



STATE OF MAINE
EXECUTIVE DEPARTMENT
STATE PLANNING OFFICE
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June 4, 2008

Joe Stone, Town Administrator
Town of North Haven
16 Town Office Square
P.O. Box 400
North Haven, ME 04853

Dear Mr. Stone,

Thank you for submitting the Town of North Haven 2008 Comprehensive Plan (Plan) for review for consistency with the Growth Management Act (the Act). You, the comprehensive planning committee, and others who were involved in this effort are to be congratulated for all of the hard work that went into producing the Plan.

Upon review of the Plan, and supplemental electronic mail submitted to the State Planning Office (SPO) from Joe Stone on May 28, 2008, the State Planning Office finds the Plan to be *consistent* with the Act and the Comprehensive Plan Review Criteria Rule. In addition to the findings developed by SPO, attached are review comments submitted to SPO by other state agencies.

The findings consist of three sections:

1. The first provides the SPO's general Conclusions about the Plan.
2. The second section provides Suggestions for how the Town might modify the Plan or issues it might explore to improve or strengthen the Plan to better meet State and local goals. It is not necessary for the Town to respond to suggestions in order to be found consistent with the Act. Suggestions are simply offered as advice on how the Town could improve its Plan.
3. The third section identifies Other Agency Comments that have been received from State agencies, regional councils, or other interested parties (attached and printed on blue paper). As with the Suggestions from our office, these are areas where the Town might improve the plan or strengthen sections to address agency interests and goals.

SECTION I – CONCLUSIONS

The Comprehensive Planning Committee clearly gathered and considered a great deal of information in developing the Plan, which is very well-written and reflects the high level of

analysis that led to the Plan's policies and implementation strategies. SPO notes that other agency comments reflected a general opinion that the plan was well-written. The following elements are especially commendable:

- Proposed measures to address affordable housing.
- Various proposals to protect surface water drinking supplies on the island, particularly the proposed hydrologic study and the review of existing shoreland zoning and land use ordinances to provide further protection to the Fresh Pond watershed.
- Water quality improvements proposed for harbor areas.
- Delineation of growth areas (primarily served by the existing sewer system) and rural areas (majority of island) and proposed measures to facilitate residential growth in growth areas.

SECTION II – SUGGESTIONS

Although not necessary to make the Plan consistent with the Act, some constructive comments that could help strengthen the Plan and its implementation are outlined below. Please let me know if you have any questions.

1. It would be helpful to address as many of the comments from the attached letters as possible.
2. The Proposed Land Use map includes a proposed growth district in the area of the town-owned Crabtree Farm property. SPO understands that North Haven Sustainable Housing is seeking funding for a master planning process for this area to explore the potential for clustered residential development (including affordable housing) to take advantage of the existing water and sewer systems, as well as open space and walking trails. SPO strongly recommends that the planning process for this area include consideration of the potential effects on natural resources, including Fresh Pond since a portion of the area lies within the existing Fresh Pond Watershed Protection District, and implementation of measures to protect such resources.
3. The Plan mentions the Small Harbor Improvement Program of the Maine Department of Transportation as a potential funding source to assist in harbor improvements regarding vessel waste. Another potential source is the Pump-Out Program at the Department of Environmental Protection—web site <http://www.maine.gov/dep/blwq/docgrant/pumpout.htm> or contact Pam Parker at 287-7905.
4. The Department of Inland Fisheries and Wildlife (IFW) comments regarding habitat (unfragmented blocks, vernal pools, and eelgrass, for example) should be considered during the land use ordinance revision process to ensure that up-to-date mapping information is included. The Beginning With Habitat program can provide such information, as noted in IFW's comment letter.
5. SPO research into the implementation of comprehensive plans indicates that a main factor in successful implementation is leadership. Towns have demonstrated a greater degree of success in implementing their plans when a particular group or individual accepts responsibility for overseeing plan implementation, particularly when (as is usually the case)

implementation of strategies is assigned to multiple committees. Consequently, SPO recommends that plan implementation oversight be assigned to a particular group or individual in North Haven.

SECTION III– COMMENTS FROM OTHER STATE AGENCIES

The following agencies reviewed and provided comments on the Plan:

- Maine Department of Environmental Protection
- Maine Department of Inland Fisheries and Wildlife
- Maine Forest Service
- Maine Historic Preservation Commission

These comments are attached (blue sheets). These comments provide additional detail and other suggestions that you might find useful as you complete your final draft.

In closing, thank you again for submitting this plan for review and for the Town's work on the Plan.

Best regards,

John Weber
Senior Planner

Cc: Eric Galant, MCRPC

Attachments:
Section III – Comments from other state agencies.