Private/Undeveloped roads
- Belfast Municipal Airport
- Railroad
- Perennial streams
- Water
- Conserved lands \*

*Some conservation lands may not be publicly accessible.*

### PUBLIC FACILITIES AND SERVICES

- Belfast Ambulance Service and Fire Station
- Waldo County General Hospital
- Waldo County Sheriff's Department
- Belfast Police Department
- Belfast Free Library
- MDOT Sand Salt Shed
- Belfast Historical Society and Museum
- Belfast City Park
- Boat launch

### School

- 1 - Belfast Area High School
- 2 - Bcope
- 3 - Captain Albert W. Stevens School
- 4 - Cornerspring Montessori School
- 5 - East Belfast School
- 6 - Montessori School
- 7 - The School at Sweetser
- 8 - Troy A. Howard Middle School
- 9 - University of Maine Hutchison Center

### WATER MAINS

- Public
- Private

### SEWER MAINS

- Public
- Public Force Main
- Major Privately Owned Sewer Line

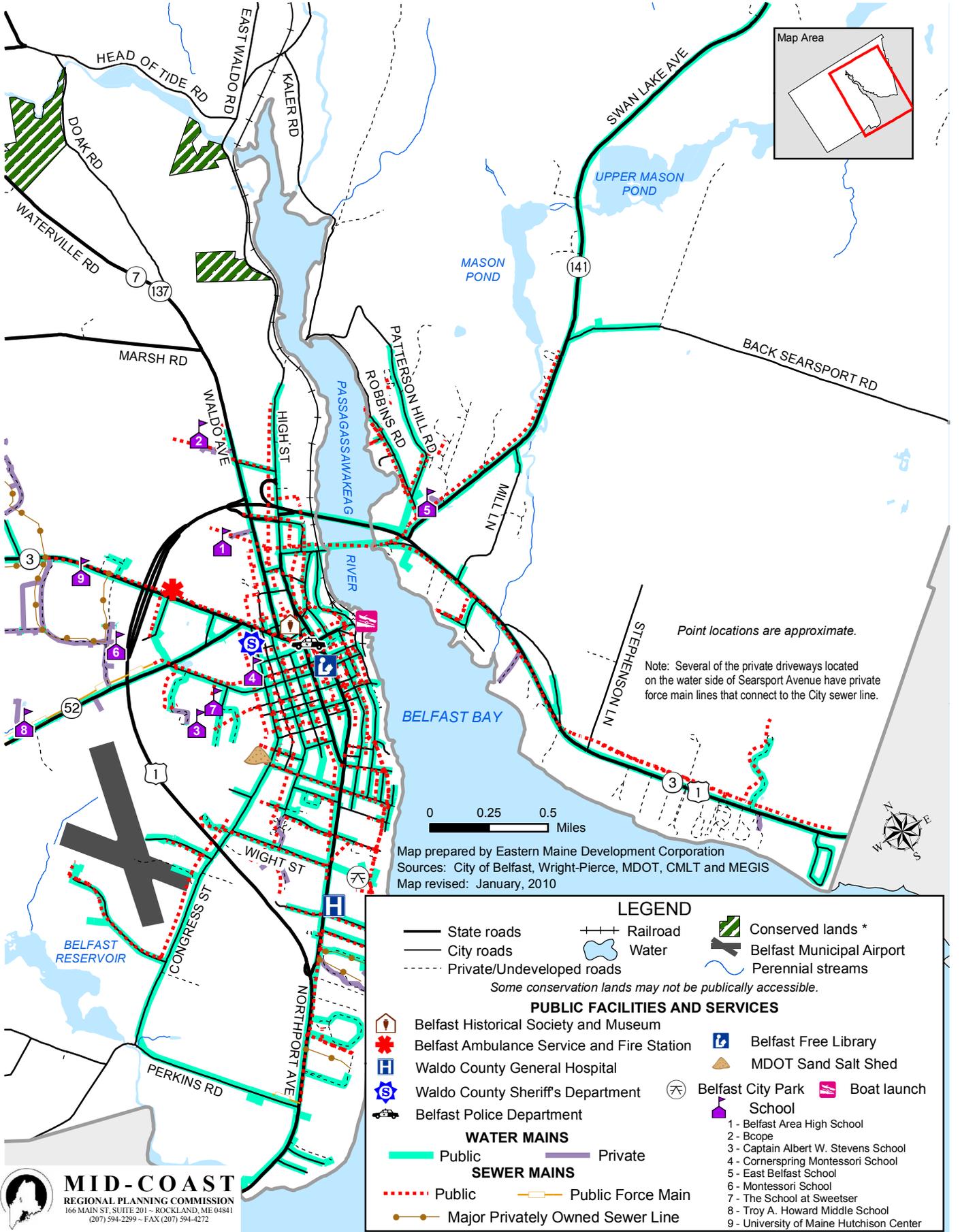
### CEMETERIES

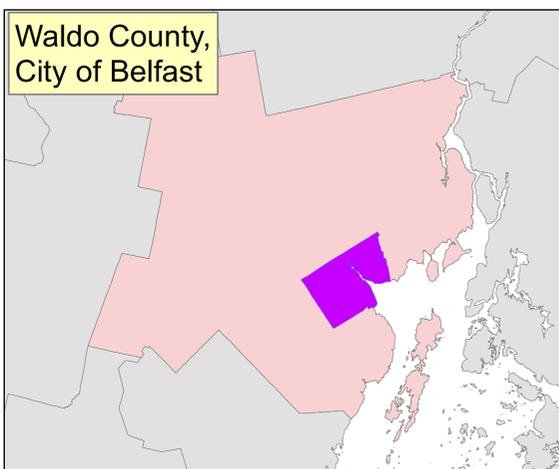
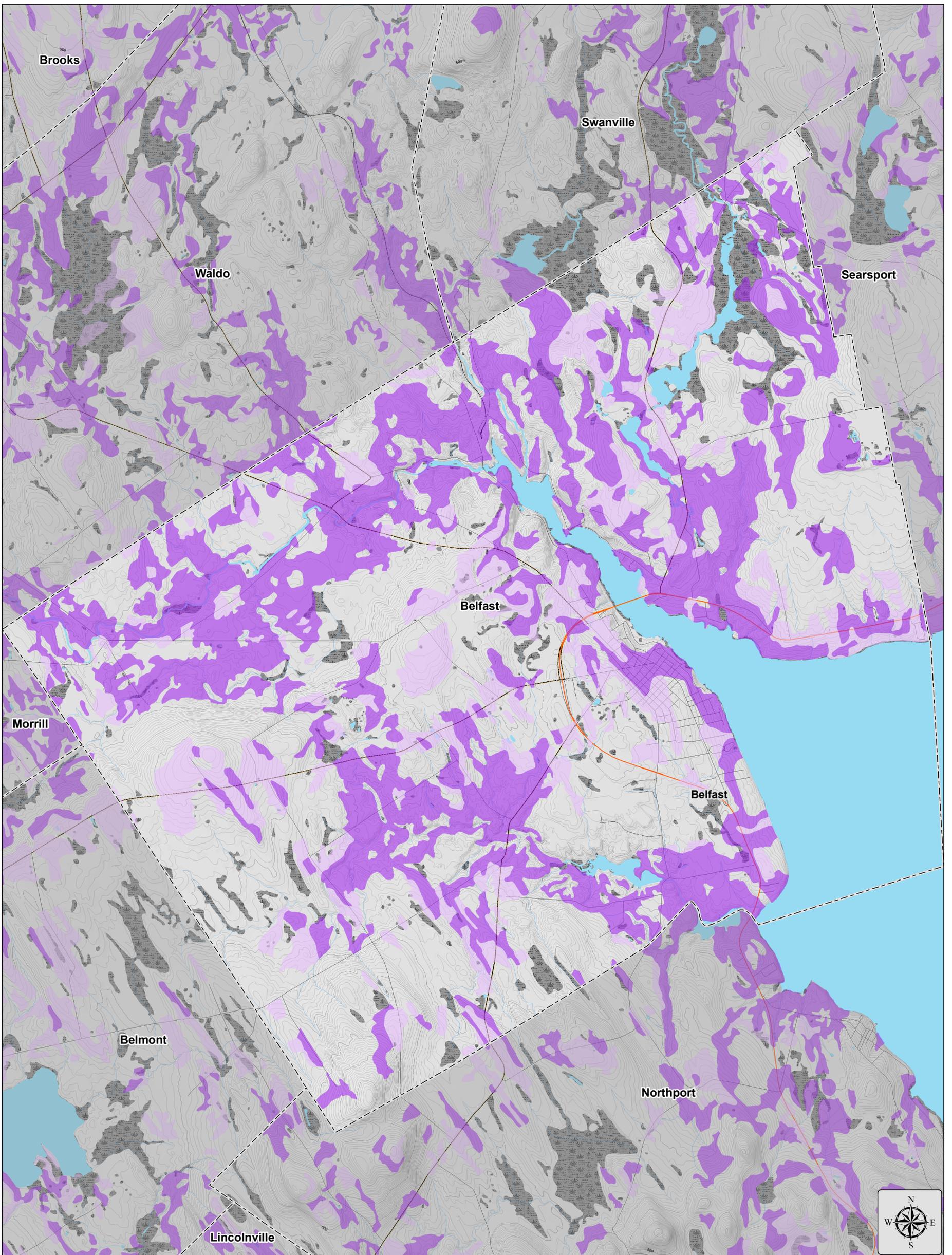
- 1 - North Belfast Cemetery
- 2 - City Point Cemetery
- 3 - Pitcher Cemetery
- 4 - Grove Cemetery
- 5 - East Belfast Cemetery
- 6 - West Belfast Cemetery
- 7 - South Belfast Cemetery

*Point locations are approximate*

# Belfast Comprehensive Plan

# Public Facilities and Services (Downtown)





## Belfast Agricultural Resources

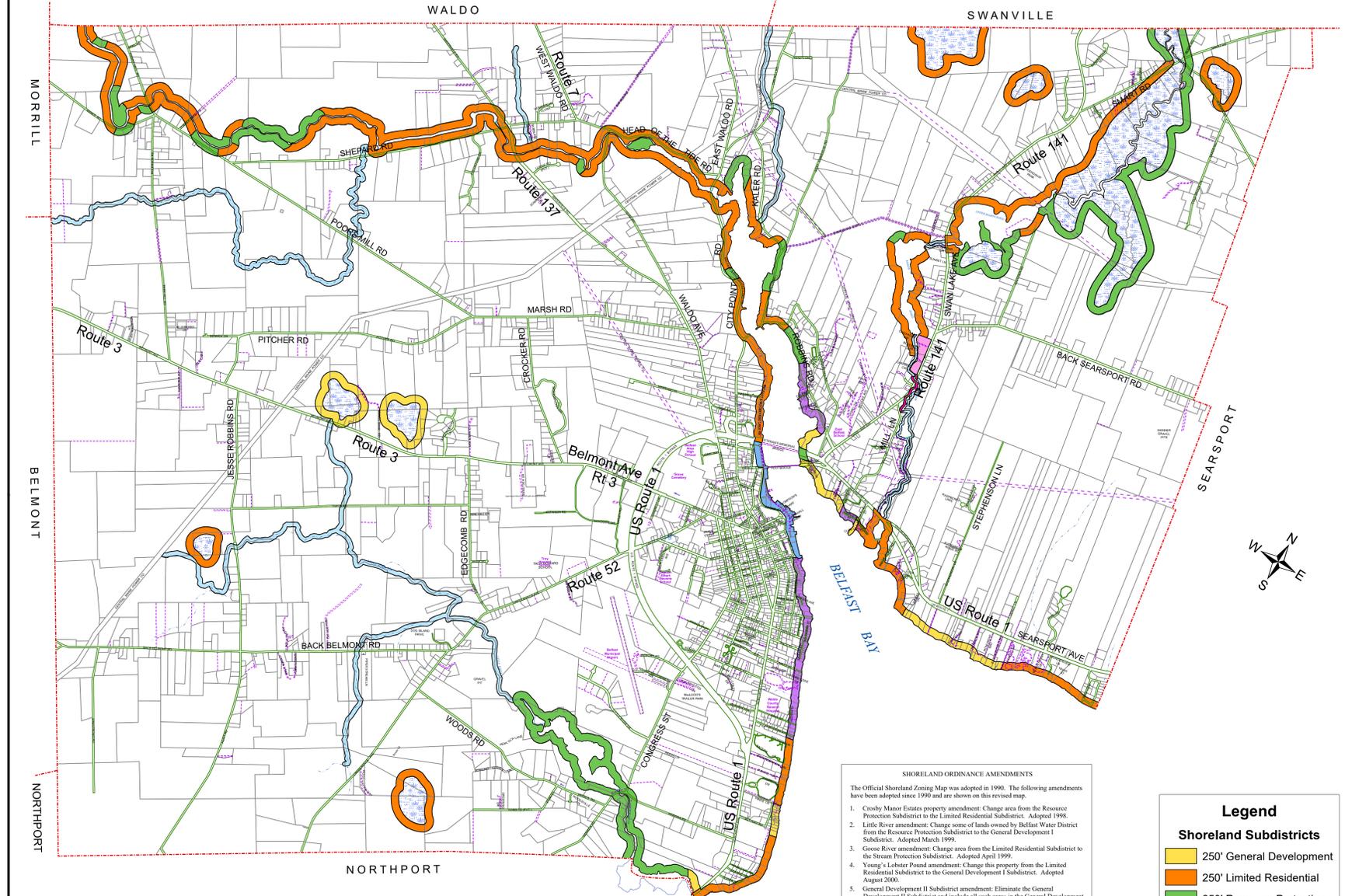
Source Data: USDA, MEGIS, Maine DACF  
 Projection: UTM, NAD83, Zone 19, Meters  
 Produced by: Municipal Planning  
 Assistance Program, DACF  
 April 2018



**Legend**

- Municipal border
- Farmland of statewide importance
- Prime farmland
- Rivers/Streams
- Waterbody
- Wetlands

# SHORELAND ZONING MAP



- SHORELAND ORDINANCE AMENDMENTS**
- The Official Shoreland Zoning Map was adopted in 1990. The following amendments have been adopted since 1990 and are shown on this revised map.
1. Crosby Manor Estates property amendment: Change area from the Resource Protection Subdistrict to the Limited Residential Subdistrict. Adopted 1998.
  2. Little River amendment: Change some of lands owned by Belfast Water District from the Resource Protection Subdistrict to the General Development I Subdistrict. Adopted March 1999.
  3. Goose River amendment: Change area from the Limited Residential Subdistrict to the Stream Protection Subdistrict. Adopted April 1999.
  4. Young's Lobster Pound amendment: Change this property from the Limited Residential Subdistrict to the General Development I Subdistrict. Adopted August 2000.
  5. General Development II Subdistrict amendment: Eliminate the General Development II Subdistrict and include all such areas in the General Development I Subdistrict. Adopted August 2000.
  6. Fortier Street amendment: Change two properties located on Fortier Street from the Resource Protection Subdistrict to the Limited Residential Subdistrict. Adopted January 2002.
  7. Eliminate a wetland from shoreland regulation adjacent to Route 3 near the MBNA wetland preservation area. August 2003.
  8. Series of 9 amendments approved to shoreland areas near the Goose River, including the Robbins Road area. January 2004.
  9. Establish the Waterfront Development Shoreland District, and eliminate the Commercial Fisheries Maritime Shoreland District. July 2004.
  10. Goose River Amendment: Change area on northwesterly side of Searsport Avenue from the Resource Protection Subdistrict to Stream Protection Subdistrict. Amendment adopted September 5, 2017.
  11. Little River, Lower Reservoir Amendment: Change an area that is about .5 acre in size that is located westerly of the Belfast Water District Offices from the Resource Protection Subdistrict to the General Development Subdistrict. Amendment adopted October 16, 2018.

**Legend**

**Shoreland Subdistricts**

- 250' General Development
- 250' Limited Residential
- 250' Resource Protection
- 250' Urban Residential
- 75' Stream Development
- 75' Stream Protection
- Waterfront Subdistrict
- Mobile Home Community
- City Regulated Wetland

**CITY OF BELFAST  
WALDO COUNTY, MAINE**

1,000 500 0 1,000 2,000 3,000 4,000 5,000 6,000 Feet

Published October 16, 2018  
This map was prepared using the  
City of Belfast Geographic Information System.

WALDO

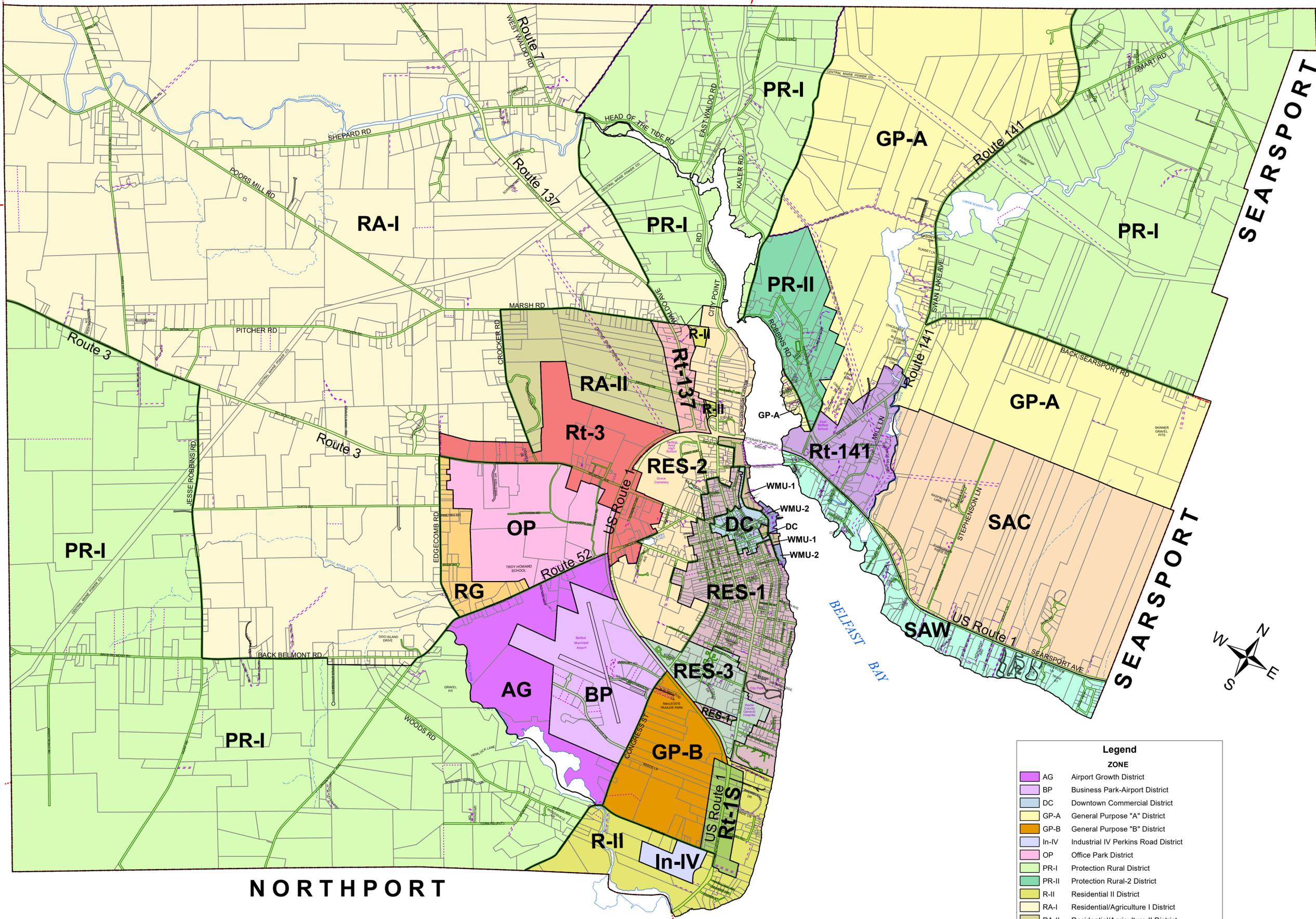
SWANVILLE

MORRILL

BELMONT

NORTHPORT

SEARSPORT



Legend	
ZONE	
AG	Airport Growth District
BP	Business Park-Airport District
DC	Downtown Commercial District
GP-A	General Purpose "A" District
GP-B	General Purpose "B" District
In-IV	Industrial IV Perkins Road District
OP	Office Park District
PR-I	Protection Rural District
PR-II	Protection Rural-2 District
R-II	Residential II District
RA-I	Residential/Agriculture I District
RA-II	Residential/Agriculture II District
RES-1	Residential 1 District
RES-2	Residential 2 District
RES-3	Residential 3 District
RG	Residential Growth District
Rt-137	Route 137 Commercial District
Rt-141	Route 141 and Mill Lane Commercial District
Rt-1S	Route One South Commercial District
Rt-3	Route 3 Commercial District
SAC	Searsport Avenue Commercial District
SAW	Searsport Avenue Waterfront District
WMU-1	Waterfront Mixed Use 1 District
WMU-2	Waterfront Mixed Use 2 District



**CITY OF BELFAST**  
WALDO COUNTY, MAINE



Published March, 2016  
This map was prepared using the  
City of Belfast Geographic Information System.

This is the adopted Official Zoning Map for the City of Belfast; reference City Code of Ordinances, Chapter 102, Zoning, Section 102-4. This map includes all amendments adopted to the Official Zoning Map through May 5, 2015. Questions regarding this map, as such has been amended, should be directed to the City of Belfast, Code and Planning Department, 338-1417 x 25.

# Belfast

-  Political Boundaries
-  Lakes & Ponds
-  Watershed Boundaries
-  Wastewater Outfalls
-  Overboard Discharges



## Significant Aquifers

-  10-50 gallons/min.
-  > 50 gallons/min.

## Transportation Routes

-  Private & Parkways
-  State & Local Roads
-  Toll Highway

## Land Use Risk on High Yield Sand & Gravel Aquifers

-  Moderate Risk
-  High Risk

## Classifications

### Rivers & Streams

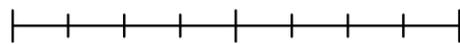
- |  |                    |
|--|--------------------|
|  AA | Estuarine & Marine |
|  A  | SA                 |
|  B  | SB                 |
|  C  | SC                 |

### Does Not Meet Classification

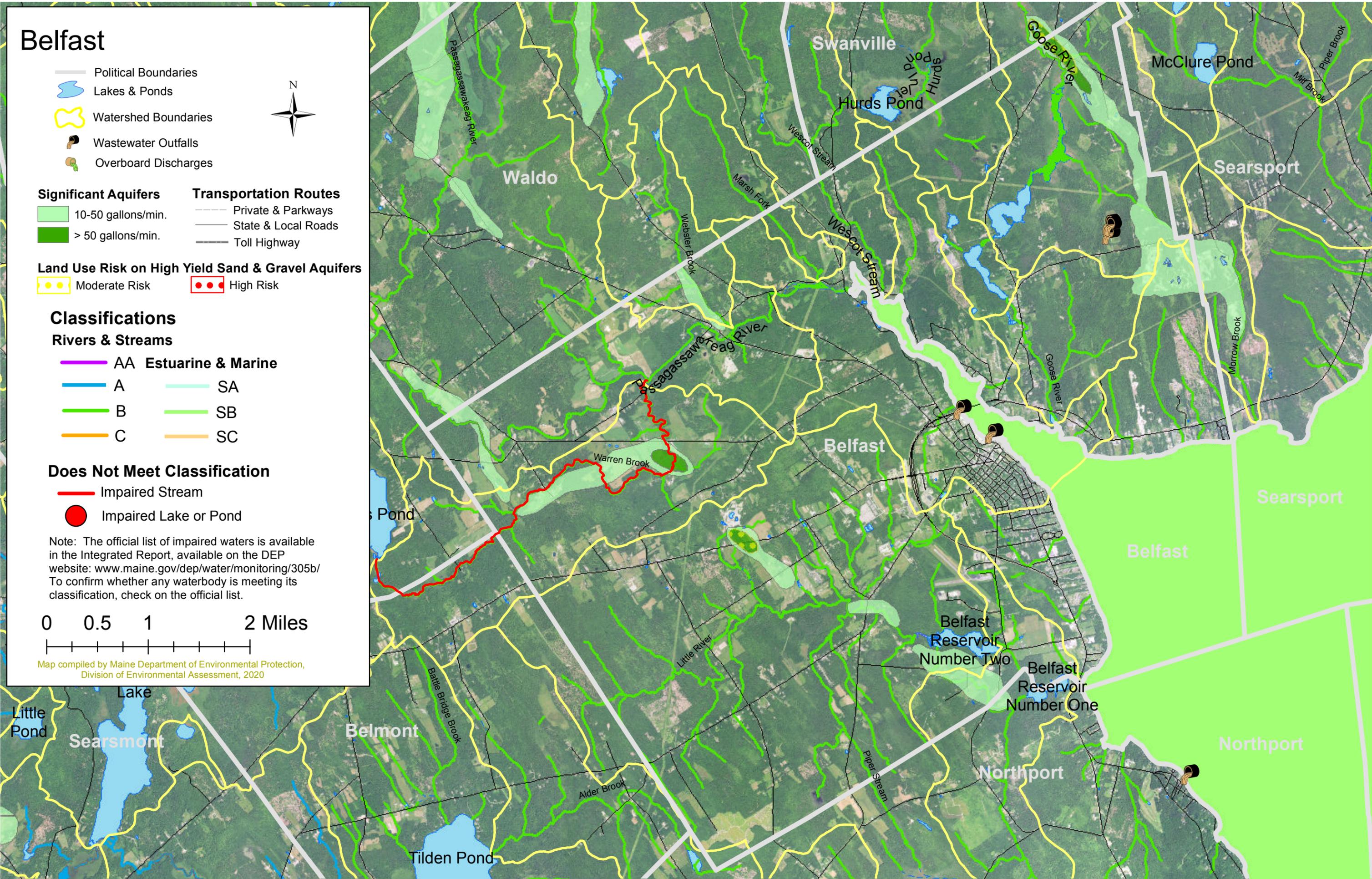
-  Impaired Stream
-  Impaired Lake or Pond

Note: The official list of impaired waters is available in the Integrated Report, available on the DEP website: [www.maine.gov/dep/water/monitoring/305b/](http://www.maine.gov/dep/water/monitoring/305b/)  
To confirm whether any waterbody is meeting its classification, check on the official list.

0 0.5 1 2 Miles



Map compiled by Maine Department of Environmental Protection, Division of Environmental Assessment, 2020





### FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
<b>OTHER AREAS</b>		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
<b>GENERAL STRUCTURES</b>		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		8 Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
<b>OTHER FEATURES</b>		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

### NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on 10/16/2019 1:27:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at <https://www.fema.gov/media-library/assets/documents/118418>.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

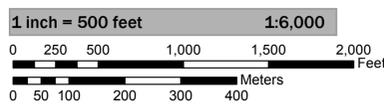
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LIMWA). The LIMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LIMWA (or between the shoreline and the LIMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in Zone VE.

Limit of Moderate Wave Action (LIMWA)

### SCALE

Map Projection: GCS, Geodetic Reference System 1980;  
Vertical Datum: NAVD83  
For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map please see the Flood Insurance Study (FIS) Report for your community at <https://msc.fema.gov>



### NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

WALDO COUNTY, MAINE  
ALL JURISDICTIONS  
PANEL 442 OF 706

Panel Contains:

COMMUNITY	NUMBER	PANEL
CITY OF BELFAST MAINE	230129	0442

## **APPENDIX B: IMPLEMENTATION OF GOALS & STRATEGIES**

## Belfast Comprehensive Plan: State Required Goals and Strategies

	Respon- sible Party	Short term/ Long term	Plan Reference
<b>Historic and Archaeological Resources</b>			
<b>State Goal</b>			
To preserve the State's historic and archaeological resources.			Section 3.1
<b>Policies</b>			
Protect to the greatest extent practicable the significant historic and archaeological resources in the community.			Section 3.1 Pg. 6
<b>Strategies</b>			
For known historic archeological sites and areas sensitive to prehistoric archeology, through local land use ordinances require subdivision or non-residential developers to take appropriate measures to protect those resources, including but not limited to, modification of the proposed site design, construction timing, and/or extent of excavation.	Planning Staff	Short-term	Section 3.1 Pg. 6
Adopt or amend land use ordinances 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.	Planning Staff	Short-term	Section 3.1 Pg. 6
Work with the local or county historical society and/or the Maine Historic Preservation Commission to assess the need for, and if necessary plan for, a comprehensive community survey of the community's historic and archaeological resources.	City Staff	Short-term	Section 3.1 Pg. 7

	Responsib le Party	term/ Long term	Plan Reference
<b>Water Resources</b>			
<b>State Goal</b>			
To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas.			Section 3.2

<b>Policies</b>			
To protect current and potential drinking water sources.			Section 3.2 Pg. 14
To protect significant surface water resources from pollution and improve water quality where needed.			Section 3.2 Pg. 14
To protect water resources in growth areas while promoting more intensive development in those areas.			Section 3.2 Pg. 14
To minimize pollution discharges through the upgrade of existing public sewer systems and wastewater treatment facilities.			Section 3.2 Pg. 14
To cooperate with neighboring communities and regional/local advocacy groups to protect water resources.			Section 3.2 Pg. 14
<b>Strategies</b>			
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. c. Maine Pollution Discharge Elimination System Stormwater Program	Planning Staff	Short term	Section 3.2 Pg. 14
Consider amending local land use ordinances, as applicable, to incorporate low impact development standards.	Planning Staff	Long term, ongoing	Section 3.2 Pg. 14
Where applicable, develop an urban impaired stream watershed management or mitigation plan that will promote continued development or redevelopment without further stream degradation.	City Staff	Medium term	Section 3.2 Pg. 14
Maintain, enact or amend public wellhead and aquifer recharge area protection mechanisms, as necessary.	City Staff	Short term	Section 3.2 Pg. 14
Encourage landowners to protect water quality. Provide local contact information at the municipal office for 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	Belfast Water District	Short term	Section 3.2 Pg. 15
Adopt water quality protection practices and standards for construction and maintenance of public and private roads and public properties and require their implementation by contractors, owners, and community officials and employees.	City Staff	Short term	Section 3.2 Pg. 15
Participate in local and regional efforts to monitor, protect and, where warranted, improve water quality.	City Staff	Long term, ongoing	Section 3.2 Pg. 15

Provide educational materials at appropriate locations regarding aquatic invasive species.	City Committees	Short term	Section 3.2 Pg. 15
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<b>Natural Resources</b>	<b>Responsible Party</b>	<b>term/Long term</b>	<b>Plan Reference</b>
<b>State Goal</b>			
To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shoreland, scenic vistas, and unique			Section 3.3
<b>Policies</b>			
To conserve critical natural resources in the community.			Section 3.3 Pg. 5
To coordinate with neighboring communities and regional and state resource agencies to protect shared critical natural resources.			Section 3.3 Pg. 5
<b>Strategies</b>			
Ensure that land use ordinances are consistent with applicable state law regarding critical natural resources.	Planning Staff	Ongoing	Section 3.3 Pg. 5
Designate critical natural resources as Critical Resource Areas in the Future Land Use Plan.	Planning Staff	Immediate	Section 3.3 Pg. 5
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 Staff	Short term	Section 3.3 Pg. 5
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 BwH maps and information regarding critical natural resources.	Planning Staff	Short term	Section 3.3 Pg. 5
Initiate and/or participate in interlocal and/or regional planning, management, and/or regulatory efforts around shared critical and important natural resources.	City Staff & City Council	Ongoing	Section 3.3 Pg. 6
Pursue public/private partnerships to protect critical and important natural resources such as through purchase of land or easements from willing sellers.	City Staff	Long term	Section 3.3 Pg. 6

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.	City Staff	Short term	Section 3.3 Pg. 6
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<b>Agriculture and Forest Resources</b>	<b>Responsible Party</b>	<b>term/ Long term</b>	<b>Plan Reference</b>
<b>State Goal</b>			
To safeguard the State's agricultural and forest resources from development which threatens those resources.			Section 3.4
<b>Policies</b>			
To safeguard lands identified as prime farmland or capable of supporting commercial			Section 3.4 Pg. 7
To support farming and forestry and encourage their economic viability.			Section 3.4 Pg. 7
<b>Strategies</b>			
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.	City Staff	Ongoing	Section 3.4 Pg. 8
Consult with Soil and Water Conservation District staff when developing any land use regulations pertaining to agricultural management practices.	Planning Staff	Ongoing	Section 3.4 Pg. 8
Amend land use ordinances to require commercial or subdivision developments in critical rural areas, if applicable, maintain areas with prime farmland soils as open space to the greatest extent practicable.	Planning Staff	Medium term	Section 3.4 Pg. 8
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 Staff	Medium term	Section 3.4 Pg. 8
Encourage owners of productive farm and forest land to enroll in the current use taxation programs.	City Staff	Ongoing	Section 3.4 Pg. 8
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.	City Staff	Medium term	Section 3.4 Pg. 8
Include agriculture, commercial forestry operations, and land conservation that supports them in local or regional economic development plans.	City Staff	Short term	Section 3.4 Pg. 8

Marine Resources	Responsible Party	term/Long term	Plan Reference
<b>State Goal</b>			
To protect the State's marine resources industry, ports and harbors from incompatible development and to promote access to the shore for commercial fishermen and the			Section 3.5
<p>For coastal towns, the Growth Management Act requires that a local comprehensive plan address the state coastal management policies (38 M.R.S.A §1801):</p> <ul style="list-style-type: none"> <li>a. To promote the maintenance, development, and revitalization of the State's ports and harbors for fishing, transportation and recreation;</li> <li>b. To manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters and to enhance the economic value of the State's renewable marine resources;</li> <li>c. To support shoreline management that gives preference to water-dependent uses over other uses, that promotes public access to the shoreline and that considers the cumulative effects of development on coastal resources;</li> <li>d. To discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides or sea-level rise, it is hazardous to human health and safety;</li> <li>e. To encourage and support cooperative state and municipal management of coastal resources;</li> <li>f. To protect and manage critical habitat and natural areas of state and national significance and maintain the scenic beauty and character of the coast even in areas where development occurs;</li> <li>g. To expand the opportunities for outdoor recreation and to encourage appropriate coastal tourist activities and development;</li> <li>h. To restore and maintain the quality of our fresh, marine and estuarine waters to allow for the broadest possible diversity of public and private uses; and,</li> <li>i. To restore and maintain coastal air quality to protect the health of citizens and visitors and to protect enjoyment of the natural beauty and maritime characteristics of the Maine coast.</li> </ul>			Section 3.5
<b>Policies</b>			

To protect, maintain and, where warranted, improve marine habitat and water quality.			Section 3.5 Pg. 12
To foster water-dependent land uses and balance them with other complementary land uses.			Section 3.5 Pg. 12
To maintain and, where warranted, improve harbor management and facilities.			Section 3.5 Pg. 12
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.			Section 3.5 Pg. 12
<b>Strategies</b>			
Identify needs for additional recreational and commercial access (which includes parking, boat launches, docking space, fish piers, and swimming access).	Harbor Committee	Short term	Section 3.5 Pg. 12
Encourage owners of marine businesses and industries to participate in clean marina/boatyard programs.	City Staff	Ongoing	Section 3.5 Pg. 12
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.	City Staff	Short term, Ongoing	Section 3.5 Pg. 12
Support implement of local and regional harbor and bay management plans.	City Staff & City Council	Medium term	Section 3.5 Pg. 12
If applicable, provide sufficient funding for and staffing of the harbormaster and/or harbor commission.	City Council	Medium term	Section 3.5 Pg. 12
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	City Staff	Long term	Section 3.5 Pg. 13

	<b>Responsible Party</b>	<b>term/ Long term</b>	<b>Plan Reference</b>
<b>Population and Demographics</b>			
<b>State Goal</b>			
None required.			
<b>Policies</b>			
None required.			
<b>Strategies</b>			

None required.			
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<b>Economy</b>	<b>Responsible Party</b>	<b>term/ Long term</b>	<b>Plan Reference</b>
<b>State Goal</b>			
Promote an economic climate that increases job opportunities and overall economic well-			Section 3.7
<b>Policies</b>			
To support the type of economic development activity the community desires, reflecting the community's role in the region.			Section 3.7 Pg. 16
To make a financial commitment, if necessary, to support desired economic development, including needed public improvements.			Section 3.7 Pg. 16
To coordinate with regional development corporations and surrounding towns as necessary to support desired economic development.			Section 3.7 Pg. 16
<b>Strategies</b>			
If appropriate, assign responsibility and provide financial support for economic development activities to the proper entity (e.g., a local economic development committee, a local representative to a regional economic development organization, the community's economic development director, a regional economic development initiative,	City Staff	Short term	Section 3.7 Pg. 16
Enact or amend local ordinances to reflect the desired scale, design, intensity, and location of future economic development.	Planning Staff	long term	Section 3.7 Pg. 16
If public investments are foreseen to support economic development, identify the mechanisms to be considered to finance them (local tax dollars, creating a tax increment financing district, a Community Development Block Grant or other grants, bonding, impact	City Staff	medium term	Section 3.7 Pg. 16-17
Participate in any regional economic development planning efforts.	City Staff	Ongoing	Section 3.7 Pg. 16

<b>Housing</b>	<b>Responsible Party</b>	<b>term/ Long term</b>	<b>Plan Reference</b>
<b>State Goal</b>			

To encourage and promote affordable, decent housing opportunities for all Maine citizens.			Section 3.8
<b>Policies</b>			
To encourage and promote adequate workforce housing to support the community's and region's economic development.			Section 3.8 Pg. 13
To ensure that land use controls encourage the development of quality affordable housing, including rental housing.			Section 3.8 Pg. 13
To encourage and support the efforts of the regional housing coalitions in addressing affordable and workforce housing needs.			Section 3.8 Pg. 13
<b>Strategies</b>			
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.	Planning Staff	Short term	Section 3.8 Pg. 14
Maintain, enact or amend ordinances to allow the addition of at least one accessory apartment per dwelling unit in growth areas, subject to site suitability.	Planning Staff	Short term	Section 3.8 Pg. 14
Create or continue to support a community affordable/workforce housing committee and/or regional affordable housing coalition.	City Staff & City Council	Ongoing	Section 3.8 Pg. 16
Designate 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).	City Staff	Short term	Section 3.8 Pg. 18
Support the efforts of local and regional housing coalitions in addressing affordable and workforce housing needs.	City Staff & City Council	Medium term, ongoing	Section 3.8 Pg. 13, 17
Seek to achieve a level of at least 10% of new residential development built or placed during the next decade be affordable.	City Staff	Long term	Section 3.8 Pg. 13

	<b>Responsible Party</b>	<b>term/ Long term</b>	<b>Plan Reference</b>
<b>Recreation</b>			
<b>State Goal</b>			
To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.			Section 3.9

<b>Policies</b>			
To maintain/upgrade existing recreational facilities as necessary to meet current and future needs.			Section 3.9 Pg. 6
To preserve open space for recreational use as appropriate.			Section 3.9 Pg. 6
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.			Section 3.9 Pg. 6
<b>Strategies</b>			
Create a list of recreation needs or develop a recreation plan to meet current and future needs. Assign a committee or community official to explore ways of addressing the identified needs and/or implementing the policies and strategies outlined in the plan.	Parks & Recreation Committee	Short term	Section 3.9 Pg. 6
Work with public and private partners to extend and maintain a network of trails for motorized and non-motorized uses. Connect with regional trail systems where possible.	City Staff	Medium term	Section 3.9 Pg. 7
Work with an existing local land trust or other conservation organizations to pursue opportunities to protect important open space or recreational land.	City Staff	Ongoing	Section 3.9 Pg. 7
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.	Parks & Recreation Committee	Short term	Section 3.9 Pg. 7

<b>Transportation</b>	<b>Responsible Party</b>	<b>term/Long term</b>	<b>Plan Reference</b>
<b>State Goal</b>			
To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.			Section 3.10
<b>Policies</b>			
To prioritize community and regional needs associated with safe, efficient, and optimal use of transportation systems.			Section 3.10 Pg. 26

To safely and efficiently preserve or improve the transportation system.			Section 3.10 Pg. 26
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 minimize increases in vehicle miles traveled.			Section 3.10 Pg. 26
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).			Section 3.10 Pg. 26
To promote fiscal prudence by maximizing the efficiency of the state or state-aid highway network.			Section 3.10 Pg. 26
<b>Strategies</b>			
Develop or continue to update a prioritized improvement, maintenance, and repair plan for the community's transportation network.	City Staff	Medium term,	Section 3.10 Pg. 26
Initiate or actively participate in regional and state transportation efforts.	City Staff & City Council	Long term, Ongoing	Section 3.10 Pg. 27
Maintain, enact or amend 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	City Staff	Short term, ongoing	Section 3.10 Pg. 27
Maintain, enact or amend 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.	City Staff	Medium term, ongoing	Section 3.10 Pg. 27

<b>Public Facilities and Services</b>	<b>Responsible Party</b>	<b>term/ Long term</b>	<b>Plan Reference</b>
<b>State Goal</b>			
To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.			Section 3.11
<b>Policies</b>			
To efficiently meet identified public facility and service needs.			Section 3.11 Pg. 17

To provide public facilities and services in a manner that promotes and supports growth and development in identified growth areas.			Section 3.11 Pg. 17
<b>Strategies</b>			
Identify any capital improvements needed to maintain or upgrade public services to accommodate the community's anticipated growth and changing demographics.	City Staff & Public Works	Ongoing	Section 3.11 Pg. 17
Locate new public facilities comprising at least 75% of new municipal growth-related capital investments in designated growth areas.	City Staff	Long term, Ongoing	Section 3.11 Pg. 17
Encourage local sewer and water districts to coordinate planned service extensions with the Future Land Use Plan.	City Staff & Belfast Water District	Long term	Section 3.11 Pg. 17
If public water supply expansion is anticipated, identify and protect suitable sources?	City Staff & Belfast Water District	Ongoing	Section 3.11 Pg. 18
Explore options for regional delivery of local services.	City Staff	Long term	Section 3.11 Pg. 17

<b>Fiscal Capacity and Capital Investment Plan</b>	<b>Responsible Party</b>	<b>term/ Long term</b>	<b>Plan Reference</b>
<b>State Goal</b>			
To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.			Section 3.12
<b>Policies</b>			
To finance existing and future facilities and services in a cost effective manner.			Section 3.12 Pg. 6
To explore grants available to assist in the funding of capital investments within the			Section 3.12 Pg. 6
To reduce Maine's tax burden by staying within LD 1 spending limitations.			Section 3.12 Pg. 6
<b>Strategies</b>			
Explore opportunities to work with neighboring communities to plan for and finance shared or adjacent capital investments to increase cost savings and efficiencies.	City Staff	Medium term	Section 3.12 Pg. 6

<b>Existing Land Use</b>	<b>Responsible Party</b>	<b>term/Long term</b>	<b>Plan Reference</b>
<b>State Goal</b>			
None required.			
<b>Policies</b>			
None required.			
<b>Strategies</b>			
None required.			

<b>Future Land Use Plan</b>	<b>Responsible Party</b>	<b>term/Long term</b>	<b>Plan Reference</b>
<b>State Goal</b>			
To encourage orderly growth and development in appropriate areas of each community, while protecting the state's rural character, making efficient use of public services, and preventing development sprawl.			Future Land Use Plan
<b>Policies</b>			
To coordinate the community's land use strategies with other local and regional land use planning efforts.			Future Land Use Plan
To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.			Future Land Use Plan
To support the level of financial commitment necessary to provide needed infrastructure in growth areas.			Future Land Use Plan
To establish efficient permitting procedures, especially in growth areas.			Future Land Use Plan
To protect critical rural and critical waterfront areas from the impacts of development.			Future Land Use Plan
<b>Strategies</b>			
Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.	City Staff & City Council	Short term	Future Land Use Plan

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. d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.	Planning Staff	Medium term	Future Land Use Plan
Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.	City Staff	Ongoing	Future Land Use Plan
Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.	City Staff	Short term	Future Land Use Plan
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.	City Staff	Ongoing	Future Land Use Plan
Track new development in the community by type and location.	Planning Staff	Ongoing	Future Land Use Plan
Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.	City Staff	Long term	Future Land Use Plan
Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7.	Planning Staff	Medium term	Future Land Use Plan