



STATE OF MAINE
EXECUTIVE DEPARTMENT
STATE PLANNING OFFICE
38 STATE HOUSE STATION AUGUSTA, MAINE 04333

JOHN ELIAS BALDACCI
GOVERNOR

MARTHA E. FREEMAN
DIRECTOR

May 23, 2007

Suzanne Roberge, Chairman Town Council
Jack Shipley, Chairman Comprehensive Plan Update Committee
Jeffrey A. Grossman, Town Manager
James L. Fisk, RLA
Director of Planning and Development
Town of South Berwick
180 Main Street
South Berwick, ME 03908

Dear Ms. Roberge and Mssrs. Shipley, Grossman and Fisk:

The Maine State Planning Office (SPO) has received additional material from South Berwick in response to our re-review letter of February 5, 2007. This letter serves to wrap-up our review of proposed modifications to the Town of South Berwick 2006 Draft Comprehensive Plan.

We are pleased to inform you that the materials submitted to date address the inconsistencies identified in our consistency review findings letter of May 12, 2006 and follow up re-review findings letter dated February 5, 2007. The Town of South Berwick 2006 Draft Comprehensive Plan together with proposed changes identified by the Town and reviewed by SPO enable us to find the plan *consistent* with the Planning and Land Use Regulation Act.

The Comprehensive Plan Update Committee, the Town's citizens and Town staff should be recognized for their hard work, commitment and contributions in the preparation of South Berwick's Comprehensive Plan.

Listed below are the findings associated with this re-review and a summary of the materials submitted to address the inconsistencies.

Inconsistency 1. Planning period

Inconsistency 1 Planning period has been addressed in its entirety.

Inconsistency 2. Implementation strategy section

Inconsistency 2 Implementation Strategy has been addressed in its entirety.

Inconsistency 3. Affordable housing

Inconsistency 3 Affordable Housing has been addressed in its entirety.

OFFICE LOCATED AT 184 STATE STREET, AUGUSTA, ME.

The Maine State Planning Office (SPO) has received and reviewed the following materials from South Berwick in response to its consistency review findings letter of May 12, 2006 and the follow up re-review findings dated February 5, 2007:

Item 1

Letter from Jim Fisk to Ruta Dzenis dated January 9, 2007. Attachments: Three separate memorandums to James Fisk from Jack Metee, Appledore Engineering, Inc. dated January 5, 2007 as follows:

1. Re: South Berwick Comprehensive Plan Population Projection/Growth Area;
2. Re: South Berwick Comprehensive Plan Implementation Plan; and
3. Re: South Berwick Comprehensive Plan Affordable Housing.

Item 2

Letter from Jim Fisk to Ruta Dzenis dated February 26, 2007 Re: South Berwick Comprehensive Plan Implementation Matrix Chapter dated February 26, 2007.

Item 3

Memorandum from Jim Fisk to Ruta Dzenis dated April 11, 2007 Re: Draft of responses for Comprehensive Plan inconsistency with the Growth Management Act

The April 11th memo provides a discussion of desired and/or anticipated industrial development including highlights from recent reports; a discussion of the proposed I-1 and I-2 zones related to the Future Land Use Plan and a review of lands unsuitable for development within the industrial zones.

Attachments to the memo include a revised Figure 9 Industrial Area Available Land dated April 11, 2007. Figure 9 was part of the background material provided in the Town's January 9th transmittal.

Item 4

Letter from Jim Fisk to Ruta Dzenis dated April 24, 2007. Attachment: Revised South Berwick Comprehensive Plan Housing Chapter and Revised Housing Goals and Strategies

Item 5

E-mails from Jim Fisk to Ruta Dzenis dated May 16, 2007 and May 22, 2007.

Submissions include a Revised South Berwick Comprehensive Plan Land Use Chapter dated May 16, 2007 and a revised Map K.2 South Berwick Comprehensive Plan Future Land Use Map dated May 21, 2007 indicating modifications to the I1 and I2 zones.

Final Draft of the Comprehensive Plan Update

It is our understanding that the following chapters of the Final Plan will be updated to incorporate the material submitted by the Town for SPO's re-review as it moves forward with its adoption. This includes making reference to revised population projections and projected year round occupied dwelling unit demand covering the period of 2005 to 2015 in the following chapters:

- **Population Chapter** Updating the narrative under Section 6 Projected Population on page P-5 and incorporating a revised Table A-6.
- **Housing Chapter** Updating the revised chapter submitted April 24th under Section 6 Housing Projections on page H-11 and incorporating a revised Table C-13 as well as the narrative under Section 9 Key Findings and Issues on page H-12.
- **Land Use Chapter** Updating the revised chapter submitted May 16th under Section 13 Projected Acreage for Development on page LU-12.
- **Implementation Chapter** Incorporating the Housing section of Implementation Matrix dated April 24, 2007 into the Draft Implementation Matrix dated February 26, 2007.

Again, the best in moving forward with your public hearing on the revised draft, its adoption and implementation of the Plan. Please feel free to call me. I would be pleased to provide what assistance I can as you move ahead. I can be reached at ruta.dzenis@maine.gov and 207/287/2851.

Yours truly,



Ruta Dzenis AICP
Senior Planner – Land Use Team

C: Stacy Benjamin, Director – Land Use Team
Paul Schumacher, SMRPC