



STATE OF MAINE
EXECUTIVE DEPARTMENT
MAINE STATE PLANNING OFFICE
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January 14, 2008

Doris Thompson, First Selectwoman
Susan Burns, Chair CPC
P.O. Box 38
Vienna, Maine 04360

RE: Town of Vienna Comprehensive Plan Findings

Dear Ms Thompson and Ms Burns:

The State Planning Office (SPO) has completed its review of the Vienna Comprehensive Plan, dated 2007. The community has clearly worked very hard to produce the Plan, and we recognize that the development of a Comprehensive Plan is a difficult task, requiring a significant commitment on the part of the members of the Comprehensive Planning Committee and other Town residents and employees.

In reviewing the submitted Plan and the goals of the State's Planning and Land Use Regulation Act (the Act), the State Planning Office (SPO) has found the 2007 Plan to be *inconsistent* with the Act. The inconsistency is detailed below.

In addition to the findings developed by SPO, you will also find attached comments submitted by other state agencies.

The findings consist of four sections:

- The first provides SPO's general Conclusions about the Plan, indicating overall strengths and weaknesses.
- The second section identifies Inconsistencies of the Plan and SPO's Recommendations for addressing them. Inconsistencies indicate those parts of the Plan that do not adequately address the goals in the Act. Recommendations provide one way, though certainly not the only way, the Town could modify the Update to address the inconsistency.
- The third section provides Suggestions for how the Town might modify the Plan or issues it might explore to improve or strengthen the Update 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.
- The fourth section identifies Other Agency Comments that have been received from State agencies, regional councils, and other interested parties. This section identifies significant conflicts among the comments received and explains the Office's position regarding points of conflict.

SECTION I. CONCLUSIONS

The Vienna Comprehensive Plan is very good plan incorporating a well conceived Community Vision and an extensive inventory and analysis of natural and community assets and services. The plan identifies current and anticipated challenges and presents a framework of policies and strategies intended to address them.

The plan presents a strong emphasis on preserving natural resource and open space values. It also does a commendable job in highlighting the local economy and the town's historic and cultural resources.

SECTION II. INCONSISTENCIES

Inconsistency 1

The Plan fails to include a strategy to develop a zoning ordinance that reflects the land use classifications, including growth and rural areas as designated in the future land use plan.

(See Me State Planning Office, 07 105 CMR 202-7.A.9.)

Recommendation 1

The Plan should call for an ordinance which implements the land use types and configurations described and discussed in both the Vision Statement and the Future Land Use Plan. Subdivision ordinances, site plan ordinances, and targeted capital investments are insufficient to achieve the desired outcomes the Plan presents.

In addition, the future land use plan should describe appropriate location for siting mobile home park developments. These areas should be on suitable soils in or adjacent to designated growth areas.

SECTION III. SUGGESTIONS

Land Use

The Committee should evaluate whether a separate Timber Harvesting ordinance is still necessary to achieve desired conservation of resource values. See comments from the Maine Forest Service.

It might be helpful to clearly distinguish the roles and responsibilities of the Lake Warden and the Town Code Enforcement Officer.

SECTION IV. OTHER AGENCY COMMENTS

The Maine Natural Areas Program/Maine Department of Inland Fisheries and Wildlife, Maine Historic Preservation Commission, the Department of Environmental Protection, and the Maine Forest Service provided comments on the Vienna Plan.

This Office concurs with the suggestions for Plan improvement in the Agency comments and recommends these be incorporated in future revisions to the Plan.

I want to thank the Planning Committee and the citizens of Vienna for their valuable work on the Plan and their commitment to implementing and guarding Vienna's future vision.

I am available to meet with the Committee to discuss how to address the inconsistency identified above.

Sincerely,



Frank Hample

Planner

Cc: Chris Huck, KVCOG

Gwen Hilton, Consultant

Enclosures/attachments