

**TOWN OF CRANBERRY ISLES
COMPREHENSIVE PLAN
July 19, 2010**

**Following are the CHANGES made to the plan document (March 2010 Draft) after
the first Public Hearing on June 18, 2010.**

Page 1

Addition: Title “Inventory and Analysis”

Page 89 (paragraph under table M.1)

Wording: “valuations have been largely” changed to “valuation has largely been”

Page 102

Deletion: “DRAFT” box

Page 124

Deletion: Section 2; All other goals in this section were renumbered

Page 128

Addition: Section 6 under Land Use Goals, which reads...

6. Develop a capital investment policy to assure that 75 percent of growth-related municipal capital investments occur in the growth areas as designated in the Future Land Use Plan. Exceptions to this policy shall include emergency expenditures and those necessary to address public health, safety, and nuisances.

The State Planning Office recommended that we restate this goal in this section. It was already stated in the Future Land Use Plan.

Page 138 (section e) – formerly page 137

Wording: “remain consistent with” changed to “continue to meet or exceed”

The State Planning Office recommended this change so as not to abridge the town’s authority to exceed state minimum standards, should we choose to do so.

Page 139 (former page 138)

Section 4: Growth and Rural Areas”

Wording: For clarification, now reads...

The plan recommends that 70 percent of new residential and commercial growth occur in the village areas and 75 percent of municipal capital investment occur in the growth areas, which include the village areas and three specified shoreland areas (Business, Mixed Residential, and Water Dependent/Commercial Use). All shoreland areas except Resource Protection and Low Density Residential are considered part of the growth areas. All shoreland areas, including those in the growth areas, would remain subject to all current shoreland zoning standards and thereby be adequately protected from adverse impacts of permitted land uses.

Page 139 (former page 138)

Section 5 “Measures to Distinguish Village and Rural Areas”

Deletion: The word “residential” deleted from first sentence.

Wording: “focus future growth-related capital investments in the growth areas” changed to “direct 75 percent of future growth-related municipal capital investment expenditures in the growth areas”

APPENDIX:

Addition: The Beginning with Habitat Program maps of the Cranberry Isles.

The above listed changes do not include several insignificant edits such as removing a comma, deleting spaces, capitalization, etc. The Table of Contents was also adjusted to conform to the revised version.

Copies of the March 2010 plan document are available at the Town Office.

The Beginning with Habitat Program maps may be viewed at:

http://www.beginningwithhabitat.org/the_maps/status-c.html

The complete revised version may be viewed on:

1. The Town website:
<http://www.cranberryisles-me.gov>
2. The Hancock County Planning Commission website:
<http://www.hcpcme.org/cranberryisles/index.htm>