

This section of the Plan lists general recommendations, in the form of policies and strategies, for each of the elements of the plan. These recommendations are intended to address the issues raised in the review and analysis of the elements in Section II, *Community Assessment*. The matrix also shows a suggested implementation timing and responsible party.

For the purpose of this chapter, the implementation priority is divided into short term, mid-term, long term, and ongoing:

- “Short term” is presumed to be activities which can be completed within two years. These are primarily changes to Zoning and other ordinances, and easily achievable actions.
- “Mid-term” activities will be commenced and/or completed between two and five years after adoption. These consist of lower-priority activities or those which require additional planning or preparation.
- “Long term” activities are those which are more nebulous, and for which the path to implementation has not yet come into focus.

“Ongoing” is used to identify strategies which are currently in place and should continue.

Policies:	Strategies:	Implementing Party/Timeframe:
<p>Land Use Plan: Brighton Plantation’s land use ordinances—including the Land Use, Shoreland Zoning, and Subdivision Ordinances—work together to guide modest residential growth while protecting the area’s forests, ponds, and rural character. The designated growth area along Route 150 will remain unchanged, as it is not at capacity and there is little pressure for commercial or industrial development. Most new development continues to be seasonal or single-family homes, and residents strongly value the preservation of natural resources like Smith Pond and Kelly Mountain. Future updates to the land use ordinances, led by KVCOG, will help ensure growth remains limited and compatible with the community’s priorities.</p> <p>State Goal: 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.</p>		
Policies:	Strategies:	Implementing Party/Timeframe:
<p>1. To coordinate the community’s land use strategies with other local and regional land use planning efforts.</p>	<p>1.1 Assign responsibility for implementing the Future Land Use Plan to the appropriate committee, board or municipal official.</p> <p>1.2 Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies.</p>	
<p>2. To support the locations, types, scales, and intensities of land uses the community desires as stated in its vision.</p>	<p>2.1 Using the descriptions provided in the Future Land Use Plan narrative, maintain, enact or amend local ordinances as appropriate to:</p> <ul style="list-style-type: none"> 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; <p>and</p>	

Policies:	Strategies:	Implementing Party/Timeframe:
	<p>c. Clearly define protective measures for critical natural resources and, where applicable, important natural resources.</p> <p>d. Clearly define protective measures for any proposed critical rural areas and/or critical waterfront areas, if proposed.</p> <p>2.2 Periodically (at least every five years) evaluate implementation of the plan in accordance with Section 2.7 of the Chapter 208 Comprehensive Plan Review Criteria Rule.</p>	
<p>3. To support the level of financial commitment necessary to provide needed infrastructure in growth areas.</p>	<p>3.1 Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas identified in the Future Land Use Plan.</p> <p>3.2 Include in the Capital Investment Plan anticipated municipal capital investments needed to support proposed land uses.</p>	
<p>4. To establish efficient permitting procedures, especially in growth areas.</p>	<p>4.1 Provide the code enforcement officer and Planning Board 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.</p>	

Policies:	Strategies:	Implementing Party/Timeframe:
5. To protect critical rural and critical waterfront areas from the impacts of development.	5.1 Track new development in the community by type and location.	

Green- new suggests

Blue- suggestions from meeting

Red- from old plan

Goals, Policies, and Strategies from Previous Plan:

These are to be discussed to determine if they were accomplished. If not, are they still relevant today?