

MDI Tomorrow
Community Design & Land Use Working Group
7/15/02 meeting

Next meeting: September 9th 8-9:30 AM
MDI Housing Authority offices, Malvern-Belmont Estates
80 Mt. Desert Street, Bar Harbor

Attending: Karen Anderson, Ron Beard, Bill Cohen, Jim Colquhoun, Sam Coplon, Cheryl Curtis, Ellen Dohmen, Laureen Donnelly, Pat Holder, John Kelly, Ted Koffman, Marla Major, Caroline Pryor, Sydney Rockefeller, Heidi Smallidge

Review of CD & LU and Community Housing groups with local developers — these two working groups met on June 20 with local developers to talk about the kinds of incentives that would cause them to build housing for a segment of the market that desires to live closer to community centers. Representatives from local banks also attended, along with more than 30 community members.

Comments ranged from the community vision of mixed-use developments, connected communities, communities that encourage people to work where they live/live where they work, etc.

Land was identified as a key issue in cost of developing. Here as elsewhere the market drives what is developed, where, and how.

We discussed ordinances that match comprehensive plans (no single solution), and one person identified the importance of a shared community vision “ordinances won’t work until we agree how we want to move forward.” Also recognize that there need to be financial incentives for developers to “do the right thing” for the community.

Discussed various tools for providing and financing homes that year-round working people can afford.

Specific tools were discussed: zoning ordinances, location efficient mortgages, etc. but still discussions based on anecdotal experiences and impressions of what’s happening on MDI.

The meeting helped define/confirm the facts we need to collect, which will be indicators – of changes over the past few decades (where possible) and as a baseline for future reference. These indicators will also draw a picture of how land use patterns are truly occurring on the island, either confirming what we suspect, or amending our impressions. Either way, it will help develop strategies to move toward more appropriate and effective community plans.

Ideas/goals discussed at 7/15/02 meeting:

- identify the natural resources on MDI that natural resource groups are not going to be able to protect.
- help the community define common interests – distinguishing between interests and opinions
 - address perceptions (which some have heard) that MDI Tomorrow is anti-business or anti-development, and emphasize that MDI Tomorrow is working toward being all-inclusive
 - need to make economic argument for good community design and land use. ANP/NPS has information quantifying tourist spending, number of days on MDI, how many camp or lodge, etc.

- ideas for reaching out to the community, include —
 - large poster of what is, what could be, what do you want
 - interviews of community members
 - questionnaire in the weekly newspapers
 - advertise interview process, with contact information for anyone interested, in newspapers
 - identify profiles/demographics so we include a broad sweep of folks in the interview process
 - create a “newsletter” to inform those interviewing, and being interviewed.

The Scenic Byways process was given as an example of the success of frequent reiteration. Anne Kozak talked about scenic byways designation for Rte. 3 to several audiences, addressing questions and misconceptions over and over until, finally, the community understood the proposal and approved the Byways committee’s application for designation.

College of the Atlantic has software called CommunityViz which, basically, can show the effects of plans, graphically, on the ground. The merits of such an exercise were discussed, with the conclusion that the software might be best used in very specific applications, but might be too technical for a general visioning process. Ted Koffman has asked the Orton Foundation, working with various institutions chosen to experiment with CommunityViz, to come to MDI to present its application to a community group.

The group went through the draft CD & LU worksheet, volunteering to fill in blanks. The CD & LU working group will meet next on September 9 at 8:00. Volunteer researchers will bring their data to the meeting for filling in worksheet blanks, which will then inform the CD & LU section of the State of the Island report, due in mid- to late-September.

Updated indicators being researched (with volunteer researchers), following.

COMMUNITY DESIGN & LAND USE INDICATOR ASSIGNMENTS

INDICATORS OF QUALITY AND CHARACTER OF MDI LAND USE PATTERNS:

- 1990-2000: New building permits issued, by town (e.g., occupancy/dwelling/residency permits)
 - Bar Harbor: 553 new dwellings [Ellen Dohmen – complete report attached]
 - Tremont: 1,143 [Patty Tierney]
 - Mount Desert: _____ [Pat Holder]
 - **Southwest Harbor:** _____ [?]

- 1990-2000: New subdivisions (more than 3 lots created in 5 years) permitted, by town and area/neighborhood. *These subdivisions encompassed ____ acres (also by town and area/neighborhood).*
 - Bar Harbor: 232 new subdivision lots [Ellen Dohmen]
 - Tremont 1990-2000: 117 lots / 235.19 acres
 - 1980 –1990: 81 lots / 454.03 acres
 - 1981 –1980: 78 lots / 273.89 acres [Patty Tierney]
 - Mount Desert: _____ [Pat Holder]
 - **Southwest Harbor:** _____ [?]

- 1990-2000: the number of variance requests, broken down by town.
 - Bar Harbor: 29 variances – mostly setbacks
 - 15 requests to move non-conforming structures [Ellen Dohmen]
 - Mount Desert: _____ [Pat Holder]
 - Tremont: unknown [Patty Tierney]
 - **Southwest Harbor:** _____ [?]

- 1990 – 2000: DEP violations -- #, type, resolutions
 - Mt. Desert: _____ [Pat Holder]
 - Tremont: unknown [Patty Tierney]
 - **Bar Harbor, Southwest Harbor:** _____

- 1970-2000: think of a measure for the cost of providing municipal services (mil rate, percentage of valuation increases, municipal budgets, etc).
 - Jim Colquhoun — *SWH “test” and conclusions attached*
 - Miles of Town Roads – Bar Harbor 1990: _____ 2000: _____
 - Tremont 1990: 26 miles 2000: 26 miles
 - Mt. Desert 1990: _____ 2000: _____
 - SW Harbor 1990: _____ 2000: _____

 - School employees – Bar Harbor 1990: _____ 2000: _____
 - Tremont 1990: 28 2000: 46
 - Mt. Desert 1990: _____ 2000: _____
 - SW Harbor 1990: _____ 2000: _____

 - Police employees – Bar Harbor 1990: _____ 2000: _____
 - Tremont 1990: 0 2000: 0
 - Mt. Desert 1990: _____ 2000: _____
 - SW Harbor 1990: _____ 2000: _____

- Acres of land voluntarily conserved by conservation easements on private property
 - 1990: _____ 2000: [Caroline Pryor and John Kelly]
- 1990: number of active commercial farm operations on MDI
- 2000: “ “ “ “ “ “ “ “ “
 - Laureen Donnelly – Bar Harbor
 - Caroline Pryor – MDI

OTHER INDICATORS

Transportation:

- # of commuters on/off MDI
 - Heidi Smallidge (charts and maps, attached)

Comprehensive Planning:

- 2002: all four towns have comprehensive plans that are ____ years old, respectively.
 - Mt. Desert – 1990 (*new/revised plan underway*)
 - Southwest Harbor – 1996
 - Tremont – 1997 (*2003 update planned*)
 - Bar Harbor – 1993
- How many recommendations approved in comp. Plan have been implemented
 - Bar Harbor – Julia Schloss
- Number and condition of sidewalks on MDI (Heidi Smallidge to contact Public Works)
- 2002: number of crosswalks in villages.
 - Northeast Harbor – 26
 - Seal Harbor – (?)
 - Tremont – 0
 - Otter Creek – 0
 - Town Hill – 0
 - **Bar Harbor, SWH, Somesville, Seal Harbor**
- Acres of MDI clamflats closed because of potential pollution, over-harvesting, or no-one to monitor water quality.
 - 2001: 12,477.6
 - 1998: 16,963.9
 - 1995: 18,128.2
 - 1993: 17,030.6
 - From SW Harbor, 2002: 4.8 miles clam habitat closed (50.5%)
15.1 miles total shoreline closed [Jim Colquhoun – report attached]
- Status of federally endangered bald eagles on MDI:
 - 1987: 3 nesting pairs (Mt. Desert & Bar Harbor).
 - 2002: 10 nesting pairs (Bar Harbor – 5; Mt. Desert – 3; Tremont – 2)

- By town: Population, and # of year-round and seasonally-occupied homes.

	<u>Population</u>	<u>y.r. houses</u>	<u>seasonal/vacant houses</u>
→ Bar Harbor	1970: 3,716	n/a	n/a
	1980: 4,124	1,751	343
	1990: 4,443	2,132	454
	2000: 4,820	2,142	663
→ Mt. Desert	1970: 1,659	n/a	n/a
	1980: 2,063	872	676
	1990: 1,899	930	770
	2000: 2,109	962	938
→ SW Harbor	1970: 1,657	n/a	n/a
	1980: 1,855	800	234
	1990: 1,952	923	343
	2000: 1,966	899	389
→ Tremont	1970: 1,003	n/a	n/a
	1980: 1,222	518	205
	1990: 1,324	633	314
	2000: 1,529	662	413

[See chart “Census Data for Mt. Desert Island” for more demographic information.]

- 2001: by town/village – the number of year-round and seasonal businesses.
 - Cheryl Curtis – Bar Harbor
 - _____ – **Mount Desert, Southwest Harbor, Tremont**
- In 1987, there were _____ potential residential and commercial building lots available (according to town zoning). (**follow up with COA**)
- In 2002, there were _____ potential residential and commercial building lots available (according to town zoning). (**follow up with COA**)

INDICATORS TO UPDATE -- IN NEED OF VOLUNTEERS

- 1987: Outside of Acadia National Park, ten historic properties and two historic districts are listed on the National Register of Historic Places.
 - 2000 update: _____ still intact/preserved

FROM 1990 MDI TOMORROW DOCUMENT:

In 1987: on MDI private and municipal lands:

- _____ acres (____%) are devoted to leisure/recreation areas
- _____ acres (____%) are dedicated to open space, agriculture, and forestry
- _____ acres (____%) are made up of other vacant land and wetlands
- _____ acres (____%) are devoted to residential properties
- _____ acres (____%) are used for roads and utility services
- _____ acres (____%) are used for municipal services
- _____ acres (____%) are used for trade and retail purposes

Indicators to Coordinate:

- 2002: What % of kids walk to school (breakdown by town) (*Coordinate with Youth/Community Health issue groups.*)
- Stock of affordable housing (*Coordinate with Community Housing working group.*)