Introduction to the Town of Clifton Maine Comprehensive Plan

Welcome to the Town of Clifton Maine Comprehensive Plan. The genesis for this plan began in 2017 following an extensive effort by the Planning Board to update portions of the town’s Land Use Ordinance. Recognizing that the town’s existing comprehensive plan, which was approved in 2005, needed to be revised, members of the Planning Board discussed options with the Selectmen. Since it was agreed that finding volunteers would be difficult given past experience, the Selectmen authorized members of the Planning Board to seek out limited assistance by contracting with the Hancock County Planning Commission (HCPC). Expenses for this effort were provided by the town’s recently approved town’s Tax Increment Financing program.

Following HCPC’s efforts that concluded in 2018, several members of the Planning Board and a citizen volunteer then worked off and on for the next year or so until the effort was taken over by a consultant/contractor who had previously served as Chairperson of the Planning Board and lived in the town for many years. Over the course of the next year, he wrote, updated, and incorporated the earlier work into a mostly completed document until he moved out of state.

Unfortunately, the COVID-019 pandemic hit and comprehensive plan efforts went on hiatus. Once life began to return to some semblance of normalcy, the members of the Planning Board and one former alternate member were formally appointed by the Selectmen and duly sworn in as members of the Town of Clifton Comprehensive Plan Committee. Since then, the committee has finished the missing portions of the document and updated completed portions when appropriate. The committee typically met once a month immediately following the monthly Planning Board meeting. During this process, the town made repeated call for volunteers, typically without success.

Those who participated in writing and/or updating the plan include the following:

Bruce Jellison - Chairperson of both the Comprehensive Plan Committee and the town’s Planning Board.

David Cogdell – Vice Chairperson of both the Comprehensive Plan Committee and the Planning Board

Vernon Campbell – member of both the Comprehensive Plan Committee and the Planning Board

Julie LaVertue - member of both the Comprehensive Plan Committee and the Planning Board

Dr. Bruce Davis – Member of the Comprehensive Plan Committee and the former alternate and sometimes acting member of the Planning Board

David Eric Johns – Former Planning Board Chairperson and town consultant/contractor during 2018-2019.

Once the plan is approved by both the State of Maine and the town’s citizens, the Board of Selectmen will be responsible for its implementation. For the most part, this will consist of receiving periodic briefings and updates at regularly scheduled meetings and will usually be provided in whole or in part the members of the Planning board and the recently appointed TIF committee. The TIF committee’s role is to serve the Selectmen in an advisory capacity regarding the use of TIF funds. The issues that will be covered during these briefings include the following:

--New development initiatives in Growth Management Area 1.

--Other capital investments and improvements town-wide

--Discussions of future land use strategies as appropriate

--Issues relating to critical natural resources with a particular emphasis on pond and lake water quality