

**Chapter/Section of the Comprehensive Plan**

**Policies**

**Strategies**

**Population and Demographics**

It shall be the policy of the town of Isle au Haut to encourage the growth of a healthy, diverse and sustainable year round population of about 100. Seasonal population growth will not be encouraged.

The town, through the select board, will support the work of Isle au Haut Community Development Corporation (ICDC) and other organizations to provide affordable housing and economic development opportunities

The town and school board are committed to providing quality K-12 education.

The town, overseen by the select board, will continue to provide quality public services.

The town will work with other island communities and organizations to maintain year round island communities

**Economy**

It shall be the policy of the town of Isle au Haut to encourage and support marine based enterprises, which have long been the basis of Isle au Haut's economy

The town will support the work of Island Community Development Corporations (ICDC) to provide affordable housing and economic development opportunities

**Economy (con't)**

It shall be the policy of the town of Isle au Haut to encourage small-scale entrepreneurial business and cottage industries

It shall be the policy of the town of Isle au Haut to encourage telecommuting, writing and other home based occupations. The town shall ensure that high speed internet and other necessary infrastructure is available in all residential areas

It shall be the policy of Isle au Haut to investigate methods of becoming more energy independent

The town recognizes the importance of an on-island general store that serves the needs of the community

It shall be the policy of Isle au Haut to create a friendly and welcoming climate

The board of selectmen and planning board will support the lobster and fishing industries as well as any marine related activities that are seen as compatible with values of the community. This includes working to ensure access to marine resources for the people of Isle au Haut

The town of Isle au Haut will work with surrounding towns, including Deer Isle and Stonington, to encourage regional economic development

The town encourages the power company to investigate alternative energy sources while continuing to provide reliable electricity

The town and the Isle au Haut boat company shall work together to ensure that the boat services and schedule continue to meet the needs of the community

The town and ICDC shall work together to market Isle au Haut as a welcoming interesting community

**Housing**

The town will support the work of Isle au Haut Community Development Corporations (ICDC) to provide diverse affordable housing for different target groups, including young families

It is the policy of the town of Isle au Haut to seek to achieve at least 10 percent of all housing built or placed during the next decade be affordable

It is the policy of the town of Isle au Haut that energy efficiency and green building should be encouraged

It is the policy of the town of Isle au Haut that any new development shall not threaten long-term water quality

The zoning ordinances shall be amended to permit accessory apartments or similar in appropriate locations

ICDC and the town will seek funds from a variety of sources, including Maine Housing, Community Development Block Grant Program, USDA Rural Development to rehabilitate and increase the year round housing stock.

The town selectmen will maintain an inventory of available town land

The town selectmen will document a transparent process for the transfer and sale of town land

ICDC and Planning Board will encourage energy efficiency and green building standards for all new construction and major rehabilitation ventures and explore economic incentives for such practices

**Housing (con't)**

The town of Isle au Haut shall adopt a PACE energy ordinance so that residents are eligible for PACE loans

The planning board shall ensure that all new construction does not harm Isle au Haut's water quality

**Transportation**

It shall be the policy of the town of Isle au Haut to work with the Isle au Haut Boat Company to provide regular, affordable, safe and convenient transportation between Isle au Haut and Stonington.

The town, through the selectmen, will work with the board of the Isle au Haut Boat Company to ensure that the mail boat is meeting the needs of the Year Round community on Isle au Haut

It shall be the policy of the town of Isle au Haut to work with the town of Stonington to ensure an adequate landing area for barges

The board of selectmen shall form a town landing taskforce

It shall be the policy of the town of Isle au Haut to maintain a safe public landing area for the docking of boats and landing of barges

The town, through the select board, shall enforce parking ordinances at the town dock and investigate options for expanding the parking area to accommodate some long-term parking

It shall be the policy of the town of Isle au Haut to maintain safe roadways during all seasons of the year

**Transportation (con't)**

It shall be the policy of the town of Isle au Haut to ensure and encourage a safe number and proper disposal of vehicles on Isle au Haut

It shall be the policy of Isle au Haut to maintain safe, adequate and environmentally friendly parking at the Isle au Haut town landing, and work with the town of Stonington to ensure safe and affordable parking for Isle au Haut community members

The town of Isle au Haut shall work with the town of Stonington to ensure that there are affordable parking options in Stonington for Isle au Haut residents

The town, through the road commissioner, shall continue to maintain the public roadways on Isle au Haut in a safe condition throughout the year

The town shall implement a deposit policy to ensure the proper removal of cars from the island at the end of their useful life

The town of Isle au Haut will work with the towns of Stonington and Deer Isle to address regional traffic concerns

Town landing taskforce shall oversee the creation of a sign at the town landing with road and dock rules

**Transportation (con't)**

The Isle au Haut representatives to the Colwell Ramp Committee shall ensure that the ramp and its management are meeting the needs of Isle au Haut residents

**Public Facilities and Services**

It is the policy of the town of Isle au Haut to maintain public infrastructure, including town landing, pier, floats, ramps and roads at a safe and effective level

The town shall begin to keep all records electronically

It is the policy of the town of Isle au Haut to maintain effective and efficient town government

The town, through the select board, shall ensure that Revere Memorial Hall has adequate lighting and is in good repair

It is the policy of the town of Isle au Haut to maintain Revere Memorial Hall in a safe and efficient condition

The town shall fund a fire department and support several EMT's

It is the policy of the town of Isle au Haut to support Revere Memorial Library

The volunteer fire department will ensure that equipment is operational and hold periodic trainings

It is the policy of Isle au Haut to provide fire and emergency medical services

The fire department shall maintain an accurate phone tree for spreading alarm

The town shall work with the town of Stonington to improve solid waste disposal options

**Public Facilities and Services  
(con't)**

It is the policy of Isle au Haut to provide safe and efficient garbage and recyclables collection

The town shall encourage the safe and proper disposal of bulky waste on Isle au Haut

It is the policy of the town of Isle au Haut to provide quality K-12 education

It is the policy of the town of Isle au Haut to maintain postal services on the Island

The town of Isle au Haut recognizes and supports the efforts of the Maine Seacoast Mission to provide telemedicine and community services to outer islands

The town shall implement a deposit policy to ensure the proper removal of cars from the island at the end of their useful life

The town shall investigate the local use of material recycled on the islands

The town shall keep the Isle au Haut Rural School open regardless of enrollment. The school board should investigate magnet programs to help boost enrollment

The town and school committee shall support professional development and networking opportunities with other teachers on Maine's outer islands

The school shall continue to offer k-8 extra curricular activities such as music, sports and art both on the island and through distance technology

The town shall continue to retain housing for the schoolteacher

**Public Facilities and Services  
(con't)**

The School committee shall ensure that the school building is safe, well maintained and efficient

The select board shall work with the US postal Service to maintain the Isle au Haut Post Office

The select board shall maintain ties to the Maine Island Coalition and appoint representatives

**Recreation and Open Space**

It is the policy of Isle au Haut to maintain the facilities at Revere Memorial Hall including the gymnasium, library and reading room

The town shall continue to appropriate funds to keep Revere Memorial Hall in good condition and make improvements where necessary. The town should pursue alternate funding for major improvements

It shall be the policy of Isle au Haut to work to maintain public access to significant local scenic areas

The Isle au Haut Land Conservation Trust is available to hold conservation easements on key parcels

It shall be the policy of the town of Isle au Haut to protect the natural ecosystems of the town, especially the water quality of Long Pond

The planning board and code enforcement officer will enforce shoreland zoning ordinances to protect water quality

It shall be the policy of the town of Isle au Haut to maintain public access to Long Pond and the shore



**Recreation and Open Space (con't)**

The Town of Isle au Haut shall work with Maine Inland Fisheries and Wildlife to continue stocking Long Pond

**Agricultural and Forest Resources**

It is the policy of the town of Isle au Haut to reduce the forest fire risk

The town will work with the fire department, National Park Service, landowners, and power company to reduce the amount of dead down wood

It is the policy of the town of Isle au Haut to encourage agricultural enterprises

The fire department will hold public fire safety educational sessions, including wild land fire prevention practices

The volunteer fire department will ensure that equipment is operational and hold periodic trainings

Isle au Haut's planning board will consult with Maine's Forest Service and Knox County's Soil and Water Conservation District when re-evaluating zoning ordinances

**Agricultural and Forest Resources  
(con't)**

**Historic and Archaeological  
Resources**

It is the policy of the Town of Isle au Haut to protect significant historic and archeological resources within the town

The planning board and code enforcement officer will ensure that all forest harvests are conducted in a manner that protects water quality and prevents erosion

The town shall continue to support the work of the Historical Collections Committee

The Historical Collections Committee shall continue scanning and protecting archival documents and photographs

The Historical Collections Committee shall work to identify key cultural resources, and ensure that this information is available to town and planning board

The planning board will investigate ordinances to protect cultural resources

**Water Resources**

It is the policy of the Town of Isle au haut to maintain the quality and quantity of the fresh water resources of Isle au Haut, including the pond, ground water, wetlands, marshes and brooks

The road commissioner and planning board shall use and encourage the use of best management practices in all roadwork and construction

The town shall cooperate with Acadia National Park to continue to monitor the water quality of Long Pond

The planning board and code enforcement officer shall enforce shoreland zoning ordinances

The planning board shall require that all subdivision and site plan review applicants demonstrate that their developments will not have an adverse impact on ground water quality and quantity

The town will properly store and encourage the proper storage of toxins and pollutants

The planning board shall review its Floodplain Management Ordinances and update it as necessary to be consistent with state and federal standards

**Water Resources (con't)**

The planning board will review and consider amending local land use ordinances as applicable to incorporate low impact development standards

The town, through select board or designee, shall make information about arsenic and water testing available to community members

The town, through the select board or designee, shall investigate participation in the National Flood Insurance Program

**Critical Natural Resources and Habitat**

It shall be the policy of the Town of Isle au Haut to protect critical habitats of rare plants and animals

Town of Isle au Haut shall not publicize the locations of rare plant and animal communities

The town of Isle au Haut shall cooperate with State and Federal agencies, National Park Service and other organizations to monitor critical natural resources

**Critical Natural Resources and Habitat (con't)**

The planning board shall ensure that shoreland zoning ordinances meet the state minimum standards, enforce resource protection and shoreland zoning ordinances and ensure that any new development will not harm Isle au Haut's critical natural resources

The planning board shall investigate modifying zoning ordinances to require subdivision or non-residential property developers to look for and identify any critical natural resources that may be affected and take necessary measures to protect those resources

The town of Isle au Haut shall adopt natural resource protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's officials, employees, and contractors

**Critical Natural Resources and Habitat (con't)**

**Marine Resources**

It shall be the policy of the town of Isle au Haut to support and encourage all appropriate marine based enterprises, including fishing and aquaculture

It shall be the policy of the town of Isle au Haut to maintain and improve the water quality of the surrounding waters

It shall be the policy of the town of Isle au Haut to provide safe and efficient public access to marine waters and actively preserve current working waterfront properties

The town shall continue efforts to protect the natural environment of the town including encouraging recycling, energy efficiency, best management practices and green building

The town, through the planning board, selectmen and interested parties, shall develop a shoreline access plan to maintain public access to the shoreline

The town, through selectmen and interested parties, shall work with other organizations to ensure that the interests of Isle au Haut fishermen are represented

The town, through selectmen or designate shall investigate the development and implementation of a shellfish/worm ordinance

The planning board and code enforcement officer shall enforce all shoreland zoning ordinances and other ordinances designed to protect marine water quality

**Land Use**

It shall be the policy of the town of Isle au Haut to direct the planning board to reexamine current zoning ordinances and recommend changes appropriate to the current situation and responsive to the concerns of island residents and landowners

It shall be the policy of the town of Isle au Haut to maintain and adopt land use strategies that will maintain the unique character of the Island while encouraging a sustainable year round community

It shall be the policy of the Town of Isle au Haut to coordinate the community's land use strategies with other local and regional land use planning efforts by working with surrounding communities

It shall be the policy of the Town of Isle au Haut to encourage affordable housing while protecting the natural character of the island

The Planning Board shall consider implementing a height restriction ordinance

Small scale home based business and occupations shall continue to be permitted, in accordance with current zoning

Heavy industry shall continue to be restricted on Isle au Haut, in accordance with current zoning

Marine based land uses shall be supported, in accordance with current zoning

The Town of Isle au Haut shall designate the accessible interior, areas near traditional settlements, Coombs Mountain and the overlay affordable housing zone as growth areas

At least 75 percent of new growth-related capital investment shall be made in the designated growth area

**Land Use (con't)**

It shall be the policy of the town of Isle au Haut to support the level of financial commitment necessary to provide needed infrastructure in growth areas

It shall be the policy of the town of Isle au Haut to maintain efficient, consistent and transparent permitting procedures, especially in growth areas.

It shall be the Policy of the Town of Isle au Haut to protect critical resource areas from the impacts of development

The Planning Board shall investigate and draft an ordinance permitting accessory apartments or duplexes in appropriate areas.

The Planning Board shall update the minimum lot size in the accessible shoreland to be consistent with State shoreland zoning minimums. It is recommended it should increase from one-quarter of an acre to one acre

The Planning Board and Town of Isle au Haut create an affordable housing overlay zone including appropriate town and ICDC owned lands with a minimum lot size of one acre to promote affordable housing

The Planning Board shall maintain fair and efficient permitting procedures and appropriate fees, and streamline permitting procedures in growth areas



**Land Use (con't)**

The chair of the Planning Board and First Selectmen shall periodically meet with neighboring communities and consult with The Hancock Planning Commission and the Maine State Planning Office to coordinate land use designations and regulatory and non-regulatory strategies

Isle au Haut's Planning Board shall provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A MRSA §4451

Isle au Haut's Planning Board shall track new development in the community by type and location

Isle au Haut's Planning Board shall evaluate this plan every five years

**Fiscal Capacity**

It shall be the policy of the town of Isle au Haut to encourage long range fiscal planning to avoid or minimize excessive increases to property taxes while maintaining quality public services

The selectmen, treasurer, tax collector, and town clerk shall maintain transparent accurate financial records

**Fiscal Capacity (con't)**

The selectmen shall develop a long-term (10 year) planning strategy

The town of Isle au Haut shall investigate grants, and other funding strategies for capital investments