

Town of Jonesport, Maine

Comprehensive Plan



Updated 2022 & 2023

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

The comprehensive plan is designed to guide the future actions of a community. This includes guidance on how to make decisions on public and private land development proposals, the expenditure of public funds, availability of tax policy (tax incentives), cooperative efforts and issues of pressing concern, such as farmland preservation or the rehabilitation of older neighborhoods areas. Most plans are written to provide direction for future activities over a 10- to 20-year period after plan adoption. However, plans should be reviewed every five years. If significant changes have occurred or projections are way off course, the plan may need some degree of updating.

A community comprehensive plan serves numerous functions.

The Plan:

- Provides a common framework for public bodies to address land use issues over time.
- Creates balance among the competing demands on land by creating development patterns that are orderly and rational, provide the greatest benefits for individuals and the community as a whole and avoid nuisance conflicts between land uses.
- Protects public investments by outlining well-planned, orderly, and phased development patterns that provide critical public services at a lower cost.
- Allows communities to plan development in a way that protects valued resources.
- Provides guidance for shaping the appearance of the community through policies that foster a distinctive sense of place.
- Provides a factual and objective basis to support zoning decisions and can be used by communities to defend their decisions if challenged in court.
- Provides citizens an opportunity to brainstorm, debate, discuss, and plan for the future of their community.

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.

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COMPREHENSIVE PLAN SUBMITTAL FORM

**Municipal Planning Assistance Program
Department of Agriculture, Conservation & Forestry**

I. Municipality: Jonesport, Maine
Contact Person: HARRY FISH, JR.
Title: Chairman of Select Board
Address: Town Office, 70 Snare Creek Lane, 04649

Phone: (207) 598-7473

Email: selectmen@townofjonesport.com

Place where comprehensive plan will be available for public inspection:

Address: Town Office, 70 Snare Creek Lane, **Website** www.townofjonesport.com

Hours: 8-1 Monday, 8-5
Tuesday-Thursday

Other Location Library, 162 Main St,
Tuesday-Thursday 10-4,
Saturday 10-2

II. Certification

I (we) certify that this comprehensive plan was prepared with the intent of complying with the Growth Management Act (30-A M.R.S.A. § 4312 - 4350.), that it includes all of the applicable required elements of the Maine Comprehensive Plan Review Criteria Rule (07-105 CMR 208), and that it is true and accurate.

A paper or electronic copy of the plan has been sent to the following regional planning organization for review and comment:

Required Signatures:


Chief Elected Official

Harry Fish, Jr.
Printed/Typed Name

Date: 04-26-2023


Chairperson, Comprehensive Planning Committee

John R Church
Printed/Typed Name

Date: 05/02/2023



STATE OF MAINE
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY
BUREAU OF RESOURCE INFORMATION & LAND USE PLANNING

93 STATE HOUSE STATION
AUGUSTA, MAINE 04333

JANET T. MILLS
GOVERNOR

AMANDA E. BEAL
COMMISSIONER

September 8, 2023

Harry Fish, JR, Selectboard
Town of Jonesport
70 Snare Creek Lane
Jonesport, ME 04649

Dear Harry,

The Department of Agriculture, Conservation & Forestry thanks the Town of Jonesport for submitting its Comprehensive Plan for review for consistency with the Growth Management Act in accordance with our Comprehensive Plan Review Criteria Rule (the Rule).

As soon as the town's plan was accepted for review, we invited other state agencies, neighboring municipalities, and your regional planning organization to review it and submit written comments. By the end of the comment period, we received written comments from the Beginning with Habitat program (Natural Areas Program & IFW), Maine Department of Transportation, Maine Drinking Water Program, Maine Department of Environmental Protection, and the Maine Department of Marine Resources. Those written comments are attached to this letter. The comments contain suggestions for improving and strengthening the plan. We urge the Comprehensive Planning Committee to consider how the plan might be revised to incorporate suggestions found in the comments.

We are now happy to report that we find the ***Jonesport 2023 Comprehensive Plan*** to be **complete and consistent**. This means that we have found all sections of the plan, including the future land use section, to be consistent with the Growth Management Act. This review includes the addition of a Housing Chapter submitted via email from Crystal Hitchings on 9/7/2023. Our finding of consistency is not conditional; however, we urge the Committee to consider amending the plan to incorporate:

- Transportation pages G 17-18: there are two sets of policies and strategies. Recommend margining the first set of policies and strategies into the existing second set (table).
- Fiscal Capacity and Capital Improvement page I 9: The single strategy should assign a responsible party and timeframe.

Per Chapter 208 the town may incorporate all above comments without resubmitting the Plan to the state.


MUNICIPAL PLANNING ASSISTANCE PROGRAM
22 STATE HOUSE STATION
18 ELKINS LANE, HARLOW BUILDING
AUGUSTA, ME 04333



PHONE: (207) 287-3860
WWW.MAINE.GOV/DACF/MUNICIPALPLANNING

We appreciate the efforts of community members, officials, and municipal staff who contributed to this plan. All involved clearly dedicated a lot of time and discussion to draft this very complete plan. Thanks to the skill and hard work of all involved, this plan will provide important guidance to the community's decision-makers for years to come. Please don't hesitate to contact me at 287-3860 or tom.miragliuolo@maine.gov if you have any questions.

Sincere Best Wishes,

A handwritten signature in blue ink that reads "Tom Miragliuolo". The signature is written in a cursive style with a small flourish at the beginning.

Tom Miragliuolo, Senior Planner
Municipal Planning Assistance Program

Attachments:

- Public comments

cc: Crystal Hitchings, Sunrise County Economic Council