

2016

Town of Isle au Haut Comprehensive Plan, Original Date 2011 Revised 2016

Comprehensive Plan Review & Implementation Committee

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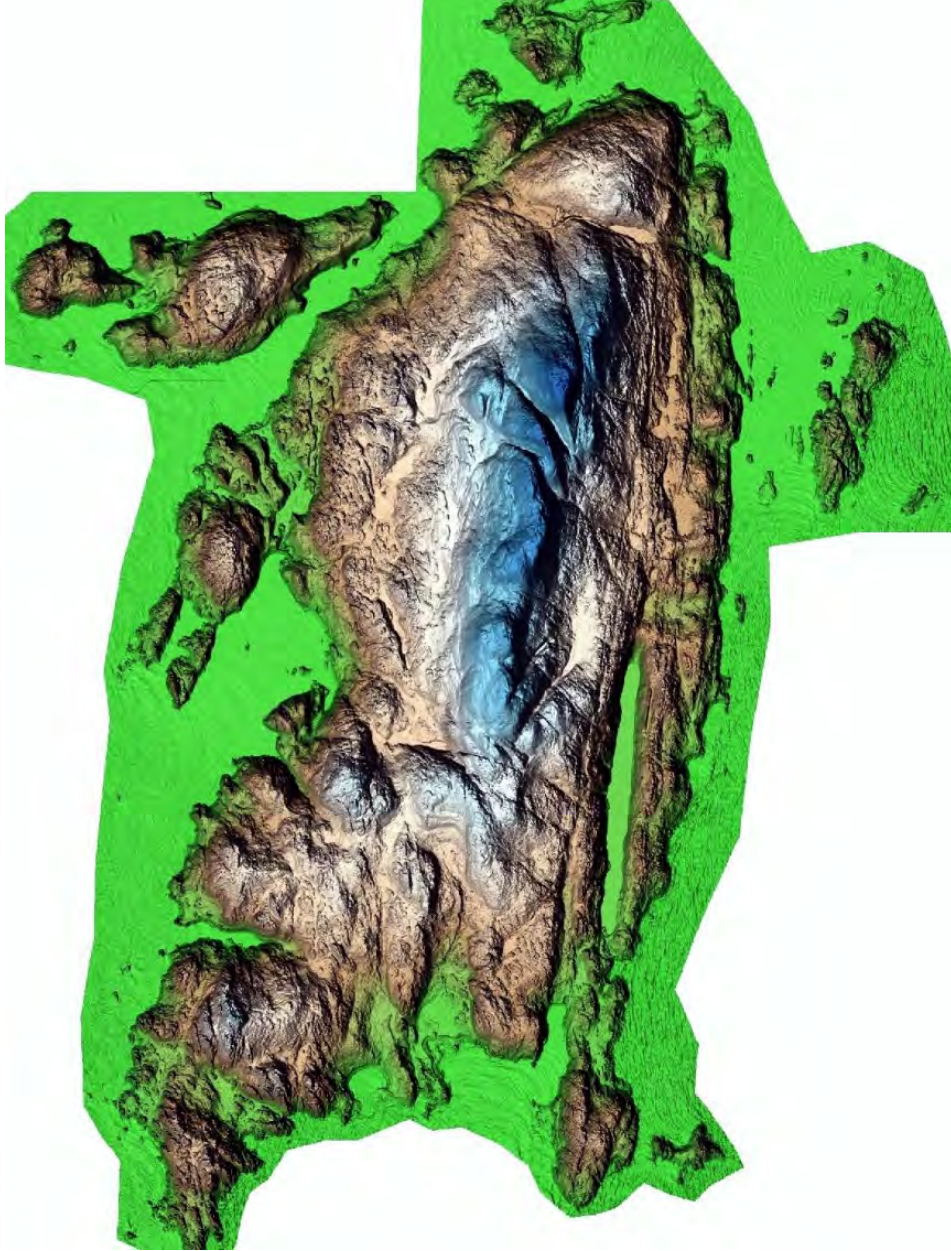
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Town of Isle au Haut Comprehensive Plan

Original Date 2011

Revised 2016

Originally Prepared by the Comprehensive Planning Committee of the Town of Isle au Haut
Revised by the Comprehensive Plan Review & Implementation Committee



To build a sustainable year-round community and preserve the natural beauty and unique character of the island.

We dedicate the Isle au Haut Comprehensive Plan to the memory of Betsy Doermann. Betsy lent her time, energy, and perception to our work. She loved the Isle au Haut community and the beauty of the island. We miss you Betsy. We are grateful you graced the world when you did.

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Introduction and the Public Planning Process

The work on this Comprehensive Plan originally started in 2006. A comprehensive public opinion survey was taken within the Town in 2007 and answered by both year-round and seasonal residents. Over the next several years the Plan was developed and was ultimately approved at Town Meeting in 2011. That plan is on file with the Maine Department of Community and Economic Development and must be updated and refiled with the State no later than 2021. Nonetheless, the people preparing the original 2011 plan set a goal of revising the plan every 5 years. In June 2015 a new committee was appointed by the Selectmen to do this update. Paul Lewis was appointed to chair the new committee. Paul quickly zeroed in on the fact that the main issue with the plan was that no one had paid any attention to implementing its recommendations since it had been adopted. Therefore, the committee named itself the “Comprehensive Plan Review and Implementation Committee (CPRIC)” and focused itself on prioritizing and attempting to implement some recommendations of the plan. The report on the accomplishments of the CPRIC is contained in the 2015 Annual Town Report. The text and maps of the 2011 Plan were updated by Bob Gerber for this current version so that the 10-year update will not be so difficult to do.

A comprehensive plan is both an inventory of current conditions and a guide for future development. It is an official public document that is adopted by local voters and must be approved by the State of Maine. It is important to note that the plan does not enact ordinances or regulations. It does, however, provide a basis for future land use ordinances and future town policies. A comprehensive plan is not a static document. Instead, it must be reviewed periodically to ensure that it is relevant and reflects the collective community opinion.

The current comprehensive planning effort began in 2006. A volunteer committee, made up of both seasonal and year-round community members, was formed. The committee conducted a public opinion survey and took inventory of the necessary resource areas. Periodic public meetings, including an economic roundtable discussion, allowed community members to share ideas and concerns with the comprehensive planning committee. A newsletter shared information and provided updates about the comprehensive planning process. Hancock Planning Commission, the State Planning Office, Beginning with Habitat, the University of Maine Cooperative Extension, and the Island Institute provided information and support in the planning process.

This plan is a compilation of ideas and information from the community of Isle au Haut. The Comprehensive Planning Committee would like to thank all community members who provided background information, responded to the survey, attended meetings, participated in discussions and shared their views.

2006 Isle au Haut Comprehensive Planning Committee

Morgan Witham Hiltz- Co-chair

Greg Runge-Co-chair

Kate Taylor

Belvia MacDonald

Judi Burke

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Robert Lingley
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2015 Isle au Haut Comprehensive Plan Implementation Committee

Facilitator: Meghan Cooper, Island Institute Fellow

Regular Members:

Paul Lewis, Chair until Jan. 2016
Bob Gerber, Acting Chair after Jan. 2016
Kendra Chubbuck
Gerry Wurzburg
Nancy Calvert
Rudi Graf
Harold Van Doren
Bill Stevens

Other attendees:

John DeWitt
Paula Greatorex
Kelly Merrill
Elizabeth Eustis
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Kris Carlson-Lewis
Bill Calvert
Sue & Wendell Chamberlain
Judi Burke
Rachel Harris
Grady Watts
Alison Richardson

David Kelly
Marion Breeze-Williams
Karen Teague
Kristin Dillon
Tucker Runge
Rob DeWitt

Plan implementation

Each strategy has identified a position in town government, committee, or organization, responsible for carrying out the policies of this plan. In addition, an implementation committee was established in 2015 to oversee and evaluate the execution of the plan. This committee filed a report in the 2015 Annual Town Report to update the community on the implementation progress.

Evaluation Measures

Every five years the Implementation Committee should review and evaluate any major changes in the community, including significant changes in population, or whether development is occurring in designated areas. This committee will assess the progress toward achieving specified goals.

Vision Statement

To build a sustainable year round community and preserve the natural beauty and unique character of the island.

Key Values

Community

Isle au Haut is a small community of about 50 year-round residents. These residents develop deep bonds and depend on each other throughout the year. In the summer the population swells to about 300. Many of these families have been coming to the island for generations. As a result, close, treasured relationships develop between both year-round and seasonal residents. Growing the year-round community is important to both the year round and seasonal population.

Ideally, the year-round population should increase to about 100 residents. Affordable housing and economic opportunity are inextricably linked to sustaining the year-round community. In order to encourage an increase in population, several (5-10) new housing units should be added to the affordable housing stock. Cooperation between the town and organizations such as the Isle au Haut Community Development Corporation (ICDC) is critical in accomplishing this goal. Isle au Haut's zoning should be changed¹ to permit mother-in-law type accessory apartments or duplexes to present additional affordable housing opportunities, and the planning board should investigate increasing density requirements in appropriate areas².

Isle au Haut's K-8 school is also a vital tool in maintaining a year-round community. Though enrollment has fallen to single digits, the community continues to enthusiastically support the

¹ This has been done.

² A one-acre overlay zone has been created on Town-owned land.

school. Between summer pie auctions and winter holiday programs, the community, both seasonal and year-round, commit significant resources to provide quality education. It is critical to maintaining a year round community that the Isle au Haut school remains open. Efforts to expand affordable housing options and encourage economic development will help attract young families to the island and increase school enrollment to 10-15 students.

Quality public services and facilities, such as safe roads, reliable electricity and DSL internet, make Isle au Haut a desirable place to live and are essential to supporting economic opportunity. This also includes maintaining reliable ties to the mainland. A safe, functional public landing and reliable, affordable ferry service is vital. Ideally, the boat schedule should permit community members to commute for work to Isle au Haut and to Stonington. A town manager could help oversee and improve town services such as safety, fire protection, emergency medical services, road maintenance, and the town dock.

Natural Beauty

Isle au Haut's natural beauty is one of its greatest assets, highly valued by community members. The coastal cliffs, rocky beaches, spruce forests, quiet bogs and pond contribute to Isle au Haut's wild natural character. About half of the main island is part of Acadia National Park, and a number of scenic areas are privately owned. Isle au Haut's land use ordinances are designed to maintain this natural beauty and environmental quality. New construction should be minimally invasive and building practices should protect water quality. Zoning ordinances should be amended to include a height restriction³. In order to limit the number of vehicles and traffic on the island, ferry service should continue to be restricted to passengers only. Similarly, the community prefers that tourism should remain at the present level, without wide-spread development, such as condominiums or large hotels. The town should amend its ordinances to encourage the proper disposal of junk cars, old appliances and construction debris.

Independence, Resourcefulness and Creativity

Isle au Haut is separated from Stonington by six miles. This separation creates a sense that life is different on Isle au Haut compared to the mainland. Mainland cares can be left behind, and to some extent, people feel safer. Isle au Haut is an ideal place for a child to grow up, often with more freedom than would be permitted on the mainland. Maintaining this safe environment is a community priority.

This separation from the mainland has led to a culture of independence and resourcefulness. Islanders must make efficient use of limited resources. Creativity is valued. There is an interest in making the island even more self-sustaining, through alternative energy, locally produced food, and creative economic endeavors. Home-based businesses also provide economic opportunities for creative community members. The community has set a goal of creating at least three new home-based businesses in the next 10 years. The town must ensure that infrastructure, including ferry service, roads, electricity and high speed internet be available to support such efforts.

Marine Heritage

Isle au Haut's location in Penobscot bay has shaped its history, culture and identity, and continues to do so today. Isle au Haut was originally settled because of its convenient location to prime fishing grounds. The surrounding marine water quality is excellent, and must be

³ Land within the 250-foot Shoreland Zone is already restricted to 35 feet in height.

maintained. Today lobstering is still a major part of life on Isle au Haut, though it is vulnerable to changes in the economy⁴. Creative marketing and added value products could present opportunities to lessen the impact of external pressures. Oyster aquaculture also shows promise, and Isle au Haut is home to several clam-flats. Public access to the shore is vital if fishing is to continue to play a role in Isle au Haut's economy. Isle au Haut's public landing is invaluable and must be maintained as a safe and functional wharf to accommodate commercial fishing, recreation and vital links to the mainland. A conservation commission or land trust⁵ could also help the town acquire and maintain public access to the shore and scenic areas.

Isle au Haut's Place in the Region

Despite Isle au Haut's physical separation and independence, Isle au Haut has a place in a greater region. Strong ties exist between Isle au Haut and Stonington, as well as Deer Isle. The Mail Boat is docked in Stonington, and community members require parking for their mainland cars. Isle au Haut has shared resources with surrounding towns in the past. For example, Isle au Haut shares school administrative services with Deer Isle/ Stonington. Other such arrangements should be encouraged. The Hancock County Planning Commission provides opportunity for other regional cooperation and economic development. It is important that Isle au Haut continues to send a representative to Zone C so that the lobstermen are represented in the greater region. Isle au Haut shares ties with other unbridged islands. Isle au Haut should continue to take part in the Maine Island Coalition. The school should continue to investigate the use of technology so that the teachers and students can collaborate with their counterparts on other islands. Organizations such as the Island Institute and the Maine Seacoast Mission help facilitate the connections between islands.

⁴ And it is vulnerable to the effects of global warming.

⁵ **The Isle au Haut Conservation Land Trust has been established.**

A. Population and Demographics

1. Purpose

Population forms the basis of a comprehensive plan. The people who make up the town of Isle au Haut will determine the shape of the community, what services it will need, and how the community will relate to the natural world. This section outlines past population trends and projects future demographic change. The implications of these changes are also discussed. Policies and strategies are introduced.

2. Key Findings and Issues

Isle au Haut has a year-round population, semi-year-round population (defined as those spending 8-10 months of the year on Isle au Haut), and seasonal population. The year-round population of Isle au Haut can be characterized as decreasing. This population also seems to be aging. The semi-year-round population seems to be increasing. The seasonal population continues to be stable or slowly increasing, though residents have noted an increase in the conversion of year-round homes to seasonal residences. The ability to maintain a year-round population and school is a major population and demographic issue facing Isle au Haut.

3. Public Opinion Survey Results

3.1 2007 Survey results

The 2007 public opinion survey found that 69% of respondents feel the year-round population should increase, while 18% felt it should remain the same. There is a widespread hope that the school remains open and viable. The community recognizes the connections between population, affordable housing, and a healthy local economy.

3.2 2015 Survey Results

In a 2015 public opinion survey, respondents showed strong support for the continuation of affordable housing efforts, demonstrating a recognition that affordable housing is essential to maintain a healthy year-round population. Respondents indicated that families with school-age children should be a focus of recruiting efforts for affordable housing, demonstrating the connection between affordable housing and the maintenance of a school population. In addition to seeking families with school-age children, comments also indicated that small businesses and entrepreneurs would be desirable additions to the island population.

4. Past and Recent Trends

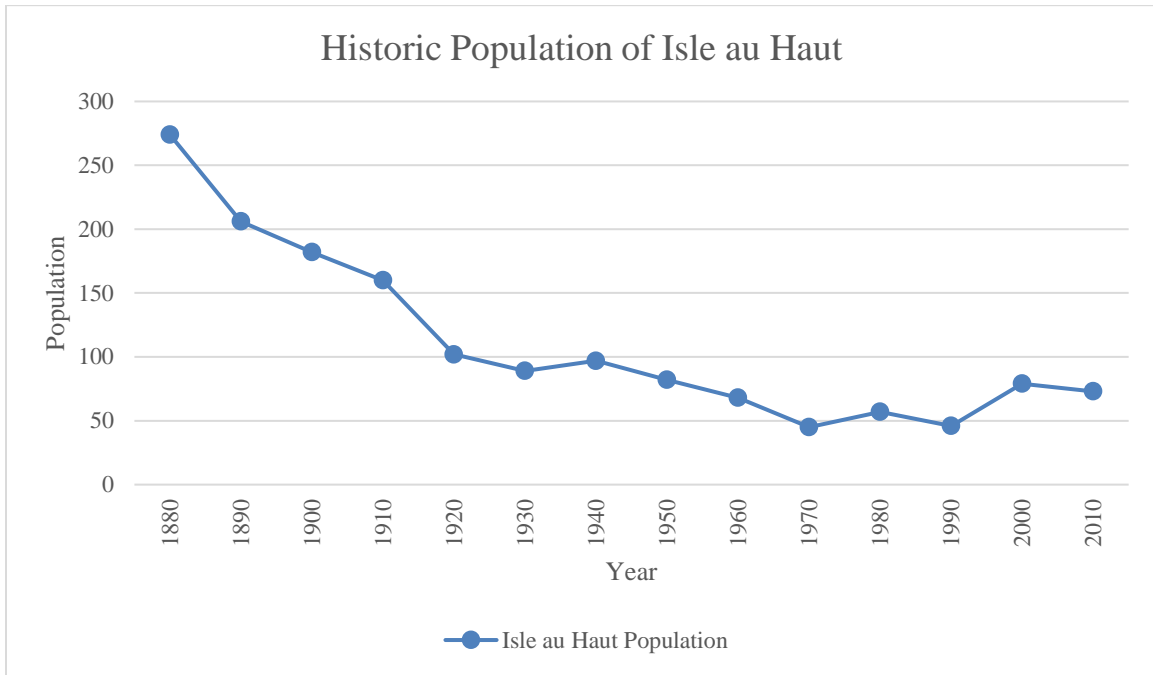
Isle au Haut has year-round, semi-year-round, and seasonal populations. The semi-year-round population may spend 8-10 months per year on the island and 2-4 months elsewhere.

4.1 Year-Round Population Trends

The 1880 census reports the population of Isle au Haut as 274. 1920 was the last census year during which the population surpassed 100. Since then, the census populations have fluctuated between 40 and 100, with individual years falling much lower. The current year-round

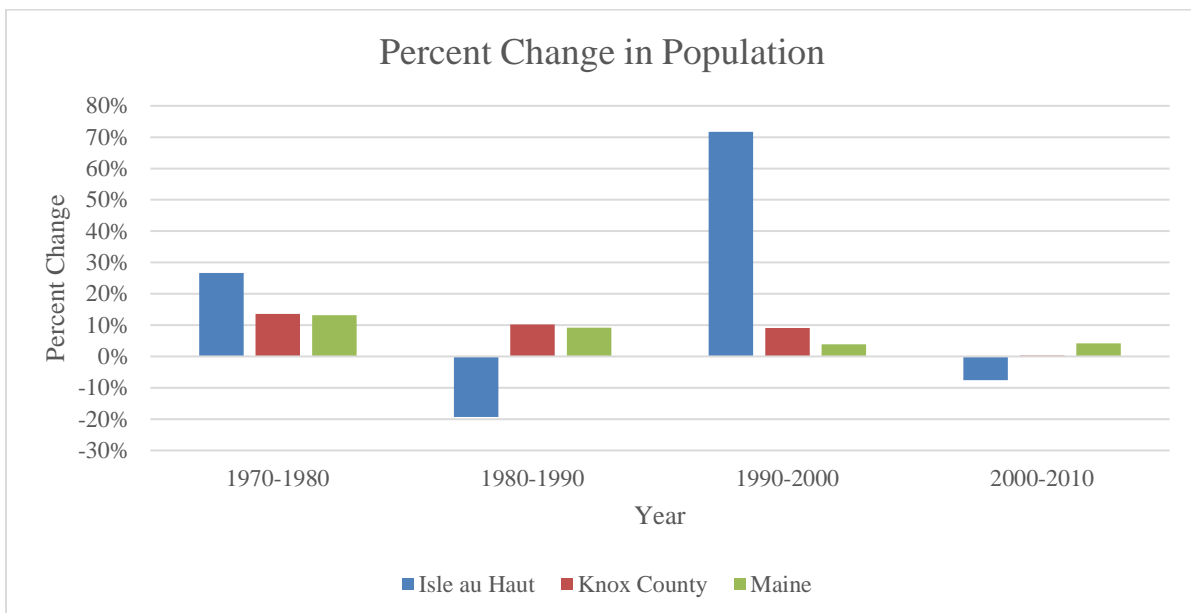
population is estimated around 45. **Figure A-1** shows the US Census total population for Isle au Haut from 1880 to 2010.

Figure A-1 Historic Population



Isle au Haut’s year-round population fluctuates more than in other communities. Because it is a small community, an increase or decrease of a few people is noticeable and represents a large percent change. **Figure A-2** shows the percent change in population between census periods for 1970-2010. The variability in population makes predicting future population levels difficult.

Figure A-2 Percent Change in Population



Despite wide fluctuations, the population of Isle au Haut appears to be decreasing overall. The current population of approximately 45 is below the estimate of 73 (Maine Office of Policy and Management 2014). The Maine Office of Policy and Management projects that the population of Isle au Haut will continue to decrease over the next 20 years as the population of Knox County and Maine also shrinks. The 2014 estimate of median household size was 2.26, down slightly from the 2000 US Census figure of 2.47. However, the 2014 estimate was also based on an estimate of year-round population that was probably too high.

Figure A.3 Isle au Haut School Enrollment

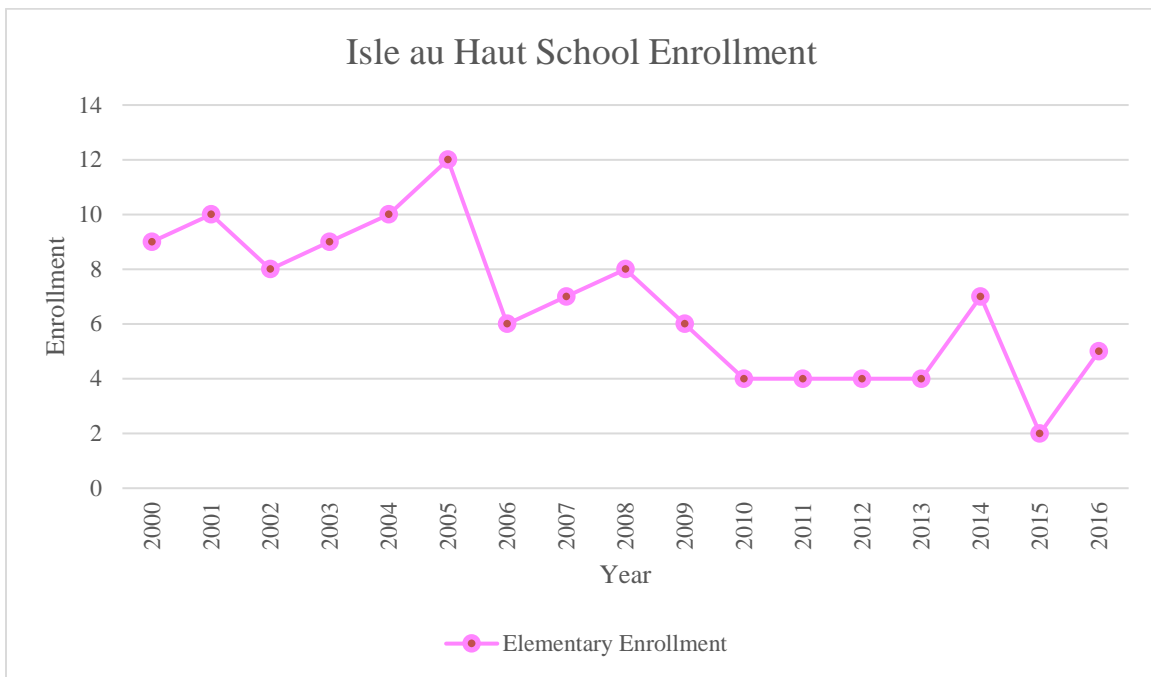


Figure A-3 shows how the enrollment of the Isle au Haut Elementary School has changed in recent years. Within recent memory, the school has had enrollment as great as fourteen. If enrollment were to rise above fifteen, significant changes in the structure of the school would be necessary. At the end of the 2015-2016 school year, two students from two families graduated from the eighth grade at the Isle au Haut Elementary School (grades K-8). Enrollment for the 2016-2017 school year is projected to be five students, with four additional students attending high school off island. Maintaining a school is central to maintaining a viable year-round community.

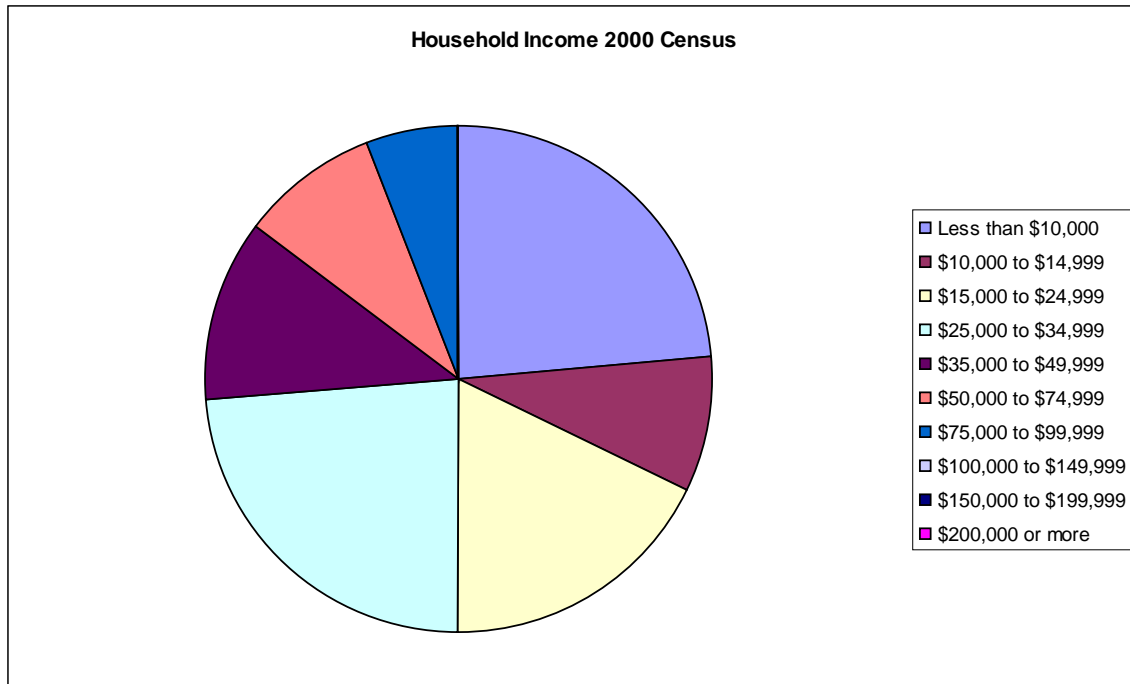
Isle au Haut’s decrease in population is a consequence of both natural change and out-migration. The population is aging, and former year-round residents may now live on Isle au Haut only seasonally. Some families leave the island once their children reach high school age.

Data from the 2010 census shows Isle au Haut’s median age of 49.5 to be higher than Maine’s median age of 42.7. This figure means that half of the population of Isle au Haut is older than 49.5. Isle au Haut’s median age has increased from 41 at the time of the 2000 US Census. For comparison, the US median age was 37.2 years in 2010. The “over 45” group also seems to

be the age group that is growing the most quickly on Isle au Haut. The community has noted that the “20-35” age group is smaller and not growing as quickly as the older age groups.

Projections by the Maine Office of Policy and Management in 2014, based on the 2010 US Census, estimate the median household income on Isle au Haut to be \$41,042. This is higher than the median household income in 2000 (\$25,000), but lower than the median household income in Knox County (\$50,515) and Maine (\$48,804). **Figure A-4** shows the income distribution as of the 2000 Census.

Figure A-4 2000 Income Distribution



The nature of living on an island means that many of Isle au Haut’s residents have more than one occupation. For example, one may lobster, but work as a carpenter during the winter. As a result, the US Census data does not create a realistic picture of the occupations of the community. This is covered more thoroughly in the economy section.

Projections made by the Maine Office of Policy and Management in 2014 suggest that a smaller percentage of Isle au Haut’s residents graduated from high school, 83.3%, than in Knox County (93.3%) or the state of Maine (91.3%). The percentage of residents with a Bachelor’s degree or higher, however, is projected to be considerably higher at 52.8% than the percentage in Knox County (30.7%) or the State of Maine (28.4%).

Isle au Haut has few daily commuters to and from the island. Most people who live on Isle au Haut work on Isle au Haut or on the surrounding waters. According to the 2000 US Census, the average commute time is seven minutes (i.e., commuting within the island road system), less than the state average. About 42% of the population drove alone, 40% worked at home and 18% walked. No other means of commuting were recorded. The mail boat schedule makes commuting to the mainland difficult within the constraints of a traditional work schedule. A few construction workers commute to Isle au Haut, but others board on-island. The availability

of internet in most areas of the island permits some types of telecommuting. As of 2016, DSL is available to all residents of the island, but speeds may be faster or slower depending on location. A ConnectME grant recently extended DSL services to Head Harbor.

4.2 Semi-Year-Round Population Trends

The number of people spending 8-10 months of the year on the island seems to be increasing. This trend has caused some concern within the remaining year-round population because there are fewer people on the island in the winter months to fill town offices and committee roles such as fire chief, select board member, or other committee and town positions.

4.3 Seasonal Population Trends

Isle au Haut has a large seasonal population. This is estimated to be around 200 on average during the summer months of July and August. This population is concentrated in the summer colony of Point Lookout, but seasonal houses exist throughout the settlement areas of the island, including Rich’s Cove and Moore’s Harbor. In addition, the Keeper’s House Inn (four rooms and two cottages) and Acadia National Park’s campground at Duck Harbor (five lean-tos) can accommodate visitors. The National Park Service estimates* that 7,000 day visitors and 600 campers visit the Park on Isle au Haut annually. Many private homes are rented periodically.

5. Projected Population

Since Isle au Haut has a small and variable population, it is difficult to predict future populations. The Maine Office of Policy and Management has provided population predictions in five-year intervals through 2034, based on 2014 U.S. Census Bureau population estimates. The predicted populations in **Table A-1** for Knox County and the State of Maine are included for comparison. Local estimates suggest that the population may be declining more quickly than these estimates show.

Table A-1 Projected Populations

| Projected Population | 2014 | 2019 | 2024 | 2029 | 2034 |
|-----------------------------|-------------|-------------|-------------|-------------|-------------|
| Isle au Haut | 73 | 72 | 71 | 70 | 68 |
| Knox County | 39,798 | 39,636 | 39,383 | 38,942 | 38,352 |
| Maine | 1,330,256 | 1,332,944 | 1,330,903 | 1,322,023 | 1,305,910 |

6. Issues of Public Concern

The 2007 public opinion survey showed that most respondents desired that the year-round population would increase. Discussions with residents suggested that a population between 75 and 125 would be ideal. There is public concern that there are few young families with school age children within the community. Enrollment for the 2016-17 school year is expected to be 5 students, an increase over the previous school year’s enrollment of 2 students. Even with this increase in enrollment numbers, there is concern that if the school were to close, a year-round

* U.S. National Park Service, “Isle au Haut Use,” *U.S. Department of the Interior*, 2016, <https://www.nps.gov/acad/learn/management/isle-au-haut.htm>.

community on Isle au Haut would cease to exist. Young adults and children also contribute to the vitality of the community.

The 2007 public opinion survey showed that 59% of the respondents were concerned about growth in the summer population. Seasonal residents were more concerned about this growth (62%) than year-round residents (44%). There is concern that an increase in summer population will lead to an increase in housing unit construction and a loss of the “wild character of the island”.

7. *Policies and Strategies*

Policy:

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

Strategy:

1. The town, through the Select Board, will support the work of the Isle au Haut Community Development Corporation (ICDC) and other organizations to provide affordable housing and economic development opportunities. Timeframe: ongoing.
2. The town and the school board are committed to providing quality K-12 education. Time frame: ongoing.
3. The town, overseen by the Select Board, will strive to provide quality public services. Time frame: ongoing.
4. The town will work with other island communities and organizations to maintain year-round island communities. Timeframe: ongoing.

B. Economy

1. Purpose

To help fulfill the state goal of “promoting an economic climate that increases job opportunities and overall economic well-being,” this section:

- a. Describes the current economic conditions
- b. Summarizes recent trends
- c. Identifies key current economic issues

By understanding the economy of Isle au Haut, the town is better able to plan for its future. Policies and strategies are also discussed.

2. Key Findings and Issues

Perhaps Isle au Haut’s greatest asset is its quality of place. The natural resources, physical beauty and tranquility attract year round residents, seasonal residents, and tourists. Historically, Isle au Haut was settled because of its proximity to productive fishing grounds. Isle au Haut is home to a summer colony, numerous summer cottages, and includes part of Acadia National Park.

Economically, however, Isle au Haut’s location is also somewhat of a disadvantage today. Energy costs are high and fishermen must compete for territory with neighboring communities. In addition, the heavy dependence on one marine resource has proven dangerous, leaving fishermen vulnerable to decreases in price or stock levels, increases in operating costs, or pressures from mainland fishermen, and potential adverse effects on fish populations from global warming effects. Though tourism is currently an important part of its economy, many residents do not want to expand the dependence on tourism. The development of small businesses within the export sector, and a population able to work from home on Isle au Haut may be important in the Island’s future economy. There is a strong connection between the population of the Island, affordable housing, and economic opportunities. The town’s ICDC program works to provide affordable housing and offers microloans to applicants with sufficient net assets to pledge as collateral.

3. Public opinion Survey Results

The 2007 public opinion survey shows overall concern about Isle au Haut’s economy. The majority of respondents to the public opinion survey indicated that “secure” employment opportunities for both adults and young people need improvement. Respondents, both year round and seasonal, favor the development of small and home-based business. Year round residents responding to the survey favor the development of aquaculture business. The respondents recognize the connections between economic growth and affordable year-round housing; 86 percent indicated that more year round homes are necessary. More than half of the respondents rate an increase in summer homes and restaurants as unfavorable. Nearly half of the respondents replied that too much business was lost to off-island service providers, but nearly 40 percent of the year round respondents did not view this as a problem. A number of comments suggested a shortage of carpenters, contractors, and other skilled workers.

More than half of respondents favor the town of Isle au Haut’s allocation of money for economic development.

Maintaining Isle au Haut's fishing heritage is important to its residents, with two out of three respondents feeling that more should be done to protect fishing related jobs. Survey comments suggest that maintaining a working waterfront is important. Several comments suggested the island should try to establish its own exclusive fishing zone.

Tourism is not so popular as fishing with respondents to the 2007 survey. More than 80 percent of respondents rate increased tourism as "highly unfavorable" or somewhat "unfavorable". The public does not favor the construction of restaurants, hotels, condominiums, additional summer homes or other businesses that would encourage increased tourism.

4. Overview of Existing Conditions and Data

4.1 History and Background

Isle au Haut has a strong fishing history. From prehistoric times, Isle au Haut served as summer fishing grounds for Native Americans, as shown by numerous shell middens. The location is convenient to deeper waters for cod and ground fish as well as prime lobster grounds. The island's advantage diminished as internal combustion engines became more common. The population of the Island began to decrease. Lobstering, however, continues to be a major part of Isle au Haut's economy.

Other past uses of Isle au Haut and its smaller neighboring islands include sheep grazing, boat building and tourism. Isle au Haut's physical beauty has attracted summer visitors for more than 130 years. A summer colony at the northern end of the Island was established in the late nineteenth century. In the 1940s, about half of the land on Isle au Haut became part of Acadia National Park, which now attracts day visitors and campers.

4.2 Isle au Haut's place in the region

Isle au Haut is considered part of the St. George labor market and the Blue Hill Economic Summary Area (ESA). These connections are, however, weak, with a very small commuting population. Isle au Haut's major tie to the mainland is Stonington on Deer Isle, six miles away, where the mail boat is docked. Ellsworth and Blue Hill are nearby service areas. Only a few people commute to the mainland to work.

4.3 Current Conditions

The current mid-winter population of Isle au Haut is approximately 45, including children. The workforce is about 36. This is defined as residents over the age of 16 who are employed at least seasonally. This does not include those who work on Isle au Haut, but live elsewhere (e.g., construction workers). The labor force increased between 1990 and 2000, but has remained fairly stable from 2000-2009.

Subsistence patterns on an island are different than those on the mainland. Residents must have a number of skills. One resident described her occupation as "islander". The island has a tradition of residents working several different jobs in more than one industry. For example, fishing and construction complement each other well. Many of the jobs on Isle au Haut are part time, seasonal or change with the seasons. Like other island communities, the self-employment rate is high.

Isle au Haut's isolation means that most residents have a very short commute. The average time traveled to work on Isle au Haut is seven minutes, which is shorter than the average

commute for residents of Knox County, 19 minutes. Most commute by car or truck, but many walk to work, where possible.

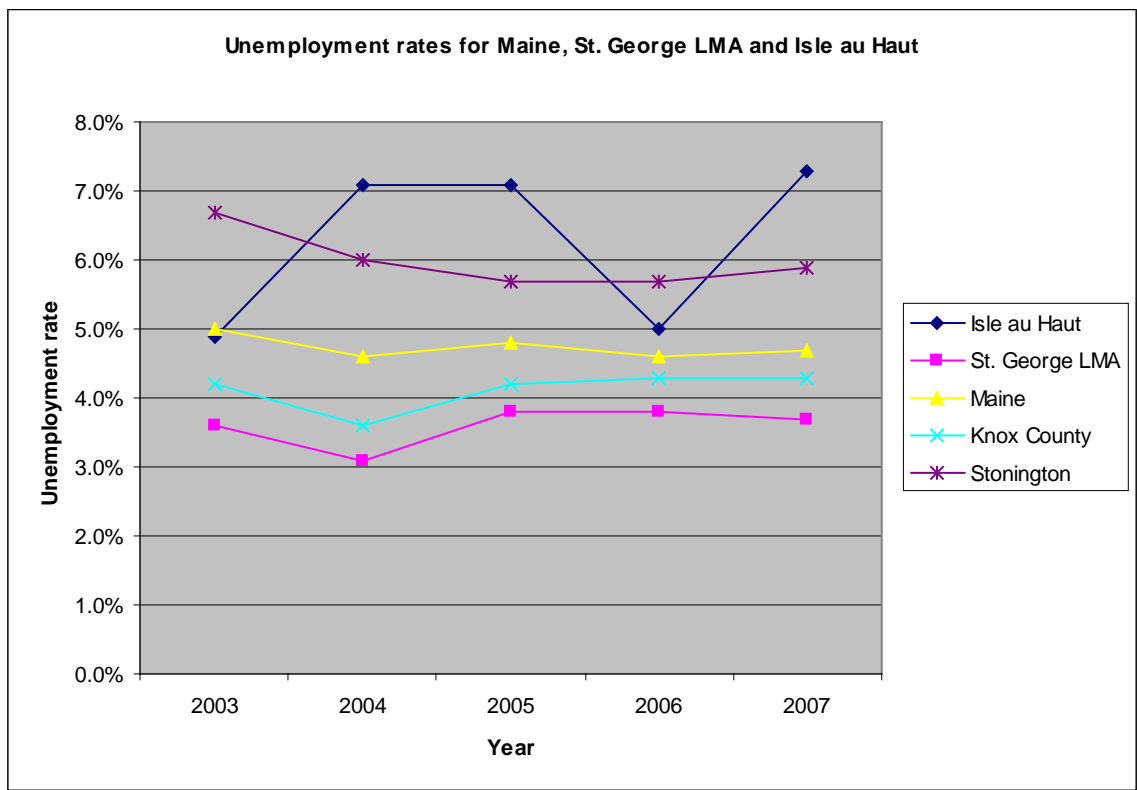
5. Overview of Existing Regulations Affecting the Economy

Lobster fishing is governed by state and federal regulations. Building and construction is managed through zoning and the Planning Board permitting. Isle au Haut’s past lack of a code enforcement officer has hindered the enforcement of building code and zoning regulations. Other sectors are overseen by various state and local regulations.

6. Summary of Current Trends

The unemployment rate for Isle au Haut has typically been higher than for the St. George Labor Market region, Knox County or Maine. **Figure B.1** shows trends through 2007.

Figure B-1 Unemployment Rates
Data 2003 - 2007



The above figure is quite out of date and does not reflect the severe recession that began in the fall of 2008 with the collapse of the mortgage derivative market that affected world-wide banking and insurance interests. For example, in 2009 the Knox County unemployment rate spiked to 7.9%; in 2010 it decreased slightly to 7.4%. As of October 2016, the recession had basically ended and a number of local indicators showed that the economy had finally recovered to summer 2008 levels. The October 2016 US unemployment rate was 4.9%; the Maine unemployment rate was 4.0% and the Knox County unemployment rate was 3.0%. When the

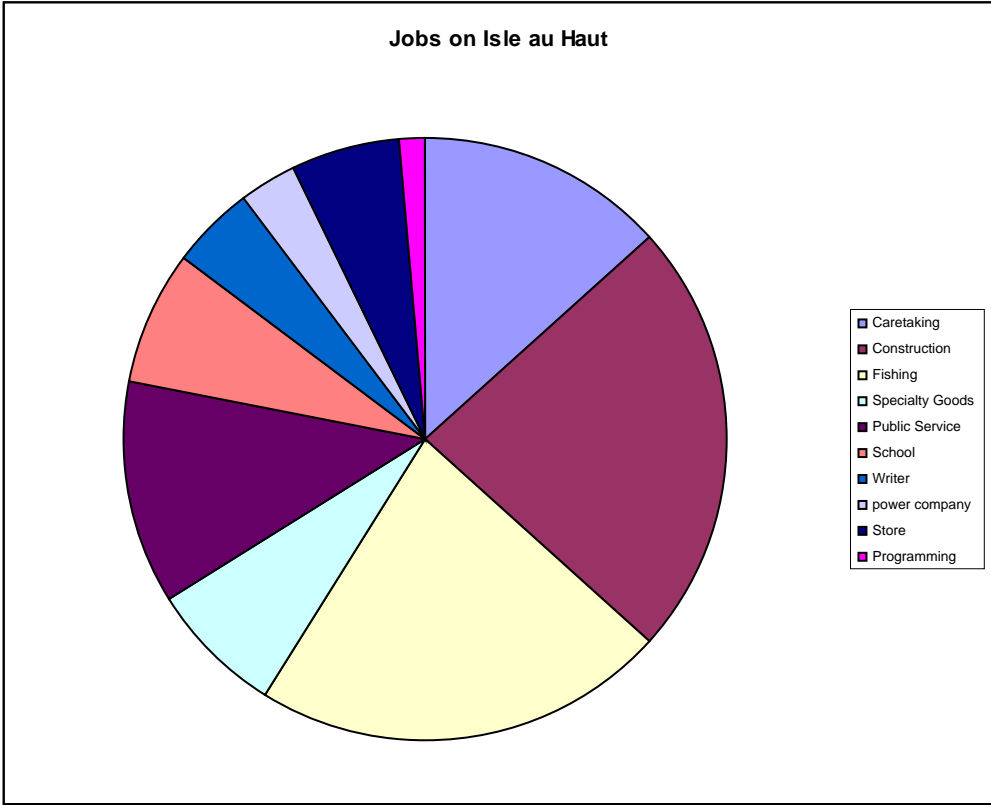
unemployment rate drops below 4% the labor market becomes very tight and there is trouble finding people to do the work that needs to be done. Wage inflation begins under these conditions.

Economic Strengths and Weakness

Isle au Haut’s greatest economic asset is its quality of place. The beautiful scenery, secluded location, clean environment and quiet atmosphere attract both visitors and residents to the Island. The Island’s location affords convenient access to marine resources. The town landing guarantees lobster fishermen access to the water in perpetuity, and the mail boat company is helpful and reliable. The school offers an exceptional educational experience, and much of the island has access to the internet. Community members often comment about how safe they feel on the Island.

The location of the island is also a significant economic weakness. The isolation results in a small population, as well as an increased cost of living and cost of doing business. The current winter mail boat schedule does not encourage commuting to the mainland, and mailboat tickets are a significant expense. Other economic weaknesses include a lack of diversity in the economy. This can translate to a lack of opportunity and a lack of attraction, both for new residents and young people who grew up in the community.

**Figure B-2 Year-Round Jobs, Including Part Time
2007 Data**



6.1 Fishing

Fishing is an important aspect of Isle au Haut's export economy. There are about 20 people employed in the fishing industry on about 15 boats on Isle au Haut. Almost all make their living from the lobster fishery, though several have fished for swordfish off the Grand Banks or used a tub trawl to catch halibut. In 2007, 3,365 trap tags were issued. Isle au Haut's fishing industry is challenged by a number of issues, including the dependence on one species, limited waterfront access, fishing ground competition, and high input costs. The marine resources section gives more information about this issue.

6.2 Contractors and Construction

There are 2-4 contractors as well as many carpenter and painters working with them both full and part time. Some fisherman work in construction off-season and/or assist in seasonal caretaking work. Services provided on the island include: building construction and renovation; driveway construction and other earthwork; carpentry; painting; general landscape work, among others. In addition, a number of contractors, carpenters, plumbers, electricians, and propane technicians travel to work on Isle au Haut from off island. The Isle au Haut Power Company employs several part time employees to maintain electrical transmission lines. The 2007 public opinion survey suggests a shortage of the required contractor skills on the Island, creating long lead times for property owners to get help. Survey comments suggest that the shortage varies from season to season, as many fishermen are available in the winter, but not in the summer.

6.3 Small Business

Small businesses on Isle au Haut are part of both the export and service economies. Several businesses bring in money from outside of the Island. The Keeper's House bed & breakfast is the only B&B on the island and is open from June into October. It provides seasonal work for approximately four to six people.

The Island store sells groceries, some hardware and some tourist gifts. It employs one manager and several workers part-time. The store also delivers oil and kerosene.

Shore Shop Gifts provides employment for one person full time from May to October and some part-time work.

6.4 Government and Public Service

Acadia National Park hires several seasonal rangers. One ranger is on call year round, though there is little work off-season. The town employs a number of people part time. This includes the board of selectmen (three), treasurer, town clerk, tax collector, road commissioner, librarian, etc. One full time teacher works at the school with a full-time ed tech. Other part time teachers are added as needed. The post office employs a part time postmaster. Garbage and recyclables collection is arranged through a town contract that provides a few hours of work per week in the summer and every other week in the winter.

6.5 Writers and Artists, Telecommuting and Working "from Home"

The natural beauty of the island is a great backdrop for writing and other work that is not location dependent. The availability of internet allows some residents to telecommute to an

office or client in another location while living on Isle au Haut. Isle au Haut is also home to a several writers, artists, and people supplementing income by making and selling crafts made at home.

6.6 Tourism

Tourism is another important part of the export economy in that it brings outside money to Isle au Haut. Isle au Haut is a scenic location that attracts tourists during the summer, especially during the month of August. This includes day hikers and campers in Acadia National Park, guests at the Keeper’s Inn or weekly cottage renters. Between 6,000 and 7,000 people visit the portion of Acadia National Park on Isle au Haut each year. Visitors to the Island spend money at island businesses. A naturalist offers summer tours for small groups to learn about island ecology. Seasonal cottages require caretaking and cleaning, which provides additional employment for Island residents. The total taxable sales for 2005 were \$945,600, 70 percent of which occurred in the third quarter, the “tourist” season. Moreover, 70 percent of these sales were in the restaurant and lodging category.

6.7 Off-Island employment

Currently only one person commutes regularly from Isle au Haut to the mainland. The mail boat schedule is not compatible with traditional work schedules. The few who do commute must spend some nights off Island. Several telecommuting residents may travel to their physical offices periodically.

7. *Issues of Public Concern*

The public has recognized the role economic opportunity plays in maintaining a vibrant year round community. This issue is closely linked with the population and demographics of the island and the availability of affordable housing. The public opinion survey shows that there is concern about a lack of full time, year round, stable employment. The respondents noted in 2007 that they do not favor an expansion of the tourist industry. Another concern is the degree to which the economy depends on one marine species: the lobster. Based on the correlation in southern New England between rising seawater temperatures and the decline there in the lobster fishery, AND based on recent evidence the seawater temperatures in the Gulf of Maine are rising faster than anywhere else on earth, there is reason to be concerned that the local lobster industry may be in eventual jeopardy of a serious decline. The Island Institute has recently begun to hold workshops on aquaculture opportunities that fisherman could consider as supplements or alternatives to lobster fishing. However, there have been no significant moves to date to help create the infrastructure that would assist in developing other marine-based opportunities on the island.

8. *Policies and Strategies*

Policy:

1. It shall be the policy of the town of Isle au Haut to encourage and support marine based enterprises, which have long been the basis of Isle au Haut’s economy.
2. It shall be the policy of the town of Isle au Haut to encourage small-scale entrepreneurial business and cottage industries.

3. It shall be the policy of the town of Isle au Haut to encourage telecommuting, writing and other home based occupations. The town shall ensure that high speed internet and other necessary infrastructure is available in all residential areas.
4. It shall be the policy of Isle au Haut to investigate methods of becoming more energy independent.
5. The town recognizes the importance of an on-island general store that serves the needs of the community.
6. It shall be the policy of Isle au Haut to create a friendly and welcoming climate.

Strategy

1. The town will support the work of Island Community Development Corporations (ICDC) to provide affordable housing and economic development opportunities. Time frame: ongoing.
2. The board of selectmen and planning board will support the lobster and fishing industries as well as any marine related activities that are seen as compatible with values of the community. This includes working to ensure access to marine resources for the people of Isle au Haut.⁶ Time frame: ongoing
3. The town of Isle au Haut will work with surrounding towns, including Deer Isle and Stonington, to encourage regional economic development. Time frame: ongoing.
4. The town encourages the power company to investigate alternative energy sources while continuing to provide reliable electricity⁷. Timeframe: Ongoing.
5. The town and the Isle au Haut boat company shall work together to ensure that the boat services and schedule continue to meet the needs of the community. Time frame: ongoing, though periodic meetings.
6. The town and ICDC shall work together to market Isle au Haut as a welcoming interesting community. Time frame: ongoing.

⁶ Although the current single public dock access on the island has proven acceptable for the multiple uses to which it has been put to date, it could not support a significant expansion in marine landings such as bales of seaweed, boat building and maintenance, etc. Increased recreational boating pressure and daily deliveries of building materials are also making the dock congested in summer. Although an ideal site for future marine access came up for sale several years ago, the Selectmen made no significant moves to secure the site for future use. A proposed rezoning of the parcel for marine uses was also soundly defeated at the March 2016 Town Meeting. Also, although strips of land adjacent to the Town Landing were offered to the Town that would have helped to enlarge the parking lot, again, no concrete steps were made to secure this land for future expansion. Only 29% of year-round residents surveyed in 2015 supported the Town participating financially in the purchase of additional shore access. Although the goals and strategies expressed in this Section were approved at a previous Town Meeting, the Town is not following through.

⁷ The Isle au Haut Electric Power Company has committed to construct solar power production and battery facilities in several phases that will eventually eliminate reliance on the old underwater power cable from Stonington.

C. Housing

1. *Purpose*

The State of Maine has a goal of promoting affordable, decent housing opportunities for all citizens. This section will help Isle au Haut move toward that goal by capturing the conditions of the housing market as well as local housing needs. Housing is closely linked with the economy and the long-term viability of island communities. Policies and Strategies are also discussed.

2. *Key Findings and Issues*

Nearly 80 percent of Isle au Haut's housing units are used seasonally. Affordable housing options for new residents are very limited on Isle au Haut. High land values and low incomes coupled with the popularity of the Island as a summer and second home location has led to high housing costs and discouraged an increase in year-round residents. The town of Isle au Haut has tried to address this issue through the Isle au Haut Community Development Corporation (ICDC) and town owned rental units, but the complexity of the issue suggests that a continuing focus on creating affordable housing for new residents seeking to make a living on the island is crucial.

Several former year-round houses have been sold and are now seasonal residences. This reduces the inventory of available year-round housing.

Rental housing is especially important to Isle au Haut to allow prospective year-round residents to experience island life before committing to the purchase of property. There is also a need for work-force housing. Although there was little support from year-round residents in the 2015 survey for the Town to assist in providing workforce housing, expansion of some on-island businesses have been limited by lack of housing opportunities for the needed help.

The 911 Addressing effort in 2016 identified 183 separate detached dwelling units (including 13 on the smaller islands) within the Town. In the past 10 years the average rate of new dwellings being constructed is about 2 per year. Most are second homes.

3. *Public Opinion Survey Results*

The location of current dwellings and major buildings are shown on **Figure C-1**. The table corresponding to the numbers on the map are included on **Table C-1**. These data were compiled and mapped in 2015 by John DeWitt and Bob Gerber.

The results of the 2007 public opinion survey showed that the Isle au Haut community is concerned about the affordability of housing on the Island. 81 percent of respondents feel that the community should explore ways to develop more affordable housing. A majority of the 2007 respondents, though smaller, at 59 percent, are in favor of developing work force housing. However, only 14% of the year-round residents in the 2015 favored the Town providing financial support for work force housing. A super majority of respondents do not favor the construction of condominiums, apartment houses, or townhouse style attached units. Residents are in favor of small development, consistent with the existing character of the Island.

Fifty percent of year-round residents favor the creation of height regulations for new construction on Isle au Haut. Heights are already restricted to 35 feet in the Shoreland Zone. The 2007 survey favored a re-examination of zoning ordinances. The Town Zoning Ordinance underwent a major revision in 2016. In 2012 an “affordable housing” overlay zone that reduced the minimum lot size for residential housing was overlaid on the larger parcels of Town-owned land. As of this writing, negotiations on changes to the State-imposed Shoreland Zoning Ordinance are underway. The minimum lot size in Town Zone C, Accessible Shoreland, was increased at Town Meeting several years ago from one quarter acre to 0.7 acres to be consistent with the Shoreland Zoning Ordinance.

4. Overview of Existing Conditions/Data

The 911 Addressing effort in 2016 identified 183 separate detached dwelling units (including 13 on the smaller islands) within the Town. In the past 10 years the average rate of new dwellings being constructed is about 2 per year. The housing units are mostly single unit detached, but a number have associated guesthouses or apartments. It is unclear from the external survey what percentage of these guesthouses have separate kitchen facilities. The 2000 census reports that 51 housing units lack complete kitchen facilities and 49 lack complete plumbing facilities. There are no year-round houses on the outer minor islands.

The 2015 DeWitt/Gerber survey found 40 detached dwelling units used for year-round housing, of which 18 were rented. Six houses are available for rent year-round through the town or the ICDC. 2010 rents range from \$75-\$600 per month, with a median rent of about \$475, which is less than the Knox County median rent (2000 US Census, adjusted for inflation) of \$610.

According to the 2000 Census, the median year-round housing value is \$106,900. Fifty-two percent of these houses are valued between \$100,000 and \$149,999. Median income of Isle au Haut in 2000 was \$25,000, while the median income of Knox County was \$43,819. Adjusted for inflation, median housing value is estimated in 2010 to be \$135,386 and median income is estimated to be \$31,596. Estimates from municipal tax assessments suggest that 2008 median valuation of buildings to be \$148,963 and real estate to be \$296,311. The 2008 median housing value for Knox County was \$210,329, and \$189,200 for Maine. Note that recent sales data for Isle au Haut is lacking because of limited sales.

Currently all designated rental houses are occupied.

5. Affordable Housing

Because of Isle au Haut’s appeal as a second home location, affordable housing is a major issue on the Island. The Maine Housing Authority does not have data for Isle au Haut (because of the small number of sales), but Deer Isle has an affordability index of 0.36. An index of less than one indicates that housing is generally unaffordable to those with a household income equal to the median. The state of Maine has an affordability index of 0.79.

Twenty years ago, the ICDC was formed to help address this issue. ICDC currently owns three three-bedroom houses, which were rented in 2010 for \$425-\$600 per month for up to five years. This is designed to give families an opportunity to experience life on the Island before they make the commitment to buy or build a house. Interested families might also be able to purchase the house or a parcel of town land to build a new house. ICDC could then construct another house on Coombs Mountain land. In addition to providing affordable year-round housing, ICDC also includes a micro-loan program to lend money for local business endeavors.

This can help new families establish an economic hold in the community. However, many cannot qualify for these loans due a low net asset value that can be pledged for collateral.

The Town owns three houses that serve a similar purpose. Rent in 2010 ranged from \$75-475 per month. One of these houses is available for the schoolteacher to rent, if necessary.

The town also owns land available to be leased or sold for additional affordable housing. Several families have moved from ICDC or town rentals into houses constructed on land purchased from the town. Existing Town-owned lands are in three locations: a) a large wooded lot with little development potential and very expensive development costs on the northwest side of Mt. Champlain; b) Coombs Mountain; and c) land south of the Miss Lizzie house and east of the ANP Ranger Station lot. Development plans were developed by Gerber for Coombs Mountain and the lot south of the Miss Lizzie house. Both require expensive road development to provide access to lots. Three lots on the east side of the Coombs Mountain land were recently sold by the Town to the Power Company for \$9600 to support the future development of a solar power facility.

ICDC's mission is, according to the bylaws :

To assist in providing housing opportunities for year-round residents in assistance of the future economic development of the community of Isle au Haut. To further the economic development of the community, and to encourage, and assist the settlement and resettlement of appropriate traditional resource based fishing, aquaculture, agricultural, and other business opportunities on Isle au Haut. To improve the economic well-being of low to moderate income residents of Isle au Haut by encouraging such economic development and providing housing opportunities for such residents.

ICDC has an application process to ensure that applicants will be able to contribute to the island's economy, and to determine that applicants have the financial capacity to succeed on the island.

6. Overview of Existing Regulations Governing Housing

The land use section addresses the specific ordinances that affect housing on Isle au Haut. Residential development is prohibited in Zone E (Resource Protection). The zoning ordinances outline the minimum lot sizes for other zones: Zone A (Remote Shoreland)- 10 acre minimum, Zone B (Accessible Interior)-two acre minimum, Zone C (Accessible Shoreland)-0.7 acre minimum, and Zone D (Remote Interior)-20 acre minimum. In the affordable housing overlay zone, minimum lot size is one acre. If a parcel is located within more than one zone, the minimum lot size is calculated by a weighted average of applicable minimum lot sizes. The minimum lot size applies to each dwelling unit, implying that any guesthouses or apartments⁹ require the minimum lot size for each unit.

Maine's Shoreland Zoning Act requires towns to regulate land use activities within 250 feet of Great Ponds, rivers, freshwater and coastal wetlands, including tidal waters. The Act also governs areas within 75 feet of some streams. This act provides a number of strict tree and vegetative cutting restrictions. All land uses in the Town Shoreland Zone are restricted to either single-family residential or resource protection.

⁸ A recent change to the Town Zoning Ordinance permits "mother-in-law" apartments up to 600 ft² without triggering the need to double the minimum lot size.

7. *Summary of Current Trends*

Table C-2 – Record of Structures Built on Isle au Haut

| Period | Total Structures Built | Year Round Structures Built |
|-----------------|-------------------------------|------------------------------------|
| 1990-1999 | 42 | 9 |
| 1980-1989 | 10 | 7 |
| 1970-1979 | 13 | 7 |
| 1960-1969 | 16 | 6 |
| 1940-1959 | 18 | 0 |
| 1939 or earlier | 66 | 0 |

Source: 2000 US Census, 2009 Maine State Planning Office

Isle au Haut has about 183 separate detached single-family housing units. Most (nearly 80 percent) are seasonal. Forty housing units are year round residences. The median housing value was \$106,900 according to the 2000 census. This is 89 percent of the national median housing value. However, Isle au Haut’s household median income (2000) of \$34,167 is 68 percent of the national median income. **Table C-2** shows

the years in which structures were constructed. The data suggest that though much of the island’s housing units are older, about one-quarter were constructed within the last twenty years. The 2000 census shows, however, that more than half of the year round houses at that time were built between 1980-2000.

The drive-by survey revealed that, overall, the condition of housing on Isle au Haut is fair. The 2015 survey estimates that 79 of the 183 detached dwelling units are winterized. Homes are heated by kerosene, wood (including wood pellets), or propane gas. Heat exchangers are recently being added to a few residences.

Several houses and several vacant land parcels are currently for sale. Residents have noted a trend towards the sale and transition of year round residences to seasonal use homes.

8. *Local and Regional Issues*

The high cost of housing compared to relatively low income housing is a major issue for the Town of Isle au Haut as well as coastal Maine as a whole. During the nine years prior to 2010 the median home price for Knox County has increased by 45.8 percent while median income has increased by 29.3 percent. It should be noted that the median home price peaked in 2007 and these two graphs are currently converging, but the gap is still great.

Living expenses are greater on Isle au Haut than in mainland communities. Electric rates are close to seven times the mainland average. Kerosene, propane and gasoline are also comparatively expensive. Energy efficiency is especially important to help reduce living expenses. Island life requires ferry tickets, mainland parking and a second mainland car, all of which are added expenses.

9. *Dwelling Unit Projections*

Because of Isle au Haut’s small population, predicting future population is difficult. In 2010, the Hancock Regional Planning Commission estimated a 2030 year round population of 61 although that population estimate may be low if there are no new major recessions. The current year-round occupancy per dwelling unit is between 1 and 2. If the year round population is to increase, more housing units must be constructed. If recent trends are followed, in the next 15 years, we could expect 30 new dwelling units, of which 6 are year-round, to be built.

10. *Issues of Public Concern*

The availability of affordable year round housing is a major issue of concern for the community of Isle au Haut. This includes both affordable rental housing and houses to purchase. Housing and land prices are often out of reach for average residents and property taxes have increased more than 100 percent between 2000 and 2010. In addition, the cost of living on Isle au Haut, including energy, transportation, and food is more expensive than on the mainland. Affordable housing is closely connected with economic opportunity and maintaining a sustainable year-round population.

Conversations with community members reveal that there is some concern about the number of year-round homes that have become seasonal residences.

The 2007 opinion survey reveals that respondents were concerned that any future development should be consistent with the rural character of Isle au Haut. This includes modest single-family homes instead of multi-unit buildings or condominiums. The Town Zoning Ordinance was modified a few years ago to permit “mother-in-law” types of apartments of under 600 square feet.

There are few options for senior citizens who can no longer live independently on Isle au Haut. The 2015 survey found that only 43% of all participants (fairly uniformly across both year-round and seasonal) were in favor of the Town helping to finance assisted living and in-home care.

11. *Policies and Strategies*

Policy:

1. The town will support the work of Isle au Haut Community Development Corporation (ICDC) to provide diverse affordable housing for different target groups, particularly young families.
2. It is the policy of the town of Isle au Haut to seek to achieve at least 10 percent of all housing built or placed during the next decade be affordable.
3. It is the policy of the town of Isle au Haut that energy efficiency and green building should be encouraged¹⁰.
4. It is the policy of the town of Isle au Haut that any new development shall not threaten long-term water quality.

Strategy

1. The town selectmen will maintain an inventory of available town land and create long-term development plans for that land¹¹. Timeframe: start development of new land by 2020.
2. The town selectmen will document a transparent process for the transfer and sale of town land¹². Timeframe: 2017
3. The planning board shall insure that all new construction does not harm Isle au Haut’s water quality. Timeframe: ongoing.

⁹ Due to the regulatory and construction costs of adopting a Building Code, the Planning Board has not moved in this direction yet. Due to the small population of the Town, it is not required to adopt the state building code.

¹⁰ These plans have been developed but the Town has not appropriated any funds yet to start the development.

¹¹ The CPRIC has developed a draft policy that will be submitted to the Select Board in 2017 for consideration.

Table C-1 Inventory of Buildings on Isle au Haut

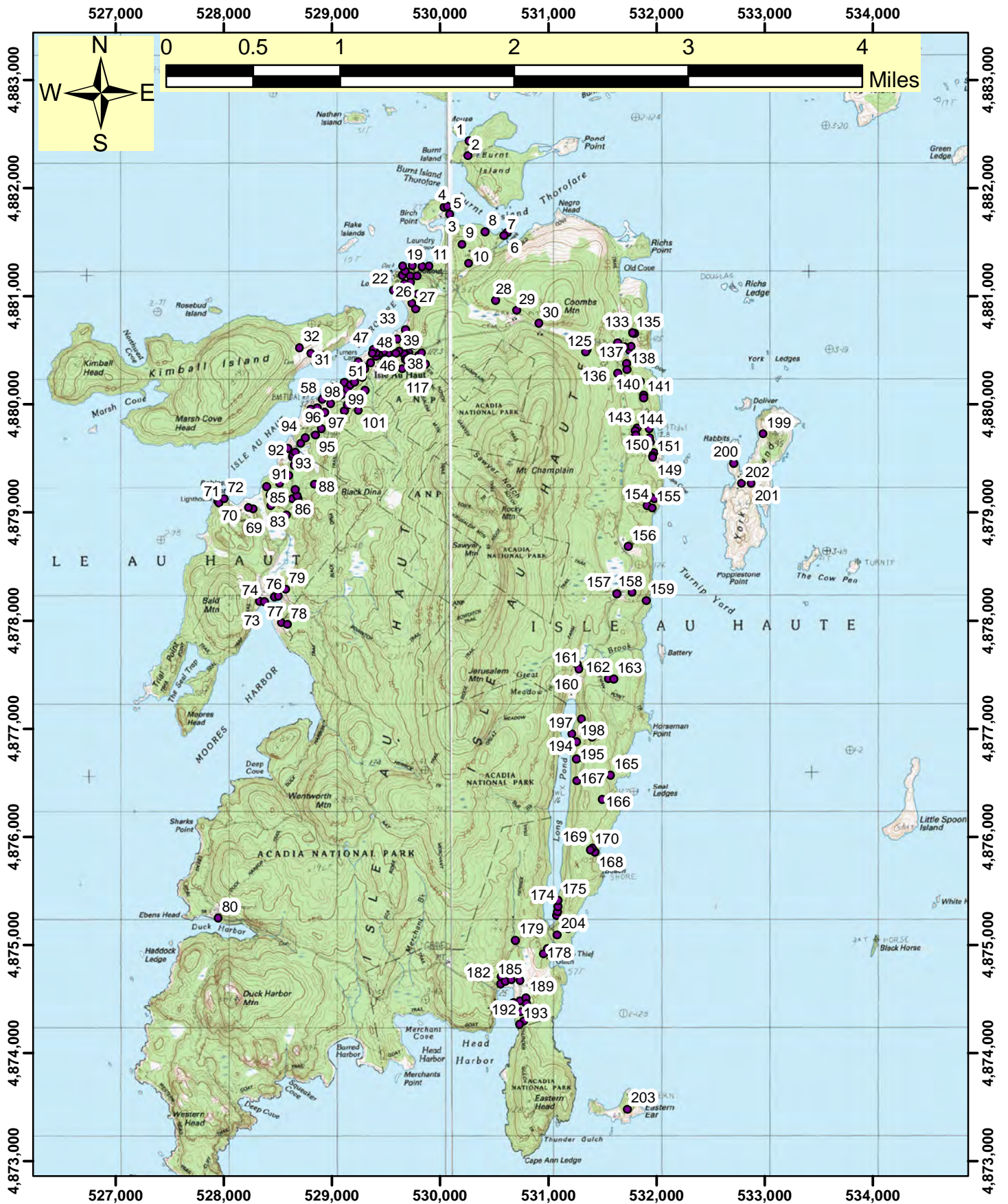
| No | Owner | Winterized | Rented | Occupied | BldgType | Comment | Xcoord-UTM Zone 19N, meters | YCoord |
|----|----------------------|------------|--------|----------|----------|----------------------|--------------------------------|-----------|
| 1 | (Burnt Island) | N | | SS | H | | 530,270 | 4,882,437 |
| 2 | (Burnt Island) | N | | SS | H | | 530,256 | 4,882,299 |
| 3 | MATHIAS | N | N | SS | O | | 530,039 | 4,881,822 |
| 4 | MATHIAS | N | N | SS | H | | 530,067 | 4,881,832 |
| 5 | FILLER | | Y | SS | H | | 530,091 | 4,881,759 |
| 6 | Staige Davis | | | SS | H | | 530,619 | 4,881,586 |
| 7 | Staige Davis | | | SS | GH | | 530,591 | 4,881,560 |
| 8 | HOLMES | N | Y | SS | H | | 530,415 | 4,881,595 |
| 9 | KNIGHT | N | | SS | H | | 530,204 | 4,881,479 |
| 10 | GRAF | Y | N | LS | H | | 530,267 | 4,881,304 |
| 11 | Cherington | | | SS | H | | 529,900 | 4,881,278 |
| 12 | Cherington | N | N | | O | | 529,833 | 4,881,273 |
| 13 | Cherington | | | | O | | 529,744 | 4,881,281 |
| 14 | STIFLER | N | | SS | H | | 529,787 | 4,881,186 |
| 15 | ELLIS | N | N | SS | H | | 529,726 | 4,881,185 |
| 16 | EUSTIS | Y | N | SS | H | | 529,731 | 4,881,129 |
| 17 | DONALDSON | N | Y | SS | H | | 529,653 | 4,881,193 |
| 18 | DONALDSON | N | Y | SS | GH | | 529,676 | 4,881,229 |
| 19 | Donaldson | | | SS | O | | 529,655 | 4,881,279 |
| 20 | NELSON | N | N | SS | H | | 529,673 | 4,881,116 |
| 21 | OVERHANG | N | N | SS | H | | 529,601 | 4,881,031 |
| 22 | OVERHANG | N | N | SS | GH | | 529,572 | 4,881,057 |
| 23 | Butler | N | N | SS | H | (Knox) | 529,693 | 4,881,069 |
| 24 | MILSPAUGH | N | | SS | H | | 529,712 | 4,881,012 |
| 25 | Linton | N | | SS | H | | 529,793 | 4,881,019 |
| 26 | Proctor | Y | | SS | H | | 529,741 | 4,880,934 |
| 27 | Pt. Lookout Assoc. | N | N | LS | H | | 529,772 | 4,880,882 |
| 28 | ICDC | Y | Y | YR | H | | 530,513 | 4,880,962 |
| 29 | TOWN | Y | Y | YR | H | | 530,707 | 4,880,866 |
| 30 | STEVENS | Y | N | | O | | 530,915 | 4,880,749 |
| 31 | TILNEY | Y | N | SS | H | | 528,804 | 4,880,470 |
| 32 | TILNEY | Y | N | SS | GH | | 528,703 | 4,880,524 |
| 33 | Julia Doermann | N | N | SS | H | | 529,679 | 4,880,689 |
| 34 | KEIDEL | N | | SS | H | | 529,605 | 4,880,602 |
| 35 | CALVERT | Y | N | LS | H | | 529,767 | 4,880,542 |
| 36 | KEIDEL | Y | Y | YR | GH | | 529,714 | 4,880,479 |
| 37 | Colleen Drew | N | N | YR | H | | 529,686 | 4,880,460 |
| 38 | Ben MacDonald | Y | N | YR | H | | 529,662 | 4,880,467 |
| 39 | Tiim Sawyer | Y | N | SS | H | | 529,624 | 4,880,488 |
| 40 | Tim Sawyer | Y | N | SS | GH | | 529,592 | 4,880,470 |
| 41 | TOWN | Y | N | LS | O | (Schoolhouse) | 529,522 | 4,880,467 |
| 42 | George Cogan | Y | N | SS | H | | 529,477 | 4,880,486 |
| 43 | COLE | Y | N | SS | H | | 529,438 | 4,880,457 |
| 44 | COLE | Y | N | SS | GH | | 529,433 | 4,880,513 |
| 45 | TOWN | | | | O | Town offices | 529,406 | 4,880,445 |
| 46 | Sarah Cogan | Y | N | SS | GH | | 529,408 | 4,880,475 |
| 47 | Sarah Cogan | N | N | SS | GH | | 529,384 | 4,880,507 |
| 48 | Sarah Cogan | Y | N | SS | H | | 529,377 | 4,880,468 |
| 49 | Kennedy | N | | | O | boathouse | 529,245 | 4,880,393 |
| 50 | Cogan | N | N | SS | H | (The Cave) | 529,218 | 4,880,323 |
| 51 | Island Store | N | N | YR | O | | 529,117 | 4,880,201 |
| 52 | Bergen | N | Y | SS | H | | 529,022 | 4,880,138 |
| 53 | Bergen | Y | Y | SS | GH | | 529,005 | 4,880,157 |
| 54 | Dodge | N | N | YR | O | Post Office | 529,018 | 4,880,094 |
| 55 | Dodge | Y | N | YR | H | | 529,008 | 4,880,108 |
| 56 | DeWitt Family | Y | N | SS | O | | 528,982 | 4,880,097 |
| 57 | bELVIA MacDonald | Y | N | SS | H | | 528,961 | 4,880,076 |
| 58 | TOWN | Y | N | | O | old Power Co. office | 528,912 | 4,880,048 |
| 59 | Jacobs | Y | N | SS | H | | 528,864 | 4,879,965 |
| 60 | Parsonage | N | N | SS | H | | 528,804 | 4,879,954 |
| 61 | SCHONOLBERG | N | N | SS | H | (the Ark) | 528,592 | 4,879,591 |
| 62 | PAYSON BARTER | Y | N | YR | H | | 528,604 | 4,879,339 |
| 63 | Wm and Bernie Barter | Y | N | YR | H | | 528,508 | 4,879,357 |
| 64 | FRENCH | N | N | SS | H | | 528,516 | 4,879,266 |
| 65 | J. GREENLAW | Y | Y | SS | H | | 528,398 | 4,879,238 |
| 66 | Chuck GREENLAW | | N | SS | H | | 528,426 | 4,879,161 |
| 67 | Linda GREENLAW | Y | N | SS | H | | 528,437 | 4,879,064 |
| 68 | D&M ARCHIBALD | Y | N | SS | GH | | 528,271 | 4,879,032 |
| 69 | D&M ARCHIBALD | Y | N | SS | H | | 528,228 | 4,879,041 |
| 70 | Marshall Chapman | N | Y | SS | H | | 527,944 | 4,879,098 |
| 71 | Marshall Chapman | Y | Y | SS | GH | | 527,958 | 4,879,087 |
| 72 | Marshall Chapman | N | Y | SS | GH | | 528,000 | 4,879,125 |
| 73 | Jacobus | N | N | SS | H | | 528,330 | 4,878,178 |
| 74 | Jacobus | N | N | SS | O | | 528,377 | 4,878,175 |

Table C-1 Inventory of Buildings on Isle au Haut

| No | Owner | Winterized | Rented | Occupied | BldgType | Comment | Xcoord-UTM Zone 19N, meters | YCoord |
|-----|-----------------------------|------------|--------|----------|----------|-------------------|--------------------------------|-----------|
| 75 | BERGESON | N | N | SS | H | | 528,470 | 4,878,218 |
| 76 | BERGESON | N | N | SS | O | | 528,506 | 4,878,228 |
| 77 | DAVIS | N | N | SS | H | | 528,534 | 4,877,976 |
| 78 | LITTLE, DICE SCHONENBERG | N | N | SS | H | Jenny Sawyer | 528,585 | 4,877,961 |
| 79 | DAVIDSON | N | N | SS | H | (Hampson) | 528,571 | 4,878,289 |
| 80 | Robin Bowen | Y | N | SS | H | | 527,947 | 4,875,246 |
| 81 | Peter Burke | Y | N | LS | H | | 528,577 | 4,878,975 |
| 82 | ICDC | Y | | YR | H | | 528,637 | 4,879,125 |
| 83 | ICDC | Y | Y | YR | H | | 528,675 | 4,879,051 |
| 84 | TOWN | Y | N | YR | H | | 528,687 | 4,879,126 |
| 85 | TOWN | Y | N | | O | | 528,676 | 4,879,152 |
| 86 | Bif Shissler | | N | SS | H | | 528,660 | 4,879,209 |
| 87 | Diane BARTER | Y | Y | YR | H | (Bowen) | 528,653 | 4,879,437 |
| 88 | WAYNE BARTER | | | | H | Unfinished house | 528,840 | 4,879,259 |
| 89 | Jeff RUNGE | | N | SS | H | | 528,736 | 4,879,466 |
| 90 | WM BARTER | | | | O | Shop | 528,635 | 4,879,513 |
| 91 | Runge | | | | O | Shop | 528,641 | 4,879,533 |
| 92 | Greg RUNGE | Y | N | LS | H | | 528,660 | 4,879,555 |
| 93 | ANP | | | | O | Ranger Station | 528,714 | 4,879,636 |
| 94 | LISA TURNER | Y | N | YR | H | | 528,755 | 4,879,691 |
| 95 | TOWN | Y | Y | YR | H | Miss Lizzie House | 528,846 | 4,879,714 |
| 96 | Theresa COUSIN | Y | Y | YR | H | | 528,904 | 4,879,774 |
| 97 | Matt HASTINGS | N | Y | SS | H | | 528,932 | 4,879,925 |
| 98 | Paul LEWIS | Y | N | SS | H | | 528,988 | 4,880,007 |
| 99 | ROBERT DEWITT JR. | Y | N | YR | H | | 529,113 | 4,879,938 |
| 100 | D.D. DeWitt | Y | N | YR | H | | 529,142 | 4,879,992 |
| 101 | JOHN DEWITT | Y | N | YR | H | | 529,243 | 4,879,943 |
| 102 | ROB DEWITT | Y | Y | YR | H | | 529,169 | 4,880,065 |
| 103 | Breeze-Williams | N | N | SS | H | | 529,086 | 4,880,085 |
| 104 | Sibbald | N | N | LS | H | | 529,102 | 4,880,101 |
| 105 | Doermann | | N | SS | H | | 529,139 | 4,880,142 |
| 106 | Chamberlin | | N | SS | H | | 529,174 | 4,880,177 |
| 107 | Timothy & Mary Ellen Gailey | N | N | SS | H | | 529,208 | 4,880,206 |
| 108 | UCC of IAH | | | | O | Church Sanctuary | 529,308 | 4,880,129 |
| 109 | COGAN | Y | N | SS | H | | 529,284 | 4,880,246 |
| 110 | Brown | N | Y | SS | H | | 529,297 | 4,880,342 |
| 111 | Brown | | Y | SS | GH | | 529,302 | 4,880,322 |
| 112 | KENNEDY | N | Y | SS | H | | 529,358 | 4,880,382 |
| 113 | Fire House | | | | O | | 529,487 | 4,880,416 |
| 114 | ICDC | Y | Y | YR | H | | 529,498 | 4,880,418 |
| 115 | Power Co. | | | | O | | 529,502 | 4,880,381 |
| 116 | Power Co. | | | | O | | 529,480 | 4,880,370 |
| 117 | D. MACDONALD | Y | N | YR | H | | 529,651 | 4,880,326 |
| 118 | CHAPMAN | Y | Y | YR | H | | 529,682 | 4,880,415 |
| 119 | CHAPMAN | Y | Y | YR | GH | | 529,692 | 4,880,401 |
| 120 | C. Bowen | Y | N | SS | H | | 529,728 | 4,880,433 |
| 121 | CLARK | Y | N | YR | H | | 529,801 | 4,880,449 |
| 122 | TDS | | | | O | telephone bldg | 529,830 | 4,880,475 |
| 123 | Leland SMALL, Sr. | Y | N | YR | H | | 529,865 | 4,880,374 |
| 124 | SKOLNIKOFF | | | | O | | 531,360 | 4,880,505 |
| 125 | SKOLNIKOFF | Y | N | YR | H | | 531,345 | 4,880,481 |
| 126 | Skolnikoff | Y | N | SS | GH | | 531,643 | 4,880,465 |
| 127 | Skolnikoff | Y | N | SS | H | | 531,664 | 4,880,499 |
| 128 | Scott | | N | SS | H | | 531,680 | 4,880,529 |
| 129 | Hamley | | | | O | | 531,637 | 4,880,541 |
| 130 | Hamley | | N | LS | H | | 531,644 | 4,880,568 |
| 131 | Breeze | N | | | O | | 531,753 | 4,880,504 |
| 132 | Breeze | N | N | SS | H | | 531,769 | 4,880,535 |
| 133 | Rich, Heirs of Ava & Walter | N | N | SS | H | | 531,798 | 4,880,657 |
| 134 | Scott | Y | Y | SS | GH | | 531,708 | 4,880,530 |
| 135 | Rich, Heirs of Ava & Walter | | | | O | | 531,782 | 4,880,659 |
| 136 | RICHARDSON | | N | LS | H | | 531,643 | 4,880,287 |
| 137 | HOSKINS | N | Y | SS | GH | | 531,725 | 4,880,374 |
| 138 | HOSKINS | Y | Y | LS | H | | 531,730 | 4,880,317 |
| 139 | H. VANDOREN | Y | N | LS | H | | 531,855 | 4,880,210 |
| 140 | STANBURY | Y | N | SS | GH | | 531,884 | 4,880,082 |
| 141 | STANBURY | N | N | SS | H | | 531,882 | 4,880,058 |
| 142 | STEVENS | N | Y | SS | H | | 531,935 | 4,879,774 |
| 143 | STEVENS | Y | N | YR | H | | 531,821 | 4,879,778 |
| 144 | STEVENS | | | | O | | 531,805 | 4,879,753 |
| 145 | GERBER | Y | N | LS | H | | 531,773 | 4,879,679 |
| 146 | Foelix | N | Y | SS | GH | | 531,812 | 4,879,715 |
| 147 | Foelix | Y | N | LS | H | | 531,946 | 4,879,650 |
| 148 | Foelix | | | | O | | 531,942 | 4,879,687 |

Table C-1 Inventory of Buildings on Isle au Haut

| No | Owner | Winterized | Rented | Occupied | BldgType | Comment | Xcoord--UTM Zone 19N, meters | YCoord |
|-----|-------------------------|------------|--------|----------|----------|----------------------|---------------------------------|-----------|
| 149 | LANDERS | Y | N | SS | GH | | 531,977 | 4,879,550 |
| 150 | LANDERS | Y | N | SS | GH | | 531,969 | 4,879,523 |
| 151 | LANDERS | Y | N | SS | H | | 531,969 | 4,879,506 |
| 152 | GORDON | | N | | O | | 531,948 | 4,879,142 |
| 153 | GORDON | Y | N | LS | H | | 531,981 | 4,879,125 |
| 154 | PRATT | Y | N | SS | GH | | 531,916 | 4,879,064 |
| 155 | PRATT | Y | N | LS | H | | 531,966 | 4,879,040 |
| 156 | WONOLANCET NOMINEE TRUS | N | N | | O | Dennis Eaton | 531,739 | 4,878,683 |
| 157 | Tina Tully | Y | N | YR | H | | 531,636 | 4,878,248 |
| 158 | Tina Tully | N | N | YR | H | Kelly | 531,779 | 4,878,257 |
| 159 | Tina TULLY | N | N | SS | GH | | 531,908 | 4,878,182 |
| 160 | MYERS | N | N | SS | H | | 531,270 | 4,877,593 |
| 161 | MYERS | | N | SS | GH | | 531,284 | 4,877,550 |
| 162 | REIDER | Y | Y | YR | H | | 531,559 | 4,877,460 |
| 163 | REIDER | | | | O | | 531,606 | 4,877,457 |
| 164 | Dana Perry | Y | N | SS | H | | 531,409 | 4,876,917 |
| 165 | Lee Davis | Y | | SS | H | | 531,577 | 4,876,567 |
| 166 | Michael Fedosh | Y | N | SS | H | | 531,500 | 4,876,342 |
| 167 | Dane Stevens | | N | LS | H | | 531,264 | 4,876,513 |
| 168 | KRIEGEL | N | N | SS | H | | 531,434 | 4,875,857 |
| 169 | KRIEGEL | | N | SS | GH | | 531,413 | 4,875,891 |
| 170 | KRIEGEL | | | | O | | 531,393 | 4,875,876 |
| 171 | MARKS | Y | N | SS | H | | 531,183 | 4,875,144 |
| 172 | PAULMIER | N | N | SS | H | | 531,078 | 4,875,270 |
| 173 | Rachel Harris | N | N | LS | H | | 531,088 | 4,875,304 |
| 174 | John Cousins | N | N | SS | H | | 531,092 | 4,875,372 |
| 175 | Bob Turner | N | Y | SS | H | | 531,107 | 4,875,424 |
| 176 | WATTS | Y | N | SS | H | | 531,004 | 4,874,938 |
| 177 | WATTS | Y | Y | SS | GH | | 530,994 | 4,874,961 |
| 178 | WELLS | N | Y | SS | H | | 530,956 | 4,874,915 |
| 179 | Town | Y | Y | YR | H | | 530,698 | 4,875,041 |
| 180 | WOOLEN | | N | SS | H | | 530,667 | 4,874,801 |
| 181 | GUGLIELMO | N | N | SS | H | | 530,567 | 4,874,701 |
| 182 | Kate Taylor | N | N | YR | H | | 530,564 | 4,874,636 |
| 183 | Murray Gray | N | N | SS | H | | 530,603 | 4,874,661 |
| 184 | MCBEAN | | N | SS | H | | 530,660 | 4,874,674 |
| 185 | John BLAISDELL | Y | N | YR | H | | 530,739 | 4,874,667 |
| 186 | ROSQUETE | Y | N | SS | H | | 530,863 | 4,874,621 |
| 187 | HOPKINS | | N | SS | H | | 530,680 | 4,874,461 |
| 188 | Hopkins | Y | N | SS | H | | 530,740 | 4,874,480 |
| 189 | CAROLYN LOWE | Y | N | LS | GH | | 530,795 | 4,874,507 |
| 190 | CAROLYN LOWE | N | N | LS | H | | 530,799 | 4,874,455 |
| 191 | D. COLBY | Y | N | SS | H | | 530,745 | 4,874,377 |
| 192 | CHUBBUCK | N | N | SS | H | | 530,774 | 4,874,292 |
| 193 | K. CHUBBUCK | Y | N | YR | H | | 530,737 | 4,874,261 |
| 194 | LEONE | Y | N | SS | GH | | 531,305 | 4,876,729 |
| 195 | LEONE | Y | N | SS | H | | 531,261 | 4,876,718 |
| 196 | Chamberlain | Y | | SS | H | | 531,309 | 4,877,086 |
| 197 | P. TULLY | N | | | O | Boat House | 531,221 | 4,876,948 |
| 198 | P. TULLY | | | | O | Ice House Foundation | 531,263 | 4,876,875 |
| 199 | York I | | | SS | H | | 532,987 | 4,879,725 |
| 200 | York I | | | SS | H | | 532,717 | 4,879,454 |
| 201 | York I | | | SS | H | | 532,879 | 4,879,265 |
| 202 | York I | | | | O | | 532,788 | 4,879,267 |
| 203 | Eastern Ear | | N | SS | H | | 531,733 | 4,873,476 |
| 204 | Alden/Ames | N | | SS | H | | 531,088 | 4,875,091 |



Housing and main outbuildings on IAH
Isle au Haut Comprehensive Plan
Grid is UTM NAD83 Zone 19N (m)
RGG 7/4/16

Figure C-1

D. Transportation

1. Purpose

This section:

- a. Describes the extent and status of the town's transportation systems including roadways, ferry service, docks, and parking
- b. Identifies the condition, capacity, and use of those systems
- c. Assesses the adequacy of those systems in handling current demands
- d. Assesses the adequacy of those systems in accommodating the demands generated by projected changes in population and development
- e. Presents policies and strategies to address transportation related concerns

2. Key Findings and Issues

There are about 14 miles of paved and gravel Town and ANP roads on Isle au Haut in variable condition. The majority of the community is satisfied with road maintenance, though a large percentage of year-round respondents commented that winter maintenance needs improvement. The number of vehicles seems to be increasing on Isle au Haut, which would correspond with the new construction of about 2 houses per year over the past 10 years.

The ferry service, Isle au Haut Boat Company's Mail Boat, is critical to Isle au Haut's economy, and the community is generally satisfied with the service. Public access to the water was improved in the fall in 2009 with the construction of a new dock at the Isle au Haut public landing.

More information about transportation can be found in the Public Facilities and Services and Marine Resource Chapters.

3. Public Opinion Survey Results

Most respondents rated the Mail Boat Services as "good" or "excellent. Several respondents commented about the cost, and others remarked that they would prefer the boat services to be based on Isle au Haut instead of Stonington. Respondents appreciated that this is not a car ferry, as this decreases the traffic on Island.

Sixty-one percent of the 2007 survey respondents rated road maintenance as "good", though thirty-five percent of year round residents feel that winter plowing, sanding and salting needs improvement. Fifty-six percent rated waterfront access as "good". A number of written comments suggested speed on the roads is an issue, especially near the pond, Annis Hill and Head Harbor.

A majority of respondents rated parking as "good" or "excellent", though 23 percent felt that it needs improvement. Some respondents commented about vehicles being left at the public dock parking areas indefinitely.

A majority of public opinion respondents were in favor of removing junked vehicles from the island; however, there is some reluctance from the community to use public money to remove private bulky waste.

4. Overview of Existing Conditions

Figure D-1 shows the 911 roads on the main island of Isle au Haut. The full 911 road names and street numbering scheme can be found on the Town of Isle au Haut website.

Because Isle au Haut has only one main loop road and only one public landing, these areas are also the default evacuation routes.

4.1 State, Municipal, Private and Park Roads

Isle au Haut has about 12.7 total miles in the loop road. 4.7 miles are within Acadia National Park. Parts of the road are paved, and parts are gravel. The town roads are maintained throughout the winter, while the park roads are not. The condition of the loop road varies from good to poor. Maine DOT does not have any recent traffic counts for Isle au Haut, but the counts would likely be low, especially in the winter.

There are countless scenic locations along this road. Areas of particular note include Moore's Harbor, Duck Harbor, Shark Point Beach, Head Harbor, Annis Hill on Main Road, Long Pond, and the Thoroughfare.

The 2007 public opinion survey revealed that a majority of respondents were satisfied with the overall condition of the roads. The survey results do, however, note some concern about winter maintenance, and erosion to gravel roads during storms. Such runoff can affect water quality and increase sedimentation.

4.2 Ferry Service

Isle au Haut's main tie to the mainland is a mail boat operated by Isle au Haut Boat Services, a private non-profit organization since 2002. Seventy-five percent of the operating costs are covered by passenger, mail and freight fares, while 25 percent is subsidized by the town (since 2005), US Department of Transportation, National Park Service and donations. The mail boat stops at the Isle au Haut town landing throughout the year. In the summer and early fall, it also stops at the Point Lookout dock and Acadia National Park's campground at Duck Harbor. The trip from Stonington to Isle au Haut's public landing takes between 30 and 45 minutes depending weather, route, and load. The *Miss Lizzie* was retired in 2015 and replaced by a new boat, the *Otter*, in 2016. The *Mink* and the *Otter* both provide service in the summer, but the *Mink* is the only boat in service in the winter and spring.

The mail boat does not carry vehicles. Any vehicles or other large items must be barged onto the island by private services. The current (2016) passenger fares are \$19.50 one-way for nonresidents and \$8.50 one-way for residents. There were several comments during the public opinion survey about the price of the mail boat. The cost for operating the mail boat is the same at empty as it is at full capacity (62 people).

During the summer, the mail boats run five round trips each day. During the winter, the mail boat operates six days a week, with service on Sundays only once per month. There is a morning round trip (7/8 PM) and afternoon (3:30/4:15 PM) round trip in winter and spring. The schedule is not conducive to commuting from Isle au Haut to work on the mainland because the boat and captains are based in Stonington. However, currently one person is commuting to work on the mainland. Some high school students do commute to Stonington, but are unable to take part in extra-curricular activities. The boat can be chartered for other special trips, and is available for 24-hour emergency calls. In the summer of 2016, some passengers had to be turned away during some mid-day summer runs due to the heavy day tripper traffic during good weather. Isle au Haut Boat Services is governed by a board of 12, each serving a three-year term.

Mail boat arrival times generate significant traffic, both auto and pedestrian around the public landing, particularly during the daily freight run when large amounts of freight and lumber may need to be unloaded unto waiting trucks.

4.3 Isle au Haut Public Landing

The Isle au Haut public landing is vital year-round as the town's connection to the mainland. This landing also provides commercial fishermen access to the water. The dock at the town landing was replaced during the fall of 2009. This project was funded by a Community Development Block Grant from Maine's Department of Economic Development, the Department of Transportation's Small Harbor Improvement Program, Maine's Working Water Front Program, and the Island Institute. The dock is 160 feet long and 20-24 feet wide, with a 70 foot ramp. The dock is estimated to be useable for 50 years.

Because this project was funded through the Working Waterfront program, the Isle au Haut Public Landing guarantees commercial fishermen access to the water in perpetuity. It is the only waterfront site on Isle au Haut accessible to all of the town's fishermen.

Isle au Haut has recently elected its first harbormaster but has not yet developed rules and regulations for moorings, dockage, and tie-ups. Moorings have been placed by individuals with the consultation of fishermen and other mooring holders. There currently is no fee paid to the town for moorings.

4.4 Vehicles

Because Isle au Haut has no car ferry, any vehicles must be privately barged onto the island. More vehicles are barged onto the island than are barged off. As of the 2000 census, most households had at least two vehicles available. Anecdotal evidence suggests that the number of vehicles on the island is increasing. Disposal of derelict vehicles is difficult and costly.

4.5 On Island Parking

There is parking for about 25 vehicles near the public landing. It is generally known that parking is restricted to one week at a time although there is no enforcement, with the result that a number of people from distant parts of the island have often left vehicles there for months on end without moving them. From July through October there is insufficient parking in the lot for the vehicles wanting access there. Overflow parking occurs in front of the residential lot on the inland side of Main Road, east of the parking lot. Although options to expand the parking have been presented to the Select board, there has been no interest to date in spending money to expand the parking.

4.6 Off Island Parking

Most island residents have personal vehicles parked in Stonington. Parking and storage of freight and store inventory are available at the Isle au Haut Boat Company's facilities in Stonington. The wharf and building are leased. As of November 2009, 26 people park outdoors and 10 park indoors at the boat company, and are billed monthly. Other residents have private parking arrangements in Stonington. However, in the past 5 years two different areas open to public parking within one block of the Boat Company wharf have been removed from public access. The Town of Stonington has also restricted parking along the road along the water east of the dock so that no overnight parking is permitted. The Stonington parking availability for

Isle au Haut year-round and seasonal residents has been shrinking while the demand has been increasing. Stonington currently has no plan to acquire new parking space and the Town voted last year not to acquire a property that could have provided parking at the north end of Seabreeze Avenue.

4.7 Barging

Large items and vehicles must be barged to and from the island. The towns of Isle au Haut and Stonington together purchased the Colwell property in Stonington intended to be a staging place for barges destined to Isle au Haut in the late 1990s. Currently, a number of moorings in Stonington must be moved for the Colwell Ramp to truly serve the needs of Isle au Haut. Barges have also departed for Isle au Haut from Webb Cove. It has been suggested that the Town try to either purchase or obtain a long term lease on the Webb Cove property as there has been no progress in removing moorings from in front of the Colwell Ramp. The *Island Transporter*, out of Rockland, is able to land on Isle au Haut at the town boat launch ramp.

5. *Overview of Existing Regulations Governing Transportation*

A town ordinance should be developed or improved that does a better job of regulating parking at the Town Landing. The objectives of this would be to limit the amount of time a vehicle may be left at the town landing, establish the center parking zone as one where keys must be left in the vehicles in case they need to be moved to allow barge traffic, and reserve certain space for utility trucks and spaces for a possible future medical center.

6. *Adequacy of Transportation Systems*

The ferry company has generally been able to accommodate the traffic and freight moving off and on the island. Day trippers to the island in the middle of the day in the height of the summer can sometimes exceed the boat capacity, however. The new public landing's life is estimated to be 50 years. The road ways are adequate for the current and foreseeable amount of vehicular traffic on the island although the road can become rough in many places for long periods of time between maintenance intervals.

7. *Issues of Public Concern*

The public opinion survey revealed that Isle au Haut community members have several concerns related to transportation. A number of people expressed concern about the cost of mail boat tickets. Residents are also concerned about cars left indefinitely in the parking lot near the public landing on Isle au Haut. Though traffic is generally light, a number of respondents noted that speed is an issue, especially near Annis Hill and near the south end of the pond where children play in the summer. Summer traffic volume is much higher than in winter. Year round residents commented that winter road maintenance needs improvement. Lastly, a majority of respondents recognized a need to remove derelict cars, but there is a lack of support for the use of public money to do so.

8. Policies and Strategies

Policies

1. It shall be the policy of the town of Isle au Haut to work with the Isle au Haut Boat Company to provide regular, affordable, safe and convenient transportation between Isle au Haut and Stonington.
2. It shall be the policy of the town of Isle au Haut to work with the town of Stonington to ensure an adequate landing area for barges.
3. It shall be the policy of the town of Isle au Haut to maintain a safe public landing area for the docking of boats and landing of barges.
4. It shall be the policy of the town of Isle au Haut to maintain safe roadways during all seasons of the year.
5. It shall be the policy of the town of Isle au Haut to assist in the proper removal of derelict vehicles from Isle au Haut.
6. It shall be the policy of Isle au Haut to maintain safe, adequate and environmentally friendly parking at the Isle au Haut town landing, and work with the town of Stonington to ensure safe and affordable parking for Isle au Haut community members.

Strategy

1. The town, through the selectmen, will work with the board of the Isle au Haut Boat Company to ensure that the mail boat is meeting the needs of the Year Round community on Isle au Haut. Timeframe: ongoing through periodic meetings
2. The board of selectmen shall form a town landing taskforce. Time Frame: 2017.
3. The town, through the select board, shall enforce parking ordinances at the town dock and investigate options for expanding the parking area to accommodate some long-term parking. Begin enforcement, investigate expansion options 2017.
4. The town of Isle au Haut shall work with the town of Stonington to ensure that there are affordable parking options in Stonington for Isle au Haut residents. Timeframe: ongoing.
5. The town, through the road commissioner, shall continue to maintain the public roadways on Isle au Haut in a safe condition throughout the year. Time frame: ongoing.
6. The town shall investigate the possibility of beginning a deposit policy to insure the proper removal of cars from the island at the end of their useful life. Timeframe: 2017.
7. The town of Isle au Haut will work with the towns of Stonington and Deer Isle to address regional traffic concerns. Timeframe: ongoing.
8. Town landing taskforce shall oversee the creation of a sign at the town landing with road and dock rules. Timeframe: 2017.
9. The Isle au Haut representatives to the Colwell Ramp Committee should try to convince the Town of Stonington to move moorings blocking the ramp from barge access, to provide some dedicated access specifically for Isle au Haut residents, and to keep an area clear of vehicles along the west bulkhead so that Isle au Haut trash can be unloaded there. Timeframe: ongoing.

E. Public Facilities and Services

1. Purpose

Public facilities provide support to the town's community. This includes administration, solid waste, emergency services, educational services, public works, and other support services. An inventory is necessary to determine if the present level of services is appropriate for current and future conditions, and what changes, if any, are necessary for an efficient system in the future. This section accomplishes the following:

- a. Identifies and describes public facilities and services available within the town of Isle au Haut
- b. Assesses the adequacy of these services to handle current and projected demands
- c. Discusses relevant policies and strategies.

2. Key Findings and Issues

Isle au Haut is governed by a board of selectmen and an annual town meeting. Some of the positions are paid a small stipend, but most are volunteers. Those community members participating in town government are spread thin. The division of labor is a major concern. This applies to government, planning board, school board and emergency services.

Isle au Haut's school system serves grades K-8 and the small enrollment is also a concern.

A new dock was constructed in 2009. This provides public access to the water and serves as the landing area for the mail boat. The new dock addresses a major concern identified in the public opinion survey.

There is public concern about the fire protection and emergency services capacity.

The 2007 public opinion survey suggests that a majority of respondents favored a reexamination of the zoning ordinances. In March 2016 the Town meeting approved comprehensive revisions to the Town Zoning Ordinance and created new marine and general use zones on the Thoroughfare. Changes are required to the State-imposed Shoreland Zoning Ordinance in order to implement the marine and general development zones enacted in the Town Ordinance. Discussions with the Maine Department of Environmental Protection (DEP) are currently underway as to how to implement those changes. In April 2016 the Selectmen appointed a Code Enforcement Officer (CEO) who votes on Isle au Haut and has been actively fulfilling the duties of a CEO since then.

The locations of public services on Isle au Haut are shown on **Figure E-1**.

3. Public Opinion Survey Results

The 2007 public opinion survey asked respondents to rate their satisfaction with island services. Most services were rated as "good" or "excellent". Fire Protection was the area of greatest concern. Overall 42 percent of respondents felt that fire protection needed improvement. Of year round respondents, 81 percent rated fire protection as needing improvement. Forest fire is also a worry. Written comments suggest that the volunteer fire department lacks some basic gear.

Thirty-Six percent of the respondents rated the former town dock as needing improvement. Construction on a new dock was completed in November of 2009.

The past lack of a code enforcement officer has hindered the enforcement of zoning ordinances. The public opinion survey suggests that a majority of respondents would favor a reexamination of the zoning ordinances. In March 2016 the Town meeting approved comprehensive revisions to the Town Zoning Ordinance and created new marine and general use zones on the Thoroughfare. Changes are required to the State-imposed Shoreland Zoning Ordinance in order to implement the marine and general development zones enacted in the Town Ordinance. Discussions with the Maine Department of Environmental Protection (DEP) are currently underway as to how to implement those changes. In April 2016 the Selectmen appointed a Code Enforcement Officer (CEO) who votes on Isle au Haut and has been actively fulfilling the duties of a CEO since then.

4. Overview of Existing Conditions

4.1 Administration and Town Hall

The town of Isle au Haut is governed by a town meeting form of government with an elected board of three selectmen. The board of selectmen, town clerk, assessors, treasurer, tax collector, road commissioner, fire chief, school board members, and planning board members¹³ are elected at town meeting, while other positions are appointed by the selectmen. Town members also vote on budgets for the school, town administration, road maintenance, etc. Town positions are filled by approximately 25 people, filling about 50 positions. Due to the tiny population of active community members, parents must be on the school board, contractors on the planning board, etc. Board members often have to abstain from voting because they are too close to a project (and may even be the one submitting the permit request).

A planning board approves building permits and subdivisions. Planning board members and planning board of appeals members are elected for three-year terms. Until recently Isle au Haut had no code enforcement officer, which has prevented the enforcement of zoning ordinances.

The town office is located in Revere Memorial Hall. The town hall also includes a large space with a stage that can be used as an auditorium or gymnasium. The Revere Memorial Library is also housed in the hall. The library includes more than 4,000 volumes. Library coffee hours are an important social opportunity and a book discussion group meets once a month. Wireless internet access and a photo copier are also available at the town hall.

Respondents of the 2007 public opinion survey rated town office services positively, with 55 percent rating the services as either “good” or “excellent.” Twenty-four percent rated the services as “needs improvement”. The most common negative comment mentioned was a delay in the deposit of property tax checks. This problem has been addressed since the survey.

4.2 Solid Waste Disposal and Recycling

Isle au Haut contracts for most household solid waste disposal and recycling pick-up. Individuals must make their own arrangements to dispose of food waste and burn paper and wood waste. Number 2 plastic is recycled at the Stonington Transfer Station, where the rest of household trash is taken. The town budgeted \$22,000 for solid waste disposal in 2009. Isle au

¹² Planning Board members were apparently elected prior to the mid-1990s at which time Town Meeting voted to have Planning Board members appointed. At the April 2016 Town Meeting, the Town voted to elect Planning Board members as part of the approval of amendments to the Town Zoning Ordinance, within which the election requirement was embedded.

Haut's solid waste production is slowly increasing. It should be noted that Isle au Haut's recycling is limited by what is accepted at the Stonington Transfer Station.

Comments during the 2007 public opinion survey indicated that some residents would support more wide spread recycling efforts, though 72 percent of respondents rated trash collection and recycling as either "good" or "excellent."

The public opinion comments also revealed that respondents are concerned that there is no town program for the disposal of old cars, appliances and other bulky waste on the island. However, comments also indicated that residents are reluctant to pay to dispose of other's garbage.

4.3 Emergency Services

Isle au Haut has a volunteer fire department with an elected fire chief. Most of the community serves as volunteer fire fighters in the event of an emergency. A Ford F350 first-responder truck was purchased in 2007. The fire engine underwent major repairs in 2008. The town has a firehouse to store trucks and equipment. There are currently no hydrants on the Island. Fire alarm is spread to pagers through Knox County 911 service, an on-island phone tree and VHF channel 74. The fire department is funded through the town and private donations. A private donor donated a fire engine and tank truck. Currently Isle au Haut is rated as ISO 10, and working to a rating of ISO 9, which could result in lower fire insurance rates. The fire department has also organized fire extinguisher inspection and refilling and firefighter training. The fire chief is responsible for periodically checking the trucks to ensure that they are fueled and operational.

As of 2016, Isle au Haut has one summer season EMT and no winter EMT. Knox County 911 services can reach the EMT through pagers. Transport to the mainland is by private boat, mail boat or life flight. In the event of transport by boat, an ambulance will meet the boat in Stonington. Fifty-one percent of the respondents to the public opinion survey rate Emergency medical services either "good" or "excellent".

Isle au Haut has no on-island police force, but Knox County Sheriff will respond if necessary. One of the rangers is a federal law enforcement agent, but his jurisdiction does not extend beyond the Park's boundaries. During the summer season this ranger is available for emergencies. Fifty-one percent had no opinion of Isle au Haut's law enforcement services. However, a series of public meetings indicate that there is increasing concern about lack of law enforcement on Isle au Haut.

The 2007 public opinion survey revealed a concern about fire protection services on the island. Overall, 42 percent rate Isle au Haut's fire protection services as "needing improvement". Of year round residents, this figure is higher, at 81 percent. Written comments indicate a concern about difficulty in obtaining homeowners' insurance, the potential for forest fire, and a lack of proper emergency response equipment. There have been several upgrades in equipment since the survey. The 2015 public opinion survey showed strong support among both year-round and seasonal residents to spend tax dollars to expand emergency service capability.

In 2016 the Town finally joined the state-wide 911 emergency notification system. The Planning Board developed the map of road names and addresses, prepared the required Addressing Ordinance, and held a public hearing. The fall 2016 Town Meeting adopted the Ordinance and maps and the plan was submitted to the Maine Public Utilities Commission for final implementation by the State. Final road names and addresses can be found on the Planning Board section of the Town website.

4.4 Education

Isle au Haut shares some administrative services with Deer Isle-Stonington (e.g., school superintendent), but maintains its own school board. The Isle au Haut school provides education to students in grades K-8. High school students may attend high school at Deer Isle-Stonington, or other public or private schools of their choice. The town pays tuition equal to the cost of the tuition fee to attend Deer Isle-Stonington. Students attending Deer Isle-Stonington may commute on the mail boat with a modified school schedule.

Table E-1 Isle au Haut Rural School Enrollment

| Year | Enrollment |
|------|------------|
| 1996 | 10 |
| 1997 | 10 |
| 1998 | 12 |
| 1999 | 11 |
| 2000 | 9 |
| 2001 | 10 |
| 2002 | 8 |
| 2003 | 9 |
| 2004 | 10 |
| 2005 | 12 |
| 2006 | 6 |
| 2007 | 7 |
| 2008 | 8 |
| 2009 | 6 |
| 2016 | 5 |

Table E-1 shows past enrollment at the Isle au Haut School. Current enrollment for the 2016-2017 school year is five. Please see the population and demographic section for more information. Four students currently attend high school off island. The Isle au Haut school employs one full time teacher and one full time ed tech. Music, art, phys ed. and special education teachers work at the school part time, dependent in part on funding and in part on need.

The total operating budget for the 2009-2010 school year was \$259,757. Of this total, \$122,905 is the local share. The local share per K-12 pupil is \$9,454.23 (based on 13 students). Because of decreasing enrollment, the budget for 2010-2011 is nearly 10 percent less than the previous year. Education costs are addressed further in the Fiscal Capacity section.

The public opinion survey showed great support for the Isle au Haut school with 67% of respondents rating the school as either “excellent” or “good”. Sixty-nine percent of year round residents who responded to the survey rated the school as “excellent”. The community is concerned about decreasing enrollment.

4.5 Public Works

Isle au Haut has no public water or sewer. Homes all have private wells and private on-site subsurface sewage disposal systems¹⁴. Road drainage is accomplished through roadside ditches and culverts.

The town is responsible for about 9.05 miles of 13.74 miles of road on the island. The remaining roads are within Acadia National Park and maintained by the park service or consist of private roads. Park roads are not plowed during the winter. Parts of the town road are paved and parts are gravel. The condition of the road varies from good to poor. Please see the transportation section for more information.

4.6 Health Services

Isle au Haut does not have a clinic or hospital within the community. Telemedicine, through Maine Seacoast Mission’s *Sunbeam*, provides important medical care every two weeks.

¹³ ANP has two composting toilets; several homes are also served by composting toilets; some grandfathered outhouses are still in use at some residents; the Island store uses an electric toilet that burns up all the toilet wastes.

A citizens group is actively trying to establish an office on the island within which telemedicine and other on-island medical services can be provided as needed. The current focus of this effort is the former Power Company office at the Town Landing. There are some vacationing doctors on island in the summer. Definitive care is located in Blue Hill or Ellsworth. Some residents use a primary care doctor at the Island Medical Center in Stonington.

5. *Overview of Existing Regulations Governing Public Facilities and Services*

There are several local regulations governing the use of public facilities. There are restrictions for parking near the public landing, which are addressed in the transportation section. There are also guidelines for solid waste disposal and recycling, and rules of use of Revere Memorial Hall.

6. *Summary of Current Trends*

The new dock, constructed in the fall of 2009, has improved the major public access to the water, though such access is limited. School enrollment is decreasing which is a source of concern. The amount of solid waste produced has been increasing.

7. *Adequacy of Public Facilities and Services*

Residents are concerned about the adequacy of fire protection services. Occasionally, several positions within town government have not been filled. Other existing public facilities and services seem to be adequate for the existing population.

8. *Issues of Public Concern*

The public opinion survey and public discussions have identified several issues of concern. Most residents are satisfied with road maintenance, though a large group of mostly year round residents commented that winter sanding and plowing could be improved. Residents are concerned about the inadequacy of fire protection. Year round residents have noted a difficulty in filling town positions as the year round population shrinks. Enforcement of existing ordinances has been hindered by Isle au Haut's past lack of a code enforcement officer or other form of law enforcement. Lastly, the community is concerned with shrinking school enrollment.

9. *Policies and Strategies*

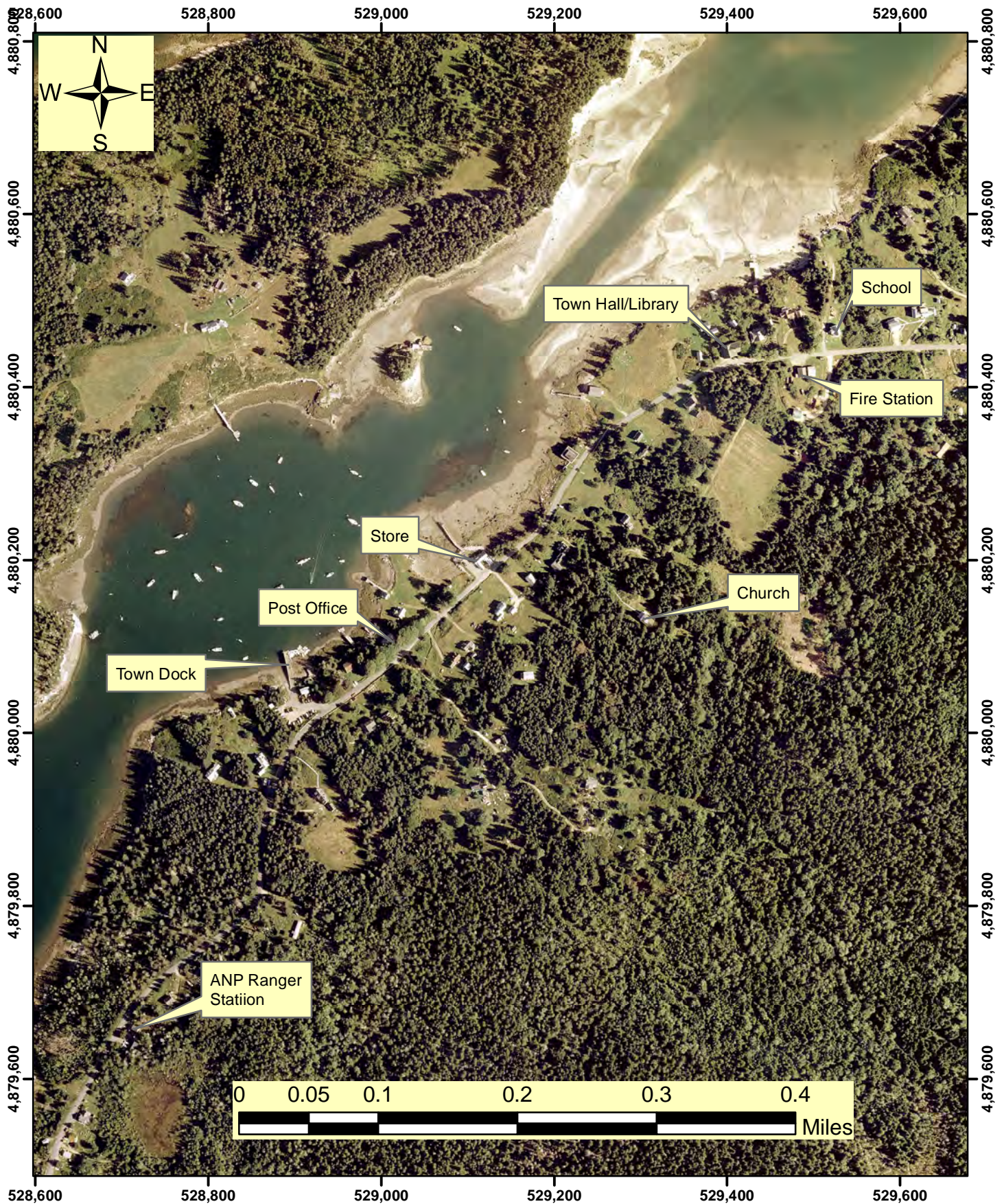
Policy

1. It is the policy of the town of Isle au Haut to maintain public infrastructure, including town landing, pier, floats, ramps and roads at a safe and effective level.
2. It is the policy of the town of Isle au Haut to maintain effective and efficient town government.
3. It is the policy of the town of Isle au Haut to maintain Revere Memorial Hall in a safe and efficient condition.
4. It is the policy of the town of Isle au Haut to support Revere Memorial Library.
5. It is the policy of Isle au Haut to provide fire and emergency medical services.
6. It is the policy of Isle au Haut to provide safe and efficient garbage and recyclables collection.
7. The town shall encourage the safe and proper disposal of bulky waste on Isle au Haut.

8. It is the policy of the town of Isle au Haut to provide quality K-12 education.
9. It is the policy of the town of Isle au Haut to maintain postal services on the Island.
10. The town of Isle au Haut recognizes and supports the efforts of the Maine Seacoast Mission to provide telemedicine and community services to outer islands and intends to establish a permanent office where telemedicine and other medical services can be offered in the future.

Strategy

1. The town shall strive to keep all records electronically and have Town officials use the Town email addresses. Timeframe: ongoing
2. The town, through the select board, shall ensure that Revere Memorial Hall has adequate lighting and is in good repair. Timeframe: ongoing.
3. The town shall fund a fire department and support several EMTs. Timeframe: ongoing.
4. The volunteer fire department will ensure that equipment is operational and hold periodic trainings. Timeframe: ongoing.
5. The fire department shall maintain an accurate phone tree for spreading alarm. Timeframe: ongoing.
6. The town shall work with the town of Stonington to improve solid waste disposal options. Timeframe: ongoing
7. The town shall investigate an incentive system to ensure the proper removal of cars from the island at the end of their useful life. Timeframe 2017.
8. The town shall investigate the local use of material recycled on the islands. Timeframe: 2018.
9. The town shall keep the Isle au Haut Rural School open regardless of enrollment. The school board should investigate magnet programs to help boost enrollment. Timeframe: ongoing
10. The town and school committee shall support professional development and networking opportunities (beginning with working with the Island Institute) with other teachers on Maine's outer islands. Timeframe: ongoing.
11. The school shall continue to offer K-8 extra-curricular activities such as music, sports, and art, both on the island and through digital sharing technology. Timeframe: ongoing.
12. The town shall continue to provide housing for the schoolteacher. Time frame-ongoing.
13. The School committee shall ensure that the school building is safe, well maintained and efficient. Timeframe: ongoing.
14. The select board shall work with the US postal Service to maintain the Isle au Haut Post Office. Timeframe: ongoing.
15. The select board shall maintain ties to the Maine Island Coalition and appoint representatives. Timeframe: ongoing.



Services at Isle au Haut
Isle au Haut Comprehensive Plan
Grid is UTM NAD83 Zone 19N (m)
RGG 7/24/15

Figure E-1

F. Recreation and Open Space

1. Introduction

Recreation facilities and opportunities can contribute to an overall sense of community and make a town an attractive and pleasant place to live. This section describes the current recreation services and facilities available on Isle au Haut, their current adequacy, and how these services might need to change in the future to accommodate future development. This section also addresses land conservation and open space. Policies and strategies are discussed.

2. Key Findings and Issues

Recreation on Isle au Haut is largely informal. The school, town hall and community organizations provide a number of recreational opportunities and facilities. The outdoors provides great recreation opportunities on Isle au Haut. Land conservation is important to the community, with many acres of land (**Table F-1**) already protected for public use through Acadia National Park, the Town or Maine Coast Heritage Trust (**Figure F-1**). Though conservation land is valued, there is also a sentiment that the town cannot afford to lose any more land from the tax rolls, and affordable housing should be the priority on any present or future town-owned land.

3. Public Opinion Survey Results

The 2007 public opinion survey asked no specific questions about recreation, but conservation was addressed. A majority of residents favor the conservation of scenic places and open spaces, though comments suggest that the Island has already conserved many acres of land. Public opinion comments acknowledged the importance of maintaining access to the shore and scenic places. Narrative comments suggest that Long Pond, trails to scenic sites such as Boom Beach and Trial Point, and Acadia National Park lands are valuable recreation resources. Several comments favored the creation of some sort of community center.

4. Overview of Existing Recreational Resources

The natural landscape of Isle au Haut provides a rich number of recreational activities like hiking, biking, swimming, fishing and boating. The town hall and the school also offer recreational facilities.

4.1 Facilities

Revere Memorial Hall houses Isle au Haut's library and a large space that can be used as an auditorium or gymnasium. Volleyball is especially popular, as well as basketball and exercise classes. The hall has a computer projector and large screen that can be used for community movie nights and Power Point presentations. A small playground is located on school grounds. A private field ("Kennedy Field") near the church and school is used for softball and other activities.

4.2 Recreational Programs and Activities

Most recreational activities on Isle au Haut are informal. For example, if people are interested in playing volleyball, a group might meet weekly to play at the town hall. Game nights and potluck dinners are also popular. The library hosts weekly coffee hours and a book club meets monthly. The Maine Sea Coast Mission, through the *Sunbeam* provides additional recreation opportunities. Dances, once common and very popular on Isle au Haut, are still held several times a summer.

4.3 Public Access to Salt Water

The public dock and a concrete boat launching ramp provide access to salt water at the town landing. This is the only place on Isle au Haut available to launch a large boat from a trailer or land and load commercial barges (which is the only way cars can be brought to the island).

4.4 Acadia National Park and other conservation land

Conserved lands on Isle au Haut take a variety of forms. They include:

- 1) lands owned outright by governmental or private organizations that acquired the land for conservation purposes where public access is freely granted.
- 2) lands owned outright by governmental or private organizations that acquired the land for conservation purposes where public access is controlled or restricted during periods of the year such as a bird breeding season. Examples include Doliver and Wheat Islands where camping is permitted to members of the Maine Island Trail Association.
- 3) lands owned by private or non-governmental entities that have granted conservation easements to another entity, typically the National Park Service or a private group such as The Nature Conservancy (TNC) or Maine Coast Heritage Trust (MCHT), where no public access is permitted.
- 4) lands owned by private or non-governmental entities that have granted conservation easements to another entity, typically the National Park Service or a private group such as The Nature Conservancy (TNC) or Maine Coast Heritage Trust (MCHT), where public access is permitted and may be limited to passive recreation but may allow camping.
- 5) lands restricted for a single purpose such as the Isle au Haut boat launch ramp which is reserved for public access to the water.
- 6) lands claimed by the State of Maine through the Island Registry Act and given to specific agencies for specific purposes. Generally the purpose is for bird or animal habitat protection.
- 7) A unique agreement between the National Park Service and the Town of Isle au Haut (USC, 2006 v.9, Title 16—Conservation §342, p. 202) that restricts land on the main island of

Isle au Haut above 300' above Mean High Water such that essentially all development is prohibited, as follows:

which shall include covenants to maintain forever in their natural condition (excepting the cutting of fire trails and the extinguishment of fires) lands above three hundred feet above the mean high water level: *Provided, however, That such covenants with respect to lands above three hundred feet and below four hundred feet shall permit the gathering and removal of dead and fallen timber.*

Figure F-1 shows graphically where the conserved lands are located, what type (fee or easement), and who holds the ownership or easement. The total acreage of “conserved lands” is 4079, which is assumed to be only acreage above Mean High Water. The total land area of Isle au Haut above Mean High Water is 8058 acres. **Therefore, 50.6 % is considered “conserved land”.**

Acadia National Park owns about 3,062 acres on Isle au Haut with five lean-tos (a maximum of six people can sleep in each lean-to) and 18 miles of hiking trails (in addition to Park trails there are many other trails available to the public, totaling over 31 miles). Land was donated to the Park in 1943. ANP attracts 6,000-7,000 visitors annually and there is a park management plan that limits park occupancy rates. The trails are used by visitors and residents alike.

A number of hiking trails cross private land to reach the ocean and mountains. The landowners allow these trails to be used as long as visitors are courteous. **Figure F-1** shows the conservation land within the town of Isle au Haut. These holdings include both fee simple and easement parcels. Most of the conservation land is part of Acadia National Park. Note that many of the hiking trails cross private land. These trails are informally maintained.

The Isle au Haut Land Conservation Trust was established in the 1980s and has been dormant for nearly thirty years. The committee is made up of the chairman of the planning board, the First Selectman, a representative from Acadia National Park, a selectman, and a community member. It is available to hold easements and currently holds the open space easement on 90 acres of land donated by the Union Congregational Church of Isle au Haut on the southwest side of the Pond.

4.5 Long Pond

Long Pond provides swimming, canoeing, kayaking, fishing (both summer and winter) and skating opportunities for the community. The 2007 public opinion survey indicates a concern that motorized recreation may become more popular and should be restricted or banned from the pond; however, initial discussions with the Maine Department of Inland Fisheries and Wildlife indicate that it is unlikely the State would ban motor-propelled boats. The State of Maine has historically stocked Long Pond with Brook Trout. Acadia National Park owns land on the northwest side of the pond and the southwest side is conserved land. There is a Town-owned public swimming beach at the southern end. Parking is limited around beach area and the public

opinion survey indicated some concern about pedestrian safety from vehicular traffic around this area in the summer.

5. *Overview of Existing Regulations*

Maine State Law guarantees coastal shore access only for “fishing, fowling, or navigational purposes”. Courts have supported private property rights to restrict access for other uses above the Mean Low Water line. The present land use ordinance does not address the issue of access to the ocean over private property and historically it has not been a concern.

6. *Summary of Current Trends*

The natural landscape provides important recreational opportunities for residents and visitors of Isle au Haut. This includes hiking, biking, kayaking, and nature watching. Access to some popular recreation areas is granted by private citizens. Public access to salt water is limited to the public landing, Boom Beach, a small area behind the school, and along Acadia National Park’s shoreline. Public dock and boat launching capabilities is only available at the Town Landing. Other recreation activities are largely informal. Community members recognize the importance of conservation, but also note that much of the Island is already conserved through Acadia National Park or other organizations.

7. *Current and Future Adequacy of Recreational Resources*

If the population does not significantly grow, recreation resources are adequate, though there is some interest in the development of a community center or some sort of a place where people could meet informally. Access to some popular scenic hikes and viewpoints could be lost if ownership changes.

8. *Issues of Public Concern*

Comments on the 2007 public opinion survey indicated a concern that access to scenic places could be lost if ownership of private land changes. Several respondents expressed an interest in the creation of some sort of a community center. Public dock access to salt water is limited.

9. *Policies and Strategies*

Policy

1. It is the policy of Isle au Haut to maintain the facilities at Revere Memorial Hall including the gymnasium, library and reading room.
2. It shall be the policy of Isle au Haut to work to maintain public access to significant local scenic areas.
3. It shall be the policy of the town of Isle au Haut to protect the natural ecosystems of the town, especially the water quality of Long Pond.

Strategy

1. The town shall continue to appropriate funds to keep Revere Memorial Hall in good condition and make improvements where necessary. The town should pursue alternate funding for major improvements. Timeframe: ongoing.
2. The Isle au Haut Land Conservation Trust is available to hold conservation easements on key parcels. Timeframe: ongoing.
3. The planning board and code enforcement officer will enforce shoreland zoning ordinances to protect water quality. Timeframe: ongoing.
4. The Town of Isle au Haut shall work with Maine Inland Fisheries and Wildlife to continue stocking Long Pond. Timeframe: ongoing.

Table F-1 Conserved Lands on Isle au Haut

| # | PROJECT | PARCEL_NAM | DESIGNATIO | CONS1_TYPE | HOLD1_NAME | HOLD1_TYPE | CONS2_TYPE |
|----|--------------------------------------|----------------------------|----------------------------|------------------------|----------------------------|------------|-----------------|
| 1 | Fog Island | Fog Island | | Easement | Maine Coast Heritage Tru | Private | |
| 2 | Kimball Head | Kimball Head | | Easement | Maine Coast Heritage Tru | Private | |
| 3 | Isle Au Haut Town Landing | Isle Au Haut Town Landing | | Easement | Maine Minor Civil Divisior | Municipal | Easement |
| 4 | Kimball Island 1 and 2 Easements | | Private Conservation Lands | Easement | The Nature Conservancy | Private | |
| 5 | Kimball Island 1 and 2 Easements | | Private Conservation Lands | Easement | The Nature Conservancy | Private | |
| 6 | Acadia National Park | | Conservation Easement | Easement | US National Park Service | Federal | |
| 7 | | | National Park Easement | Easement | US National Park Service | Federal | |
| 8 | | | National Park Easement | Easement | US National Park Service | Federal | |
| 9 | | | National Park Easement | Easement | US National Park Service | Federal | |
| 10 | | | National Park Easement | Easement | US National Park Service | Federal | |
| 11 | | | National Park Easement | Easement | US National Park Service | Federal | |
| 12 | | | National Park Easement | Easement | US National Park Service | Federal | |
| 13 | Doliver Island | Doliver Island | Coastal Island | Fee | Maine Bureau of Parks an | State | Fee |
| 14 | Wheat Island | Wheat Island | Public Land | Fee | Maine Bureau of Parks an | State | Easement |
| 15 | Unnamed Island | Unnanmed Island | Coastal Island | Fee | Maine Bureau of Parks an | State | Easement |
| 16 | Unnamed Island | Unnanmed Island | National Park Easement | Fee | Maine Bureau of Parks an | State | Easement |
| 17 | Nathan Islands | Nathan Islands | | Fee | Maine Coast Heritage Tru | Private | |
| 18 | Nathan Islands | Nathan Islands | | Fee | Maine Coast Heritage Tru | Private | |
| 19 | Nathan Islands | Nathan Islands | | Fee | Maine Coast Heritage Tru | Private | |
| 20 | Nathan Islands | Nathan Islands | | Fee | Maine Coast Heritage Tru | Private | |
| 21 | Nathan Islands | Nathan Islands | | Fee | Maine Coast Heritage Tru | Private | |
| 22 | Bill's Island | Bill's Island | | Fee | Maine Coast Heritage Tru | Private | |
| 23 | Bungee Head | Bungee Head | | Fee | Maine Coast Heritage Tru | Private | |
| 24 | Great Spoon Island | Great Spoon Island | National Park Easement | Fee | Maine Department of Inla | State | Easement |
| 25 | Hardwood Island | Olney Lot | State Wildlife Management | Fee | Maine Department of Inla | State | |
| 26 | The Cow Pens | The Cow Pens | Coastal Island | Fee | Maine Department of Inla | State | |
| 27 | Petit Manan National Wildlife Refuge | Tract 304e | National Wildlife Refuge | Fee | US Fish and Wildlife Serv | Federal | Easement |
| 28 | Acadia National Park | | National Park | Fee | US National Park Service | Federal | |
| 29 | Acadia National Park | | National Park | Fee | US National Park Service | Federal | |
| 30 | Acadia National Park | | National Park | Fee | US National Park Service | Federal | |
| 31 | Northern Popplestone Ledge | Northern Popplestone Ledge | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 32 | West Halibut Ledges | West Halibut Ledges | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 33 | Cow Pen | Cow Pen | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 34 | Southern Mark Island | Southern Mark Island | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 35 | Black Horse Island | Black Horse Island | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 36 | West Halibut Ledges | West Halibut Ledges | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 37 | White Ledge | White Ledge | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 38 | White Ledge | White Ledge | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 39 | Sparrow Island Ledge | Sparrow Island Ledge | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 40 | Outer Scrag Ledge | Outer Scrag Ledge | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 41 | Fog Island Ledge | Fog Island Ledge | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 42 | South Popplestone Ledge | South Popplestone Ledge | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 43 | White Horse Island | White Horse Island | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 44 | Scraggy Island Ledges | Scraggy Island Ledges | Coastal Island | Management Transfer Ag | Maine Department of Inla | State | Island Registry |
| 45 | Long Pond Conservation Easement | UCC of IAH Long Pond Lot | Conservation Easement | Easement | Isle au Haut Land Conserv | Private | Easement |
| | | | | | | | |

Table F-1 Conserved Lands on Isle au Haut

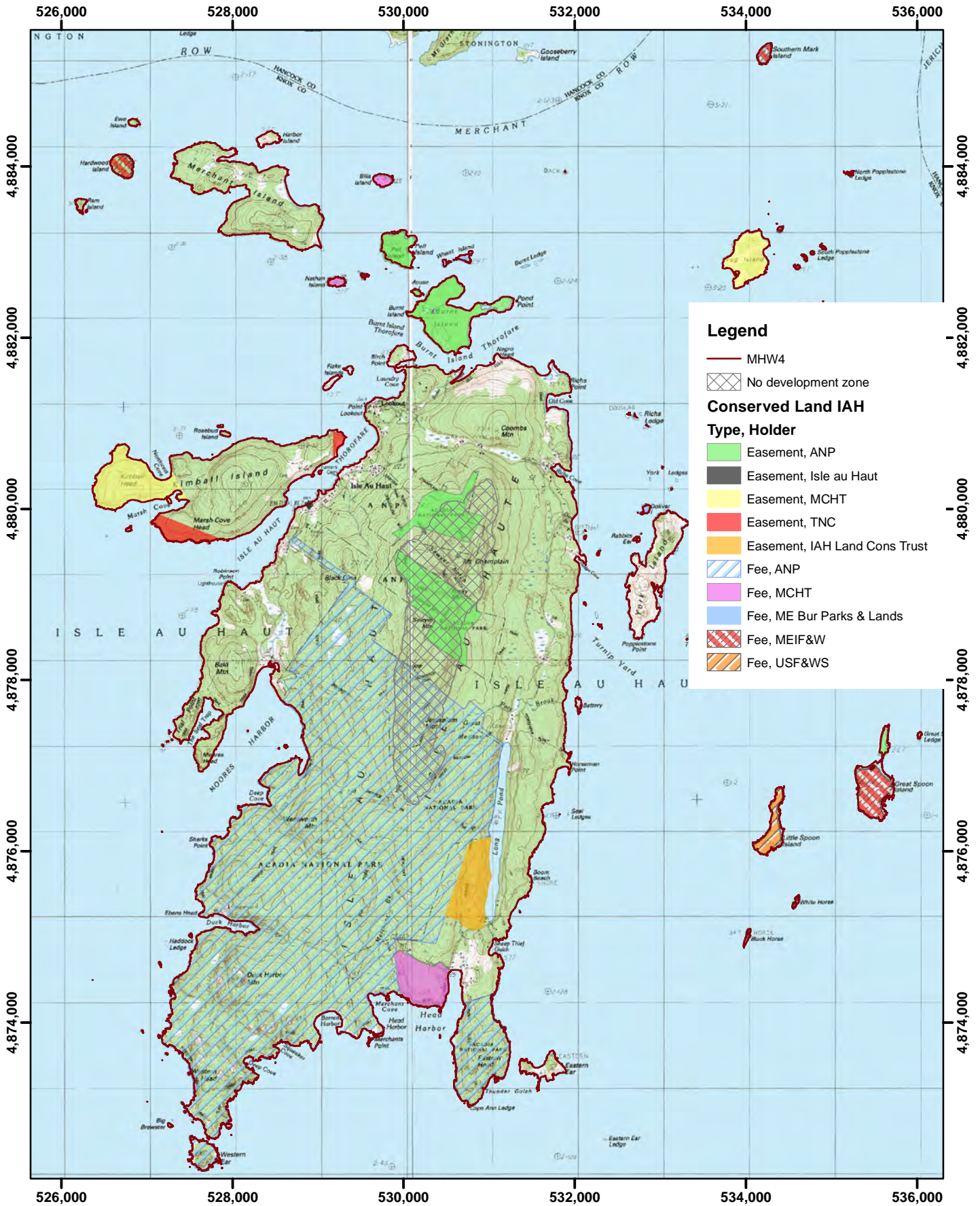
| # | HOLD2_NAME | HOLD2_TYPE | ECO_RESERV | ACQ_YEAR | ACQ_DATE | RPT_AC | PUB_ACCESS | PURPOSE1 | PURPOSE2 |
|----|--------------------------|------------|------------|----------|------------|--------|--|---|----------------------------|
| 1 | | | | 1982 | | 0.0 | No public access | | |
| 2 | | | | 1994 | | 0.0 | No public access | | |
| 3 | Maine Department of Ma | State | | 2009 | | 0.6 | Contact landowner for ad | Land conserved specificall | Refers to any type of publ |
| 4 | | | | 1974 | 12/27/1974 | 0.0 | Contact landowner for ad | Seeks to protect ecosystem or specific wildlife | |
| 5 | | | | 1974 | 12/27/1974 | 0.0 | Contact landowner for ad | Seeks to protect ecosystem or specific wildlife | |
| 6 | | | | NA | | 1.4 | Contact landowner for additional information | | |
| 7 | | | | | | 0.0 | | | |
| 8 | | | | | | 0.0 | | | |
| 9 | | | | | | 103.2 | | | |
| 10 | | | | | | 31.9 | | | |
| 11 | | | | | | 5.1 | | | |
| 12 | | | | | | 0.2 | | | |
| 13 | Maine Bureau of Parks an | State | | | | 0.0 | | | |
| 14 | US National Park Service | Federal | | | | 3.1 | Contact landowner for additional information | | |
| 15 | US National Park Service | Federal | | | | 1.2 | Contact landowner for additional information | | |
| 16 | US National Park Service | Federal | | | | 0.0 | Contact landowner for additional information | | |
| 17 | | | | 2001 | | 0.0 | Contact landowner for additional information | | |
| 18 | | | | 2001 | | 0.0 | Contact landowner for additional information | | |
| 19 | | | | 2001 | | 0.0 | Contact landowner for additional information | | |
| 20 | | | | 2001 | | 0.0 | Contact landowner for additional information | | |
| 21 | | | | 2001 | | 0.0 | Contact landowner for additional information | | |
| 22 | | | | 2005 | | 0.0 | Contact landowner for additional information | | |
| 23 | | | | 0 | | 0.0 | Contact landowner for additional information | | |
| 24 | US National Park Service | Federal | | 1978 | 2/10/1978 | 47.0 | Contact landowner for additional information | | |
| 25 | | | | 1992 | 4/9/1992 | 10.0 | Contact landowner for additional information | | |
| 26 | | State | | 1969 | | 0.0 | Contact landowner for additional information | | |
| 27 | US National Park Service | Federal | | | | 0.0 | Contact landowner for additional information | | |
| 28 | | | | | | 0.0 | Contact landowner for additional information | | |
| 29 | | | | | | 0.0 | Contact landowner for additional information | | |
| 30 | | | | | | 0.0 | Contact landowner for additional information | | |
| 31 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 0.3 | Contact landowner for additional information | | |
| 32 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 1.3 | Contact landowner for additional information | | |
| 33 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 2.6 | Contact landowner for additional information | | |
| 34 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 5.3 | Contact landowner for additional information | | |
| 35 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 1.4 | Contact landowner for additional information | | |
| 36 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 0.6 | Contact landowner for additional information | | |
| 37 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 0.3 | Contact landowner for additional information | | |
| 38 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 0.2 | Contact landowner for additional information | | |
| 39 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 0.5 | Contact landowner for additional information | | |
| 40 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 0.5 | Contact landowner for additional information | | |
| 41 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 0.6 | Contact landowner for additional information | | |
| 42 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 0.9 | Contact landowner for additional information | | |
| 43 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 0.7 | Contact landowner for additional information | | |
| 44 | Maine Bureau of Parks an | State | | 1983 | 3/30/1983 | 0.2 | Contact landowner for additional information | | |
| 45 | US National Park Service | Federal | | 2014 | 6/17/2014 | 90.0 | | Conserve land in natural state | |

Table F-1 Conserved Lands on Isle au Haut

| # | EDITOR | BPL_ID | IFW_ID | LMF_ID | DEPT_ID | FMPROCSS | FMUPDDAT |
|----|-----------------|----------|---------|----------|----------|--|-----------|
| 1 | Justin Schlawin | | | | 1356 | copy-duplicates features and INFO files to a new user-specified | 8/26/2013 |
| 2 | Justin Schlawin | | | | 1359 | copy-duplicates features and INFO files to a new user-specified | 8/26/2013 |
| 3 | Janet Parker | | | 40503000 | | screendig-feature was drawn using a mouse and implies a low le | 10/7/2009 |
| 4 | Ellen Jackson | 10052046 | | | 10052046 | | |
| 5 | Ellen Jackson | 10013458 | | | 10013458 | | |
| 6 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/4/2009 |
| 7 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/3/2009 |
| 8 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/3/2009 |
| 9 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/4/2009 |
| 10 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/4/2009 |
| 11 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/4/2009 |
| 12 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/4/2009 |
| 13 | Larry Harwood | | | | | add-adds features to the current edit coverage | 6/10/2013 |
| 14 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/4/2009 |
| 15 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/4/2009 |
| 16 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/4/2009 |
| 17 | Justin Schlawin | | | | 1888 | copy-duplicates features and INFO files to a new user-specified | 8/26/2013 |
| 18 | Justin Schlawin | | | | 1888 | copy-duplicates features and INFO files to a new user-specified | 8/26/2013 |
| 19 | Justin Schlawin | | | | 1888 | copy-duplicates features and INFO files to a new user-specified | 8/26/2013 |
| 20 | Justin Schlawin | | | | 1888 | copy-duplicates features and INFO files to a new user-specified | 8/26/2013 |
| 21 | Justin Schlawin | | | | 1888 | copy-duplicates features and INFO files to a new user-specified | 8/26/2013 |
| 22 | Justin Schlawin | | | | 2169 | copy-duplicates features and INFO files to a new user-specified | 8/26/2013 |
| 23 | Justin Schlawin | | | | 2456 | copy-duplicates features and INFO files to a new user-specified | 8/26/2013 |
| 24 | Ellen Jackson | 63-287 | 0151001 | | | copy-duplicates features and INFO files to a new user-specified | 9/15/2010 |
| 25 | Gwen Kozlowski | 63-204 | 0049001 | | | screendig-feature was drawn using a mouse and implies a low le | 9/13/2010 |
| 26 | Erik Walling | 63-284 | 0579001 | | | put-copies selected features, coordinate information, user-id, a | 9/29/2010 |
| 27 | Justin Schlawin | | | | | put-copies selected features, coordinate information, user-id, a | 1/25/2010 |
| 28 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/3/2009 |
| 29 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/3/2009 |
| 30 | Ellen Jackson | | | | | copy-duplicates features and INFO files to a new user-specified | 11/3/2009 |
| 31 | Devon Witherell | 63-261 | 0153001 | | | put-copies selected features, coordinate information, user-id, a | 9/15/2010 |
| 32 | Devon Witherell | 63-206 | 0160001 | | | put-copies selected features, coordinate information, user-id, a | 9/15/2010 |
| 33 | Devon Witherell | 63-284 | 0579001 | | | put-copies selected features, coordinate information, user-id, a | 9/29/2010 |
| 34 | Devon Witherell | 63-260 | 0157001 | | | put-copies selected features, coordinate information, user-id, a | 9/15/2010 |
| 35 | Devon Witherell | 63-294 | 0149001 | | | put-copies selected features, coordinate information, user-id, a | 9/15/2010 |
| 36 | Devon Witherell | 63-206 | 0160002 | | | put-copies selected features, coordinate information, user-id, a | 9/15/2010 |
| 37 | Devon Witherell | 63-298 | 0580001 | | | put-copies selected features, coordinate information, user-id, a | 9/29/2010 |
| 38 | Devon Witherell | 63-267 | 0162001 | | | put-copies selected features, coordinate information, user-id, a | 9/29/2010 |
| 39 | Devon Witherell | 63-201 | 0578001 | | | put-copies selected features, coordinate information, user-id, a | 9/29/2010 |
| 40 | Devon Witherell | 63-205 | 0154001 | | | put-copies selected features, coordinate information, user-id, a | 9/15/2010 |
| 41 | Devon Witherell | 63-263 | 0150001 | | | put-copies selected features, coordinate information, user-id, a | 9/15/2010 |
| 42 | Devon Witherell | 63-265 | 0156001 | | | put-copies selected features, coordinate information, user-id, a | 9/15/2010 |
| 43 | Devon Witherell | 63-293 | 0161001 | | | put-copies selected features, coordinate information, user-id, a | 9/15/2010 |
| 44 | Devon Witherell | 63-209 | 0155001 | | | put-copies selected features, coordinate information, user-id, a | 9/15/2010 |
| 45 | Robert Gerber | | | | | | 8/13/2015 |

Table F-1 Conserved Lands on Isle au Haut

| # | NOTE_ | CALC_AC | REV | GAP_STA | IUCN_STAT | CL_UNIQUEI |
|----|--|---------------|-----|--------------|-----------|------------|
| 1 | Data provided by Interest1 | 56.6 | | | | 4925 |
| 2 | Data provided by Interest1 | 106.4 | | | | 5008 |
| 3 | shape digitized from survey map | 1.3 | | | | 395 |
| 4 | MEFO usgs 24k | 5.3 | | | | 44 |
| 5 | MEFO usgs 24k | 30.1 | | | | 867 |
| 6 | Acadia National Park easement | 1.4 | y | | | 862 |
| 7 | Acadia National Park easement | 88.7 | y | | | 1058 |
| 8 | Acadia National Park easement | 139.4 | y | | | 1059 |
| 9 | Acadia National Park easement | 103.2 | y | | | 1203 |
| 10 | Acadia National Park easement | 31.9 | y | | | 1204 |
| 11 | | 5.1 | y | | | 1209 |
| 12 | Acadia National Park easement | 0.2 | y | | | 1256 |
| 13 | 2011 Island Report-no deeds or surveys available | 1.7 | | | | 4821 |
| 14 | Acadia National Park easement | 3.1 | y | | | 6207 |
| 15 | Acadia National Park easement | 1.2 | y | | | 6208 |
| 16 | Acadia National Park easement | 0.0 | y | | | 6211 |
| 17 | Data provided by Interest1 | 0.0 | | | | 4984 |
| 18 | Data provided by Interest1 | 0.0 | | | | 4985 |
| 19 | Data provided by Interest1 | 4.6 | | | | 4986 |
| 20 | Data provided by Interest1 | 1.0 | | | | 4987 |
| 21 | Data provided by Interest1 | 0.2 | | | | 4988 |
| 22 | Data provided by Interest1 | 5.5 | | | | 5021 |
| 23 | Data provided by Interest1 | 73.4 | | | | 5237 |
| 24 | Updated attributes only-DKW. Added BPL ID (EAW). | 45.3 | y | | | 1200 |
| 25 | Snapped to metwp24; updated attributes from IFW files. Added | 13.4 | | | | 1538 |
| 26 | New record sourced from BPL islandscomb.shp, attributes verifi | 3.4 | | | | 2650 |
| 27 | put; Added NPS easement | 23.1 | y | | | 1921 |
| 28 | | 22.3 | y | | | 1347 |
| 29 | | 143.6 | y | | | 1348 |
| 30 | | 3062.0 | y | | | 5345 |
| 31 | Verified by SubmergedLands-BPL-DKW. Updated attributes. Cha | 0.3 | Y | | | 5477 |
| 32 | Verified by SubmergedLands-BPL-DKW. Updated attributes. Add | 1.3 | Y | | | 5478 |
| 33 | Verified by SubmergedLands-BPL-DKW. Updated attributes. cha | 2.6 | Y | | | 5487 |
| 34 | Verified by SubmergedLands-BPL-DKW. Updated attributes. Cha | 5.3 | Y | | | 5528 |
| 35 | Verified by SubmergedLands-BPL-DKW. Updated attributes. Cha | 1.4 | Y | | | 5646 |
| 36 | Verified by SubmergedLands-BPL-DKW. Updated attributes. Cha | 0.6 | Y | | | 5726 |
| 37 | Verified by SubmergedLands-BPL-DKW. Updated attributes. Cha | 0.3 | Y | | | 5727 |
| 38 | Verified by SubmergedLands-BPL-DKW. Updated attributes. Cha | 0.2 | Y | | | 5728 |
| 39 | Copied from VerifiedIsl boundaries. Verified by SubmergedLand | 0.5 | Y | | | 6428 |
| 40 | Copied from VerifiedIsl boundaries. Verified by SubmergedLand | 0.5 | Y | | | 6429 |
| 41 | Copied from VerifiedIsl boundaries. Verified by SubmergedLand | 0.6 | Y | | | 6430 |
| 42 | Verified by SubmergedLands-BPL-DKW. Updated attributes. Cha | 0.9 | Y | | | 6431 |
| 43 | Verified by SubmergedLands-BPL-DKW. Updated attributes. Cha | 0.7 | Y | | | 6432 |
| 44 | Copied from VerifiedIsl boundaries. Verified by SubmergedLand | 0.2 | Y | | | 6499 |
| 45 | Data provided by Interest1 | 90.0 | | | | |
| | TOTAL AREA | 4078.7 | | acres | | |



Conserved Lands of Isle au Haut, ME
Isle au Haut Comprehensive Plan
Grid is UTM, NAD83 19N meters
RGG 8/11/15
 Town of Isle au Haut

Fig. F-1

G. Agricultural and Forest Resources

1. Purpose

This section describes Isle au Haut's farm and forest lands and postulates future threats to this resource. It also evaluates the effectiveness of existing measures to protect existing agriculture and forest resources. Policies and Strategies are discussed.

2. Key Findings and Issues

Agriculture and forestry are currently viewed as minor resources on Isle au Haut. There are small pockets of soils considered to be suitable for agriculture, but these are spread over numerous parcels (**Figure G-1**) and there is no large-scale agriculture activity. The forest on Isle au Haut is predominantly softwood, in the form of mature spruce. Due to its old age it is prone to disease, insect infestation, acid rain impacts, and ultimately windfall. There is public concern about wildfire risk.

3. Public Opinion Survey Results

Only one question on the 2007 public opinion survey (**Appendix A**), which asked the respondents to rate the desirability of agricultural enterprises, directly related to agriculture and forestry on Isle au Haut. More than 70 percent of respondents rate agricultural business as highly or somewhat favorable, though some respondents comment that such ventures are impractical. Though no questions directly addressed island forestry, several respondents expressed concern about forest fire risk and the large amount of dead wood.

4. Overview of Existing Conditions

4.1 Agricultural Resources

According to the Natural Resources Conservation Service (NRCS) there are small pockets of prime agricultural soils and soils classified "soils of statewide importance" on Isle au Haut. It must be emphasized that these pockets are small and widely dispersed. There are no commercial farms on the island and no parcels are classified as farmland under current use taxation programs. Note that two parcels are classified as open space. **Figure G-1** shows the prime agricultural soils and soils of statewide importance. Historically, grazing was a major agricultural enterprise, with sheep on Isle au Haut and a number of the outer islands. Presently, small private vegetable gardens are common, though deer and shallow acidic soil are challenges for gardeners.

There is a small community garden behind the school house and there is informal sharing of garden resources and occasional sales of locally-grown fresh vegetables through the store.

4.2 Forest Resources

Much of Isle au Haut is forested. Mature white spruce is the most common tree species, though there are pockets of other species. Soft wood (coniferous trees) are more common than hardwood deciduous trees. Other tree species include red oak, red maple, pitch pine, tamarack, cedar, birch, and a few large old white pines and many varieties of old apple trees. **Figure G-2** shows the general distribution of various vegetative covers on Isle au Haut. **Figure G-3** shows the surficial geology of Isle au Haut.

The Maine Forest Service reports no significant harvests between 1991 and 2008. However, confidentiality dictates that harvests will only be reported if more than three landowners have harvested. This is unlikely in a community as small as Isle au Haut. The cost of transport off island does not make harvesting on Isle au Haut cost effective.

As of 2008, eight parcels (1232.78 acres) are enrolled in the tree growth current use taxation program. Of this, 1038.71 acres are softwood, 173.97 acres are mixed, and 30.10 acres are hardwood.

5. Overview of Regulations Governing Agricultural and Forest Resources

5.1 State Regulations

The state current use taxation programs allow lands engaged in agriculture and forestry (along with land supporting commercial fishing and open space) to be assessed at lower than market value. The discounted rate is based on the parcel's value in its "current use" instead of "highest and best" use. If a parcel is prematurely removed from such a program, landowners must pay a penalty in form of the unpaid taxes.

5.2 Local Regulations

Municipal zoning regulations limit agricultural and forestry activities and restrict agriculture and timber harvesting in Zone E (Resource Protection). The State-mandated Shoreland Zoning Ordinance restricts agriculture and forestry operations in the Shoreland zone.

6. Summary of Current Trends

There is no current large-scale agriculture or commercial forest management on Isle au Haut. There are small areas of prime agricultural soils over a number of parcels, but none is currently used in production beyond a kitchen garden.

The forest on Isle au Haut is predominantly unhealthy mature spruce. The mature forest has been weakened by localized insect infestation and acid rain impacts. The old-aged sections of forest are prone to windfall. There is concern about wildfire risk.

7. Threats to Forest Resources

There are a number of threats to Isle au Haut's forest resources. The Island is prone to strong winds and ice storms, which have damaged forests in the past. Insects, acid rain, and tree diseases also pose a threat to Isle au Haut's forests. Bark beetle and dwarf mistletoe, which causes "witch's brooms," are both common causes of loss of forest vigor.

Fire is a major threat to Isle au Haut’s forest and could also cause property damage and personal injury. The last major extensive forest fires on the island were in the late 1940’s when a drought condition encouraged major fires in other parts of Maine, too. There have been four wildfires on Isle au Haut since 1990, which burned 3.2 acres and cost at least \$2,397. One of these fires was caused by the burning of debris, two were caused by cigarettes, and one was caused by inadequate dousing of a campfire. The Maine Forest Service Wildland Urban Interface (WUI) Community at Risk Hazard Assessment and Mitigation Strategies Report (2009) found that Isle au Haut falls in the high-risk category. Most of the buildings included in this study lacked a defensible space of more than 30 feet, and most buildings have only one, narrow access way with no turnaround. Coniferous trees burn more quickly and intensely than deciduous hardwood trees. The large amounts of brush and grasses near structures and along the road would help spread the fire.

8. *Adequacy of Existing Protection Measures*

There is concern about the adequacy of fire suppression abilities. The WUI analysis suggests that property on Isle au Haut is at risk from damage from wildfires.

9. *Issues of Public Concern*

The public opinion survey expressed concern about the overall health of Isle au Haut’s forests and risk of wild fire damage.

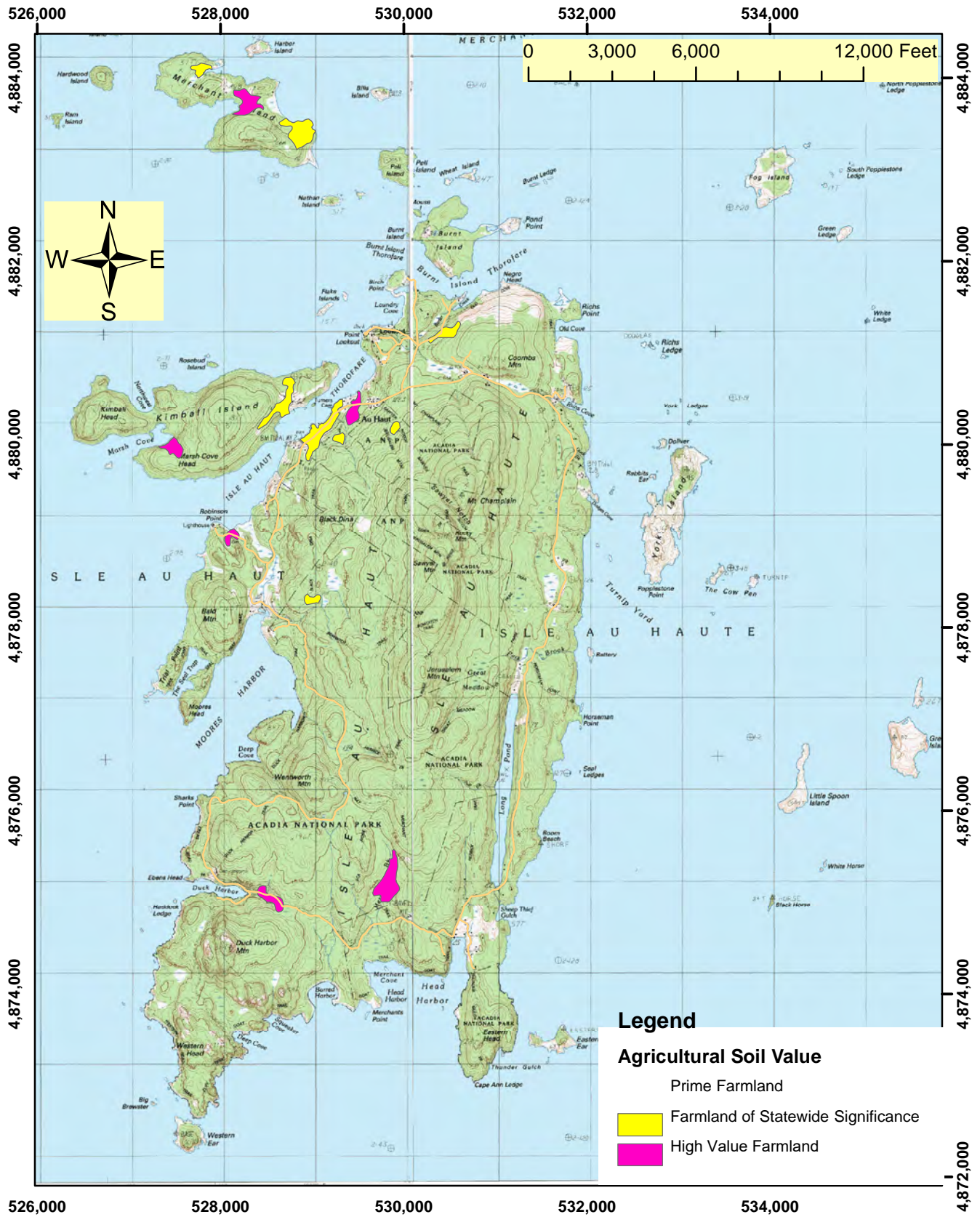
10. *Policies and Strategies*

Policy

1. It is the policy of the town of Isle au Haut to reduce the forest fire risk.
2. It is the policy of the town of Isle au Haut to encourage agricultural enterprises.

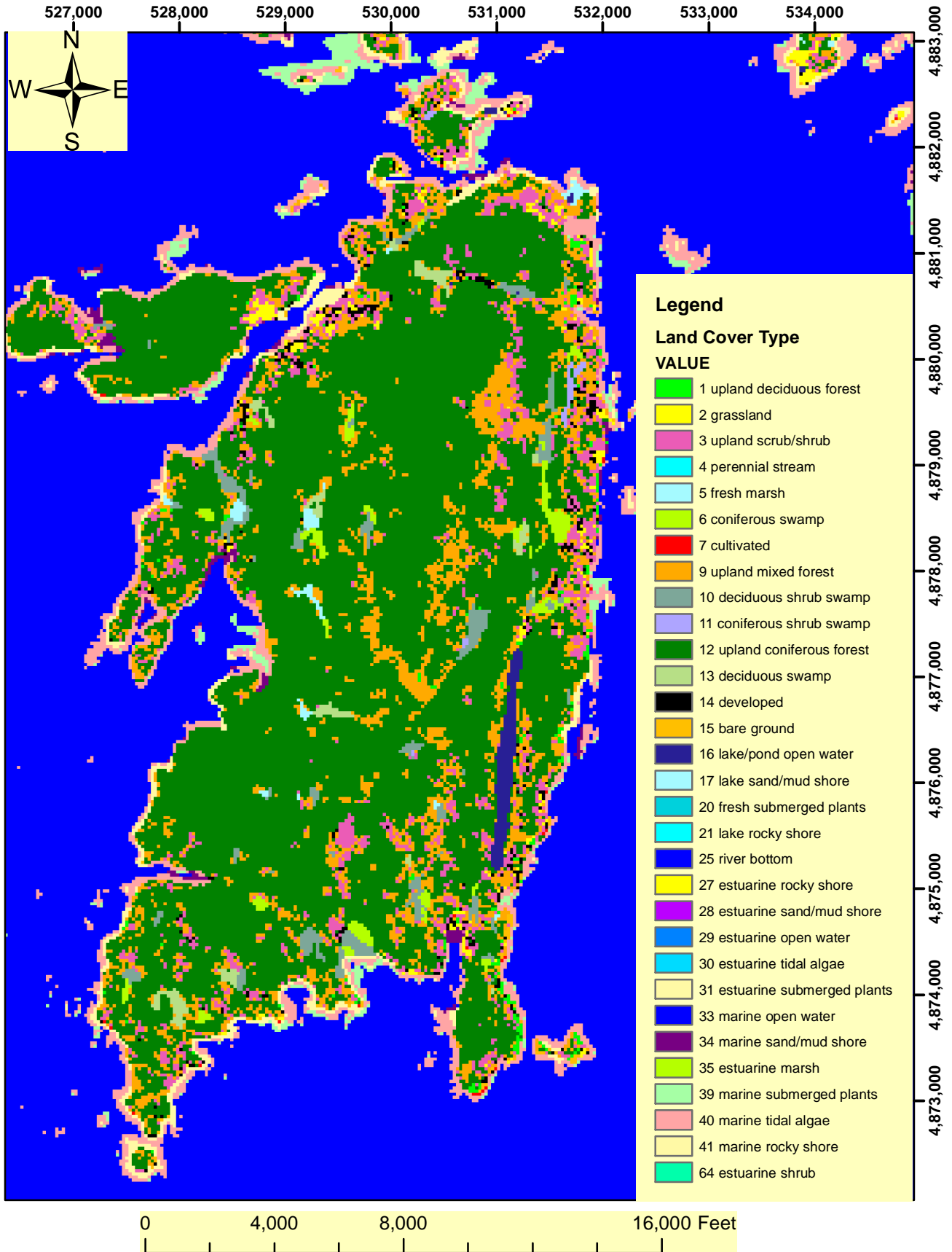
Strategy

1. The town will work with the fire department, National Park Service, landowners, and power company to reduce the amount of deadwood. Timeframe: ongoing.
2. The fire department will hold public fire safety educational sessions, including wild land fire prevention practices. Timeframe: periodically.
3. The volunteer fire department will ensure that equipment is operational and hold periodic trainings. Timeframe: ongoing.
4. The planning board and code enforcement officer will ensure that all forest harvests are conducted in a manner that protects water quality and prevents erosion. Timeframe: ongoing.
5. The Town should consider active forest management on the town-owned lands. Timeframe: near-term



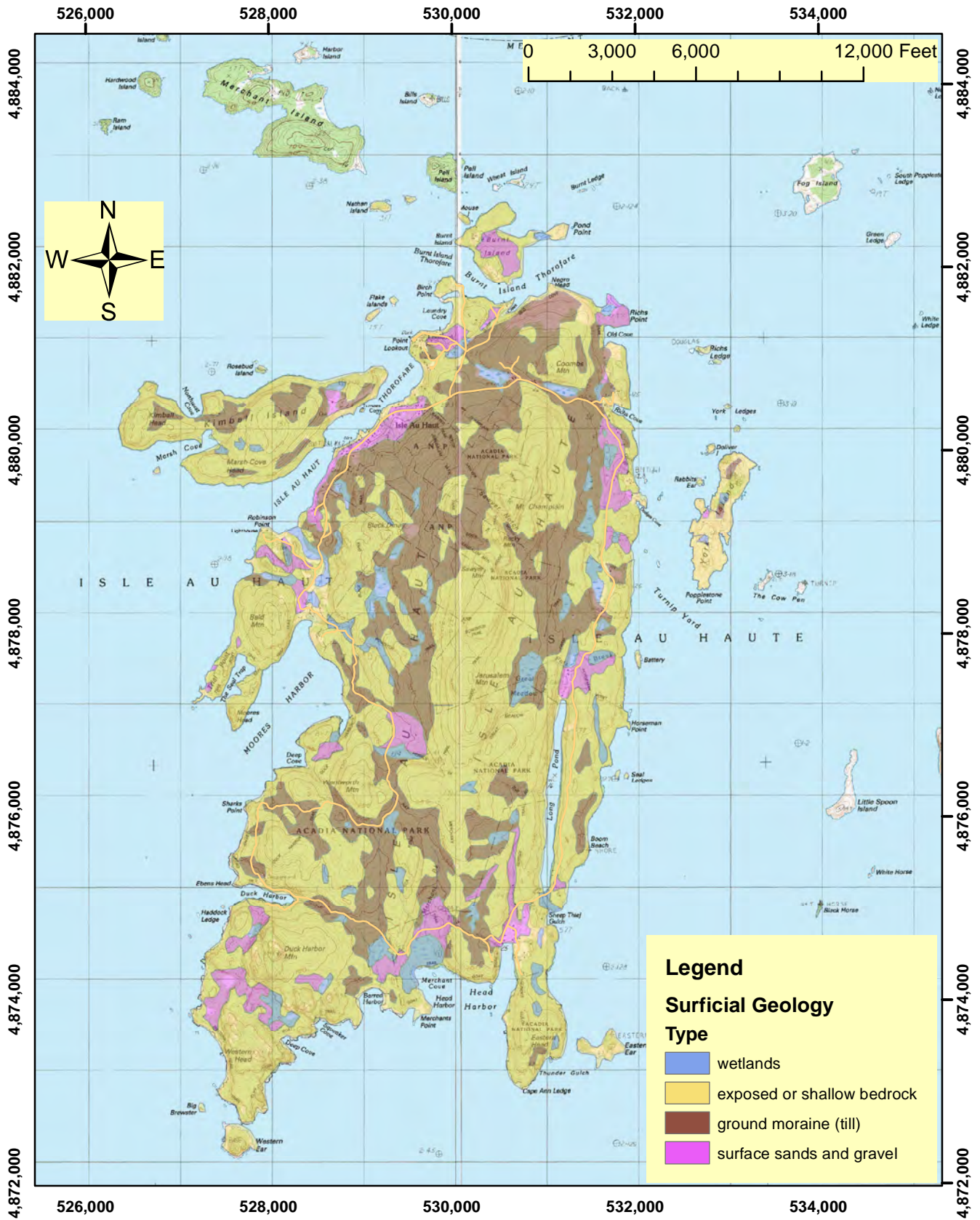
High Value Agricultural Soils on Isle au Haut
Isle au Haut Comprehensive Plan
Grid is UTM, NAD83, 19N, meters
RG 7/23/15

Figure G-1



Land Cover Types
Town of Isle au Haut
 Grid is UTM, NAD83, 19N, meters
 RGG 7-20-16
 Town of Isle au Haut

Figure G-2



Surficial Geology of Isle au Haut
Isle au Haut Comprehensive Plan
Grid is UTM, NAD83, 19N, meters
RG 7/23/15

Figure G-3

H. Historic and Archaeological Resources

1. Purpose

This section outlines the history of the town of Isle au Haut, identifies the different types of historic and archaeological resources, and evaluates their significance. It also assesses current and future threats and the effectiveness of the current measures to protect these resources. Policies and Strategies are discussed.

2. Key Findings and Issues

Isle au Haut has a rich history, with numerous historic and prehistoric archeological sites. There are two properties on the National Register of Historic Places, and numerous properties of local interest. The town's historical collections committee has collected photographs, documents, artifacts, and oral histories.

3. Public Opinion Survey Results

The 2007 public opinion survey found that 88 percent of respondents were interested in protecting historic properties.

4. Overview of Existing Conditions

4.1 Town History

Isle au Haut is located in Eastern Penobscot Bay, about seven miles south of Stonington on Deer Isle. The town of Isle au Haut includes the main island as well as smaller islands south of Merchant's Row. Although people have lived year-round on some of the smaller islands in the past, currently only the large main island has a year-round population. Isle au Haut's proximity to deepwater fishing grounds made it an attractive settlement location. As early as three thousand years ago, Native Americans traveled to Isle au Haut in the summer for fishing and hunting. Shell middens adjacent to the shore attest to this use. By the early seventeenth century, English and French explorers made their way to Penobscot Bay. Samuel de Champlain named the island "Isle Haute" as the Island's mountains cause it to stand above its neighbors. In 1792 Peletiah Barter became the first permanent settler after he was granted a parcel of land by Massachusetts, which at that time included what is now Maine. In 1804 a survey was completed that divided the main island into 40 lots that formed the original basis of the land divisions that exist today. By 1832, 75 families lived on Isle au Haut, many taking advantage of the Island's convenient fishing location. Settlers fished for mackerel, cod, and later, lobster. A lobster cannery was built in the Thoroughfare in the 1860s. During the off-season, fishermen built boats. Small-scale subsistence farming was also present on the Island. By the end of the nineteenth century nearly 300 people lived on Isle au Haut year round. At this point Isle au Haut was no longer part of Deer Isle, and the town of Isle au Haut was incorporated in 1874.

By the beginning of the Twentieth Century, the year-round population of Isle au Haut started to decline. This decline was mainly spurred by advances in the internal combustion engine, which allowed fishermen to reach the remote fishing grounds from the mainland. Railroads and improved road systems on the mainland decreased the importance of coastal shipping. Lobster stocks were also in decline. By 1910, the population fell to 178 year-round

residents. Thirty-five families depended on fishing. The Island had three general stores and two boarding houses in operation. In 1913 Isle au Haut left Hancock County to join Knox County. The population continued to fall. By 1970, the year-round population was 45. Current residents remember times during the 1970s when the population was as low as 17.

While the year-round population was decreasing, the seasonal population was increasing. Summer resorts and cottage colonies became popular around the end of the nineteenth century. The first summer colony was developed at Point Lookout. The increase in summer visitors led to changes on the Island; a road and town hall were built at the beginning of the twentieth century. Caretaking became a common off-season occupation for fishermen.

In the 1940s, the Bowditch heirs donated a significant part of the Island to Acadia National Park. This increased Isle au Haut's popularity as a tourist destination and caused friction with island residents. In the early 1980s a series of land swaps consolidated the park holdings to the southwestern portion of the Island, and federal legislation fixed the park's boundaries at their present state.

Automobiles first came to Isle au Haut in 1914. Electricity came to the Island in 1971 and phone service followed in 1988, after much organization from island residents and summer residents.

Historically, settlement has occurred in six pockets on the main island: Town near the Thoroughfare, the seasonal Point Lookout at the north end, Rich's Cove on the northeast side, Head Harbor at the southeast end, Duck Harbor and Moore's Harbor, both on the west side. These settlements reflect the economic dependence on the water for fishing. Most of these settlements are sheltered harbors. York Island and Merchant Island each once had large enough populations to support schools. **Figure L-4** shows this settlement pattern on the main island.

4.2 Identified Historic and Archaeological Sites

Figure H-1 shows the approximate location of Maine Historical Preservation Commission sites that are known or inferred to represent pre-historic native American summer settlement sites. Historical fishing grounds are also shown on this map.

4.2.1 Federally Recognized Historic Sites

The Isle au Haut Light Station on Robinson Point was the first property in Isle au Haut currently listed on the National Register of Historic Places. It is in fair condition. Fundraising is underway to do some major structural repairs to the Lighthouse and replace its bell, which was lost. The lighthouse is owned by the Town. A lighthouse committee oversees the condition of the lighthouse. The members are appointed by the Select Board. The other buildings associated with the lighthouse are in good condition and currently part of the Keeper's House bed and breakfast.

The other building on the National Register is the Gooden Grant House at Head Harbor. The Gooden Grant House is a wood-framed, two-story home of late Queen Anne style featuring an octagonal tower with bay windows, wrap-around veranda, and a decorative sunburst clapboard detail on the gable ends. Also, associated with the property is a small garage/shop and the remains of a structure erected for temporary docking of large vessels. The interior of the house retains original plaster walls and woodwork, including varnished bead-board wainscot in the kitchen and dining rooms, original pine cabinetry in the kitchen, molded baseboards, and varnished interior door/window casings. Competently built in 1907 by a mainland carpenter for a successful Maine island lobster fisherman during one of Maine's most culturally rich periods of maritime history, the Gooden Grant House retains a high degree of all seven aspects of integrity.

The Maine Historic Preservation Commission recommends a comprehensive survey of Isle au Haut's Historic above ground resources to identify other eligible properties.

4.2.2 State Recognized Prehistoric Sites

The Maine Historic Preservation Commission has identified 50 prehistoric sites, or sites that predate written history. These sites are located along the shore or on rocky cliffs overlooking the shore. Shell middens make up nearly half of the sites. Several sites near Duck Harbor were bedrock quarries from which material was mined for stone tools and weapons. As of May 1, 2008, two-thirds of the shoreline had been surveyed at the reconnaissance level. The Maine Historic Preservation Commission recommends a survey of the remaining shoreline, as well as an intensive survey of the town.

4.2.3 State Identified Historic Sites

The Maine Historic Preservation Commission has identified 25 historic archaeological sites within the town of Isle au Haut. **Table H-1** lists these sites. Eleven of these sites are shipwrecks, while the others are historic buildings, settlement sites or structures. As of 2010, no in-depth historic archaeological analysis has been conducted. The Maine Historic Preservation Commission recommends that future field work should focus on the mid-eighteenth century settlements as well as early industrial, residential and agricultural sites.

Table H-1 Historic Archaeological Sites

| Site | Type | Time Period |
|---------------------------|---------------------------|--------------------------------------|
| "New Boxer" | American wreck, schooner | Jan.5,1912. |
| "Mabel" | American wreck, schooner | Oct.,1890. |
| Hamilton/campground | American domestic | Mid-19th c. - 3rd quarter 20th c. |
| Hamilton | American domestic | Mid-19th century - 20th century |
| Hamilton Cemetery | American cemetery | 1887 or earlier-1919 |
| "Mary Powers" | American wreck, schooner | 1885 |
| "Lizzie W. Hunt" | American wreck, schooner | 1879-1906 |
| "Sunny Region" | Canadian wreck, bark | 1877 |
| "Catherine D. Enos" | American wreck, gas screw | 1904-1912 |
| "George Gress" | American wreck, schooner | 1885 - Sept, 1940 |
| Eli Creek Cove House | Anglo-American domestic | Probably Late 19th c to early 20th c |
| Moore's Cabin | American domestic, cabin | Early 20th century to present |
| Ebenezer Leland | American settlement | Late 18th c to late 19th c |
| "A. Gibson" | Canadian wreck, schooner | October 1889 |
| "C.T.W." | Canadian wreck, schooner | October, 1917 |
| "Carrie" | Canadian wreck, vessel | July [1910?] |
| "Frank H. Wilson" | Canadian wreck, schooner | 1878 |
| "Duroe" | American wreck, schooner | May 10, 1890 |
| Merchants Cove | American domestic | Established ca. 1820 to 1840 |
| Duck Harbor Mt | American structure, | Unidentified nineteenth century? |
| W.H. Harvey | American domestic | 19th century |
| Moore's Harbor unknown | American domestic | Ca. 1882 |
| Moore's Harbor stone pile | American structure, | Unidentified nineteenth century? |
| Moore's Harbor marsh rd | American road | Ca. 1880 |
| Ely Creek House 2 | American domestic | Nineteenth century |

4.3 Locally recognized historic sites

Other historic buildings include the Church (circa 1857) and the town hall (circa 1906). The Church is in good condition and care is overseen by the Church Trustees. The town hall is also in good condition, with a maintenance budget. The roofing was replaced in 2009.

Several schoolhouses exist on the Island. One is in use currently and was built in 1910. The two remaining structures are located in Head Harbor and Turner's Cove (Nineteenth Century). The Turner's Cove schoolhouse is currently a privately owned seasonal rental and is in good condition. The Head Harbor School house is owned by the town and rented as a residence. It is in poor condition.

Other individual houses may have historic value and potential maintenance issues. These are all privately owned.

4.4 Town Historical Collections

The town has an active Historical Society committee. The organization has worked to gather oral histories from long-time residents and collect photographs, ephemera and artifacts related to Isle au Haut. The organization identified island cemeteries and created a database with GPS coordinates. It hopes to create a similar database with information about buildings. Members are in the process of scanning town reports and documents. Materials are currently housed in the library and reading room. Harold Van Doren has given part of his extensive collection of historical documents and artifacts to Wayne Barter.

5. Existing Regulations Governing Historic and Archaeological Resources

5.1 Federal Regulation

Only two Island properties (the Lighthouse and the Gooden Grant House) are listed on the National Register. It should be noted that listing on the National Register does not restrict what the property owner may do to the property. It does, however, offer greater protection against demolition by state or federal agencies.

5.2 State Regulation

Several state laws regulate the use of historic and archaeological resources and impact of land use on those resources. These laws generally restrict the actions of projects funded by federal or state money.

5.3 Local Regulation

Section 16(D)(6) of the Shoreland Zoning Ordinance requires that the Planning Board, in order to issue a permit, must find that is no adverse effect on archaeological resources as designated in the Comprehensive Plan.

6. Adequacy of Existing Protection Measures

MHPC recommends a more detailed survey of both historic and archeological resources.

7. *Threats to Historic and Prehistoric Sites*

The major threat to historic and prehistoric sites is inadvertent damage through new development because the sites may be unidentified. Until recently, the town's planning board lacked a code enforcement officer to enforce any ordinances and guidelines to protect such sites.

8 *Issues of Public Concern*

Residents have expressed an interest in continuing the collection of oral histories to capture the flavor and stories of the past. There is some interest in establishing a permanent location for Isle au Haut's historical collections.

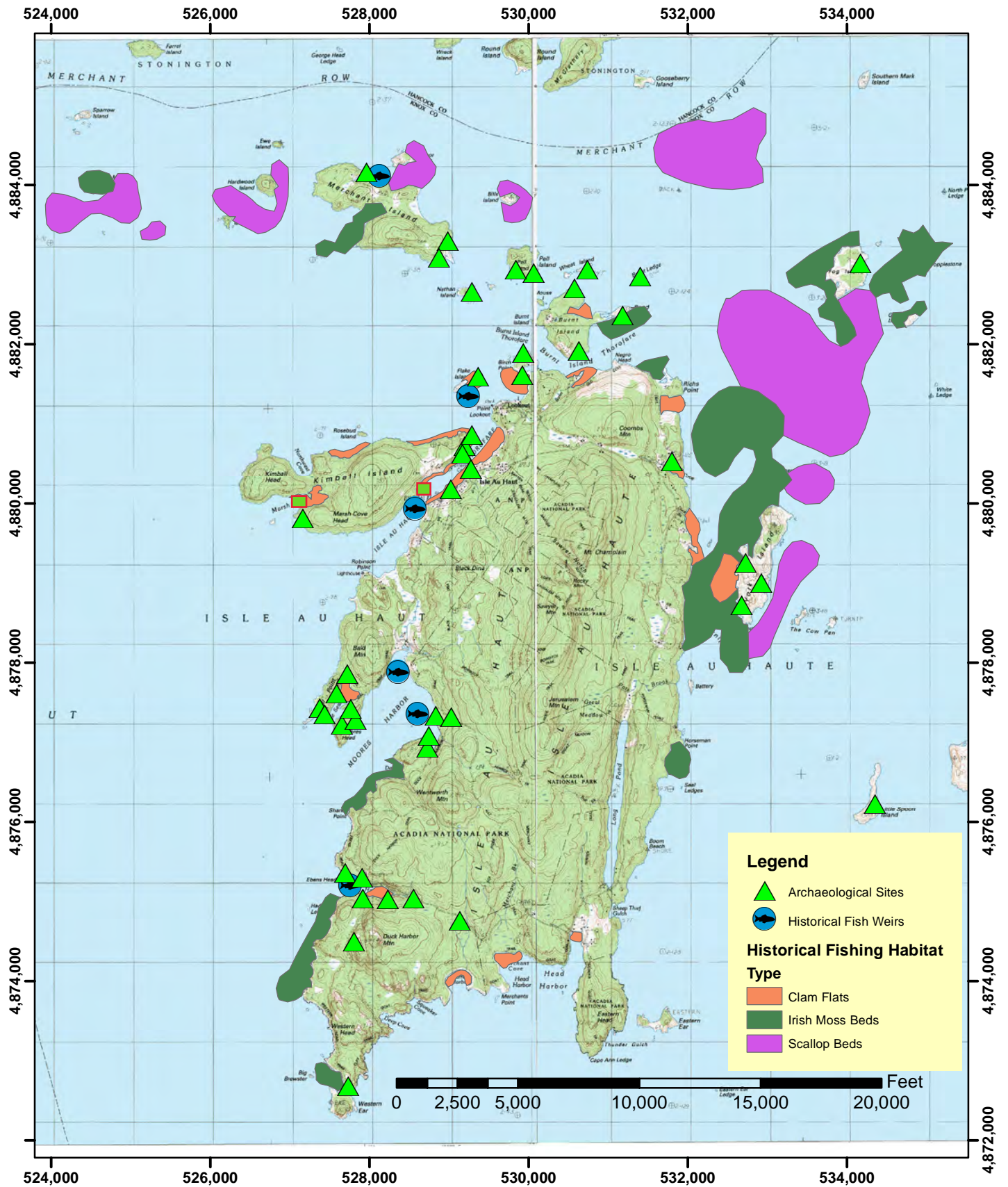
9. *Policies and Strategies*

Policy

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

Strategy

1. The town shall continue to support the work of the Historical Collections Committee. Timeframe: ongoing.
2. The Historical Collections Committee shall continue scanning and protecting archival documents and photographs. Timeframe: ongoing.
3. The Historical Collections Committee shall work to identify key cultural resources, and ensure that this information is available to the town and the planning board. Timeframe: ongoing.



Archaeological Sites & Historical Fishing Habitats
Isle au Haut Comprehensive Plan
 Grid is UTM, NAD83, Zone 19N, meters
 RGG 9-18-15

Figure H-1

I. Water Resources

1. Purpose

This section describes the quality and characteristics of Isle au Haut's water resources. It also addresses suitable uses, and to what extent the quality or quantity of the water resources will be threatened by future land uses. This section also assesses the adequacy of existing water protection measures. Policies and strategies are discussed.

2. Key Findings and Issues

Figure I-1 shows the important water resources on Isle au Haut. Water resources are valued by the community. Wetlands provide important habitat and help regulate ground water levels and streamflows. Long Pond provides many important recreational opportunities in addition to wildlife habitat.

Most of Isle au Haut's residents depend on ground water, while a few rely on surface water for their household water supply. The quality of the pond, streams and wetlands could be impaired by uncontrolled development. Care should be taken in new construction to reduce sedimentation and impervious surface run-off. The 2007 public opinion survey suggested public concern about the water quality of the pond. A recent ground water survey noted that more residents should test their drinking water for arsenic, lead, fluoride and radon, in addition to the more common iron and manganese. Existing ordinances are now being enforced by a code enforcement officer.

3. Public Opinion Survey Results

The 2007 public opinion survey asked residents to rate their satisfaction with the water quality of Long Pond, and the recreation opportunities available on Long Pond. A majority of respondents, 55 percent, were satisfied with the water quality of Long Pond. More year-round residents (75 percent) rated the pond water quality as satisfactory than did seasonal residents (52 percent). A number of narrative comments reflect that people have heard or witnessed something to indicate that the water quality of the pond is deteriorating. These comments also reflect a fear that the water quality of the pond will be threatened by future development. Overall, residents are satisfied with recreational opportunities on Long Pond.

A separate 2009 survey gathered information about ground water. This survey indicated that the quality and quantity of ground water is generally good. These results are discussed in depth in the ground water section.

4. Ponds and Watersheds

4.1 Long Pond

Long Pond, or Turner's Lake, (MIDAS 5562) is Isle au Haut's only inland freshwater pond. Long Pond is valued by the community both for its natural beauty and its uses for water recreation potential. It is a Great Pond (inland water bodies greater than 10 acres in size held in trust by the State of Maine). Physically, the lake is 6960' (1.32 miles) long, about 600' wide at its widest point, and has a surface area of 69 acres. The greatest Pond depth is 59' about in the center of the Pond, just north of where Bull Brook enters from the west. The perimeter is 14,546

feet. The mean depth is 18 feet and the watershed area is 425 acres. The flushing rate is about 0.8 flushes per year. Long Pond is home to American eel, brook trout, golden shiner, ninespine stickleback and rainbow smelt. Maine Department of Inland Fisheries and Wildlife (ME IF&W) currently stocks the pond with brook trout, and have stocked landlocked salmon and rainbow trout in the past. There is no dam on the pond; the outlet is a natural sill. Water quality data has been acquired sporadically, but it does give us a general picture of the pond condition.

Past water quality sampling has included Secchi disk readings, profile measurements of temperature, dissolved oxygen content, pH, specific conductivity, and a few phosphorus grab samples. In the summer of 2016, the Planning Board Chairman conducted the first ever regular biweekly summer sampling of Secchi disk transparency in the Pond. The recorded data have all been gathered from sampling in the deepest part of the Pond, just north of where Bull Brook enters the Pond. In some years there were multiple sampling episodes. The profile sampling enables the delineation of the thermocline and break between the epilimnion and hypolimnion.

The full history of Secchi disk readings is shown on **Figure I-2**. The range of Secchi disk readings goes from approximately 5 to 11 meters with a mean reading of just below 8 meters, suggesting moderately good water quality. A straight line regression through the data points suggests a slight increase in Secchi disk depth with time, but the R^2 value is quite low so there is not much confidence in that conclusion.

The profile data have been divided into three categories: late spring data; summer data; and fall data for purposes of graphing and comparison. The first three of these profile graphs include temperature and dissolved oxygen saturation. The graphs are arranged so that the Y-axis serves a dual purpose of providing a baseline for graphing both temperature and saturated dissolved oxygen. Thus, 60 on the X-axis serves to represent 60 degrees Fahrenheit or 60% dissolved oxygen saturation, depending on which line of the graph you are referring to (i.e., whether it is a temperature plot or a dissolved oxygen plot on a particular date). The Y-axis is the depth below the pond water surface, in feet. The direction of the axis is reversed from the usual convention where the values would increase in an upward direction. Using these graphing conventions, the temperature and dissolved oxygen saturation plots show the profiles as if you were looking at a cross section through the lake. **Figure I-3** represents late spring condition profiles; **Figure I-4** represents summer profiles; **Figure I-5** represents fall profiles.

Both the temperature and dissolved oxygen saturation profiles show a thermocline and bottom of the epilimnion to occur at a depth between 25' and 30' depth. From June through October the temperatures are relatively homogeneous in the upper 25 to 30 feet, then decline to the low to mid 40° F range near the deepest point at 55' depth. The upper temperature range is shown to be 58° to 75° depending on the season (all data have been acquired from June through October).

The dissolved oxygen saturation is also relatively homogeneous in the upper 25' to 30', except for the profile of August 24, 2009, (a drought year) which was rather anomalous. The dissolved oxygen saturation varies from 87% to 102% in the epilimnion, the bottom of which is shallower earlier in the summer and deeper in the fall. The oxygen saturation percent decreases to 0% to 8% at the deepest point of 55'. A condition of very little oxygen at the bottom of a lake in the hypolimnion is common. Decaying organic matter there uses the available free oxygen in the water. This reducing environment can release trapped phosphorus in the bottom sediments, raising phosphorus concentration in the water column. It is the phosphorus that enables the chlorophyll to be produced and the algae to grow. It is desirable to minimize the algae growth so that the lake clarity is not greatly reduced and toxic algae blooms do not occur.

Figure I-6 shows depth profiles of pH and specific conductivity in a different manner than the temperature and DO profiles. Here the depth is on the X-axis, conductivity is on the left Y-axis, and pH is on the right Y-axis. Conductivity increases with depth and pH generally decreases with depth. The ideal pH range for brook trout is 6.5 to 8, but they will tolerate down to 4.0. These conditions are showing the effects of decaying vegetation in the deep spot, which seems to be a sink for organic matter on the pond bottom.

There do not appear to be any obvious trends in the data. However, the record only began in 2007 so length of the record is not long and the density of the data is low (not many readings per year). Not much of the lake has a water depth greater than 30' (**Figure I-7**) so it is only a small deep spot in the center of the pond that has the reduced oxygen condition and lower summer temperatures, lower pH and higher conductivity. We have almost no data that could be used to quantify or estimate algae content in the water or the change of algae density with time. With respect to the latter point, there are some data available on the Maine DEP website for Long Pond. There are two chlorophyll *a* readings (1994: 2 µg/L at 10 meter depth, and 2011: 1.5 µg/L at 8 meter depth) which are very low. The Pond is currently considered mesotrophic. A mesotrophic lake is defined as moderately productive, with a moderate level of nutrients. The pond water quality seems to be dominated by the natural decay of organic matter, almost all of which is naturally occurring and washes into the lake during heavy rains and snowmelt. The Pond is classified as "GPA" in the Maine Department of Environment classifications that control direct discharges. Under this classification, no direct discharges are permitted to the pond.

One final concern about the lake is the impact of seagull defecation in the waters. Large groups of seagulls commonly land in the southern part of the pond. No studies of coliform distribution in the lake have been done. Since some homeowners along the southeast side of the pond use lake water for some of their domestic water needs, and since there is a lot of swimming in the southern end of the pond, the potential risk posed from bacteria and other pathogens that may be passed to the Pond by the gulls should be evaluated.

4.2 Other Watersheds

Figure I-1 shows the general delineation of surface watersheds and palustrine wetlands on Isle au Haut. Notice that none of the watersheds are very large in size; therefore, the streams that drain them are small in size. Those watersheds with perennial streams will generally have large wetlands within them.

5. *Freshwater Wetlands*

Isle au Haut has numerous inland wetlands, which provide important habitats for birds and plants, as well as water filtration and flood storage capability. In addition to these wetlands, there are many vernal pools and seasonal wetlands. As of this date (2016) the State has not yet mapped the vernal pools. **Figure I-1** shows the palustrine wetlands on Isle au Haut. These include marshes, swamps, bogs and fens with salts in concentration of less than 0.05 percent. These wetlands are addressed in more detail in the Critical Natural Resources section.

The floodwater storage capacity of the island's wetlands is quite large. Stream flows are quite moderated due to this storage capacity. However, the storage capacity can be overwhelmed under very large rainfalls such as more than 5 inches in a day. An example occurred several summers ago when Jones Brook (which empties into the northeast corner of Moore's Harbor),

which normally flows with only a trickle of water in the summer, became a raging torrent and went to bank full conditions, leaving a lot of physical evidence of an extremely high flow rate when the bogs that normally moderate its flow filled to capacity.

6. *Streams*

Isle au Haut has numerous brooks and streams. Most are small and the flow is seasonally variable. The Maine Department of Environmental Protection has classified these streams as Class “B” (**Figure I-8**). Class B waters “are general-purpose waters and are managed to attain good quality water; aquatic life use goal approximately Tier 3 on the Biological Condition Gradient. Well-treated discharges with ample dilution are allowed.” Several of these streams, including Barter’s Creek, Jones Brook, Eli’s Creek, and the brook just west of the Nat Merchant Trail are notably scenic.

7. *Coastal Wetlands*

Coastal (saltwater) wetlands are generally considered to be intertidal areas between high and low tide. Various state and federal regulatory programs have various specific definitions to describe the jurisdiction under various statutes and regulatory programs. These wetlands are important spawning grounds for marine life and habitat for waterfowl. Where the coastal wetlands are wide or contain saltwater marshes, these wetlands can reduce the impact and runoff of coastal storm waves.

There are two water quality classifications in the coastal waters of Isle au Haut (as defined by the Maine legislature) as shown on **Figure I-8**: Class SA and Class SB. Class SA is the highest water quality classification and surrounds most of the ANP shoreline. The islands’ natural resources are addressed at greater length in the Critical Natural Resources section.

8. *Flood Hazard Areas*

FEMA has mapped the coastal flood hazards of Isle au Haut, effective July 6, 2016, for the first time. No inland stream flood zones have been mapped yet, however. **Figure I-9** shows the 100-year flood zones. With the exception of the more sheltered areas, most of the 100-year flood zones come up to elevation 17 feet above NAVD88 datum (approximately mean sea level). The town has formally adopted a Floodplain Management Ordinance at Town Meeting and applied to join the National Flood Insurance Program (NFIP).

Although inland streams have not been mapped for flood hazard, very large rainstorms (e.g., greater than 5 inches in 24 hours) have caused damage to roadways, especially near Moore’s Harbor and within Acadia National Park.

9. *Groundwater*

9.1 Physical Characteristics of Wells

Sebago Technics conducted a survey in 2009, in which 58 households responded. Respondents report some flowing artesian wells. Twelve dug wells were reported, which can be dependable water sources if saturated soil is significantly deep and the well has a sufficient recharge area. Dug wells, however, have a greater potential for bacterial contamination than

drilled wells. Isle au Haut's soils generally rate low in permeability, so dug wells on the Island should be considered "low yield".

In addition to data gathered from the town-wide well survey, there is an additional data source from the Maine Geological Survey, which compiles data from well drillers who are required to report the results of well drilling to the Survey. However, a lot of Isle au Haut well driller data were not properly located and are not of use for many purposes. But some of the well locations are known. Wells for which we have some data as of 2016 are shown on **Figure I-10**. Most of the wells on the island are drilled. The highest well yields reported are 40 gpm. Wells are considered "high yield" with a yield of 10 gpm or more. Based on the Sebago Technics 2009 report, the median yield of wells in the Cranberry Island volcanic tuffs and rhyolite bedrock (near town) was 5 gpm, which is typical of coastal Maine. The median yield of those in the gabbro and diorite bedrock (on the east side) was 15 gpm. The high yield wells are not necessarily located where data analysis might suggest. Most drilled wells on Isle au Haut would be considered shallow in other coastal Maine towns. The deepest drilled wells on Isle au Haut are 420 feet.

In the summer of 2000 and the fall of 2002, an Amherst University student, Brandon Barker, did a water level survey of 87 wells on Isle au Haut that included both drilled and dug wells. He found that the mean depth of the water below ground surface was 9.8 feet with a median depth of 4.1 feet and a standard deviation of 13.8 feet. The deepest static groundwater level was 70.2 feet below ground surface.

Sebago Technics noted that existing soil maps lack accuracy and recommended additional soil and bedrock mapping for more detailed ground water planning. However, they note that there is "more than ample groundwater available to serve the current and reasonably foreseeable needs of the island population."

9.2 Groundwater Quality Considerations

Of the 58 households that responded to the 2009 survey, 29 reported water test results for particular contaminants. Three wells reported water tests at indicating excessive bacteria, which is a lower percentage of wells tested than found in other coastal towns. Ten households reported tests that indicated high iron and/or manganese. One household noted high radon levels.

Only one household participating in the survey reported saltwater intrusion in their well, and anecdotal evidence suggests that there may be one or two more instances of this. Wells drilled on land facing open-ocean and located on a point or peninsula are at a higher risk for salt water intrusion. Fifty percent of the wells in the 2009 survey have static groundwater levels within four feet of the ground surface.

Since the 2009 survey was done, there have been two additional important sources of data on groundwater quality. The first was an unpublished 2012 study by a high school student, Noah Williams, working under the guidance of a Dartmouth College professor, sampled 19 wells on Isle au Haut for the trace elements of arsenic, cadmium, chromium, copper, iron, lead, manganese, nickel, selenium, uranium, and zinc. Eight of the 18 wells had manganese concentrations greater than the EPA Secondary Drinking Water Standard of 50 ppb; nine wells had iron concentrations over the same standard for iron of 300 ppb (and one well was over 1000 ppb and one was over 3400 ppb); and two wells were over the EPA Primary Drinking Water Standard for arsenic of 10 ppb. The distribution of these groundwater quality exceedances is shown on **Figure I-11** (multiple exceedances are shown for some wells).

The second important revelation in groundwater quality occurred in the summer of 2015 when the ICDC tested the houses it rents and found concentrations of iron, manganese, fluoride, arsenic, and radon that exceeded drinking water standards, most notably in the Coombs Mountain area granite. Fluoride is a very unusual naturally-occurring contaminant to find over the Safe Drinking Water Limit, and the presence of arsenic over the standards there in two wells may suggest it is more common than previously thought.

In summary, iron and manganese are very common constituents of groundwater on Isle au Haut but can be usually removed with simple ion-exchange filters. Arsenic can be more difficult to remove but can also usually be removed with certain types of filters. Fluoride is quite difficult to remove. A fact sheet on the potential risks in the island groundwater was mailed to all taxpayers in June 2016 and is included here as **Table I-1**.

10. Public Water Systems

Isle au Haut has one public well located at the ranger station near the public landing. Public wells do not have to be publicly owned, but must serve a certain number of the public. Owners and operators of the public water systems must be notified of land use decisions that could affect the quality of the public water. The Maine Bureau of Health, Department of Public Services considers the Stevens storage area at the southern side of Coombs Mountain to be the only major land use risk.

11. Regional Considerations

Because Isle au Haut is an island, there are no regional water issues.

12. Adequacy of Existing Protection Measures

Isle au Haut's town zoning ordinances and state shoreland zoning regulations are designed to protect water resources. The Shoreland Zoning Ordinance was not strictly enforced in the past due to the lack of an on-island Code Enforcement Officer. Recently an on-island Code Enforcement Officer was appointed and he is gradually educating the public on the requirements of the Town ordinances and beginning to initiate inspections and enforcement activities. Land use controls are the strictest in the resource protection zones and the remote shoreland areas. Respondents to the 2007 public opinion survey expressed concern about increased residential development near the pond in the accessible shoreland zone. The minimum lot size of the accessible shoreland zone is 0.7 acres, and this is the smallest minimum lot size on the island. However, there is a 125-foot buffer zone around Long Pond and Moore's Swale that prevent almost all new land uses within that Town Resource Protection Zone.

13. Threats to Water Resources

Non-point source pollution, malfunctioning septic systems, and leaking petroleum storage tanks are the three largest threats to water quality. A malfunctioning septic system discharges a high load of bacteria, BOD, and nutrients directly to the ground surface, which may find its way quickly into surface water as runoff. "Non-point source" pollution can occur when surface runoff conveys sediment that might have phosphorus or other constituents harmful to surface waters, or other pollutants such as dispersed petroleum products on a road into surface

waters. At one time there were overboard discharges (“point sources”) in the Thoroughfare; however, they have all been removed.

14. *Issues of Public Concern*

The 2007 public opinion survey suggests that members of the community are concerned about the water quality of the lake. Some of these concerns may be due to concerns about the risk of pathogen infection from seagull defecation in the pond. Some of the concern may be based on pond water clarity due to algae growth. Additional water quality monitoring over a long period of time will establish the trends.

The hydrogeologic studies and well water quality studies done recently suggest that there may be more harmful naturally-occurring constituents in groundwater than might have been previously assumed. More well owners should be doing more comprehensive testing of their water, particularly for iron, manganese, arsenic, lead, fluoride, and radon.

15. *Policies and Strategies*

Policy

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

Strategies

1. The road commissioner and planning board shall use and encourage the use of best management practices in all roadwork and earthwork construction. Timeframe: ongoing.
2. The town shall cooperate with Acadia National Park to continue to monitor the water quality of Long Pond. Timeframe: Ongoing.
3. The planning board and code enforcement officer shall enforce shoreland zoning ordinances. Timeframe: ongoing.
4. The planning board shall require that all subdivision and building permit applicants demonstrate that their developments will not have an adverse impact on ground water quality and quantity. Timeframe: ongoing.
5. The town will properly store and encourage the proper storage of materials that are used by the Town but which may become harmful to water quality if leaked into the ground or waterways. Timeframe: ongoing.
6. The planning board shall review and attempt to update the State-mandated Shoreland Zoning Ordinance to incorporate new knowledge gained since its imposition on the Town in 1995 by the State.
Timeframe: 2016-2017

Table I-1 Ground Water Quality Fact Sheet

The well that serves your home is drawing water from geologic materials that can put elements and chemical compounds into your well water that can adversely affect your health. The danger can come not only from drinking the water but also from inhaling vapor from evaporated water from the shower head and faucets. To assess the risk to your family's health, it is recommended that you test your water for some standard parameters including fluoride, arsenic and radon. If you have a basement or a high radon concentration in your well water, you should also test for radon in the air. Until several years ago, very few residents and renters on the island had tested their water. Well drillers commonly only test for a very few parameters when they drill a new well. Recently, tests done by both the Town and ICDC have shown unsafe concentrations of fluoride, arsenic, and radon in Isle au Haut wells. This may indicate that these elements are more common in island groundwater than previously thought. The island bedrock contains metals and other minerals that can put these natural contaminants into the water. No state or federal agency will test your water for you except in special circumstances. Contact the Maine Health and Environmental Testing Laboratory (207) 287-2727 for the most economical test kits. A test kit order form has been placed on the Town website: www.isleauhautmaine.us. Order either the "FHA" kit for just water tests, or the "Healthy Home Kit" which also includes a test for radon concentration in the air.

RADON IN WATER & AIR

Radon is a naturally occurring radioactive gas that comes from the normal breakdown of uranium which can occur in high concentrations in the granitic rocks that underlie much of Isle au Haut. Radon can rise as a gas through the ground or enter your home's air from well water drawn into the house. Well water containing radon entering the house through faucets, showers or the like puts radon into the household air.¹ Radon has been proven to cause lung cancer in people that inhale it in high doses. It is the second leading cause of lung cancer overall, and the leading cause for people who do not smoke, although it takes years of exposure to high levels of radon before anyone might get lung cancer due to radon. Radon can be removed from both air and water by special treatment units. During the construction of new homes, a radon ventilation system is recommended as part of construction. For more information, visit www.maineradiationcontrol.org

ARSENIC IN WATER

Arsenic occurs naturally in rocks and soils.² Some well water on Isle au Haut has been found to have high arsenic concentrations. Long-term absorption (many years) of arsenic can cause skin damage, problems with the circulatory system, and an increased risk of cancer.³ There are treatment units that can reduce arsenic concentrations to safe levels.

FLUORIDE IN WATER

Drinking a water with a low concentration of fluoride is good for dental health to prevent cavities. But somewhat higher fluoride concentrations can be detrimental to health.⁴ High concentrations of natural fluoride are rare but have been found in some granitic rocks on Isle au Haut. Treatment technologies are available but are more expensive than many other types of treatment system that remove, for example, just iron and manganese.

Other Constituents of Concern

Iron and manganese are usually not harmful, except in very high concentrations, but can stain laundry and plumbing fixtures. It can be removed with standard ion exchange systems. E-coli bacteria can be harmful and usually indicates a nearby source of animal waste or septic effluent. You can chlorinate the water or treat it with ultraviolet light, but the best solution is to remove the source. Lead is irreversibly harmful in very low concentrations to the development of the brains of young children. It usually comes from old-style soldered joints in copper plumbing systems, but can also come from certain minerals in the ground in rare cases. It is normally removed with activated carbon filters.

Interpreting Test Results

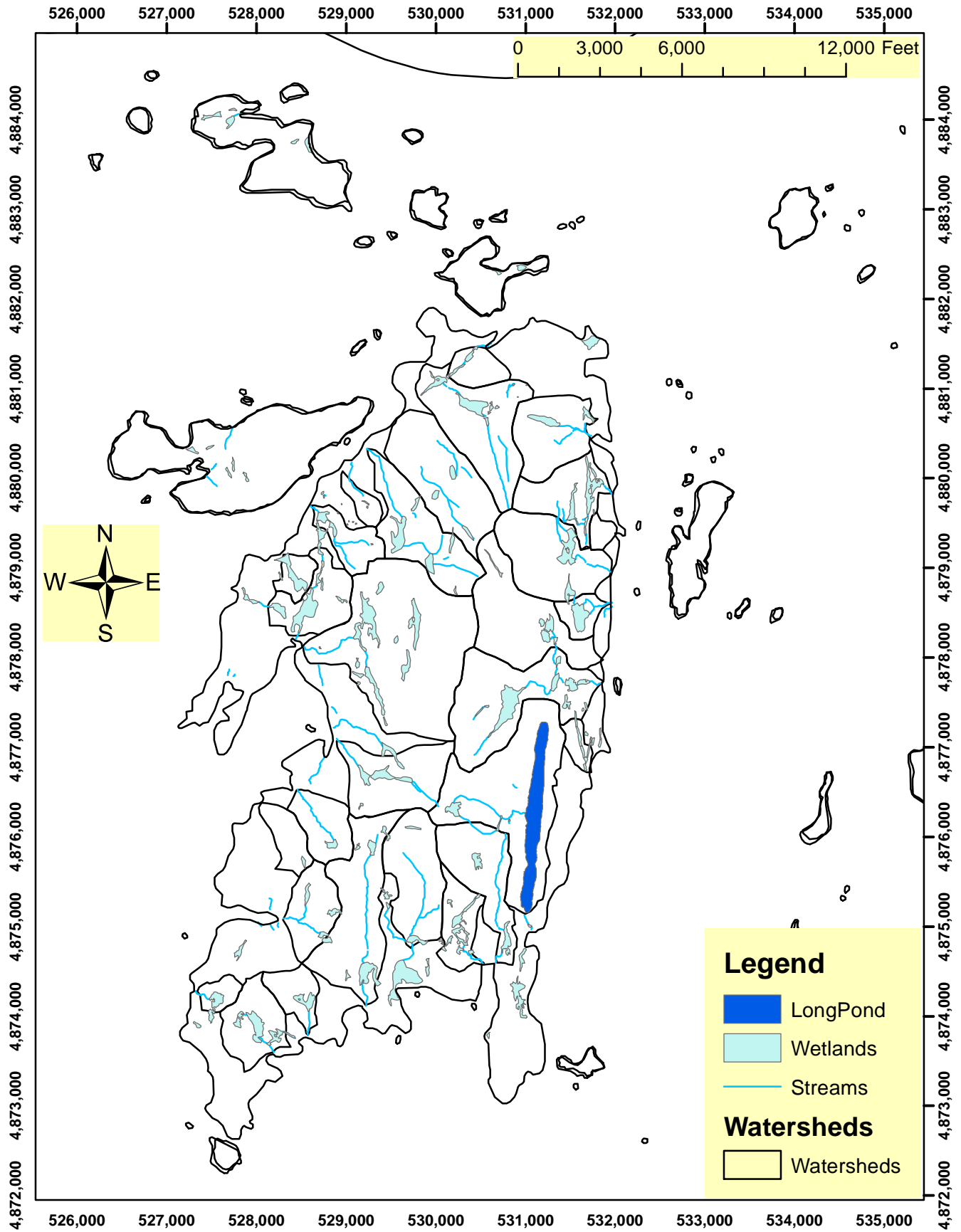
Understanding the significance of your test results can be difficult. Call Bob Gerber at 207-838-1418 or email him at PlanningBoard@IsleauHautMaine.us and he will help you interpret the results.

¹ <http://www.cdc.gov/healthywater/drinking/private/wells/disease/radon.html>

² <http://water.epa.gov/lawsregs/rulesregs/sdwa/arsenic/Basic-Information.cfm>

³ <http://water.epa.gov/drink/contaminants/basicinformation/arsenic.cfm>

⁴ <http://water.epa.gov/drink/contaminants/basicinformation/fluoride.cfm>



Water Features of Isle au Haut
Isle au Haut Comprehensive Plan
 Grid is UTM, NAD83, 19N, meters
 RGG 7-23-15

Figure I-1

Figure I-2

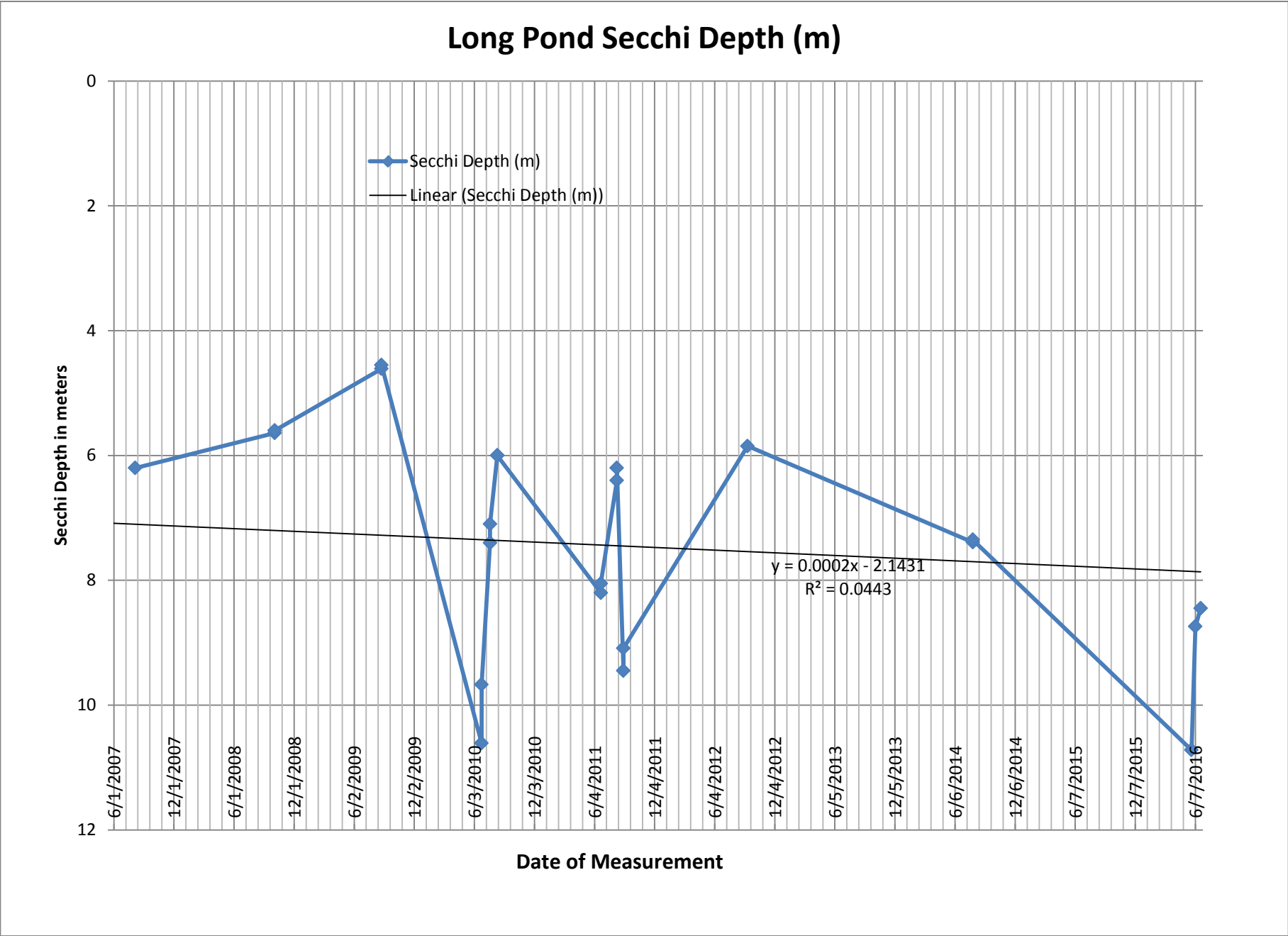


Figure I-3

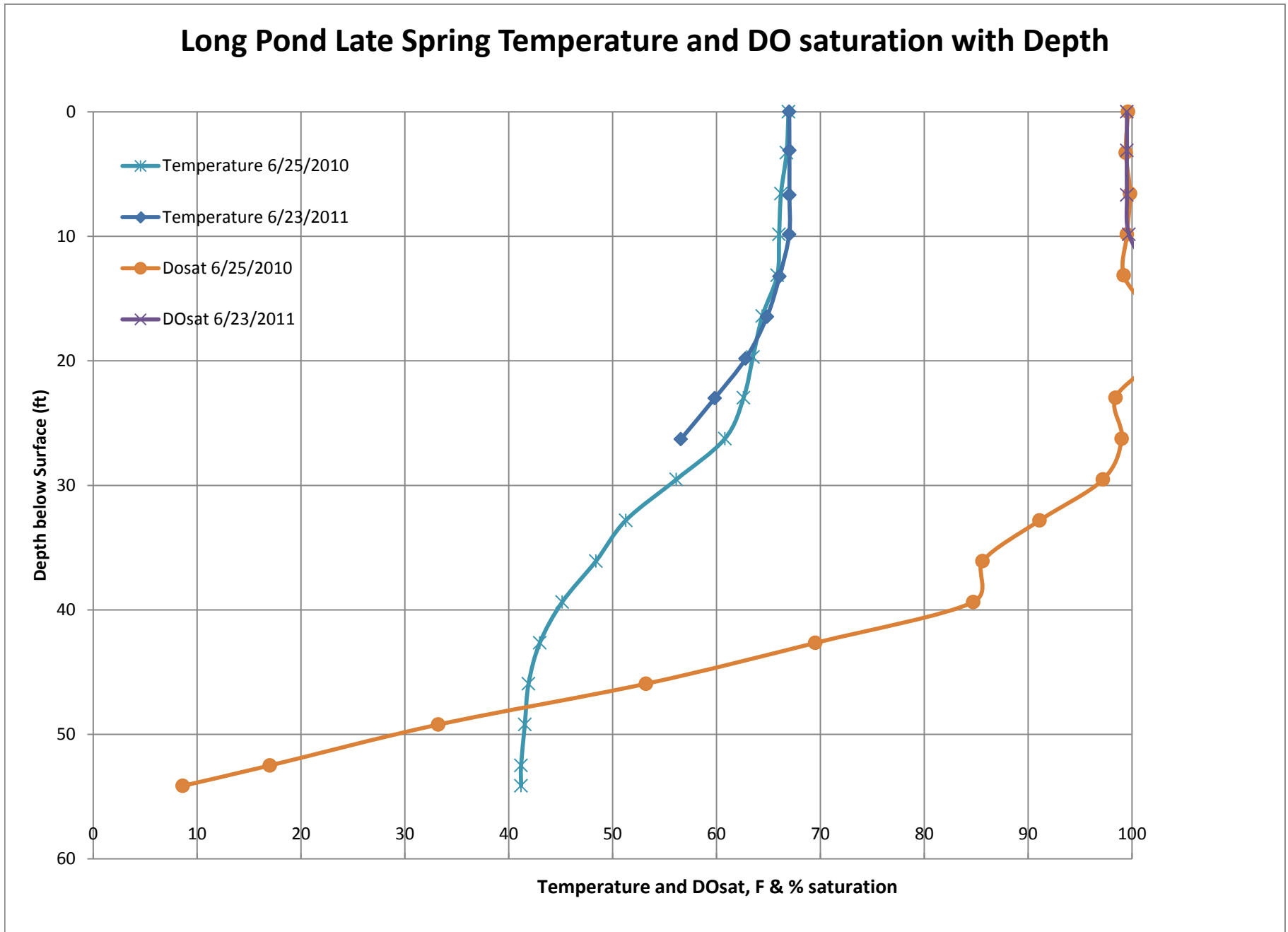


Figure I-4

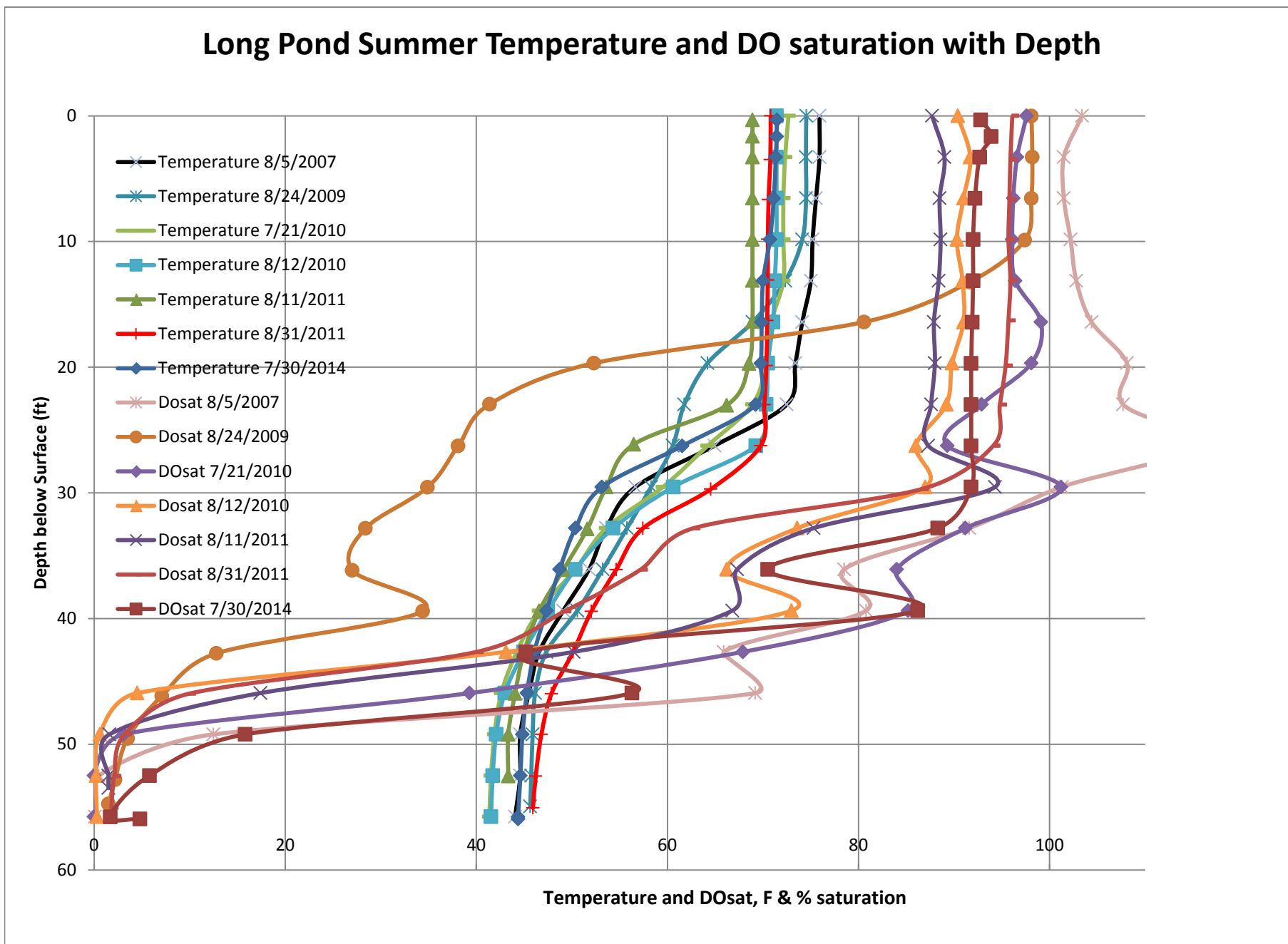
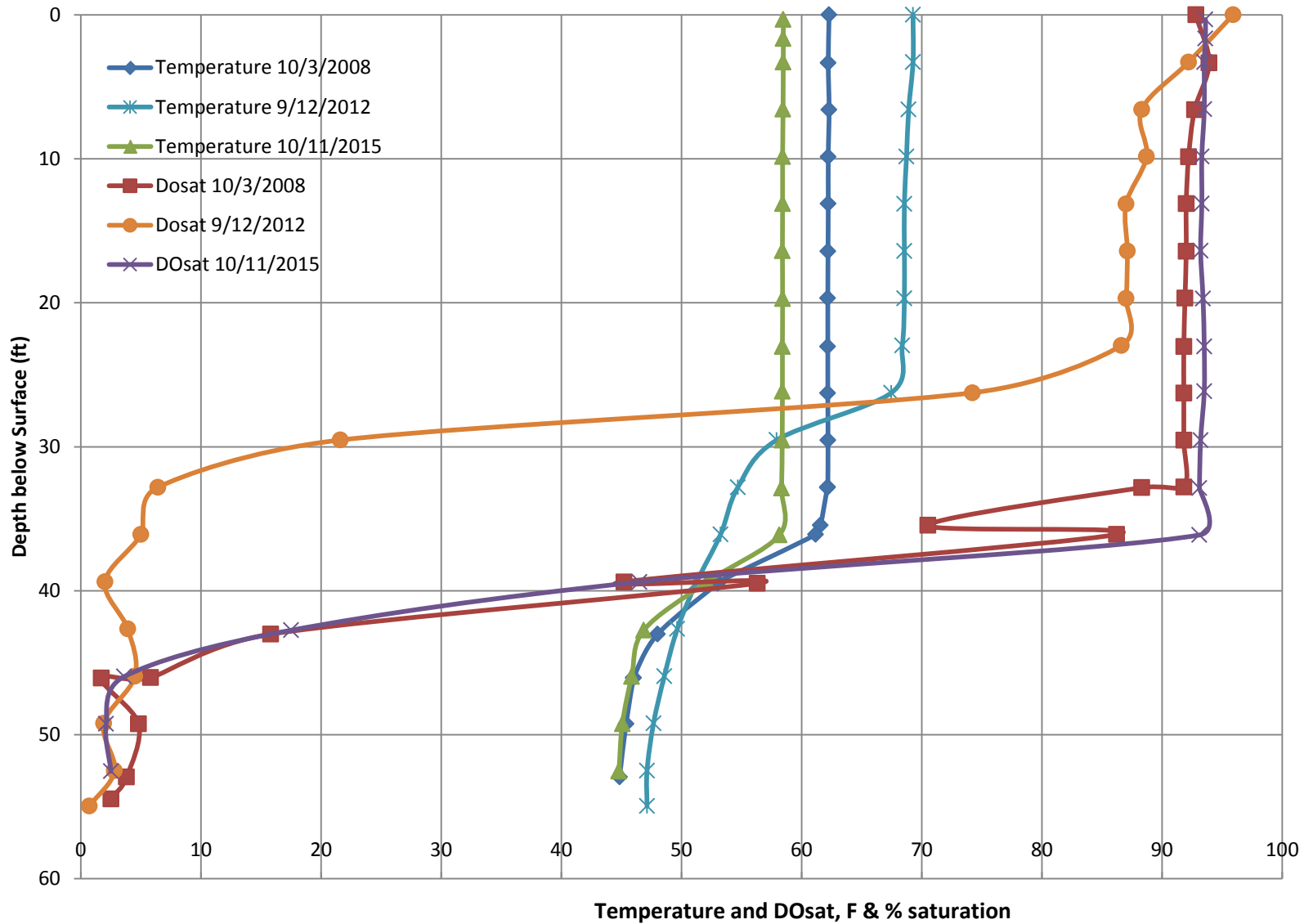
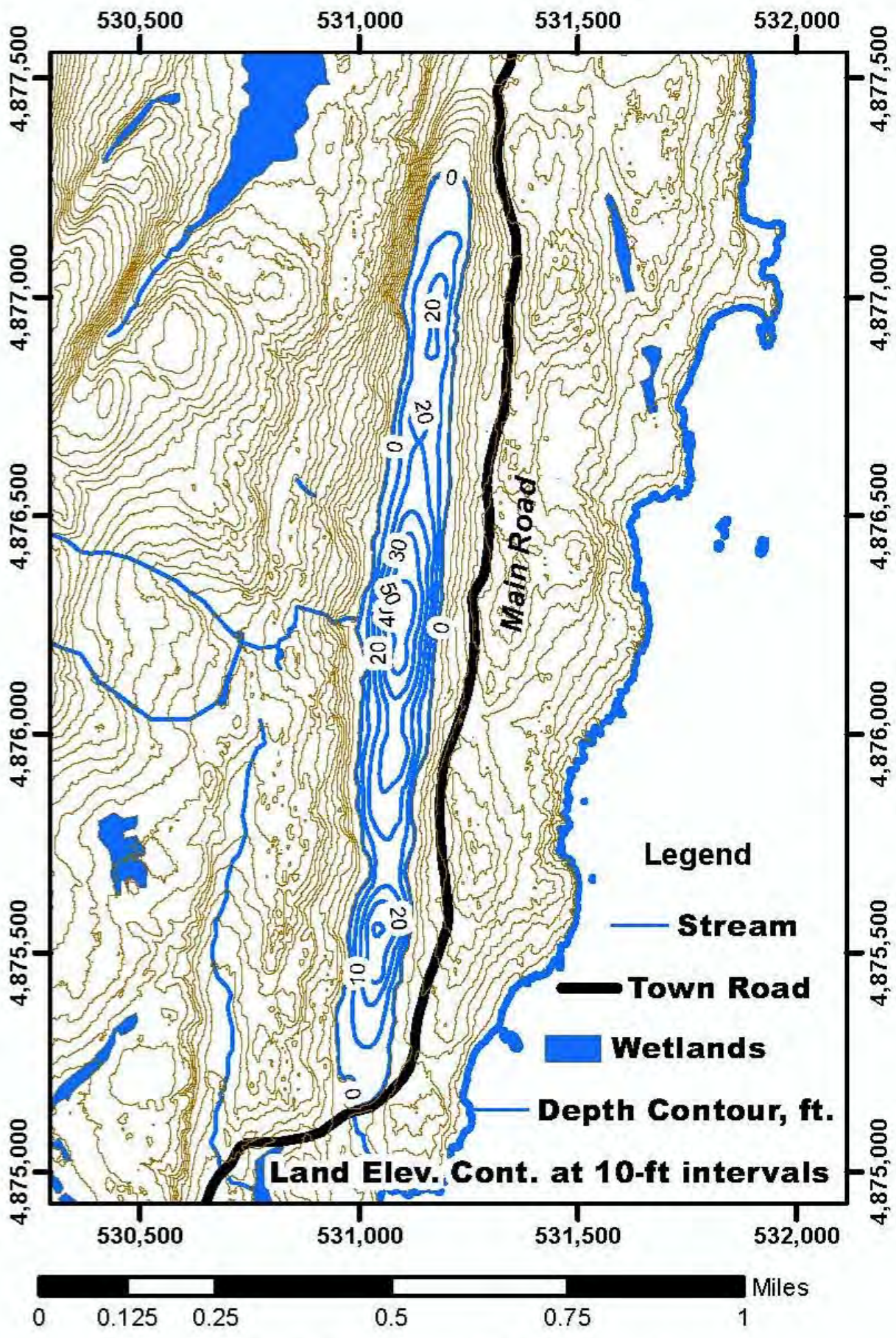


Figure I-5

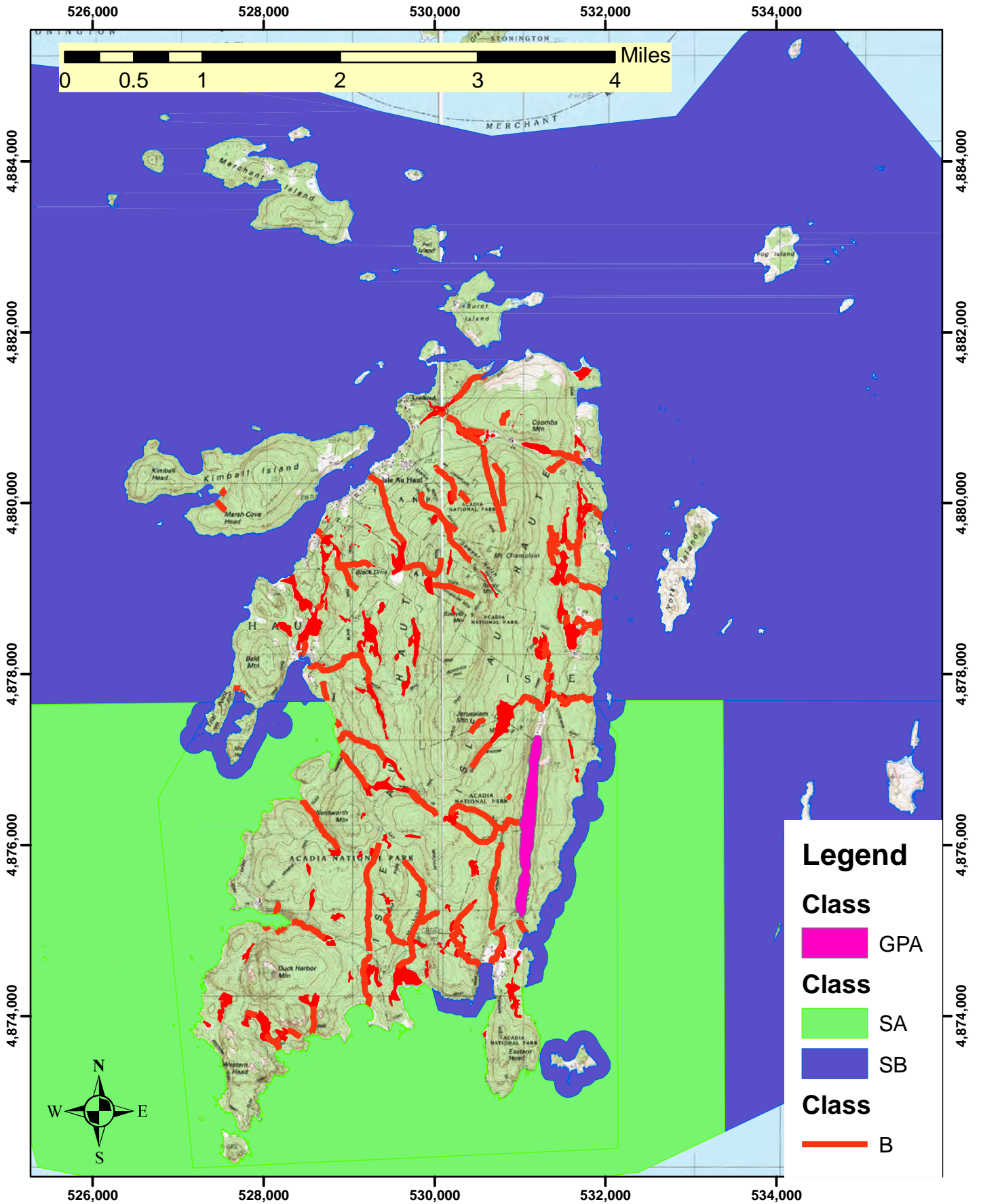
Long Pond Fall Temperature and DO saturation with Depth





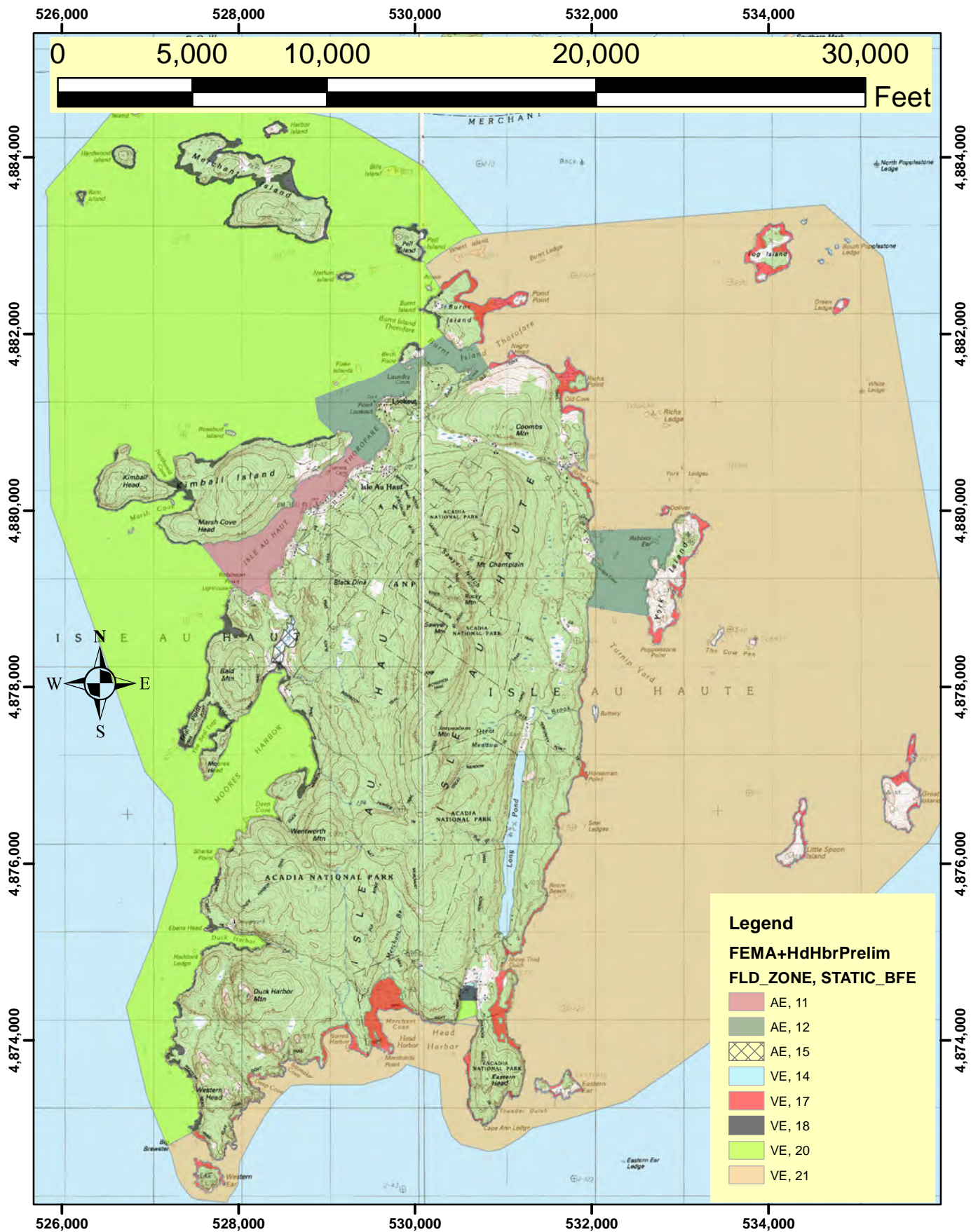
Depth Contours in Long Pond

Figure I-7



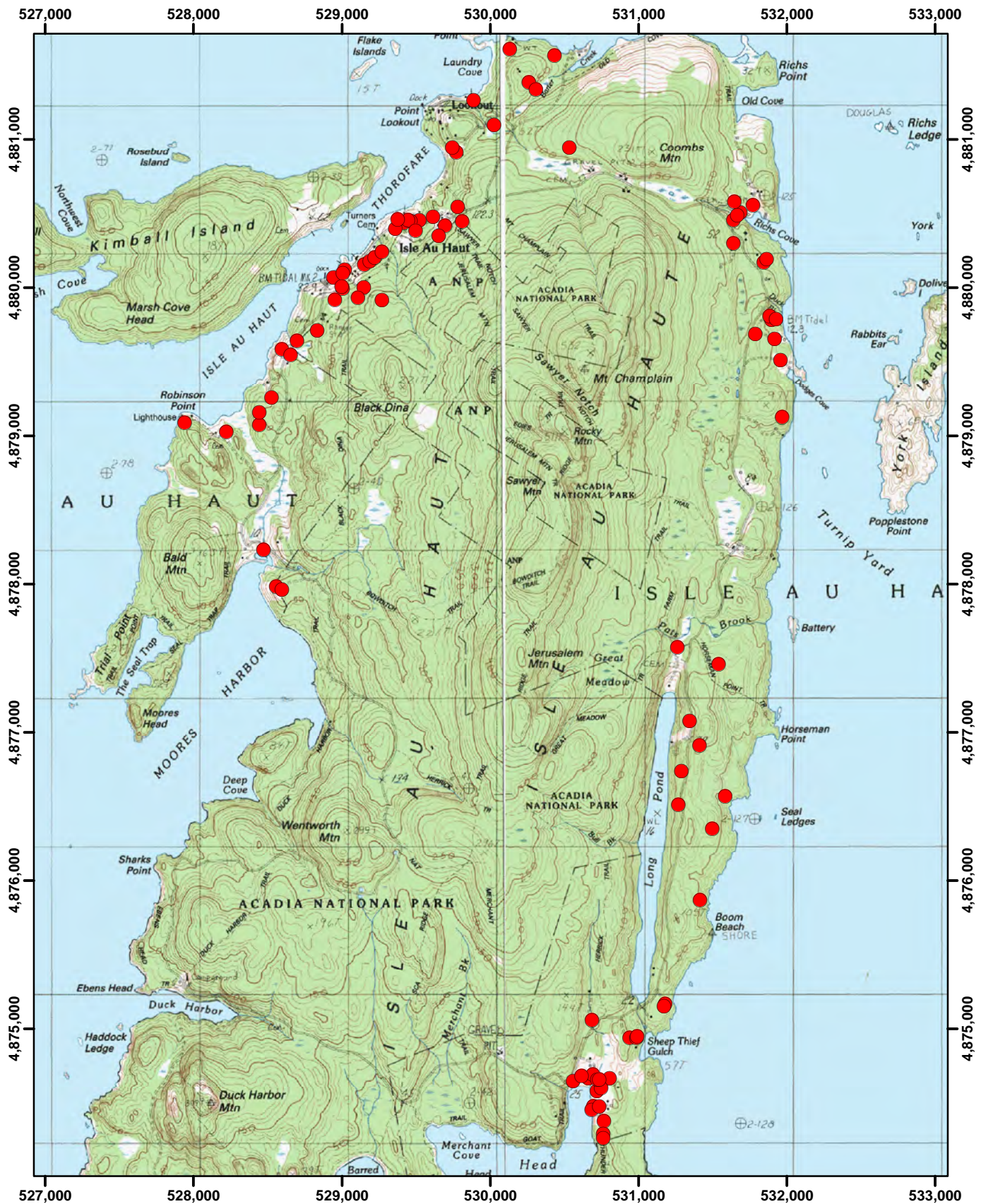
State of Maine Water Quality Classification for Isle au Haut
Isle au Haut Comprehensive Plan
Grid is UTM, NAD83 19N meters
RGG 8/16/15
 Town of Isle au Haut

Figure I-8



FEMA Special Flood Hazard Zones--Preliminary
Isle au Haut Comprehensive Plan
Grid is UTM, NAD83, Zone 19N (m)
RGG 8-24-15

Figure I-9



Location of Water Wells on Isle au Haut
 Based on Data known through 6/7/16
 Base Maps are USGS 7.5' Quads
 Grid is UTM, NAD83, Zone 19N, meters
 RGG 7/6/2016



Figure I-10

Based on 2012 Williams Study

Locations of Groundwater Quality Exceedances of Drinking Water Standards

- = Elevated Iron (>300 ppb)
- = Elevated Manganese (>50 ppb)
- = Elevated Arsenic (>10 ppb)
- = High Iron (10-15 ppb)



Figure I-11

J. Critical Natural Resources and Habitat

1. Purpose

This section describes the characteristics and significance of Isle au Haut’s critical natural resources. It assesses the effectiveness of existing protection measures and determines the extent of future threats to the island’s critical natural resources. Policies and strategies are also discussed.

2. Key Findings and Issues

The coasts, wetlands, marshes, forests and islands of Isle au Haut are home to a number of rare plants and animals. The islands are important stopping point for migratory birds. There are several bald eagle nests. The only colony of inkberry in Maine is found on Isle au Haut. The ocean cliffs and mountains of Isle au Haut afford countless scenic views. The park holdings and other conservation land provide large blocks of uninterrupted habitat. Other notable concerns include the island’s deer population, the control of invasive species, and maintaining a co-existence of the island’s wild character and the year-round human community.

3. Public Opinion Survey Results

The 2007 public opinion survey revealed that the community highly values the natural beauty of the island: 95 percent of the respondents rated natural beauty of the island as “very important”. A majority of respondents favored the preservation of scenic places, open spaces and wooded spaces. In each case, however, a larger number of seasonal residents supported conservation efforts than did year-round residents.

Current zoning concentrates development in existing settlements and along existing roads. This helps to maintain important uninterrupted habitats. A majority of respondents favored this zoning, though 78 percent of the seasonal respondents favored this type of development compared to 58 percent of the year round residents.

There are a number of nonnative invasive plant species on Isle au Haut, including Japanese barberry, Japanese knotweed, bush honeysuckle, Norway maple, and bittersweet. Seventy-nine percent of respondents favored the control of invasive plants. There was no difference in the response between seasonal and year-round populations.

Control of the deer population has proved to be a more controversial issue. A majority (71 percent) of seasonal residents favored the control of the deer population, while only 31 percent of the year-round population favored such control¹⁵. Narrative comments suggest a concern about ticks and Lyme disease, as well the destruction caused by deer. The deer eat both native wild plants as well as cultivated gardens.

4. Overview of Existing Conditions and Data

Isle au Haut has many significant natural resources, including shorebird and migratory waterfowl habitat, freshwater and salt-water wetlands, bald eagle nesting areas and rare plant communities. The town has numerous scenic views.

¹⁴ Since the 2007 survey, coyotes have noticeably thinned the deer herd. There has also been some deer harvesting by bipeds.

4.1 Deer Wintering Areas

Maine Department of Inland Fisheries and Wildlife (IFW) data show that there are no recognized deer wintering areas on Isle au Haut. There is currently no legal deer season on Isle au Haut and the deer population was large but has been thinned somewhat by coyotes in recent years. Seasonal respondents to the 2007 survey favored actions by the town to control the deer population, but fewer year round respondents share this view. Residents are concerned about Lyme disease.

4.2 Bald Eagles

There are several bald eagle nest sites within the borders of Isle au Haut. These nests are shown on **Figure J-1**. The bald eagle was delisted from the State's endangered and threatened species list in 2009 after the State's population had improved. The nests had been considered "essential habitat", but this protection ended with the delisting. However, eagles are still protected by numerous state and federal policies, including The Bald and Golden Eagle Protection Act, The Migratory Bird Treaty Act, and The Lacey Act. The State still considers bald eagle species of special concern.

4.3 Other Habitats

Isle au Haut's coast and many of the outer surrounding islands are habitat for several species that are endangered, threatened or of special concern. These include the birds arctic tern, bald eagle, great cormorant, harlequin duck, and purple sandpiper. Maine's Natural Resource Protection Act (NRPA) protects shore bird, wading bird or waterfowl habitat, as well as seabird nesting areas. Some coastal areas, islands and ledges within Isle au Haut's border fall in this category. There are two wetlands that are rated as moderate value for inland waterfowl/wading bird habitat under the NRPA. Several wetlands are habitat for the spot-winged glider, a dragonfly.

In addition to notable animal habitats, there are several rare or notable plant communities. The only population of Inkberry (*Ilex glabra*) in Maine is located on Isle au Haut. Appalachian fir-clubmoss (*Huperzia appalachiana*), screwstem (*Baroniana paniculata*), mountain sandwort (*Minuartia groenlandica*) and blinks (*Montia fontana*) are all present on Isle au Haut. Notable habitats including sedge heath fens, lower elevation spruce-fir forests, leather leaf bogs, pitch pine woodlands and low elevation bald areas, are home to unusual plant assemblages.

4.4 Scenic Areas

There are innumerable scenic areas on Isle au Haut and the surrounding islands. Camden hills and the mountains of Acadia National Park on Mount Desert Island are visible from the mountains and coastal cliffs of Isle au Haut. The pond, bogs and pitch pine forests also provide interesting scenery.

4.5 Unbroken habitat blocks

Because of the acreage owned by Acadia National Park, Isle au Haut is home to large tracts of unbroken habitat. Such blocks are important to ensure habitat connectivity. Isle au Haut's current zoning encourages large habitat blocks, with large minimum lot sizes in remote areas. Additional conservation efforts are discussed in the recreation and open space section.

5. Overview of Existing Regulations Governing Natural Resources

5.1 Local Regulations

The Town of Isle au Haut implemented its first zoning ordinance in March 1975. The State of Maine imposed a mandatory Shoreland Zoning Ordinance on the Town in 1995. These ordinances are addressed in more detail in the land use section. The Town zoning ordinance divides the Town into seven zones: remote shoreland, accessible interior, accessible shoreland, remote interior, resource protection, general development, and commercial fisheries/maritime activities¹⁶. Resource protection zones “include areas in which development would adversely affect water quality, productive habitat, biotic systems or scenic and natural values.” There are additional land use restrictions in this zone.

Within the State-mandated Shoreland Zone land use restrictions apply within 250 feet of the normal high-water line of any Great Pond, river or saltwater body, within 250 feet of the upland edge of a coastal or state-defined freshwater wetland, or within 75 feet of the high water line of a stream.

There is no legal deer hunting season on Isle au Haut.

5.2 State Regulations

Maine Department of Environmental Protection (MDEP) and Maine Department of Conservation (MDOC) and IFW oversee the state protection of key plant and animal habitats.

The Maine Natural Areas Program (MNAP) inventories lands that support rare and endangered plant ecosystems and provides information and suggestions for the management of such areas. MNAP recommends that bald eagle habitat should be protected within one-quarter mile of the nests.

The Natural Resources Protection Act (NRPA) protects waterfowl habitats and other wetland areas. This law requires permits for construction, dredging and similar activities in waterfowl habitat. Regional biologists from IFW are available to assist towns to evaluate wildlife impacts from development applications in designated areas. NRPA-protected natural resources include coastal sand dune systems, coastal wetlands, significant wildlife habitat, fragile mountain areas, freshwater wetlands, Great ponds, rivers, streams or brooks. Permits are required if an activity is proposed to be located in, on, or over any protected natural resource, or adjacent to a coastal wetland, Great Pond, river, stream, brook, or a significant wildlife habitat within a fresh water wetland.

5.3 Federal Regulations

Federal and state legislation protect endangered species through the Endangered Species Act. The bald eagle has been removed from the endangered species list. The Migratory Bird Treaty Act, the Lacey Act and the Bald and Golden Eagle act prevent the taking or disturbance of Bald Eagles. The former two acts also protect other plants and animals on Isle au Haut. The US Fish and Wildlife Service also oversees the protection of key habitat within the Gulf of Maine. Acadia National Park forbids the taking of plants and animals from within the park.

¹⁵ General Development and Commercial Fisheries/Maritime Activities zones must still be approved by the State before they become effective.

6. *Summary of Current Trends*

Residents of Isle au Haut value the natural environment. The Islands are home to a number of significant bird and insect habitats, rare plant communities and countless scenic areas. Existing conservation efforts and the lands within Acadia National Park have maintained large blocks of habitat. Residents, overall, support additional preservation of natural and scenic areas, but more seasonal residents support these efforts than year-round residents. There is a large deer population on Isle au Haut, which has caused concern about Lyme disease. Seasonal residents support efforts to control the deer population, but year-round residents do not. In recent years, there has been an increase in the coyote population which has acted as a curb on the deer population. It is critical, residents have noted, for any future development to be in such a way as not to detract from the island's natural beauty.

7. *Adequacy of Existing Protection Measures*

Isle au Haut has zoning ordinances to protect valuable natural resources; however, the past lack of a code enforcement officer has limited the enforcement of town ordinances. The amount of land within Acadia National Park creates a large area of uninterrupted habitat.

8. *Threats to Natural Resources*

Future development could pose a threat to critical habitats and natural resources. The town's past lack of a code enforcement officer led to minimal ordinance enforcement. As a result, only those who valued the ordinances abided by them.

9. *Issues of Public Concern*

The natural resources of Isle au Haut are closely related to the quality of place enjoyed by island residents. The public opinion survey and conversations with community members indicate that there is concern about maintaining both the natural character of Isle au Haut and a viable, sustainable year-round community. The community supports conserving wild places, though there is more support among seasonal residents than year-round residents. There is also concern, especially among the seasonal residents, about the deer population, Lyme disease, and the growing coyote population.

10. *Policies and Strategies*

Policy

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

Strategy

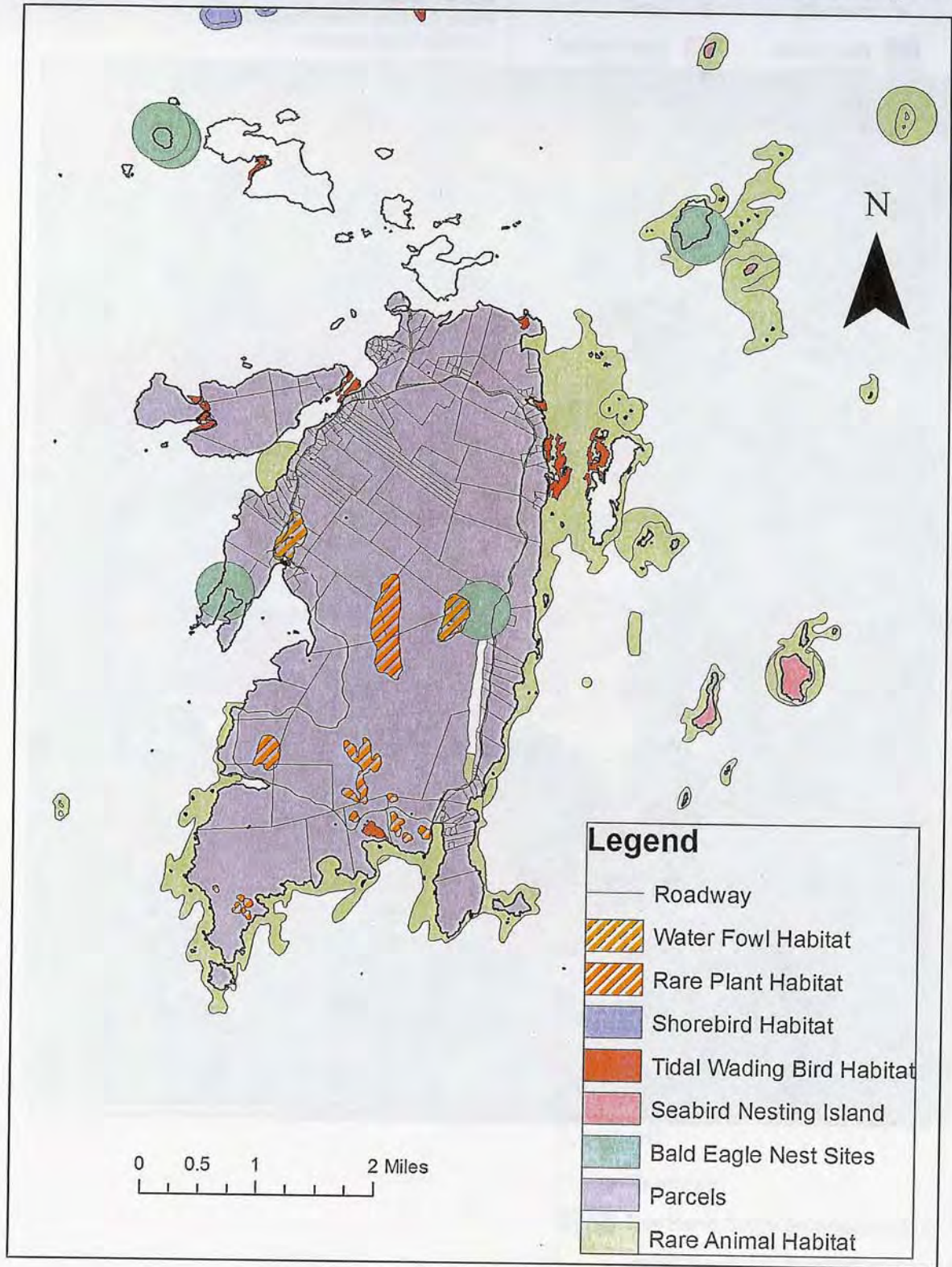
1. Town of Isle au Haut shall not publicize the locations of rare plant and animal communities. Timeframe: ongoing.
2. The town of Isle au Haut shall cooperate with State and Federal agencies, National Park Service and other organizations to monitor critical natural resources. Timeframe: ongoing.
3. The planning board shall ensure that shoreland zoning ordinances meet the state minimum standards, enforce enforcement of resource protection and shoreland zoning

ordinances, and ensure that any new development will not harm Isle au Haut's critical natural resources. Timeframe: ongoing.

4. The town of Isle au Haut shall adopt natural resource protection practices and standards for construction and maintenance of public roads and properties and require their implementation by the community's officials, employees, and contractors. Timeframe: 2018.
5. The town shall continue efforts to protect the natural environment of the town including encouraging recycling, energy efficiency, best management practices and green building. Timeframe: ongoing.

Figure J-1

Notable Habitats of Isle au Haut and Surrounding Areas



K. Marine Resources

1. Purpose

Marine resources are vital to Maine coastal communities, including Isle au Haut. This section describes Isle au Haut's marine resource areas and water-dependent uses, including access, uses, and importance to the economy of the town and region. We assess the adequacy of harbor facilities and public access points to determine whether improvements to facilities will be needed to accommodate future demands, and whether marine resources are viable for future commercial fishing. This report also investigates future threats to marine resources caused by future development and evaluates the effectiveness of existing measures to protect and preserve marine resources. Policies and Strategies are addressed.

2. Key Findings and Issues

Marine resources are integral to Isle au Haut's identity. The water quality surrounding the island is generally excellent, and numerous species can be found there. The waters are also paddling and sailing destinations.

Public boat access to the ocean is limited to the town landing. Currently lobster is the most important commercial fish species. As a result, the health of the lobster stocks is important to the community. An increase in bait prices combined with relatively low lobster prices has plagued the lobster industry recently. Isle au Haut fishermen are threatened by competition from mainland fishermen.

3. Public Opinion Survey Results

Sixty-one percent of 2007 survey respondents rate marine resource utilization as "extremely important". At the time of the 2007 public opinion survey, 36 percent of respondents rated the town dock as needing improvement. A new dock was completed in the fall of 2009. Seventy-two percent rated water front access as "good" or "excellent". Aquaculture is viewed as a highly favorable potential addition to Isle au Haut's economy by 68 percent of the year-round respondents and 46 percent of the seasonal respondents. About two-thirds of respondents feel that more should be done to protect fishing-related jobs. Written comments show concern about the dependence on one species and increased pressure from mainland fishermen. Several comments show support for an Isle au Haut conservation zone.

4. Overview of Existing Marine Resources

The town of Isle au Haut, consisting of 23 islands, is rich in marine resources. These range from seabird nesting grounds to habitat for commercial species such as lobster, herring, ground fish, clams, sea urchins, sea cucumbers, starfish, mussels, scallops and elvers. The resources also provide recreational fishing, clamming and sea duck hunting. With its many anchorages and scenic shoreline and its proximity to the Maine Island Trail, it is a cruising destination for sailboats, yachts, schooners, power boats and kayaks.

There is one public landing with a new dock constructed in the fall of 2009. Most boats are moored near the public landing in the thoroughfare (more than 40 moorings). The public landing is a key public resource because it allows all transport of people and materials from the mainland. The public landing is discussed further in the public services and facilities section.

There are numerous private docks and moorings outside the thoroughfare. In addition to the public landing, the mail boat also stops in the summer at Point Lookout and at Acadia National Park's Duck Harbor dock.

The regular mail boat services can accommodate passengers, bicycles, and smaller freight. Large items, such as vehicles, must be barged on to the island.

5. *Marine Water Quality*

The water quality surrounding Isle au Haut is good. The waters surrounding the northern portion of the island are rated as SB (see **Figure I-8**), or general-purpose waters. The water is suitable habitat for all indigenous fish, estuarine, and marine life. Suitable uses include recreation, fishing, aquaculture, the propagation and harvesting of shellfish, navigation, industrial process and cool water supply, and hydroelectric power generation. Discharges may not cause the closure of shellfish beds, and there are limits on the levels of bacteria permitted. The waters surrounding the southern part of the island, and Acadia National Park, are rated as SA. It is suitable habitat for natural fish, estuarine and marine life. Suitable uses include recreation, fishing, aquaculture (excluding fin fish), the propagation and harvesting of shellfish, and navigation. Bacteria and dissolved oxygen levels must be maintained at the natural levels. Direct discharge is prohibited.

It should be noted that shellfish beds are periodically closed due to paralytic shellfish poisoning (“red tide”). These closures can occur throughout the year. Red tide indicates that shellfish contain high levels of toxins produced by a type of algae bloom.

There is no direct discharge permitted or occurring in Isle au Haut waters.

6. *Worms, Shellfish and Commercial Fishing*

The lobster fishery in waters surrounding Isle au Haut produces tens of millions of dollars per year in value, supports hundreds of people, and is the major economy of the neighboring towns. Isle au Haut sits in the middle of this rich fishing ground.

Table K-1 shows the number of dealer and harvester licenses held by Isle au Haut residents from 2002 through 2007 as well as the number of trap tags issued.

Table K-1 Isle au Haut Licenses and Trap Tags

| Year | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 |
|------------------------|------|------|------|------|------|------|
| Dealers | 1 | 2 | 2 | 2 | 3 | 1 |
| Harvesters | 23 | 22 | 20 | 21 | 24 | 24 |
| Total Trap Tags | 2985 | 3545 | 3105 | 3105 | 3290 | 3365 |

Traditional marine activities are declining. Regulations and a decline in herring, scallops, and urchins affected those fisheries. See **Figure H-1** for the location of historical marine habitat around Isle au Haut. Though the number of lobster harvesters on Isle au Haut has remained fairly stable during the period 2002-2007, this may not continue indefinitely. Threats to the Isle au Haut lobster fleet include: the loss of the lobster pound, lack of available and affordable housing, and lack of places to haul boats, gear and floats. Unless Isle au Haut has its own conservation zone or the state exempts outer islands to limited entry laws, a decline due to retiring fisherman will lead to fewer workboats. Note that in **Table K-2** below the data reports the address of the licensee, not necessarily the fishing location.

Table K-2 Marine Licenses

| Isle au Haut Marine Licenses | | |
|-------------------------------------|-------------|-------------|
| Source Maine DMR | 2004 | 2009 |
| COMM FISHING/CREW | 2 | 5 |
| COMM SHRIMP-SINGLE | 0 | 1 |
| LOB/CRAB NON-COMM | 2 | 1 |
| LOBSTER CRAB CLASS II +70 | | 1 |
| LOBSTER/CRAB APPRENT | 3 | 2 |
| LOBSTER/CRAB CLASS I | 3 | 3 |
| LOBSTER/CRAB CLASS II | 8 | 7 |
| LOBSTER/CRAB CLASS III | 5 | 4 |
| LOBSTER/CRAB OVER AGE 70 | | 1 |
| LOBSTER/CRAB STUDENT | 0 | 3 |
| SCALLOP - DRAGGER | 3 | 1 |

Because of the small number of dealers and fishermen on Isle au Haut, confidentiality requirements limit the reporting of landings data. No other species is currently economically significant.

Currently, two residents have an oyster aquaculture permit.

Besides lobster, clams are also a significant resource. There is some concern about the number of off island clam diggers harvesting in Isle au Haut’s flats.

7. *Related Marine Employment*

Isle au Haut is not currently home to any large-scale shipbuilding or maintenance work. Individuals have occasionally built and repaired boats.

8. *Other Marine Resources*

The waters surrounding Isle au Haut provide important habitat for birds, mammals, fish and other marine life. This is further discussed in the “Critical Natural Resources and Habitat” section.

9. *Water-Dependent Uses*

The State of Maine defines water-dependent uses as “those that require direct access to or location in coastal waters and which therefore cannot be located away from these waters.” This includes, but is not limited to, commercial and recreational fishing and boating facilities, finfish and shellfish processing, storage, marketing (both retail and wholesale), waterfront dock and port facilities, shipyards, boat building facilities, marinas, navigation aids, basins and channels, and certain industrial uses. It does not include boat storage. Water-dependent use areas on Isle au Haut include the town landing and the lobstermen’s association building and dock on Moxie Island.

10. *Marine Access Points*

Twenty wharves are currently in existence - one public, two privately owned and one leased by fishermen, one private fuel delivery wharf, and 15 private seasonal wharves. A new

public dock (which replaced an old dock) was completed during the fall of 2009. The dock is 160 feet long and 20-24 feet wide, with a 70-foot ramp. The dock has a design life of 50 years. The only protected access is the public dock and ramp (which amounts to about 100 feet of shoreline). There is no public access to Old Cove, Seal Trap, Rich's Cove, Turner Cove, or Moore's Harbor. There is a concern that access to these sites could be severely limited in the future. MCHT owns the west side of Head Harbor and permits public foot access to that side of the Harbor where there are remnants of a bulkhead wall. Moxie Island is owned by the Isle au Haut Lobstermen's Association and might qualify for the working water front current use taxation program.

The only significant sand/pebble beach on the main island¹⁷ is at Horseman's Point (which is on private land), but there are a number of scenic access points. Acadia National Park and Boom Beach are publicly owned and protected.

Table K-3 shows the total registered boat anchorage by boat length in 2004. This includes the boats documented through the U.S. Coast Guard but does not include boats moored in Isle au Haut, but registered elsewhere, or human- or wind-powered vessels.

Table K-3 2004 Boat Anchorage

| Boat Length | Number |
|--------------------|---------------|
| 13 | 2 |
| 15 | 1 |
| 16 | 1 |
| 18 | 2 |
| 19 | 2 |
| 20 | 3 |
| 25 | 1 |
| 26 | 1 |
| 28 | 1 |
| 32 | 2 |
| 33 | 1 |
| 34 | 3 |
| 35 | 4 |
| 36 | 1 |
| 37 | 2 |
| Total | 27 |

11. Adequacy of Existing Ordinances and Protection Measures

Existing state and local measures designed to protect water quality are adequate. However, the town's past lack of a code enforcement officer has hindered the enforcement of shoreland zoning ordinances.

12. Issues of Public Concern

The public opinion survey indicates concern for the dependence on one marine resource. This leaves fishermen vulnerable to lobster price fluctuations or an increase in the price of fuel

¹⁶ There are some nice sand/pebble beaches on the minor islands such as on the southern tip of Merchant, the north side of Kimball, and on Rosebud Island. However, these beaches are on private property.

and bait. Isle au Haut fishermen are also threatened by mainland fishermen occasionally intruding into their territory. Finally, there is a threat posed by the warming of the waters in the Gulf of Maine, which has been documented to be occurring at a faster rate than anywhere else on earth. Warming waters in Narragansett Bay is correlated with a significant decline in the lobster fishery there. Given this dependence on lobstering, the health of the lobster stocks is critical.

There is some concern about limited public marine access. Isle au Haut currently has only one public landing: the town dock. This is the only public place to haul up or launch boats. Isle au Haut has recently (March 2016) elected a harbormaster but no regulations have been developed yet.

Lastly, there is some concern about off-island diggers harvesting clams on Isle au Haut.

13. *Policies and Strategies*

Policy

1. It shall be the policy of the town of Isle au Haut to support and encourage all appropriate marine-based enterprises, including fishing and aquaculture.
2. It shall be the policy of the town of Isle au Haut to maintain and improve the water quality of the surrounding waters.
3. It shall be the policy of the town of Isle au Haut to provide safe and efficient public access to marine waters and actively preserve current working waterfront properties.

Strategy

1. The town, through the planning board, selectmen and interested parties, shall develop a shoreline access plan to maintain public access to the shoreline. Timeframe: 2017-2018.
2. The town, through selectmen and interested parties, shall work with other organizations to ensure that the interests of Isle au Haut fishermen are represented. Timeframe: ongoing.
3. The town, through selectmen or their representatives shall investigate the development and implementation of a shellfish/worm ordinance Timeframe: 2017-2018.
4. The planning board and code enforcement officer shall enforce all shoreland zoning ordinances and other ordinances designed to protect marine water quality. Timeframe: ongoing.

L. Land Use

1. Purpose

This section identifies the uses of land throughout Isle au Haut. It also notes changes and recent trends in land use and speculates on impacts from future land uses. After considering public input taken at the time of the 2007 survey, new suitability analyses, and public input from a 2015 public opinion survey, this section establishes goals for future land use and identifies land areas suitable for future growth and development. Policies and strategies are also discussed.

2. Key Findings and Issues

Most residents of Isle au Haut feel that future land use must be consistent with the wild character of the island, except in the Thoroughfare area which has been the traditional place of higher density residential use and commercial use. There is little commercial land use on Isle au Haut and about 47% of the main island is within Acadia National Park's boundaries. Isle au Haut has a municipal zoning ordinance that regulates land uses within the Town. A State-mandated Shoreland Zoning Ordinance jointly governs land use within 250 feet of the normal high water line of tidal areas and several large stream/wetland complexes. A Planning Board and Code Enforcement Officer oversee new development and enforcement of land use ordinances.

3. Public Opinion Survey Results

3.1 2007 Survey results

Respondents to the survey conducted in 2007 (**Appendix A**), which was used to support the 2011 Comprehensive Plan noted that they value the natural beauty of the island and a strong sense of community. Respondents also valued the freedom from mainland pressures and relative lack of regulations. Unfortunately, regulation has been imposed on the Town by both State and federal statutes, for example, in the form of State-mandated Shoreland Zoning, 911 Addressing standards, and the FEMA Floodplain Management requirements.

Ninety-two percent of 2007 survey respondents rated the minimal commercial development as either "extremely important" or "somewhat important". The community supports the development of home-based businesses. About half of those who responded favor the development of small businesses or aquaculture, though more year-round residents (68 percent) favor aquaculture than seasonal residents (46 percent). Eighty-six percent favored the building of more year-round houses and the majority of respondents favored marine-dependent land uses. Community members did not favor additional seasonal housing, tourism, or restaurants. Development should be small, fit the character of the island, and fill an island need, for example affordable housing, auto repair, etc.

The majority of respondents supported conservation efforts, though the support is stronger among seasonal residents than year-round residents. Year-round residents are concerned about loss of tax base when lands go into some type of formal conservation status. Most 2007 respondents favored development clustered in the traditional areas of Moore's Harbor, the Thoroughfare, Point Lookout, Rich's Cove and Head Harbor. The more recent survey from summer/fall 2015 favored development primarily in the Thoroughfare area and on

Coombs Mountain. Fifty-eight percent of year-round resident 2007 respondents favored clustered development compared to 78 percent of seasonal resident respondents.

The 2007 public opinion survey also asked about the form of future housing development. Respondents favored the development of year-round homes over additional seasonal homes. Most respondents favored the creation of regulations governing the size and height or design of new structures (57 percent year-round and 66 percent seasonal) and reviewing current zoning ordinances (77 percent year-round and 61 percent seasonal). The height of structures in the Shoreland Zone is limited to 35 feet and no structures can extend above elevation 304'

In the original 2007 survey more seasonal resident respondents (64 percent) favored the creation of workforce housing than year round resident respondents (45 percent). However, the summer/fall 2015 survey showed a change in local opinion with only 14% of year-round residents favoring the Town providing workforce housing. Community members felt that condominiums, apartment houses, townhouses, and other multi-unit dwellings do not have a place on Isle au Haut. Condominiums proved to be especially unpopular with year-round residents: 95 percent rate them as undesirable. Narrative comments suggest that respondents favor single-family houses consistent with the existing character of the island. If townhouses and other attached units were to be permitted they should be restricted to the growth areas or town-owned property. Ordinances would be necessary to ensure that such development would be consistent with the character of the island.

3.2 2015 Survey Results

Table L-1 provides a quick visual summary of the results of the summer/fall 2015 survey which did not inquire into all topics but rather was selective in its coverage. The main positive themes were: 1) the Town and ICDC should work together to provide affordable housing; 2) the Town should adopt a capital budget; 3) the Town should be more specific in assigning duties to the Fire Chief; 4) the Town should fund broadband services, even if borrowing is necessary; 5) the Town should hire a consultant to update its tax maps; 6) the Town should update its zoning regulations; and 7) the Town should expand its support of emergency services.

The same survey showed some things that the Town year-round residents (who are the voters) do **not** support as a majority: 1) the town providing workforce housing; 2) the town acquiring more waterfront acres; 3) the town providing assisted living assistance; 4) the town moving any of its services to the church parsonage except perhaps the historical society documents; 4) changing the form of Town government from Selectmen/Town Meeting to some other form.

4. *Overview of Existing Conditions and Data*

The town of Isle au Haut consists of the main island of Isle au Haut and more than twenty other small islands, which have no year-round residents. The total area of the town is 109.6 square miles, including water. As a group of islands Isle au Haut does not border any other towns on land. It shares water boundaries with Stonington, Vinalhaven, North Haven and Swan's Island.

As the name suggests, Isle au Haut is an island of some elevation. The highest point, Mount Champlain, is 543 feet above sea level, and part of a central ridge oriented north-south. This is the highest point of any of the islands in Penobscot Bay. The coastline is mostly rocky,

with high cliffs and scenic views. Long Pond, the freshwater pond on the southeast part of the island, occupies 69 acres and is 1.3 miles long north to south. Most of the soil on the island is shallow, which makes development difficult and expensive, since all gravel must now be barged to the island.

5. *Local Regulations*

Isle au Haut adopted a zoning ordinance in 1975, which has been amended several times over the past thirty-five years, but most recently at the March 2016 Town Meeting when the Ordinance was updated and added new marine and commercial zones on the Thoroughfare. Under the Town Ordinance, the town is now divided into seven zones, plus one overlay zone. These zones are described below. **Figure L-1** shows Isle au Haut's Town Ordinance zones as of March 2016. Note that throughout the ordinances "any road" means any road existing in 1975 and that the minimum lot size applies to each dwelling unit except apartments less than 600ft².

Zone A- Remote Shoreland: Land which is less than 500 feet from mean high water, but more than 1,000 feet from the centerline, fork, or termination of any road. This zone is located in the more rural areas. Within the entire Town, there are 1226 acres in the Remote Shoreland. Minimum lot size: 10 acres

Zone B-Accessible Interior: Land which is less than 1,000 feet from the centerline, fork, or termination of any road, but more than 500 feet from mean high water. This zone also includes land between 125 feet and 500 feet from the normal high water mark of Long Pond. If land more than 125 feet and less than 500 feet any other definition included in zones A, C, or D, it is included in Zone B. Lands in this zone are considered more suitable for growth than "remote" areas. Within the whole Town, there are 1295 acres in the Accessible Interior. Minimum lot size: 2 acres.

Zone C-Accessible Shoreland: Land which is less than 500 feet from mean high water and less than 1,000 feet from the centerline, fork or termination of any road. There is little land available for development in this zone. 592 acres make up the Accessible Shoreland within the entire Town. Minimum lot size 0.7 acre. Note that the minimum lot size is the same as shoreland zoning.

Zone D-Remote Interior: Land which is more than 500 feet from mean high water and more than 1,000 feet from the centerline, fork or termination of any road. This area is considered rural. 1611 acres make up the Remote Interior within the entire Town. Minimum lot size: 20 acres.

Zone E-Resource Protection: Resource Protection Districts include areas in which development would adversely affect water quality, productive habitat, biotic systems, or scenic and natural values. This includes Long Pond outlet, Long pond greenbelt (land around Long Pond within 125 feet horizontal feet from normal high water), the Great Meadow, Great Spoon Island, York Island, Rich's Point, Pond Point on Burnt Island, Moore's Harbor Swale and within 125 feet horizontal from the Swale, the southwest corner of Fog Island, and most land owned in fee by Acadia National Park. 3314 acres make up the Resource Protection zone within the entire Town. Residential development is prohibited in Zone E (Resource Protection).

Zone F—Affordable Housing Overlay Zone: Within the Affordable Year-Round Housing Overlay Zone the total acreage of any lot must equal or exceed 1 acre. All other uses and land use standards shall be as specified for the zones overlain.

Zone I—General Development II District: Areas of two or more contiguous acres devoted to commercial, industrial or intensive recreational activities, or a mix of such activities where the pattern of development at the time of adoption is undeveloped. Portions of the General Development District I or II may also include residential development although the designation of the District is not based solely on residential use.

Zone J-- Commercial Fisheries/Maritime Activities District: areas where the existing predominant pattern of development is consistent with and suitable for functionally water-dependent uses.

Zones I and J will allow marine and general development uses in the State Shoreland Zone once the same changes are made in the State-imposed Shoreland Zoning Ordinance.

Permitted land uses within the Town Ordinance are described in Section V of the Town Zoning Ordinance. Note that prohibitions against “heavy industry” include, but are not limited to, oil refining, nuclear generating plants, metallurgical processing, stone quarrying, mills or factories employing more than 50 people at one location, restaurants, motels, hotels, entertainment or other service facilities providing on premise services to more than 50 people at one time, and commercial boats unloading more than 50 people at a time. The zoning standards outline land use standards for permitted land uses in different zones. Residential development is prohibited in Zone E (Resource Protection). The Town zoning ordinance outlines the minimum lot sizes for other zones: Zone A (Remote Shoreland)- 10 acre minimum; Zone B (Accessible Interior)-2 acre minimum; Zone C (Accessible Shoreland)-0.7 acre minimum; Zone D (Remote Interior)-20 acre minimum; Zone F (Affordable Housing Overlay)—1 acre minimum; Zone I (General Development II)—40,000 square feet; and Zone J (Commercial Fisheries/Maritime Activities)—no minimum lot size. If a parcel is located within more than one zone, the minimum lot size is calculated by a weighted average of minimum lot sizes overlapping the parcel. The minimum lot size applies to each dwelling unit, although there is a “mother-in-law” apartment provision.

The Town zoning ordinance describes the basic permitting procedure. A written permit from the Planning Board is required for the locating or building of any dwelling or subdivision of land. The Code Enforcement Officer (CEO) may issue permits for minor structures, such as accessory uses, and short term permits for “emergency situations”. Building permit applications must show clearly by plans and in writing the location of any proposed structures, intended construction, arrangements to be made for plumbing and sewage, safety precautions for dangerous or combustible substances and access from public rights-of-way. Approval will not be granted to projects that threaten water quality, produce significant air pollution, create a public nuisance or fire hazard, lack sufficient access from public right of way or shore, or be seriously destructive of the present character of the island.

Maine’s Shoreland Zoning Act requires towns to regulate land use activities within 250 feet of the normal high water mark of Great Ponds, rivers, freshwater and coastal wetlands, and the ocean. The act also governs areas within 75 feet of some streams. The Maine Department of Environmental Protection administers this act and has developed Guidelines that are minimum standards for lands within the Shoreland Zone. Since the Town of Isle au Haut did not

voluntarily adopt these standards within the required time frame, the State imposed the guidelines and a basic Shoreland Zoning Map (**Figure L-2**) on the Town in 1995. The State adopted new updated Guidelines in January 2015 and now requires the Town to update its Shoreland Zoning Ordinance to these new standards within 2 years of that date or else have the State again impose these standards on the Town. The current State-imposed Shoreland Zoning Ordinance has stricter standards than the Town Ordinance in most areas where the Shoreland Zone occurs. The State has strict vegetation cutting restrictions in the Shoreland Zone in comparison to the Town Ordinance standards. Under the State-imposed Ordinance, all the Shoreland area of Isle au Haut is zoned either Resource Protection or Limited Residential. No other uses of land (commercial, marine, industrial, or institutional) are currently (as of summer 2016) permitted in the Shoreland Zone.

The Town adopted a Floodplain Management Ordinance in the fall of 2016. Prior to 2016 Isle au Haut had never been mapped for flooding risks by the Federal Emergency Management Agency (FEMA). However, FEMA finally mapped the coastal flood risk and these maps became “Effective” on July 7, 2016. In order to allow homeowners to purchase subsidized flood insurance on their homes and the Town to be eligible for flood recovery grants, the Town had to adopt an ordinance that was largely dictated by FEMA. The ordinance adds an additional layer of regulation to building in the mapped flood zones, requiring permits and several checks by the CEO on construction as it proceeds. As with other ordinances, the ordinance language and related maps can be found on the Planning Board section of the Town website.

6. Summary of Current Land Use Trends

Isle au Haut is a rural, remote community. It is located seven miles from the mainland and there is no car ferry. There is almost no commercial land use, heavy industry or large scale tourism, and 47% of the main island is part of Acadia National Park. The population is small, falling below 50 in the winter months of January, February and March. Like other surrounding towns, lobster fishing is important as a source of income to the island. There are many seasonal homes so home construction and maintenance is another source of local income although plumbers, electricians, and propane technicians must be brought from Deer Isle or farther away.

6.1 Residential Land Use Trends

Residential development in the past has been focused in several neighborhoods (**Figure L-4**) on the main island: The Thoroughfare, Point Lookout, Rich’s Cove, Head Harbor and Moore’s Harbor. Point Lookout, Moore’s Harbor, and Rich’s Cove are now predominantly seasonal settlements. Additional residential development, some of which is year-round, occurs along the roadway on the East side of the island. The outer islands do not currently have any year-round residents, although there have been year round settlements on some of the outer islands in the past, including schools on Merchant and York.

Anecdotal evidence suggests that many former year-round homes are being sold to seasonal home buyers. These trends are discussed more in the Population and Housing sections. Recent development has mostly occurred lot by lot, except for several small subdivisions east of Long Pond. Because of the small population, housing projection is difficult. The 2011 comprehensive plan projected that there would be about 164 housing units in 2030 compared to 143 in 2010. However, in recent years, the housing stock has been increasing by an average of about 2 per year. More information about these projections can be found in the Housing section.

6.2 Commercial Land Use Trends

Apart from individual workshops, the Island Store, a seasonal gift shop, several people selling arts and crafts from their homes, a seasonal bed & breakfast at the Lighthouse, and an earthworks construction business, Isle au Haut has little commercial land use. The largest employer of the early part of the 2010 decade, Black Dinah Chocolatiers, moved off the island in 2015 in order to provide better expansion opportunities.

6.3 Subdivision Activity

Within the past five years there was one subdivision in 2009 and one approved in 2014. These two subdivisions created seven parcels on the eastern shore of Long Pond.

6.4 Conserved Land within Isle au Haut

Over 50% of land within Isle au Haut is considered “conserved land.” Conserved lands take a variety of forms. They include:

- 1) lands owned outright by governmental or private organizations that acquired the land for conservation purposes where public access is freely granted.
- 2) lands owned outright by governmental or private organizations that acquired the land for conservation purposes where public access is controlled or restricted during periods of the year such as a bird breeding season. Examples include Doliver and Wheat Islands where camping is permitted to members of the Maine Island Trail Association.
- 3) lands owned by private or non-governmental entities that have granted conservation easements to another entity, typically the National Park Service or a private group such as The Nature Conservancy (TNC) or Maine Coast Heritage Trust (MCHT) where no public access is permitted.
- 4) lands owned by private or non-governmental entities that have granted conservation easements to another entity, typically the National Park Service or a private group such as The Nature Conservancy (TNC) or Maine Coast Heritage Trust (MCHT) where public access is permitted and may be limited to passive recreation but may allow camping.
- 5) lands restricted for a single purpose such as the Isle au Haut boat launch ramp which is reserved for public access to the water.
- 6) lands claimed by the State of Maine through the Island Registry Act and given to specific agencies for specific purposes. Generally the purpose is for bird or animal habitat protection.
- 7) A unique agreement between the National Park Service and the Town of Isle au Haut (USC, 2006 v.9, Title 16—Conservation §342, p. 202) that restricts land on the main island of Isle au Haut above 300’ above Mean High Water such that essentially all development is prohibited, as follows:

which shall include covenants to maintain forever in their natural condition (excepting the cutting of fire trails and the extinguishment of fires) lands above three hundred feet above the mean high water level: *Provided, however, That such covenants with respect to lands above three hundred feet and below four hundred feet shall permit the gathering and removal of dead and fallen timber.*

Table F-1 is a detailed spreadsheet describing the various known conserved lands within Isle au Haut. **Figure F-1** is a map that shows graphically where these lands are located, what type (fee or easement), and who holds the ownership or easement. The total acreage of “conserved lands” is 4079, which is assumed to be only acreage above Mean High Water. The total land area of Isle au Haut above Mean High Water is 8058 acres. **Therefore, 50.6 % is considered “conserved land”.**

7. *Issues of Public Concern*

Respondents to the 2007 public opinion survey expressed concern that future development will not be consistent with the current character of the island. There are several comments expressing concern about the potential for development of restaurants, hotels, “McMansions”, and what will become of the number of properties currently on the market. A majority of respondents favor a re-examination of current zoning ordinances and perhaps adding ordinances governing the height and size of residential construction. The past lack of a code enforcement officer has hindered the enforcement of current zoning ordinances, particularly the State-mandated Shoreland Zoning Ordinance. The Town appointed a new Code Enforcement Officer in the spring of 2016 that is resident on the island much of the year.

The Town and ICDC have struggled to keep its small stock of rental housing filled. The strong recession initiated by the crisis in the financial derivative markets in the fall of 2008 drove down the demand for lobsters, retarded the growth of tourism, and generally diminished the quality of life for year-round and even seasonal residents. Fears of a collapse of the lobster industry as a result of global warming effects and proposals to close the Zone C lobster area (which is currently the only area open on the coast to people wishing to get a start in the lobster fishery) have inhibited what could have been ideal conditions for Isle au Haut to attract more lobstermen to live and work from the island. The effects of the recession lingered long on the island and a return to pre-2008 feelings of prosperity are just now beginning here.

8. *Future Land use plan*

Isle au Haut’s zoning is designed to protect the unique character of Isle au Haut, while permitting both year-round and seasonal development. Isle au Haut’s current zoning provides a starting point for the future land use plan. The zoning includes seven zones: *accessible interior, accessible shoreland, remote interior, remote shoreland, resource protection, general development, and marine and fisheries activities*. An affordable housing overlay zone was also created in 2012 on several town-owned and ICDC parcels of land, permitting a minimum lot size of only one acre in areas where the minimum lot size would have been much larger.

Any development on Isle au Haut is constrained by steep slopes (the State-mandated Shoreland Zone restricts development on large areas of slopes over 20%) and shallow soils

throughout the Island. Please refer to the slope and soil maps attached to other parts of this document. These factors make road development difficult and expensive and limit sites where septic systems can be legally located. The geography of Isle au Haut further limits development. Acadia National Park occupies much of the central, western and southern parts of the island. An agreement with Acadia National Park, cited in 2006 United States Code, prevents any construction above elevations of 300 feet above Mean High Water. Isle au Haut is also home to a number of wetlands, which are protected by state and federal regulation.

Based on the 2015 public opinion survey, the obvious proximity to the main landing places on the island, and the location of Town-owned land on which development can be done in a controlled fashion, future growth areas of the island are considered to be areas adjoining the Thoroughfare and on Coombs Mountain. Development is also expected to occur along the East Side of the island, but primarily seasonal housing in large lots. Historical village areas are shown on **Figure L-4**. The Affordable Housing Overlay zone is shown on **Figure L-1**.

Two existing zones should be considered as *rural areas: Remote Interior and Remote Shoreland*. These areas are not easily accessible by road and they have larger minimum lot size requirements. The existing *Resource Protection (RP) Zones* should remain in effect. The Town RP Zones includes lands within Acadia National Park, the Great Meadow, Moore's Swale and surrounding 125' buffer, a 125' buffer around Long Pond, and several other natural areas on Isle au Haut and some of the surrounding islands within the Town. This designation helps protect the natural and wild quality of the island. The Town Remote Interior and Remote Shoreland Zones are shown on **Figure L-1**, as is the Town Resource Protection Zones. The State-mandated Shoreland Resource Protection Zones are shown on **Figure L-2**. Two special Resource Protection Districts within the Shoreland Zone are "coastal bluffs" and contiguous areas of slope of over 2 acres in size and greater than 20%. The coastal bluffs are shown on **Figure L-3** and the slope areas are shown on **Figure L-2** as part of the Shoreland Zone Map.

As more seasonal homeowners build on Isle au Haut, there will be additional pressure to expand parking near the current Town Landing, to expand the library, and to provide on-island medical emergency services such as a telemedicine services. The fire-fighting capability on the island needs improvement as it has performed poorly in the past several house fires. Some additional road development will be necessary to access some of the town-owned lands designated for affordable year-round development. Finally, the public dock access to the water will eventually need to be expanded. Conflicts among the Isle au Haut ferry service, lobsterman, Isle au Haut summer resident recreational boaters, and visiting overnight yachtsmen create frequent congestion at the wharf in July and August. Parking overflows the small Town parking lot and extends far down the street to the post office. There is no space for new marine-based industry such as aquaculture or boat repair. A second dock location will be needed on the Thoroughfare that provides ample parking, and additional nearby room for support buildings and laydown space. Voters, however, turned down an opportunity in the March 2016 Town Meeting to re-zone 5 acres of land suitable for marine industry and town services expansion and must now look to adding onto the existing Town Landing area with the small strips of land recently zoned for marine uses there. The Town needs to develop a long-range capital plan that will allow it to acquire the land needed for additional marine access and adjacent land for marine industry support.

The land use plan aims to protect the natural beauty of the island while encouraging affordable housing for a year-round community. Isle au Haut's ordinances preventing heavy

industry and large-scale commercial development should remain in effect. Height restrictions are in place in the Shoreland Zone and help to maintain the existing character of Isle au Haut.

9. *Policies and Strategies*

Policies

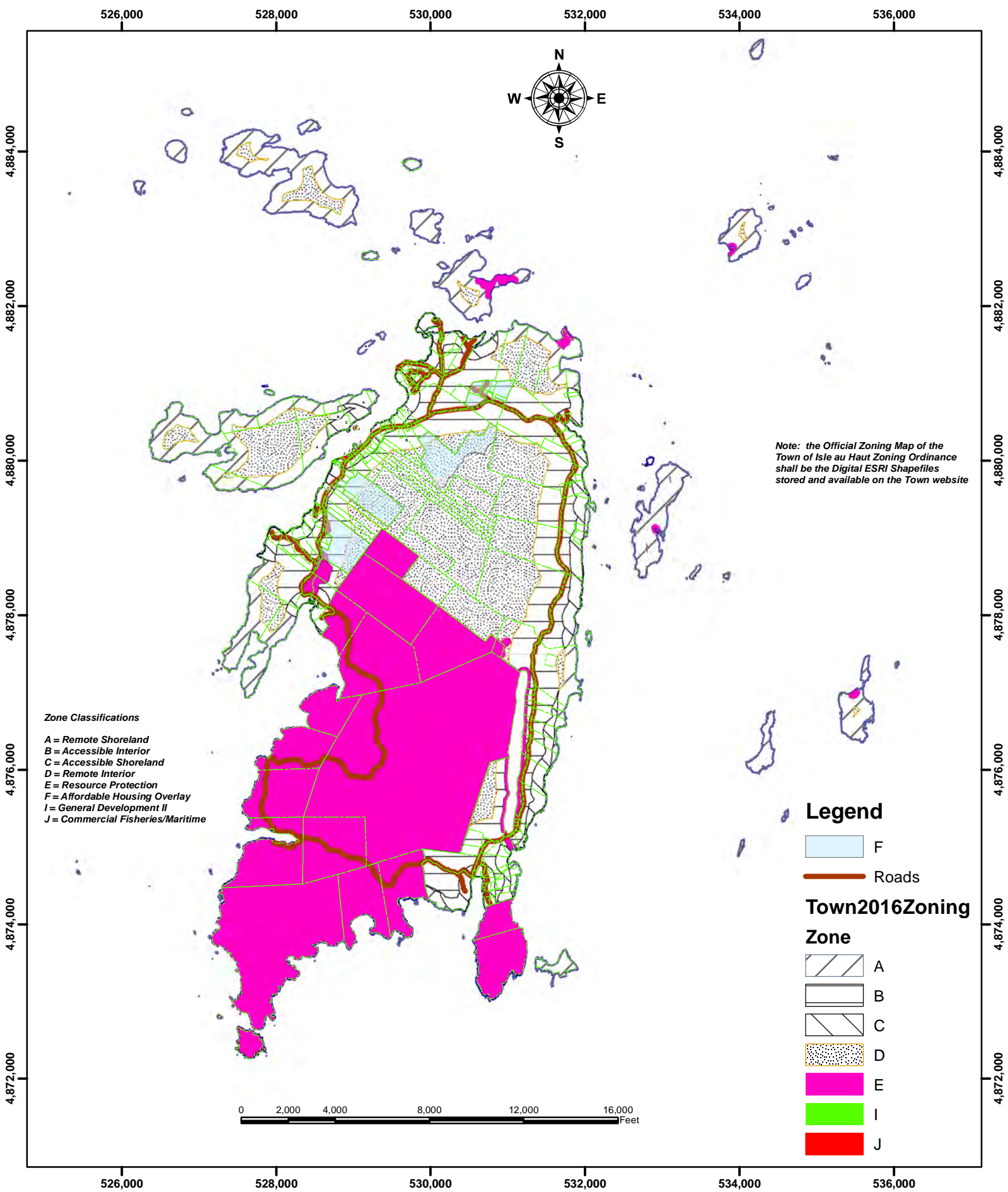
1. It shall be the policy of the town of Isle au Haut to maintain and adopt land use strategies that will maintain the unique character of the Island while encouraging a sustainable year-round community.
2. It shall be the policy of the Town of Isle au Haut to coordinate the community's land use strategies with other local and regional land use planning efforts by working with surrounding communities, primarily in terms of enhancing water access from Stonington and enhancing parking opportunities in Stonington.
3. It shall be the policy of the Town of Isle au Haut to encourage affordable housing while protecting the natural character of the island.
4. It shall be the policy of the Town of Isle au Haut to support the level of financial commitment necessary to provide needed infrastructure in growth areas.
5. It shall be the policy of the Town of Isle au Haut to maintain efficient, consistent, and transparent permitting procedures, especially in growth areas.
6. It shall be the policy of the Town of Isle au Haut to protect critical resource areas from the impacts of development.
7. It shall be the policy of the Town of Isle au Haut to provide land use planning and capital improvement planning to provide better library services, better fire-fighting capability, medical emergency services, and future expansion of water access and related parking and building and laydown space to support new marine industry development.

Strategies

1. Small scale home-based business and occupations shall continue to be permitted, in accordance with current zoning. Timeframe: Ongoing.
2. Heavy industry shall continue to be restricted on Isle au Haut, in accordance with current zoning. Timeframe: Ongoing.
3. Marine-based land uses shall be supported and changes to the State-mandated Shoreland Zoning Ordinance shall be proposed to conform to new general development and marine use zones enacted in March 2016 in the Town Ordinance. Timeframe: 2016-2017.
4. The Town of Isle au Haut shall consider areas near the Thoroughfare, Coombs Mountain, and the related affordable housing overlay zones as growth areas.
5. At least 75 percent of Town capital investment shall be made in the designated growth areas.
6. The Planning Board shall provide the Selectmen with a plan for a new area of potential development for marine and marine-related uses on the Thoroughfare. (This item has been completed. A plan for use of the eastern half of the Bowditch Property, west of the parsonage, has been developed and made public.)
7. The Town, through its Colwell Ramp membership, shall work with the Town of Stonington to obtain better water access and better parking opportunities for Isle au Haut residents.
8. Isle au Haut's Planning Board shall evaluate this plan every five years.

Table L-1 Survey Results at a Glance

| Strong support (70-100% yes) | | Slight support (56-69% yes) | | Neutral (45-55% yes) | |
|---|-----------|-----------------------------|-------------------------------|----------------------|--|
| Slight opposition (31-44% yes) | | | Strong opposition (0-30% yes) | | |
| Question | Overall % | YR % | SYR % | Seasonal % | |
| Housing | | | | | |
| 8: Should ICDC continue to provide affordable housing? | 93 | 86 | 93 | 95 | |
| 10: Should ICDC and the Town work together? | 81 | 57 | 67 | 93 | |
| 11: Should the town provide workforce housing? | 64 | 14 | 60 | 82 | |
| Public Facilities and Services | | | | | |
| 13: Should Town adopt capital budget? | 81 | 57 | 73 | 91 | |
| 14: Should Town plan to acquire more waterfront access? | 56 | 29 | 80 | 57 | |
| 15: Should Town increase fire chief's salary? | 64 | 43 | 60 | 73 | |
| 16: Should Town assign specific duties to fire chief? | 86 | 72 | 87 | 91 | |
| 17: Should Town provide assisted living/in-home care? | 43 | 43 | 40 | 43 | |
| 18: Should Town fund broadband services? | 78 | 79 | 80 | 77 | |
| 19: Should Town borrow to fund broadband? | 58 | 50 | 60 | 59 | |
| 20: Parking lot at parsonage property | 66 | 43 | 53 | 77 | |
| 21: Healthcare at parsonage property | 62 | 43 | 60 | 68 | |
| 22: Library at parsonage property | 52 | 43 | 53 | 55 | |
| 23: Historical Society at parsonage property | 60 | 57 | 73 | 57 | |
| Land Use | | | | | |
| 26: Should Town pay to update/improve tax maps? | 88 | 86 | 93 | 86 | |
| 27: Should ordinance restrict building height? | 72 | 50 | 80 | 77 | |
| 28: Proposed zoning changes | 67 | 57 | 60 | 73 | |
| Fiscal Capacity | | | | | |
| 30: Should Town borrow to acquire more waterfront access? | 54 | 43 | 67 | 52 | |
| 31: Should Town borrow to expand emergency services? | 73 | 72 | 87 | 68 | |
| 32: Should Town government form change? | 59 | 43 | 67 | 62 | |



Note: the Official Zoning Map of the Town of Isle au Haut Zoning Ordinance shall be the Digital ESRI Shapefiles stored and available on the Town website

- Zone Classifications**
- A = Remote Shoreland
 - B = Accessible Interior
 - C = Accessible Shoreland
 - D = Remote Interior
 - E = Resource Protection
 - F = Affordable Housing Overlay
 - I = General Development II
 - J = Commercial Fisheries/Maritime

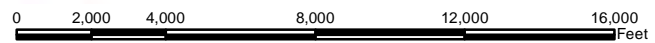
Legend

- F
- Roads

Town2016Zoning

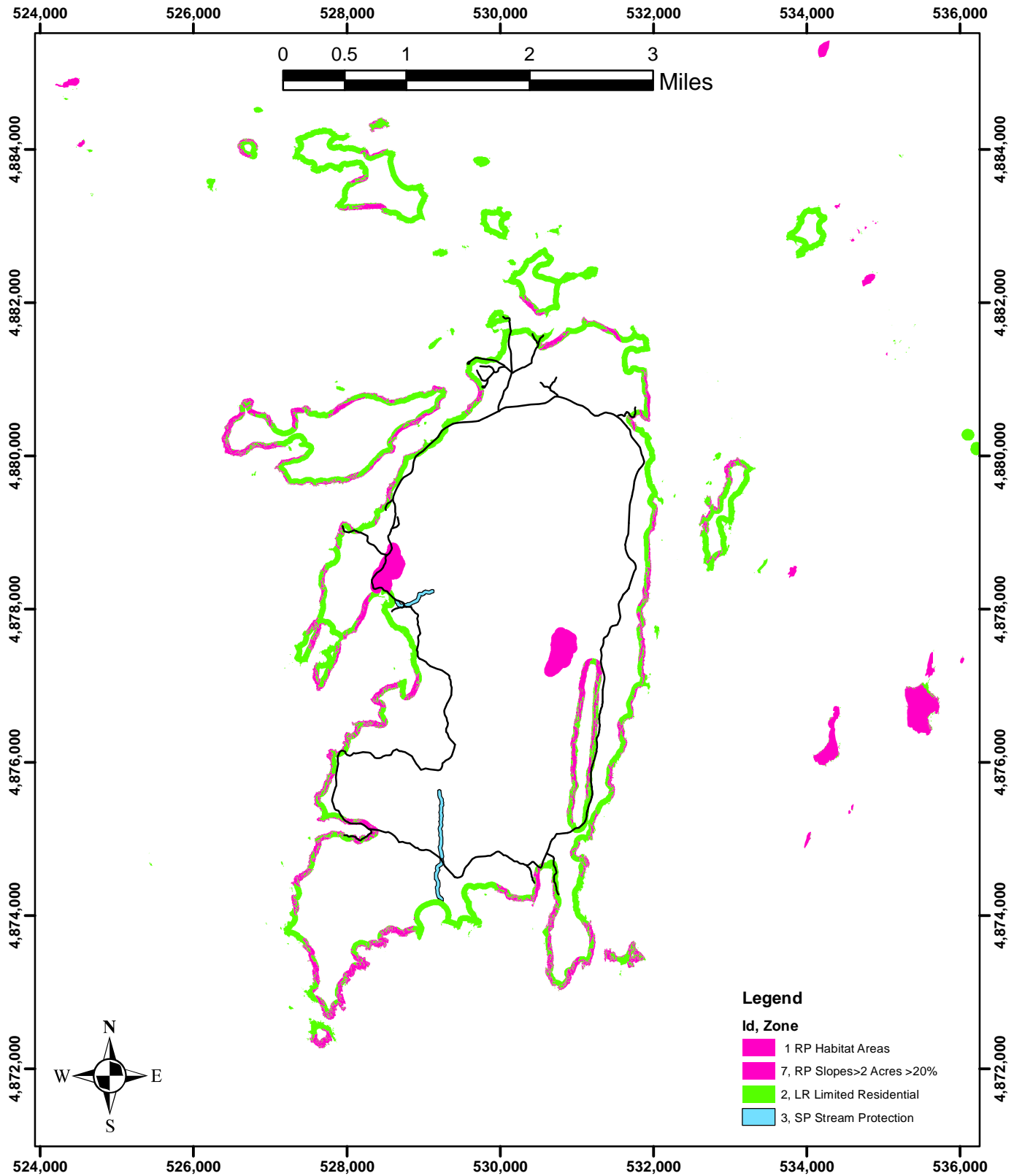
Zone

- A
- B
- C
- D
- E
- I
- J



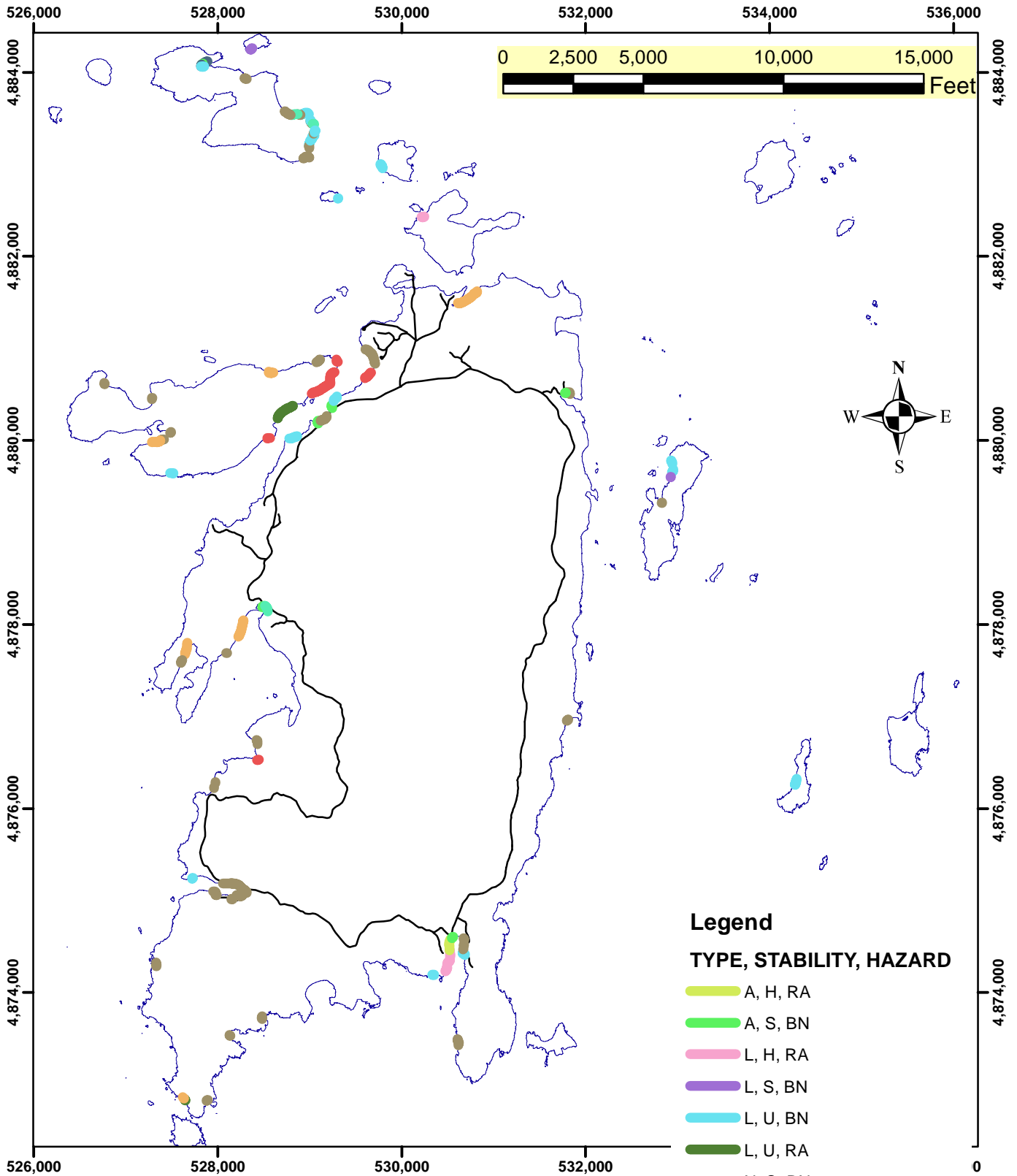
Town of Isle au Haut Zoning Ordinance Map Adopted April 25, 2016
Grid is based on UTM NAD83 Zone 19 in meters

Figure L-1



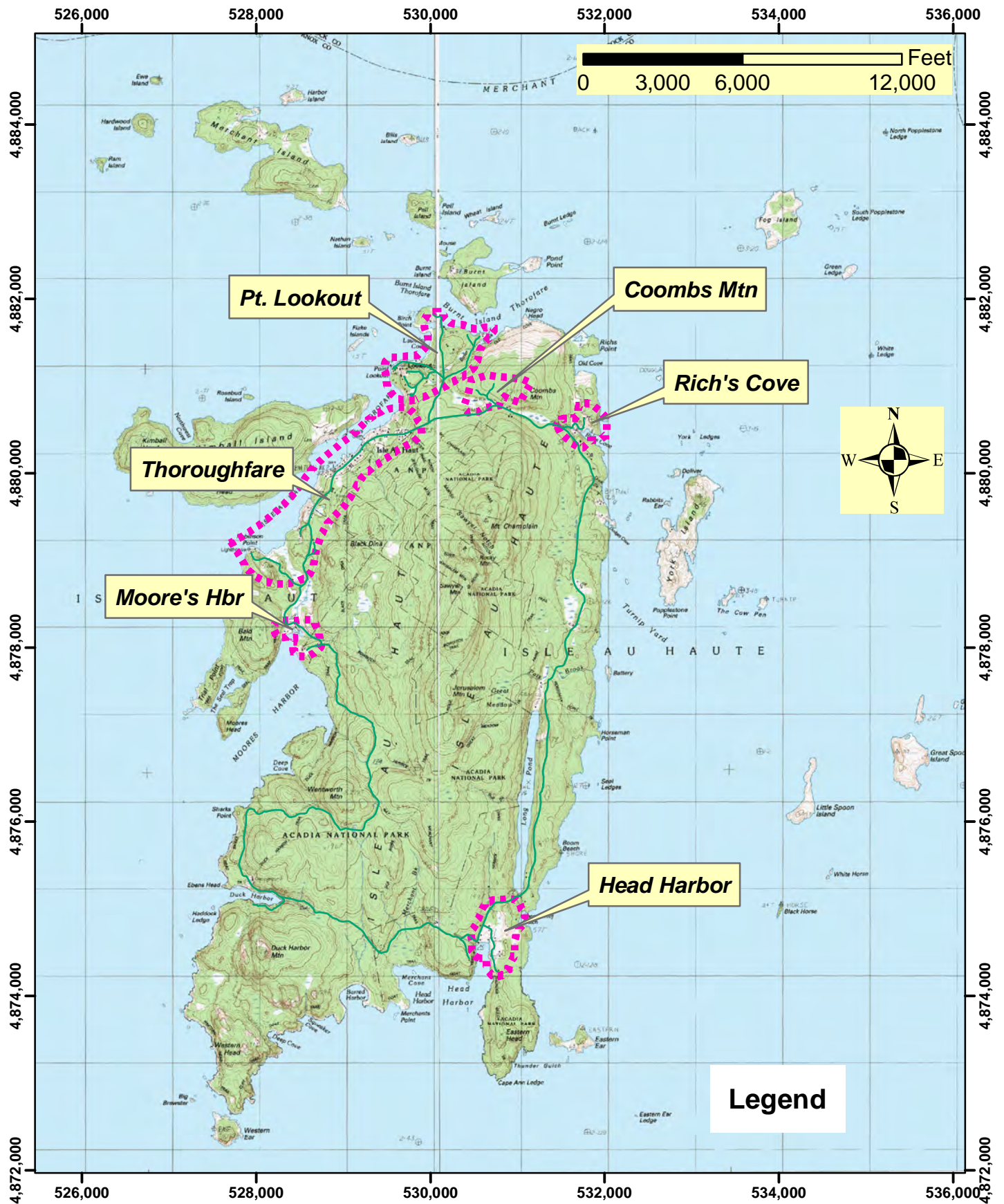
State-mandated Shoreland Zones
Grid is UTM, NAD83, Zone 19N (m)
RG 7-1-15

Figure L-2



Coastal Bluff Map
Town of Isle au Haut, ME
Grid is UTM, NAD83, Zone 19N (m)
RGG 10-2-15

Figure L-3



Village Areas off Isle au Haut, ME
Isle au Haut Comprehensive Plan
Grid is UTM, NAD83 19N meters
RGG 8/21/15

Town of Isle au Haut

Figure L-4

M. Fiscal Capacity

1. Purpose

This section discusses Isle au Haut’s fiscal condition as of 2009, assesses revenue and expenditure trends, and discusses future trends. This information will help determine the town’s current ability to fund existing services and facilities, as well as its ability to accommodate future development.

2. Key Findings and Issues

Increasing tax bills are a concern for the property owners of Isle au Haut. Property taxes have increased recently, but Isle au Haut’s valuation and tax rate are among the lowest in Knox County. Property taxes provide most of the town’s revenue. Education is the largest expenditure category, followed by transportation. The state provides minimal contribution to education funding. The town has recently replaced the public landing and has borrowed money to purchase several properties.

3. Public Opinion Survey Results

No questions from the 2007 public opinion survey directly address Isle au Haut’s fiscal capacity, though several narrative comments allude to increasing property taxes. A question in the 2015 survey, however, asked if people favored the town adopting a capital budget and this was favored across both seasonal and year-round residents.

4. Assessed Valuation, Commitment and Tax Rate

Table M-1 Isle au Haut Property Tax Information. Source: Town Reports

| Year | Local Valuation | % change (local) | Tax Rate | Property Tax Commitment | % Change in Commitment |
|------|-----------------|---------------------|----------|----------------------------|---------------------------|
| 2002 | \$26,584,629.00 | | 0.010240 | \$ 271,850.34 | |
| 2003 | \$31,719,555.00 | 19.3% | 0.008550 | \$ 270,125.00 | -0.6% |
| 2004 | \$32,308,888.00 | 1.9% | 0.009350 | \$ 300,854.00 | 11.4% |
| 2005 | \$32,470,851.00 | 0.5% | 0.009860 | \$ 320,433.00 | 6.5% |
| 2006 | \$32,680,236.00 | 0.6% | 0.012030 | \$ 393,474.00 | 22.8% |
| 2007 | \$33,115,549.00 | 1.3% | 0.013200 | \$ 435,941.00 | 10.8% |
| 2008 | \$75,370,395.00 | 127.6% | 0.006510 | \$ 489,561.00 | 12.3% |
| 2009 | \$74,993,571.00 | -0.5% | 0.006550 | \$ 490,101.00 | 0.1% |

Table M-1 shows changes in assessed valuation, property tax commitment and rate, as well as how this changed over the period 2002-2009. After revaluation in 2008, the tax rate was adjusted. This tax rate is less than that of many other towns in Knox County. Isle au Haut’s property tax commitment has increased by 80 percent between 2002 and 2009, while the state valuation has increased by 221 percent. There has been only moderate development during this period so the increased valuation is mostly due to the local real estate market. Property taxes make up 80-90 percent of the town’s income.

Compared to other towns in Knox County, Isle au Haut has a lower total valuation. The tax rate decreased between 2007 and 2009. In 2007 Isle au Haut's tax rate was the fourth highest Knox County. By 2009, the tax rate had fallen to the lowest in the county. **Table M-2** shows the total valuation and tax rates for Isle au Haut and other Knox County towns in 2007 and 2009, sorted by tax rate.

The existing state current use taxation programs are not widely used on Isle au Haut. As of 2009, 1,233 acres were in tree growth, 197 were in open space, but no land was classified as agriculture. The land around the town landing is included in the working waterfront program for grant-funding purposes. The town has no local current use taxation programs except tree growth.

Table M-2 Knox County Valuation and Tax Rates

| 2007 | | | 2009 | | |
|---------------------|---------------------|----------------|---------------------|-------------------------|----------------|
| TOWN | TOTAL VALUATION | TAX RATE | TOWN | TOTAL VALUATION | TAX RATE |
| ROCKLAND | \$756,294,300 | 0.01770 | ROCKLAND | \$757,031,500.00 | 0.01720 |
| THOMASTON | \$345,760,139 | 0.01580 | APPLETON | \$ 115,303,717.00 | 0.01560 |
| APPLETON | \$112,804,136 | 0.01565 | THOMASTON | \$ 370,820,241.00 | 0.01548 |
| ISLE AU HAUT | \$33,092,989 | 0.01440 | WASHINGTON | \$ 115,609,815.00 | 0.01375 |
| WASHINGTON | \$107,497,710 | 0.01325 | CUSHING | \$ 236,443,170.00 | 0.01340 |
| CAMDEN | \$1,081,948,660 | 0.01273 | CAMDEN | \$ 1,099,962,681.00 | 0.01321 |
| CUSHING | \$231,633,160 | 0.01220 | WARREN | \$ 294,341,200.00 | 0.01320 |
| SAINT GEORGE | \$518,470,500 | 0.01210 | HOPE | \$ 185,830,100.00 | 0.01265 |
| WARREN | \$290,313,100 | 0.01190 | SAINT GEORGE | \$ 535,233,610.00 | 0.01250 |
| HOPE | \$181,544,200 | 0.01180 | UNION | \$ 228,512,700.00 | 0.01230 |
| ROCKPORT | \$936,676,000 | 0.01124 | ROCKPORT | \$ 980,380,500.00 | 0.01138 |
| UNION | \$226,391,500 | 0.01090 | SOUTH THOMASTON | \$ 256,223,463.00 | 0.01074 |
| OWLS HEAD | \$297,437,520 | 0.00975 | OWLS HEAD | \$ 313,344,900.00 | 0.01035 |
| SOUTH THOMASTON | \$246,586,402 | 0.00950 | FRIENDSHIP | \$ 230,941,200.00 | 0.00950 |
| FRIENDSHIP | \$231,428,400 | 0.00870 | VINALHAVEN | \$ 491,132,693.00 | 0.00840 |
| VINALHAVEN | \$447,292,061 | 0.00840 | MATINICUS ISLE PLT | \$ 29,844,364.00 | 0.00810 |
| MATINICUS ISLE PLT | \$30,239,310 | 0.00710 | NORTH HAVEN | \$ 412,988,800.00 | 0.00762 |
| NORTH HAVEN | \$413,239,585 | 0.00659 | ISLE AU HAUT | \$ 74,824,571.00 | 0.00655 |

5. *Trends in Revenue Sources and Town Assets*

The largest portion of Isle au Haut's net assets is in the form of capital assets, such as land, buildings, equipment, and infrastructure. The town owns some large parcels of land and several buildings. Three buildings are rental properties. Property taxes make up most of the town's revenue. As of 2009, property taxes make up about 90 percent of the town's revenue. **Tables M-3 and M-4** show the town's revenue sources and the percent of each source for 2009.

Currently, tax revenues from new development offset the cost of additional services and capital investments. It should be noted that the town has not extended many services for previous residential development. There are presently no impact fees charged for new development.

In 2009, Isle au Haut town officials did not anticipate any changes in the community's tax base in the future. However, future conservation agreements could reduce the tax base such

as the 90 acres of land on the southwest side of Long Pond where the church gave a conservation easement to the Isle au Haut Land Trust.

Several community comments have suggested that the town should make a stronger effort to collect back taxes and unpaid automobile excise taxes.

There are several landowners within the town of Isle au Haut that are exempt or pay reduced taxes. Acadia National Park is the major tax-exempt land owner on the island. Acadia National Park owns about half of the main island of Isle au Haut. The National Government provides a small “payment in lieu of taxes” to the town annually. The Isle au Haut Community Development Corporation (ICDC) also issues a “payment in lieu of taxes”. The church has a statutory tax exemption for the sanctuary, but not for the parsonage nor land near the Pond.

Table M-3 Revenue Sources (based on Town Reports)

| | 2005 | 2006 | 2007 | 2008 | 2009 |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Property Taxes | \$320,433.00 | \$393,474.00 | \$421,951.27 | \$470,148.90 | \$490,101.00 |
| DOT assistance | \$ 11,198.00 | \$ 11,530.00 | \$ 5,844.00 | \$ 22,938.00 | \$ 20,731.75 |
| Buildings | \$ 10,150.00 | \$ 9,932.33 | \$ 8,745.36 | \$ 10,638.00 | \$ 10,603.60 |
| Tree Growth Reimbursement | \$ 9,416.00 | \$ 13,251.00 | \$ - | \$ - | \$ 1,072.51 |
| Vehicle Excise Tax | \$ 5,790.81 | \$ 7,085.00 | \$ 8,051.89 | \$ 6,172.91 | \$ 7,547.90 |
| Other interest | \$ 4,017.42 | \$ 6,501.31 | \$ 8,632.78 | \$ 8,577.59 | |
| Payment in Lieu of Taxes | \$ 3,829.00 | \$ 3,893.70 | \$ 5,779.00 | \$ 6,755.00 | \$ 3,775.00 |
| State Revenue Sharing | \$ 3,050.53 | \$ 2,525.37 | \$ 3,148.74 | \$ 3,075.83 | \$ 2,680.26 |
| interest on CDs | \$ 2,757.71 | \$ 3,800.13 | \$ - | \$ 975.44 | \$ 1,073.32 |
| Land | \$ 1,641.00 | \$ 7,302.00 | \$ 40.00 | \$ 1,100.00 | \$ 1,665.04 |
| Boat Excise Tax | \$ 1,425.50 | \$ 1,425.50 | \$ 1,734.93 | \$ 1,529.10 | \$ 1,601.90 |
| Homestead exemption Refund | \$ 1,001.00 | \$ 1,243.00 | \$ 3,723.74 | \$ 2,355.00 | \$ 880.00 |
| Veterans Tax Benefits | \$ 10.00 | \$ 10.00 | \$ 12.00 | \$ 13.00 | \$ 20.00 |
| Grant funds | \$ - | \$ - | \$ 5,000.00 | \$ 39,532.67 | \$ - |
| miscellaneous earnings | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Revenues | \$374,719.97 | \$461,973.34 | \$472,663.71 | \$573,811.44 | \$541,752.28 |

Table M-4 Percent of 2009 Revenue

| | 2009 | Percent of Revenue |
|-----------------------------------|----------------------|--------------------|
| Property Taxes | \$490,101.00 | 90.47% |
| DOT assistance | \$20,731.75 | 3.83% |
| Buildings | \$10,603.60 | 1.96% |
| Tree Growth Reimbursement | \$1,072.51 | 0.20% |
| Vehicle Excise Tax | \$7,547.90 | 1.39% |
| Other interest | | 0.00% |
| Payment in Lieu of Taxes | \$3,775.00 | 0.70% |
| State Revenue Sharing | \$2,680.26 | 0.49% |
| interest on CDs | \$1,073.32 | 0.20% |
| Land | \$1,665.04 | 0.31% |
| Boat Excise Tax | \$1,601.90 | 0.30% |
| Homestead exemption Refund | \$880.00 | 0.16% |
| Veterans Tax Benefits | \$20.00 | 0.00% |
| Grant funds | \$ - | 0.00% |
| miscellaneous earnings | \$ - | 0.00% |
| Total Revenues | \$ 541,752.28 | |
| Source: Town Reports | | |

6. *Municipal Expenditure Trends*

Education consistently makes up the largest percentage of the municipal budget. In 2009 this was generally between 30 and 40 percent of the budget. The state of Maine’s educational contribution is shrinking. In the 2009-2010 school year the state share of the school budget amounted to 6.8 percent. The share is projected to fall to 2.08 percent for the 2010-2011 school year. As a result, though the 2010-2011 budget is 10 percent less than the 2009-2010 budget, the town must raise 3.86 percent (\$8,156) more through taxes.

Transportation is the second largest expenditure, making up between 15 and 30 percent of the municipal budget. Strong storms causing road washouts have led to an increase in transportation spending for several years.

Administration is the third largest expenditure category, making up about 15 percent of the budget. Other categories (protection, health/sanitation, unclassified, assessments and debt services) each make up less than 15 percent of total expenditures. **Table M-5** shows the expenditure categories for 2002 and 2008. The 2008 expenditures are corrected to 2002 dollars for ease of comparison. Unclassified expenditures, assessments, and debt services showed the greatest percent change between 2002 and 2008. Administration, Protection and Education increased moderately, while health and sanitation and transportation changed minimally. It is expected that education and transportation will continue to make up major percentage of town expenditures. Education costs may decrease if enrollment falls, though there are many fixed costs, including building maintenance, teacher salaries, etc.

Table M-5 Town Expenditures by Category

| | 2002 | % of Budget | 2008 | % of Budget | Corrected Values | % change |
|---|---------------------|-------------|----------------------|-------------|---------------------|------------|
| Administration | \$55,090.49 | 13% | \$93,621.00 | 14% | \$78,226.62 | 42% |
| Protection | \$12,701.54 | 3% | \$18,230.00 | 3% | \$15,232.39 | 20% |
| Health/Sanitation | \$18,516.95 | 4% | \$ 23,092.00 | 4% | \$19,294.91 | 4% |
| Transportation | \$138,835.47 | 33% | \$157,573.00 | 24% | \$131,662.80 | -5% |
| Education | \$142,216.43 | 34% | \$ 231,413.00 | 35% | \$193,361.07 | 36% |
| Unclassified | \$12,630.79 | 3% | \$ 59,956.00 | 9% | \$ 50,097.26 | 297% |
| Assessments | \$30,696.00 | 7% | \$ 72,317.00 | 11% | \$ 60,425.70 | 97% |
| Debt Services | \$5,000.00 | 1% | \$ - | 0% | \$ - | -100% |
| Total | \$415,687.67 | 100% | \$ 656,202.00 | 100% | \$548,300.74 | 32% |
| Source: Auditor’s report in Isle au Haut Town reports, Bureau of Statistics | | | | | | |

7. *Debt Limits and Borrowing*

Capital investment plans have been funded in the past through tax dollars, grant funding or borrowing. The town does have sufficient borrowing capacity to obtain funds for future capital investments. County and school obligations do not hinder the town’s borrowing ability.

LD 1 had not hindered the town budget because each year, the town votes to override LD1. Note that the levy limit was not reached in 2011.

In 2006, 2008, and 2014 the town borrowed money to buy two parcels of land and the Schrader house. This amounted to \$25,000.00 borrowed for the 2006 property, and \$35,000.00 for the 2008 property. As of 2009, the town owes \$5,265.51 on the property purchased in 2006, and \$30,000 on the property purchased in 2008. These properties will probably be resold for affordable housing, either to individuals or ICDC.

8. *Regional Cooperation*

The town of Isle au Haut cooperates with Stonington and Deer Isle to manage solid waste and share school administrative costs. Isle au Haut and Stonington together purchased the Colwell property in Stonington to provide access to the water (float and barge landing site). The property is managed by a committee with representatives from both towns. The towns have pursued some grant monies together.

9. *Summary of Current Trends*

Property valuation has increased over the ten years prior to 2010, which has resulted in higher tax bills. Isle au Haut's tax rate, however, is still lower than most of Knox County. Tax bills contribute to the high cost of living on Isle au Haut. Property taxes provide most of the revenue for the town of Isle au Haut. Note that a majority of tax revenue comes from properties owned by seasonal residents, but funds year-round services.

Education makes up the largest expenditure category. The State of Maine's contribution is decreasing as a result of fiscal conservatism. A decrease in school enrollment would lead to a decrease in educational spending, though it is expected that this category will remain the greatest expenditure, as there are many fixed costs that do not decrease with enrollment.

The replacement of the town dock in 2009 was a major capital project. The town of Isle au Haut has borrowed funds to buy three pieces of real estate. Please see the Capital Investment Plan for more information.

10. *Issues of Public Concern*

The 2007 public opinion survey revealed that there is some concern about increasing property taxes. Discussion at public meetings suggests that there is some uncollected property and excise tax money.

11. *Capital Investment Plan*

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 on Isle au Haut may be funded in several ways: 1) through an appropriation from a town meeting warrant article; 2) through annual (or periodic) contributions to a reserve fund; 3) borrowing through loans and bonds; 4) through grants, which often require local matching funds; 5) through donations of cash, supplies and labor.

Currently reserve funds are used to anticipate the need to replace trucks, roofs, hoists, etc.

Isle au Haut's existing public services are adequate to accommodate near-term growth. However, there are a number of projects that could improve life on Isle au Haut.

- The town owns several large parcels of land that could be subdivided to develop lots for sale for affordable housing. It could be beneficial for the town to invest some funds to prepare these lots for sale. This includes cleaning up the properties, conducting preliminary surveys and septic studies, and beginning construction of road access. Priority level: Desirable. Some related monies have been appropriated at past town meetings.
- Town emergency services could be improved. This could include the construction of a new firehouse and/or medical building. Such a medical building could be used as clinic for telemedicine. Priority Level: High.
- The town landing was replaced in 2009, however the parking area is showing signs of soil erosion and is inadequate in size to hold the parked vehicles during at least half the year. Priority Level: Deferrable¹⁸.
- Community discussions indicate an interest in additional recreation programs, or the development of a recreation fund. This could include improvements to Revere Memorial Hall and library. Level: Deferrable.

12. Policies and Strategies

Policy

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

Strategy

1. The selectmen, treasurer, tax collector, and town clerk shall maintain transparent accurate financial records. Time frame: On going
2. The selectmen shall develop a long-term (10 year) planning strategy. Time frame: 2017.
3. The town of Isle au Haut shall investigate grants, and other funding strategies for capital investments. Timeframe: ongoing.

¹⁷ The Select Board was presented with an opportunity in 2016 to buy a strip of land on the west side of the parking lot on which the parking area could have been almost doubled; however, the Selectmen felt there was no need for the additional parking space.

Regional Coordination Program

1. Introduction

Although Isle au Haut is an island with a strong tradition of independence, there are still important connections within a greater region. It is vital that Isle au Haut maintains existing ties and investigates new associations.

2. Water Quality and Fishery

Isle au Haut does not share any land borders with other towns. It does, however, share water borders with Stonington, Vinalhaven, North Haven and Swan's Island. It is crucial that these communities, and others surrounding Penobscot Bay, work together to protect the Bay's water quality. A decrease in water quality would have detrimental effects on all the communities' economies. Similarly, fishermen must work together to maintain healthy stock levels. The town of Isle au Haut has supported efforts by Penobscot East Research Center and is represented in Lobster Management Zone C.

3. Transportation

Stonington is Isle au Haut's major connection to the mainland. The mail boat is docked at a wharf off Sea Breeze Avenue. Because the mail boat serves only passengers and small freight, parking is required for both residents and visitors. Isle au Haut residents have an interest in the maintenance of mainland roads and the Deer Isle Bridge. It is also very important to assure a docking facility on the Stonington side. Private boat trips are made daily between Isle au Haut and Stonington to do such things as go to the bank, go to doctors and dentist appointments, pick up and drop off people outside of the ferry schedule, and run shopping errands. The Stonington Town dock space available for visiting boats has decreased in recent years while the demand has increased. The Colwell Ramp access has not fulfilled its promise because moorings that the Town of Stonington refuses to relocate have impeded barge access and the single small float attached to the site is available for general public use, not just Isle au Haut use. Parking space in Stonington has also decreased. The Town needs to be more proactive in securing water access and parking space within Stonington.

4. Education

Isle au Haut shares a superintendent with the Deer Isle- Stonington school district. Isle au Haut teachers have helped to form the Outer Island Teachers Group. Island teachers and students are able to use technology to share resources and skills with their counterparts on North Haven, Cliff, Islesford, Monhegan, and Matinicus. The Maine Seacoast Mission, through their vessel *The Sunbeam*, also facilitates events that allow outer island students and teachers to get together. This reduces the isolation of the small outer island schools. *The Sunbeam* also offers medical services, craft lessons and safety presentations.

5. Off-Island Waste Disposal

Isle au Haut takes its garbage to the transfer station in Stonington. Unloading the trash used to be done at the Stonington public landing next to the Fisherman's Friend restaurant.

However, the demand for parking spaces in Stonington has resulted in no available space next to the bulkhead for unloading the trash. Trash is now unloaded at the Colwell Ramp bulkhead but that is also blocked at times by cars parking there and Stonington has not been willing to date to put up a sign to prevent parking next to the unloading site.

6. *Acadia National Park*

About 50 percent of the main island of Isle au Haut is part of Acadia National Park. The town must work with ANP in the shared management of the island.

7. *County Services*

Knox County provides emergency services on Isle au Haut, when necessary. The town's 911 communications go through Knox County's dispatch. The Town has recently developed a formal 911 address plan that is being implemented. Note that because of its proximity, Isle au Haut has strong ties with Hancock County as well as Knox. Some people think it may be time to reconsider which county Isle au Haut should be part of.

8. *Regional Support Organizations*

Isle au Haut used Hancock County Regional Planning Commission services in the past. Such organizations are helpful in regional transportation, land use and economic development planning.

9. *Ties with Other Islands*

Island communities share similar challenges. The Maine Islands Coalition is a group of representatives from unbridged islands with year-round communities. The representatives discuss relevant issues and advocate for the economic and environmental sustainability of year-round communities. Isle au Haut should continue to send a representative to this group.

The Island Institute is a nonprofit organization dedicated to the sustainability of year-round island communities. It hosts conferences, conducts policy research, sponsors scholarships, provides professional support to island leaders, and coordinates the Island Fellows Program, which places recent university graduates in island communities to assist with specific projects. Four island fellows have been placed on Isle au Haut, working at the school, library, setting up the Town website, and assisting with comprehensive planning, the historical society, and the Lighthouse Committee. All have enriched the community in many ways, as well as adeptly carrying out their responsibilities.

Appendix A

Public Opinion Survey

Introduction

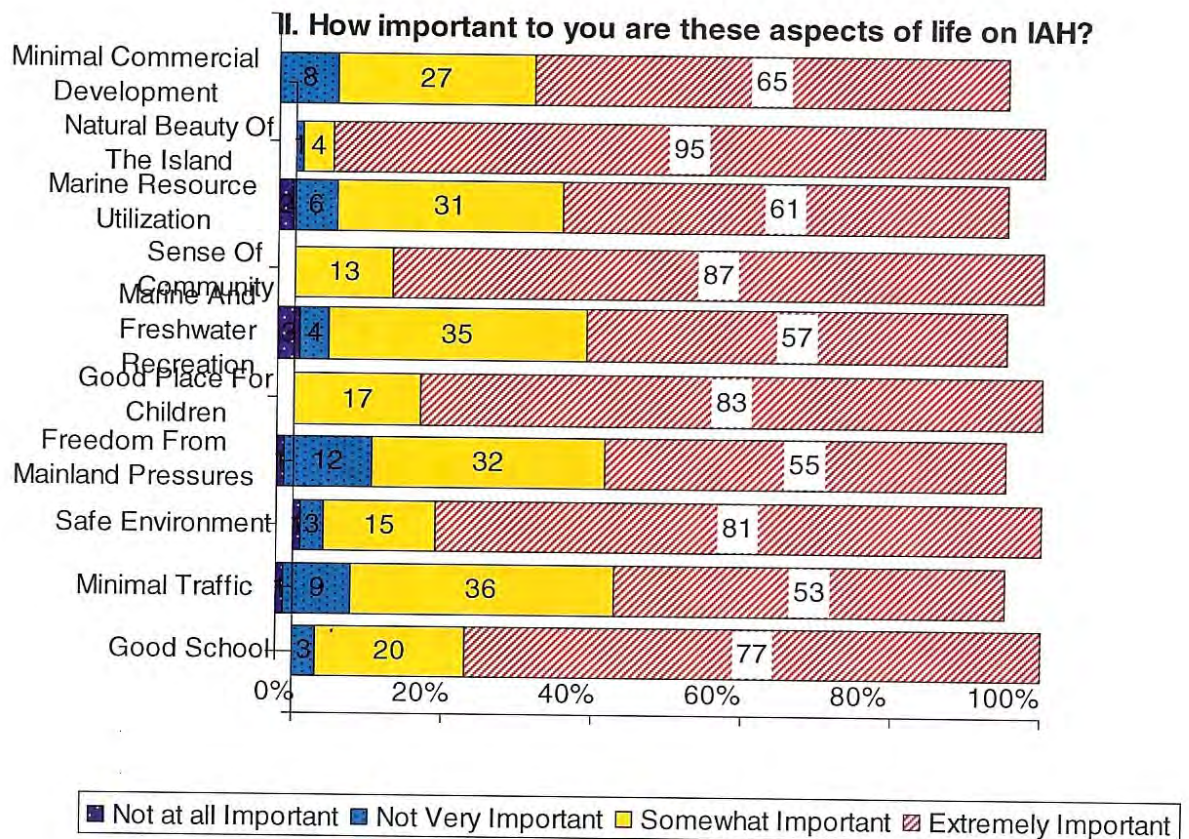
The public opinion survey was conducted by the Isle au Haut Comprehensive Planning Committee during the summer of 2007. Surveys were sent to all land owners, some renters, distributed by regular mail or hand delivery. Of the 400 surveys, 156 were returned, for a response rate of 37%. However, since some filled out the survey on behalf of multiple members of their household, the data represent the views of 280 people.

Results

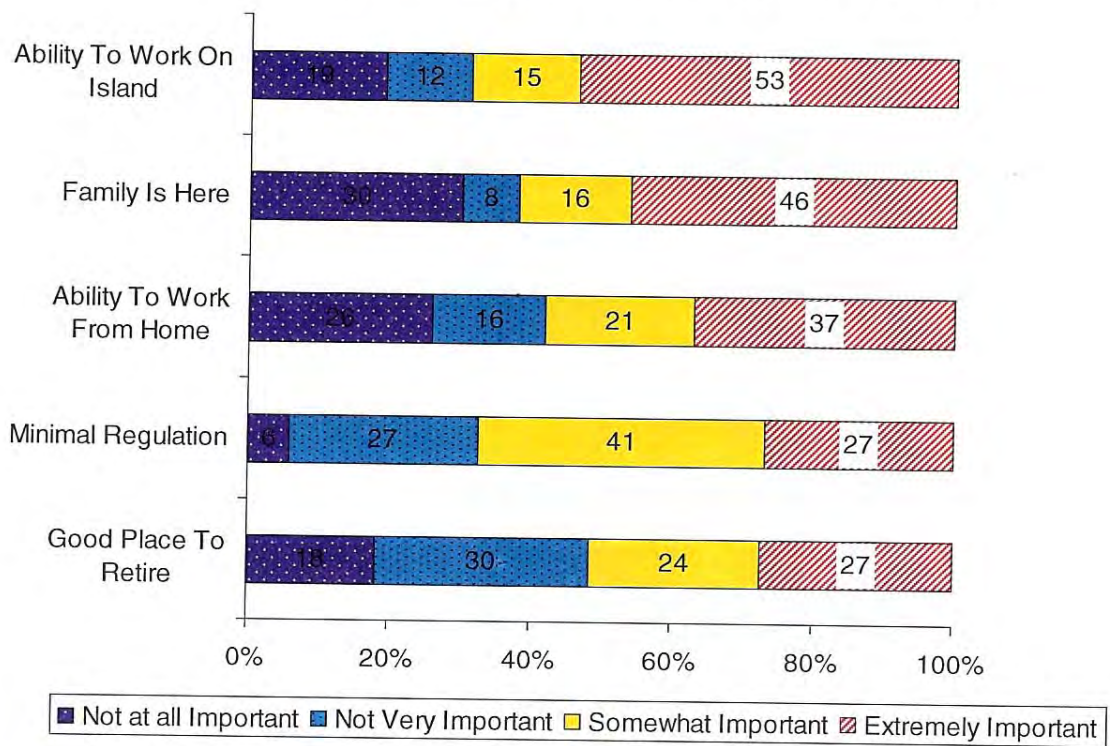
- 75 % of respondents live on Isle au Haut seasonally
- 18% of respondents live on Isle au Haut year round
- 7% live on Isle au Haut some other length of time
- 80% of respondents are 46 or older
- 20% of respondents own no land
- 22% own less than 2 acres
- 30% own between 2 and 10 acres
- 28% own more than 10 acres
- Of those who rent, 30% rent seasonally
- 69% of respondents felt that the year round population should increase
- 18% of respondents felt that the year round population should remain the same
- 12% of respondents had no opinion regarding Isle au Haut's population
- Seasonal resident respondents were more concerned about the increase in seasonal population (62%) than year round respondents (44%). Overall 59 % of respondent were concerned about an increase in seasonal population
- Respondents were asked to evaluate how important various aspects of life on Isle au Haut were to them using a 4 point scale of extremely important to not at all important.
- Not surprisingly, all value the natural beauty of the island. A sense of community with a focus on children's needs is also extremely important to most.

- Also highly important are minimal commercial development, traffic and freedom from mainland pressures. Marine resource utilization and recreation are highly valued by the great majority of community members.
- Differences between seasonal and year round community residents are as might be expected:
 - Year-rounders more than seasonal islanders value a good school system, the ability to work on the island or from home, and minimal regulation. They also place greater importance on Isle au Haut being a good place to retire.
- Below are graphs showing the values of the community

II. How important to you are these aspects of life on IAH?

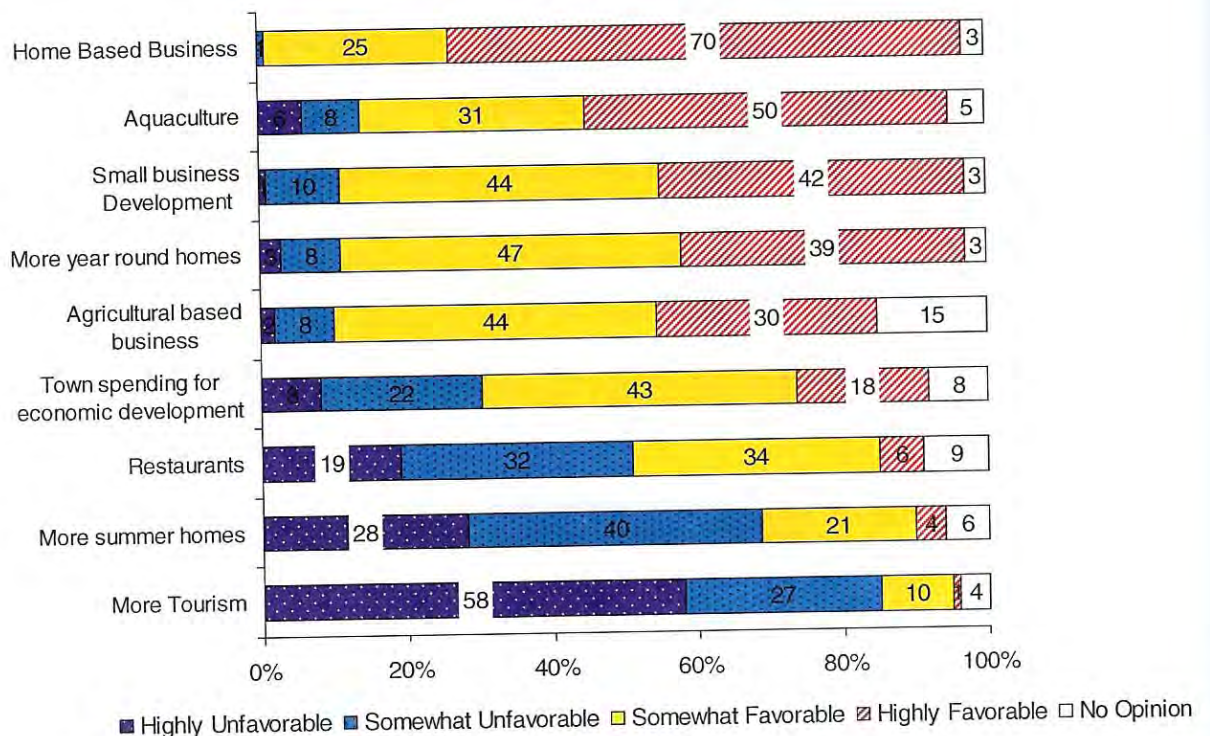


II. How important to you are these aspects of life on IAH?

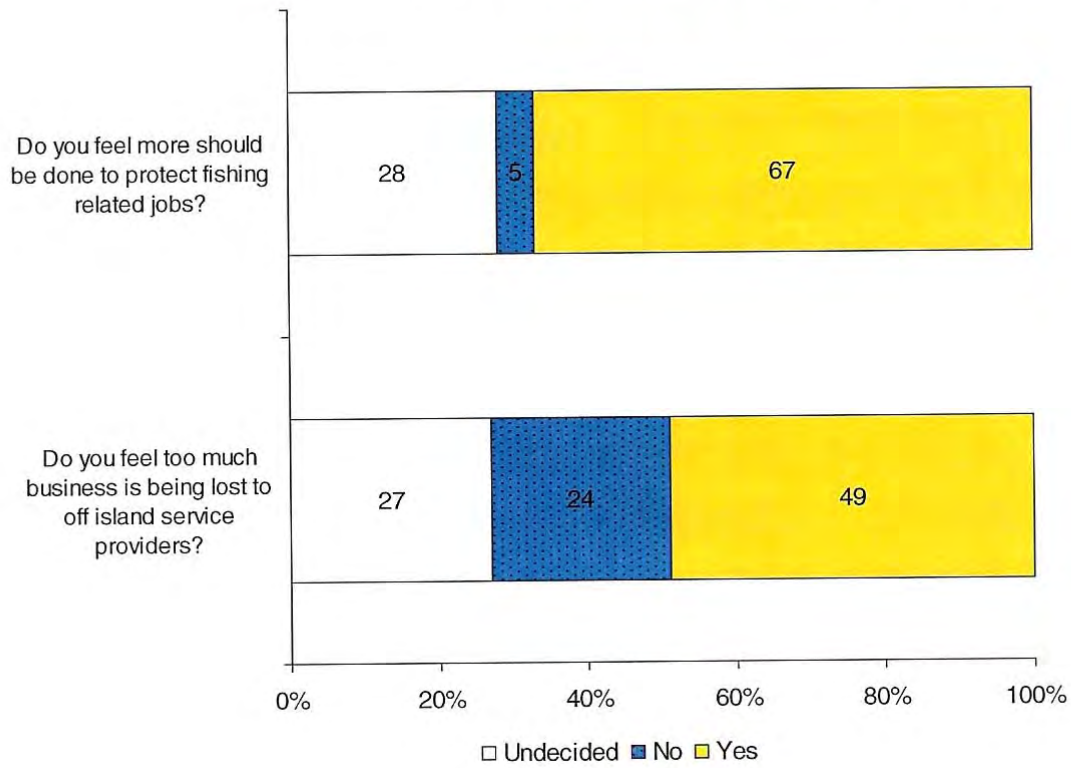


- Small business development (undefined) and aquaculture are considered by about half of those responding to be highly favorable.
 - Year-rounders favor aquaculture more than do seasonal residents (68% vs. 46% highly favorable).
 - They also more strongly support agriculturally based businesses.
- Home based businesses are highly favored by great majority with equal feelings among year round and seasonal residents.
- 86% feel more year round homes are highly or somewhat favorable – year round residents feel much more strongly about this than do seasonal residents.
- The majority of those responding, both year round and seasonal, do not favor more seasonal homes, tourism, or restaurants.
- The vast majority of respondents feel that long term, “secure” employment opportunities for adults and young people “need improvement”.
- 2 of 3 respondents feel more should be done to protect fishing related jobs (unspecified), but opinion on the loss of jobs to off islanders is divided.
 - 40% of year-rounders who responded do not feel that too many jobs are being lost to off islanders.

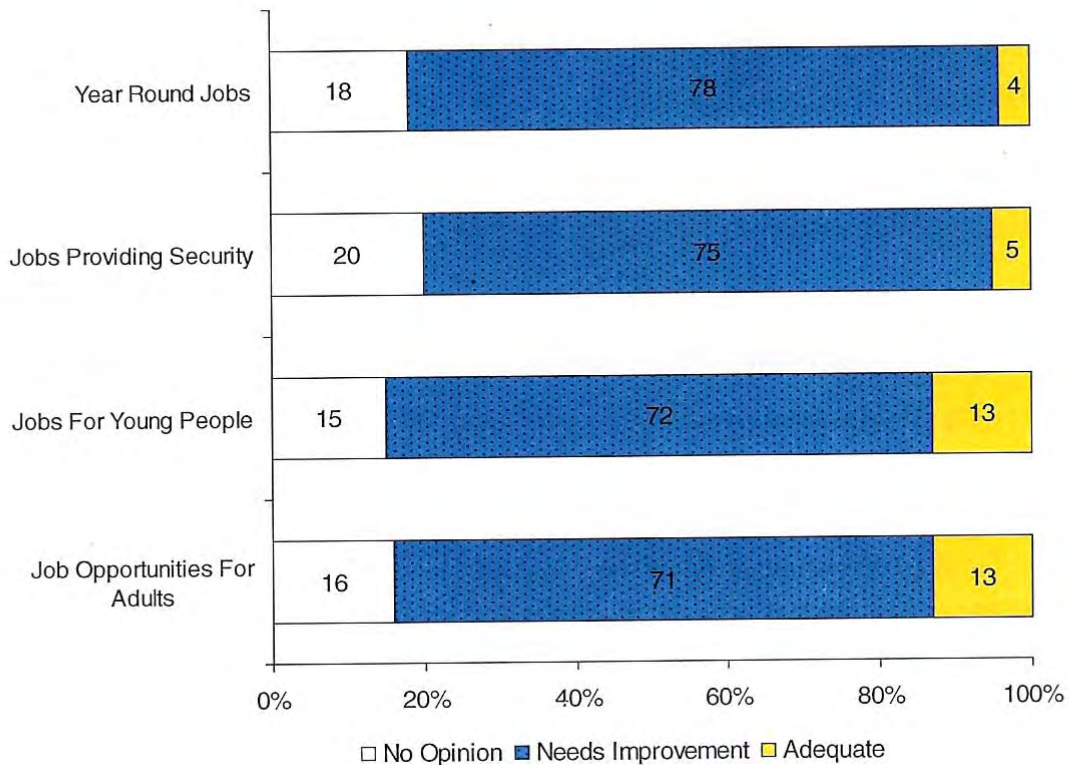
III. Feelings About Isle au Haut Economy



III. Feelings About Isle au Haut Fishing Related Jobs



III. Feelings About Isle au Haut Employment Issues



- Conservation is valued by both year round and seasonal residents.
- 89 % of year round respondents and 98% of seasonal respondents support the conservation of scenic places
- 63 % of year round respondents and 95% of seasonal respondents support the conservation of openspace
- 78 % of year round respondents and 981% of seasonal respondents support the conservation of historic places
- 70 % of year round respondents and 86% of seasonal respondents support the conservation of wooded places
- 58 % of year round respondent and 78 % of seasonal respondents favor cluster style development.
- Respondents do not favor the creation of a land trust or further cooperation with originations such as Maine Coast Heritage Trust
- 82% of respondents favor exploring additional ways to create affordable housing
- 57% of year round respondents and 66% of seasonal respondents support the creation of size or height restrictions.
- Respondents favor a re-examination of zoning ordinances
- 45% of year round respondents and 64% of seasonal respondents favor the creation of workforce housing.
- Respondents do not favor the creation condominiums, apartment houses or town house.
- A majority of respondents favor the removal of old appliances, vehicles or construction debris
- 85% of respondents favor the exploration of alternative energy
- A majority of respondents favor an increase in recycling
- 79 % of respondents favor the control of invasive species

- 31% of year round respondents favor efforts to control the deer population while 78% percent of the seasonal population favor such efforts
- 81% of respondents are satisfied with recreation opportunities at Long Pond
- 71% of year round respondents are satisfied with the water quality of Long Pond, while 52% of seasonal respondents
- 88% of respondents rated the boat services as excellent or good. 11% rated it as needs improvement
- 86% rated the Post Office as excellent or good. 10% rated it was needs improvement
- Overall 39 % rated the Isle au Haut school as excellent, though 69 % of year round respondents (compared to 33% of seasonal respondents) rated it as excellent. 28% rated the school as good and 3% as needs improvement. 30% had no opinion (mostly seasonal respondents).
- 33% rated the store as excellent, 53% as good and 12% needs improvement. However, of year round respondents, 31 % rated the store as needs improvement, compared to 7% of the seasonal respondents.
- 27% of respondents rated power delivery as excellent, 41% as good, 8% as needs improvement and 16% as no opinion.
- 27% rated trash collection and recycling as excellent, 45% as good, 14% needs improvement and 14% had no opinion.
- 22% rated road maintenance as excellent, 61% as good, 13% needs improvement, and 5 % had no opinion.
- 16% rated waterfront access as excellent, 56% as good, 11% needs improvement, and 17 % had no opinion.
- 16% rated the town dock as excellent, 44% as good, 36% needs improvement, and 4% had no opinion.
- 15% rated emergency services as excellent, 36% as good, 15% needs improvement, and 34% had no opinion.

- 15% rated town office services as excellent, 40% as good, 24% needs improvement, and 22 % had no opinion.
- 14% rated law enforcement as excellent, 18% as good, 16% needs improvement, and 51 % had no opinion.
- 14% rated parking as excellent, 43% as good, 33% needs improvement, and 9 % had no opinion.
- 8% rated ICDC housing as excellent, 25% as good, 19% needs improvement, and 51 % had no opinion. 45% of year round respondents rated ICDC housing as needs improvement compared to 13% of seasonal respondents.
- 7% rated the ICDC micro loan program excellent, 10% as good, 2% needs improvement, and 80 % had no opinion.
- 6% rated medical care as excellent, 18% as good, 33% needs improvement, and 40 % had no opinion.
- 5% rated the planning board policies and regulation as excellent, 27% as good, 25% needs improvement, and 43 % had no opinion.
- 5% rated snow removal, plowing, sanding and salting as excellent, 12% as good, 9% needs improvement, and 73 % had no opinion. 35% of year round respondents rated snow removal as needs improvement, compared to 4% seasonal respondents.
- 4% rated cell service as excellent, 12% as good, 49% needs improvement, and 36% had no opinion.
- 4% rated fire protection as excellent, 18% as good, 42% needs improvement, and 37 % had no opinion. 81% of year round respondents rated fire protection as needs improvement compared to 33% of seasonal respondents.

Appendix B

Summary of 2015 Survey Results

Introduction

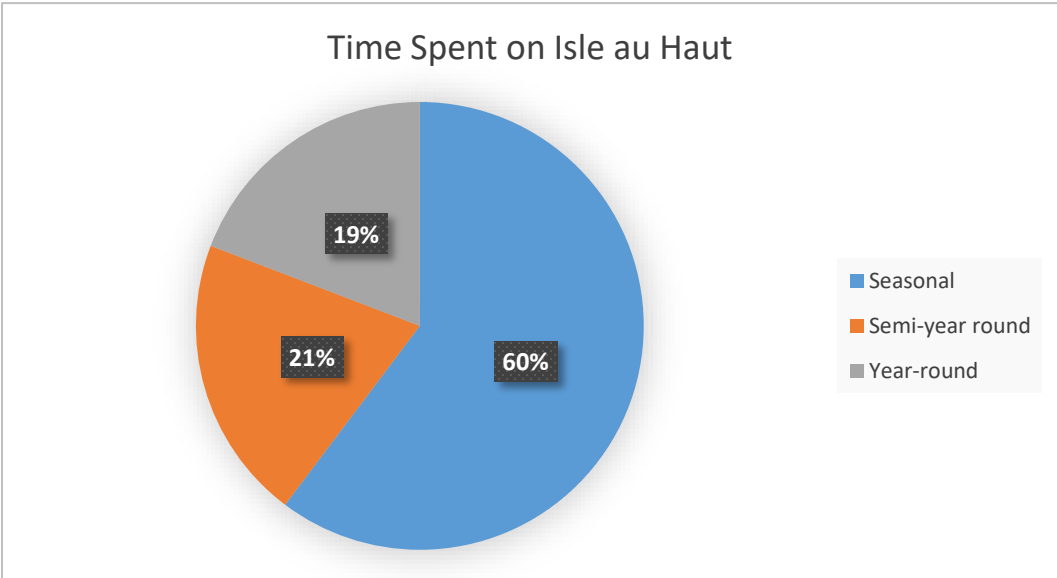
The first of a series of public opinion surveys was conducted by the Comprehensive Plan Review and Implementation Committee (CPRIC) in the autumn of 2015. The survey was designed to be taken online through a Google form, with links to the survey posted at the Town Hall and Island Store, on the Isle au Haut town website, and on the Isle au Haut Swap/Sell/Trade Facebook group. 50 hard copies of the survey were also available at the Island Store for those without Internet access. While 48 of the 50 copies were taken, only 22 of the 48 (46%) were returned. Some of those who picked up hard copies may have changed their minds and taken the survey online.

CPRIC collected 73 survey responses in all. These responses may reflect a greater number of residents' opinions, as anecdotal evidence suggests that some filled out the survey in conjunction with spouses or family members.

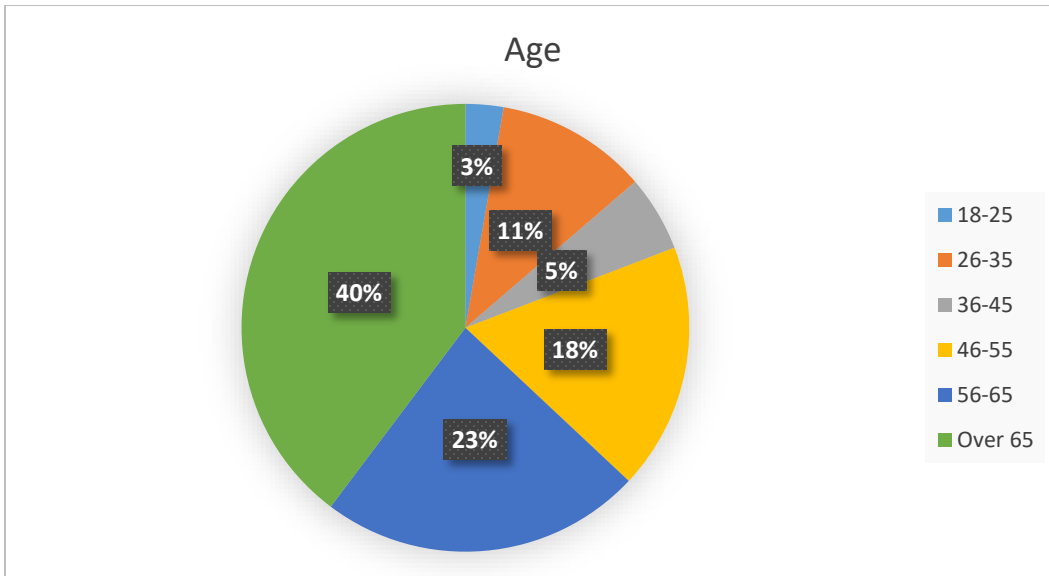
Most of the questions required mandatory affirmative or negative responses in the online survey. At the end of each section, there was an optional free space for any comments pertaining to that section. A few questions required respondents to fill in blanks with their own answers or check boxes in a list of options.

Demographics

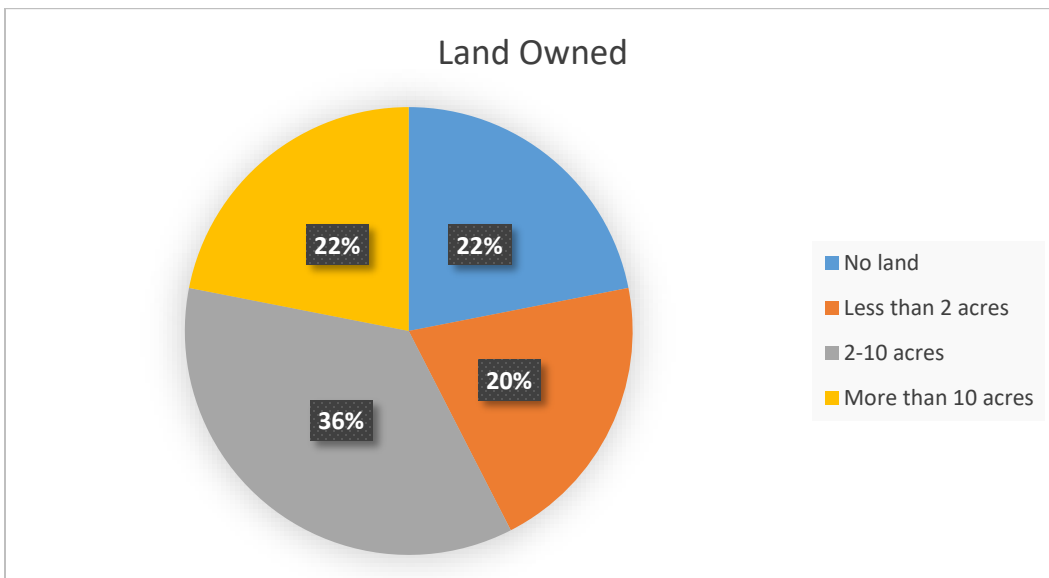
- 60% (44) of respondents self-identified as seasonal residents, 21% (15) as semi-year round, and 19% (14) as year-round.



- Respondents' age distribution was as follows:
 - 40% (29) were over 65 years of age
 - 23% (17) were between 56 and 65
 - 18% (13) were between 46 and 55
 - 5% (4) were between 36 and 45
 - 11% (8) were between 26 and 35
 - 3% (2) were between 18 and 25



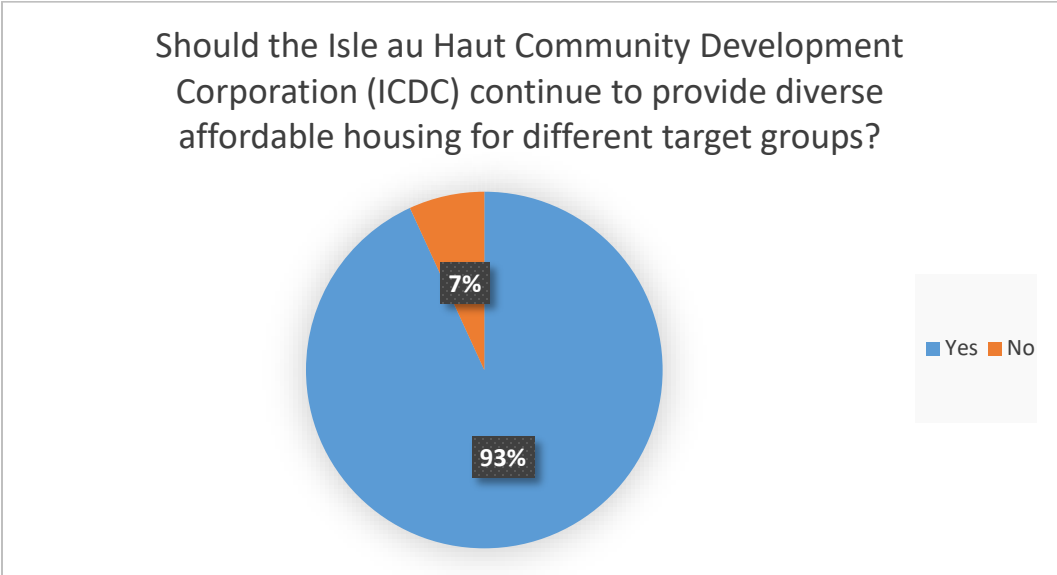
- 78% (57) of respondents indicated that they owned land, while 22% (16) owned no land.
 - Of those who own land:
 - 26% (15) own less than 2 acres
 - 46% (26) own 2-10 acres
 - 28% (16) own more than 10 acres



Housing

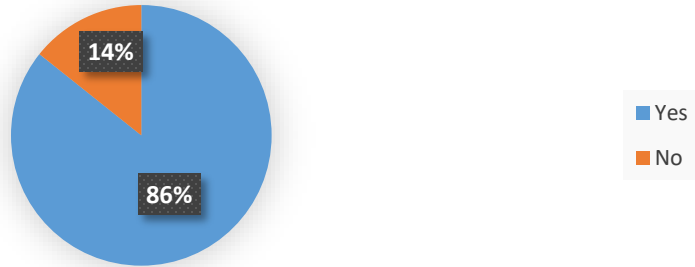
Question 8: Should the Isle au Haut Community Development Corporation (ICDC) continue to provide diverse affordable housing for different target groups?

- There was support overall, with 93% (68) of all respondents answering “Yes” and 7% (5) answering “No.”



- Seasonal residents, semi-year-round residents, and year-round residents all were supportive of ICDC’s efforts to provide diverse affordable housing for different target groups.
- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 86% (12) “Yes”; 14% (2) “No”
 - Semi-year-round: 93% (14) “Yes”; 7% (1) “No”
 - Seasonal: 95% (42) “Yes”; 5% (2) “No”

Year-Round: Should the Isle au Haut Community Development Corporation (ICDC) continue to provide diverse affordable housing for different target groups?



Semi-Year-Round: Should the Isle au Haut Community Development Corporation (ICDC) continue to provide diverse affordable housing for different target groups?



Seasonal: Should the Isle au Haut Community Development Corporation (ICDC) continue to provide diverse affordable housing for different target groups?

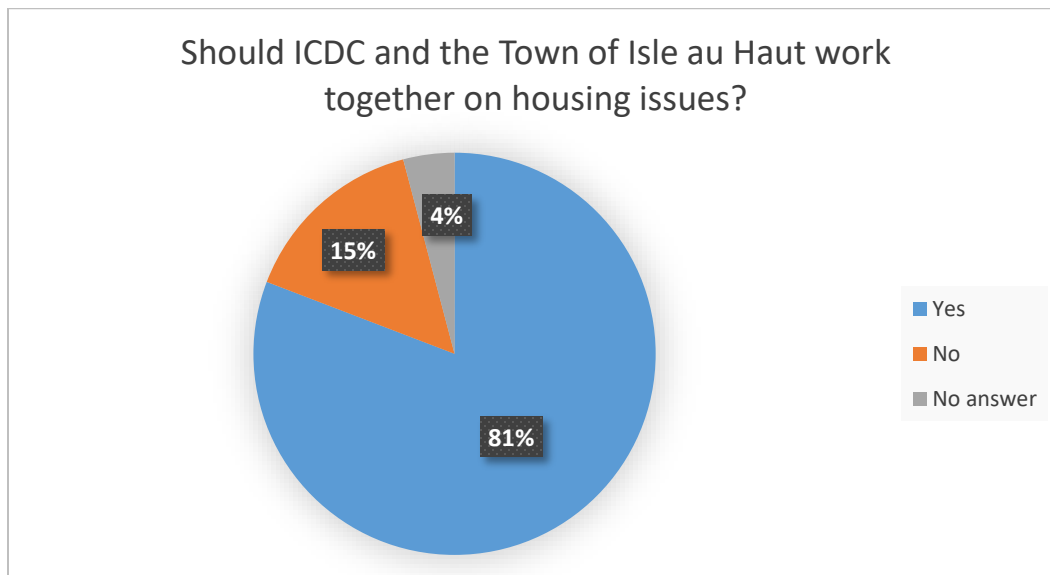


Question 9: If you think the ICDC should provide affordable housing, which groups should the ICDC target in their affordable housing efforts?

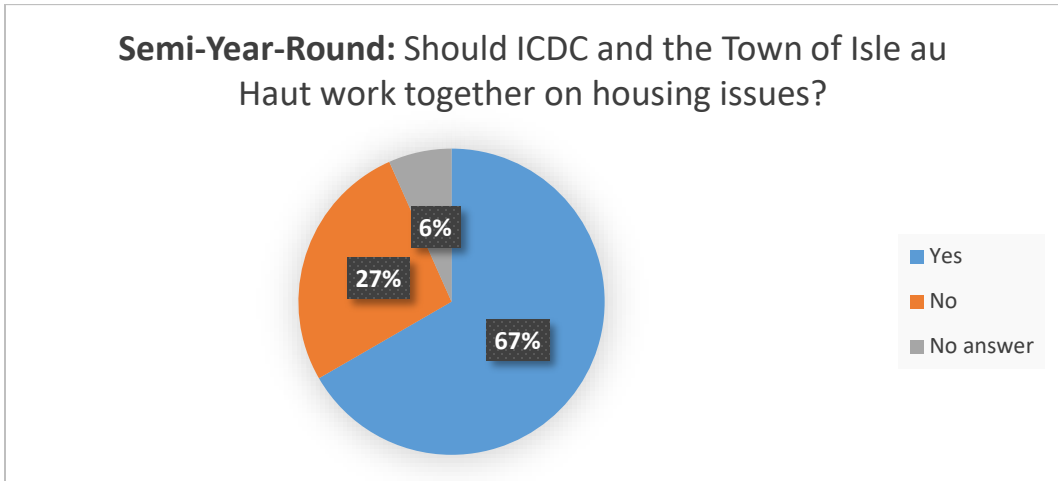
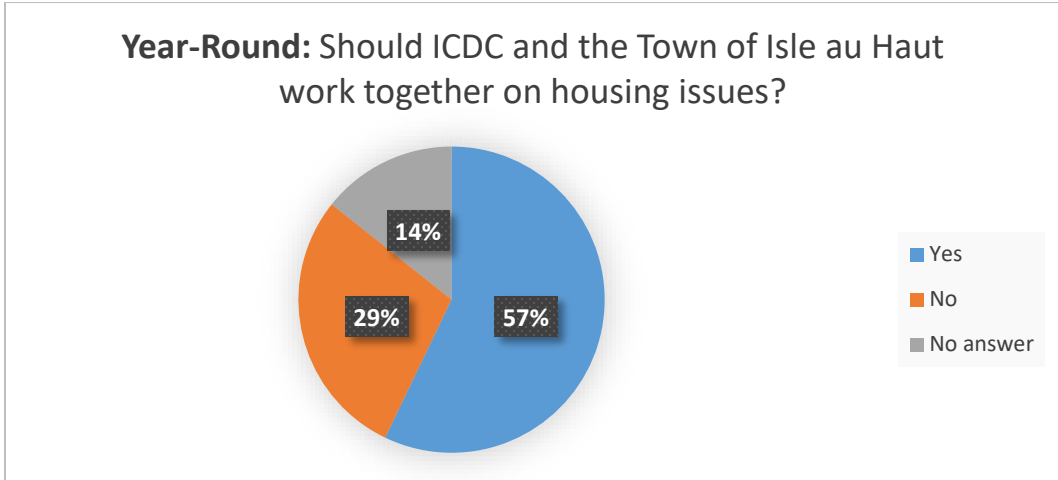
- Building the school population was a high priority among many respondents. 48 identified families with school-age children as a target group. 29 identified young families as a target group. Other responses, while not indicating that families were the top priority, mentioned that children were a plus.
- 25 respondents identified home businesses as a target group. 30 respondents identified entrepreneurs as a target group. Others specified that those targeted should bring jobs to the community. A few respondents suggested targeting those who could perform their jobs via the internet and/or could work from home.
- 8 responses indicated that ICDC should target fishermen and/or sternmen in their affordable housing efforts.
- 5 respondents mentioned the need for skilled labor. Some specific skills identified as needed by the town were electrical work, plumbing, and car repair.
- 2 respondents felt that ICDC should target “island kids” and present residents who are having a hard time locating housing.
- Many responses felt that ICDC’s target group should have more ephemeral qualities, recognizing the particular challenges of living year-round on a small island. These respondents felt that the way people “fit” in the community, willingness to “make it work,” self-sufficiency, imagination, and things to contribute to the community should be priorities.

Question 10: Should ICDC and the Town of Isle au Haut work together on housing issues?

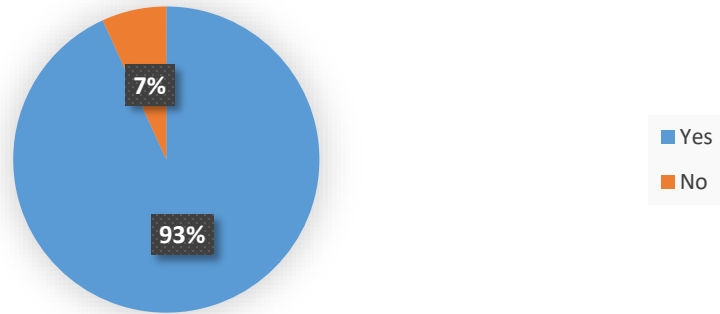
- 81% (59) of all respondents believed that ICDC and the Town should work together. 15% (11) disagreed, while 4% (3) declined to answer.



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 57% (8) “Yes”; 29% (4) “No”; 14% (2) no answer
 - Semi-year-round: 67% (10) “Yes”; 27% (4) “No”; 6% (1) no answer
 - Seasonal: 93% (41) “Yes”; 7% (3) “No”



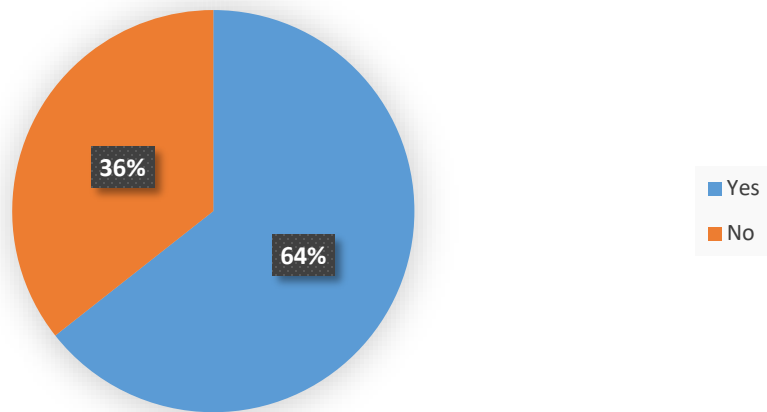
Seasonal: Should ICDC and the Town of Isle au Haut work together on housing issues?



Question 11: Should the Town of Isle au Haut provide some of the housing in its inventory as “workforce” housing?

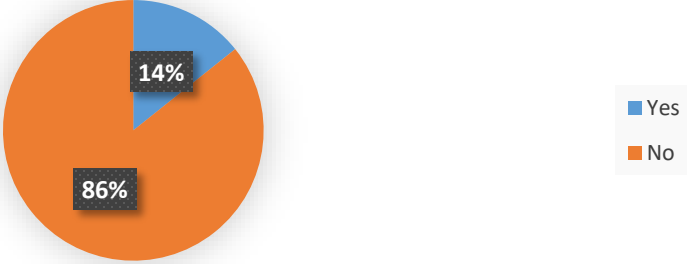
- 64% (47) supported the idea of the Town providing “workforce” housing, while 36% (26) did not.

Should the Town of Isle au Haut provide some of the housing in its inventory as "workforce" housing?

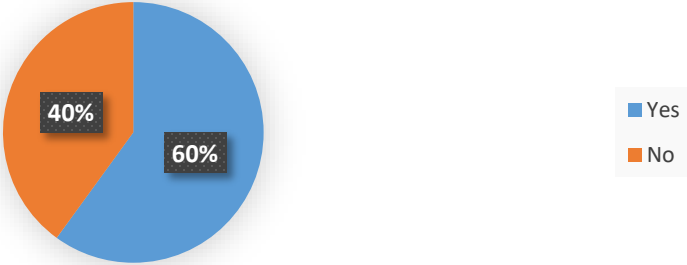


- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 14% (2) “Yes”; 86% (12) “No”
 - Semi-year-round: 60% (9) “Yes”; 40% (6) “No”
 - Seasonal: 82% (36) “Yes”; 18% (8) “No”

Year-Round: Should the Town of Isle au Haut provide some of the housing in its inventory as "workforce" housing?



Semi-Year-Round: Should the Town of Isle au Haut provide some of the housing in its inventory as "workforce" housing?



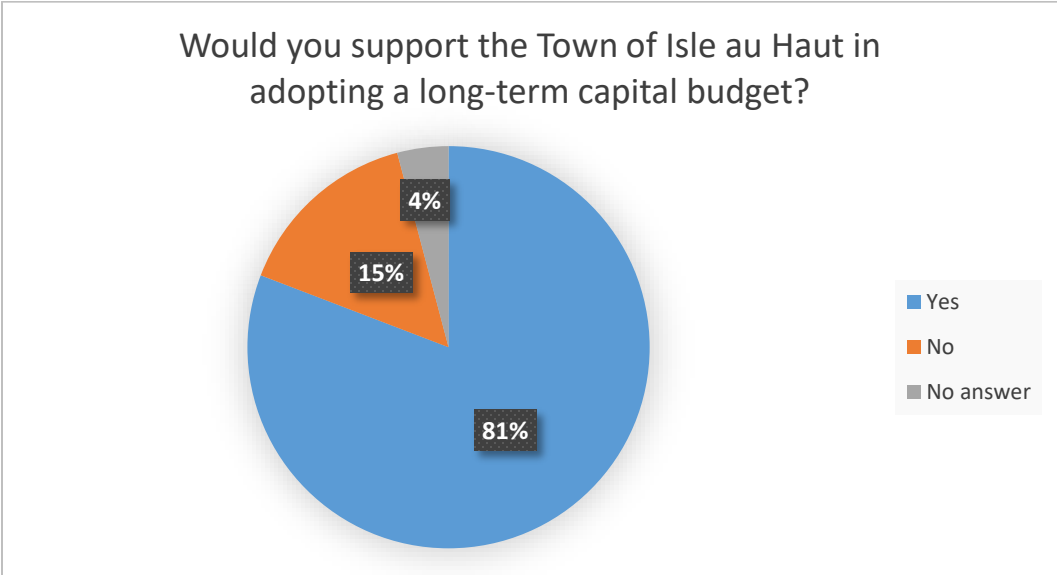
Seasonal: Should the Town of Isle au Haut provide some of the housing in its inventory as "workforce" housing?



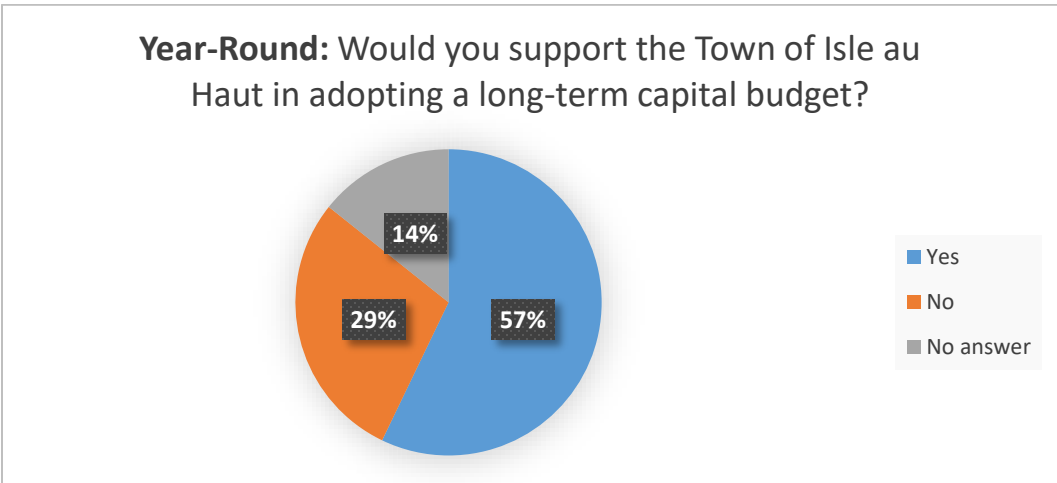
Public Facilities and Services

Question 13: Would you support the Town of Isle au Haut in adopting a long-term capital budget?

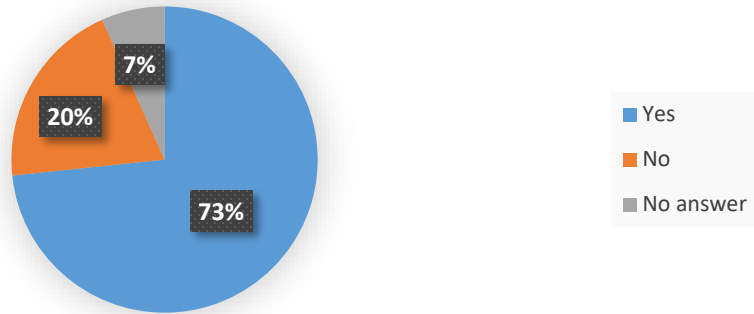
- 81% (59) of respondents supported the adoption of a long-term capital budget, while 15% (11) did not. 4% (3) declined to answer.



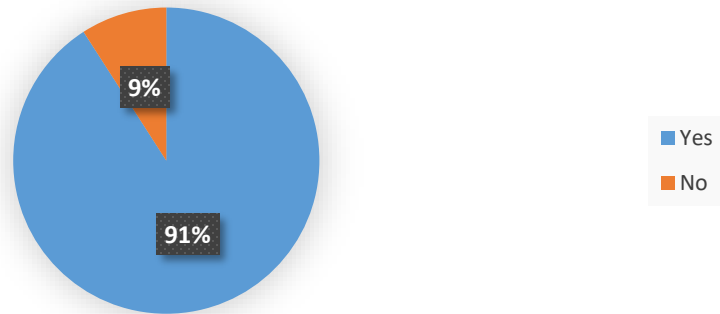
- When divided by the amount of time spent on the island, the percentages of "Yes" and "No" answers were as follows:
 - Year-round: 57% (8) "Yes"; 29% (4) "No"; 14% (2) no answer
 - Semi-year-round: 73% (11) "Yes"; 20% (3) "No"; 7% (1) no answer
 - Seasonal: 91% (40) "Yes"; 9% (4) "No"



Semi-Year-Round: Would you support the Town of Isle au Haut in adopting a long-term capital budget?



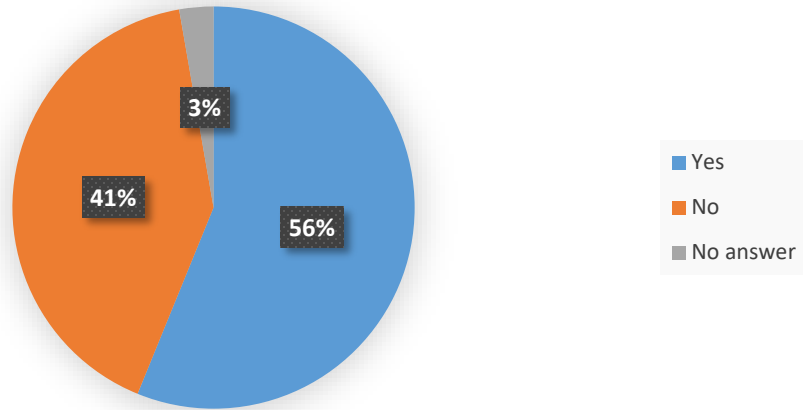
Seasonal: Would you support the Town of Isle au Haut in adopting a long-term capital budget?



Question 14: Should the Town of Isle au Haut plan financially for the acquisition of more town access to the waterfront?

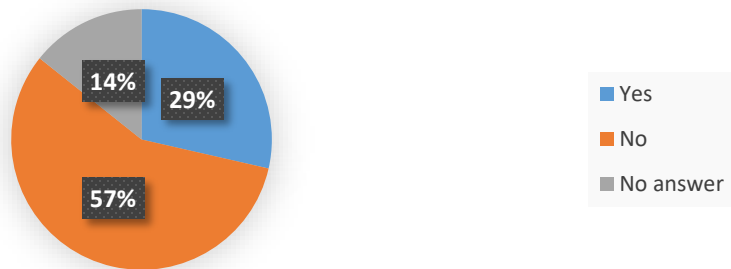
- Respondents were divided on this issue overall, with 56% (41) supporting financial planning for more waterfront access, 41% (30) opposing, and 3% (2) declining to answer.

Should the Town of Isle au Haut plan financially for the acquisition of more town access to the waterfront?



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 29% (4) “Yes”; 57% (8) “No”; 14% (2) no answer
 - Semi-year-round: 80% (12) “Yes”; 20% (3) “No”
 - Seasonal: 57% (25) “Yes”; 43% (19) “No”

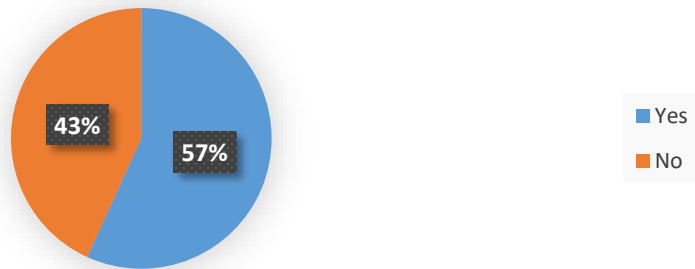
Year-Round: Should the Town of Isle au Haut plan financially for the acquisition of more town access to the waterfront?



Semi-Year-Round: Should the Town of Isle au Haut plan financially for the acquisition of more town access to the waterfront?



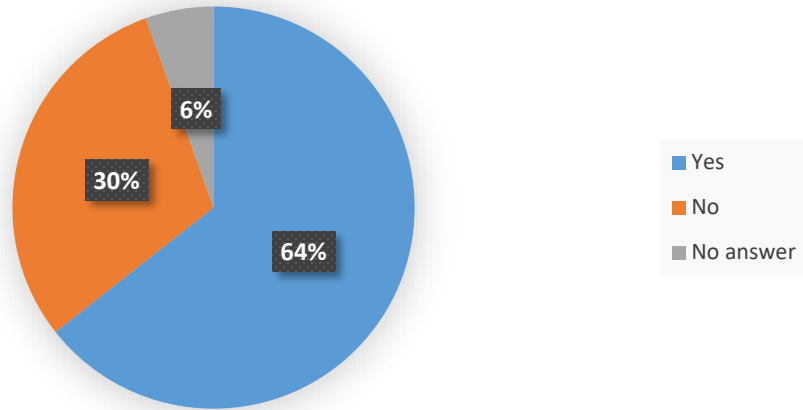
Seasonal: Should the Town of Isle au Haut plan financially for the acquisition of more town access to the waterfront?



Question 15: Would you support the Town of Isle au Haut increasing the Fire Chief's salary?

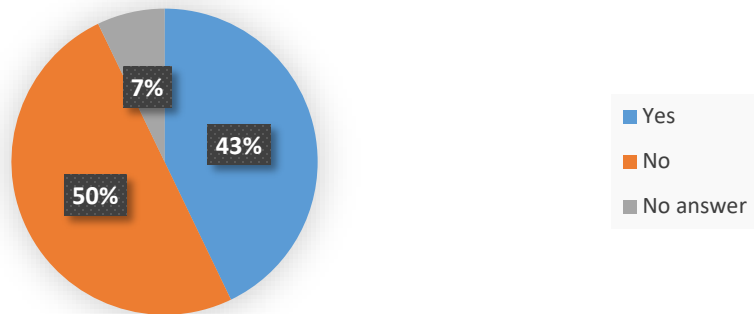
- 64% (47) of respondents supported increasing the salary for the position of Fire Chief, while 30% (22) opposed the increase. 6% (4) declined to answer.

Would you support the Town of Isle au Haut increasing the Fire Chief's salary?

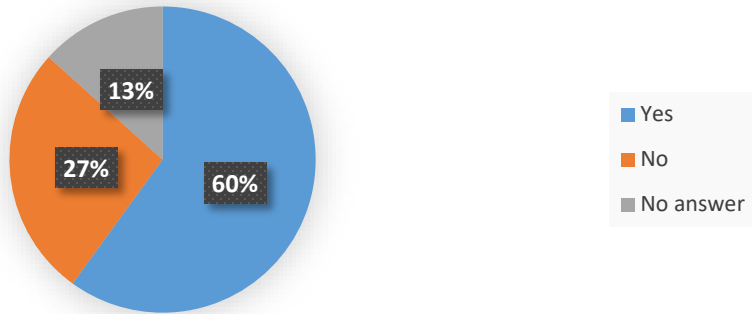


- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 43% (6) “Yes”; 50% (7) “No”; 7% (1) no answer
 - Semi-year-round: 60% (9) “Yes”; 27% (4) “No”; 13% (2) no answer
 - Seasonal: 73% (32) “Yes”; 25% (11) “No”; 2% (1) no answer

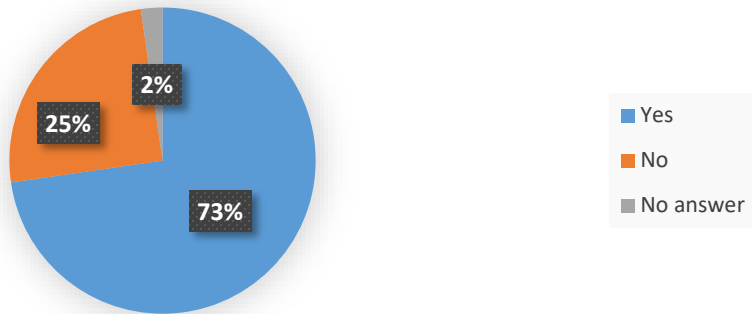
Year-Round: Would you support the Town of Isle au Haut increasing the Fire Chief's salary?



Semi-Year-Round: Would you support the Town of Isle au Haut increasing the Fire Chief's salary?



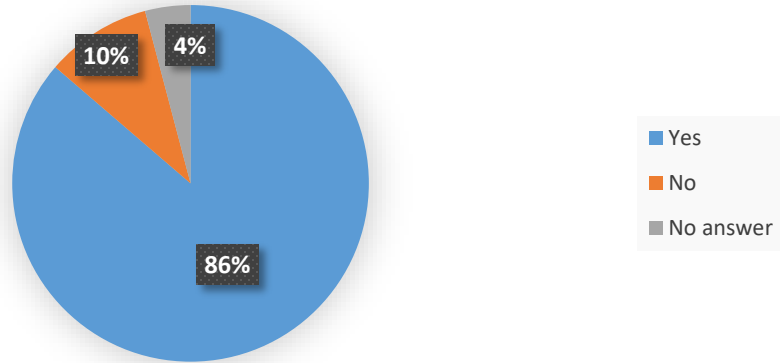
Seasonal: Would you support the Town of Isle au Haut increasing the Fire Chief's salary?



Question 16: Would you support the Town of Isle au Haut assigning specific maintenance and training duties as a part of the paid position of Fire Chief?

- There was overall support for assigned maintenance and training duties. 86% (63) answered "Yes," 10% (7) answered "No," and 4% (3) provided no answer.

Would you support the Town of Isle au Haut assigning specific maintenance and training duties as a part of the paid position of Fire Chief?



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 72% (10) “Yes”; 21% (3) “No”; 7% (1) no answer
 - Semi-year-round: 86.7% (13) “Yes”; 6.7% (1) “No”; 6.7% (1) no answer
 - Seasonal: 91% (40) “Yes”; 7% (3) “No”; 1% (1) no answer

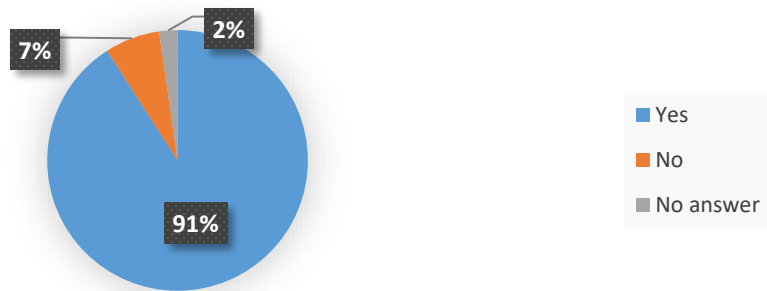
Year-Round: Would you support the Town of Isle au Haut assigning specific maintenance and training duties as a part of the paid position of Fire Chief?



Semi-Year-Round: Would you support the Town of Isle au Haut assigning specific maintenance and training duties as a part of the paid position of Fire Chief?



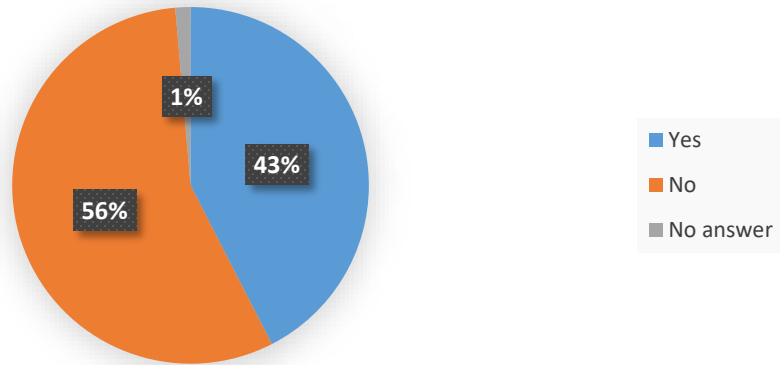
Seasonal: Would you support the Town of Isle au Haut assigning specific maintenance and training duties as a part of the paid position of Fire Chief?



Question 17: Would you support the Town of Isle au Haut funding efforts to provide assisted living or in-home care to residents?

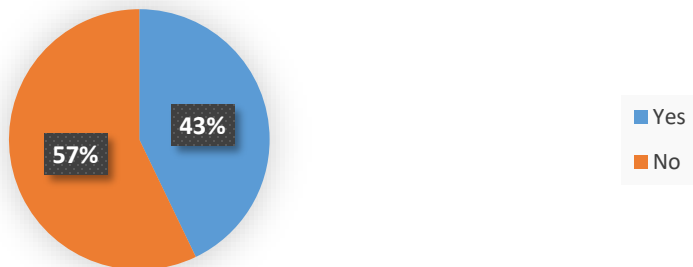
- 56% (41) of respondents answered “No,” 43% (31) answered “Yes,” and 1% (1) provided no answer.

Would you support the Town of Isle au Haut funding efforts to provide assisted living or in-home care to residents?

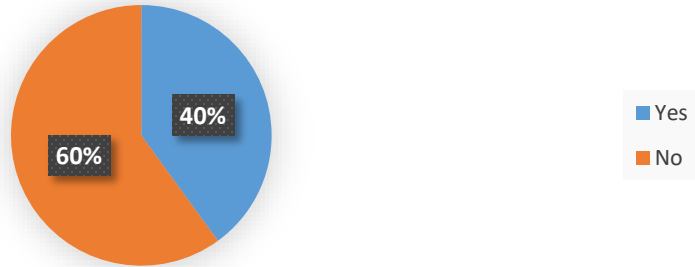


- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 43% (6) “Yes”; 57% (8) “No”
 - Semi-year-round: 40% (6) “Yes”; 60% (9) “No”
 - Seasonal: 43% (19) “Yes”; 55% (24) “No”; 2% (1) no answer

Year-Round: Would you support the Town of Isle au Haut funding efforts to provide assisted living or in-home care to residents?



Semi-Year-Round: Would you support the Town of Isle au Haut funding efforts to provide assisted living or in-home care to residents?



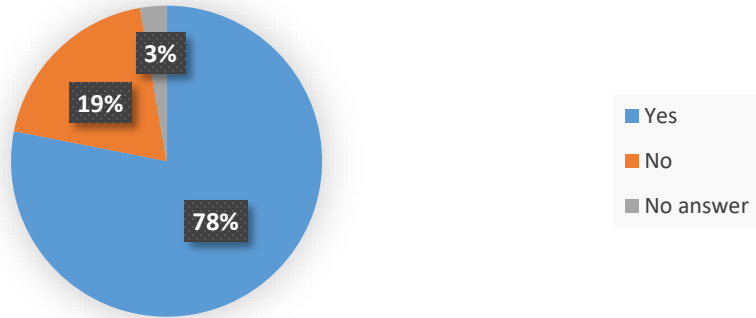
Seasonal: Would you support the Town of Isle au Haut funding efforts to provide assisted living or in-home care to residents?



Question 18: Would you support the Town of Isle au Haut participating in the funding of broadband services on the island (such as Islesboro recently voted to support)?

- A majority of respondents supported the Town funding broadband services. 78% (57) of respondents answered "Yes," while 19% (14) answered "No." 3% (2) declined to answer.

Would you support the Town of Isle au Haut participating in the funding of broadband services on the island (such as Islesboro recently voted to support)?



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 79% (11) “Yes”; 14% (2) “No”; 7% (1) no answer
 - Semi-year-round: 80% (12) “Yes”; 20% (3) “No”
 - Seasonal: 77% (34) “Yes”; 21% (9) “No”; 2% (1) no answer

Year-Round: Would you support the Town of Isle au Haut participating in the funding of broadband services on the island (such as Islesboro recently voted to support)?



Semi-Year-Round: Would you support the Town of Isle au Haut participating in the funding of broadband services on the island (such as Islesboro recently voted to support)?



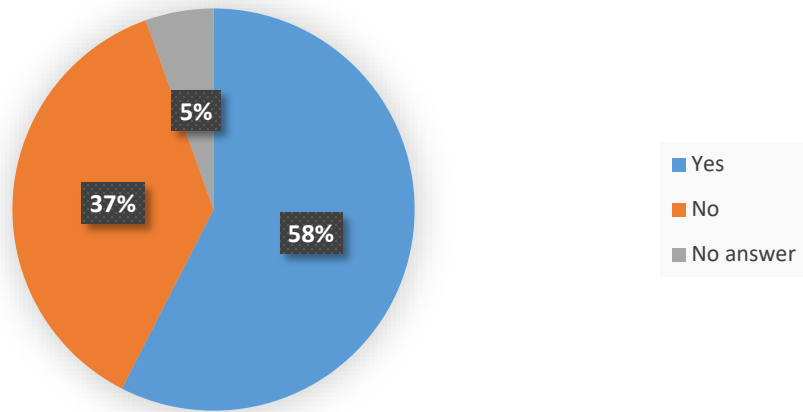
Seasonal: Would you support the Town of Isle au Haut participating in the funding of broadband services on the island (such as Islesboro recently voted to support)?



Question 19: Would you support the Town of Isle au Haut borrowing money to fund broadband services?

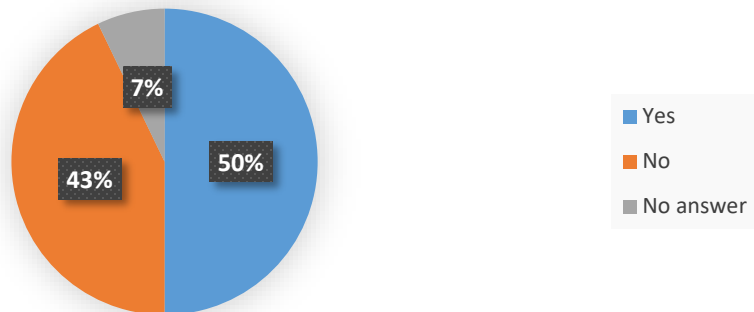
- Respondents were more hesitant about borrowing money to fund broadband services, though there was still overall support. 58% (42) answered “Yes,” 37% (27) answered “No,” and 5% (4) declined to answer.

Would you support the Town of Isle au Haut borrowing money to fund broadband services?



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 50% (7) “Yes”; 43% (6) “No”; 7% (1) no answer
 - Semi-year-round: 60% (9) “Yes”; 27% (4) “No”; 13% (2) no answer
 - Seasonal: 59% (26) “Yes”; 39% (17) “No”; 2% (1) no answer

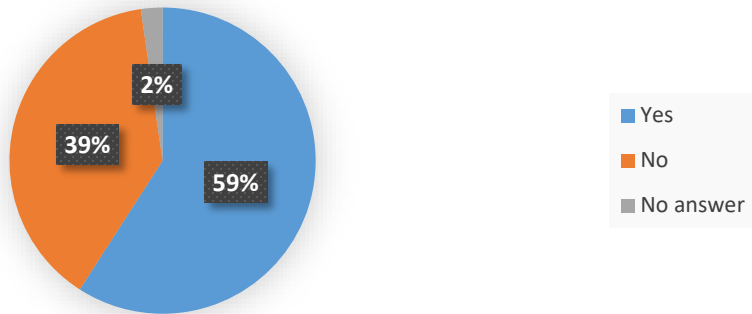
Year-Round: Would you support the Town of Isle au Haut borrowing money to fund broadband services?



Semi-Year-Round: Would you support the Town of Isle au Haut borrowing money to fund broadband services?



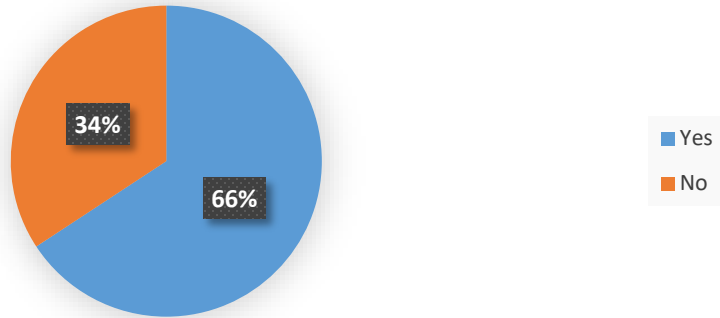
Seasonal: Would you support the Town of Isle au Haut borrowing money to fund broadband services?



Question 20: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to provide long-term parking to ease the burden on the current Town lot?

- 66% (48) of respondents indicated support for leasing space from the parsonage property to provide long-term parking. 34% (25) indicated opposition.

Would you support the Town of Isle au Haut leasing space from the Church parsonage property to provide long-term parking to ease the burden on the current Town lot?



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 43% (6) “Yes”; 57% (8) “No”
 - Semi-year-round: 53% (8) “Yes”; 47% (7) “No”
 - Seasonal: 77% (34) “Yes”; 23% (10) “No”

Year-Round: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to provide long-term parking to ease the burden on the current Town lot?



Semi-Year-Round: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to provide long-term parking to ease the burden on the current Town lot?



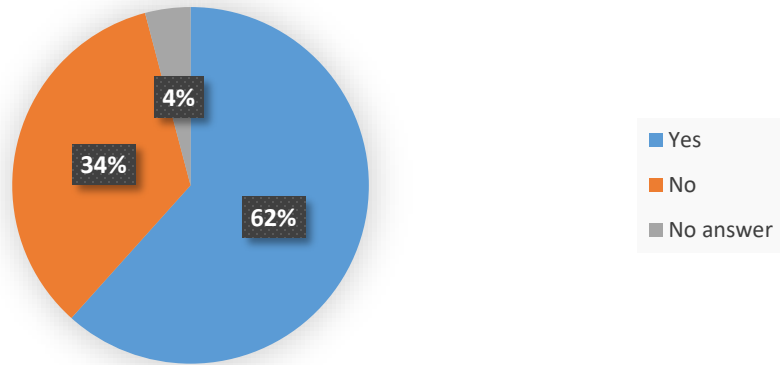
Seasonal: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to provide long-term parking to ease the burden on the current Town lot?



Question 21: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to build and maintain a year-round health care clinic?

- 62% (45) of respondents were in favor of leasing space from the parsonage to build a health care clinic. 34% (25) were opposed. 4% (3) did not provide an answer.

Would you support the Town of Isle au Haut leasing space from the Church parsonage property to build and maintain a year-round health care clinic?



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 43% (6) “Yes”; 50% (7) “No”; 7% (1) no answer
 - Semi-year-round: 60% (9) “Yes”; 27% (4) “No”; 13% (2) no answer
 - Seasonal: 68% (30) “Yes”; 32% (14) “No”

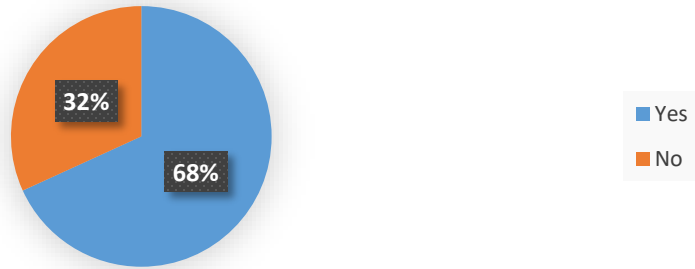
Year-Round: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to build and maintain a year-round health care clinic?



Semi-Year-Round: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to build and maintain a year-round health care clinic?



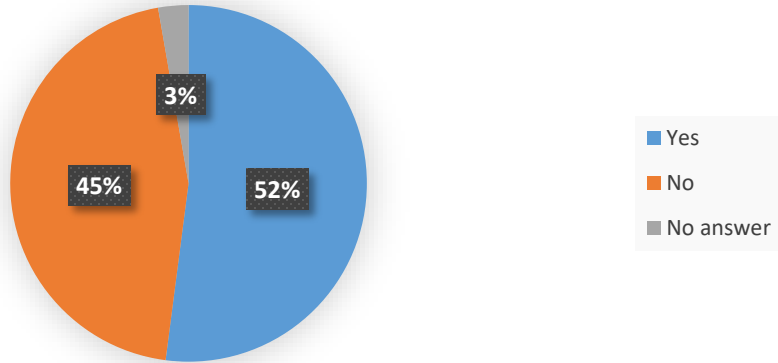
Seasonal: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to build and maintain a year-round health care clinic?



Question 22: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to house part of the library collections?

- 52% (38) of respondents were in favor of the Town leasing space from the parsonage to house part of the library's collection. 45% (33) were opposed. 3% (2) did not provide an answer.

Would you support the Town of Isle au Haut leasing space from the Church parsonage property to house part of the library collections?



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 43% (6) “Yes”; 50% (7) “No”; 7% (1) no answer
 - Semi-year-round: 53% (8) “Yes”; 40% (6) “No”; 7% (1) no answer
 - Seasonal: 55% (24) “Yes”; 45% (20) “No”

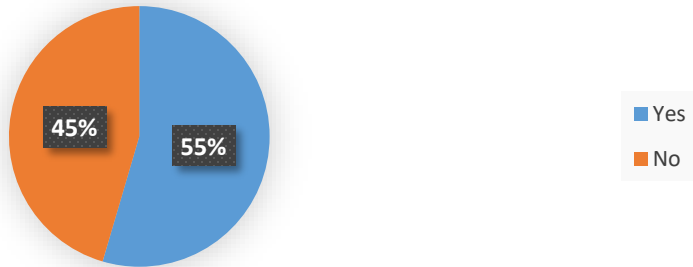
Year-Round: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to house part of the library collections?



Semi-Year-Round: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to house part of the library collections?



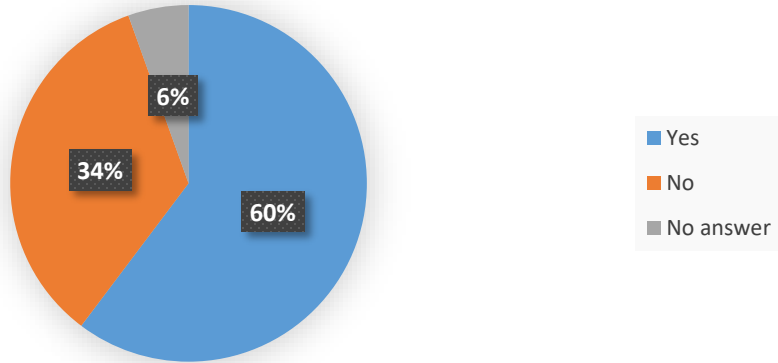
Seasonal: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to house part of the library collections?



Question 23: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to house the Historical Society's collections?

- 60% (44) of respondents were in favor of the Town leasing space from the parsonage to house the Historical Society's collections. 34% (25) were opposed. 6% (4) did not provide an answer.

Would you support the Town of Isle au Haut leasing space from the Church parsonage property to house the Historical Society's collections?



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 57% (8) “Yes”; 29% (4) “No”; 14% (2) no answer
 - Semi-year-round: 73% (11) “Yes”; 20% (3) “No”; 7% (1) no answer
 - Seasonal: 57% (25) “Yes”; 41% (18) “No”; 2% (1) no answer

Year-Round: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to house the Historical Society's collections?



Semi-Year-Round: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to house the Historical Society's collections?



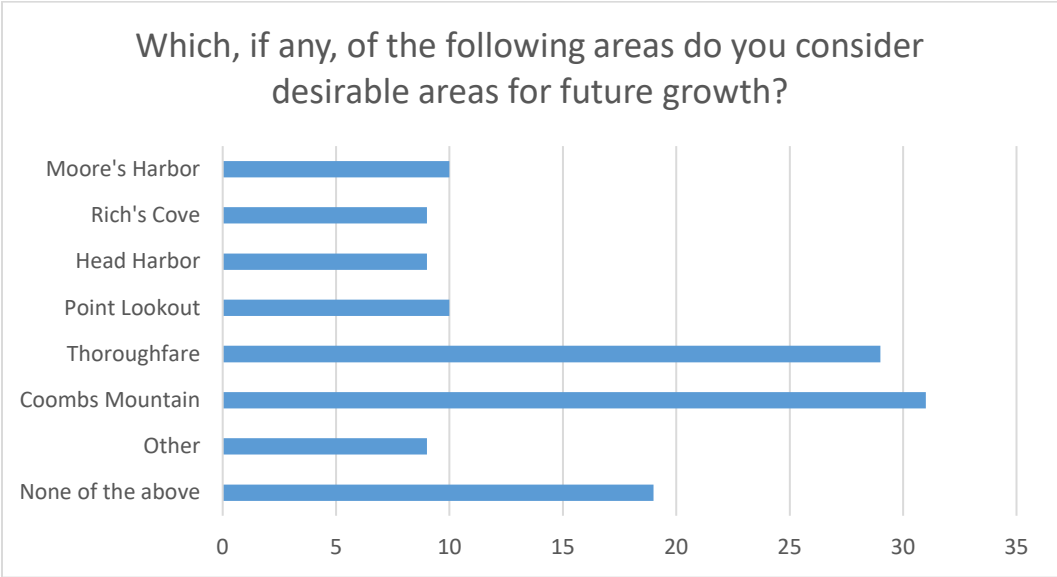
Seasonal: Would you support the Town of Isle au Haut leasing space from the Church parsonage property to house the Historical Society's collections?



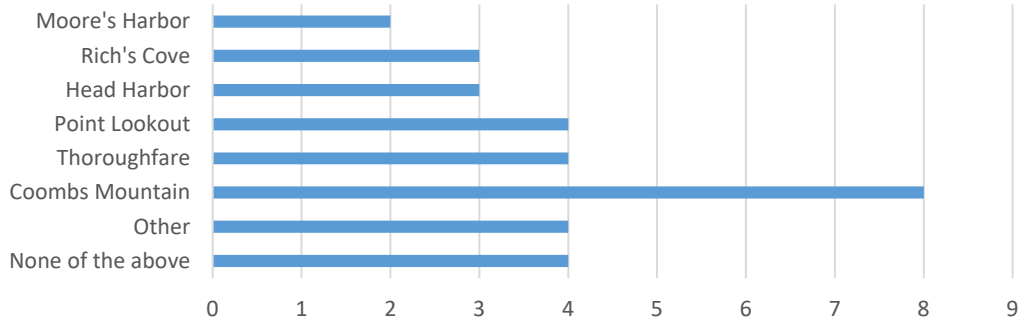
Land Use

Question 25: Which, if any, of the following areas do you consider desirable areas for future growth?

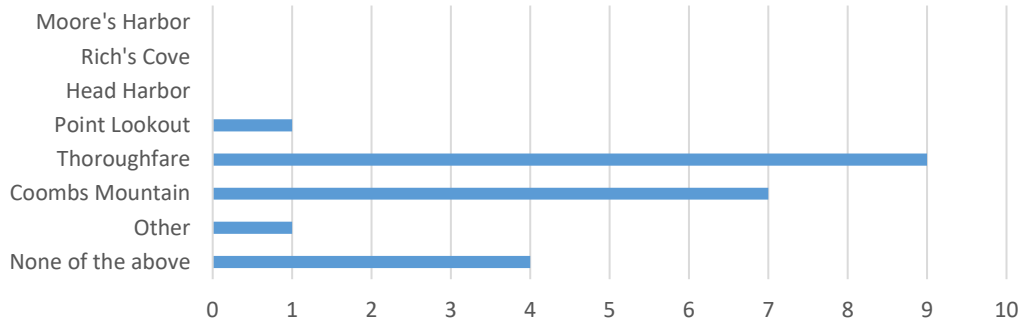
- Respondents could select as many of the suggested “clustered development” areas of the island as they deemed desirable for future growth. There were also alternatives for “None of the above” and “Other.” In the latter option, respondents were encouraged to provide their own response.
- The Thoroughfare area and Coombs Mountain were the most commonly identified areas for future growth.
- “Other” suggested areas included:
 - The “Bowditch Property”
 - Old Cove
 - Areas on the east side of the island
 - Other town-owned land



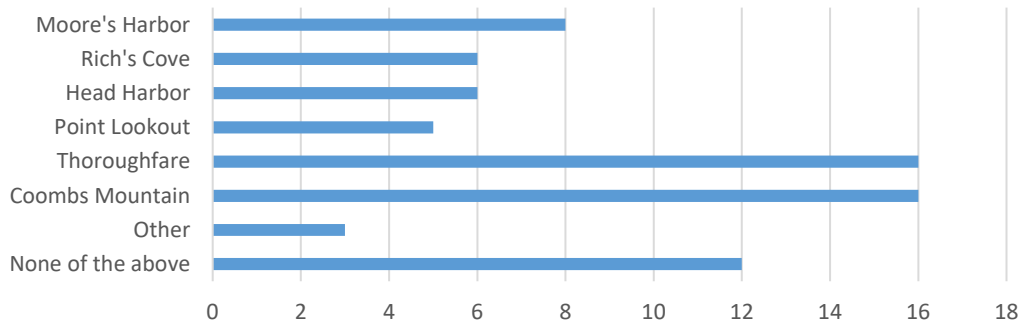
Year-Round: Which, if any, of the following areas do you consider desirable areas for future growth?



Semi-Year-Round: Which, if any, of the following areas do you consider desirable areas for future growth?

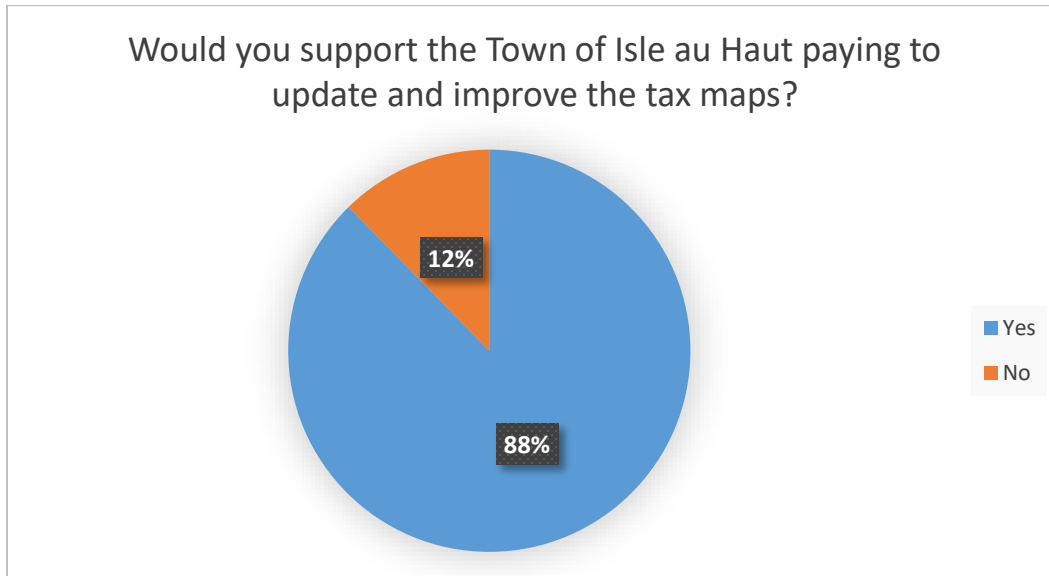


Seasonal: Which, if any, of the following areas do you consider desirable areas for future growth?

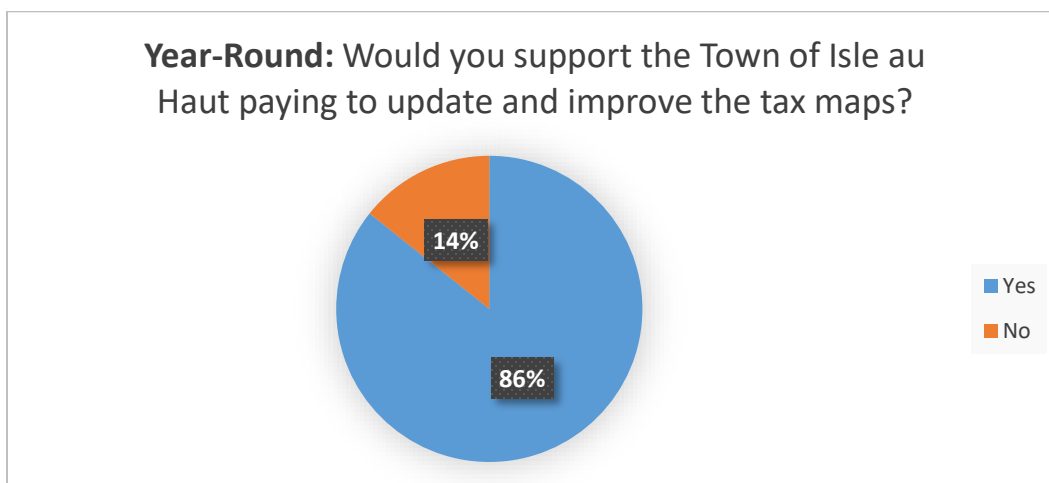


Question 26: Would you support the Town of Isle au Haut paying to update and improve the tax maps?

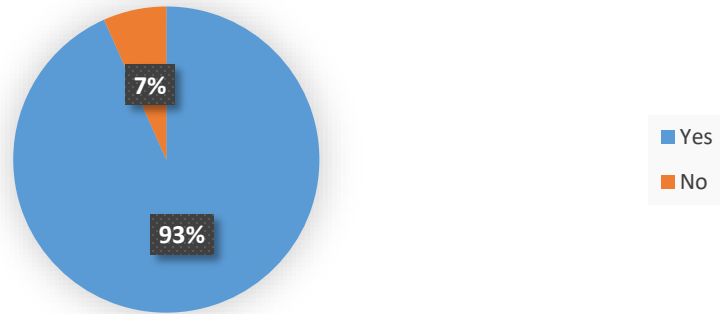
- Respondents supported the Town paying to update and improve tax maps. 88% (64) answered yes, and 12% (9) answered no.



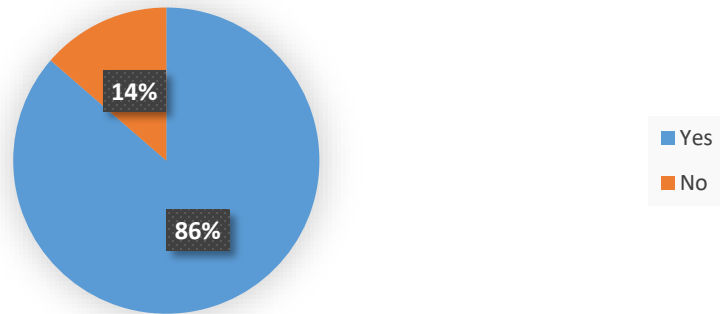
- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 86% (12) “Yes”; 14% (2) “No”
 - Semi-year-round: 93% (14) “Yes”; 7% (1) “No”
 - Seasonal: 86% (38) “Yes”; 14% (6) “No”



Semi-Year-Round: Would you support the Town of Isle au Haut paying to update and improve the tax maps?



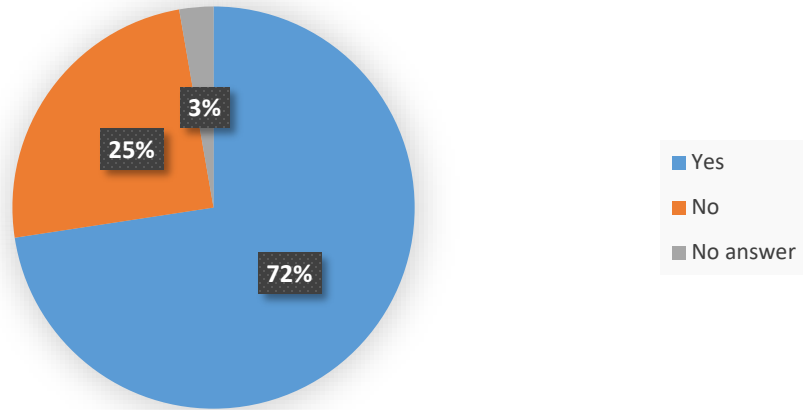
Seasonal: Would you support the Town of Isle au Haut paying to update and improve the tax maps?



Question 27: Should the town zoning ordinance be changed to restrict the height of new buildings?

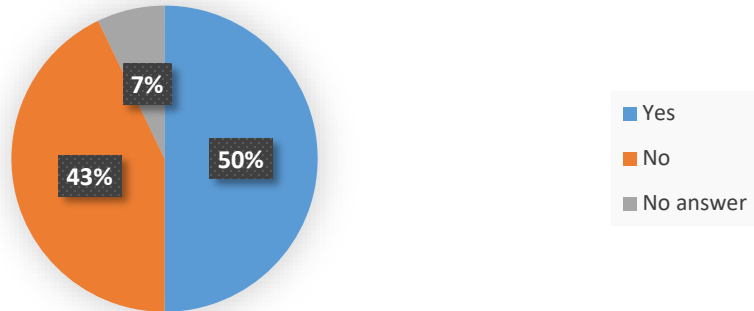
- 72% (53) of respondents indicated that the height of new buildings should be restricted through a new zoning ordinance, while 25% (18) indicated that it should not. 3% (2) declined to answer.

Should the town zoning ordinance be changed to restrict the height of new buildings?

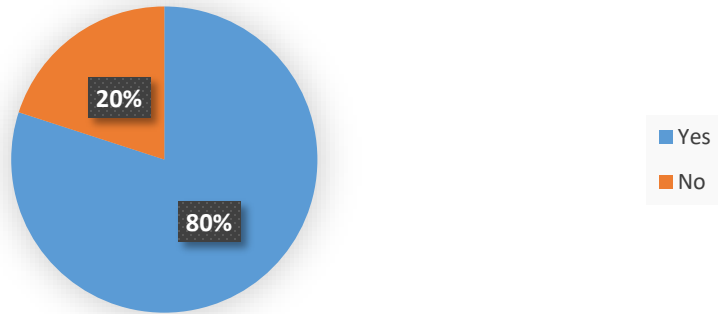


- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 50% (7) “Yes”; 43% (6) “No”; 7% (1) no answer
 - Semi-year-round: 80% (12) “Yes”; 20% (3) “No”
 - Seasonal: 77% (34) “Yes”; 21% (9) “No”; 2% (1) no answer

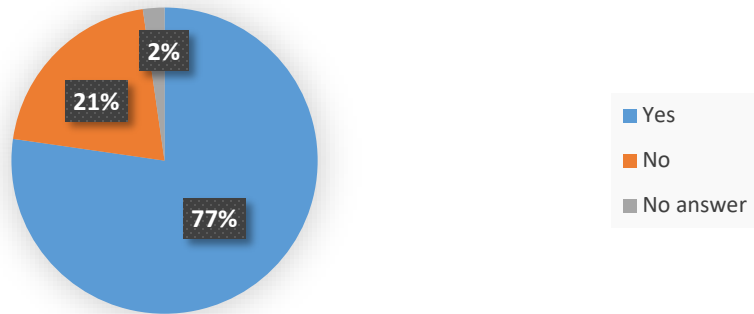
Year-Round: Should the town zoning ordinance be changed to restrict the height of new buildings?



Semi-Year-Round: Should the town zoning ordinance be changed to restrict the height of new buildings?



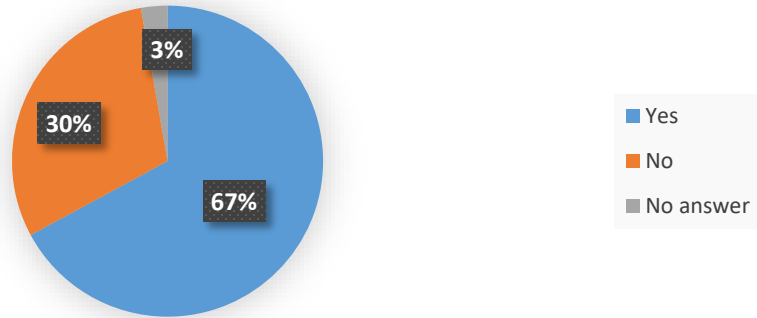
Seasonal: Should the town zoning ordinance be changed to restrict the height of new buildings?



Question 28: Should the town zoning ordinance be changed in order to delineate several "General Development" and "Commercial Fisheries/Maritime Activities" districts in the Shoreland Zone?

- 67% (49) of respondents supported the proposed new town zoning ordinance districts. 30% (22) opposed the change. 3% (2) declined to answer.

Should the town zoning ordinance be changed in order to delineate several "General Development" and "Commercial Fisheries/Maritime Activities" districts in the Shoreland Zone?



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 57% (8) “Yes”; 36% (5) “No”; 7% (1) no answer
 - Semi-year-round: 60% (9) “Yes”; 33% (5) “No”; 7% (1) no answer
 - Seasonal: 73% (32) “Yes”; 27% (12) “No”

Year-Round: Should the town zoning ordinance be changed in order to delineate several "General Development" and "Commercial Fisheries/Maritime Activities" districts in the Shoreland Zone?



Semi-Year-Round: Should the town zoning ordinance be changed in order to delineate several "General Development" and "Commercial Fisheries/Maritime Activities" districts in the Shoreland Zone?



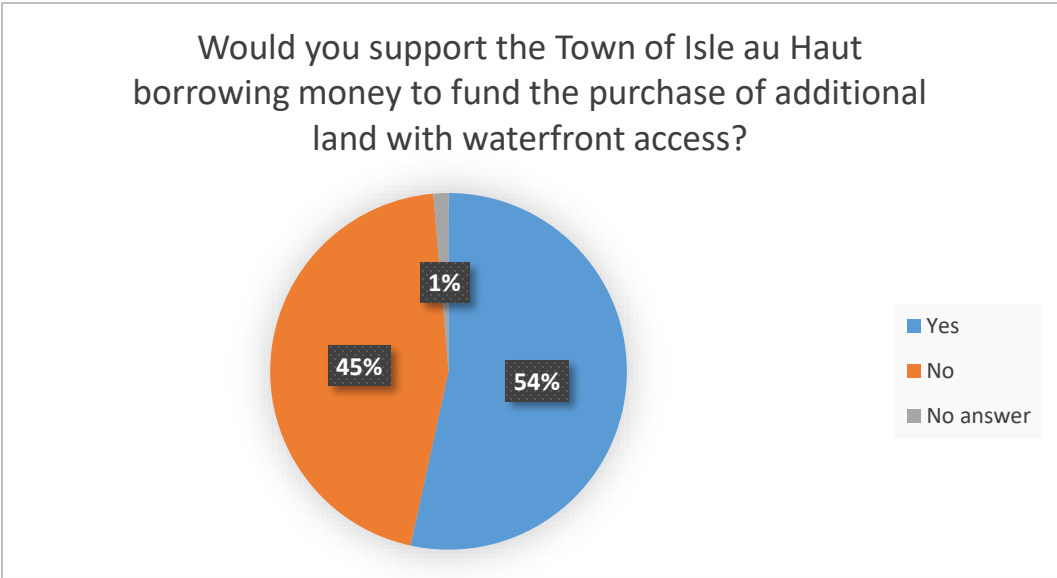
Seasonal: Should the town zoning ordinance be changed in order to delineate several "General Development" and "Commercial Fisheries/Maritime Activities" districts in the Shoreland Zone?



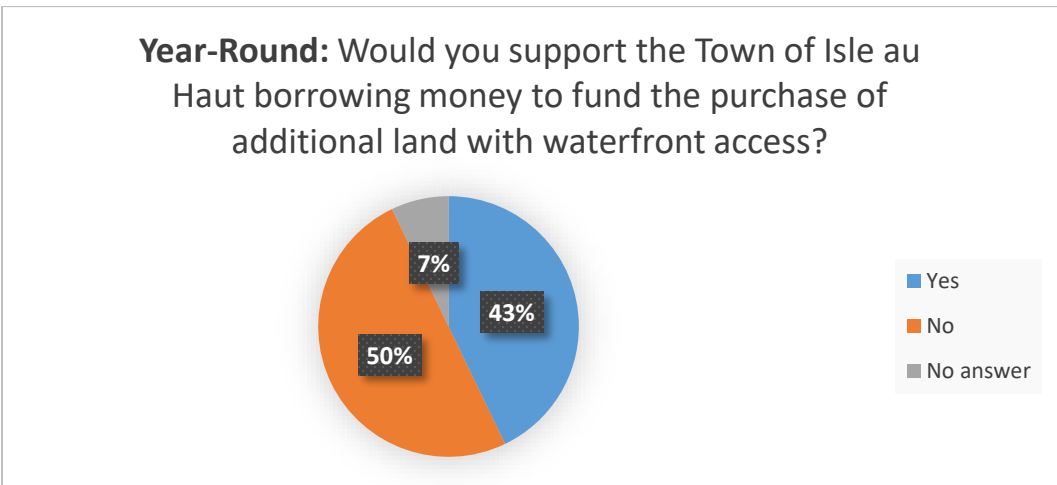
Fiscal Capacity

Question 30: Would you support the Town of Isle au Haut borrowing money to fund the purchase of additional land with waterfront access?

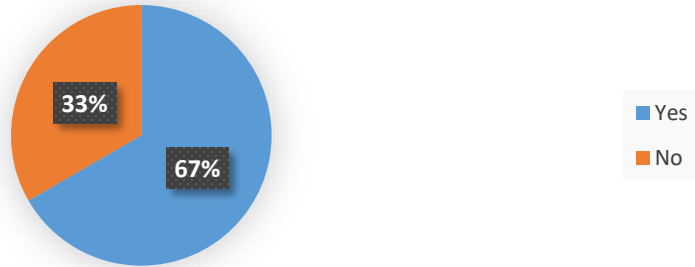
- 54% (39) of respondents supported the Town borrowing money to acquire additional waterfront property. 45% (33) opposed the proposal. 1% (1) declined to answer.



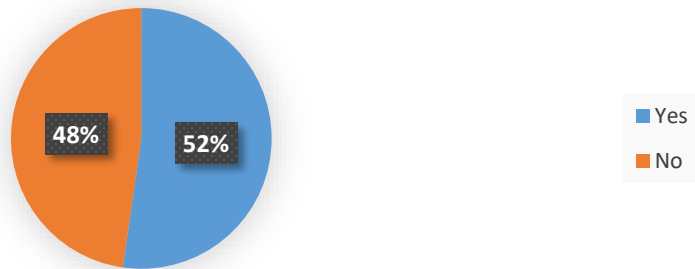
- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 43% (6) “Yes”; 50% (7) “No”; 7% (1) no answer
 - Semi-year-round: 67% (10) “Yes”; 33% (5) “No”
 - Seasonal: 52% (23) “Yes”; 48% (21) “No”



Semi-Year-Round: Would you support the Town of Isle au Haut borrowing money to fund the purchase of additional land with waterfront access?



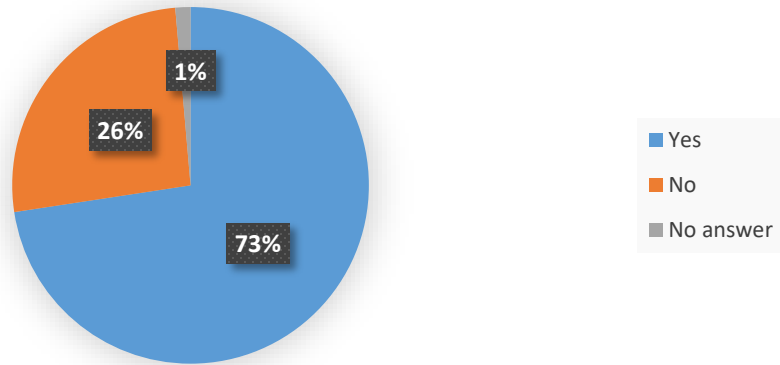
Seasonal: Would you support the Town of Isle au Haut borrowing money to fund the purchase of additional land with waterfront access?



Question 31: Would you support the Town of Isle au Haut borrowing money to fund the expansion of emergency services?

- There was overall support for the Town borrowing money to expand emergency services. 73% (53) supported borrowing money, 26% (19) opposed it, and 1% (1) did not provide a response.

Would you support the Town of Isle au Haut borrowing money to fund the expansion of emergency services?



- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 72% “Yes”; 21% “No”; 7% no answer
 - Semi-year-round: 87% “Yes”; 13% “No”
 - Seasonal: 68% “Yes”; 32% “No”

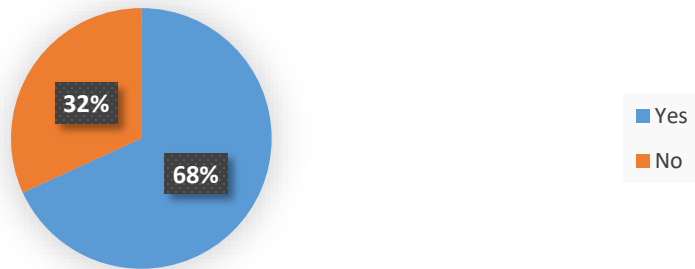
Year-Round: Would you support the Town of Isle au Haut borrowing money to fund the expansion of emergency services?



Semi-Year-Round: Would you support the Town of Isle au Haut borrowing money to fund the expansion of emergency services?

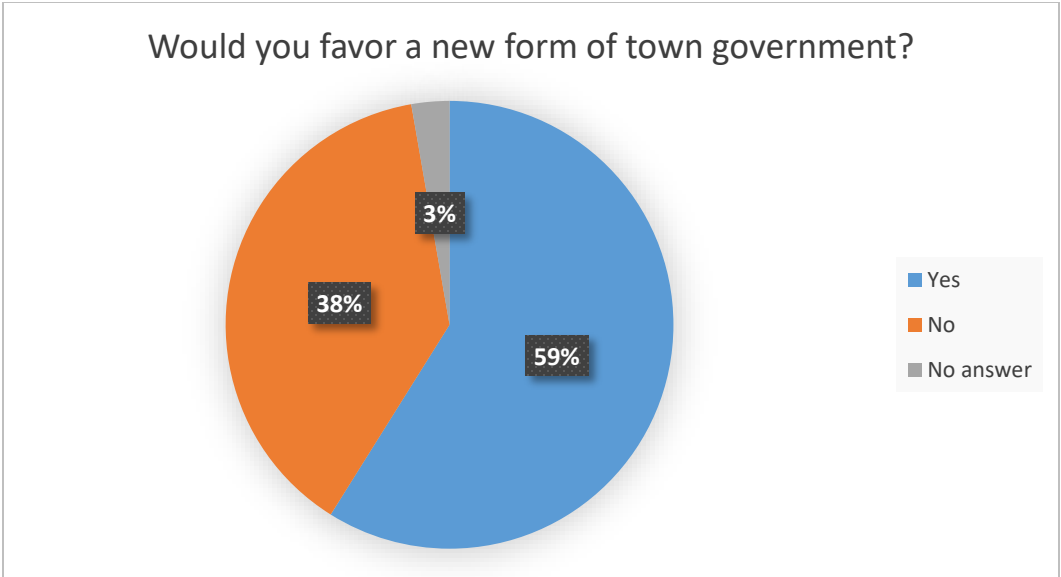


Seasonal: Would you support the Town of Isle au Haut borrowing money to fund the expansion of emergency services?

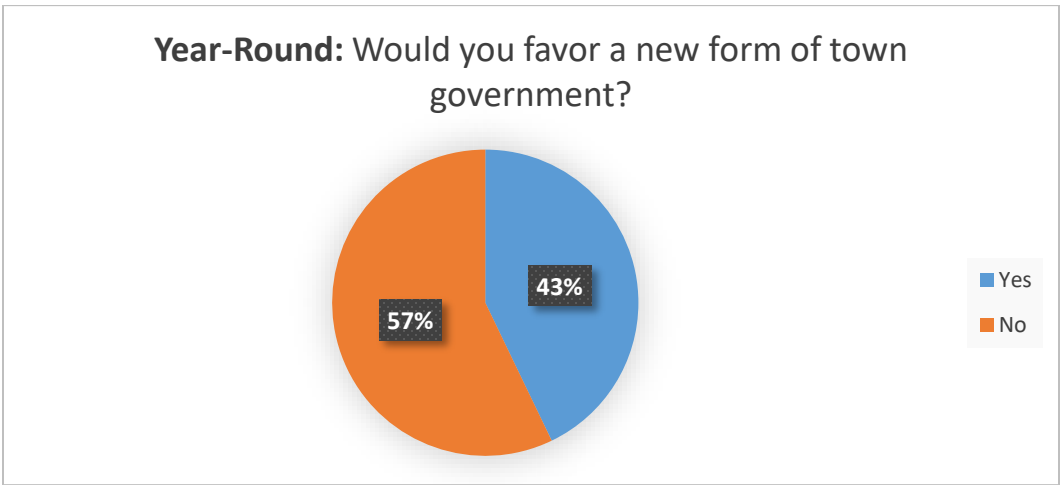


Question 32: Would you favor a new form of town government?

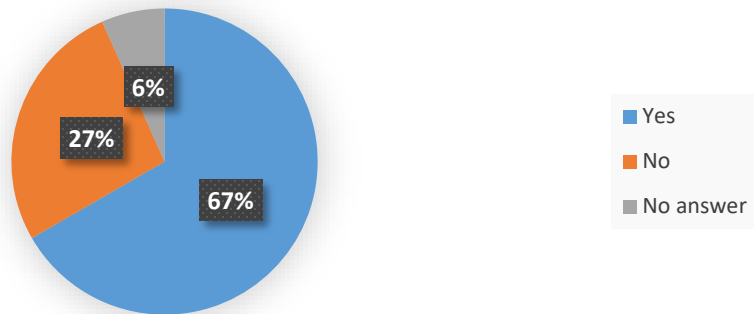
- Discrepancies in the answers to this question and its follow-up, question 33, indicate that this question was poorly phrased and/or explained. In this question, 59% (43) indicated that they would favor a new form of town government. 38% (28) indicated that they would not. 3% (2) declined to provide an answer.
- Question 33, however, provided examples of a few types of modifications that could be made in the form of our current selectmen-town meeting form of government, as well as a blank space to suggest another type. In question 33, 81% (59) respondents chose one of the provided examples or suggested their own, while only 19% (14) did not. This indicates that support for a modification in the current structure of our town government is more widespread than the below graph and the results from question 32 imply.



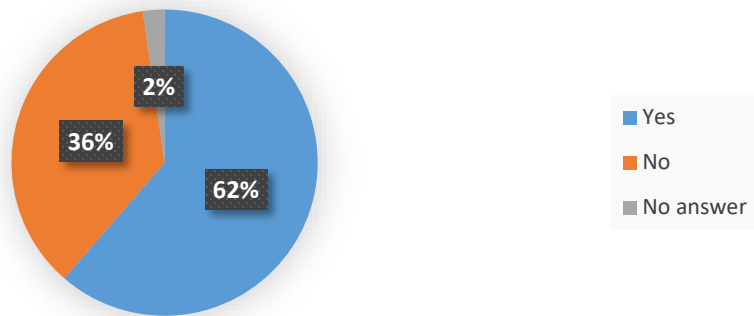
- When divided by the amount of time spent on the island, the percentages of “Yes” and “No” answers were as follows:
 - Year-round: 43% (6) “Yes”; 57% (8) “No”
 - Semi-year-round: 67% (10) “Yes”; 27% (4) “No”; 6% (1) no answer
 - Seasonal: 62% (27) “Yes”; 36% (16) “No”; 2% (1) no answer



Semi-Year-Round: Would you favor a new form of town government?



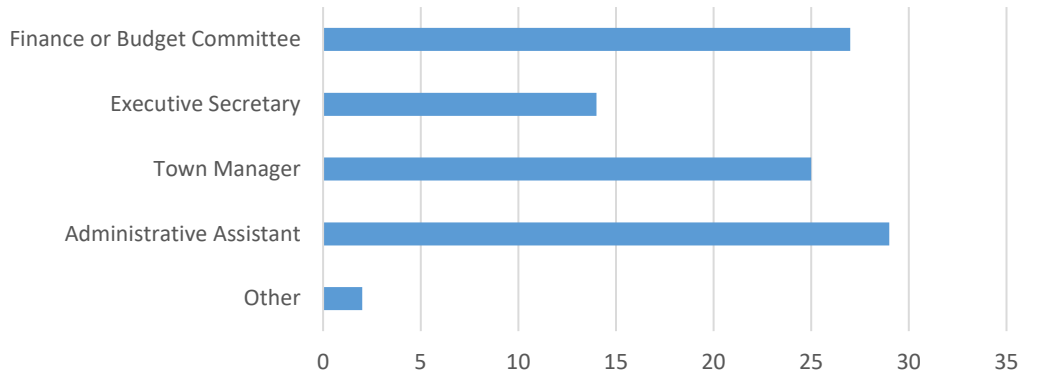
Seasonal: Would you favor a new form of town government?



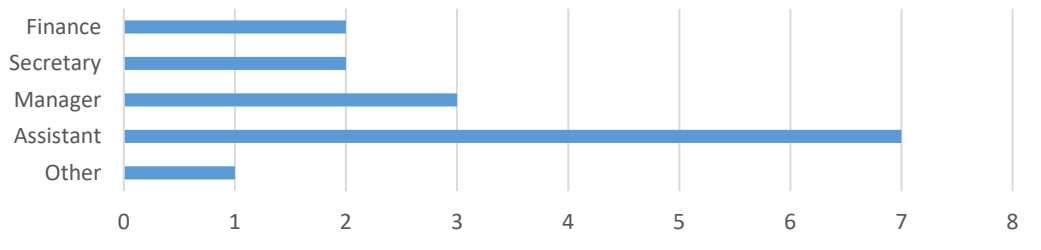
Question 33: If you would favor a new form or a modification in the current form of our town government, which (if any) of the following would you support?

- As explained above under the heading of question 32, 81% (59) of respondents chose at least one of the provided example modifications in the form of Isle au Haut's town government or provided their own. Respondents could select as many answers as they desired.
- "Other" answers:
 - As needed for special projects
 - Anything

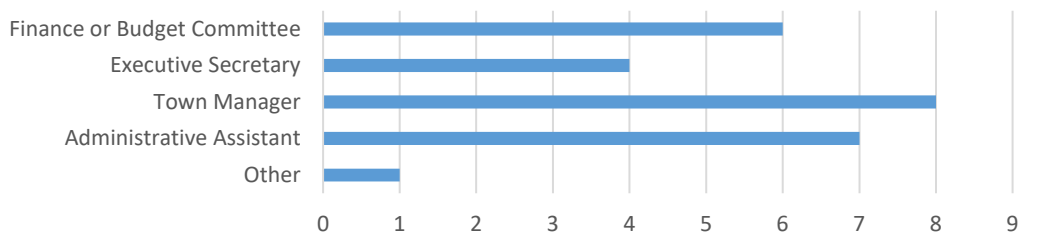
If you would favor a new form or a modification in the current form of our town government, which (if any) of the following would you support?



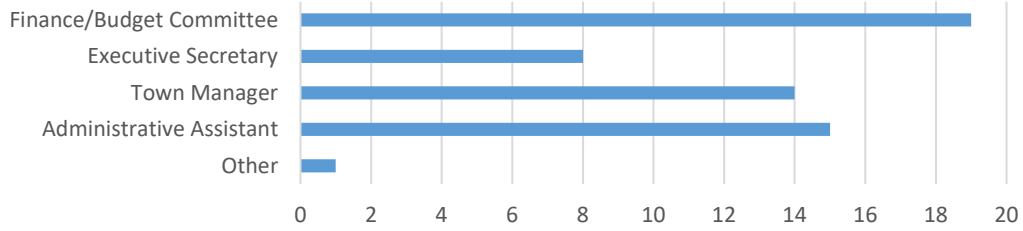
Year-Round: If you would favor a new form or a modification in the current form of our town government, which (if any) of the following would you support?



Semi-Year-Round: If you would favor a new form or a modification in the current form of our town government, which (if any) of the following would you support?



Seasonal: If you would favor a new form or a modification in the current form of our town government, which (if any) of the following would you support?



Selected Comments from 2015 Survey

Comments may have been edited for length and clarity. This list of comments does not reflect the frequency with which ideas were mentioned. Duplicate and near-duplicate comments are not included.

Housing

Q9: If you think the ICDC should provide affordable housing, which groups should the ICDC target in their affordable housing efforts?

- Low income
- Young families
- Families with school-age children
- Home businesses
- Entrepreneurs
- Affordable housing should be in conjunction with the town.
- Target groups should be carefully thought out.
- Sternmen
- The type of people that should be targeted are people who are self-employed and will also bring jobs to the community. Ideally, these people would have young school-age children.
- Fishermen
- Families with a plan. They do not need a business in hand, but should have the willingness to work outside current experiences to make it work. There are plenty of opportunities on the island.
- If we are trying to build a functional community, then why not prioritize those people/families that can contribute to our community?
- Professional people who can work via the internet.
- Families of any stripe.
- Island kids who meet the rental requirements.
- Anyone who can make a living here, with priority given to families with school-age children.
- People with skills needed on the island.
- Whatever is compatible with town efforts.
- Families who will likely stay and be welcomed and supported by the whole community.
- Present island residents who are having difficulty finding adequate places to rent.
- New families with elementary school age children.
- I don't think IAH can be choosy about the categories from which residents might come. The more important issue in a community this small is character and personality—they need to "fit."
- Internet-based businesses
- Those looking to make a fresh start
- Skilled labor such as plumbers, electricians, mechanics

- People who work with their hands
- Magnet/private school
- Those willing to commit to staying year-round, if possible.
- People who are ambitious and able to be on a remote island that has a lower population eight months of the year. Having children would be great, but an ambitious couple living here might have children in the future. The people need to be self-sufficient and imaginative. Being alone is not for everyone and you need to be able to think for yourself and figure things out. People with a realistic business plan would be great.
- Low income will not work due to rent being too high.
- Anyone, at this point.

General Housing Comments

- There is no affordable housing on IAH. The current ICDC houses' monthly rentals are too high. They are not affordable for a fisherman or a carpenter.
- Workforce housing should be limited to those workers making a direct contribution to the town, not just out here doing seasonal work.
- People who need workers should provide their housing. Families who need work year-round should come and work for those who need workers.
- Property should be sold on an open market. Quit unfair competition with entrepreneurs.
- The town and ICDC should work together and meet regularly, but I don't see the town being in the landlord business.
- Town and ICDC properties are poorly maintained. Renters sometimes pay rent, and sometimes they don't. ICDC should take the lead for the community on housing and have a property manager who is responsible and accountable for managing housing rentals and sales.
- I think we will be relying more and more on off-island workers and it would cut transportation costs for them to have on-island housing.
- The island needs more seasonal housing for workers, and it needs to fill the existing housing (rentals) with young island couples who know they want to be here.
- Land owners should be encouraged to build small affordable rentals on their property, but the town shouldn't be in the real estate or rental business.
- Workforce housing should be considered only if there is a house available. Couldn't they rent a house that a seasonal resident owns?
- The drawback in providing workforce housing is that there needs to be some sort of housing authority to maintain the house at a decent working level. Anyone who has rented housing or rents their home knows that a myriad of damages can/do take a toll on any house for which the occupant has no responsibility. This would be even more likely in a workforce that is only temporarily occupying the residence. Unless there are serious enforceable regulations to the use of the residence (such as garnering a salary or placing a sizeable deposit before taking up residency), this concept is a prescription for disaster and financial loss.
- Workforce housing is worth further consideration.

- Workforce housing could be considered on a limited basis if it could be managed.
- Workforce housing could lead to year-round residency.
- I do not have a lot of confidence in the government structure on Isle au Haut. I would not extend the scope of the government to include working on these housing issues. The ICDC depends on generosity and charitable giving, plus some broader government grants. I would prefer not to put additional burden on the town government.
- People who need workers to find temporary housing can rent from the stock of housing available for rent.
- I'm not sure why the town owns houses.
- If there is a vacant property and a specific project that needs to get done, it makes sense to make that available to the person(s) hired to carry out that project (i.e. infrastructure project that might take months to accomplish).
- The ultimate survival of the town depends on more transparent communication between all the constituents of the island.
- The leadership of the island needs to make a real effort to help new families establish themselves beyond just helping them move in.
- All houses should be occupied all the time. They don't make money sitting there. Permanent residents should take priority over non-permanent residents.
- Workforce housing could be considered if it were long-term housing for months that someone was working on a project, but not for short-term projects. The workforce needs to have a stake in the housing. If there were a better management of housing, I would rethink this. ICDC and the Town have been very poor at managing property in recent years. No one oversees the properties. This is simply not a good model. People need to care about their housing and either pay security deposits or be given a financial incentive to improve the property. Managing properties better is important before this question can be asked.
- Workforce housing could be beneficial in bringing more and diverse groups/individuals to the island. As it is now, housing options seem very exclusive to young families with children.
- Town housing should be committed to attracting resident families.
- The town has been generous in giving land to ICDC.
- The town should not be operating a boarding house.

Public Facilities and Services

General Public Facilities and Services Comments

- There should be a clear needs assessment for space of various groups, and the store should be included. There should be strategic planning for these. The library could expand into the second space where the Historical Society is currently located. ICDC will be putting a house up for sale that might be an affordable space for health/wellness/fitness. It is already winterized.

- Historical material should be kept in a favorable climate, especially paper.
- I only support the town planning to buy waterfront property if it would create better or more access to the waterfront.
- If parking rules at the town landing were enforced, it would eliminate the need for additional parking.
- It's time for the town to step up and make some prioritized investments in our future.
- It is not the town's responsibility to provide support for assisted living or in-home care. There are state and federal funds and off-island systems for those issues.
- We can't keep raising taxes on the poor working people of this island.
- The health care clinic can go in the Power Company building at the town landing when they vacate it.
- I am concerned that the parsonage is being viewed as a catch-all when the town does not know what else to do with its issues. It is a home during two months of the year for a minister, without whom there is no church and subsequently no reason for a parsonage. I am also aware that solutions need to be found to support the parsonage so that we can have a minister. I do not think the present solutions being proposed are the best ones.
- The only parsonage solution I would support is the Historical Society's collections being located there because it is static and would necessitate opening the house to non-church use only occasionally. If a room apart from the main part of the house was used for this purpose and would not disturb the use of the house for the minister, then I would support its use.
- I think housing part of the library collection in the parsonage is a very poor decision. The library belongs at the town hall because it is a gathering place for many other events as well/ What needs to be done for the library is to use the space that exists more efficiently. For instance, audio-visual items could be put on rolling racks and pulled out for viewing in the hall, then stored for the rest of the time. What is now used as a meeting place could become a children's book room. A table on the stage could be used for visiting and computer usage. Solutions would require some investment, but would not require moving part or all of the library to a different location.
- Long-term parking is a huge issue, but putting a parking lot in front of the parsonage would destroy it as a home, which it primarily is. Instead, some investment in the present space to make it more efficient and accessible might enable it to also provide space for more cars (terraced, for instance).
- Why can't the town provide a tiny building in a key location to provide whatever health equipment needs to be readily available? What about the fire station? Often police, fire, and ambulance are housed together. Perhaps investment in this building would accommodate a healthcare clinic.
- We should not destroy what exists or abandon it, but think outside the box about how to improve and more efficiently use what we already have.
- The church is a private institution that exists for spiritual and charitable purposes. It does not belong to the town. There are many spaces and buildings that do belong to the

town, and I believe these are the spaces that we need to invest in and make better able to serve our needs.

- The town isn't strong enough now to commit to major capital projects. Can IAH manage what it has before taking on more?
- A functional fire department is essential.
- Assisted living and nursing can be done better and more safely off-island.
- How can broadband fit in with the new power system? I am unsure about borrowing for this.
- General support for income generation at the church's annual meeting did not get into specific proposals for the parsonage property.
- A long-term parking lot should be hidden on town-owned land behind the former Miss Lizzie house. The current parking lot is a mess. The parsonage would be seriously damaged by a parking lot.
- The parsonage is almost inaccessible in winter and very hard/impossible to plow out. It would not be good for year-round medical access.
- Some limited library/historical collections could be stored at the parsonage, but unheated, damp, and insecure conditions are not good for storing books and papers, especially rare ones. In summer, the parsonage must provide a quiet and comfortable residence for the minister.
- What would be the cost of these proposals?
- Leasing space from the parsonage for these purposes should only be pursued if the church agrees unanimously. The parsonage is private property and the town does not have any say in its management.
- The parsonage should first and foremost be used for its original purpose: to house a minister. If the church has decided not to have a full-time minister, then the parsonage might be used instead of not used. If there is no minister, perhaps the parsonage could be rented like the "teacher's house" is rented, but made available if a minister is hired.
- I don't think there are enough people on IAH to support a healthcare clinic. Best to use Stonington and *Sunbeam* services for that purpose.
- I think expanding the parking lot would relieve some congestion around the town wharf and would be useful. However, whatever space is provided will probably fill up. I am not sure long term parking is a smart use of resources. Better to organize to keep your car at your place when you are off island for a long time. Maybe a low key taxi service would be a better use of resources.
- I don't understand the finances of the church, but I think the parishioners should support it rather than the tax base of the island. My answer to whether the town should pay the church to use its property depends on how much the church charges.
- Parking is an issue for the town, but it does not seem wise to turn the parsonage into a glorified parking lot. While the island searches for a more permanent minister to fill Ted Hoskins's place, the attractiveness of the parsonage is important in seeking a minister or ministers who are attracted to the island. Marring the natural beauty of the setting would be counterproductive to this search.

- Building and maintaining a year-round healthcare clinic sounds very expensive. The number of rules, regulations, inspections, staffing needs, infrastructure needs, etc. would likely be huge and cumbersome. The town should talk to Dr. Scott Schiff-Slater about the minimum setup necessary to conduct telemedicine consultations and bring that up for consideration.
- It is important to have a competent and reliable fire chief before talking about maintenance and training duties.
- The ICDC house or Payson's might be preferable for healthcare or library. Alternatively, it could be used as the town office so the library could expand to the upstairs of the town hall.
- The parsonage could be used for the historical society if the cellar were dry.
- The parsonage has been unoccupied and unused for too long.
- The town landing provides more than enough town access to the waterfront.
- A power cable is more important than broadband.
- Regarding a long-term capital budget: the town is currently unable to manage its annual budget.
- The town has property, which needs to be better managed. Buying or leasing more is not the answer. Using what we have well is the answer.
- We need a trained fire chief overseeing the fire department. Fire is a huge danger on this small island, with potential for massive destruction.
- Assisted living or in-home care are important. We have an aging community, and there needs to be assistance in place to meet those needs. It would also bring the opportunity for much-needed employment on the island.
- All other possibilities (grants, etc.) should be explored before borrowing money.
- Is it necessary to find other space for the library? It seems there is space at the library and a basement underneath. Could it be managed through an organization? I don't feel it's a priority at the moment, but would want to hear more.
- Moving the historical society could free up some space for the library. In most communities, the historical society and library are different entities.
- The parsonage building will require extensive renovation to be anything more than a seasonal residence. If zoning will permit another building on the church land, that would be far preferable.
- What we need is a responsible fire chief who takes the job seriously. He or she should be adequately compensated for the job.
- Our resident population is too small to afford town-funded assisted living or in-home care.
- Simply increasing the fire chief's salary may not solve the problem.
- I would rather see a historical society building on town land.

Land Use

General Land Use Comments

- We need more places for people and families to live year-round.
- I recognize the need for the town to support maritime professions, but I do not think the town should be designating private property for this purpose. Land and/or waterfront that the town owns or purchases, yes. Otherwise, no.
- Ordinances and zoning changes should be generally applicable, not focused on specific properties.
- Before these are designated, the whole Island needs to understand the implications. Right now very few people have focused on this major change. For example, General Development means intensive development including industrial. Why not Limited Commercial instead, which is recommended for villages? Why a couple of parcels instead of the village as a whole?
- The town should consider limiting the time vehicles are left at the town dock and on the nearby road. Some appear to be there for days and weeks.
- Property should be revaluated before updating the tax maps.
- Zoning should be changed only to protect island fishermen and other businesses.
- A height restriction is unnecessary. The ordinance could include a view clause protecting a homeowner from having a building erected that would block their view and possibly decrease their property value.

Fiscal Capacity

General Fiscal Capacity Comments

- Money spent to insure that the fire department is working is critical.
- A needs assessment should be conducted regarding healthcare and emergency services. How many people? What ages? What services? Would a medical facility or medical/fitness center better serve a broad population? It is also critical to explore how to fund a project like this. The town should not be undertaking funding a health center; there are federal, state, and private funds that should be explored.
- We need to explore allowing property owners the right to vote. It is our taxes that are being used to finance all of these various ideas, and no taxation without representation.
- Critical needs should be prioritized first for borrowing money.
- Are the town governance bylaws adequate for the future functioning of all departments?
- I do not want to lose the town meeting form of government, but I do think that the selectmen need help with administrative tasks.
- I'd like to see town meeting moved to May.
- People should be paid a fair wage/salary, but also held responsible and accountable to do their jobs.
- Expanded emergency/medical services are a must-have, as is a fire department that works.

- A bookkeeper could be hired to do the treasurer's job.
- An administrative assistant could help prepare the budget, so it should be someone with financial skills. There could be a citizen consultant. I'm wary of another committee. There are not enough people to go around as it is.
- The school needs a major restructuring.
- We need town officials who know what they're doing, actually do it, and get their jobs done. We have the talent here, and it is not being utilized. We need accountability, and we need to abide by state laws and standards.
- I would like to see someone do the treasurer and town clerk work, and who would work for the selectmen and other town officials. Whatever title that is would be fine with me. It would need to be someone we can trust, who is reliable, responsible, dependable, and has all the credentials for that position.
- I would be in favor of a professional administrator who would advise the elected officials of the town but not necessarily be living on the island. I would also be in favor of a budget committee of citizens, but would want the professional administrator or some other professional financial person to be actively advising them in their deliberations.
- Try the administrative assistant first, then proceed later to a finance committee?
- I am concerned about the lack of good bookkeeping and lack of a town meeting to make important budget allocation decisions this year. It makes me reluctant to vest more scope and power in the town government without some change. A professional manager would be smart, but it would have to be a part-time job, which may make it relatively difficult to fill.
- I'm not sure about a new form or modification in the current form of town government, but it is obvious something must be done, soon.
- Whatever the ultimate form of government chosen, there should be room for participation (and representation) by a member or members of the summer community. There should be more balance in this regard. This seems to work well with committees and boards that draw from both year-round and summer residents.
- The suggested expansion and growth programs would require large amounts of money. That aspect of the problem must be discussed and examined.
- Hire a part-time town manager in conjunction with one or more other small towns either on an island or the mainland.
- We would prefer a town manager, even part-time, to an administrative assistant.
- Hiring a professional bookkeeper might be a good idea, or hiring out contractually what the town needs. For example, if the town needs a new tax evaluation, that could be hired out.
- The board of selectmen would still need to oversee a town manager. I'm not sure the town is that busy. I'm not opposed to a part-time manager if the working board of selectmen see specific needs.
- Government should be more collective and less individual. It's important to have professional people in place to make sure budget decisions are implemented. Having

other/more people in place to oversee certain aspects could be beneficial in catching things before they are overlooked.

- Expanded emergency services are necessary. It's scary to imagine getting seriously hurt here. Time is often the main factor in life or death or permanent disability in a serious accident. The island needs to have people and services on point to deal with such an event.
- The town officials need assistance with the execution of their duties. This could be accomplished through non-resident personnel and capabilities.
- Town administrator/secretary/manager might need to be outsourced due to lack of personnel on the island.
- Certain town office positions should be on a hire-on basis so that accountability and transparency can be assured.