A Comprehensive Plan for the New Town of Chebeague Island
Two interwoven threads in the process:

- “Technical” work of Comprehensive Plan Committee:
  - data collection and analysis, development of inventories of what exists now, projections of future (e.g. population, moorings, tons of garbage), policy identification, review of implementation tools.

- Public participation and “visioning”:
  - identifying important issues, setting overall vision for the plan, identifying specific goals, reviewing policies and implementation tools. Acting on the plan in Town Meeting.
Comprehensive Planning Process

1. DATA INVENTORY
2. GOALS OR “VISION”
3. DEVELOP OVERALL POLICIES
4. DEVELOP IMPLEMENTATION STRATEGIES
5. COMPREHENSIVE PLAN
2008

Comp Plan Committee  Public Forum

July  August  September  October  November  December

Kick Off Meeting

Natural Resources Inventory

- Groundwater
- Critical Habitat
- Marine Habitat
- Open Space
- Agriculture
- Forestry

Community Survey
2009

Comp Plan Committee  Public Forums

January
February
March
April
May
June
July
August
September
October
November
December

**Infrastructure Inventory**

- Demographics
- Public Facilities
- Transportation
- Telecommunications
- Energy
- Economy
- Land Use

**Community Inventory**

- Schools
- Affordable Housing
- History
- Archeology
- Non-profit services

Natural Resources
Issues & Goals

Report on Community Survey

Infrastructure
Issues & Goals

Community
Issues & Goals
2010

Comp Plan Committee

January
February
March
April
May
June
July
August
September
October
November
December

Public Forums

Compile Draft Plan &
Future Land Use Map

Discuss Policies & Implementation

Final Draft of
Comprehensive Plan

Public Comments on
Draft Plan

Revisions &
State Review

Town Meeting
Vote

Revisions &
State Review

Revisions &
State Review
A Vision for the Future of Chebeague?

What have we learned from the Comprehensive Planning Survey?
Some Keys to a successful plan

- Understanding what future directions for the community people agree on.
  - Plan recommends policies that will work to achieve these.

- Understanding what issues are important to the community, but where people disagree on what to do.
  - Plan begins study and public discussion on what to do.
This Planning Survey

• Asked broadly framed questions on many aspects of Chebeague life.

• Asked for completely open-ended answers – only what people came up with on their own.
  – Having one half or even a third or a quarter mention the same issue means it is really on people’s minds.

• It was sent to everyone in the Chebeague Directory plus property owners not in Directory.
Who filled out the questionnaire?

- Not property owners.
- A third of respondents were year-round residents – similar to the whole population.
  - This is one third of all year-round residents
  - Younger people with children were somewhat over-represented.
- Two thirds of respondents were summer people
### Priorities

In the last question on the survey, people were asked about the top three issues they thought should be dealt with in the Chebeague Plan. These were coded:

- First priority 3
- Second priority 2
- Third priority 1

These scores were added together for each topic to get the “score”. Scores were then ranked.

<table>
<thead>
<tr>
<th>Topic</th>
<th>Score</th>
<th>Rank</th>
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<tr>
<td>Education</td>
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<td>1</td>
</tr>
<tr>
<td>Economic Dev/Jobs</td>
<td>139</td>
<td>2</td>
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<tr>
<td>Access to mainland</td>
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<td>3</td>
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<tr>
<td>Affordability</td>
<td>113</td>
<td>4</td>
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<tr>
<td>Character of community</td>
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<td>5</td>
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<tr>
<td>Preserve open space</td>
<td>89</td>
<td>6</td>
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<tr>
<td>Need young families</td>
<td>64</td>
<td>7</td>
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<tr>
<td>Non-profit services</td>
<td>59</td>
<td>8</td>
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</table>
These are the most obvious results of the survey. If you want to know more about the range of ideas people had, and read quotes from their surveys, look at the full report at the Library or at townofchebeague island.org/comprehensive plan.
Education

- Enthusiasm about the school and its relationship to the community.
Education

- Issues:
- One quarter: where will kids go after the initial 7 years at SAD 51?
  - Yarmouth or
  - School choice
- One fifth: could the Chebeague School have more grades or is this just nostalgia?
Economic development and jobs

- Agreement that a diverse island economy is good.
- Agreement that fishing should remain an important part of the economy (22 percent).
Jobs

Agreement that the island needs more jobs. Ideas:

- Telecommuting (21 percent)
- Agriculture (15 percent)
- Arts and crafts (12 percent)
Economic development and jobs

- Disagreement:
  - Summer people stressed the importance of the vacation economy as a growth area.
  - Year round people wanted more year-round, better paying jobs.
More than half of all respondents agreed that the present system, with CTC and CBL works.
Access to ferries on Chebeague

- Now the issue is what to do about parking on Chebeague? Half (116 people) raised it). Of those:
  - 42 percent suggested having a bus to take people to ferries: remote lot or continuous bus loop.
  - A quarter said to move the ferry to Sunset Landing
The character of the community

• Agreement on keeping the community as it is now.

  “Why change anything? Chebeague’s simplicity, character, beauty, diversity and sense of community can’t be beat! Let’s protect it for the future generation.

• Idea: having broad participation, especially in non-profit organizations is a key to maintaining the sense of community (14 percent).
Land Use and Open Space

Agreement on preserving open space (41 percent).

And shore access (25 percent).
How should we preserve open space?

• The issue is how to do this:
  • Continue to have low density development like we have now (41 percent)
  • Have higher density development in some areas to preserve open space in others (15 percent)
Families and affordable living

- Agreement that a diverse population – age and income – is good (one third). But the island needs more young families (one third).
An issue people particularly identified is the high cost of living on the island (fourth highest overall priority), and especially the need for affordable housing.
Role of the Town in the community

What infrastructure should the Town be providing or encouraging?

- Repair the roads (19 percent)
- Develop sources of alternative energy (40 percent).
- Encourage the provision of better internet service (18 percent). 8 percent: support Chebeague.net.
- Encourage the provision of better cell-phone service on the island (16 percent).
Who should provide community services and how?

- Agreement that existing services provided by the Town and by non-profit organizations should continue (a quarter).
Some disagreement on the balance between the Town and non-profits:

- Current balance works well (11 percent)
- Town is already spending enough or too much on services (10 percent)
- Town should provide at least the same amount of financial support or more to the Library, Rec and Health Clinic (16 percent).
- Town should take over some services (library, CTC) (8 percent).
How much regulation is enough?

- Regulation is: Code Enforcement, Harbormaster, Police, Parking Enforcement, Animal Control . . .
  - 22 percent think that the Town has the right amount of regulation now.
  - 11 percent said they would like as little regulation as possible.
In Sum . . .

- People want to keep many aspects of Chebeague life basically the way they are now:
  - The School
  - Sense of community
  - The ferry system
  - The mix of community services
In Sum . . .

- Many people agreed that there were things they wanted more of, though they didn’t always agree how to get them:
  - More protection of open space
  - Easier access to the ferries on the island
  - More young families
  - Having life on the island be more affordable
  - Having the Town play a role in gradually getting these things.
In Sum . . .

• This is a vision of Chebeague as a sustainable community that maintains many patterns of the past even in the 21st century.

• Is this realistic and possible, or just nostalgia?

• Are island people willing to take action to change existing trends that are modifying patterns of island life, and put up money to make this possible?
These are the conclusions we came away with from reading the answers to the survey.

What do you think should be our vision for Chebeague and the Town of Chebeague Island?