

January 1, 1998

TO THE CITIZENS AND SELECTMEN OF WALDOBORO:

The Waldoboro Comprehensive Plan: A Way to Chart Our Future

After six years of studies, surveys, meetings and more meetings, the Waldoboro Comprehensive Plan Committee is pleased to present a completed draft of the new Comprehensive Plan to the townspeople.

It is perhaps fitting that such a Plan is considered on the 225th anniversary of the town's incorporation.

It's been 30 years since Waldoboro first authorized a fullblown comprehensive plan, and many changes have occurred since, and changes continue to take place in the town. The goal of the Comprehensive Plan is to help Waldoboro cope with these changes in ways which most benefit the townspeople in years to come.

For the volunteer committee, it's been a long road. A group of dedicated town officials and other townspeople, with varied backgrounds and points of view, researched and discussed many issues confronting the town. All meetings were public, and all comments carefully considered. In the end, the committee thrashed out what it hopes will be both a guidebook and source book for the growth, development and preservation of Waldoboro. This hefty municipal document is the result of the committee's teamwork, aided by a professional consultant.

The Maine State Planning Office has reviewed the draft plan, and called it "the most all-encompassing of comprehensive plans." That agency found that the plan is consistent with the Maine Growth Management Act. But it also pointed to the need for a stronger section on the town's marine-related economy, and the value of the Medomak River as a vital natural resource.

The agency also suggested boosting local economic development may require professional staff. Overall, the report was praised as "an enlightened planning blueprint that should serve Waldoboro well."

A great proportion of the Comprehensive Plan consists of inventory, while a small portion is devoted to public policy goals, and strategies for reaching them. It's very important to remember that the Comprehensive Plan is not a set of laws. It is a compilation of information and recommendations. The Plan is intended to be used as a basis for policy. Any new laws or regulations will be subject to town meeting vote, just as acceptance of the Plan itself depends on a vote by Waldoboro residents.

The new Comprehensive Plan contains chapters which review and analyze: Town government and finances, housing, the local economy, recreation, the library, land use patterns, natural resources,

schools; police, fire and emergency medical services; roads and other transportation, public works, the water company and the sewer system. All of these areas are indexed in the Plan's Table of Contents.

Along with those basic issues, the Plan reports on the capital improvement program for Waldoboro, which includes long-range projects to make services and facilities more effective, efficient, in a healthy and safe environment.

The Plan outlines goals, policies and strategies in its final chapter. These cover topics ranging from community and economic development, to transportation and environmental management.

The Comprehensive Plan itself is dealt with in this section, with the notion that it should be a permanent town committee, evaluating the Plan's implementation. The committee would also review and update the plan as needed, at least every five years.

Other topics in the goals and policies section include a historic business district and a village district, aimed at preserving the traditional character and viability of the downtown; a Route 1 commercial district with certain restrictions; an industrial district in the Winslows Mills area; and efforts to protect the Medomak River estuary, including a new wastewater treatment plant.

Many of the goals, strategies and policies proposed in this section of the Plan depend on the Board of Selectmen, Planning Board and various town committees. Much of the Plan will only be possible with the generous time and energy of community volunteers.

Finally, the Plan contains many maps and tables. Maps detail land use areas, sewer lines, natural habitats and more. Tables show the town population, household income levels, major businesses in Waldoboro, crime statistics, educational test scores, and a lot more data on the town we call home.

We urge you, the citizens of Waldoboro, to embrace the Plan and make it work. It is truly your plan, and as a working document, can be used to help build a brighter future for our town. Individuals on the Comprehensive Plan Committee may disagree, from time to time, on particulars. But all of us agree that Waldoboro is a very good community in which to live, and we hope in some small way to make it even better.

Again, the members of the Comprehensive Plan Committee are gratified to offer the completed document to the citizenry. We appreciate your interest, and we welcome your comments and participation.

Respectfully submitted,

The Comprehensive Plan Committee

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DEDICATION

This report is dedicated in the memory of Cyrus Bosworth who worked extremely hard over the years in the preparation of this report before he passed away.

