

A. COMMUNITY VISION AND EXECUTIVE SUMMARY

Comprehensive planning demonstrates the importance of land use guidance for Jonesport. Preserving and protecting the character of Jonesport as a fishing community is vital to the continued stabilization and potential growth of the economy. Consistent with the provisions of the Growth Management Act, Jonesport's Comprehensive Planning Committee has attempted to not only recognize the value of land use standards, conservation, recreation, and marine resources, but to preserve and protect the character and integrity of the town as an amazing place to live, work, and play.

The Town of Jonesport adopted its most recent Comprehensive Plan in 2009. This current Comprehensive Plan update, begun in late 2021, incorporates the most recent census data, improved digital mapping and information, and updated community facts, figures, and trends. The leadership and citizens of Jonesport determined future planning important enough to raise local funds for this Plan. Additional support for Jonesport came from Maine Department of Transportation and University of Maine GIS Lab.

PUBLIC PARTICIPATION

Jonesport's Comprehensive Plan Committee is led by residents representing all sectors of the community – including business owners, retirees, youth, those engaged in commercial fishing and real estate, and a liaison to the Select Board. Comprehensive Plan meetings were always open to the public. Community members were welcomed at all meetings and were consulted both individually and as a group throughout the updating process. Public input was formally solicited through three means:

- A community-wide survey regarding housing, broadband, public services, and infrastructure was conducted in 2021. Every resident and property owner were mailed a flyer announcing the survey. A weblink was provided, and printed copies were made available to those without internet access and for those who chose to utilize a paper version of the survey. Jonesport provided an opportunity to register for three \$50.00 gift cards to participants which were drawn at random after the close of the survey.
- Healthy Acadia conducted a youth visioning session in May 2022. Jonesport students in grades 9 – 12 were included in the visioning session with permission of the Jonesport schools. The results of the youth visioning session were provided to the Comprehensive Plan Committee and Select Board and are included in Appendix B - Youth Vision. These words were entered into a Google Word Cloud Generator (https://workspace.google.com/marketplace/app/word_cloud_generator/360115564222) that visually represents the younger residents' vision of the personality of Jonesport.

YOUTH VOICES: WHAT MAKES JONESPORT SO SPECIAL?

Courtesy of Healthy Acadia, May 2022.

- The Comprehensive Plan Committee hosted a visioning session attended by 14 residents. The meeting was advertised by posters on public bulletin boards, in the town office, on the town website, and in the local newspaper. The results of the youth visioning session were presented to the attendees. Breakfast and lunch were provided to attendees, courtesy of the town. No youth were present, although they were invited to participate.

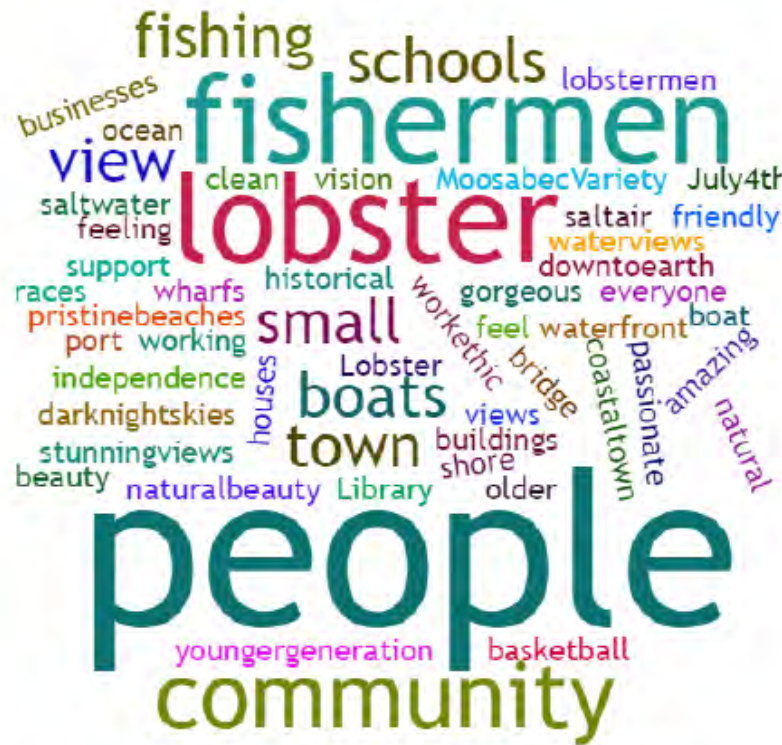


JONESPORT VISIONING MEETING

All participants were given sticky notes and asked to write three words or short phrases (places, adjectives, people) that describe Jonesport now and without which Jonesport would not be Jonesport. These words were entered into Google Word Cloud Generator to produce a Word Cloud that visually represents the most prominent personality of Jonesport. Attendees were then given a map and invited to locate their favorite locations in Jonesport.

Special Places in Jonesport	
Sandy River Beach	Great Wass Nature Preserve (Beals)
Sawyer Cove Marina	Kelley Point
Campground/Henry Point	Mistake Island/Moosepeak Light
Downtown	Peabody Memorial Library
View from the Reach, Ocean Views	The “Wash Out” (Mason Bay Road)
Blueberry barrens	“My home”

ADULT VOICES: WHAT MAKES JONESPORT SO SPECIAL?



Participants were asked what they would like Jonesport’s future community character to be in six different categories. The group provided input on economic development, transportation systems, land use patterns, natural and cultural resource conservation, recreation, and Jonesport’s role in the region. Although responses varied widely, the chart below demonstrates the strongest desires of the participants.

Economic Development

Municipal Sewer/Water	Affordable Housing	Boat/bike rentals
Junk/debris clean up	Nursing Home	More tradespeople (mentioned were electricians, carpenters, plumbers)
Community Center	Sidewalks	Beautification in village center (flowers, etc)
Bike lanes	Microloans for small businesses	Retain/secure shore access
Small businesses (mentioned were auto supply, bulk food, bookstores)	Recreational Opportunities (mentioned were hiking trails, bog trails, pickleball courts)	Venues for live music
Eat-in dining (family oriented)	Ecotourism	Employers providing a living wage
Art gallery/Art Center	Expanded/dedicated working waterfront	Small industrial businesses
Improved camping facilities	Cafes/coffee shop/bakery	Growth in keeping with the community character

Transportation Systems

Sidewalks/safe walking areas/wheelchair access/curb cut-outs	Commercial working waterfront will relieve pressures on recreational boating	Rides for seniors (volunteer drivers organized) for local medical appointments and errands
Road improvements (SR 187 specified relative to shoulders and bike safety)	Traffic calming measures (mentioned were rumble strips and speed bumps)	Bike lanes
Electric Vehicle charging stations	Shuttles to Bangor and scheduled bus services	Access to town for homes that may be impacted by storm surge/sea level rise
Continue to allow skateboarding	Off-street parking	Second road through town (bypass route)
In-town trolley service	Restoration of rail from Ellsworth to Eastport	Bike/pedestrian access over the Beals Island Bridge

Land Use Patterns

Expansion of Gaelic Square (federal funding)	Hiking trails on town owned property across from Sandy River Beach	Separate commercial from residential
Develop land behind library for play area for all ages (playground and horseshoe pits were mentioned)	Waterfront walkway (paved) from Old House Point to Jonesport-Beals Co-op (Wharf St)	Retain/acquire shore access

Improvements to town road Feeney Street	Working waterfront at Henry Point	Encourage eating establishments in the downtown village area
Solar farms restricted from view along SR 187 (Main St)	Preserve the peat bogs with a bog boardwalk in the Heaths.	Ensure wheelchair access throughout town
Tidal Power (consider under the Jonesport-Beals Bridge)	Affordable housing in residential areas for seniors, Coast Guard, low-income	Remove junk/debris
Observatory tower	Include signage for historical/natural points of interest on walking/hiking locations	Consider re-use of the former IGA on Main Street (a science center or cultural center were mentioned)

Natural and Cultural Resource Conservation

Maintain and support Peabody Memorial Library	Protect both fresh water and saltwater resources	Retain/acquire shore access
Continue to support and expand Summerfest/July 4 th activities	Support/expand the Sardine Museum	Preserve town history through photos and interviews already gathered
Retain/acquire boat launch areas	Preserve and promote the history/historic buildings in Sawyer Square	Preserve and protect beaches, and all natural/marine life
Maintain rural quality of life	Highlight boat building heritage	Prepare for storm surge and sea level rise
Conserve open spaces	Support Historical Society	Investigate/collaborate ways to retrieve “ghost traps” from the Reach and shoreline
Maintain/preserve view at the Rope Sculpture and other waterfront locations	Obtain and preserve items from the “Old Opera House” (former IGA)	

Recreation

Pickleball games/tournaments at the tennis courts	Biking/Hiking/Walking Trails	Pedestrian/Bike Lanes – control speeding to ensure safety
Pubs/Restaurants/Cafes/Food trucks/Music Venues	Ecotourism (guided boat tours, fishing charters, and boat rentals were mentioned)	Teen activities to prevent substance use
Repurpose the old IGA for Community dances, community theater	Public Recreation Center (indoor community swimming pool, fitness center, yoga was mentioned)	Boating Safety Classes/Boat Inspections; More recreational boat launches

Preserve ice skating and utilize hiking/walking trails for cross-country skiing/snowshoeing	Dog Park	One day events in the downtown village area in the spring and fall (in addition to Summerfest and Winterfest) and a one-day town-wide tag sale
Skateboard Park	Outdoor movies, concerts, guided ecological tours	Senior Center

Role in the Region

A cultural shift would need to occur to help Jonesport overcome perceived resistance to new businesses	The town could become known for fostering small, innovative businesses	Become known as a leader in environmental protection
The town could become a hub for commercial fishing and related activities-including wholesale buyers for all marine products	School consolidation for better educational opportunities for all students	Collaborate with neighboring communities to conduct regular litter pick up
Collaborate with neighboring communities to retrieve ghost traps	Embrace new technologies and be recognized as a leader in the region	Create a business incubation center and provide microloans to start ups and encourage expansion of existing small businesses
Support trade/vocational school efforts in the region; the town could support efforts to create educational studies related to marine resources/biology	Return lobster processing to the region	Work with neighboring communities to become a destination location highlighting its natural resources and show visitors “real Maine”
Commercial waterfront will increase Jonesport’s role in the region	Work with neighboring communities to improve broadband, affordable housing, and schools to make the area more attractive to young families	Plan more activities and events with neighboring towns
Medical services/facilities need improvement	Contribute to food sovereignty through community gardens, greenhouses, farmer’s markets, and farms	Promote experiential tourism and ecotourism

Jonesport Youth Want...

Education about climate change (5)	Diversify the economy (8)	A youth center (8)
Jobs for Maine Graduates (JMG) offered at school (6)	Workforce development (6)	Centrally located playground/park (7)
Grants to support new businesses (7)	Repaired sidewalks and roads; add bike lanes (5)	Include youth in decision-making (7)
Summerfest events for teens (4)	Clean up trash on beaches and around town (11)	Good internet (10)

The 14 participants at the Visioning Session were presented with the above youth list and were asked to mark with a green dot all that they agreed with. Numbers in parentheses indicate the number of votes each category received.

TOWN OF JONESPORT VISION STATEMENT

A required element on any local Comprehensive Plan is a Vision Statement that summarizes the community's desired future character in terms of economic development, natural and cultural resource conservation, transportation systems, land use, patterns, and its role in the region. Jonesport additionally included recreation in its visioning session and vision statement. The Comprehensive Plan Committee used input from the public meeting to create a collective Vision Statement for the Town of Jonesport.

Jonesport Today

The abundant natural resources in Jonesport have supported the community for hundreds of years. Shellfish, including lobster, clams, and scallops have been the mainstay and predominant economic driver for the town while blueberries contribute significantly to the local and regional economy. Despite fluctuations in population and productivity, Jonesport is committed to maintaining its character as a fiercely independent rural fishing community and celebrates its maritime heritage and natural features.

Situated on a peninsula between Chandler Bay and Wohoa Bay and the tidal Indian River, Jonesport has breathtaking views of Chandler Island, Roque Island, and Great Spruce Island, to name a few, while smaller offshore islands separate Chandler Bay from Englishman Bay. Moosabec Reach, or "The Reach", is the body of water that separates the mainland peninsula to the north and the island community of Beals to the south. Before settlement, Moosabec was



https://marinas.com/view/inlet/6jilj_Moosabec_Reach_East_Inlet_Jonesport_ME_United_States

spelled "Mooskey" and is thought to be derived from the pronunciation of the Passmaquoddy who used "The Reach" as a seasonal settlement. Prior to the construction of the Beals Island bridge, the connection between Jonesport and Beals was strictly by boat. Today, most businesses and service providers are located along SR 187, north of Moosabec Reach.

Jonesport offers a wide array of recreational opportunities including fishing, recreational boating, hiking, bird watching, ice skating, tobogganing, snowshoeing, bicycling along the Bold Coast Scenic Bikeway and driving along the Bold Coast Scenic Byway.

Despite being a small rural town, Jonesport is served by retail and community services which contribute to the daily needs of both residents and visitors. Services include small dining establishments, gift shops and artisan offerings, gas stations, grocery and hardware stores, marine services, medical providers, a library, personal services, banks, post office, recreational boating marina, assisted living center, active churches, elementary and high schools, auto repair, a campground, veterinarian services, household services, blueberry farms, and rental lodging.

Community members and visitors enjoy water access through several access points, including a paved public recreational boat launch at Sawyer Cove Marina. Small parks provide gathering places and sources of community pride. Service groups and volunteers coordinate community-wide events including Summerfest and Winterfest. Peabody Memorial Library hosts a wide variety of programs for residents and visitors of all ages.

Although community members today express a preference for the existing small-town atmosphere, most also support appropriate economic growth and development, including more numerous and varied small businesses, expanded affordable housing opportunities, capitalizing on ecotourism, and limited industrial and manufacturing development.

Jonesport Tomorrow

In the vision for Jonesport's future, Jonesport is a thriving maritime community and a regional destination for ecotourism and experiential tourism so that residents and visitors may learn about and appreciate the town's heritage and natural environment. Increased recreational opportunities exist for hikers, bicyclists, and recreational boaters. There is a community center to serve residents of all ages. Events such as Summerfest and Winterfest continue to be a draw for the region. Farmer's markets, live music, theater, and outdoor movies create a vibrant village area for community members and visitors to purchase local foods and experience cultural events.

Downtown beautification projects grace new sidewalks with ample wheelchair access.



Photo: Bold Coast Scenic Bikeway
<https://discoverboldcoast.com/biking/bold-coast-scenic-bikeway/>

Shoulders on SR 187 are paved with bike/pedestrian lanes for public safety and to encourage use of the Bold Coast Scenic Bikeway. Henry Point is a dedicated working waterfront serving harvesters from the region and the campground is retained and improved.

Regional efforts with neighboring communities to promote tourism are successful. Cultural and historical sites of significance are identified with interpretive signage. Existing museums are expanded, and artifacts continue to be preserved for future generations. Vacant or underutilized buildings are revitalized or repurposed. Streets and shorelines are kept free of litter and debris.

Small businesses are supported through microloans and a business incubator. Young adults are provided with workforce development and internship opportunities to encourage youth retention and avoid outmigration of young families. Home occupations and telework flourish with improved broadband as Jonesport engages with the global economy. Natural resource industries/infrastructure, such as renewable energy, are properly sited and contribute to the regional economy.

The population and strong tax base support expanded opportunities for all community members, including recreation, cultural, health, transportation, and business opportunities. Jonesport is a vibrant, safe, and nurturing place to live, and an enriching environment in which to raise children. Jonesport residents are committed to keeping their hometown alive and celebrate its singular features with strong marketing/promotion campaigns and groups committed to raising funds to meet community development goals. Jonesport's strong sense of community, local pride, and small-town fishing village character attracts residents who appreciate and desire to continue this tradition.

EXECUTIVE SUMMARY

The purpose of a Comprehensive Plan is to provide a community with information and a process to make choices about its future. The Town of Jonesport has involved its residents and non-resident community members in the development of this plan. It has also made use of extensive resources available through the U.S. Census, agencies of state government, records from the Washington County Council of Governments, and mapping through the University of Maine at Machias (UMM) geographic information system (GIS) lab. The plan will serve Jonesport for a 10-year time horizon and, as a living document, will be revised and updated as new information and understanding develops.

Please note that the Comprehensive Plan serves as a guide for future growth of the community and is based on current input from community members. The Comprehensive Plan is not a Land Use Ordinance, but it does provide the basis to guide any future Land Use Ordinances or updates to the existing Ordinances. The Comprehensive Plan should be reviewed every 5 years and updated if there are any major changes in the community's makeup or character.

The following paragraphs summarize the main points from each chapter of this document. Each chapter within this document includes Policies and Implementation Strategies that provide greater detail about the choices Jonesport is making relative to its future growth and development.

Public Opinion Survey

Jonesport strongly supports the fishing industry, but many respondents cited the need for more businesses provided they were not "big box" stores and would not detract from the charm of the town as a fishing village. Many respondents noted the town's need for diversification in the types of businesses and industries because of the warming waters of the Gulf of Maine and the impact it will have on commercial fishing.

The single most desired type of business was dining establishments including restaurants that serve local foods. Forty-one of the 87 written responses contained the word “restaurant.” Other desired economic activity included “clean” industries that are environmentally friendly, and eco-tourism including whale watching, puffin tours, and sport fishing. Written comments note the need for service-based industries such as beauty salons, electricians, and plumbers. Survey respondents were divided on the desire for hotels/motels but generally supported bed-and-breakfast establishments.

Survey respondents generally expressed satisfaction with existing conditions in the community. However, many respondents cited considerable discontent related to abandoned mobile homes and automobiles, and “junk” accumulated on some properties. Curbside trash removal and new sidewalks are also desired by many respondents.

Jonesport respondents were divided on the desire for a town water/wastewater system. Lack of public water/wastewater hampers economic growth due to lot sizes and distance requirements between wells and septic tanks, but some respondents expressed concern about the cost of public utilities. Respondents have a strong desire to maintain the small-town atmosphere and encourage a vibrant working waterfront. The survey revealed an emphasis on community development, preservation of open space and other natural resources, and small locally owned businesses, with little support for unregulated growth. Survey respondents generally oppose a town manager form of government with opponents citing related costs to hiring a town manager and proponents citing the value of full-time dedication to the town and its needs.

GIS Mapping

GIS mapping tools and the information they provide to municipalities is evolving much faster than the 10 to 12-year time horizon of a local Comprehensive Plan. Even for small rural municipalities that cannot fund the staff, equipment, or software to manage GIS mapping products, there are several available alternatives. The maps provided in this document are through the partnership between Sunrise County Economic Council (SCEC) and the UMM GIS lab. These maps provide up-to-date geospatial information and background attribute data. Online, interactive maps for planning may be found on the UMM GIS Laboratory site (<https://sites.google.com/maine.edu/ummgis-planmaps/home>). Several Maine state departments also provide a variety of web-based mapping tools. This chapter provides examples of these tools however, the individual chapters of this Plan provide many more examples of information provided by GIS mapping that are both specific to Jonesport while simultaneously providing the inventory on which this Comprehensive Plan is being updated.

Historic and Archaeological Resources

The history of Jonesport is inextricably tied to the natural resources that drove the local and regional economy – maritime activities and harvesting of blueberries. Early residents engaged successfully in a variety of businesses. However, beginning in the mid-1970’s new state/federal rules and regulations effectively pushed many small family businesses out of operation, leading to a decline in both population and services available within the town.

Many current residents can trace their families back to the town's early days, even before Jonesport was incorporated as a town by Act of the Legislature on February 3, 1832. The Historical Society has documented and preserved much of the rich heritage of Jonesport and provides "digital tours" of Jonesport history (<http://www.peabody.lib.me.us/jonesport-historical-society/>).

Most respondents to the community-wide survey indicated they feel strongly that cultural, scenic, and historic sites should be protected. Jonesport still enjoys many of the benefits of the past as a small rural town with an independent spirit and strong sense of community where people look out for one another. When considering new development, the Town should seek to maintain its heritage through the protection and compatible redevelopment of historically significant buildings and should continue to collect and maintain historic records.

Population

Jonesport's population increased in the early part of the 20th century with a peak of 2,129 residents in 1910 and a steady population decline until 1940 when Jonesport's population rebounded from 1,641 residents in 1930 to 1,745 individuals. After the 1950s the population declined steadily to its current population of 1317 individuals. Census data for the 21st century reveals that Jonesport's population has declined by an average of 45 residents per decade. However, Maine Office of Policy and Management forecasts a population increase to 1,402, representing a 5.3% increase between 2018 and 2038.

The median age in Jonesport is 48.4. Mirroring the trend in Washington County and the state, household size in Jonesport has decreased as retirees and empty nesters occupy more of the town's housing stock. Jonesport schools are trending toward declining enrollments, in line with the decrease in average household size.

Natural Resources

Because natural systems are critical to the economy, environment, and quality of life for people in Jonesport, climate change is the biggest threat to the local economy. Over 40% of the employed population in Jonesport works in some type of natural resources occupation, such as harvesting lobster, shellfish, forest products, and agricultural products.

Soils in Jonesport are not particularly well suited to septic sewage disposal. Jonesport contains a few known problem areas regarding older septic systems along Feeney Street located in low, flat areas with little drainage. A few potentially problematic OBD systems remain that were not addressed during a cleanup funded by Community Development Block Grant funds.

Some areas of Jonesport are well suited to forestry, farming, and wild blueberry cultivation. Few areas of Jonesport have large tracts of land that are ideal for intense development. By contrast there are many areas of Jonesport and the surrounding region that contain many smaller tracts of land suitable for low density residential and light commercial development. Only a few areas in Jonesport have slopes greater than 15%.

The Maine DEP has identified extensive wetlands located within Jonesport, all of which drain through Indian River Stream. Neighboring areas of Jonesboro, Chandler Bay, and Mason Bay contain large areas of blueberry lands that release fertilizer and pesticides into the waters of Jonesport. All streams within Jonesport are classified as Class B by MDEP, including waters draining directly or indirectly into tidal waters of Washington County. All the tidal waters in Jonesport are classified Class SB. Jonesport contains one large sand and gravel aquifer in its northern and easternmost section that extends into the neighboring communities of Addison and Jonesboro.

Aquaculture is not yet a significant player in the Jonesport commercial fishing economy. Jonesport, and many other communities in Washington and Hancock Counties, are facing increasing pressure to accommodate both offshore and land-based aquaculture facilities.

The town of Jonesport has more than 110 miles of coastline and is home to approximately 264 commercial fishermen. Like many of its neighboring coastal communities, Jonesport could face serious problems with commercial fishing access in the future because prices for highly sought-after coastal properties have risen dramatically in recent years.

Jonesport contains 1 Focus Areas of Statewide Significance, the Jonesport Heath. Beginning with Habitat (BwH) Focus Areas are natural areas of statewide ecological significance that contain unusually rich concentrations of at-risk species and habitats. The Jonesport peninsula supports some of the largest coastal plateau bogs in Maine, the most significant of which are the Jonesport Heath, Kelley Point Heath and West Jonesport Heath.

There are over 1,200 acres in Jonesport owned for public access or conservation purposes. Respondents to the Community Survey show strong support for preserving the fishing industry and support of maritime-related activities. They also note the need for diversification in the types of businesses and industries in Jonesport because of the warming waters of the Gulf of Maine and the impact it will have on commercial fishing. Residents note that education about conservation practices and proper storage of contaminants is called for as growth occurs. Jonesport Youth expressed desire for education about climate change, and a need to clean up trash on beaches and around town.

Economy and Employment

The economy of Jonesport remains heavily reliant on fishing and maritime-related industries. In 2020 Jonesport ranked first in the state for live lobster landings with 12.76M pounds reported. Blueberries are harvested either by small local farmers or by large commercial companies using seasonal migrant workers.

Over half of employed Jonesport residents work in the town or its local waters. According to the Maine Department of Labor, the distribution of the labor force in Jonesport is like the county as a whole, however, in 2021 Jonesport had a lower rate of unemployment (4.4%). All of the towns in a 30-mile radius had an unemployment rate of 6.0% in 2021. The top three sectors of employment for Jonesport are “Natural Resources, construction, and maintenance operations,” “Management, business, science, and arts occupations,” and “Sales and office occupations.”

Nearly half (48.9%) of Jonesport residents received Social Security income.

In 2020, over 20% of the population in Jonesport were determined to have incomes below the poverty level, slightly higher than Washington County as whole. Continued planning for a dedicated working waterfront at Henry Point will increase marine harvesting capacity and improve the economic well-being of the community.

Housing

In 2000, Jonesport had 881 housing units. By 2010, the town had added 58 more units, bringing the total number of housing units to 939, a 6.6% increase. This outpaced the 4.9% growth experienced in Washington County but fell short of the 10.7% growth that occurred in the state.

The majority of housing units in Jonesport are owner-occupied, single-family dwellings. Nearly 73% of the housing stock in Jonesport was built before 1980.

In 2019, 29% of Jonesport's occupied units were rented. One-third of these renters were cost-burdened in housing - meaning that they spend more than 30% of their income on rent, mortgage, and other housing needs. The cost burden varied for occupants who owned their home, in many cases depending on whether they had a mortgage. Over 47% of homeowners with a mortgage were cost-burdened, compared to 11% of homeowners who did not have a mortgage.

Transportation

Jonesport is primarily served by one State-aid Road, Route 187, that intersects with several Town roads and connects Jonesport to US Route 1. Route 187 runs through downtown Jonesport, which is compact with buildings located very close to the street on either side. Due to limited parking areas, vehicles and delivery trucks must park within the travel lanes – and some park on sidewalks - which blocks sidewalks and forces pedestrians and drivers into a single travel lane to safely maneuver around the trucks. Some downtown businesses have added parking areas behind their storefronts to remove the congestion created by on-street parking. The lack of signage about these parking areas causes some visitors to bypass businesses when there is no available parking on the main street.

Sidewalks, paved curbs, and curb cuts throughout Jonesport are not ADA compliant, and most are in disrepair. The schools, grocery store, and post office are not within walking distance for most residents and are not connected to downtown by sidewalks or safe bicycle routes.

Route 187 connects Jonesport to US Route 1 and is part of the Bold Coast National Scenic Byway and Bold Coast Scenic Bikeway. Route 187 primarily has gravel shoulders. With no paved shoulders, bicyclists and pedestrians have no safe area to use on a road where motor vehicle traffic often exceeds posted speed limits. Concerns over safety for all road users have increased as commercial trucking and tourism traffic increases and bicycle travel grows in popularity. Growth in these sectors is expected to continue, and therefore safety concerns will continue unless they are addressed.

Commercial vessels utilize the Sawyer Cove recreational marina ramp with the knowledge of the State. Commercial use causes congestion between recreational and commercial use, although recreational use is the priority use type. Parking facilities are extremely limited and often force use of on-street parking in a residential neighborhood. Commercial trucks and trailers can impede passage of emergency vehicles and residential traffic and reduces the ability for recreational users to access the facilities to remove the conflict between recreational facilities and prevent closure of commercial use allowance. Jonesport is in dire need of funding and resources to construct a dedicated working waterfront and associated infrastructure at Henry Point.

The Maine Department of Transportation's current Statewide Transportation Improvement Plan (STIP), 2022-2025 indicates that Jonesport is slated to receive two new bridges, the Cross Cove Bridge over Cross Cove and Cummings Bridge over Donovan Creek.

Public Facilities

Town policy is made and overseen by a Select Board and Planning Board. The following are the two largest parcels of undeveloped land owned by the town:

- Land located at Henry Point on Campground Road. Seven acres purchased by the town in 2018 for the creation of a working waterfront.
- 1/5 undivided interest in wetlands off Kelley Point Road to be used as possible mitigation for development at Henry Point.

The town of Jonesport does not have public water or wastewater services. Residents obtain their water from natural springs, dug wells, or drilled wells. The town has a very large spring-fed fresh water supply located on the 40 acres behind the Fire Station. The U.S. Coast Guard also accesses water from the spring-fed well.

Human waste disposal is through septic systems many of which have been replaced in recent years through homeowner investment or grant funding. However, 2.88% of survey respondents reported malfunctioning systems in need of replacement. Some residents (1.92% of respondents) report "overboard discharge" as their method of waste disposal. There remain a few homes with holding tanks with straight pipes discharging into ditches.

Jonesport partners with neighboring communities for emergency services. Overall, Town facilities are in very good condition and expected to meet future needs.

Recreation Resources

Commercial vessels utilize the Sawyer Cove recreational ramp with the knowledge of the State, but such use causes congestion between recreational and commercial use and recreational use is the priority use type. Parking facilities are extremely limited and force use of on-street parking in a residential neighborhood. Commercial trucks and trailers can impede passage of emergency vehicles and residential traffic and reduces the ability for recreational users to access the facilities to remove the conflict between recreational facilities and prevent closure of commercial use allowance. Jonesport recognizes these pressures and is in the early stages of planning a

dedicated working waterfront at Henry Point. In 2023, Jonesport was awarded \$1,500,000 in Congressionally Directed Funding for improvements to Campground Road for the specific purpose of creating improved access to the proposed dedicated working waterfront at Henry Point.

Jonesport also recognizes the local and regional demand for bike/ped access along Route 187. Currently the shoulders are gravel and sand which prohibits safe access for bicyclists and pedestrians alike. The Bold Coast Scenic Bikeway, which runs along Route 187 and through downtown Jonesport, is increasingly promoted at a national level and is seeing increased use by traveling cyclists. This creates a situation where all road users are in potentially dangerous conditions. The Town is open to public-private partnership discussions with MDOT and funding entities regarding improvements to the shoulders on Route 187 to accommodate the Bold Coast Scenic Bikeway and other bike/ped access.

Jonesport has several indoor municipal recreational facilities, and the town's vast natural resources provide numerous recreational opportunities for residents and visitors. Open space includes shore frontage, forestlands, wetlands, athletic fields, and a seasonal skating rink. Although much of the open space is not accessible to the public, as the regional population rises, development pressures on all open space will certainly increase.

Regional Coordination

Additional capacity to provide public services is needed in all nearby towns, especially as populations and property use are changing. Jonesport already cooperates with multiple towns in the region and will continue to develop regional coordination agreements with nearby communities. Jonesport will investigate additional opportunities to develop and expand regional planning, coordination, and funding partnerships regarding critical services and community issues such as ambulance, fire, police, public transportation, historic preservation, roads, climate resiliency.

Land Use

The 2022 Vision Statement describes Jonesport as a thriving maritime community with a vibrant village center that is a regional destination for ecotourism and experiential tourism where residents and visitors can learn about and appreciate the town's heritage and natural environment. Jonesporters would like to see vacant or underutilized buildings revitalized or repurposed, and would like natural resource industries/infrastructure, such as renewable energy, to be properly sited and contribute to the regional economy. (For more information, see Chapter A - Community Vision, Appendix A - Community Survey, and Appendix B - Youth Vision.)

The Vision includes several land-use related concepts:

- Expanded outdoor recreation infrastructure.
- Safe transportation and mobility options for bicyclists, pedestrians, and those in wheelchairs
- Preservation of cultural and historic sites
- Revitalization of vacant or underutilized buildings

- Space for outdoor community events like farmer's markets and live performances
- Home-based businesses and telework – Broadband
- Natural resource industries/infrastructure, such as renewable energy

This document serves as a guide to achieve land use goals in the next 5 to 10 years - it is not an ordinance or rule. The purpose of the future land use plan and map is to identify the best locations for anticipated growth in order to encourage development that supports the community's vision for their future (as outlined in Chapter A - Community Vision and Executive Summary).

Any potential future zone changes and proposed ordinances affecting private land must be discussed openly with property owners within those areas and must be reviewed, drafted, and voted in through a town-wide public process.

The Comprehensive Planning Committee feels that the Town should not be burdened further with regulations that are not able to be enforced, typically due to staffing capacity. Therefore, any Future Land Use Districts proposed within this Chapter should be minimal, simple, and clear, and should facilitate development that is consistent with the Community Vision as described within this Comprehensive Plan.

It is important for communities to consider the importance of their historic buildings and develop a plan for how to preserve those that matter most. Maine Preservation and the Maine Community Foundation are non-profit organizations that offer resources that Towns can use to guide them.

Feedback from both the Community Survey and Community Visioning session revealed community desire to improve community development, preserve open space and other natural resources, encourage small locally owned businesses and home-based businesses, and regulate growth only to the extent needed to maintain the small-town atmosphere and a vibrant working waterfront.

Participants in the Community Survey and Community Visioning session identified specific types of desired development that would help Jonesport expand its economy and population while remaining true to its rural character, coastal culture, and commercial maritime heritage. Participant responses that directly relate to a Future Land Use plan are listed here.

The Future Land Use Plan supports infill development for commercial uses in the village, multi-family residential development in areas immediately adjacent to the village, and commercial water-dependent development along the southern shoreline. The Future Plan also accommodates larger scale industrial or manufacturing uses, such as solar or wind farms, in areas that would protect scenic coastal views and would be removed from most residential and smaller scale commercial developments.

The proposed areas are defined by existing types of development and infrastructure, including primary transportation routes, and the location of land that is suitable for siting sewer and water systems. They take into consideration the possibility of future Town investments in public water or wastewater, and the proximity of undeveloped lots to the main street (Route 187). They also

incorporate space where slightly larger lots can accommodate large sewer/water systems and development footprints for multi-family and commercial development while protecting the region's aquifer and remaining separated from existing residential areas.