

DEER ISLE

COMPREHENSIVE PLAN

November 2006

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NOVEMBER 2006

Prepared by the Deer Isle Comprehensive Planning Committee

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Maps (following page 130): (large-scale, color maps are available for inspection at the town office and on the HCPC website at <http://hpcme.org/landuse/deerisle/deerisleplan.htm>)

INTRODUCTION

The Deer Isle comprehensive plan is an advisory document. It reflects the desired future of the town. Overall, it identifies current issues and opportunities that the town faces and discusses what is expected to happen within the next five to ten years.

The plan consists of two major parts. The *Inventory and Analysis* discusses recent trends in the town and projects what may happen in the future. While it discusses some options for the town to consider, **these are not recommendations**. Rather, this section is a reference document that reflects conditions in the town as of mid-2004. Since all towns change rapidly, some of the information in this section may be out of date by the time the plan is adopted.

The second part is the *Goals, Policies, Implementation Strategies and Future Land use Plan*. This section sets specific recommendations for the future of the town. These recommendations are followed by detailed implementation strategies that indicate who will do what and when. The *Future Land Use Plan* presents a vision of how the town should grow.

The plan, however, is not valid until it is adopted by the voters. While the plan is the legal basis of any changes to land use ordinances, all such changes must be voted upon by the voters separate from the comprehensive plan vote. Public hearings are required before any vote.

The plan is intended to guide the select board, planning board, town employees and other town committees and boards in their decisions and provide continuity in town policy. It can also be used to help Deer Isle seek funding from various state and federal grant programs. Residents are reminded that planning is an on-going process. This plan should be reviewed annually to see if its assumptions are still valid. A more thorough review may be needed in five years.

A. POPULATION

1. Purpose

Population is one of the most basic components of a comprehensive plan. In order to understand Deer Isle's current and future needs, it is important to review population trends. This section aims to accomplish the following:

- a. Review population trends since 1990; and
- b. Project future population growth.

2. Key Findings and Issues

Deer Isle's rate of year-round population growth slowed to 2.3 percent during the 1990s after an approximately 23 percent rate in each of the two previous decades. The median age of the population is increasing. While there was a 25 percent decrease in those aged 18-44, there was a 47 percent increase in those aged 45 to 64. The town faces two major population trends, the out migration of its youth and an influx of persons of or approaching retirement age.

While income levels have increased and poverty levels decreased between 1990 and 2000, the town still lags behind the county. A slow overall rate (around 2 percent) of population growth is projected between 2000 and 2015. The number of persons between 65 and 79 years is expected to increase at a 27 percent rate.

3. Highlights of the 1992 Draft Plan

The plan projected a rapid population increase for the 1990s. At that time, there was a projected demand for school space. Incomes were low, but were increasing at a faster rate than the region and the state.

4. Trends Since 1990

Table A.1 shows historical population trends for Deer Isle. In the first decades of the past century, the town lost year-round population. Its population increased at an approximately 23 percent rate for both the 1970s and 1980s. Between 1990 and 2000, its population increased at a relatively slow rate of 2.3 percent.

Table A.1 Historical Population Trends, Deer Isle 1900-2015		
Year	Population	Ten Year Percent Change
1900	2,047	
1910	1,956	-4.45%
1920	1,781	-8.95%
1930	1,266	-28.92%
1940	1,303	2.92%
1950	1,234	-5.30%
1960	1,129	-8.51%
1970	1,211	7.26%
1980	1,492	23.20%
1990	1,829	22.59%
2000	1,876	2.57%
2010*	1,924	2.56%
2015*	1,914	-
*NOTE: The figures for 2010 and 2015 are projections		
SOURCE: U.S. Census and Maine State Planning Office for projections		

As seen in Table A.2, the population of the various age groups changed at different rates between 1990 and 2003. There was a 30 percent decrease in those younger than five-years-old. The 5 to 17 age group, which comprises the majority of the school-aged population, decreased by about 2 percent and those between 18 and 44 decreased by about 25 percent. Any decrease in this latter age group is significant since it constitutes the group that is of prime child bearing age. A decrease in this group usually means that a decrease in the number of children in town will follow. Local observers note that a large portion of young people leave the area after completing school.

The largest increase (47 percent) was for those between 45 and 64 years. This is another indicator of the increase in the median age of the population. Overall, the median age in town increased from 38.4 years in 1990 to 44.2 in 2000. Hancock County's median age increased from 35.8 to 40.7 during the same period. Deer Isle's median age is thus somewhat higher than the county median. This is due in part to the town's popularity among retirees. Many persons have moved to the town as they approach or reach retirement age.

Deer Isle Comprehensive Plan Update: Inventory and Analysis

Table A.2						
Change in Age Breakdown, Year-round Population Deer Isle: 1990-2003						
Age Group	1990 Number	1990 Percent	2003 Number	2003 Percent	Change 90-03	Percent Change 90-03
0-4	126	7%	88	5%	-38	-30.2%
5-17	308	17%	301	16%	-7	-2.3%
18-44	678	37%	506	27%	-172	-25.4%
45-64	360	20%	531	29%	171	47.5%
65 & over	357	20%	435	23%	78	21.8%
Total	1,829	100%	1,861	100%	32	1.7%
SOURCE: U.S. Census and State Planning Office (for 2003)						

The average number of persons per household in Deer Isle decreased from 2.46 in 1990 to 2.32 in 2000. During this same period, household sizes in Hancock County decreased from 2.48 to 2.31. Household sizes are important in determining how many homes will be needed for a given level of population. A smaller household size means that more homes will be needed.

There have been changes in other population statistics as well. In 1990 the town had a median household income of \$21,852, which was 87 percent of the county median income of \$25,247. By 2000, Deer Isle's median income had increased to \$32,826, which was about 91 percent of the county income of \$35,811. The gap between town and county income levels has been reduced. The 1990 poverty rate in Deer Isle was 8.7 percent compared to 10.0 percent for Hancock County. By 2000, the town poverty rate had increased fractionally to 8.8 percent compared to 7.1 percent for the county. While poverty rates in Deer Isle remain virtually unchanged, there has been a county-wide drop in these rates.

There has been an increase in educational attainment levels. In 1990, 79.8 percent of Deer Isle residents aged 25 and older had a high school education and 19.2 percent had a bachelor's degree. By 2000, 83.0 percent had a high school degree and 22.4 percent had a bachelor's degree. By comparison, Hancock County in 2000 had an 87.8 percent high school education rate and a 27.1 percent Bachelor of Arts degree rate. Educational attainment rates county-wide are higher than those in Deer Isle.

There are two basic components to Deer Isle's year-round population: those residing in households and those living in group quarters. The latter refers to those in institutional settings such as dormitories, nursing homes and prisons. Since there are no prisons or year-round dormitories in Deer Isle, the Island Nursing Home likely accounts for the population in group quarters. According to the U.S. Census, there were 50 persons living in group quarters in 1990 and 1,779 in households. By 2000, the household population had increased to 1,813 and the group quarters population was 63.

6. Seasonal Population

It is very difficult to estimate a town's seasonal population. There are several sources of population that affect a town's seasonal fluctuations. First, there are people who reside in seasonal dwellings and their house guests. Second, there are people residing in transient accommodations such as campgrounds, bed and breakfasts and similar lodgings. Third, there are day visitors.

A general estimate of the population residing in seasonal homes can be made by multiplying the total number of second homes by the average household size. While there is no way to estimate the average household size for a second home it can be argued that it is normally larger than that of year-round home since seasonal homes tend to have more visitors or to be used by families. Therefore, an average household size of 3.48 persons will be assumed for seasonal homes (compared to 2.32 for year-round homes).

If the 3.48 persons per household is multiplied by the 715 second homes reported in the 2000 Census, there would be 2,488 persons residing in second homes. Thus the peak summer population is around 4,364. This figure combines the year-round population of 1,876 and 2,488 seasonal residents. The town's population increases by about 130 percent in the peak summer months. It should be noted that this figure does **not** include the population in transient accommodations such as camp grounds, hotel and bed and breakfasts. An estimate by the comprehensive planning committee indicates that there are 228 beds/camping places in seasonal accommodations in town. This means that the town could have a peak summer resident population of 4,592 (the peak summer population of 4,364 in homes plus 228 persons in transient dwellings). Like any estimate, this should be seen as general.

7. Projected Population

There is no reliable way to project population for a small town such as Deer Isle. Some general statistical models can be used, however. The State Planning Office (SPO) has developed year-round population projections for all towns in the state through 2015. The figures for Hancock County and Deer Isle are shown on Table A.3. As seen, Hancock County as a whole has considerable growth potential. This is consistent with recent trends of a high in-migration rate. In contrast, Deer Isle is projected to grow at negligible rate, a 2 percent increase between 2000 and 2015. Furthermore the 2015 population is slightly less than what is projected for 2010.

This slow rate is due primarily due to the increasing median age of the population. The SPO projections show that the number of persons aged 65 to 79 will increase from 280 in 2000 to 356 in the year 2015. This represents an increase of 27 percent. The older segments of the population are growing at a faster rate than the population as a whole. The town may want to take steps to prepare for this shift in population.

Table A.3 Projected Population through 2015¹			
Unit of Government	2000	2010	2015
Deer Isle	1,876	1,924	1,914
Hancock County	51,791	56,635	58,741

¹NOTE: refer to text for discussion of limitations of data
SOURCE: State Planning Office web site

8. Regional Issues

One key regional trend is that the median age of the year-round population of the coastal communities is increasing. This means that towns may want to work together to explore the development of more services for the elderly. At the same time, cooperative strategies to address the needs of younger households could also be explored.

B. ECONOMY

1. Purpose

An understanding of the economy is important in planning for the future of a town. This section aims to accomplish the following:

Summarize recent economic trends

- a. Identify current economic issues

2. Key Findings and Issues

Deer Isle has a much higher self-employment rate than the county as a whole. While the number of persons employed in fishing, agriculture and forestry declined between 1980 and 2000, Deer Isle still has roughly double the proportion of people employed in this sector than the county. The number of persons in the labor force in Deer Isle increased by 1.5 percent during the 1990s, while the county labor force increased at a 19 percent rate. There is a shortage of well paying year-round jobs. This lack of jobs is one of the major issues facing the town.

4. Highlights of the 1992 Plan

The plan noted the seasonal nature of employment. It stated that little had been done to attract, encourage or restrict business.

5. Trends Since 1990

Table B.1 compares employment by classification between Deer Isle and Hancock County for 1990 and 2000. Overall, the Deer Isle labor force increased from 802 persons to 814 persons, an increase of 1.5 percent compared to a 19 percent increase for the county. The slow rate of labor force growth is indicative of the aging of the town's population. In fact, the labor force participation rate (the percentage of persons age 16 and older in the labor force) decreased from 59.3 percent in 1990 to 57.5 percent in 2000. The rate for the county increased from 62.7 percent to 64.3 percent.

There are several differences between the employment classification breakdown of the Deer Isle labor force and that of Hancock County in the year 2000. One is that there was a nearly 26 percent self-employment rate in Deer Isle compared to a 16 percent rate for the county. The 2000 town rate was less than the nearly 29 percent rate in 1990. This decrease may be due to a drop in fisheries related jobs.

Another contrast between the town and the county is that the town has a much lower rate of government workers. This may be due to relative importance of Acadia National Park and Maine Maritime Academy in other parts of the county. Further distinctions between the town and the county are discussed below.

Deer Isle Comprehensive Plan Update: Inventory and Analysis

Table B.1				
Class of Workers, Employed Persons 16 years and over, 2000				
	Deer Isle		Hancock County	
	Number	Percent	Number	Percent
Private Wage/Salary	526	64.6%	17,470	69.8%
Fed/State/Local Gov't	77	9.5%	3,511	14.0%
Self-employed	211	25.9%	3,975	15.9%
Unpaid Family Member	0	0%	78	0.3%
Total	814	100.0%	25,034	100.0%
SOURCE: U.S. Census, 2000, Table DP-3				
Class of Workers, Employed Persons 16 years and over, 1990				
	Deer Isle		Hancock County	
	Number	Percent	Number	Percent
Private Wage/Salary	485	60.5%	14,604	69.5%
Fed/State/Local Gov't	80	10.0%	2,998	14.3%
Self-employed	230	28.7%	3,325	15.8%
Unpaid Family Member	7	0.9%	73	0.4%
Total	802	100.0%	21,000	100.0%
SOURCE: U.S. Census, CPH-L-83, Table 2				

Table B.2 compares employment by industry sector for Deer Isle and Hancock County. This table refers to where Deer Isle residents work, not necessarily the jobs in town. Educational, health and social services accounts for the largest proportion of jobs on both the county and local level. The Island Nursing Home contributes to jobs in this sector. The next largest proportion of local jobs is in retail trade, followed by construction.

Although the number of jobs in agriculture, forestry and fisheries in Deer Isle decreased from 134 in 1980 to 99 in 1990 and 88 in 2000, the town still has roughly double the percentage of jobs in this sector as the county as a whole. It also has about half the percentage of jobs in manufacturing and professional, scientific and related occupations. The decline in fishing has meant limited opportunities for those without advanced training or education. Comprehensive planning committee members have noted that the Census data may understate the extent of fisheries related employment in town. It is possible that there are sampling errors in the Census results.

Deer Isle Comprehensive Plan Update: Inventory and Analysis

Table B.2 Deer Isle & Hancock County: Employment by Industry Sector, 2000 ¹				
Category	Deer Isle		Hancock County	
	Numbers	Percent	Numbers	Percent
Agriculture, Forestry, & Fisheries	88	10.8%	1,315	5.3%
Construction	114	14.0%	2,524	10.1%
Manufacturing	35	4.3%	2,369	9.5%
Wholesale Trade	29	3.6%	575	2.3%
Retail Trade	128	15.7%	3,057	12.2%
Transportation, Warehousing and Utilities	38	4.7%	883	3.5%
Information	23	2.8%	644	2.6%
Finance, Insurance & Real Estate	21	2.6%	1,191	4.8%
Professional, scientific, management, administrative and waste management services	37	4.5%	2,005	8.0%
Educational, health and social services	151	18.6%	5,544	22.1%
Arts, entertainment, recreation, accommodation and food services	88	10.8%	2,252	9.0%
Other services (except public administration)	56	6.9%	1,672	6.7%
Public Administration	6	0.7%	1,003	4.0%
Total	814	100.0%	25,034	100.0%

¹**NOTE:** see text on committee response to Census data
Source: 2000 U.S. Census: Table DP.3

Commuting times in Deer Isle increased only slightly between 1990 and 2000. The mean commuting time for Deer Isle residents in 2000 was 18.0 minutes, which was fractionally more than the 17.8 minutes in 1990. In 2000 Hancock County had a mean commuting time of 22.4 minutes, which was about 24 percent longer than the time for Deer Isle. Of the Deer Isle 787 residents for whom 2000 Census data are available, 408 worked in Deer Isle and 194 commuted to Stonington. The next more frequent destinations were Blue Hill (37) and Ellsworth (35).

The Census also reported that 754 people (both residents and non-residents) worked in Deer Isle. Apart from the 408 Deer Isle residents, the most frequent source of commuters was Stonington (73) followed by Sedgwick (43) Ellsworth (39) and Bucksport (33). Smaller numbers commuted from as far away as Bangor, Otis and Greene. Here again, these data are based on a sample.

Unemployment rates are shown in Table B.3 for Deer Isle and Hancock County. The town has had, in recent years, unemployment rates below the county average. While official.

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Data indicates that unemployment is not a problem in Deer Isle, there are few sources of local jobs, which may have resulted in people leaving the labor force and not being counted in the unemployment rate. Job opportunities are particularly limited for most women and others unable to engage in intense physical labor. The shortage of well paying year-round jobs is one of the major issues facing the town.

The county continues to have seasonal fluctuations in employment. For example, the Ellsworth-Bar Harbor Labor Market Area had a 9.4 percent unemployment rate in February 2003 compared to a 2.8 percent rate in August 2003. While no detailed data are available for Deer Isle, local observers note that there are significant fluctuations in employment over the year. There are far more job opportunities in the summer than in winter.

Table B.3
Average Annual Unemployment Rate, 1999-2003

Unit of Government	1999	2000	2001	2002	2003
Deer Isle	3.1	3.6	3.1	3.0	2.3
Hancock County	5.3	4.4	4.5	4.4	5.1

SOURCE: Maine Department of Labor Maine Civilian Labor Force Estimates

Table B.4 lists some of the businesses in Deer Isle. It is based on a compilation by the comprehensive planning committee. This table shows the importance of small businesses to the town. The town may want to consider the needs of small businesses as it formulates its economic development strategy.

Deer Isle Comprehensive Plan Update: Inventory and Analysis

Figure B.11 Town Businesses, 2004¹ Deer Isle, Maine		
Marine Related	Description	Location
Bruce Heanssler Lobster Company	Lobster Dealer/Lobster Pound	Eastside Rd. Sunshine
Conary Cover Lobster Company	Lobster Dealer/Lobster Pound	Conary Cove Rd Sunshine
Island Seafood	Lobster Dealer/Transporter	Sunshine Rd
Eggmoggin Landing D & D Seafood	Crabmeat Shellfish	Deer Isle
Olsen's Electronics	Home & Marine Electronics	Sunset Road
Jeraco Bay Charters	OX PT	Deer Isle
Jeff Eaton	Boat and Hull Finishing	Sunshine Rd
McGuire Electric	Residential & Marine Wiring	Sunset
Mark's Small Engine Repair/Storage	Outboard and Boat Storage	Center Dist. Crossroad
Elwood Cobb	Boat Storage	Church Street
Willard Stinson	Electrician	Sunset Rd
Business & Personal Services	Description	Location
Percy L. Brown & Son	Plumbing and Heating	Sunset Rd
Elmer B. Eaton & Son	Plumbing/Heating/Bottled Gas Appl.	Sunset Rd
Shepard's Real Estate	Real Estate Sales	Main Street
Spencer Insurance	Insurance	Sunset Rd
Eastern Maine Appraisal Service	Real Estate Appraisal	Deer Isle (P.O. Box)
Deer Isle Photo	Photos and Sales	Main Street
Kids Place INH		
Taxi/Airport Shuttle	Taxi Service	Sunset Rd
Bar Harbor Banking & Trust	Banking	Church Street
Edgewood Farm	Special Events	Pressey Village Rd
Island Florist	Flowers	
Sea Kayaking	Kayak Service	Bunham's Pt. Rd
Restaurants & Recreational Services	Description	Location
Sister's Restaurant	Restaurant	Little Deer Isle
Darwin K. Davidson	Photography	Main Street
Deer Isle Yacht Club		Sylvester's Cove
Dave's Guide Service		Sunset Rd
Sea Kayaking	Hunting and Fishing	Deer Isle
Island Country Club	Kayak Trips/Guide Service	Main St
Harbor Ice Cream	Golf and Tennis	Main St.
The Galley Restaurant	Ice Cream/Restaurant	Rt. 15
Eaton's Lobster Pool	Lunches	Little Deer Isle
Finest Kind Dining	Restaurant	Joyce's Crossroad
Clam Digger	Restaurant	South Deer Isle Rd
T.D. Pottery	Restaurant	Sunset
Tom's Greenhouse	Pottery	South Deer Isle Rd
	Plants	
Construction & Repair	Description	Location
Lewis E. Eaton & Son, Inc.	Builders/Contractors	Little Deer Isle
Richard B. Chase	Builders/Contractors	Sunshine Rd
Colby Weed & Son	Excavation, Gravel	District Cross Rd
Francis Cormier	Granite Work, Drilling & Blasting	District Cross Rd
Stewart Construction	Building/Construction	Lowé Rd
Mill Pond Mobil	Service	
Dave & Dave	Auto Repair	N. Deer Isle Rd
Eaton's Oil	Auto Repair/Heating Oil	N. Deer Isle Rd
Island Marine	Docks	Sunset Rd
Billings and Webb	Excavation/Gravel/Septic Systems	Eggmoggin Rd. Little Deer Isle
Skip Eaton	Construction/Excavation	Deer Isle
Brian K. Burgess	Carpenter/Contractor	N. Deer Isle Rd.
Todd Lawson	Carpenter/Contractor	Little Deer Isle
Billings Blacksmith & Welding	Repair and Fabrication	Little Deer Isle
Retail	Description	Location
William Mor	Potter - Rugs	Reach Road
The Turtle Gallery	Fine Art Area Artists	N. Deer Isle Rd

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Blue Heron Gallery	Contemporary American Crafts	Church Street
Deer Isle Artist Assoc.	Art Gallery - Area Artists	Dow Rd
Parish House Antiques	Art Gallery – Area Artists	
Heanssler Oil Company	Oil, Gas, Auto Parts & Supplies	Church Street
Guy's Berry patch	Gift Shop	Pressey Village Road
Dockside Quilts	Craft Supplies – Quilts	Church Street
Harbor Farm		
V. Dodge	Crabmeat	Little Deer Isle
S. Robinson	Crabmeat	Little Deer Isle
D.I. – Stonington Historical Society	Museum	N. Deer Isle Rd. Sunset
Michelle Billings	Maine Art Studio	Little Deer Isle
Mountainville Gallery	Art	Sunshine Rd
Ziner/Greene	Pottery & Sculptures	Reach Rd
Shepard Select Property	Real Estate	Main St.
Mill Pond Mobil	Gas & Oil/Auto Parts/Repair	South Deer Isle Rd
The Galley	Grocery Store	N. Deer Isle Rd
Maine Camp Outfitters	Camping Supplies	Sunset
Webworks Downeast		Reach Rd
M.D. Joyce and Company	Hardware Store	Sunset Rd
Barter Lumber Company	Building Supplies	Sunset Rd
Coastal Home Design	Construction	Pressey Village Rd
Island Laundry Mat	Self Service Laundry	Sunset
Turtle Gallery	Art	N. Deer Isle Rd.
Island Country Club	Golf	Sunset
Deepest African Imprints	Gifts - Crafts	Dow Rd
Doug Wilson	Blacksmith	Eggemoggin Rd
Ronald Hayes Pierson	Jewelry	Old Ferry Rd
Sea Mark Custom Woodworking	Wood Furniture and Cabinets	Deer Isle
Periwinkle	Newspaper - Crafts	Deer Isle Village
Firehouse Antiques	Antiques	N. Deer Isle Rd
Vincent ?????	Crafts	Bridge Street
Haystack School of Crafts	Craft School	Sunshine
Isle Resolve	Computer Service	
Marvelous Motors	Used Cars	Quacko
South Deer Isle Storage	Storage	South Deer Isle
Deer Isle Veterinarian Clinic	Veterinarian Service	Sunshine Rd
Eggemoggin Inn	Lodging	Little Deer Isle
Inn at the Ferry Landing	Lodging	Deer Isle
Deer Run Apartments	Elderly Housing	
Island Nursing Home		North Deer Isle
Kids Place Day Care		North Deer Isle
Goose Cove Lodge	Lodging	Goose Cove Rd
Red House Bed and Breakfast	Lodging	Little Deer Isle
<p>NOTE: This list is current as of July 2004. Businesses changes constantly and it is possible that some small operations were overlooked.</p> <p>SOURCE: Deer Isle comprehensive planning committee</p>		

6. Current Economic Issues

One economic issue facing the town is the decrease in fishing-related employment. Other sources of employment are needed. However, as is discussed in the Housing chapter, the cost of housing may make it difficult for younger families to remain in town even if jobs are available. Both the housing and economic development issues would be addressed most effectively on a regional basis.

C. HOUSING

1. Purpose

It is important for a comprehensive plan to have an analysis of the housing market and local and regional housing needs. This section aims to:

1. review housing trends since 1990;
2. discuss housing affordability;
3. identify major housing issues; and
4. project future housing construction trends.

2. Key Findings and Issues

The number of housing units increased at a faster rate than the population between 1990 and 2000 (nearly 7 percent compared to about 2 percent). As of 2000, about 45 percent of the homes in town were seasonal or vacation dwellings. Home purchase opportunities for first-time home buyers are limited. About 91 percent of the year-round households do not earn sufficient income to purchase the median priced home in Deer Isle. The limited supply of first-time home purchase opportunities for year-round residents is one of the major issues facing the town. Rental opportunities are also very limited.

3. Summary of the 1992 Plan

The 1992 plan projected that there could be as many as 500 new summer homes built in town during the 1990s if current trends continued. It reported that the number of second homes had increased by 82 percent during the 1980s. The number of year-round units had increased at a slower rate than the population. This was largely due to falling vacancy rates.

4. Trends Since 1990

There was a nearly seven percent increase in the total number of dwelling units (year-round and seasonal) in Deer Isle between 1990 and 2000 (see Table C.1). As of 2000, there were 1,575 dwelling units in Deer Isle reported by the U.S. Census. The number of year-round units increased by nearly nine percent (68 units) between 1990 and 2000. There was a five percent increase (34 units) in the number of second homes. As of 2000, 45 percent of the homes in town were seasonally occupied and 55 percent were year-round.

Table C.1 Change in Housing Units, Deer Isle, 1990-2000				
Type	1990	2000	Change	Percent Change
Year-round	792	860	68	8.6%
Seasonal	681	715	34	5.0%
Total	1,473	1,575	102	6.9%
SOURCE: U.S. Census				

Table C.2 shows the breakdown among various housing types. There was a nearly eleven percent increase in the number of single family homes and a ten percent increase in the number of duplexes and multi-family units between 1990 and 2000. The U.S. Census data show that there was a 24 percent decrease in the number of mobile homes. This is most likely due to the Census using a different definition of mobile homes in the year 2000 rather than an actual decline.

Table C.2 Change in Housing Types, Deer Isle: 1990 – 2000					
Type	1990		2000		Percent Change
	Number	Percent	Number	Percent	
Single family	1,226	83.2%	1,360	86.5%	10.9%
Duplex/Multi-family	51	3.5%	56	3.6%	9.8%
Mobile Homes	196	13.3%	149	9.5%	-24.0%
Boat/RV/Van	-	-	8	0.5%	n/a
Total	1,473	100.0%	1,573	100.0%	6.8%
SOURCE: U.S. Census					

The breakdown between rental and owner occupied year-round housing is shown in Table C.3. As of 2000 about 86 percent of year-round homes were owner-occupied and fourteen percent were renter-occupied. There is a lower percentage of renter-occupied units in Deer Isle than in Hancock County as a whole. The number of rental units in Deer Isle actually decreased between 1990 and 2000. This may be due to the high demand for seasonal rentals. Local observers note that some owners of year-round rental properties have shifted to renting these properties on a seasonal basis due to the high rents they can charge during the peak season.

Table C.3							
Estimated Tenure of Occupied Year-round Housing							
(does not include seasonal and vacant units)							
1990 & 2000 Deer Isle & Hancock County							
		1990		2000		1990-2000	
T O W N		Number	Percent of Total	Number	Percent of Total	Percent Change	
		Renter-Occupied	136	18.8%	113	14.5%	-20.4%
		Owner-Occupied	588	81.2%	668	85.5%	12.0%
		Total Occupied Units	724	100.0%	781	100.0%	7.3%
C O U N T Y							
		Renter-Occupied	4,466	24.3%	5,414	24.3%	16.0%
		Owner-Occupied	13,876	75.7%	16,550	75.7%	16.2%
	Total Occupied Units	18,342	100.0%	21,864	100.0%	16.1%	
Source: U.S. Census 1990 CPH-1-21, Tables 10+11, 2000, initial print-outs, specified units only, does not include all units.							

The breakdown of contract rents is shown in Table C.4. As of 2000, the median monthly rent in Deer Isle was \$386, which was 75 percent of the \$514 median for Hancock County. Rents have been increasing throughout Hancock County. The average 2003 rent in Hancock County (including utilities) was \$726. Comparable data are not available for Deer Isle. Apart from subsidized units, local observers note that there are few rental opportunities in town.

Table C.4 Contract Rent of Renter-occupied Units Deer Isle and Hancock County: 2000				
Monthly Rent	Deer Isle		Hancock County	
	Number	Percent	Number	Percent
Less than \$200	25	20.3%	412	8.2%
\$200 to \$299	2	1.6%	320	6.4%
\$300 to \$499	33	26.8%	1286	25.7%
\$500 to \$749	22	17.9%	1753	35.1%
\$750 to \$999	4	3.3%	447	8.9%
\$1,000 or more	-	-	104	2.1%
No cash rent	37	30.1%	676	13.5%
Total Specified	123	100.%	4,998	100.%
Median Rent	\$386	-----	\$514	-----
Source: U.S. Census 2000, DPH-4				

Table C.5 compares the value of owner-occupied homes between Deer Isle and Hancock County. The median value in Deer Isle was \$109,000 in 2000 compared to \$108,600 for Hancock County. Values were virtually the same as the county-median. Housing prices are discussed further in the section on affordable housing.

Table C.5 Value of Specified Owner-occupied Housing Units, 2000				
Value	Deer Isle		Hancock County	
	Number	Percent	Number	Percent
Less than \$50,000	16	4.1%	685	6.4%
\$50,000 to \$99,999	155	39.3%	4,118	38.2%
\$100,000 to \$149,999	101	25.6%	2,785	25.8%
\$150,000 to \$199,999	44	11.2%	1,383	12.8%
\$200,000 to \$299,999	37	9.4%	1,030	9.6%
\$300,000 to \$499,999	31	7.9%	510	4.7%
\$500,000 to \$999,999	10	2.5%	190	1.8%
\$1,000,000 or more	4	1.0%	78	0.7%
Total	398	100.%	10,779	100.%
Median Value	\$109,000	--	\$108,600	--

Source: 2000 Census, Table DP-4

6. Affordable Housing

Under the state's comprehensive planning process, towns must assess their affordable housing needs. This involves comparing housing prices to household incomes and determining if there are sufficient opportunities for home purchase and rentals. The Maine State Housing Authority (MSHA) has data on housing prices.

MSHA uses an affordable housing index to compare median household incomes to median sales prices. An index of 1.00 or more indicates that incomes are sufficient to purchase the median-priced home. MSHA data show that the affordable housing index in Deer Isle decreased from 0.84 in 2001 to 0.48 in 2002 and 0.28 in 2003. By contrast, the Stonington-Deer Isle-Blue Hill Peninsula housing market had an index of 0.57 in 2003. The median sales price of a home in Deer Isle in 2003 was \$380,000 and an income of \$130,946 would be required to purchase such a house. As of the year 2003, the median household income in Deer Isle was \$36,250. This compares to a median household income for Hancock County of \$39,904 and a median sales price of a home of \$150,000. The 2003 gap between

income and home purchase prices was far greater in Deer Isle than it was county-wide. Housing prices are high even in inland portions of the Deer Isle, making it very difficult for long-term residents and their children to remain in town.

There are more limited data on rental affordability in Deer Isle. A rental unit is considered affordable if it costs no more than 30 percent of a household's income. County-wide in 2003, MSHA data indicate that 54.6 percent of renter households could not afford the average rent of \$726.

According to data from the Maine State Housing Authority, there were 26 family households in town in 2003 whose incomes qualified them for "Section 8" housing renter assistance. The term *Section 8* refers to households entitled to rental assistance from the federal government due to being low income. As of 2003, there were three units in town that met this need. This means that there were 23 families (88 percent of those eligible) for whom there was no *Section 8* housing in town. These same data indicate that there were nineteen *Section 8* eligible senior households and that there were 24 *Section 8* units of senior citizen housing in town available at the Deer Run complex.

While these data indicate that the housing needs of senior citizens may be met, local observers note several problems. First, not all tenants at the Deer Run complex come from Deer Isle. Second, not all those who need housing meet the income guidelines for Section 8 housing. Third, the number of senior citizens is increasing. This means that the demand for rental units affordable to senior citizens is likely to increase.

7. Major Housing Issues

The major housing issue facing Deer Isle is the high cost of housing for first time homebuyers. Based the MSHA data and local observers, there is also a shortage of affordable rental opportunities. Given the difficulty of a small town addressing these issues on its own, these needs might be addressed more effectively on a regional level.

8. Dwelling Unit Projections

It is possible to estimate the number of year-round homes that will be built by dividing the projected household population by the projected household size. The *Population* chapter projected a year-round population of 1,914 for Deer Isle by 2015. Given a projected household population of 1,851 (based on the total population minus the 63 persons in group quarters divided by the household size of 2.32), there would be a total of 798 year-round, occupied dwelling units in town by 2015 (see Table C.6). This would represent a 2 percent increase since 2000.

There are some factors that may lead to even more homes being built. First, household sizes are likely to decrease as the population ages. Second, some homes may be vacant for at least part of the year; the projections are for occupied units only. They do not reflect anticipated construction in second homes. Given past trends, at least some second home construction can be anticipated. These factors mean that the rate of overall housing construction is likely to be faster than projected here. To allow for such unknowns, a five percent increase in dwellings will be used elsewhere in this plan.

Table C.6 Projected Year-round Occupied Dwelling Units, Deer Isle		
	2000*	2015
Projected Population Residing in Households	1,813	1,851
Projected Household Size	2.32	2.32
Projected Occupied Dwelling Units	781	798

***Note:** 2000 figures are actual numbers from the U.S. Census.
Source: Analysis by the Hancock County Planning Commission

D. TRANSPORTATION

1. Purpose

This section will:

- a. identify and profile Deer Isle's roadway and transportation systems in terms of extent, capacity, and use;
- b. assess the adequacy of those systems in handling current use demands; and
- c. predict whether transportation improvements will be needed to adequately accommodate the demands generated by projected increases in population and development within Deer Isle and Hancock County.

2. Key Findings and Issues

There has been a gradual increase in traffic flow in Deer Isle. For example, the annual average daily traffic on Route 15 increased from by 140 percent between 1979 and 2003 (from 1,374 to 3,300). The major deficiency in the state transportation system that serves Deer Isle is the Deer Isle-Sedgwick bridge.

3. Highlights of the 1992 Draft Plan

The plan mentioned that roads in town are in generally good condition, with the town maintaining an active program of repairs and reconstruction. While traffic volumes were modest on most roads, there was a 35 percent increase in traffic on the Deer Isle-Sedgwick bridge between 1979 and 1988.

4. State, Municipal and Private Road System

There are approximately 51.5 miles of roads in Deer Isle that are publicly maintained. Additionally, there are several short seasonal private roads with no public maintenance. Table D.1 show the names, mileage, and pavement type of all municipal and state roads. The state of Maine Department of Transportation (MDOT) is responsible for 12.9 miles of roads in Deer Isle, including Route 15. The state's jurisdiction includes control of curb cuts, summer and winter maintenance, and traffic flow decisions such as location of lights, widening, and signs. There are approximately 38.61 miles of municipal roads in Deer Isle, both paved and unpaved.

The state classifies roads in Deer Isle as collector roads or local roads, depending on their function. Collector roads accommodate traffic en route to Stonington or Blue Hill at moderate speeds. Local roads are used at low speeds for residential and are high access roads. Functional classifications are useful to conceptualize potential problem areas due to conflict of use in a road. Many traffic problems are due to such conflicts. For example, extensive residential or

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commercial development along Route 15 would result in the road serving a double function as a local road and a collector. This could produce traffic problems based on conflicts of access (cars turning in and out of driveways) and speed (cars hoping to go 45 mph toward Blue Hill). Similarly, heavy through traffic on a residential street designed for a low rate of traffic could increase the chance of accidents.

Table D.1 Deer Isle Town and State Roads Mileage, Classification, Pavement Type, Concerns				
Road Name	Mile-Age	Pavement	Maint	Class
Route 15: Stonington town line to Sunset Road	3.13	Paved	state	collector
Route 15-A: Sunset Road to Ferry Road - Sunset Cross	3.62	paved	state	collector
Route 15: Ferry Road to Eggemoggin Road	1.49	paved	state	collector
Route 15: Eggemoggin Road to Bridge	0.70	paved	state	collector
Eggemoggin Road	2.75		town	local
Blastow's Cove	1.19		town	local
Reach Road	4.50		town	local
Dump Road (Quaco Road)	1.03		town	local
Sawyer Road - Haskell Road	0.78		town	local
Lowe Road	0.82		town	local
Fish Creek Road	4.20		town	local
Dow Road	1.45		town	local
Center District Rd	0.58		town	local
Sunshine Road	4.95		town	local
Swain Cove Road	1.41		town	local
Dunham Point Road	3.39		town	local
Cross Rd b/w King Row & Fish Creek Rd	0.48		town	local
Point Road	0.70		town	local
Blastow Cove Road	0.65		town	local
Ferry Road	0.51		town	local
off Rte 15, south of New Rd	0.25		town	local
Goose Cove Road	0.82		town	local
off Sunshine Road	0.32		town	local
French Camp Road	0.60		town	local
off Sunshine Road	0.58		town	local
Old Place Road	0.30		town	local

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Table D.1 Deer Isle Town and State Roads Mileage, Classification, Pavement Type, Concerns				
Road Name	Mile-Age	Pavement	Maint	Class
East Side Road	0.50		town	local
Off Sunshine Road	0.96		town	local
off Goose Cove Road	0.37		town	local
Weed Road	0.52		town	local
off Weed Road	0.24		town	local
King Row	0.47		town	local
Total miles of town roads, local classification: 38.61				
Total miles of town roads, collector classification: 0				
Total miles of state roads, all collector: 12.89				
Total miles of public roads: 51.50				
Source: MDOT, Road Commissioner, and Town Selectmen				

The Maine Department of Transportation (MDOT) has historical traffic count records shown in Table D.2. Changes in traffic counts according to the season or month are not available. As seen traffic, as measured by annual average daily traffic (AADT) counts, has increased on many road segments. For example, AADT on the Fish Creek Road increased by 115 percent (from 869 in 1979 to 1,870 in 2003). There was a similar increase on the South Deer Isle Road west of Route 15. AADT on Route 15 at the Sedgwick town line increased from 1,374 to 3,300 (140 percent). The highest traffic count in 2003 was 4,960 on Route 15. These data indicate that traffic in town is increasing at a rate well above that of the year-round population.

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Table D.2								
Deer Isle traffic counts over time								
Location	1979	1988	1991	1993	1996	1998	2001	2003
IR 452 (Eggemoggin Rd) w/o IR 1452					820	850	760	830
IR 462 (Fish Creek Rd E/O SR 15	869			1130				1670
IR 464 (S Deer Isle Cross Rd) W/O SR 15	343							740
IR 465 (Pressey Village Rd) S/O IR 468	1153							1740
IR 465 (Sunset Ave) NW/O IR 470 (Sunset Cross Rd	886							
IR 465 (Sunset Ave) S/O IR 1205		1290	1270	1270	1460		1540	1730
IR 465 (Sunset Ave) SW/O IR 464	1225							2310
IR 465 (Sunset Ave) SW/O IR 470 (Sunset Cross Rd)	929							
IR 465 (Sunset Ave) W/O SR 15	1721	1670	1650	1780	1940	1910	2330	2150
IR 466 (Sunshine Rd) S/O IR 1238	320				520			
IR 466 (Sunshine Rd) S/O IR 462	491				880	990	1030	1280
IR 466 (Sunshine Rd) SE/O IR 1234		550	620	530	540	630	520	
SR 15 (Ferry Rd) @ Sedgwick TL	1374	1860	1830	2060	2590		3230	3300
SR 15 (Ferry Rd) N/O IR 456	1751			2320	2810		3410	
SR 15 (Ferry Rd) S/O IR 456 (Reach	1948				2770		3430	3890

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Rd)								
SR 15 (Stonington St) NW/O IR 462 (Sunshine Rd)	1549							
SR 15 (Stonington St) NW/O IR 470 (Sunset Cross Rd)	1250							
SR 15 (Stonington St) SE/O IR 470	1276				1890	2280	2560	
SR 15 (Stonington St) SW/O IR 464	1373			2140	2030	2300	2490	2660
SR 15 N/O IR 465	2296	2880	2880	3040	3570	4000	4380	4890
SR 15 S/O IR 1754 (King Rd)	869	2320	2120	2630	2750		3100	3360
SR 15 SE/O IR 452	1732				2960	3220	3370	3700
SOURCE: Maine Department of Transportation								

MDOT also maintains accident records. These data indicate that there were a total of 22 accidents reported in Deer Isle between 1997 and 2001. Only two of these accidents were fatal. The most common (38 percent) accident type was “running off the road.” This was followed by collisions with deer (25 percent) and “rear-end/side swipe” (eighteen percent). Two road segments were identified by the MDOT as “high crash locations.” These were the Deer Isle-Sedgwick bridge and the North Deer Isle Road just north of the Reach Road.

The comprehensive plan committee identified several other hazardous segments. These included both causeways. The causeway to Little Deer Isle is the worst and the situation is aggravated by vehicles speeding. Overall, there are many dangerous intersections along Route 15. The high school driveway, the Reach Road and the Quaco Road are of particular concern. Poor sight distance is the major problem. The Sunshine Road intersection is another hazardous area.

There are also safety concerns along Route 15 in the area adjacent to the town office and nearby stores. Here again, there are some blind spots. Inadequate parking for special events forces many to park along the street, creating more blind spots.

A more general hazard is conflicts between bicycles and motorists. There are few paved shoulders, forcing bicycles to ride in the travel lane. This slows the flow of traffic and increases the risk of accidents.

5. Railways

Freight service for area business is available in Bucksport. It is unlikely that there will be any major change in freight service to the area in the coming decade.

6. Airports

Stonington is served by the Stonington Municipal Air and the Hancock County Airport in Trenton, 40 miles from Deer Isle. Bangor International Airport, 50 miles from Deer Isle is a major commercial and cargo airport with scheduled service to several major U.S. hubs.

7. Public Transportation

Downeast Transportation, based in Ellsworth, provides bus service from Ellsworth to Deer Isle once per week. The Washington Hancock Community Agency provides demand-response transportation for eligible Deer Isle residents referred to them by the Maine Department of Human Services. Limited taxi services are available in Blue Hill and Stonington.

As the town's population ages, the demand for public transportation is likely to increase. Given the town's low population density and limited municipal budget, there is little the town can do to address this problem on its own. Rather, it would need to be addressed on a regional basis.

8. Local Parking Facilities and Sidewalks

There are limited sidewalks in the village. The ownership of these sidewalks is uncertain and they probably total about 600 feet in length. Parking in the village is a problem, particularly during the summer and around the Post Office, where facilities are inadequate. Some parking problems can be mitigated through land use ordinance measures. For example, site plan review standards can require that proposed land uses such as commercial operations provide adequate off-street parking.

9. Regional Issues

As traffic volumes increase throughout Hancock County, Deer Isle may want to work with other towns in identifying regional traffic bottlenecks such as those in Ellsworth and Bucksport. Perhaps most pressing for Deer Isle is the Deer Isle-Sedgwick bridge. The condition of Route 15 and bicycle safety issues are also important to address on a regional basis. Deer Isle may want to work with other towns in lobbying the Maine Department of Transportation to address these needs as part of the department's overall improvement plan for Hancock County.

10. Future Needs

As the town continues to grow, it faces an increase in the number of curb cuts as more driveways and subdivision roads are built. This may make it more important to enact access management standards that set distances between curb cuts and encourage subdivisions to be served by an interior road. If the town decides to enact town-wide zoning, it may want to restrict commercial uses from certain parts of town where such uses may pose traffic problems.

E. PUBLIC FACILITIES AND SERVICES

1. Purpose

A thorough understanding of a town's public services is necessary to determine any current constraints to growth and identify any growth-related problems that the town is likely to face in the future. A plan should also identify likely future capital improvement needs. Specifically, this section will:

- a. identify and describe Deer Isle's public facilities and services; and
- b. assess the adequacy of these services to handle current and projected demands.

Town expenditures are discussed in detail in the Fiscal Analysis Chapter. The complete Capital Investment Plan (CInP) is included in the Goals, Objectives and Implementation Section.

2. Key Findings and Issues

Overall, public services and facilities in Deer Isle appear adequate both for now and in the foreseeable future. The fire department may need to lengthen some of the truck bays to accommodate larger vehicles. Even though the high school, with a current enrollment of 164, is well below its rated capacity of 275 students, it still faces several deficiencies. These include an undersized gymnasium, library and art room. Roofing, electrical, plumbing and heating repairs are also needed. The elementary school building is also below its rated capacity. It does not presently face any deficiencies.

3. Summary of the 1992 Draft Plan

The plan described the town's services as well-managed. The school buildings were deemed inadequate. This meant the town faced some major capital expenditures.

4. Town Government

a. Current Conditions

Deer Isle has a town meeting form of government. Day-to-day affairs are handled by the three selectmen. Staff consist of three part-time select persons, a part-time town clerk and a part-time treasurer/tax collector.

b. Current and Future Adequacy

Overall, current staffing arrangements appear adequate. The town has no plans to add any additional staff. The select board noted no problem with current or anticipated future town government functions.

5. Solid Waste Disposal and Recycling

a. Current Conditions

The Deer Isle transfer station and recycling center is located at the end of the Quaco Road. The five-acre site includes two 50-yard containers for recycling as well as two containers (50 and 40 yards) for municipal solid waste. Construction debris is burned and demolition debris is stockpiled for eventual hauling by a private contractor.

Staff presently consists of one full-time employee. Current (2004) operating hours are Sunday, Tuesday, Wednesday, Friday and Saturday 8:00 AM to 4:00 PM. The entire transfer station site presently meets all DEP operating standards.

The town presently recycles tin cans, plastic, newsprint, tires and metal. There are presently no plans to expand recycling. The town presently does not “break even” on recycling and nearby markets for recycling materials are limited.

b. Current and Future Adequacy

The facility has no apparent operational problems. No additional staff are needed and no expansions of facility are anticipated for at least the next ten years. Therefore, current solid waste and recycling arrangements should be adequate for the planning horizon of this comprehensive plan.

6. Fire Protection

a. Current Conditions

Fire protection is provided by the Deer Isle Fire Department. Additional coverage is available through automatic mutual aid arrangements with adjoining departments. The average response time to a fire is five minutes. The response time to the most remote part of town is fifteen minutes.

The water supply for fire fighting purposes is adequate in most parts of town. The department has gradually been addressing deficiencies in water supply. It would like to take measures to improve supply through dry hydrants or fire ponds in the Goose Cove and Sunset areas.

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1) Facilities

The present fire station is located at 78 Church Street. The facility is shared with the town office, which is on the upper level. The approximately 2,400 square-feet of floor space on the ground floor is used by the fire department. It includes four heated truck bays, a radio room (45 square-feet), a storage closet/stairway (63 square-feet) and electrical and furnace rooms.

While there are an adequate number of bays, the facility has some deficiencies. One is the bays are too short to accommodate the longer trucks. Since more recent models tend to be longer, this problem is likely to worsen as the current vehicles are replaced. Another issue is inadequate storage space. Training and office space needs are now being met by using the former Deer Isle Elementary School building on the adjoining lot. The department does not foresee the need for any branch fire stations.

2). Staffing

As of 2005, there were 32 volunteers in the department. About fifteen to 20 of these were available to respond to calls during the day. The department believes that this is a sufficient number of volunteers and there is no need to hire any paid personnel. The major staffing issue is meeting state training requirements, which require “hundreds of hours” of volunteers’ time. While almost all members have completed 75 percent of the training, almost no one has met all the requirements.

Calls for service are shown on Table E. 1. There is no discernable pattern of calls increasing or decreasing. Rather, the number of calls has fluctuated in recent years.

Table E.1 Fire Department Calls for Service	
Year	Number of Calls
1996	50
1997	45
1998	55
1999	62
2000	45
2001	61
2002	56
2003	55
Source: Fire Department Records	

Deer Isle Comprehensive Plan Update: Inventory and Analysis

3). Equipment

The current inventory of vehicles is shown in Table E.2. While three of the vehicles have an anticipated life expectancy of ten to twenty years, the 1984 FMC pumper will need replacement “soon.” The department is also exploring options to build a command/rescue truck out of an old ambulance.

Table E.2 Fire Department Vehicles, 2004			
Type	Year	Condition	Years of Service Left
Peirce	1974	Fair	10
FMC	1984	Fair	Soon
Metal Fab	1996	Excellent	20
VTEC	2000	Excellent	25
SOURCE: Deer Isle Fire Department			

b. Current and Future Adequacy

Apart from the overly short bays in the fire station, the fire department does not appear to face any serious deficiencies. Current fire fighting arrangements are expected to remain adequate for at least five to ten years.

7. Police Protection

a. Current Conditions

There is no municipal police department in Deer Isle. Police protection is provided by the County Sheriff’s department and the State Police.

b. Current and Future Adequacy

Current police protection arrangements appear adequate. No changes are anticipated for at least the next ten years.

8. Ambulance

Ambulance service is provided by the Memorial Ambulance Service, which serves both Deer Isle and Stonington. Its approximately \$65,000 to \$70,000 annual budget is funded through a combination of insurance reimbursement, annual fundraising and private payers of the service.

Deer Isle Comprehensive Plan Update: Inventory and Analysis

The facility is located at 77 Sunshine Road in Deer Isle. It is presently adequate in all respects. The service would like to acquire a GPS to help in locating 911 addresses. It may need a replacement ambulance by 2007 or 2008. It would also like to acquire a stretcher, a life pack and a cardiac monitor.

The service presently has 36 volunteers. A driver and two EMT's are on duty during the day. This number is sufficient to meet current needs. There has been no problem with volunteers completing the required training and the number of EMT's is adequate.

The average response time to a call is fifteen to nineteen minutes. For the most remote part of town, the time is 20 minutes. It had 246 calls for service in 2003, compared to 224 for both 2001 and 2002 and 190 for 1999.

9. Education

The Deer Isle-Stonington Community School District is part of Union 76. Students in grades K-8 attend the elementary school and those in grades 9-12 attend the Deer Isle-Stonington High School.

a. Current Conditions

The Deer Isle-Stonington Elementary School serves grades K-8. It was built in 1999-2000 and has a rated capacity of 460 students. Current (fall 2004) enrollment is at 274 students. There are 26 classrooms. Core facilities include a 5,940 square-foot gymnasium, a 2,500 square-foot library, a 1,768 square-foot cafeteria and an 8,200 square-foot auditorium. These facilities are entirely adequate for current and anticipated needs. There are no current state accreditation deficiencies.

There are currently 55 faculty and staff members. The school faces challenges due to limited state funding for local education, increasing discipline problems, the high cost of special education and declining enrollment.

The Deer Isle-Stonington High School has a rated capacity of 275 students and a current (2004-2005) enrollment of 164 students. There are fifteen classrooms. The school faces no current or actual state accreditation deficiencies. The school needs additional storage space. The roof over the library and gymnasium needs repair and there are indoor air quality problems.

Enrollment trends are shown below on Table E.3. There has been considerable fluctuation over the years. There was a decrease in the early 1990s followed by an increase later in that decade. Since 1999 there has been a decrease. Enrollment projections show a continued decline (see Table E.4).

Deer Isle Comprehensive Plan Update: Inventory and Analysis

Table E.3				
School Enrollment Trends				
Deer Isle 1990-2004				
Year	K-6	7-8	9-12	Total
1990 Deer Isle	184	40	82	306
Other Towns	130	25	45	200
1990 Total	314	65	127	506
1991 Deer Isle	185	37	78	300
Other Towns	139	30	44	213
1991 Total	324	67	122	513
1992 Deer Isle	178	38	67	283
Other Towns	145	28	45	218
1992 Total	323	66	112	501
1993 Deer Isle	185	41	65	291
Other Towns	148	27	46	221
1993 Total	333	68	111	512
1994 Deer Isle	191	67	71	299
Other Towns	156	30	58	244
1994 Total	347	67	129	543
1995 Deer Isle	189	49	78	316
Other Towns	148	37	55	240
1995 Total	337	86	133	556
1996 Deer Isle	180	61	78	319
Other Town	139	42	55	236
1996 Total	319	103	133	555
1997 Deer Isle	164	62	84	310
Other Towns	136	42	61	239
1997 Total	300	104	145	549
1998 Deer Isle	167	51	88	306
Other Towns	109	56	70	235
1998 Total	276	107	158	541
1999 Deer Isle	165	47	96	308
Other Towns	101	41	78	220
1999 Total	266	88	174	528
2000 Deer Isle	160	53	99	312
Other Towns	93	21	86	200
2000 Total	253	74	185	512
2001 Deer Isle	173	55	95	323
Other Towns	84	26	74	184
2001 Total	257	81	169	507

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2002 Deer Isle	152	47	100	299
Other Towns	85	29	69	183
2002 Total	237	76	169	482
2003 Deer Isle	146	47	99	292
Other Towns	79	26	63	168
2003 Total	225	73	162	460
2004 Deer Isle	156	48	100	304
Other Towns	66	28	51	145
2004 Total	222	76	151	449
NOTE: Enrollments are as of October 1 of the school year. Source: School Union 76				

Table E.4 School Enrollment Projections Deer Isle 2005 – 2010				
Year	K-6	7-8	9-12	Total
2005 Deer Isle	126	52	102	280
Other Towns	73	26	58	157
2005 Total	199	78	160	437
2006 Deer Isle	116	48	96	260
Other Towns	79	21	61	161
2006 Total	195	69	157	421
2007 Deer Isle	112	44	99	255
Other Towns	61	23	53	137
2007 Total	173	67	152	392
2008 Deer Isle	92	44	96	232
Other Towns	64	21	49	134
2008 Total	156	65	145	366
2009 Deer Isle	95	34	96	225
Other Towns	61	17	49	127
2009 Total	156	51	145	352
2010 Deer Isle	92	27	92	211
Other Towns	61	17	42	120
2010 Total	153	44	134	331
Source: School Union 76				

b. Current and Future Adequacy

As mentioned above, the high school faces a number of repairs and has some space inadequacies. These are related primarily to meeting the needs of the current enrollment. Given overall population trends on the island, it is not likely that any expansion of facilities will be needed to accommodate a dramatic growth in student enrollment.

10. Town Office

a. Current Conditions

Town government functions are conducted out of the 4,800-square-foot town office. The facility was built in 1973 and is shared with the fire department. Rooms devoted to town government functions include a 300-square-foot select board office and offices for the town clerk (270 square-feet) and treasurer (370 square-feet). There is also a 135-square-foot map room and rooms for the planning board (252 square-feet) and conservation commission (216 square-feet). There are also two meeting rooms (1,000 square feet and 1,700 square feet) as well as two rest rooms and two vaults.

b. Current and Future Adequacy

Apart from the map room being a little too small, the building meets most town needs. It is also compliant with all federal and state safety and access requirements. No expansions are planned.

11. Public Works

Public works are supervised by the elected road commissioner. The town hires personnel to help with road repairs and hires a snow removal crew for the winter months. As of 2004, there were seven public works employees. Overall, current public works arrangements are expected to be adequate for the next five to ten years. No additional staff are expected to be needed.

Major pieces of public works equipment are shown on Table E.5. No additional pieces of equipment are expected to be needed. The priority for town road improvements is the Lowe Road and the unpaved segment of the Goose Cove Road. The town would also like to work with the MDOT to have improvements made to the Little Deer Isle causeway. The road is narrow and there is no night lighting.

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Table E.5 Public Works Equipment, 2004			
Type	Year	Condition	Years of Service Left
1-ton Chevrolet plow truck	2005	New	10
Chevrolet plow truck	1995	Good	2
Chevrolet plow truck	1998	Good	4
Three sanders	92,95, 97	Good	5
2-ton Chevrolet plow truck	2005	Excellent	10
SOURCE: Deer Isle town office			

F. RECREATION

1. Purpose

This section will:

- a. describe the characteristics and use of recreation resources in Deer Isle and the surrounding region;
- b. assess the adequacy of open space and recreation resources in meeting current and projected demand;
- c. determine the adequacy of open space and scenic resource protection in Deer Isle; and
- d. assess the options for providing needed recreational additions and improvements.

2. Key Findings and Issues

Deer Isle has considerable natural resources available for recreational purposes, particularly along its coastline and off-shore islands. The greatest difficulty in utilizing these locations lies in obtaining adequate access. While some access to the shore is available to the public via Mariner's Park, the causeway and Pickering Cove, most of the remaining coast is privately owned including several beaches and swimming pools. The town's scenic resources have little or no protection other than through shoreland zoning and subdivision regulation, which may not be adequate to guarantee long range preservation.

3. Summary of Draft 1992 Plan

The town faced the same basic recreational needs and issues in 1992.

4. Recreation and Cultural Sites

The Deer Isle - Stonington Island Recreation Board was founded to work toward an island recreation center to be located in Stonington, and has received municipal money toward this end. Site selection difficulties have delayed this process. The board organizes activities for the young people of both towns, including swimming, dances, sliding and skating parties. The town of Deer Isle also contributes toward occasional small recreation programs and Chamber of Commerce activities on the Fourth of July and other special occasions.

Recreational facilities in Stonington are used in part by Deer Isle residents, and the Island Recreation Center is an example of the two towns' recognition of regional recreation needs. Acadia National Park's land on Isle au Haut impacts Deer Isle, drawing much traffic through

the town. Deer Isle is also within the legislative boundaries of the park, which governs a few small islands in the town and is allowed to consider expansion of facilities into Deer Isle. The Deer Isle schools also provide important recreational resources, as do public and semi-public organizations such as The Nature Conservancy, the Boy and Girl Scouts, the Historical Society, and others. Private resources such as the country club and golf course also add to the resources of the community. All major public and private recreational and cultural sites are listed in Table F.1.

Many recreation resources in Deer Isle have been used traditionally by the public although there is no formal public ownership, access, or use arrangement. The Lily Pond and other sites have potential for future conflicts. The town conducted a study in 1988 aimed at identifying public access opportunities to the ocean, but determined that there were very few shorefront lots available that met necessary qualifications. There is a need for a boat launch site for Deer Isle and the town has dedicated its boat excise taxes to a fund to acquire such a facility.

5. State Recreation Standards and Comparison to Other Towns

The State of Maine has published standards for recreational resources to be used for planning purposes (SCORP, 1988). Table F.2 details the SCORP standards for a community the size of Deer Isle and, for comparative and future growth purposes, communities in the next population size category. Although many do not apply to towns of Deer Isle's size, such standards suggest that Deer Isle should consider developing additional facilities such as parks, recreation programs, ball fields, and picnic areas. There have been significant improvements in the town's recreational facilities and services since 1992. For example, a public shorefront access area has been developed at the causeway. There are also new access points in the Greenlaw District and at Carney Island. Some public access points need additional parking.

The opening of the new Deer Isle-Stonington Elementary School has meant additional ball fields. The old elementary school, which is adjacent to the town office building, still has some fields and a playground as well as a gymnasium. There are also several picnic areas. A performing arts center has also opened in town. Deer Isle has thus made great progress toward meeting its recreational facility needs.

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Table F.1 Recreation, Open Space, and Cultural Resources Deer Isle, 2004		
Jurisdiction	Name	Description
School	Deer Isle-Stonington Elementary School	Playground; parks, playing fields, basket ball court
Town	Deer Isle Municipal Field	baseball field
Town	Old Elementary School Building	Playground, picnic area & gymnasium
School	Deer Isle-Stonington High School	Gymnasium
Town	Deer Isle Library	public library
School	Shakespeare Hall	community school district storage building
Public	Boat access	1. Eggemoggin-Pumpkin Island 2. Southwest Harbor 3. Deer Isle Village near mill pond 4. Ferry Landing Road
Town	Northwest Harbor Town Park	Old town hall site
State	Tennis Preserve	145 acres, 4450' frontage, trails, historic cemetery, shore access for clamming
Acadia National Park	Sheep Island, Heart Island, Shabby Island, Big Hay Island	Undeveloped islands held by easement
State	Crow Island, Little Eaton Island, several unregistered islands	Undeveloped islands
Island Historic Society	Salome Seller's House	Historic site and museum, Historical Society headquarters
Evergreen Garden Club	Mariner's Park	22 acres, three picnic tables and 400' swimming beach
?	Reach Performing Arts Center	Arts center
Island Heritage Trust	Beach	Off causeway, used heavily by public
Private	Island Country Club	golf and tennis
Private	The Lily Pond	private undeveloped swimming and skating
Private	Open Space Tax Law Parcels	142 acres/ three parcels
Island Heritage Trust	Education easement	8.5 acres of private land (<i>need to add other parcels</i>)

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The Nature Conservancy	Sheep Island Preserve	5 undeveloped acres
The Nature Conservancy	Bradbury Island Preserve	170 acres
The Nature Conservancy	Barred Island Preserve	50 acres, walking trails, wildlife habitat
Island Institute	Campbell Island	91 acres public access for clamming, walking (Map 10. Lot 33)
Island Heritage Trust	Shore Acres Preserve	37 acres, 3200' shoreline, public access to trails and clam flats (map 9. Lot 59)
Island Heritage Trust	Bowcat Overlook (LDI)	0.5 acre, public water access, picnic (Map 36. Lot 30)
Island Heritage Trust	Carney Island (northern portion)	15 acres, undeveloped, bird habitat (Map 29. Lot 34)
Island Heritage Trust	Polypod Island	4 acres, small boat use by public (Map 7. Lot 50)
Island Heritage Trust	Reach Beach Gray's Cove	used by public for swimming, fishing (Map 13. Lot 33-1)
Island Heritage Trust	Woodlot near Toffet Pond	27 acres, watershed and wildlife habitat protection (Map 3. Lot 79)
Island Heritage Trust	Conservation/Education Easement	8.5 acres of private land (Map 18. Lot 17)
Island Heritage Trust	conservation easement (island)	62 acres, scenic area, undeveloped
	conservation easement	Historic house, scenic area 27 acres
Island Heritage Trust	conservation easement	11.9 acres, historic house, salt marsh, scenic shore, shore access for clamming
Island Heritage Trust	conservation easement	4.7 acres adjacent to Barred Island Preserve, wildlife habitat protection, undeveloped
Island Heritage Trust	conservation easement	7.4 acre undeveloped wooded headland
Island Heritage Trust	conservation easement	36 acres adjacent to Tennis Preserve, historic farm, shore and woodland
Source: Deer Isle Comprehensive Plan Committee and Maine Bureau of Parks and Recreation		

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Table F.2: State Guidelines for Recreation and Park Services/Facilities		
Population Criteria	1500-2000	2000-2500
I. Administration		
A. Recreation and Park Committee or Board	x	x
II. Leadership		
A. Summer Program		
1. Swimming Instructors	x	x
2. Summer Recreation Director	x	x
B. Winter Program		
1. One Skating Rink Supervisor for each area	x	x
III. Program		
A. Swimming Instruction	x	x
B. Supervised Playground	x	x
C. Senior Citizen Club	x	x
D. Teen Program		x
E. Skiing Instruction	x	x
F. Ice Skating	x	x
G. Community-wide Special Events	x	x
H. Arts and Crafts	x	x
I. Evening Adult Education	x	x
J. Organized Dance Group		x
IV. Facilities (to include School Area)		
A. Outdoor Facilities		
1. Neighborhood Playground, 2-10 acres: Playground, basketball court, playfield, etc.*	x	x
2. Community Recreation Area, 12-25 acres: ball fields, tennis courts, swimming facility, ice skating	x	x
3. Softball and/or Little League Diamond (.75 per 1000 population)	x	x
4. Basketball Court (.50 per 1000 population)	x	x
5. Tennis Court (.67 per 1000 population)	x	x
6. Multi-purpose field: football, soccer, field hockey (.50 per 1000 population)	x	x
7. Swimming Area to serve 3% of town Population (15	x	x

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sq. ft. per user)		
8. Ice Skating (5,000 sq. ft. per 1000 population)	x	x
9. Playgrounds (.50 per 1000 population)	x	x
10. Horseshoe Courts	x	x
11. Shuffleboard Courts	x	x
12. Picnic Areas with tables and grills (2 tables per 1000 population)	x	x
13. Outdoor Education or Nature Center	x	x
B. Indoor Facilities		
1. School Facilities Available for Public Use	x	x
2. Gym or Large Multi-purpose room (.20 per 1000 population)	x	x
3. Auditorium or Assembly Hall	x	x
4. Arts and Crafts Shop		x
5. Teen Center		x
6. Senior Citizen Center		x
7. Game Rooms		x
8. Public Library	x	x
V. Finance (operation and maintenance costs)		
A. \$6 per capita minimum for part-time recreation program	x	x
Source: <u>Recreation and Open Space Planning Workbook</u> , Community Parks and Recreation Division, Office of Comprehensive Planning, May, 1991.		

6. Open Space

Open space is a concept related to recreation, which is important for a community. Open space is land which contributes to the character of the community or a neighborhood merely by being undeveloped. In some cases the advantage is that the land is particularly scenic, or used for recreation and access, or merely provides a natural break in the landscape. A number of techniques can be used to protect open space. Government acquisition, non-profit ownership, voluntary deed restrictions, and the Tree Growth Tax Law program currently serve to protect open space in Deer Isle.

There are currently (2002) five parcels for a total of 142 acres in Open Space tax protection, as described in Section J. This compares to three parcels in 1992 and 110 acres. This program would give tax breaks to landowners with important open space who agree not to

develop it. The State of Maine and US Government protect all or parts of several islands through easements or ownership by the State and Acadia National Park, listed in Table F.1. The Nature Conservancy holds by fee or easement several islands.

The Island Heritage Trust holds an easement for 8.5 acres on the east side of Southeast Harbor which allows school groups to use the land for educational purposes. It also has many other easement negotiations in progress. The Maine Coast Heritage Trust is active in the region and works with the Island Heritage Trust but does not hold land or easements in Deer Isle. Several other parcels have been protected since 1992. The current list is shown on Table F.1.

There are several large parcels of unprotected open space away from the shore, owned by summer people with homes on the front part of the lot. Traditionally, local attitudes have been that land is communal in nature, and though privately owned could be publicly used, since everyone knew each other. This pattern has seen a radical change in recent years as more and more residents restrict the use of their land, making it harder to sustain the illusion that land is publicly available, and making it increasingly clear that the town owns little land. Open space can only be protected through a relatively few means such as: a - outright acquisition by gift or purchase; b - dedicated easements obtained by gift or purchase; c - regulation: use of zoning or subdivision regulations to obtain reserved open areas in new developments.

7. Scenic Resources

Much attention has been focused on scenic areas in Deer Isle in recent years. The Island Heritage trust conducted a survey in 1988 to rank appreciation and opinions of scenic and historic areas in Stonington and Deer Isle. The top scenic sites are listed in Table F.3 along with a rating and ranking. Readers interested in the methodology of the survey should refer to the original document.

In 1990 the State of Maine Planning Office produced the Scenic Inventory of Mainland Sites of Penobscot Bay. The findings of this document may be used in the future to designate Scenic Critical Areas or Scenic Areas of State or National Importance. All Deer Isle sites are listed in Table F.3 along with a rating. Recommendations for protection are also included below. Areas of "State-wide" rating levels are suggested to be considered for State Critical Areas designation. Readers interested in the methodology of the survey should refer to the original document.

The conflicts between the two surveys point out the difficulties in assessing scenic importance. The State study did not consider the Lily Pond because there is no public access, for example. The local survey, on the other hand, rated personal response and exceptional views, which are not often seen, such as on dead-end roads (Tinker's Ledges) received quite

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low ratings. Sites which rated very highly from one or both surveys which may merit special attention include: the Lily Pond, Deer Isle Village, Sunset Village, Eggemoggin, the Bridge, and the Deer Isle Causeway.

As with open space, there are few tools available to guarantee the preservation of scenic resources. These are essentially the same as those used to preserve open space. However, without a town commitment of resources or the willingness to impose regulation, there may not be any guarantee that protection will be provided.

Table F.3 Inventoried Scenic Sites Town of Deer Isle			
Site	Description	IHT Rating	SPO Rating
Blastow Cove	view from road	40 (#12)	52: high
Weeds Point	view from road	22	76: State-wide
Deer Isle Village	village and view	51 (#9): village 65 (#3): Mill Pond 44 (#10): NW Harbor	68: high
Pressey Cove	view from road	39 (#13)	59: high
Sunset Mill Pond	view from road	60 (#5): View from Sunset 56 (#7): Sylvester's Cove	79: State-wide
South Deer Isle	village and view	16	50: high
Long Cove	view from road	26	47: local
Mountainville	view from road	32: Pickering Cove 25: Greenlaw Cove	81: State-wide
Western Cove	view from road	No	51: high
East Side Cove	view from road	21	66: high
Oak Point	view from road	34	76: State-wide

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Deer Isle Bridge	long span suspension bridge with views	65 (#4)	70: State-wide
Eggemoggin	view of lighthouse	#2 on Historic list	73: State-wide
Deer Isle Causeway	causeway, views	67 (#2)	68: high
Deer Isle Lily Pond	no public view	81 (#1)	No
Mariner's Park	no road view, public park	56 (#6)	No
Causeway to Sunshine	causeway, view	54 (#8)	No
Torrey Pond	no public view	44 (#11)	No
Pine Hill	no public view	36 (#14)	No
Sources: Scenic Inventory of Mainland Sites of Penobscot Bay, 1990, State Planning Office Island Heritage Trust Scenic Resources Survey, 1988			

8. Current and Future Adequacy of Recreation and Open Space Resources

More land has been placed under protection since the last comprehensive plan was prepared. This has reduced the threat to scenic and open space resources. As land changes ownership, some of the informal points of access to the shore and other recreational resources are being lost. An emerging issue is the increase in the median age of the population. This means that there may be greater need for recreational programs and services for the elderly.

G. MARINE RESOURCES

1. Purpose

An understanding of marine resources is an essential element of a comprehensive plan for any coastal community in Maine. It is particularly important in the case of Deer Isle since so many of its residents depend on marine resources for a living. This section aims to accomplish the following:

- a. Describe Deer Isle's marine resource areas, harbor, and water-dependent uses in terms of access, uses and importance to the economy of Deer Isle and the region:
- b. Assess the adequacy of existing harbor facilities and public access points to handle current use demands;
- c. Predict whether harbor improvements will be needed to accommodate adequately the use demands of the projected population;
- d. Predict whether the viability or productivity of marine resource areas, commercial fishing and other important water-dependent uses will be threatened by the impacts of growth and development.
- e. Assess the effectiveness of existing measures to protect and preserve marine resource resource areas and important water-dependent uses.

2. Key Findings and Findings

The town's economy has been adversely affected by the decline in fishing-related employment. The drop in other kinds of fisheries has increased dependence on lobster fishing. The town's moorings may need improved management. There is increased competition between commercial and recreational boating interests.

Deer Isle's marine resources face several challenges. One is the reduced public access opportunities. Another is the impact of fisheries restrictions and aquaculture venture. High waterfront tax assessments are making it difficult for many water-dependent uses to remain in business. Overall, the town's working waterfront is threatened as is the way of life for many households dependent on marine resources.

3. A Summary of the Draft 1992 Plan

The plan mentioned that Deer Isle had one of the largest fishing fleets in Hancock County. There had been a recent drop in clam harvests. The possible need for a mooring plan in the near future was identified as was a management plan for the more intensively used marine resource areas.

4. An Overview of Deer Isle's Marine Resources

Deer Isle has the longest shoreline mileage of the towns in Hancock County consisting of over 14 percent of the total (non-island) (*see Map 1*). The town also has the fourth largest commercial fishing fleet in the County, following Stonington, Gouldsboro and Tremont. Recent efforts by the Partners in Monitoring working with the Department of Marine Resources have resulted in large areas of clam flats being open to harvesting. The adoption of a shellfish ordinance by the town in 1999 has protected the clam resource and improved the clam harvest. Access to the town's clam flats is being threatened, although most who own shore property on Deer Isle do give permission to clam harvesters. On the island there is a trend now of access being denied. Increasing shorefront real estate prices and values are affecting the fishing community in competing uses of waterfront, especially the working waterfront. If those current trends continue, Deer Isle will start to resemble the coast of southern Maine in 10-20 years.

The role of aquaculture in the waters around Deer Isle is controversial; applications for leases of salmon pens in Penobscot and Blue Hill Bays have raised concerns about issues such as aesthetics, conflicts of use and ecological impacts. The town may need to develop a harbor ordinance for planning to secure a future of Deer Isle's waters. The town may also want to implement a plan to hire a harbor master and develop a mapping system of moorings. There appear to be more moorings than current records show and a visual inspection of harbors and the shoreline seems to indicate a greater number than are permitted. The number of registered boats in Deer Isle would support that supposition.

5. Marine Water Quality and Protection

Significant areas of polluted areas of clam flats have opened in Deer Isle since the last comprehensive plan. Partner's in Monitoring (PIM) has been instrumental in testing the water quality in various areas and in returning previously closed productive areas of clamming into open, safe areas of harvest. This volunteer service has contributed to increasing the clam harvest. Increasing areas of open harvest areas enable more rotational management of clam flats by diggers and reduces over-digging. Further information on this group can be found in a report available at the town office.

Areas opened since the last comprehensive plan are C37G Tinkers Ledge/Thompson Cove area, C38C Meadow Brook/Old Indian Haul over area, C38C Greg Merchants Point area, C37C

Dunham's Point area, half of C37A of Northwest Harbor area. The rest of the closures are due to overboard discharges of sewage, defective septic systems and related problems. Those areas are C37I, Western cover in Sunshine, Deer Isle, C38A, South Deer Isle bridge (immediate area adjacent to the bridge only) C37A, the other half of Northwest Harbor, C37E, Pumpkin Island/Eggemoggin area; C37B Haskell District area; two other areas not located on the map that are currently closed are LDI side of Eggemoggin Reach, by the causeway and Swains Cove/Blastow's Cove area (see Map 4). *It should be noted that closed areas change regularly and may change as this plan is going to print.*

6. Worms, Shellfish, Commercial Fishing and Wildlife

Shellfish harvesting has historically been one of the more dominant commercial water related activities. In 1999, the town adopted a reciprocal shellfish ordinance with Stonington for the harvest of clams. It has provided a mechanism for two towns to work together and has enhanced local management of this resource. The following data show the amount of pounds harvested by these two towns and its value as compared to other towns in the region. Landed value of soft shell clams in 2001 was \$17,390,832 in the state. The value of the resource in the state's economy is estimated at over \$51 million. Soft shell clams are the second most valuable wild harvested species in Maine. In 2001, the landed resource value of soft shell clams to the economy of Deer Isle was \$605,697. Combined with Stonington in 2001 the combined resource value was \$752,041 to the island's economy. There are additional economic impacts from other fisheries such as lobsters, scallops and urchins that have not been quantified.

Clam harvest trends in Deer Isle and surrounding towns are shown in Table G.1. These data show that there while there has been some fluctuation in harvest, there have been many years of high-volume yields. Deer Isle had yields well above those of most surrounding towns.

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Table G.1						
Clam Harvest by Town (pounds)						
Town	1997	1998	1999	2000	2001	2002
Sedgwick	904	1,145	87	5,327	8,406	2,347
Blue Hill	898	5,766	13,101	4,284	15,291	23,176
Brooklin	441	26,944	51,395	18,348	33,721	33,259
Deer Isle	196,178	568,450	657,047	327,402	484,558	479,039
Stonington	28,782	167,486	200,665	82,392	117,075	117,077
SOURCE: Maine Department of Marine Resources, Shellfish Dealer Reports						

Marine license data are shown in Table G.2. These data show a gradual decrease in the number of commercial fishing with crew licenses. This is an indicator of the decline in fishing discussed elsewhere in this chapter. Even lobster fishing, one of the stronger sectors, shows a decrease in trap tags (from 16,494 in 1998 to 9,941 in 2002).

Table G.2					
Deer Isle Resident Fishing Licenses by Select Category					
Type	1998	1999	2000	2001	2002
Fishing w/ crew: Commercial	55	46	35	37	24
Lobster/crab Class I	66	52	57	56	59
Lobster/crab Class II	75	85	81	92	87
Lobster/crab Class III	7	10	14	13	14
Lobster/crab student	29	35	41	27	19
Scallop Diver	5	4	3	2	1
Scallop dragger	29	37	31	33	29
Sea urchin Diver	5	5	4	4	3
Sea Urchin Dragger	25	22	18	18	11
Count of Residents Holding Marine Resource Licenses					
Dealers	15	13	14	11	12
Harvesters	221	222	238	240	224
Count of Lobster Traps Fished by Residents					

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Total Trap Tags	16,464	14,161	8,265	8,830	9,941
SOURCE: Maine Department of Marine Resources					

The lobster industry's relative health may be due to Maine fishermen's proactive approach to resource conservation. Measures such as trap limits, v notching female egg-bearing lobsters and not taking oversized lobsters may have helped maintain stocks. A decline in the codfish stocks may have had some impact, as lobster is a significant part of their diet. Other significant changes and regulations in the lobster industry are formation of lobster zone councils, lobster gear modifications due to whale entanglement concerns and new lobster diseases. Deer Isle fishermen are more dependent on the lobster fishery as other fisheries have either collapsed or federal or state regulations restricted harvests.

Deer Isle's scallop fleet, which was one of the largest in the county, has seen decreased landings. Over fishing probably contributed to this decline and this resource is expected to rebound in the future. Additional input is being sought by the DMR to help increase scallops by drag modifications and on ring sizes, scallop meat counts regulation. Re-seeding and scientific research efforts are also underway.

During the 1990's the fishermen of Deer Isle saw the boom and bust of the sea urchin and elver fisheries. A large demand along with exorbitant prices being paid by the Asian markets most likely depleted these species before effective harvest regulations could be implemented by the DMR. It was reported that some fishermen saw a mysterious die off of urchins starting in 2000 and 2001. Scientists are still trying to determine the cause and assess how to sustain this resource.

Commercial fishermen in Deer Isle found themselves basically shut out of Maine's ground fishery during the 1990's due to federal and state regulations. The Magnusen Stevens Act and the Sustainable Fisheries Act passed by Congress and administered by the National Marine Fisheries Service (NMFS) produced many documents, but basically has not accomplished the goals of effective, efficient fisheries management and consistent policies based on accurate scientific data. The regulations enacted after implementation of the 200-mile limit to have not produced adequate re-stocking of species especially in the inshore regions. Various restrictions have made it impossible or economically impractical for Deer Isle ground fish boats to remain in business. Most vessels registered or documented in Deer Isle for commercial fishing average about 40 feet and are unable to travel safely far offshore to fish.

Mussel harvesting also fell sharply during the 1990's. This once profitable industry has all but disappeared. As many as 10-15 boats were estimated to be either part of full-time involved in this fishery either dragging or hand raking for mussels. Over fishing and the lack of focus on sustainable harvesting by the DMR account for much of the decline as well as a few bad years of spawning seed mussels. The market for mussels remains strong and aquaculture raft

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culture efforts for this species is underway. It is expected that wild mussels will rebound in several years.

Aquaculture is present in several forms in the waters of Deer Isle. In the past few years applications for leases for salmon pens in the Penobscot and Blue Hill Bay areas have been sought from the DMR. Issues of aesthetics, privatization of public resources, economical and ecological impacts as well as affects on traditional fisheries and recreational users have led to bills being sponsored in the Maine Legislature and the creation of an Aquaculture Task Force appointed by Governor Baldacci in 2003. The impacts of this task force on the planning of our local shoreline and its users and stakeholders is not yet known. The town may want to respond to these challenges by adopting local harbor ordinances and appointing a harbor committee. Recent development trends along the shores of Deer Isle since the last comprehensive plan indicate that this may need to be done soon.

According to the Department of Marine Resources, there are the following aquaculture leases adjacent to Deer Isle. *These data are current as of mid-2004 and may have changed by time the plan is printed:*

1. Danny Weed – Suspended Culture of American and European Oysters, Blue Mussels 2.95 acres total located off Mariner’s Park approximately in Long Cove;
2. Great Eastern Mussel Farm, Inc. – Robert Burgess and Jack Hamblen, Jr. – Bottom Culture of Blue Mussels, 25 acres off Stinson Neck approximately by Sunshine;
3. Great Eastern Mussel Farms, Inc. – Robert Burgess and Jack Hamblen, Jr. – Bottom Culture of Blue Mussels, 13 acres in Mud Cove off Stinson Neck, Sunshine; and
4. Scott Ingraham & Ed Hutchinson; Holt Mill Pond area.

Boat registrations are shown on Table G.3. While these data are for three years only, they do show a decline from 204 to 132. Unfortunately, detailed data on boat trends are not readily available. Local observers note that there has been increased demand for mooring spaces and use of local harbors.

2002	2003	2004
204	188	132

SOURCE: Maine Department of Marine Resources

7. Related Marine Employment

Women of Deer Isle participating in the processing of seafood products suffered numerous setbacks during the 1990's. The sardine factory in Stonington closed. Herring boats and weirs unable to work along the coast meant a decreased supply. Foreign competition also affected the canning industry.

The crabmeat picking industry also declined during the 1990's. The high cost of implementing the federal HACCP (Hazard Analysis and Critical Control Point) regulations closed many of the home-based crabmeat pickers. It has only been in the past several years that the crabmeat industry has been rebounding. The Hancock County Planning Commission has been administering economic development grants to qualified applicants to construct the picking houses. Most of the crabmeat produced on Deer Isle is marketed all over the United States and the world.

8. Other Marine Resources

In addition to the fisheries, the shores of Deer Isle and salt marshes and streams are considered critical habitat for the beginning of the marine food chain, worms, and important feeding and breeding grounds for water fowl. Unchecked growth and damage will undoubtedly affect these areas and they need to be protected. One area of high importance is the whole of the Sunshine, Southeast to Oceanville and Long Cove areas of Deer Isle. The tidal currents, mud bottom and other features make it a phytoplankton rich area of nutrients for wildlife feeding and clams. The best growing and production areas of Deer Isle are located in that whole area and need to be managed properly by state and local zoning to ensure no loss to this resource and the surrounding habitat.

The Department of Inland Fisheries did a study and classification of significant areas of coastal wildlife resources in 36 towns in Penobscot Bay in 1986. Areas were classified as Class A habitats (areas of state or national significance) or Class B (recognized as to be of regional importance) with the remaining coast in Deer Isle considered Class C (areas of local significance). These areas are guided by specific recommendations on coastal wildlife such as eagle nests, seabird nesting islands, and heron colonies and marine mammal haul outs. A map of these areas and classifications for Deer Isle follows for a more complete understanding of the islands' marine coastal species and their habitats (see Map 4).

9. Overboard Discharges

According to the Department of Environmental Protection, there are 22 licensed overboard discharges in Deer Isle. While there are no immediate threats from these overboard discharges, they do pose a longer term threat to the town's marine resources. The town has been working with the DEP to address problem discharges.

10. Water Dependent Uses

Water dependent uses are defined by the State of Maine as "those that require direct access to or location in coastal waters and which therefore cannot be located away from these waters." Those uses include, but are not limited to, commercial and recreational fishing and boating facilities, finfish and shellfish processing storage and retail and wholesale marketing facilities, waterfront dock and port facilities, shipyards and boat building facilities, marinas, navigation aids, basins and channels, industrial uses.

1. Outboard Repair and Servicing

Mark's Small Engine, Cobb's Small Engine

2. Trucking/Transportation Companies

Island Transport

3. Boat/Kayak/Canoe Rentals

Finest Kinds Canoe and Kayak Rentals
Granite Island Guide Service

4. Marinas/Mooring Rentals

Eggemoggin Landing, Deer Isle Yacht Club

5. Boat Charters and Excursions

Eggemoggin Landing Boat Excursions	Jericho Bay Charters
Seabourne Adventures	Elizabeth Wray

6. Recreational Water Guide Services

Granite Island Guide Service

Many of these businesses are either servicing the commercial fishing or recreational boating industries. Most all employ full-time or part-time help on the island and are an integral part of Deer Isle's marine-based economy. One disturbing trend in the commercial fishing/boating building or repair industry is that some are now located inland rather than along the shore as shorefront property values and taxation rates have increased. The inland location of some of these facilities adds to the costs due to trucking in of boats to repair and launching. Loss of working waterfront and its facilities will ultimately alter the fishing village character of Deer Isle and affect water dependent businesses and services. The fishing industry is perhaps the most important cultural icon of the island. A traditional way of life for generations is being lost to more passive development of our shoreline on Deer Isle.

11. Adequacy of Existing Ordinances and Protective Measures

The only ordinance related to fishing resources passed since the last comprehensive plan is the shellfish ordinance. Deer Isle has very limited ordinances in place given that it possesses one of the longest coastlines and one of the largest commercial fishing fleets in Hancock County. The town also has a shoreland zoning ordinance that follows state guidelines. One option for this ordinance would be use for greater protection of water dependent uses.

12. Public Access points

The Town has the following publicly owned locations for boat access:

1. Eggmoggin, Little Deer Isle (by Pumpkin Island Turnout)
2. Deer Isle Village (Northwest Harbor) near Mill Pond
3. Ferry Landing Road
5. Fish Creek (Gilmore Robbins' old place)
6. Southwest Harbor (old steamboat launch by Sheep Island)
9. Deer Isle Causeway (old town right of way)

Most are small and consist of just widths of old rights of way or up to maybe 50 feet at the most (such as at the Ferry Landing). There is little room for parking or storage of boat trailers.

There are also some privately owned access points. Specific sites are not mentioned here out of respect for private landowners. There is further information on public recreational areas in the Recreation chapter of the plan (see also Map 5).

12.1 Other Shore Access – Docks, Piers, and Wharves

A shore side inventory of docks, piers, and wharves resulted in a count of 51 recreational docks, 23 fishing docks, pier or wharves. With a total count of 74 known facilities. All of these are privately owned with the town itself owning none of these types of shore side facilities for all tide access to the water.

13. The Future

Several trends are likely to emerge in the next ten years. First, the high demand for shorefront property will mean increased competition for property now used for water-dependent operations. Second, unless the town and the region take pro-active steps, it is likely to be harder for young people to start out in the fishing business. Third, there is likely to be greater recreational uses of the waters off Deer Isle, which may lead to conflicts with commercial fishing operations. Fourth, federal and state restrictions as well as changes in fishing stocks may make it harder for many dependent on fishing to remain in business. Overall, preserving Deer Isle's fishing community will require a creative and sustained effort.

H. WATER RESOURCES

1. Purpose

It is the purpose of this section to:

- a. describe the characteristics, uses, and quality of Deer Isle's significant water resources;
- b. predict whether the quantity or quality of significant water resources will be threatened by the impacts of future growth and development; and
- c. assess the effectiveness of existing measures to protect and preserve significant water resources.

2. Key Findings and Issues

Deer Isle has limited fresh water resources. Its aquifers are bedrock, rather than the more common gravel/sand aquifers. Bedrock aquifers are cracks and fissures in the bedrock that collect and hold water. Wetlands, including streams and ponds, are important because of their impacts on water quality, drainage, ground water recharge, wildlife habitat, and recreation. While overall water quality appears to be satisfactory, the town must monitor its resources carefully to meet future demands. Growth in seasonal population will continue to put pressure on resources during the driest time of year. Because of the importance of Deer Isle's ponds and wetlands, (of both Torrey and Lily Ponds) development near and around these water bodies will need to be monitored carefully.

3. Summary of the 1992 Draft Plan

The plan noted the limited extent of ground water resources and the fragile nature of the town's great ponds. These concerns remain at the time of the current update of the plan.

4. Ponds and Watersheds

There are four ponds whose watershed is entirely or partially located in the town of Deer Isle (see Map 1). Only a small part of Georges Pond lies in the town. Watersheds are an important concept in protecting water quality. The watershed of a pond is the land area which drains through that pond. Activity anywhere in a watershed may affect lake water quality.

The Maine Department of Environmental Protection (DEP) classifies all natural lakes and ponds with over ten acres of surface area as Great Ponds. Their water is classified as GPA. GPA water shall be of such quality as to be suitable for the designated uses of drinking water after disinfection, recreation in and on the water, fishing, industrial process and cooling water supply, hydroelectric power generation and navigation, and as habitat for fish and other aquatic life. The

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waters of natural ponds under ten acres are also classified GPA. A “supporting” designation means the body of water can support all the listed uses. A “threatened” designation means that one or more of the uses could become impaired. An “impaired” designation means that the body of water no longer can support one or more of the uses. Unless found otherwise, they are considered to be high quality fish habitat and suited to wildlife, swimming, and water contact recreation. The water is potable, but the DEP does recommend minor treatment before drinking.

Torrey Pond and the Lily Pond are designated as GPA. Along with the Deer Isle part of George’s Pond they constitute the Pond District of the shoreland zoning ordinance, and special regulations apply. Great Ponds that are not high quality are listed as "non-attaining" or "threatened". Small ponds (those under ten acres in size) are not monitored by DEP.) DEP's Great Pond status is described below with descriptions of each water body, according to the 1990 Maine DEP Water Quality Assessment. In addition, the Maine Department of Inland Fisheries and Wildlife rated Lily Pond and Torrey Pond as "High Value" and "Moderate Value" fishery habitats, respectively. Table H.1. lists the ponds of Deer Isle, their size, maximum depth, and their designation.

Table H.1: Deer Isle Pond Status			
	Designation	Area (acres)	Max. Depth (ft)
Lily Pond	Threatened	27	20
Oliver Pond	Fully supporting	8	6
Georges Pond	Fully supporting	6	n/a
Torrey Pond	Fully supporting	22	28

Notes:

1. Only 1 acre of George’s lies within Deer Isle
2. All designations were made through use of a computer model based on size, depth and rate of water exchange. Designations are from a report done by the Maine DEP in 2000.
3. The Lily Pond is designated “threatened” for Primary Contact (swimming) because of people’s aversion to swimming in “murky or muddy” water and for Trophic Stability. Trophic stability is defined as the ability of the body of water to support aquatic life. This is based on Chlorophyll content, transparency, total phosphorous count and other criteria. GPA water is to have trophic stability that is stable or declining due to only natural processes.

Table H.2 lists drainage and phosphorous water quality information for the ponds in Deer Isle. Both Torrey and Lily Ponds are considered to be threatened ponds by the Maine Department of Environmental Protection. Both are also rated as having "lowest lake management capabilities" by the University of Maine Environmental Studies Center. These two ponds are

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shallow small and receive little freshwater exchange. Torrey Pond has very little development in its watershed. There are several large wetlands around its shores. Most of the land around Torrey is owned by a local commercial woods product business.

The 1990 town report stated "the Deer Isle Conservation Commission conducted decided to have a base line study made of Torrey and Lily Pond waters, and several members of the Commission met with professor Steve Norton of the University of Maine in March, 1990 to discuss testing the ponds for possible polluting runoff from the old town dump site. Professor Norton has subsequently reported his opinion to both the commission and the selectmen that the dump runoff is adequately filtered and is not at present polluting either Torrey or Lily Ponds. Professor Norton has recommended that we monitor the ponds for algae content and we will be beginning this program with the assistance of the DEP in 1991." Results of these tests showed an increasing phosphorus content, which indicated favorable conditions for an algae bloom which could threaten fish life and productivity.

Table H.2 Characteristics of Ponds (and Lakes) Deer Isle						
	Surface area (acres)	DDA/town (acres)	% of total DDA	WQC	F (lbs/ppb/yr)	Other towns in watershed
Lily Pond	27	116.14	100	moderate/sensitive	.013	-
Torrey Pond	22	810.49	100	moderate/sensitive	.007	-

Source: Maine Department of Environmental Protection, Lakes Division

Surface area: Surface area of the water body in acres

DDA/town: Direct drainage area (watershed) of the water body in acres in Deer Isle

% of DDA: Percent of total DDA located within Deer Isle

WQC: Water Quality Category based on the water bodies' vulnerability to phosphorus levels. This rating is derived from many variables such as flushing and growth and development rates. "Good" indicates greater than average water quality. "Moderate/Stable" means average water quality, not declining under present phosphorus loading. "Moderate/Sensitive" means average water quality but high potential for phosphorus recycling from lake bottom sediments.

- F:** DEP phosphorus coefficient for Deer Isle's share of the watershed. The phosphorus coefficient is not a measure of water quality, but rather an indicator of the lake's capacity to accept phosphorous based on the acreage of the watershed. This coefficient can be used as a planning guide for allocating or limiting development in the town.

5. Freshwater Wetlands

Freshwater wetlands are defined as those areas commonly referred to as swamps, bogs, or marshes that are inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils. Wetlands larger than 10 acres ("designated wetlands") are subject to the shoreland zoning setback standards. Wetlands 0.1 to 10 acres in size are subject to regulation by the Maine Dept. of Environmental Protection under the Natural Resources Protection Act. Wetlands smaller than 0.1 acres have no legal protection at present, but perform critical ecological functions. For example, vernal pools serve as breeding sites of local populations of amphibians, and all wetlands may help recharge nearby wells. Thus, land owners need to be aware of the importance of wetlands.

Wetlands in Deer Isle have been inventoried and mapped based on the medium intensity soil survey conducted by the Natural Resource Conservation Service, by inventories conducted by the Maine Department of Inland Fisheries and Wildlife (MDIFW) and most recently by Maine DEP. The Deer Isle Conservation Commission also conducted an inventory of all wetlands in 1990, locating them on tax maps and identifying the property owners of these areas. This information is available from the planning board. These various inventories are by no means complete and additional ground surveys will expand the number and sizes of wetlands as currently defined by the state and federal governments.

6. Streams

There are no major streams or brooks in Deer Isle, although there are several small streams and four pond outlets (see Table H.3). Other tributary streams shown on USGS quadrangles include Meadow Brook, entering Long Cove near Deep Hole and unnamed brooks entering the heads of Long Cove at route 15, Pressey Cove, Brook Cove (Dunham Pt. Rd.), Northwest Harbor on Dow Rd., as well as many smaller intermittent tributary streams. All these serve the important function of carrying nutrients to coves and mudflats where they support shellfish, fin fish breeding, waterfowl and shorebirds; and many are used by migrating smelt and elvers.

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Table H.3: Streams		
Type	Name	Location
Unnamed	n/a	Crockett Cove
Outlet	Olivers Pond Outlet	Smalls Cove
Unnamed	n/a	Northern Bay
Outlet	Lily Pond Outlet	Northwest Harbor
Unnamed	n/a	Thompson Cove, Deer Is, NE
Outlet	Torrey Pond Outlet	Reach, Deer Isle, NE
Unnamed	n/a	Fish Cove, west of Oak Pt
Outlet	Ames Pond Outlet	Deer Is Thoroughfare

Source: Inventory of Lakes, Brooks, & Wetlands in Hancock Co., NPS Assessment Inventory

Vegetation bordering streams helps to filter run-off and maintain flow. Streamside vegetation also provides nesting habitat for birds and serves as a corridor for animals moving between habitats. For all these reasons there is a 75-foot buffer zone along all streams within the 250-foot shoreland zone and along outlet streams beyond the shoreland zone, where they comprise the Stream Protection District.

7. Coastal Wetlands

Maine’s Natural Resources Protection Act defines coastal wetlands as tidal or subtidal land. They are identified by the presence of salt-tolerant wetland plants or the presence of a tidal debris line, and include mudflats, beaches, and salt marsh. Coastal wetlands serve as nurseries and food sources for larger fish and provide wintering areas for waterfowl and staging areas for migratory shorebirds. They protect coastlines from erosion and provide open space for recreation and fishing. All coastal wetlands are protected by NRPA, regardless of size; but it is also important to protect the upland areas draining into coastal areas. (See discussion of streams).

The largest salt marsh on Deer Isle is associated with Holt Mill Pond (*see Map 4*). Much of the upper end on the Stonington side is protected by as Holt Mill Pond Preserve managed by the Stonington Conservation Commission. The Deer Isle side, into which the outlet of George’s Pond flows, should also be protected.

The Haskell Mill Pond which drains into Northwest Harbor requires attention. The culverts do not provide adequate flushing. Rotting vegetation, primarily eel grass, results in a strong odor during spring and summer. In turn, the heavy growth of wetland vegetation may

indicate an influx of nutrients from human activities such as lawns, overboard discharges, and septic fields bordering the millpond.

8. Flood Hazard Areas

Flood hazard areas, mapped by the federal government, are available from the code enforcement Officer and the planning board office (*see Map 4*). The most recent maps produced by FEMA are 1991 and are used by the Planning Board in administering the 1991 Floodplain Management Ordinance. The 2000 edition of Federal Emergency Management Agency's (FEMA) three volume Coastal Construction Manual is available from the CEO and planning board. While Deer Isle does not generally experience serious flooding problems, FEMA data show that there were 11 buildings in the flood zone that were covered by federal flood insurance in 2003. There are undoubtedly numerous properties which are eligible for coverage but since their mortgages either predate FEMA requirements for coverage or their mortgages are fully paid off and they are not obligated and therefore don't carry flood insurance. It is also worth noting that there have only been three claims for payment under flood insurance between 1978 and 2003. Total payments made were under \$2,500; further evidence of the low risk of large scale flooding in town.

9. Groundwater

Ground water is defined as subsurface water found in the saturated soils and water bearing bedrock of the earth's surface. Its upper level, which rises and falls seasonally, is called the water table. A bedrock aquifer is a rock formation that contains recoverable volumes of ground water. All ground water is important to a community as a source of drinking water, and aquifers are especially important, while also especially vulnerable to pollution from surface and subsurface sites. This could be an important issue in Deer Isle if there is any evidence of salt water incursion or oil tank seepage into ground water sources.

Although Deer Isle has not yet experienced water supply problems, it is possible that the island will in the near future. Well drillers report that they have been drilling deeper wells in recent years (as deep as 400 feet) since reliable water sources have been harder to find. There is a concern about possible salt water intrusion into wells along the shore. Increased shorefront development has meant that more wells are being drilled in these parts of town.

Bedrock aquifers on the island are limited due to the characteristics of bedrock formations that present few opportunities for groundwater storage and transport. There are sections of town, such as the south side of Little Deer Isle and near Haskell's Mill Pond, where there are high yield bedrock wells (greater than 10 gals/minute). These are critical resources and may need special protection. In addition, the State Bureau of Geology has mapped potential bedrock fracture zones, which are primarily found near Torrey Pond and Lily Pond.

10. Public Water Systems

Public water systems are defined as those that serve a given number of the general public even if they are not publicly owned. They may be as large as a system serving a neighborhood or downtown area or as small as one serving a restaurant. These systems are subject to various state regulations and reporting requirements. According to data from the Maine Drinking Water Program, there are 20 public systems in Deer Isle. They are summarized on Table H.4 and shown on Map 4. The only system that serves a neighborhood is the consumer-owned water utility, which serves about twelve homes in the village area.

The map shows the “public water supply source water protection area.” This area is defined as the “area that contributes recharge water to a surface water intake or public water supply well.” Operators of these systems, per state law, must be notified of land use decisions that could affect the source water protection area. This allows the operators to participate in the municipal decision making process and helps reduce the risk of contamination to public water supplies.

It is important to monitor development around the wells that serve these various systems. Particular attention should be paid to those wells with high risk factors. For example, the consumer-owned water utility has a risk based on well type and geology. Other systems face other risk factors.

Table H.4 Public Water Systems, Deer Isle		
State ID #	System Name/Owner	Risk Assessment based on well type and geology
94003601	Deer Isle consumer-owned water utility	High
90425101	Deer Run Apartments	Moderate
6540101	Eatons Lobster Pool	Moderate
6537101	Eggemoggin Landing	Low
17777101	Finest Kind Dining	Moderate
6554101	Goose cove Lodge	Low
6554102	Goose Cove Lodge	Low
6546101	Haystack Mtn School/Crafts # 1	Low
6546102	Haystack Mtn School/Crafts # 2	Not Known
6546103	Haystack Mtn School/Crafts # 3	Not Known
6548101	Island Country Club, Inc.	Low
95310102	Island Nursing Home	Moderate

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95310103	Island Nursing Home	Moderate
95310104	Island Nursing Home	Low
25988101	Island Star Café (closed)	Moderate
20926101	KOA Sunshine Campground	Moderate
9262102	MSU 76 Deer Isle-Sto. JR/SR HS	Moderate
9262101	MSU 76 Deer Isle-Sto JR/SR HS	Moderate
94707101	MSU 76 Deer Isle-Sto JR/SR HS	Low
SOURCE: Maine Drinking Water Program, April 2004		

11. Existing and Potential Threats

There are two different types of water pollution: point source, and non-point source. Point source pollution is that which comes from a specific source, such as a pipe, and can easily be identified, measured, licensed, or removed. Nonpoint pollution is much broader and less simple to identify. It ranges from storm water runoff to leaking gasoline tanks, agricultural, lawn, and forestry runoff. Faulty septic systems, landfills, and salt piles are additional sources of surface and ground water pollution. Alteration of wetlands and shoreline also significantly affect both water quantity and quality. Each homeowner and business on Deer Isle should be aware of how vulnerable is our water supply. Caution should be exercised whenever dealing with hazardous materials.

DEP maintains lists of underground storage tanks, waste oil handlers, and other facilities which may potentially threaten water quality. There are currently no existing threats to Deer Isle water supply. All known underground hazardous material storage tanks have been removed or emptied* and are no longer in use. However, potential threats do exist. Each homeowner and business should be aware of the vulnerability of our water supply. Caution should be exercised whenever dealing with a potential source of pollution. Proper use and disposal of all hazardous materials should be encouraged by municipal boards.

12. Regional Considerations

Stonington's bedrock aquifer extends into Deer Isle. In addition, there are one or two very small watersheds shared with Stonington.

13. Adequacy of Existing Protection Measures

The state-mandated shoreland zoning provide the greatest locally controlled protection from further water resource degradation. It is currently unclear whether existing regulations will be adequate to protect water resources, particularly if growth continues at the same rate as in recent years. This is particularly the case with development outside of the areas subject to

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shoreland zoning. Without town-wide zoning, the town has a limited ability to control land uses adjacent to an aquifer or within a lake watershed that may affect water quality.

I. NATURAL RESOURCES

1. Purpose

This section will:

- a. describe Deer Isle's critical natural resources in terms of their extent, characteristics, and significance;
- b. predict whether the existence, physical integrity, or quality of critical natural resources will be threatened by the impacts of future growth and development; and
- c. assess the effectiveness of existing measures to protect and preserve critical natural resources.

2. Key Findings and Issues

Deer Isle has many natural areas of importance. Some of these areas, such as eagle nests and wetlands are protected by state and federal laws, and others are covered by the town's shore land zoning ordinance. There are also 30 islands held in some form of public or conservation ownership. Still others remain unprotected such as wildlife concentration areas, including tidal and submerged lands. Inland Significant Habitats for wildlife are largely unprotected and need to be addressed.

3. Summary of the 1992 Draft Plan

The plan mentioned that the town had many valuable natural areas. Outside of those within the area subject to shoreland zoning or protected by state law, there is very little protection in place.

4. Areas Identified by the State Critical Areas and Natural Heritage Programs

The town of Deer Isle has nine areas identified by the State Natural Heritage Program, five of which are registered by the Critical Areas Program. Further study and investigation may reveal additional areas that qualify for nomination.

The Maine Critical Areas Program, now replaced by the Natural Heritage Program, was created in 1974. Because of their uniqueness, rarity or other critical factors, Critical Areas are deemed important enough by the state to consider warranting special planning and management consideration. The Critical Areas and Natural Heritage Programs provide no protection of the sites, but merely serve to identify and inventory such sites.

5. Deer Wintering Areas

Fish and wildlife habitat is officially classified as Essential, Significant, or Of Concern. Essential habitat is rigorously protected by the State. Significant habitat is largely through state mandates regarding municipal shoreland zoning. Habitat of Concern is unprotected. One general threat to deer wintering areas (and other natural resources as well) is ATV use.

Deer Yards are examples of 'habitats of concern'. The primary behavioral mechanism for deer to conserve energy during winter is to move to traditional wintering areas or "yards". These wintering areas provide deer with shelter from radiant heat loss as well as improved mobility in snow. The Maine Department of Inland Fisheries and Wildlife (IF & W) has identified three deer wintering yards in Deer Isle which have not yet been rated as to quality or use. The three deer yard sites (mapped) are located in Pressey Cove, Long Cove and Torrey Pond areas. At the time of this writing, IF & W has not established the necessary rule-making to protect significant deer yards, but recommends, as a minimum that towns consider adopting measures to limit timber harvesting in such areas.

6. Bald Eagles

There are two active bald eagle nest sites (mapped) in Deer Isle, one on Bradbury Island and another on Crow Island. Local observers have noted that there may have been some shifts in nesting locations since these sites were mapped. Possible locations now (2005) include Current, Carney and Barred Islands. IF&W recommendations for protecting eagles' nests consists of three concentric buffer zones which are less restrictive as the distance from the nest increases. Zone A (0 - 330 feet from the nest) should be maintained as an undisturbed nesting sanctuary. Zone B (330 feet - 660 feet) should be limited to light land use activities allowed only during non-critical periods (fall and winter). Any timber harvesting should be limited to no more than 20% of the available stand volume in the zone. Zone C (660 feet - 1320 feet) should exclude new construction of roads and buildings.

7. Wetland Habitat

Wetlands are protected by the Maine Natural Resources Protection Act. Wetlands which are rated of moderate or high value are considered significant for wildlife by IF & W are additionally protected by mandatory 250 foot buffers under Resource Protection zoning. Of the fourteen wetlands mapped by IF & W, twelve are rated of moderate value and two are rated of high value. High value wetlands require a 250 foot resource protection zone around them. Protection for moderate value wetlands by the town is recommended, but optional.

8. Fresh Water Fisheries

The ponds and streams of Deer Isle are important fish habitats. Deer Isle's fisheries have not been officially rated by IF & W, and are not protected per se. However, IF & W does regularly conduct surveys of fish inventory and habitat characteristics. According to the regional biologist, Torrey Pond is considered of moderate value as a fisheries habitat and Lily Pond has 'high' fisheries value. These ratings notwithstanding, most island residents fish off-island since they believe island fresh water fisheries are very limited when compared to what they can find on the mainland. Fisheries are indirectly protected through shoreland zoning, watershed protection, and State natural resource protection measures

9. Other Habitat

IF&W has identified many locations on Deer Isle that are areas of special concern for wildlife. All of these areas have been delineated on the accompanying resource maps and are summarized in Table I.1. At the present time, many of the islands are managed by LURC; but as this may change in the future, the location and natural resource information of LURC islands is included in Table. I.1. 'Class A' wildlife concentration areas are found in 4 places in Deer Isle, (see Table I.1) 'Class A' areas are considered important because of the high species diversity and abundance of wildlife that they support and because of their importance to rare, endangered or threatened species. "Class A' areas are considered important on a national or state level, while 'Class B' areas are of importance from a regional point of view.

10. Conflicts, Threats, and Existing Protection: Fish and Wildlife Habitat

Protection and management of fish and wildlife and their habitat is mostly the responsibility of the MDIF & W. Fisheries, water quality, wetlands, and shore lands are all protected through state regulation and monitoring, as with essential habitat such as eagles' nests. In addition to state protection and state-mandated municipal protection, the town does have the option to provide additional protection. Wildlife resources identified in this plan could be considered by the town when deciding zoning districts and boundaries, and when reviewing development proposals.

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Table I.1 Identified Wildlife Habitat of Importance Deer Isle, Maine, 1991			
<u>Waterfowl and Wading Bird Habitat</u> (including nesting and feeding areas)			
<u>Location</u>	<u>MDIFW#</u>	<u>Rating</u>	
Olivers Pond	050069		Moderate
Torrey Pond	050070		Moderate
Outlet of Torrey Pond	059972		Indeterminant
Little Pickering Island Heron Rookery	050100		Indeterminant
<u>Seal Haul Outs</u>			
ledge west of Gull Ledge		ledges north of Bradbury Island	
ledge at mouth of Conary Cove		ledges southeast of Colthead Island	
ledges north of Lazygut Island		Barred Island east	
Green Ledge and associated ledges		ledges southeast and east of Little Spruce Head Island	
ledges southwest of Conary Island		Great Spruce Head Island ledges	
ledges southeast of Pickering Island		ledge southeast of Bear Island	
Long Ledge		ledges at southwest corner of Bear Is	
Shabby Island		Compass Island and associated ledges	
Hen Island		Grass Ledge and associated ledges	
Potato Island		Butter Island southwest	
Two Bush Island		ledges north of Sloop Island	
Channel Rock		Sloop Island ledge	
Jims Island and associated ledges		Tinker/Clossom Ledges	
ledges east of Little Pickering Island		ledges in Southeast and Southwest Harbors	
ledges off Oak Point			
<u>Shorebird Nesting, Feeding and Staging Areas</u>			
<u>Location</u>			
Shabby Island			
tidal flats around Carney Island and causeway			
Northwest Harbor tidal flats			
Long Cove tidal flats			
ledge at northeast corner of Stinson Neck			
Green Ledge and associated ledges			
Compass Island and associated ledges			
ledge southeast of Bear Island			
<u>Coastal Wildlife Concentration Areas</u>			
<u>Class A Areas</u>		<u>Class B Areas</u>	
Compass Island/Grass Ledge (122)		Northwest Harbor	
Pickering Island (113)		Crockett Cove	
Carney Island (112)		Inner Harbor	
Long/Green Ledges (160)		Freese Island	
		Shabby Island	
		Stinson Neck north	
		Black/Bear Islands	
		Conary Island	
		Beach/Barred/Colthead Islands	
		Horsehead Island	
		Great Spruce Head Island	
		Butter/Barred Islands	
		Sloop/Fling Islands	
		Bald Island/Grass Ledge	
<u>Other Areas of Special Concern</u>			
In the Great Spruce Head and Barred Island vicinity exists a unique situation of ledge-nesting osprey. This behavior is prevalent only in Penobscot Bay; primarily in the towns of Deer Isle, North Haven and Vinalhaven.			

Source: Maine Department of Inland Fisheries & Wildlife, 1991

11. Offshore Islands

Deer Isle has 77 coastal islands ranging from rock outcrops and ledges to well over 100-acre Conary Island. Many of these islands are uninhabited. The environment in general is much more fragile and ecologically sensitive than the mainland. The combination of exposure, strong wind and wave action, thin soil cover, weakly anchored, often stressed vegetation and very limited freshwater resources combine to create a situation that requires considerable caution in use by man. There are 33 islands, often rock outcrops, that are less than one half acre in size in the town of Deer Isle. There are 11 islands greater than 3 acres and less than 15 acres. Nine of the offshore islands are larger than 15 acres. Thirty of the islands are in some form of public or conservation ownership.

In general the smaller the island the less amount of development that can be allowed. Although many factors enter in, size is the limiting hydrological factor. Groundwater supplies are typically extremely limited and nitrates leaching from septic systems can rapidly become a more serious pollutant. Soils and bedrock type is also influential in determining groundwater conditions. With thin soil cover, and the often dense, impermeable granite bedrock formations groundwater is less available and what there is more susceptible to contamination. Salt water intrusion is another critical concern as the freshwater lens is reduced from water usage allowing the salt water interface to rise and thereby contaminate the deeper drilled wells.

The following are useful principles that could guide local regulatory efforts in Deer Isle:

- a. smaller islands (.5 acres - 3 acres)
 - only occasional use allowed (responsible camping and recreational use) with particular awareness to wildlife values
 - zoning - resource protection

- b. larger islands (3 acres or greater)
 - prevention of erosion and existing soil and vegetation cover;
 - strict limits to clearing and timber harvesting
 - protection of limiting freshwater supply (if any)
 - where class 'A' wildlife values exist (IF&W class 'A' wildlife concentration areas) and where soil conditions are poor or very poor. Zoning should be for Resource Protection;

- where some soils and vegetative cover exists, and/or some structures already exist zoning should be 'Island District'.
- the Island District should allow some development but at a reduced density. Possibly a combination of shore frontage and setback could be used, i.e. combined frontage, setback of 1,000 feet required where minimum setback of 100 feet from structures is utilized, 900 feet of shore frontage would be required;
- Island District should require buffers along the water to prevent erosion, where no clearing or tree cutting is allowed. Septic systems should be engineered to be below gradient from water supplies on any freshwater source or recharge area.

12. Adequacy of Existing Measures to Protect Natural Resources

Apart from shore land zoning and state mandated protection measures, there has been limited protection of Deer Isle's natural resources. Some protection has been provided through the acquisition of conservation easements or similar measures. As mentioned above, 30 of the 77 islands are in some form of conservation or public ownership. There is the risk of other natural resources that are not specifically protected by state law being damaged. There are a few local measures in place that require their identification or protection during the development review process. This limits the protection of many natural features in town.

J. AGRICULTURAL and FOREST RESOURCES

1. Purpose

This section presents an overview of Deer Isle's agricultural and forest resources. Specifically, this section will:

- a. describe the extent of Deer Isle's farms and forest lands;
- b. predict whether the viability of these resources will be threatened by the impacts of growth and development; and
- c. assess the effectiveness of existing measures to protect and preserve important farm and forest resources.

2. Key Findings and Issues

Farming is a minor contributor to the economy, but it is important in preserving open land and providing a source of locally grown food. There was about a 20 percent decline in tree growth taxation acreage between 1996 and 2002. Small-scale forestry operations, such as portable saw mills and wood chipping, are a source of employment and income for local residents.

3. Highlights of the 1992 Draft Plan

The plan mentioned that forestry and agriculture were not major contributors to the Deer Isle economy, but that small farms and woodlots were important sources of family income. These lands also contributed to the town's overall character.

4. Agricultural Resources

According to data from the Natural Resources Conservation Service, Deer Isle has 769 acres of prime agricultural soils and 1,486 acres of farmland soils of statewide importance. The term "prime agricultural soils" refers to those soils that have the potential to have the highest agricultural yields, they are not necessarily farmed. The "soils of statewide importance" category refers to soils that have a more modest potential yield. Agricultural soils account for about 12 percent of the town's total land area of 18,491 acres.

As of 2004, Hancock County Soil and Water Conservation District records show that there are eight farms in Deer Isle that participate in USDA-sponsored programs. It is possible that there are few additional farms that do not participate in these programs. Overall, however, farming remains a very limited activity in Deer Isle.

Another way to estimate current amounts of agricultural land is through the acreage of land held under the Farm and Open Space Act. This act allows farmland owners property tax breaks for parcels over five contiguous acres if they meet certain conditions such as a minimum farm-derived income. Normally, qualifying farmers with a long-term commitment to farming would participate in this program. A review of state records indicates that there were only fourteen acres held in this farmland classification in most recent years (see Table J.1). While the data for 2000 indicate that no land was held that year, this may be due to a reporting error. The limited acreage in farmland classification is another indicator of the limited scope of farming in Deer Isle.

Table J.1 Farm and Open Space Taxation Parcels in Deer Isle, 1996-2002				
	Farmland		Open Space Land	
	Number of Parcels	Acres	Number of Parcels	Acres
1996	1	14	1	149
1997	1	14	1	149
1998	1	14	1	149
1999	1	14	1	143
2000	0	0	5	142
2001	1	14	5	142
2002	1	14	5	142

Source: Municipal Valuation Return Statistical Summary, Maine Bureau of Taxation Property Tax Division, Part IV (1996-2002)

5. Forest Resources

Forest is the primary land use cover in Deer Isle. The forests are a mix of temperate deciduous and northern coniferous trees. Broad-leafed deciduous trees - maple, oak, birch, ash and beech - are found together with northern coniferous trees, spruce, fir, white pine, cedar and larch. Abandoned fields, forest fires, and timber harvesting have combined with the process of succession to produce diverse forests of mixed age. Some of the lots are second and third generation cuts.

One source of information on Deer Isle's forest resources is data on land held under the Tree Growth Taxation Act. This classification is similar to the Farm and Open Space Act in that owners of forested parcels meeting certain conditions may have their property assessed as forest land rather than for its potential developed value.

Recent trends in tree growth are shown in Table J.2. These data show a roughly 20 percent decline in the land held in tree growth (from 3,573 acres in 1996 to 2,890 acres in 2002). This decrease may be due to changes in state requirements that land held in tree growth have a forest management plan. Local observers note that some land formerly held in tree growth may have been placed in conservation easements.

Table J.2 Tree Growth Parcels in Deer Isle, 1996-2002					
Year	Number of Parcels	Softwood Acres	Mixed-wood Acres	Hardwood Acres	Total
1996	74	2,813	742	18	3,,573
1997	73	2,803	742	18	3,563
1998	72	2,803	711	18	3,604
1999	61	2,231	827	59	3,217
2000	61	2,231	827	59	3,217
2001	46	1,653	1,120	117	2,890
2002	46	1,653	1,120	117	2,890
n.a. = not available					
Source: Municipal Valuation Return Statistical Summary, Maine Bureau of Taxation Property Tax Division, Part III (1997-2002)					

Timber harvesting trends are shown on Table J.3. These data represent timber harvests that are subject to state reporting. As seen, there has been considerable fluctuation in the rate of timber harvesting. In 1998 there were 225 acres of reported harvests compared to 71 in 2000. Local observers note that apart from lumber company holdings, most of the woodlots in town are relatively small, many being under ten acres. As discussed below, these small operations make important contributions to the local economy.

Table J.3						
Timber Harvesting Trends for Deer Isle, 1996-2002						
Year	Selection Harvest Acres	Shelterwood Harvest Acres	Clearcut Harvest Acres	Total Harvest Acres	Change of Land Use, Acres	Number of Timber Harvests
1996	43	77	9	129	0	5
1997	n/a	n/a	n/a	n/a	n/a	n/a
1998	150	5	70	225	100	6
1999	56	19	0	75	6	13
2000	41	30	0	71	2	12
2001	124	9	0	133	2	10
2002	106	0	0	106	2	4
Totals	520	140	79	739	112	50
n/a: not available						
Source: Maine Forest Service year-end landowner reports						

There has been an increase in tree harvesting due to new construction. The amount of chipping and blow down operations has increased since the last comprehensive plan was drafted. There are an estimated eight to ten wood chipping machines owned and operated on the island. There are also several individuals who work on a part-time basis selling fire wood to residents.

There are several fixed saw mills, a shingle mill and some portable saw mills that operate sporadically on the island. The tipping of fir branches for Christmas wreaths is another source of forest-derived income. While these various sources of income by themselves may appear minor, their combined impact is important to the economy.

It is also important that a comprehensive plan address “urban” or “village” forestry issues. There is presently very limited potential for any village forestry program in Deer Isle. There is little room between the street, utility easements and buildings to plant trees. Soils are often too shallow for trees to take root.

One general forestry issue is many aging trees along power lines. These trees are fragile and likely to fall. This could increase the number of power outages. Removal of

such trees is generally the responsibility of the electrical service company or the Maine Department of Transportation than the town.

6. An Analysis of Threats to Farm and Forest Land from Projected Development

The combination of land being removed from tree growth and the drop in demand for timber from paper companies in the state, means that more timber land may be available for sale as residential properties. Given the increased demand for second homes, it is possible that more of Deer Isle's forestland will be developed in the future. While the town's limited farmlands are also subject to development pressure, the demand for locally grown food may help sustain these operations as well as the fact many local farms are run at least in part as a hobby.

7. Adequacy of Existing Measures to Protect Farm and Forest Land

The only measure presently in effect to protect forest land is tree growth taxation. However, some landowners have placed their land under conservation easements. The town also follows the state guidelines for timber harvesting and vegetation removal for areas subject to shoreland zoning. Farmland taxation provides protection to the small amount of farm land held in that classification.

Overall, Deer Isle does not have any measures in place to protect forest land outside of the areas subject to shoreland zoning and no measures at all for farmland protection. While the penalty for withdrawing land from tree growth may discourage some owners from selling their land, more landowners are finding that the high value of property means that the profit from selling land outweighs the price of any penalties. , The town has no zoning beyond the state-required shoreland standards.

8. Regional Issues

The major regional issue is that the health of the town's farms and forest lands depends in part on the regional economy. If there is demand for locally produced farm and forest products, there is more incentive to keep land in production.

K. HISTORIC AND ARCHAEOLOGICAL RESOURCES

1. Purpose

This section will:

- a. outline the history of the Town of Deer Isle;
- b. identify and profile the historic and archaeological resources of Deer Isle in terms of their type and significance;
- c. assess current and future threats to the existence and integrity of those resources; and
- d. assess the effectiveness of existing measures to protect and preserve those resources; and.

2. Key Findings and Issues

While Deer Isle has many (167) state-recognized pre-historic sites and five buildings listed on the National Register Historic Places, there are few local measures in place to protect these resources. Due to its long period of Native American occupation and its early European settlement, the town has a rich and diverse history. This history and the diverse number of sites of historical interest contribute to the town character.

3. Summary of the 1992 Draft Plan

The plan mentioned that there was strong public support for the protection of historic and archaeological resources. The Island Heritage Trust and the Island Historic Society were working to protect these resources. There was no direct town involvement in any protection measures.

4. Town History

The key dates in the history of Deer Isle are listed in Table K.1 on the following page. This is followed by Table K.2, which discusses the commercial history of the Island.

Table K.1

Key Dates in History

Deer Isle

Pre-	1603	Red Paint People and other Native American settlements and activities
	1603	Martin Pring visited Deer Isle
	1604	Champlain visited region
	1605	George Weymouth sailed through Eggemoggin Reach
	1762	First permanent settlement on Deer Isle (William Eaton)
	1771	First frame house built (corner of Bridge Street and Sunset Road)
	1789	Town of Deer Isle incorporated
	1807	First ferry across Reach
	1874	Isle au Haut set off and incorporated
	1895	“Defender” America’s Cup winner (all Deer Isle crew)
	1897	Stonington set off and incorporated
	1899	“Columbia” America’s Cup winner (Deer Isle crew)
	1899	DI Telegraph Telephone Company(NE Telephone bought in 1900)
	1903	RFD Delivery
	1903	Deer Isle Acetylene Gas Co.
	1913	First Parcel Post Package
	1918	Fire at South Deer Isle
	1921	Monument (Soldiers)
	1925	Electricity (Stonington-DI Power Co) (George H. Noyes)
	1927	Cable laid across Reach
	1928	Island Country Club
	1930	DI Post Office (Cy Weed) (Darwin Davidson Building)
	1932	Danceland Pavilion (DI-Stonington Community Center)
	1935	Causeway to DI (finished in 1937)
	1936	DI Fire Department organized
	1937	French Camp (closed in 1975)
	1939	Deer Isle/Sedgwick Bridge dedicated
	1941-1945	Wartime activities at home and abroad
	1951	First elementary school built
	1961	Haystack School of Crafts opened
	1967	Memorial Ambulance Corps organized
	1968	Island Medical Center built and opened
	1973	Town Hall and Fire Department constructed (one building)
	1976	DI-Stonington High School
	1982	Masonic Building on Rte 15A
	1983	Island Nursing Home opened
	1985	Deer Run Housing
	2001	DI-Stonington Elementary School (Reach Performing Arts Center)

Table K.2

Commercial History

Of Deer Isle

A comprehensive look at historical resources must include references to the commercial history of a place and to the ways in which residents earned a livelihood and provided for their daily needs. That daily activity often defined personal histories. At the same time a review of Deer Isle's history reveals the rich fabric of skills and enterprise which has resulted in the character of this place. Such a review can give our young people a better understanding of their heritage and even offer encouragement to develop their own innovative livelihood pursuits.

- Deer Isle Village once had more than 50 businesses. Moving from east to west one could find several enterprises: Dr. Wasgatt had offices; Allie Greene's Blacksmith shop and Harkie Pickering's ice cream shop served the whole island; William Sellers sold meat and groceries; Charles Lufkin had a competing blacksmith shop; Ella Higgins produced millinery, and George Higgins sold jewelry.
- On the north side of the village, John Spofford sold dry goods, the A.O. Gross block (3 floors) housed Dr. L. W. Hart, dentist, Elmer P. Spofford, lawyer, the US Customs House and the central Office of the DI telephone Company (Mamie Green, operator). George Scott had a barbershop and confectionery on the site of the present library.
- The south side of village had Sam Pickering's general store, and Moses Joyce's store also sold caskets. There were the Fred Beck meat market, Dr. Ferguson's drug store, and Mike Carman's cobbler shop. Dodie and Julia Spofford sold candy and paper goods, among other things, and S.S. Scott and Tom Gray both ran livery stables.
- Hudson Pressey published first newspaper, The Deer Isle Weekly, on Main Street in 1818 and later sold it to Percival Knowlton who changed the name to the Deer Isle Messenger. Hezekiah Lufkin of Sunset was the undertaker, and Joseph Judkins, also of Sunset, made caskets for him. Ship building in the harbor, sail making, ice cutting and shipping, bay coasting and carrying freight were all part of the local commercial scene. The Pants Factory served the region and gave jobs on site (beyond the Mill Dam) and in homes of Deer Isle.
- Seals and porpoises were killed and boiled down for oil, and saltwater was boiled to produce salt. Porgy presses extracted oil to mix with red ochre for paint. Grist mills and lumber mills dotted the island, and, in the Village, the Mill Dam provided power for both. There were carding mills and a tannery. A cattle pound (1776), opposite the Old Settlers Cemetery, was the only one in the Penobscot region.
- Shipping was the major industry in the economy of the Island. The ship owners and

captains built beautiful homes and created jobs for many island residents. When the steamboats came into the maritime trade, the sailing ships slowly ceased operating.

- Tourism and summer visitors arrived in the mid 1800s to private homes, then inns and small hotels. Summer colonies on Dunhams Point and Little Deer Isle began in the 1880s.
- Yachting began as an occupation for Deer Isle men in the 1890s with the America's Cup defenders and suspended with World War II when yachts were taken for military purposes. Hundreds of Island men were employed as captains, mates and crew.
- Women were engaged at home with candle making, wool and flax spinning, soap making, and horse net knitting as well as manufacturing ear tips for the horses. They also made mittens, shirts, wristers, nippers, pants for the Pants Factory, and sails for the Sail Loft. Women left home to work in seafood factories canning crab, lobster, sardines and other fish.
- Farmers raised rye, corn and wheat. They gathered wool, flax, and down for processing into various products. There were a number of brickyards on the island. Mines for silver, asbestos, and copper, as well as quarries for marble (serpentine) and granite could all be found in the 19th century. There were clam factories on the island and salt was imported under bond in customs houses as well as produced locally.
- While lumber and saw mills were the principal business in the 1800s, the fishing industry grew steadily. The mackereling business reached its height in the 1860's. Lobstering began in the 1850s; by 1880, more than 100 people were employed in the lobster industry. Support industries such as net and trap making, transportation and marketing, and the manufacture and repair of related equipment became part time and full time occupations. Cooperages, construction, professional services, education, the ministry, health and governmental services, tourism and recreational occupations all became specialties during this period.

5. Identified Historic and Archaeological Sites

A number of documents and organizations provide an inventory of important historical sites in Deer Isle, most of which are listed below:

- The Bicentennial Report lists and roughly maps several sites, some of which are described in more detail in the text.
- The 1979 Comprehensive Plan does not list key sites but does provide three historical maps which include Indian shell heaps, names and home sites of the first settlers, and early settlement patterns.

- The University of Maine did substantial further archaeological survey work during the summer of 1991. MHPC does not release the location of these sites in order to help protect them from disruption.
- The Island Heritage Trust (IHT) conducted an opinion survey in 1990 that ranks historic sites which residents and visitors felt made a contribution to the historic value of the island. This listing and ranking can be found in the 1991 draft of the comprehensive plan. Readers interested in the methodology of the survey or rating should refer to the original document.
- Other sites are listed on Table K.3.

The Maine Historic Preservation Commission (MHPC) lists 167 pre-historic archaeological sites in Deer Isle. Pre-historic refers to sites that pre-date written history (i.e., the arrival of the first Europeans). These sites are mostly shell middens, located along the coast line. The MHPC estimates that about one-third of these sites may be eligible for listing in the National Register of Historic Places (see Map 5).

The MHPC lists four historic archaeological sites. These include site number ME 120-001 (L'Archisnagam, a Native American fort from the 17th and 18th century) and site number ME 120-003, the Pond Island Archaeological District (a Native American contact area). The two other sites are number ME 120-003 (the Eastman Treasure Map, an 18th century English treasure map) and the Asbornsen Midden Jeton find (number ME 120-028, a Euro/native coin find).

There are five properties listed on the National Register of Historic Places. These are the:

1. Frederick Law Olmstead summer house, Sunset vicinity;
2. Peter Powers house, Route 15 and Sunshine Road;
3. Salome Sellers house, Route 15-A;
4. Pumpkin Island Light Station, Eggemoggin Road; and
5. Squire Ignatius Haskell house, Route 15A.

The MHPC indicates that a comprehensive survey of above-ground resources needs to be conducted in order to identify other properties that may be eligible for nomination to the National Register of Historic Places. Given the many homes of historic interest in Deer Isle (see Table K.3), it is likely that other properties that could be listed.

6. Adequacy of Existing Protection Efforts

The vast majority of the identified sites in Deer Isle receive little or no formal protection or preservation effort. It will be important for organizations and individuals taking action on the recommendations of this plan to check with the organizations listed below and others to obtain the latest information on resources and regulations. Programs and efforts that currently provide protection include:

a. National Registry of Historic Places (NRHP)

Sites with national, state, or local significance are eligible for nomination to the National Registry of Historic Places. This registry protects sites only from intervention or development by a federal agency. Highway projects with federal funding, for example, may be challenged if they impact on registered sites. NRHP status is often erroneously assumed to protect the building from alteration or destruction.

b. Maine Historic Preservation Commission (MHPC)

MHPC coordinates the National Registry as it affects Maine. MHPC also maintains an inventory of historic, archaeological, and coastal heritage sites in Maine, although the agency has no direct authority to protect sites. MHPC does, however, coordinate the distribution of available funds for preservation, restoration, and inventory. Such funds are currently extremely limited, but may be more available with future appropriations or bonds. Archaeological sites are also protected by Maine State Antiquities Legislation.

c. Private or Nonprofit Efforts

Private individuals and groups play an important part in preserving Deer Isle's historic resources. The Island Historical Society, for example, plays an active role in identifying sites and promoting public awareness and protection, especially through the Sellers House museum and archives. Individual owners of properties, including churches, homes, and lighthouses, also protect their properties through maintenance, deed restriction, or other protective covenants.

7. Threats and Planning Implications

Historic sites are threatened by a number of different factors. Archaeological sites are often altered due to development and construction, especially if the significance of the site is not known. Other archaeological sites are vulnerable to looting of artifacts. Disrepair, alteration, and development in the surrounding areas threaten historic buildings. Historic sites are expensive to maintain, and there is economic pressure to convert them to sustainable uses, or to find ways to decrease maintenance demands. Transportation changes, finally, are a threat to many of Deer Isle's historic resources. The pressures for growth in Deer Isle directly confront the historic, cherished characteristics of the town, but there is vast experience in successfully dealing with this problem in countless other communities. This experience, and the tools and techniques used, are readily available from governmental and private sources.

Few people would argue with the importance of protecting historic resources. The extent to which they should be protected, and whose money and property rights should be tapped in the process, however, is a difficult decision for any community. One of the first steps toward protection is identification. There should be continued efforts in Deer Isle to identify historic sites and assess their importance. Past publications, the Island Historical Society, the Island Heritage Trust, the DI/Stonington High School "Sense of Place Project", and other community efforts work toward this end.

Once sites are identified, they should be reviewed for nomination to both national and municipal inventories in order to obtain maximum protection. Owners of important sites should also be advised of possible private efforts to maintain the integrity of the sites. Public education, public acquisition, tax incentives for maintenance, and publicly funded maintenance are other tools the town, state, or private groups can use to protect and preserve historic resources. As a service to the community, the Deer Isle/Stonington Historical Society will maintain a file of the documents, which have contributed to this report and will maintain a listing of historically significant sites.

Table K.3

1. HISTORIC HARBOR DISTRICT (1 mile radius)

Comprised of:

Church Street	Dow Road
Bridge Street	Main Street
King Row	Barbour's Hill (N. DI)

Old homes of sea captains, big landowners, and merchants (see Historical Society for detail)
Congregational Church (1886)
The Ark (1793) (Pilgrims Inn)
Pleasant View (1896) (converted into hotel)
Pants Factory (opposite Mill Pond on Bridge Street)
Sail Loft (behind old Fire House) (torn down in 1919)
Old High School (1903) (1976)
Masonic Hall (1868) (1981)
Chapel or Parish House (1905)
Old Settlers Cemetery (Rte 15 S) (corner of Sunshine Road)
Mt Adams Cemetery (King Row)
Stores in the Village (see separate list with Table K2)
Peter Powers Home (1785) (Beginning of Sunshine Road)
Shakespeare School House (Rte 15 N) (c. 1840-1921) (named for DI sailing vessel)
Site of old Town Hall (Mill Dam) (burned 1972)
Mill Dam (site of Grist and saw mills) (1793) (1864 town buys mill and makes it town road)
Cattle Pound (only one in Penobscot region) (1796) (opposite Old Settlers Cemetery)
Deer Isle Town Hall and Fire Department (1974)
Masonic Building (1982) (Sunset Road)
Chase Emerson Memorial Library
Monument (1922)
Telephone company (1900)
Parsonage (1804) (King Row)
Mariners Park

2. SUNSET

Congregational Church (1884)
Parish House
Sunset House
Hillside Cemetery (off Rte 15A, Grayson Farm Road)
Hosmer's Beach
Sylvesters Cove Beach
SW Harbor Town Landing
Salome Sellers House (1830) (DI/Stonington Historical Society)
Felsted (Frederick Law Olmsted House) (now private)
Store (Johnny Johnson's now Olsen's)
John Olmsted Home (Gill's)
Small's Cove (battle site in war of 1812)
Summer Colony (Dunham's Point) (1880's)
Island Country Club (1928)
Danceland Pavilion (1932) (DI-Stonington Center)
Silver Mine (1885) (Dunham's Point)
Birch Tree Inn (Sylvesters Cove) (now private house)
Buckminster Fuller house
Yacht club (Sylvesters Cove)
Packard Hill Cemetery-Crockett's Cove (on private land)
Old cemetery back of Elmer Eaton & son (on private property) (Revolutionary War veteran)
Family cemetery at Willard and Ann Stinson (on private property)
Old road from Historical Society to Long Cove (Oliver Place, Oliver Pond)

3. SOUTH DEER ISLE

Bridge to Stonington (site of first sawmill-Kents Mill, became Grist Mill)
Old Methodist Church
Holt Pond
Mt. Warren Cemetery (Rte 15, back of Old Methodist Church)

4. LITTLE DEER ISLE

Eggemoggin Summer Colony (1880's)
DI-Sedgwick Bridge (1939)
Pine Hill (volcanic)
Elementary School (private property-)
Causeway improved (1935-1937)
Pumpkin Island Lighthouse (NRHB)
Saunders Memorial Church (1896)
Cemeteries: Blastows Cove Road (near Eaton's Lobster Pool)
 Haskell Cemetery (Haskell District)
 Eggemoggin Road: Gray's Hill
 Howard's Hill

5. NORTH DEER ISLE

Ferry Landing
Steamboat Wharf
Grange Building, (02/23/1888)
Causeway Beach

6. THE REACH

Marble (Serpentine) Quarry (1873)
Schoolhouse (moved and home of P. Weirs)
Copper Mine
The Old Manse (privately owned)
Forest Hill Cemetery
Reach Cemetery
Gray's Cove (Beach)

7. SUNSHINE

Advent Christian Church (1908)
Evergreen Cemetery (Sunshine Road)
Sunshine Bar (improved to all tides causeway 1933)
Sunshine Post Office (Conary's Cove)
Eastside Brickyard
Lobster pounds

8. MOUNTAINVILLE

Carrying Place Mill (narrow land strip at beginning of Mountainville)
LDS Church (circa 1910) (now private home)
Toothacher Cemetery (memorial stone to Civil War veteran) (on Tennis Preserve)
Josh's Pond Mill

L. LAND USE

1. Purpose

It is the purpose of this section to:

- a. identify and understand the uses of land throughout Deer Isle in terms of the amounts and location of land generally devoted to various land use classifications;
- b. identify and understand changes in Deer Isle's land use patterns and how they might reflect future land use patterns; and
- c. identify land areas suitable and unsuitable as the primary locations for the growth and development predicted for the next ten years.

2. Key Findings and Issues

About 55 percent of the soils in town have a very low potential for development. Another 24 percent have a low potential. The town consists of three large islands and numerous small ones. Only about 2,300 acres of the 18,709 acres in Deer Isle has been developed.

Most new land development since 1992 has taken place along the shore. There has also been a trend of commercial development moving from the village areas to highway locations. The rate of subdivision development has been low, the largest number of lots approved in a given year was ten and for many years no lots were approved.

3. Summary of the 1992 Draft Plan

The plan mentioned that land in Deer Isle consists of relatively inhospitable soils. Most residential development over the previous ten years had occurred primarily along major roadways and in the coastal areas. The growth, for the most part, had been spread out, rather than concentrated in one or two particular areas of town. The town had made efforts to place some control on unrestricted development through compliance with the state-mandated subdivision laws and the revision of its shoreland zoning ordinance in 1990.

4. Overview

Deer Isle consists of three large islands (Little Deer Isle, Deer Isle and Stinson Neck), and numerous small ones. Despite the long ocean coastline, the town consists of about 18,709 acres of which only 132 acres or less than 1 percent is fresh water surface. Deer Isle varies in topography from island to island. Elevations range from sea level to over 220 feet on Little Deer Isle where the land tends to be steeper than in other parts of town. Interior sections on Deer Isle are generally higher and flatter than in the coastal areas (*see Map 1*).

Overall the soils, as analyzed by the USDA Natural Resource Conservation Service, throughout Deer Isle, are not particularly good for, even, low density residential development; specifically, most of the easterly half of Deer Isle and Stinson Neck are not suitable (*see Map 3*). The west side of Deer Isle has a few pockets that are rated as "highly" to "very-highly" suitable; otherwise there is very little suitable soil in town. The breakdown of soils by their potential is shown on Table L.1. As seen about 55 percent of soils in town have a "very low potential" for low density urban development and another 24 percent have "low potential."

Table L.1 Soil Suitability for Low Density Urban Development		
Soil Rating	Acreages	Percent of total mapped land area
Very Low Potential	10,230	55%
Low Potential	4,532	24%
Medium Potential	2,096	11%
High Potential	1,488	8%
Very High Potential	131	<1%
Water	132	<1%
Total:	18,709	
SOURCE: Natural Resource Conservation Service, as compiled by the Maine Office of GIS		

Historically, Deer Isle was settled in several distinct village areas, most of which still exist (such as Deer Isle village, South Deer Isle, Sunset and Sunshine). As with most towns, growth occurred where it made the most economic sense; in this case, natural harbors were the primary focus. Since the town was economically oriented toward the sea, growth continued along the coast, with roads evolving from interconnecting pathways, which connected the various communities. It is along the same roadways today that development is still occurring, but now in a more random and dispersed way than when communications and travel were more difficult.

Since 1992 most new development has taken place close to the shore. There has been more limited development along roads in the interior portions of town. Only a small portion of this new development has taken place in the growth areas recommended in the 1992 draft plan. For example, the plan recommended that Little Deer Isle, the Mountainville area and Sunshine all remain rural. Yet these areas attracted development as did large portions of the coast that were also proposed as rural.

5. Existing Zoning and Regulations

Deer Isle has a subdivision ordinance that stipulates that all single family development occur on lots of two acres or more. It allows for multi-family structures and motels, hotels, and lodging establishments on lots which are less than 2 acres per unit, but must have 2 acres for the first unit with no less than 1/2 acre per unit thereafter. The ordinance has very general performance standards on matters such as impact on community services, open space retention and protection of natural and historic features. These standards offer limited guidance to the planning board in reviewing applications.

As of 2004, the subdivision ordinance was used to review many commercial developments and contained standards normally found in site plan review ordinances. It was also used to review mobile home parks. Recent changes to the state subdivision statute limit the ability of towns to review some types of development under the subdivision review process. Many towns have enacted site plan review ordinances and mobile home park ordinances to facilitate the review of such development. Deer Isle has no inland zoning standards. It is very dependent on its subdivision ordinance to review certain types of development that might be reviewed more effectively by other means. While there have been previous attempts to introduce restrictions on building heights and setbacks, there are presently none in place. This is a serious omission.

Deer Isle originally adopted its shoreland zoning ordinance in 1974, and has subsequently amended it several times, most recently in March, 2000. The 2000 ordinance divided the town into eight zoning districts:

- a) General Development - 2+ acre parcels devoted to intensive residential, recreational, commercial or industrial uses (or combinations)
- b) Limited Residential-Recreational - exclusive of areas in Resource Protection and which are less intensive than General Development.
- c) Harbor District –includes areas of mixed, commercial and residential uses, exclusive of the Stream Protection District, which are to be developed as intensively as the General Development District, but do not necessarily cover two acres or more.
- d) Maritime Activity District - waterfront areas for uses that are functionally waterfront dependent and which need protection from competing but not incompatible uses.
- e) Pond District - areas rated as high value potable water where development could adversely affect water quality. This district is subject to additional protective standards (beyond the state minimum).
- f) Island District – the outer islands that are not designated Limited Residential, Resource Protection and Maritime Activities. These are areas of environmental fragility that have thin soil cover, are

particularly vulnerable to erosion, are of a size and character limiting to waste disposal and often have a limited water supply. This district is also subject to additional protective standards.

g) Resource Protection District - areas in which development would adversely affect water quality, productive habitat, biotic systems, or scenic or natural values.

h) Stream Protection District –all land areas within 75 feet horizontal distance of the high-water line of streams.

The shoreland zoning ordinance presently exceeds the state minimum standards by having additional protective measures for ponds and the outer islands.. The town also has a flood plain ordinance. It follows the state standards for such ordinances and is shown on Map 4. Flood plain issues are discussed in the *Water Resources* chapter.

6. Existing Land Uses

The predominant land use, exclusive of forested areas, is for residential purposes. There is only small acreage of land in commercial or other uses. In 1979 there were 1,789 acres devoted to residential use. By 1990, the 1992 comprehensive plan estimated that there were 2,207 residential acres in town. The estimate was based on the 209 new units the 1992 plan reported being built in town during the 1980s multiplied by an average lot size of two acres per unit. Between 1990 and 2000, another 102 units (204 acres) were added to the housing stock. This would give the town an estimated 2,411 residential acres (2,207 acres plus 204) in 2000.

As mentioned in the *Economy* section, there are many small businesses in town. In some cases, these are home-based and are thus counted in the residential acreage estimate. Most of the remaining businesses are relatively small. There are no major shopping malls or other uses that consume large amounts of land.

7. Changes in Land Use

a. Seasonal and Year-Round Housing

In the 1980s, the creation of seasonal housing increased at a faster rate than that of year-round housing (82 percent compared to 9 percent). The 1990s saw a dramatically slower rate of growth. Seasonal housing increased at a 5 percent rate while year-round housing increased by 9 percent. An analysis of tax billing addresses can be used to estimate the percentage of property owned by non-residents.. Any property owner with a non-local address is assumed to be a non-resident. There are likely to be some exceptions to this trend such as non-residents who use a local mail address or residents who may own a second home in town. This analysis shows that at least one-third of the land in town is owned by non-residents. However, many summer residents have their tax bills sent to their Deer Isle address. Town officials estimate that closer to half of all land in town is owned by non-residents.

b. Commercial Development

There has been a gradual move of businesses from the village areas to less developed areas along major roads. The limited water supply and parking problems have made it difficult for commercial uses to operate in the village area. Routes 15 and 15-A have been the primary sites for new commercial activity. The schools have also moved to highway locations. The high school and new elementary school are along Route 15 (North Deer Isle Road).

c. Subdivision Activity

A review of planning board records indicates that there has been relatively little subdivision activity in Deer Isle (see Table L.2). The largest number of lots approved in a given year was ten in 1996. The greatest number of lots built upon was nine. The data indicate that most subdivision lots that have been approved are subsequently developed. This means that there is not a backlog of recently approved lots that are undeveloped.

Table L.2 Summary of Subdivision Activity			
Year	Number of subdivisions	Number of approved lots	Number of lots built-upon
1993	0	0	0
1994	1	0	0
1995	2	1 + 8 rooms	8 rooms
1996	3	10	9
1997	1	7	1
1998	0	0	0
1999	1	4	4
2000	1	4	4
2001	1	9	8
2002	0	0	0
2003	0	0	0
SOURCE: planning board records			

d. Major Land Development Issues

As mentioned in the *Transportation* chapter, high speed and vehicle accidents are a problem along portions of Route 15. Continued development along this highway is likely to pose traffic problems unless steps are taken to manage curb cuts and assure good visibility for vehicles entering the road. Without town-wide zoning or site plan review standards, the town has a limited ability to manage this problem.

Another issue is limited infrastructure. There is no public sewer system and a very limited public water system (see the *Water Resources* chapter). This limits the ability of the town to find places to build higher density housing. This situation is compounded by the generally poor soils

in town. This is a challenge for the town since the high cost of housing is making it difficult for first-time homebuyers to find an affordable home.

Continued development along the shore is another concern. As mentioned in the *Marine Resources* chapter, many traditional access points to the shore have been lost. Given the high demand for shorefront property, more development has occurred on marginal land. There have been cases where wells on shorefront have failed (see the *Water Resources* chapter).

Due to poor soils and small lot sizes, the town's villages have a limited ability to accommodate future growth. There is little room for off-street parking and sidewalks. The *Agricultural and Forest Resources* chapter mentioned that village tree planting schemes are not practical. Overall, the villages have a limited potential to serve as primary growth areas in a future land use plan for the town.

8. Land Needed for Future Development

The amount of new residential land can be estimated by multiplying the projected number of new dwelling units in town by the average lot size. The *Housing* chapter predicts that there will be seventeen additional year-round dwelling units by 2015. There are also likely to be more second homes as well as some commercial development. This means that there could be approximately 100 additional acres developed by 2015. This figure allows for some flexibility in the event of a faster rate of growth than is presently predicted.

One hundred acres represents a small proportion of the approximately 18,000 acres in town. While there is no shortage of land, problems could emerge from development taking place in certain parts of town. These problems could be mitigated if the town were to enact additional measures to manage the impacts of new development.

9. Regional Implications

Deer Isle will be affected by growth patterns in Hancock County as a whole. As other parts of the county become more developed, there is likely to be more demand for land in Deer Isle. This may be especially the case if some towns enact restrictive development regulations and Deer Isle does not.

M. FISCAL CAPACITY

1. Purpose

It is important to understand a municipality's tax base and its various fiscal challenges. A town's fiscal capacity affects its ability to pay for new services related to growth and development and growth trends in turn affect the tax base. This section will:

- a. discuss Deer Isle's fiscal conditions;
- b. assess recent expenditure and revenue trends; and
- c. discuss likely future trends.

2. Key Findings and Issues

The money raised through taxes has increased at a faster rate than the state valuation. This is due primarily to school expenditures, which have increased at a rate well over that of inflation. Over 99 percent of the tax base is from land and buildings. The town receives relatively little state financial aid for its operating costs. For example, state revenue sharing amounts about 2.5 percent of total municipal revenues and the town received roughly \$5,700 in tree growth reimbursement.

3. Summary of 1992 Draft Plan

The plan noted that there had been a major increase in valuation and a relatively modest increase in property tax rates. The tax base was dependent primarily on residential properties. The three largest expenditure categories were education, roads and government administration.

4. Valuation and Tax Assessment

The town's ability to raise taxes depends largely on the total value of all property in town. The change in state valuation for Deer Isle is shown on Table M.1. Between 1993 and 2002, the total valuation in town increased by about 34 percent. If the 1993 figure is adjusted for inflation, there was an actual increase of about four percent. For 2003, the state valuation was \$284,450,000 and the proposed valuation for 2004 was \$314,050,000.

Table M.1 Trends in Valuation, Deer Isle 1993-2004	
<i>Year</i>	<i>Amount</i>
1993	\$181,850,000
1994	183,200,000
1995	185,050,000
1996	192,000,000
1997	203,850,000
1998	204,350,000
1999	213,900,000
2000	225,150,000
2001	243,500,000
2002	243,850,000
2003	284,340,000
2004	314,050,000
Percent Increase, 1993-2002	34.1%
Percent Increase, adjusted for inflation	3.9%
SOURCE: Municipal Valuation Return Statistical Summary, Maine Revenue Services, Property Tax Division	

Valuations are best compared to tax commitments, the total amount of money raised through taxation. As seen in Table M.2, tax commitments increased at a before inflation rate of 88.1 percent between 1993 and 2002. When adjusted for inflation, there was a nearly 34 percent increase. The tax rate, as reported on the municipal valuation return, increased at a before-inflation rate of nearly 49.5 percent. These trends are significant since local spending is increasing at a faster rate than the tax base. This is due primarily to school expenditures, which are discussed in greater detail later in this chapter.

Table M.2		
Trends in Tax Commitment, Deer Isle, 1993-2002		
Year	Tax Commitment	Tax Rate
1993	\$1,525,521	\$10.30
1994	\$1,685,650	\$11.20
1995	\$1,861,767	\$12.20
1996	\$1,958,494	\$12.65
1997	\$1,992,063	\$12.65
1998	\$1,986,541	\$12.35
1999	\$2,175,155	\$13.50
2000	\$2,395,070	\$14.50
2001	\$2,630,388	\$15.40
2002	\$2,869,542	\$16.45
Percent Change 1993-2002	88.1%	49.5%
Percent Change adjusted for inflation	33.7%	15.9%
SOURCE: Municipal Valuation Return Statistical Summary, Maine Revenue Services, Property Tax Division		

5. Tax Base and Revenue Sources

As shown on Table M.3, over 99 percent of Deer Isle’s property tax base comes from the value of land and buildings. This is a higher proportion than all nearby towns except Brooksville. It is also more than the approximately 93 percent ratio for Hancock County as a whole. Elsewhere in Hancock County, there are relatively large manufacturing operations that contribute more to the tax base. Deer Isle is thus very dependent on land and buildings for its property tax base. Not all land in town is taxed at its full-value. An analysis by the select board’s office indicates that about \$128,600 of tax revenue is lost to the town due to tree growth taxation and similar tax breaks.

Deer Isle Comprehensive Plan Update: Inventory and Analysis

Table M.3
Summary of Municipal Valuation by Type: Deer Isle Area 2002¹

Town	Land & Buildings	Production Machinery & Equipment	Business Equipment	All other Personal Property	Total Personal Property	Total Real & Personal
Deer Isle	\$174,254,180	\$51,500	\$119,000	\$14,700	\$186,000	\$174,440,280
(percent)	99.9%	0.0%	0.1%	0.0%	0.1%	100.0%
Stonington	\$120,224,314	\$976,960	\$150,390	\$0	\$1,127,360	\$121,351,664
(percent)	99.1%	0.8%	0.1%	0.0%	0.9%	100.0%
Sedgwick	\$89,248,317	\$0	\$0	\$184,575	\$184,575	\$89,432,892
(percent)	99.8%	0.0%	0.0%	0.2%	0.2%	100.0%
Brooksville	\$161,713,460	\$32,000	\$0	\$0	\$32,000	\$161,745,660
(percent)	100.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Hancock County	\$5,034,488,200	\$331,721,634	\$21,021,547	\$11,354,654	\$364,097,835	\$5,398,586,035
(percent)	93.3%	6.1%	0.4%	0.2%	6.7%	100.0%

¹**NOTE:** amounts under 0.1 percent will not show in the percentage row due to rounding.

SOURCE: Municipal Valuation Return, Statistical Summary, 2002

Deer Isle Comprehensive Plan Update: Inventory and Analysis

Revenue sources for 2003 for the non-school budget are shown on Table M.4. The primary source is revenue is the property tax (83 percent) followed by excise taxes (nine percent). State revenue sharing (2.5 percent) is the third largest category.

Table M.4		
Revenue Sources, Deer Isle, 2003		
Source	Amount	Percent of Total
Property Taxes	\$3,050,509	82.6%
Municipal Revenue Sharing	\$91,092	2.5%
Excise Taxes	\$340,383	9.2%
State Highway Block Grant	\$49,548	1.3%
Homestead Exemption	\$25,276	0.7%
State Snow Contract	\$30,952	0.8%
Interest Income	\$20,732	0.6%
Tree Growth Revenue	\$5,078	0.2%
Supplemental Taxes	\$3,679	0.1%
Equipment Usage	\$75,544	2.0%
Other Revenues	\$81	0.0%
Total	\$3,693,504	100.0%
SOURCE: Town reports		

As mentioned above, Table M.4 does not show school expenditures and state school subsidies. These are shown on Table M.5. As seen, school expenditures increased from about \$1.4 million in 1994-1995 to \$2.6 million in 2003-2004 (these numbers are not adjusted for inflation). The cost of education far exceeds the balance of the municipal budget (\$810,527 in 2003).

The cost of education is increasing even though the school-age population is decreasing. The school system faces certain fixed costs that are independent of the number of students in the schools. However, some residents have expressed concern that high levels of staffing may also affect school costs. The municipal cost of education is somewhat mitigated by state school subsidies. These subsidies account at most for about one-quarter-and in some years is as little as 2 percent-of the total school budget. The town's high valuation limits the amount of state education funding assistance it receives.

Table M.5 State School Subsidies, Deer Isle			
Year	State Subsidy Received	Total Education Appropriation	State Percent of Total
1994-1995	-----	\$1,393,461	-----
1995-1996	\$70,146	\$1,540,245	4.6%
1996-1997	\$77,396	\$1,617,623	4.8%
1997-1998		\$1,652,088	4.8%
1998-1999	\$74,834	\$1,637,067	4.6%
1999-2000			
2000-2001	\$45,751	\$2,081,771	2.2%
2001-2002	\$509,918	\$2,248,416	22.7%
2002-2003	\$615,724	\$2,468,969	24.9%
2003-2004	\$515,963	\$2,623,650	19.7%
SOURCE: Deer Isle town office			

6. Municipal Expenditure Trends

Expenditure trends on specific items are summarized in Table M.6. As seen, total municipal expenditures, which do not include schools, increased from about \$572,922 in 1993 to \$810,527 in 2003. This is a before-inflation increase of about 42 percent and an after-inflation of under one percent. This means that the municipal side of the budget has shown virtually no real increase. It should be noted that town report formats change over time. This explains the large amount of expenditures in the “Other” category. This category accounts for a combination of small items such as the cemetery, Fourth of July celebrations and one time expenditures.

The most rapid increases were in snow removal (52 percent after inflation) and solid waste (47 percent). There were also inflation-adjusted decreases in several expenditures. For example, there was an approximately 79 percent decrease in welfare expenditures and a 22 percent decrease in the tar account.

Table M.6				
Summary of Expenditures				
Item	Amount 1993	Amount 2003	Percent Change	Inflation Adjusted Change
Town clerk	\$3,450	\$5,000	44.9%	2.8%
Administration	\$52,000	\$86,000	65.4%	17.3%
Fire Chief/Assistant fire chiefs	\$3,750	\$6,600	76.0%	24.8%
Fire Department	\$18,500	\$22,000	18.9%	-15.7%
Welfare	\$10,000	\$3,000	-70.0%	-78.7%
Town Dump/solid waste	\$84,000	\$174,500	107.7%	47.3%
Tar account	\$77,500	\$85,000	9.7%	-22.2%
Snow account	\$70,377	\$150,952	114.5%	52.1%
Bush account	\$4,500	\$6,000	33.3%	-5.4%
Highways & Bridges	\$62,000	\$85,000	37.1%	-2.8%
Social security	\$7,800	\$14,500	85.9%	31.8%
Workman's comp	\$11,000	\$9,000	-18.2%	-42.0%
Solid waste	\$11,000			
Town hall addition	\$13,500		-100.0%	-100.0%
Other categories	\$53,620	\$57,997	8.2%	-23.3%
Health insurance	0	\$36,000		
County tax	\$89,925	\$189,972	111.3%	49.8%
Total	\$572,922	\$810,527	41.5%	0.3%

SOURCE: town reports

7. The Future

Per pupil school costs are likely to increase if student enrollment continues to decrease. Many municipal expenditures such as road maintenance and solid waste are likely to increase at a rate over inflation. Since the town has no control over the price of fuel and state regulations, there is little Deer Isle can do to control these increases.

N. INVENTORY AND ANALYSIS SUMMARY

1. Purpose

This chapter is a summary of the Inventory and Analysis phase of the comprehensive plan. It summarizes the key issues Deer Isle faces and serves as the major focus of the *Goals and Objectives*. The first part of the chapter identifies the most pressing issues. The second part summarizes each chapter. These summaries are taken verbatim from the *Key Issues and Findings* section of each individual chapter. The third part identifies the major regional issues in the greater Deer Isle area.

2. Priority Issues

The community of Deer Isle that has been known by generations of year-round residents and seasonal visitors is changing. Perhaps the most pressing issue is that the town risks losing its identity as a year-round community. There are few job opportunities for the young and many leave town when they graduate from school. Even those able to find a job with a sustainable wage have trouble entering the housing market. Most new arrivals in town are either near retirement age or retired. The median age of the town is increasing.

The fishing community has long been part of the town's character. Reduced public access to the shore, fishing restrictions and high land costs are eroding this once vital economic sector. There is increased competition between commercial and recreational boating interests.

3. Key Findings and Issues

A. Population

Deer Isle's rate of year-round population growth slowed to 2.3 percent during the 1990s after an approximately 23 percent rate in each of the two previous decades. The median age of the population is increasing. While there was a 25 percent decrease in those aged 18-44, there was a 47 percent increase in those aged 45 to 64. The town faces two major population trends, the out migration of its youth and an influx of persons of or approaching retirement age.

While income levels have increased and poverty levels decreased between 1990 and 2000, the town still lags behind the county. A slow overall rate (around 2 percent) of population growth is projected between 2000 and 2015. The number of persons between 65 and 79 years is expected to increase at a 27 percent rate.

B. Economy

Deer Isle has a much higher self-employment rate than the county as a whole. While the number of persons employed in fishing, agriculture and forestry declined between 1980 and 2000, Deer Isle still has roughly double the proportion of people employed in this sector than the county. The number of persons in the labor force in Deer Isle increased by 1.5 percent during the 1990s, while the county labor force increased at a 19 percent rate. There is a shortage of well paying year-round jobs. This lack of jobs is one of the major issues facing the town.

C. Housing

The number of housing units increased at faster rate than the population between 1990 and 2000 (nearly 7 percent compared to about 2 percent). As of 2000, about 45 percent of the homes in town were seasonal or vacation dwellings. Home purchase opportunities for first-time home buyers are limited. About 91 percent of the year-round households do not earn sufficient income to purchase the median priced home in Deer Isle. The limited supply of first-time home purchase opportunities for year-round residents is one of the major issues facing the town. Rental opportunities are also very limited.

D. Transportation

There has been a gradual increase in traffic flow in Deer Isle. For example, the annual average daily traffic on Route 15 increased from by 140 percent between 1979 and 2003 (from 1,374 to 3,300). The major deficiency in the state transportation system that serves Deer Isle is the Deer Isle-Sedgwick bridge.

E. Public Facilities and Services

Overall, public services and facilities in Deer Isle appear adequate both for now and in the foreseeable future. The fire department may need to lengthen some of the truck bays to accommodate larger vehicles. Even though the high school, with a current enrollment of 164, is well below its rated capacity of 275 students, it still faces several deficiencies. These include an undersized gymnasium, library and art room. Roofing, electrical, plumbing and heating repairs are also needed.

F. Recreation

Deer Isle has considerable natural resources available for recreational purposes, particularly along its coastline and off-shore islands. The greatest difficulty in utilizing these locations lies in obtaining adequate access. While some access to the shore is available to the public via Mariner's Park, the causeway and Pickering Cove, most of the remaining coast is privately owned including several beaches and swimming pools. The town's scenic resources have little or no protection other than through shoreland zoning and subdivision regulation, which may not be adequate to guarantee long range preservation.

G. Marine Resources

The town's economy has been adversely affected by the decline in fishing-related employment. The drop in other kinds of fisheries has increased dependence on lobster fishing. The town's moorings may need improved management. There is increased competition between commercial and recreational boating interests.

Deer Isle's marine resources face several challenges. One is the reduced public access opportunities. Another is the impact of fisheries restrictions and aquaculture venture. High waterfront tax assessments are making it difficult for many water-dependent uses to remain in business. Overall, the town's working waterfront is threatened as is the way of life for many households dependent on marine resources.

H. Water Resources

Deer Isle has limited fresh water resources. Its aquifers are bedrock, rather than the more common gravel/sand aquifers. Bedrock aquifers are cracks and fissures in the bedrock that collect and hold water. Wetlands, including streams and ponds, are important because of their impacts on water quality, drainage, ground water recharge, wildlife habitat, and recreation. While overall water quality appears to be satisfactory, the town must monitor its resources carefully to meet future demands. Growth in seasonal population will continue to put pressure on resources during the driest time of year. Because of the importance of Deer Isle's ponds and wetlands, (of both Torrey and Lily Ponds) development near and around these water bodies will need to be monitored carefully.

I. Natural Resources

Deer Isle has many natural areas of importance. Some of these areas, such as eagle nests and wetlands are protected by state and federal laws, and others are covered by the town's shore land zoning ordinance. There are also 30 islands held in some form of public or conservation ownership. Still others remain unprotected such as wildlife concentration areas, including tidal and submerged lands. Inland Significant Habitats for wildlife are largely unprotected and need to be addressed.

J. Agricultural and Forest Resources

Farming is a minor contributor to the economy, but it is important in preserving open land and providing a source of locally grown food. There was about a 20 percent decline in tree growth taxation acreage between 1996 and 2002. Small-scale forestry operations, such as portable saw mills and wood chipping, are a source of employment and income for local residents.

K. Historical and Archaeological Resources

While Deer Isle has many (167) state-recognized pre-historic sites and five buildings listed on the National Register Historic Places, there are few local measures in place to protect these resources. Due to its long period of Native American occupation and its early European settlement, the town has a rich and diverse history. This history and the diverse number of sites of historical interest contribute to the town character.

L. Existing Land Use

About 55 percent of the soils in town have a very low potential for development. Another 24 percent have a low potential. The town consists of three large islands and numerous small ones. Only about 2,300 acres of the 18,709 acres in Deer Isle has been developed.

Most new land development since 1992 has taken place along the shore. There has also been a trend of commercial development moving from the village areas to highway locations. The rate of subdivision development has been low, the largest number of lots approved in a given year was ten and for many years no lots were approved.

M. Fiscal Capacity

The money raised through taxes has increased at a faster rate than the state valuation. This is due primarily to school expenditures, which have increased at a rate well over that of inflation. Over 99 percent of the tax base is from land and buildings. The town receives relatively little state financial aid for its operating costs. For example, state revenue sharing amounts about 2.5 percent of total municipal revenues and the town received roughly \$5,700 in tree growth reimbursement.

4. Key Regional Issues

Deer Isle is affected by several regional issues. The high cost of housing, the limited job opportunities and the threats to the fishing community all have strong regional components. These issues would be addressed most effectively on a regional level.

If the local school population continues to decrease, Deer Isle may want to contact other towns that are also experiencing enrollment declines. Further consolidation with other school systems may be an option. There may also be potential for greater coordination of fire protection services by coordinating the purchase of special equipment that is used infrequently.

Deer Isle may want to work with other towns in identifying needed state transportation improvements. These could include the Deer Isle-Sedgwick bridge and

segments of Route 15. It is important that towns speak with one voice in identifying regional highway needs.

II. A. GOALS, OBJECTIVES and IMPLEMENTATION

1. Purpose

This section presents goals and objectives for the town of Deer Isle. Goals are general statements for the town's future and are followed by more specific objectives. As will be seen, these goals and objectives are often interrelated. The goals and objectives are followed by implementation strategies that explain how each goal will be achieved. While this plan contains some highly specific recommendations, residents are reminded that planning is an on-going process. To assure flexibility in the event of unforeseen circumstances, periodic updating of these goals is necessary.

2. Overall Goal

Deer Isle wishes to sustain its traditional character as a year-round, working fishing community and to preserve its unique island heritage. It seeks to promote orderly growth and provide the attributes necessary to attract and retain persons of all age groups. The town also aims to preserve a balance between long-term residents and recent arrivals.

3. Goals and Objectives

A. POPULATION GOAL

Deer Isle wishes to be a community with a year-round population composed of all age groups. It also wishes to sustain its seasonal population. The plan recommends that these be accomplished through the following steps:

1. Undertake measures to promote a balanced, year-round economy (see *Economy* goals) so that families of working age have access to jobs;
2. Support measures to increase opportunities for first time homebuyers so that younger families have easier access to housing (see *Housing* goals); and
3. Undertake measures to maintain the town's quality of life so that it remains attractive to second home owners and vacationers. (this is addressed throughout the plan).

Implementation Strategy: This is addressed through other goals and objectives in the plan.

Responsibility: As indicated elsewhere in the plan.
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Time Frame: As indicated elsewhere in the plan.
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B. ECONOMY GOAL

Deer Isle seeks to promote an economy that offers its residents a variety of well paying year-round jobs both within the town and within easy commuting distance. It also seeks to preserve its important seasonal sources of employment, encourage home-based businesses, micro-businesses and local entrepreneurial activities. The plan recommends that these goals be accomplished through the following specific measures:

1. **Economic Development Strategy:** The plan recommends that the town create an economic development committee that will be charged with preparing an economic development strategy. This strategy will identify priority economic development goals for the town and the resources available to help the town achieve these goals. It will have a strong focus on preserving marine-related jobs, small businesses and creating jobs that do not require rigorous physical labor;

Implementation Strategy: The strategy is prepared under the direction of the economic development committee with technical assistance from a consultant.

Responsibility: Select board asks town meeting for authorization to create committee. Select board appoints committee and committee oversees development of strategy.
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Time Frame: 2007 for town meeting authorization, strategy completed by 2009
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2. **Regional Coordination:** The plan recommends that Deer Isle participate in regional efforts to diversify the Hancock County economy. This may include involvement with the Coastal Acadia Development Corporation, joint efforts with Stonington and other nearby towns and supporting endeavors of other state and regional organizations that promote this goal;

Implementation Strategy: The select board appoints a representative to CADC.

Responsibility: Select board

Time Frame: 2006

3. **Assistance to Existing Businesses:** The plan supports measures to help business retain and create jobs. Specific steps include, but are not limited to, seeking state grant and loan funds for necessary public infrastructure, interim financing and job training. The priority focus shall be on jobs identified in the town's economic development strategy.

Implementation Strategy: The economic development committee contacts area economic development groups to ascertain what grant programs would meet the town's needs and recommends to the select board which funds should be sought. Joint grant applications with
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adjoining towns shall be considered whenever deemed feasible.

Responsibility: Economic development committee and select board.

Time Frame: on-going

4. **Natural Resource-based Employment:** The plan supports measures to sustain and expand employment opportunities in natural resource-based jobs. Specific measures to address marine resource-related jobs are discussed under the *Marine Resources Goals*. Farm and forest-related jobs are addressed under *Agriculture and Forest Goals*.

Implementation Strategy: These are addressed elsewhere in the plan

5. **Home-Based Occupations:** The plan recommends that home-based occupations be permitted in all parts of town unless prohibited by state-mandated shoreland zoning standards.

Implementation Strategy: This is addressed through the Future Land Use Plan and the proposed changes to the land use ordinances.

C. **HOUSING GOAL**

Deer Isle seeks to have a diversity of housing stock and opportunities for persons of all income levels to live in the town. The goal is to have ten percent of new housing affordable to households earning 80 percent or less of the county-median income. The plan recommends that this be accomplished through the following specific measures:

1. **Land Use Ordinance Standards:** Assure that any town-wide land use standards accomplish the following:
 - a. Allow accessory (sometimes called in-law) apartment units in all inland areas where allowed by state law without an increase in density requirements over those required for single family homes;
 - b. Allow mobile homes and manufactured homes on individual lots in all areas of town unless an area is designated as an historic district;
 - c. Allow duplex and multifamily units in all inland districts. Units will be required to provide adequate off-street parking, meet state life and safety codes and be buffered from surrounding properties; and

- d. Set standards for mobile home parks that are consistent with state law but still require landscaping and similar measures to assure a quality environment for tenants and buffers from surrounding properties.

Implementation Strategy: This will be addressed in the development of the land use ordinance

Responsibility: Planning board

Time Frame: 2007-2009

2. **Senior Citizen Housing:** To address housing needs of the increasing number of elderly residents in town, the plan recommends that the town explore options to create additional units of senior citizen housing that are affordable to those of low, moderate and median income. The plan recommends that these units be located in an area easily accessible by pedestrians or be adjacent to an existing senior citizens complex.

Implementation Strategy: The town creates an ad-hoc housing committee to address this issues and to work with regional and state housing professionals.
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Responsibility: Ad-hoc housing committee

Time Frame: 2007-2009

D. TRANSPORTATION GOAL

Deer Isle seeks to have a transportation system that promotes the cost-effective, safe and efficient movement of goods, people and services within and through the town. The plan recommends that this be accomplished through the following specific measures:

1. **Access Management:** The plan recommends the enactment of access management standards to manage the number of curb cuts along its roads (see also *Land Use Goals*);

Implementation Strategy: This is addressed under the land use goals.

2. **Pedestrian Facilities:** The plan supports the following measures to promote the safe separation of vehicle and pedestrian traffic and encourage a more walkable community:
 - a. Require that new or expanded commercial uses make provisions for connecting pedestrian ways with adjoining commercial uses; and

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- b. Give the planning board the authority to require that subdivisions retain easements for pedestrian facilities both within a development as well as providing connections with adjoining subdivisions.

Implementation Strategy: 2.a & b: these will be addressed through the land use ordinance revisions.
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Responsibility: 2.a: select board; others: planning board or designee
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Time Frame: 2007-2009

- 3. **Bicycle Facilities:** The plan supports the provision of safe bicycle shoulders along state highways serving Deer Isle. The priority for improvements is the Deer Isle segment of Route 15

Implementation Strategy: The select board contacts the Maine Department of Transportation and requests that relevant state road improvements be included in the Biennial Transportation Improvement Plan.
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Responsibility: Select board

Time Frame: 2005

- 4. **Town road policy:** The plan recommends that town policy recognize that town roads are a crucial factor in shaping future growth and determining municipal service costs. Recommended road policy steps include:

- a. develop construction and design standards for all new roads in town that address matters such as width, emergency vehicle access, drainage and road base to assure that substandard roads are not built. The plan recommends that town ordinances require that all new or expanded subdivision roads be required to meet these standards;

- b. research the status of all un-maintained and unused town ways outside of the growth areas and formally discontinue any current roads that are not maintained.

Implementation Strategy: 4.a is part of the land use ordinance revisions; 5.b involves the select board confirming the status of existing un-maintained roads (if any) that may not have been discontinued.
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Responsibility: Planning board (4.a) Select board (4.b)
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Time Frame: 2007-2009

- 5. **Parking:** The plan encourages the provisions of adequate and safe parking in Deer Isle through the following specific measures:

- a. enact site plan review standards for new or expanded uses that have parking standards. These standards will give the planning board guidance in assuring that off-street parking provisions meet the demand from a proposed new use or change of use. These standards shall require that the parking areas be landscaped when possible to minimize the visual impact of parking areas. It also recommends that parking be located, wherever possible, at the side or rear of the building; and
- b. include provisions for adequate off-street parking in the development or improvement of any new public recreational areas or waterfront access points.

Implementation Strategy: 6.a is part of the land use ordinance revisions; 6.b parking is taken in consideration in the development or expansion of any sites.
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Responsibility: 6.a: Planning board 6.b: Select board
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Time Frame: 2006-2008

6. **State road safety hazards:** The plan recommends that the town contact the Maine Department of Transportation to encourage it to make the improvements necessary to address safety hazards on state highways and facilities in town. Specific segments include the Deer Isle-Sedgwick bridge, the causeway between Deer Isle and Little Deer Isle and the various intersections along Route 15 and 15-A.

Implementation Strategy: The select board contacts MDOT and asks that improvements to these segments be included in future MDOT road improvement plans.
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Responsibility: Select board or designee

Time Frame: 2006

E. PUBLIC FACILITIES AND SERVICES GOAL

Deer Isle seeks to provide its residents with quality public services and facilities in a manner that respects the limitations of its tax base and the on-going growth that the town faces. Specific measures include:

1. **Police Protection:** The comprehensive plan supports the continuation of current police protection measures for Deer Isle.

Implementation Strategy: continuation of current policy
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Responsibility: select board

Time Frame: on-going

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2. **Education:** The comprehensive plan supports providing Deer Isle students quality education in a facility and with a curriculum that meet state standards. The plan supports the following measures:
- a. encourage high standards for teaching, learning and achievement for students of all ages; and
 - b. include any needed capital improvements for the schools in the capital improvement plan.

Implementation Strategy: 2.a: this will be accomplished through town budgetary support for education; 2.b: will be addressed as needs are identified and placed in the capital improvement plan (CIP);

Responsibility: select board and school committee
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Time Frame: on-going

3. **Public Works:** The plan supports cost-effective measures to maintain and upgrade roads and other municipal facilities. Town road policy shall involve implementation of a road improvement program that assures that municipal roads are maintained and upgraded on a regular basis so that the costs of deferred maintenance are minimized.

Implementation Strategy: the appropriate items are included in the CIP.
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Responsibility: Select board

Time Frame: on-going.

4. **Fire Protection:** The plan supports the provision of adequate fire protection services through the following specific steps:
- a. Include anticipated major fire equipment purchases in the CIP;
 - b. Install dry hydrants and fire ponds in the Goose Cove and Sunset areas; and
 - c. Expand the truck storage bays at the fire station.

Implementation Strategy: All capital improvements are listed in the CIP along with the various sources of funding.

Responsibility: fire department and select board

Time Frame: on-going

5. **Municipal Government and Buildings:** Deer Isle seeks to provide its residents with an efficient and customer service-oriented town government.

Implementation Strategy: no changes are necessary to current arrangements.

6. **Solid Waste and Recycling:** Deer Isle seeks to have an efficient and environmentally sound solid waste system. The town promotes recycling whenever it is proven cost-effective. The plan supports the continuation of current measures, it also supports participation in:
- a. area collections of household hazardous waste; and
 - b. cooperating with adjoining towns in managing the disposal of universal waste (such as fluorescent light bulbs, mercury, thermometers, thermostats and cathode ray tubes).

Implementation Strategy: the transfer station staff and select board work with the State Planning Office and the Hancock County Planning Commission in developing arrangements that meet the town's needs.

Responsibility: select board

Time Frame: on-going

7. **Ambulance Service:** The plan recommends that the town continue with current ambulance service arrangements

Implementation Strategy: This is a continuation of current policy.

F. RECREATION & OPEN SPACE GOAL

Deer Isle wishes to provide its residents with a range of recreation programs and facilities that recognize the limitations of municipal budget. It also aims to assure that there is adequate, protected open space in town for the enjoyment of all residents. The plan recommends that this be accomplished through the following specific measures:

1. **Recreation Facilities:** the plan recommends that the town continue to maintain its current recreational facilities. No additional facilities are expected to be needed during the time frame of this plan.

Implementation Strategy: this is a continuation of current policy.

2. **Scenic Resources:** The plan recommends the following measures to protect the town's key scenic resources, as listed in Inventory and Analysis, from encroachment of development:
- a. enact subdivision, site plan and land use ordinance standards that require lot layout schemes that preserve key scenic views be used whenever possible;
 - b. work with area land trusts to include key scenic areas as priority targets for voluntary scenic easements; and
 - c. work with the MDOT to assure that state transportation improvements are made in a manner that protects scenic views.

<p>Implementation Strategy: 2.a planning board drafts recommended changes to land use ordinances for presentation to voters at town meeting; 2.b Island Heritage Trust already has ventures under way; and 3.c the select board when it communicates with the MDOT on state facility improvements (see goal D.7) requests that scenic impacts be considered in improvement schemes.</p>
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<p>Responsibility: 2.a: planning board; 2.b: Island Heritage Trust; and 2.c: select board</p>
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<p>Time Frame: 2.a & 2.b: 2007-2009; 2.c: on-going.</p>
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3. **Open Space:** The plan recommends that the town continue to maintain current open space areas. Due to recent acquisition of conservation areas by local land trusts and further anticipated activity by these groups no additional action by the town is necessary.

<p>Implementation Strategy: this is a continuation of current policy.</p>
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4. **Elderly-based activities:** The plan supports the expansion of recreational activities for the elderly. The plan recommends that this be done in conjunction with Stonington and with groups such as, but not limited to, Healthy Island and senior citizen groups.

<p>Implementation Strategy: this is a continuation of current policy by town budget support for recreation.</p>
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<p>Responsibility: warrant committee, Healthy Island and senior citizen groups.</p>
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<p>Time Frame: on-going</p>

5. **Parking Improvements:** The plan supports the provision of safe and adequate parking at all recreational/public access facilities in a manner that respects the confines of the town budget and the needs and rights of abutting property owners.

Implementation Strategy: These improvements are included in the town's capital improvement program.
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Responsibility: Select board takes lead
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Time Frame: 2008-2012

6. **Public Access to Surface Water:** The plan supports measures to assure residents and visitors adequate access to both fresh and salt water in a manner that minimizes environmental damage, threats to public safety and disruptions to adjoining privately owned property.

Implementation Strategy: The town seeks grants for this purpose, which it matches with capital reserve recreation funds.

Responsibility: Select board/recreation committee
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Time Frame: on-going

G. MARINE RESOURCES GOAL

Deer Isle wishes to protect and enhance its marine resources in a manner that assures that they can be used and enjoyed by all residents and tax payers while also avoiding any harm to their long-term viability. Preservation of the fishing community is one of the town's top priorities. The plan recommends the following specific policies:

1. **Public Access:** Improving all tides public access for the general public recreational and commercial fishing interests. The plan recommends that specific attention be paid to assuring adequate room for parking and boat launching.

Implementation Strategy: The town undertakes a marine resource access improvement plan that identifies specific priorities and funding sources. The plan recommends that this be coordinated with development of the mooring plan (see G.3)
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Responsibility: Harbor committee and select board
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Time Frame: 2007-2009

2. **Marine-Related Businesses:** The plan recommends that the town's economic development efforts give a strong emphasis to preserving and enhancing marine-related businesses. Specific steps include:
- a. continue to support efforts of small-scale marine product processors to meet federal food handling requirements; and
 - b. work with regional organizations that are seeking new markets for marine products.

<p>Implementation Strategy: 2.a: if another round of CDBG funding to assist crab pickers proves necessary, the select board recommends that funding be sought; 3.b: select board appoints people to serve on regional committees that are addressing marine resource issues</p>
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<p>Responsibility: as indicated above</p>
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<p>Time Frame: initiated 2006-2007</p>

3. **Marine Water Quality:** Deer Isle seeks to minimize any threats to marine water quality and upgrade current conditions in the town's harbors. Specific steps include:

- a. working with the DEP to eliminate any remaining overboard discharges;
- b. assuring that town regulations sufficiently protect water quality in marine watersheds through land development review standards that consider storm water runoff, extent of impervious surface and other non-point sources of pollution;
- c. assuring that new parking areas and other harbor development measures are designed in a way that minimizes stormwater runoff; and
- d. assuring adequate enforcement of existing and proposed town ordinances and regulations affecting water quality.

<p>Implementation Strategy: 3.a, involves continuing current policy; 3.b, this will be accomplished through the land use ordinance revisions; 3.c, this will be addressed through changes to municipal land use ordinances; and 3.d the select board assures that the code enforcement officer and harbor master have adequate training and resources to accomplish these tasks.</p>

<p>Responsibility: as indicated above</p>
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<p>Time Frame: on-going</p>

5. **Shellfish Restoration:** The plan recommends that town officials contact the Maine Department of Marine Resources to determine what steps are necessary to open areas currently closed to shell fishing and to pursue shellfish seeding operations in newly opened areas. It is recommended that this be done in conjunction with adjoining towns that share marine resources and efforts to protect marine water quality (*see goal G.4*).

<p>Implementation Strategy: The shellfish committee continues its current efforts.</p>

<p>Responsibility: Shellfish committee</p>

<p>Time Frame: on-going</p>

6. **Water Dependent Uses:** Deer Isle seeks to protect its water dependent uses such as boat yards, piers and town landings from incompatible development by retaining standards for these areas in its shoreland zoning ordinance that restrict uses that are not water dependent and possibly expanding this zoning to include other uses (see the Future Land Use Plan).

Implementation Strategy: This will be accomplished by revisions to the shoreland zoning standards.

Responsibility: Planning board Time Frame: 2007-2009

7. **Preservation of the Commercial Fishing Community:** It is town policy to promote the preservation of commercial fishing in Deer Isle. The plan recommends that this be accomplished through the following measures:

- a. Considering the needs of commercial fishing operations in the design of all new docking and parking facilities; and
- b. assuring that any town ordinances that regulate noise, operating hours, odors or other nuisances do not restrict operations that are essential to commercial fishing.

Implementation Strategy: 7.a will be addressed through the revisions to the harbor management plan; 7.b will be accomplished by revisions to the town's land use and harbor management ordinances.

Responsibility: The harbor committee will take the lead with planning board involvement in 8.b.
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Time Frame: 2007-2009

H. WATER RESOURCES GOAL

Deer Isle desires to maintain, and where needed, restore the quality of its ground and surface water resources through the following specific policies:

1. **Ground Water Protection:** Since there are no municipal water systems in Deer Isle and there is presently little information available on underground water supplies, protection of ground water resources is a priority for the town. The plan recommends the following measures:

- a. working with the Maine Geological Survey and others with ground water expertise to have a comprehensive hydrologic study done of the town's water resources when/if funding becomes available. One goal

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of this study would be to assess the capacity of the town's growth areas to absorb development based on water supply;

- b. assuring that minimum lot sizes are sufficiently large to allow adequate distances between septic systems and wells; and
- c. assuring that municipal site plan review and subdivision standards do not allow any development to be approved that disrupts the water quality or quantity of water users on adjoining properties. The plan recommends that all applicants for major subdivision and site plan review approval be required to provide test wells so that the water supply conditions can be determined. If conditions are proven inadequate, the applicant will be required to provide an alternative source of water or else reduce the scale of the development to a level appropriate to water supply conditions.

<p>Implementation Strategy: 1.a: the select board contacts the Maine Geological Survey, Maine Rural Water and similar agencies to request technical assistance and possible funding; the other steps will be addressed through changes to the town's land use ordinances.</p>
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<p>Responsibility: select board for 1.a, planning board for the others.</p>
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<p>Time Frame: 2009-2010</p>

- 2. **Non-Point Source Management and Stormwater Runoff:** Assuring that all town regulations make adequate provisions to manage non-point pollution, stormwater runoff, drainage, erosion and sedimentation. Such provisions could include, but are not limited to, minimizing storm water runoff, assuring adequate drainage and buffering, and setting standards for the handling of deleterious matter and hazardous materials at commercial and industrial operations.

<p>Implementation Strategy: This would be addressed through changes to the town's land use regulations</p>

<p>Responsibility: planning board</p>
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<p>Time Frame: 2007-2009</p>

- 3. **Phosphorus Control:** The plan supports strong measures to manage phosphorus loading into the town's lakes and streams. This shall be accomplished through the following measures:

- a. the enactment of standards in the land use ordinance for the Lilly and Torrey Pond watersheds that are consistent with DEP-recommended guidelines on matters including, but not limited to, vegetative cutting and buffering, driveway design and drainage. The plan recommends that the town enact a medium level of protection (as defined by the DEP phosphorus loading guidelines) for both great ponds; and

- b. the monitoring of these ponds for algae growth.

<p>Implementation Strategy: 3.a: this will be accomplished through changes to the town's land use ordinances. 3.b: the planning board contacts the Lakes Division of the DEP for information on how to conduct monitoring and asks if the Deer Isle conservation commission could oversee the effort.</p>
<p>Responsibility: planning board & conservation commission Time Frame: 2007-2009</p>

- 4. **Flood Plain Management:** The plan recommends that the town retain its current flood plain management ordinance and update this ordinance when recommended to do so by the State Planning Office Flood Plain Management staff.

<p>Implementation Strategy: the planning board contacts the Hancock County Planning Commission and asks that it be informed when it is time to update the flood plain ordinance. At this time, the board recommends to town meeting that the ordinance be updated.</p>
<p>Responsibility: planning board Time Frame: on-going</p>

- 5. **Public Water Systems:** The plan recommends that the town protect the water supply source of public water systems by requiring the identification of any source areas in the subdivision and site plan review process.

<p>Implementation Strategy: this is addressed as part of the general revisions to the town's land use ordinances.</p>
<p>Responsibility: Planning board Time Frame: 2007 – 2009</p>

I. HISTORIC & ARCHAEOLOGICAL RESOURCES GOALS

In recognition of their importance to the town's historic character, Deer Isle seeks to protect and enhance its historic and archaeological resources. The plan recommends that this be accomplished through support of the following measures:

- 1. encouraging the historical society to work with the Maine Historic Preservation Commission to conduct a comprehensive survey of historic resources in town to identify potential structures and sites that are eligible for listing on the National Register of Historic Places and working with interested property owners to have their properties voluntarily placed on the Register;

Implementation Strategy: The historical society contacts the Maine Historic Preservation Commission to learn how it might best proceed.

Responsibility: Historical Society

Time Frame: 2007-2009

2. after completion of the survey, prepare a map showing key historic and pre-historic sites. This map shall serve as reference material for the planning board as it reviews development proposals (such as subdivisions, site plan review applications and other uses subject to planning board permitting authority) to assure it is aware of all potential historical sites. This information will be used by the planning board in determining if changes are needed in site layout, building footprints and the timing of construction in order to allow a more thorough assessment of relevant features.

Implementation Strategy: The planning board hires a consultant to prepare a digital map. It also undertakes drafting of the necessary changes in the land use ordinances.

Responsibility: Planning board

Time Frame: 2007-2009

J. NATURAL RESOURCES GOAL

In recognition of their importance to the overall quality of life, the protection of open space, the preservation of hunting and fishing opportunities and the attraction of tourists, the plan supports the protection and enhancement of Deer Isle's natural and scenic resources. The plan recommends that this be accomplished through the following specific measures:

1. include large, unfragmented areas of natural wildlife habitat as rural in the Future Land Use plan;

Implementation Strategy: This is addressed through the future land use plan.

2. work with area land trusts to have unique natural areas in town as a priority target for the acquisition of voluntary conservation easements from interested landowners.

Implementation Strategy: The Island Heritage Trust already has an active program underway.

Responsibility: Planning board/Island Heritage Trust

Time Frame: 2007

3. include provisions in the subdivision ordinance and the proposed site plan review ordinance to require the identification of important natural areas such as deer

wintering yards, Natural Heritage areas and bald eagle nests as part of the land development review process. The plan recommends that the development review standards encourage lot lay-out schemes and mitigating measures that protect these resources.

Implementation Strategy: The planning board makes the recommended changes to the land use ordinances.

Responsibility: Planning board

Time Frame: 2007 – 2009

4. continue to contact the Maine Department of Inland Fisheries and Wildlife (MDIFW) and ask that it update the mapping of bald eagle nest sites.

Implementation Strategy: The conservation commission continues its contacts the MDIFW to complete this process.

Responsibility: Conservation commission

Time Frame: on-going

K. AGRICULTURAL AND FOREST RESOURCES GOAL

In recognition of their importance to the area economy, as open space and the town's rural character, the plan supports the preservation and enhancement of Deer Isle's farm and forest resources. The plan recommends that this be accomplished through the following specific measures:

1. designating large tracts of farm and forest land as rural in the Future Land Use Plan;

Implementation Strategy: This is addressed through the Future Land Use Plan.

2. including "right to farm and manage forest" provisions in the land use ordinance. This would exempt farm and forest activities in rural areas from certain noise and other nuisance standards provided that these exemptions are necessary for farm and forest operations;

Implementation Strategy: This would be addressed through the land use ordinance changes.

Responsibility: Planning board

Time Frame: 2006-2008

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3. assuring that farm and forested-related uses such as food stands and small-scale saw mills are permitted in areas designated as rural in the Future Land Use Plan. All such uses would be required to have safe and adequate off-street parking.

Implementation Strategy: This is addressed in the Future Land Use Plan.
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4. working with the local utility company to address problems resulting from tree limbs falling onto power lines.

Implementation Strategy: The select board contacts the utility company to explore options.
Responsibility: select board
Time Frame: 2008

L. LAND USE GOAL

Deer Isle seeks to preserve its current land use pattern while allowing ample opportunity for future growth. The plan recommends that the town enact town-wide land use standards and a site plan review ordinance to implement the measures proposed in the Future Land Use Plan. It supports the following measures:

1. **Residential Growth Areas:** In order to assure adequate opportunities for families to build homes in the town, the plan recommends that a portion of the presently undeveloped area is designated as a growth area where minimum lot sizes for lots created after the enactment date of these standards would be one acre unless poor soil conditions required a larger size for a state plumbing permit to be granted;

Implementation Strategy: the planning board undertakes a major drafting of town-wide land use ordinances, which include this provision
Responsibility: planning board directs the drafting of the ordinance provisions and presents them for a town meeting vote of adoption.
Time Frame: 2008

2. **Enactment of Town-Wide Land Use Standards:** The plan recommends that the town enact town-wide land use standards based on the proposal contained in the Future Land Use Plan. The proposed land use standards will:
 - a. encourage quality commercial and industrial development throughout the town. This development shall be compatible with the town's infrastructure and rural character;

- b. retain the current two-acre minimum lot size for subdivisions;
- c. protect highways from excessive sprawl; and
- d. preserve the current mixture of land uses in the shoreland areas.

<p>Implementation Strategy: the planning board undertakes a major drafting of town-wide land use standards, which include these provisions.</p>
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<p>Responsibility: planning board directs the drafting of the ordinance provisions and presents them for a town meeting vote of adoption.</p>
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<p>Time Frame: 2008</p>

M. FISCAL CAPACITY GOAL

Deer Isle seeks to promote fiscally sound development and policies that encourage long-term fiscal planning and the sharing of services with adjoining towns whenever proven practical. Specific fiscal policies are divided into two categories: alternative funding sources and fiscal planning.

- 1. **Alternative Funding Sources:** In the interests of minimizing demands on the property tax base, the plan recommends that the town undertake the following measures to develop and/or expand other funding sources:
 - 1. continuing to seek grant funds for projects and maintaining capital reserve accounts so that matching local sources of funds may be accumulated well before the grant application deadline;
 - 2. enacting building permit fees based on a sliding scale that is related to the square-footage of construction; and
 - 3. charging user fees for certain town services if proven equitable for all parties involved.

<p>Implementation Strategy: 1. This is a continuation of current policy; 2. the town land use ordinances are revised to include a new fee schedule; 3. The select board reviews current policies and determines if any additional user fees can be imposed;</p>
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<p>Responsibility: 1 & 3. select board; 2. the planning board</p>
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<p>Time Frame: 2004-2006</p>

2. **Fiscal Planning:** The plan recommends the following measures to promote long term fiscal planning in the hopes of mitigating the rate of future property tax increases:
 1. Exploring the further sharing of services with nearby towns; and
 2. Implementing a capital improvement plan (CIP) that will be revised annually. The CIP is an advisory document that summarizes planned major capital expenditures in Deer Isle over a six to ten-year period. The final decision on all expenditures will remain with the voters at town meeting.

Implementation Strategy: 1. See Public Services and facilities goals; 2. The select board updates the CIP on annual basis
Responsibility: 1. See Public Services and Facilities goals; 2. Select board
Time Frame: on-going

N. CAPITAL INVESTMENT PLAN

The capital investment plan (CInP) summarizes major capital expenditures that the town anticipates undertaking and is the first step in a capital improvement plan. Like the rest of the comprehensive plan, the CInP is advisory in nature. Final recommendations on funding each year are still made by the selectmen and are subject to approval by town meeting vote. Capital expenses are defined as items with a useful life of at least five years that cost at least \$10,000. They are distinct from operational expenditures such as fuel, minor repairs to buildings and salaries.

Capital expenditures may be funded in several ways. One is a single appropriation from a town meeting warrant article. Another is annual contributions to a capital reserve fund. A third is borrowing through bonds or loans. A fourth is a grant, which usually require a local match. Other sources include highway block grants, boat excise taxes and bonds.

Anticipated capital expenditures as of 2005 are shown on Table II.1. These include both recurring expenditures such as annual highway repairs and one-time expenditures such as a new fire truck. All expenditures are shown in 2005 dollars and are subject to inflation. The need for these expenditures is explained in the Inventory and Analysis section. Overall, there are few capital needs in Deer Isle municipal government. School officials have not indicated to the town any major capital expenditures.

The items are presented according to the year that they are expected to take place. They do **not** necessarily reflect the priority of a given item.

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Table II.1 SUMMARY OF ANTICIPATED CAPITAL EXPENDITURES, 2005-2011		
ITEM	ESTIMATED COST	ANTICIPATED YEAR/METHOD OF FINANCING
Annual highway maintenance	\$80,000	Yearly/ 1
Replacement for 1984 fire truck	\$150,000	2006/1,2
<p>Key: 1. Direct appropriation; 2. Existing capital reserve fund; 3. Matching state grant; 4. Bond; 5. MDOT municipal funding; 6. Boat excise tax revenues; 7. Bonded debt; 8. Estimate of annual revenue from sale of tax defaulted property p.a. = per annum t.b.d. = to be determined</p> <p>NOTE: This information is current as of July 2005, changes may have occurred since that date.</p>		

O. REGIONAL COORDINATION GOAL

Deer Isle promotes regional coordination whenever it is of mutual benefit to all parties. These regional measures are addressed throughout these goals and objectives and are summarized below.

SUMMARY OF POLICIES REQUIRING REGIONAL COORDINATION	
Topic	Supporting Policies
Economy	B.2
Public Services and Facilities	E.6
Recreation	F.4
Marine Resources	G.7
Fiscal Capacity	F.2

MAINE'S GROWTH MANAGEMENT GOALS	
1.	To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services and preventing development sprawl.
Related Policies: A, D, L & M	
2.	To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
Related Policies: E & N	
3.	To promote an economic climate that increases job opportunities and overall economic well-being.
Related Policies: B	
4.	To encourage and promote affordable, decent housing opportunities for all Maine citizens.
Related Policies: C	
5.	To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas.
Related Policies: G & H	
6.	To protect the State's other critical natural resources, including, without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.
Related Policies: J	
7.	To protect the State's marine resources industry, ports, and harbors from incompatible development, and to promote access to the shore for commercial fishermen and the public.
Related Policies: G	
8.	To safeguard the State's agricultural and forest resources from development which threatens those resources.
Related Policies: K	
9.	To preserve the State's historic and archeological resources.
Related Policies: I	
10.	To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.
Related Policies: F	

MAINE'S COASTAL POLICIES	
1. Port and Harbor Development.	Promote the maintenance, development and revitalization of the State's ports and harbors for fishing, transportation and recreation.
Related Policies: G.1, G.3 & G.7	
2. Marine Resource Management.	Manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters, and to enhance the economic value of the State's renewable marine resources.
Related Policies: G.5 - G.6	
3. Shoreline Management and Access.	Support shoreline management that gives preference to water dependent uses over other uses, that promotes public access to the shoreline, and that considers the cumulative effects of development on coastal resources.
Related Policies: G.2 & G.7	
4. Hazard Area Development.	Discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides or sea level rise, it is hazardous to human health and safety.
Related Policies: (This is addressed through existing shoreland and floodplain ordinances)	
5. State and Local Cooperative Management.	Encourage and support cooperative state and municipal management of coastal resources.
Related Policies: G.7	
6. Scenic and Natural Areas Protection.	Protect and manage critical habitat and natural areas of state and national significance and maintain the scenic beauty and character of the coast even in areas where development occurs.
Related Policies: F.2	
7. Recreation and Tourism.	Expand the opportunities for outdoor recreation and encourage appropriate coastal tourist activities and development.
Related Policies: F. 1 & G.2	
8. Water Quality.	Restore and maintain the quality of our fresh, marine and estuarine waters to allow for the broadest possible diversity of public and private uses.
Related Policies: G.5	
9. Air Quality.	Restore and maintain coastal air quality to protect the health of citizens and visitors and to protect enjoyment of the natural beauty and maritime characteristics of the Maine coast.
Related Policies: not applicable	

DEER ISLE FUTURE LAND USE PLAN

1. Introduction

The future land use plan presents a vision of what Deer Isle residents want their town to be in the future. It aims to achieve a balance between the wishes of residents to preserve rural character, while also allowing reasonable opportunities for future growth and job opportunities. Through careful planning, Deer Isle can accommodate all anticipated growth while also avoiding the excessive increases in property taxes and loss of rural character that can result from poorly planned development. While this section makes many recommendations on changes to land use development policies, any change to town land use regulations requires a separate vote of adoption by town voters after the plan itself has been adopted.

Specifically, this section:

- a. estimates the amount of land needed for future growth;
- b. proposes a future development scheme for Deer Isle; and
- c. recommends growth, rural and other areas.

2. Land Needed for Future Development

It is important to base the future land use plan on an estimate of how much land will be needed for various uses. While there is no precise way to predict the acreage that will be developed, some general estimates can be made. These are based both on a review of development trends and observations by committee members and residents.

The data presented in the *Inventory and Analysis* section of the plan show that the town's year-round population is growing slowly. Table C.6 estimates there will be a total of 798 year-round, occupied dwelling units by 2015. This would be a 2 percent increase (or 17 units) from 2000. To allow for second homes, unexpected year-round residential development and commercial and industrial activity, the plan assumes that at least 250 more acres of land will be needed for all types of development. This assumes an average of two acres of land per each residential, commercial or industrial unit. Some will require more land and others less. According to data presented in the *Existing Land Use* chapter, there are only about 2,300 developed acres in town out of a total land area of about 18,709 acres. Even when the 10,230 acres of soil that are rated as having a very low potential for development (see Table L.1) in the *Existing Land Use* chapter are subtracted from the total land area, Deer Isle still has ample land to accommodate future growth.

More important than the total acreage of development is where it is likely to take place if there is no change in the town's approach to managing development. As

mentioned in the *Inventory and Analysis*, new development has occurred in many parts of town. For example, there has been continued development and redevelopment along the shore. There has also been more development along Route 15.

There are several trends that may intensify if the town continues its current policies toward development. First, traffic conditions are likely to worsen as more residential and commercial strip development takes place and leads to more curb cuts and vehicle entrance points onto roads and increased turning movements. Second, as vacant waterfront land becomes scarcer, more development will take place in areas near the water such as places with good views of the coast. The high demand for shorefront property for residential purposes may also make it difficult to sustain water-dependent uses such as boatyards. Third, the year-round character of the town may be threatened if second homes become predominant and there are fewer job opportunities for year-round residents.

3. A Future Development Proposal for Deer Isle

a. Criteria for Growth and Rural Areas

There are a number of factors that should be considered in determining growth, rural and other areas. The most relevant factors are presented below.

(1.) soils

The soils data presented in the *Existing Land Use* chapter of the *Inventory and Analysis*, indicates that about 55 percent of the land in town (about 10,230 acres) is rated as having a very low potential for development. Concentrations of poor soils should be avoided as growth areas, especially in those aimed at attracting new development. In some cases, such as an existing village area that already has substantial development, it may be appropriate to have an area with soils limitations serve as a growth area.

(2.) roads and infrastructure

A good road network is important to assure prompt emergency vehicle and school bus access. Generally speaking, areas away from good roads and municipal services should be designated as rural. At the same time, it is important to protect well-traveled roads from excessive curb cuts (vehicle entrance points). This involves implementing land use standards that promote interior access roads, shared driveways and similar measures to avoid having too many driveways on an existing road. It may also involve limiting more intense development (such as commercial uses that generate large volumes of traffic) to certain sections of major roads rather than have such uses spread over long segments of roads. Such measures are important to maintaining road safety and reasonable speeds for traffic.

(3.) existing built-up areas

As mentioned in the *Existing Land Use* chapter, Deer Isle's existing village areas have a limited ability to accommodate more development. They are, however, suitable for small-scale commercial and residential uses.

(4.) areas of natural resource importance and environmental fragility

There are several natural factors that limit the development potential of Deer Isle. One factor is development in the watersheds of Torrey and Lily Ponds. If poorly regulated, it can increase phosphorus loading and lead to algae blooms and a deterioration in water quality. Poor water quality in turn can reduce waterfront property values and the town's tax base. Lakes are also potentially valuable for their fisheries resources and related natural features.

It is important to minimize the impacts of future development on key natural resources. These resources include contiguous areas of wildlife habitat that are away from major roads and highly productive forest land. It is particularly important to manage development around specific habitats such as bald eagle nesting sites. Another environmental fragile feature is the many small islands, which are largely undeveloped or very lightly developed.

(5.) conclusions

It is important to balance the various needs mentioned in the above paragraphs. The following section proposes how the town can grow and prosper while also protecting its character and key natural resources. These are *recommended* standards that require a town meeting vote separate from the vote of adoption for the comprehensive plan in order to be enacted. They apply to new or expanded uses only. All existing uses would be grandfathered.

a. The Working Waterfront

The plan recommends that the current Commercial Fisheries Maritime Activity zoning be continued. Under this zoning, single and two-family residential uses are allowed subject to planning board approval but multifamily are not allowed. Commercial, industrial, government/institutional and small non-residential facilities for educational, scientific or nature interpretational purposes are allowed subject to planning board permit. There is no minimum lot size or shore frontage requirement for most non-residential uses that are water-dependent uses. The plan also recommends that the current Harbor District zoning be retained.

b. Other Shorefront Areas

No changes are recommended to these zoning standards or to current boundaries. The current Island District offers adequate protection for the outer islands. The Pond

District offers adequate protection for the shoreland areas of the ponds and, if the plan's recommendations are followed, would be supplemented by additional phosphorus loading controls for the lake watershed as a whole. The other shoreland zones largely follow state standards and are adequate in meeting both state and local goals.

c. Residential Growth Areas

The plan recommends that the same amount of growth be allowed throughout the inland portions of town (those not subject to shoreland zoning) with the exceptions noted below. The plan does not recommend zoning that would divide the town into various zones where different uses would be allowed. Rather, it proposes basic land use standards. Duplexes would be allowed on a minimum of one acre. To assure that building setbacks from these highways are adequate, a 75-foot standard would be established. This would mean that a house would be set back at least 75 feet from a state highway, even if the house had its access from another road but happened to be adjacent to a highway. The setback from other roads in this area would be 40 feet. These would include a minimum lot size of one acre.

There would be a 20-foot building setback from the edge of a public road right of way. Side yard setbacks would be 10 feet and rear yard set backs would be 25 feet. Residential lots fronting on a public way would be required to have 200 feet of road frontage. There would be a forty-foot building height limitation. Exceptions to this height restriction would be made for structures not designed for human occupation such as steeples and communication towers.

d. Commercial Areas

Apart from home occupations and small "mom and pop" stores, the plan proposes restricting commercial uses to certain areas of town. These are shown on the future land use map. Allowed uses would include commercial and single and multifamily residential.

All commercial, manufacturing and multifamily uses in this area would be limited to 70 percent maximum impervious surface lot coverage and be required to provide all anticipated parking on-site. There would be a minimum lot size of one acre for commercial and multifamily uses and 200 feet of frontage plus ten additional feet for each additional dwelling unit over one. Up to ten multifamily units would be permitted per acre of land if water supply and waste water disposal arrangements meet state standards. The standards would allow multiple units of commercial uses (such as a mini-mall).

There would be landscaping standards that buffered buildings from the road and minimized the visual impact of parking. Wherever practical, parking areas for these uses would be required to be on the side or rear of buildings. Commercial, manufacturing and multifamily uses would also be required to have side-lot buffers if the use abutted an

existing residential property. Single-family homes would be subject to the same lot standards as the Residential Growth area.

e. Environmentally Fragile Areas

Environmentally fragile areas include features such as lake watersheds and wildlife habitats. The plan recommends the lake watershed protection measures described in the *Goals and Objectives*. To assure protection of features such as bald eagle nesting sites, upland sandpiper habitat and deer wintering areas, the plan recommends requiring their identification during the subdivision review process. Standards would require that placement of structures and other earth disturbance activities near these features be minimized. As mentioned in the *Water Resource Goals*, phosphorus loading standards would apply to lake watersheds.

f. Farm and Forest Areas

The more remote areas of town would be designated as Farm and Forest. Uses allowed in these areas would include single family residential, duplexes, home occupations and natural resource based uses. Examples of the latter are saw mills and structures essential to farming and forestry related activities such as barns and equipment storage buildings. The minimum residential lot size for lots subject to subdivision review would be four acres per unit. There would be a 200-foot road frontage on an existing road and a 75-foot front-yard setback. Side and rear-yard setbacks would be 25 feet. The rationale for these restrictions is to discourage high volumes of development in remote areas. These standards would not apply to lots created before these standards were enacted. Lots not subject to subdivision review would have the same lot standards as those in the Residential Growth areas.

4. Growth and Rural Areas

The entire inland area would plan recommends that the village, commercial, and residential growth areas be considered as growth areas. These are the areas where the majority of new growth would occur. The farm and forest areas would be rural. The shoreland areas are neither growth nor rural. They are likely to attract further development, but current shoreland zoning standards are adequate to protect these areas from the adverse impacts of most likely land uses.

5. Measures to Distinguish Growth and Rural Areas

The overall goal is to have 70 percent of new residential growth occur in growth areas. Apart from home occupations (including bed and breakfasts) and natural resource-based uses, all new industrial and commercial uses would occur in growth areas. The plan presently recommends no measures to limit growth in rural areas and encourage growth in its growth areas.

6. Summary

The true test of any plan is time. The plan thus recommends that growth trends be reviewed on an annual basis by mapping where new development takes place. Five years after adoption of the plan, the town will determine what percentage of total new residential units have been built in growth areas. If less than 70 percent of development has occurred in growth areas, the plan recommends that these policies be reviewed.