

Baileyville Comprehensive Plan 2014



WOODLAND PULP MILL COMPLEX, 2014

COMPREHENSIVE PLAN SUBMITTAL FORM

**Municipal Planning Assistance Program
Department of Agriculture, Conservation & Forestry**

I. Municipality: Baileyville
Contact Person: Rick Bronson
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Place where comprehensive plan will be available for public inspection:

Baileyville Town Office
Address: 63 Broadway
Baileyville, ME 04694
Hours: Monday through Friday 8:00 A.M. - 4:00 P.M.

II. Certification

I certify that this comprehensive plan has been prepared and is being submitted with the intention of satisfying the plan consistency provisions of the Maine Growth Management Act (30 M.R.S.A. § 4312 et seq.) in accordance with the Maine Comprehensive Plan Review Criteria Rule (07-105 CMR 208).

A paper or electronic copy of the plan has been sent to the following regional planning organization for review and comment: Washington County Council of Governments


Required Signatures:



Chief Elected Official

Timmy D. Call
Printed/Typed Name

Date: 5-2-14



Chairperson, Comprehensive Planning Committee

Michael Boies
Printed/Typed Name

Date: 5/2/14

Please be sure that your submission includes:

- The completed and signed Comprehensive Plan Submittal Form
- One paper copy of entire Comprehensive Plan, complete with all maps
- One digital copy of entire Comprehensive Plan, complete with all maps.

[The digital copy, preferably in the form of a single Adobe Acrobat (.pdf) or Microsoft Word (doc/.docx) file, may be submitted via CD, web link or email attachment.]

Please contact us if a digital copy of the Plan cannot be provided.

To be accepted for review, the submitted comprehensive plan must include:

- A vision statement
- A summary of public participation demonstrating compliance with [30-A MRSA §4324](#)
- A regional coordination program
- A future land use plan with associated map(s)
- An implementation section

Please submit materials to:

**Department of Agriculture, Conservation & Forestry
Municipal Planning Assistance Program
18 Elkins Lane
22 State House Station
Augusta, Maine 04333-0022**

**Email:
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A. VISION AND EXECUTIVE SUMMARY

The Town of Baileyville prepared its current Comprehensive Plan in 1995. The data (1990 census) used to create the existing Comprehensive Plan (adopted in 1996) is out of date and thus the analyses and projected needs for housing, employment, education and public services are also outdated. This Comprehensive Plan Update incorporates the most recent census data and statistics and incorporates better digital mapping information. Financial support to prepare the plan was provided by funds from the Department of Conservation, Agriculture, and Forestry; the Maine Department of Transportation; and with local funds.

Public Participation Summary

Community members were consulted throughout the Comprehensive Plan Update process through a variety of means. The Comprehensive Plan Update Committee itself was composed of a broad cross section of individuals, including small business owners, current and former Planning Board and Comprehensive Plan Committee members, Select Board Members, municipal officials, and representatives from civic organizations. The activities and draft documents of the Comprehensive Plan Committee were posted on the web site of the Washington County Council of Governments who provided consulting support in the preparation of the Update. Comprehensive Plan Committee meetings were open to the public, and committee members personally invited community members to attend.

Public input was formally solicited through a questionnaire regarding facilities and services, which was mailed to all resident and non-resident property owners and voters in November of 2012, and was made available at the municipal building on Election Day. Surveys could be filled out online, dropped in a box at Election Day, or mailed to the Municipal Office. The results of the 2012 survey are summarized in Chapter K. Public Opinion Survey Results and written comments are reproduced in their entirety in Appendix A. Public Opinion Survey and Written Comments-Survey Results. Survey input informs policy development in each chapter throughout the document.

The Town of Baileyville underwent several changes of leadership during the initial planning process, and, as a result, several committee members dropped out and the Town Manager who saw the plan to completion is the 3rd Baileyville Town Manager since its inception. Due to these political challenges, as well as repeated difficulty in successfully gaining community attendance at public meetings, the Comprehensive Plan Committee chose to not host a visioning meeting.

Town of Baileyville Vision Statement

A required element in any local Comprehensive Plan is a Vision Statement that summarizes the community's desired future community character in terms of economic development, natural and cultural resource conservation, transportation systems, land use patterns and its role in the region.

Baileyville's vision statement was created through a public planning process. The process helped to identify the challenges and opportunities the community faces and to create goals and objectives to guide Baileyville's future growth and development. Public opinions were gathered primarily through a community-wide survey in November 2012. The Comprehensive Planning Committee consisted of municipal staff and community members who provided guidance to the planning process and insight into community issues through monthly public meetings.

Baileyville's vision statement is intended to set a direction for growth and change. It expresses what WE want our community to become during the next ten to twenty years. It creates achievable goals and guidelines for success.

Located in the easternmost part of Washington County, Baileyville's entire history is associated with the timber harvesting and paper producing industries. Baileyville also offers access to a recreational mecca for both residents and visitors. The following vision reflects the values placed by the community on this natural resource-based economy.

THE VISION

Baileyville will build upon the guidance provided by this Comprehensive Plan to create, support, and promote sustainable economic development opportunities. Sustainability includes provision of employment for existing residents and attraction of new residents. Sustainability also includes the ability for the Municipality to financially assist new business ventures. A community wide business-friendly atmosphere will encourage and support business ventures that would help boost the community's economy.

Baileyville will enhance its identity as a friendly, neighborhood-scaled, family oriented, relatively affordable residential community. Baileyville will achieve this through several methods, including:

- Undertake a major cleanup campaign to achieve visual and aesthetic improvements throughout the community. This may range from cleaning trash at highly visible locations to encouragement and direct support of private sector building and property improvement efforts.
- Begin aggressive code enforcement efforts.
- Zone specific areas within Baileyville appropriately to mutually accommodate both existing and new businesses and residential expansion.
- Plan, budget, and seek funding for adequate provision of affordable housing for the retirees, elderly and low income.
- Make the sidewalks and roadways more pedestrian/bicyclist friendly.
- Improve the quality, efficiency, and cost-effectiveness of municipal services and infrastructure.
- Insure the safety and security of community residents through well-managed police, fire and emergency medical aid services.
- Provide an education program of the highest caliber, as the quality of education is fundamental to the current and future quality of life in Baileyville.

Outdoor recreation and the health of the forest and water are important to the residents of Baileyville; the diverse recreational opportunities of the St. Croix River watershed are important assets to promote the community to potential new residents. Baileyville will support and provide a diversity of active and passive recreation opportunities, including the development of snowmobile/ATV connector trails within the community. Baileyville will promote protection of native wildlife habitats, and the many brooks, rivers, streams and wetlands within Baileyville and the surrounding areas. Baileyville will participate in regional efforts to maintain clean air and water standards within and outside municipal borders.

Community planning is a public process that reflects the dynamic nature of a community's demographics, as well as being influenced by challenges and opportunities in nearby communities. Baileyville will encourage broad public involvement in planning, Town government, and current community and regional issues through public outreach such as workshops, forums, and newsletters. Baileyville will maintain open dialogue with surrounding communities and form partnerships as appropriate in order to minimize duplicated services and combine infrastructure to reduce operating costs/taxes.

INTENDED USE OF THIS VISION STATEMENT

Due to the generalized nature and long-term vision of the comprehensive plan, the plan cannot cover all potential development-related circumstances. In these instances, the comprehensive plan should be viewed as providing guidance to assist in making decisions that are based on individual circumstances. As such, no one portion of this plan should be seen as the final answer when reviewing future development proposals.

Occasional amendments to a comprehensive plan are not uncommon and occur through a public hearing process. The Town Council, property owners, developers, residents and other interested parties may initiate amendments.

EXECUTIVE SUMMARY

The purpose of a Comprehensive Plan is to provide a community with the information and a process to make choices about its future. Baileyville has involved its resident and non-resident community members extensively in the development of this plan. It has also made use of extensive resources available through the US Census, several agencies of state government, the Washington County Council of Governments and geographic information system (GIS) mapping. The document will serve Baileyville for a 10-year time horizon and, as a living document, will be revised and updated as new information and understanding develops.

The following information summarizes each section of the document and readers are directed specifically to *Chapter M. Plan Implementation – Policies and Strategies* to provide greater detail about the choices Baileyville makes regarding its future growth and development:

History

Baileyville's history is closely aligned with its natural resources. Early residents were primarily farmers. In 1905 the establishment of the St. Croix Paper Company changed Baileyville's history and the people's way of life dramatically with the establishment of the St. Croix Paper Company. Manufacturing became a major economic activity, contributing to a sharp population growth. In 1900 there were 215 residents. Five years after the mill was built population had grown by 1,000. By 1920 the population was 2,243. Baileyville's population has been in a steady decline over recent decades while seeing little to no overall growth since 1920.

Known historic and archaeological sites in Baileyville reflect the agrarian past before manufacturing and lumber mills became the prominent economic activity. Known prehistoric sites are heavily eroded and not accessible to the public.

No professional town-wide survey for historic or prehistoric archaeological sites has been conducted

to date in Baileyville. Baileyville does contain some older structures from the late 19th and early 20th centuries; however, none of these are currently listed on the National Register of Historic Places. According to Maine Historic Preservation Commission (MHPC) (as of October 2012), three prehistoric and two historic archaeological sites are known within Baileyville, all on or near the banks of the St. Croix River.

Population

Over the last 30 years, Baileyville's total population has been declining from 2,188 in 1980 to 1,510 in 2010. According to the American Community Survey, the population is anticipated to continue to decline to just over 1,200 residents over the next 10 to 15 years.

The trend toward smaller household size coupled with declining population has resulted in a decrease in the number of year round households. This trend is at least in part related to Baileyville's aging population and loss of employment. A likely implication of the aging population and loss of employment will be independent living, and assisted living facilities.

Baileyville has also seen a decline in school enrollment. This trend is expected to continue and will have important implications for the community.

Natural Resources

Baileyville is a small rural town rich in natural resources that contribute greatly to quality of life and the community's economy. Baileyville has many natural resources, including extensive wildlife habitat. Bald eagle, a species of Special Concern, and the Brook Floater, a Threatened species, are found within Baileyville. Natural resources in Baileyville are protected through a variety of federal, state and municipal regulations and through public and private land conservation efforts.

Baileyville has abundant groundwater resources, and surface waters include a number of streams and a portion of several great ponds (lakes). Lakes bound the town to the north (Grand Falls Flowage) and south (Meddybemps) and by the St Croix River to the east. Grand Falls Flowage is shared to the north with the tribal community of Indian Township and Princeton Meddybemps is shared to the south with Alexander and with Baring Plantation. Canoeing and boating is available from several access points. Overall, the water quality in Baileyville's surface waters and aquifers is average. Baileyville does not appear to contain significant point or non-point pollution sources.

Agriculture and Forestry Resources

Blueberries, wreath production and timber harvesting are the major agricultural and forestry uses in Washington County. Although all of these uses are present in Baileyville and support a number of jobs in local economy, timber harvesting is the most significant contributor to the local and regional economy. Harvesting is conducted mostly through selection harvest but also by shelter wood, and clear-cut methods. About seventy-eight per cent of Baileyville is forested with a maritime spruce-fir forest that also includes patches dominated by fir, heart-leaved paper birch, mountain ash and extensive areas of forested wetlands. There are several designated Tree Farms in Baileyville.

The soils in Baileyville listed as Prime Farmland are concentrated along Routes 1 and 9, and along the South Baileyville Road and to the east of Route 1. These Prime soils are associated with additional land classified as farmland of statewide significance. Additional concentrations of soils of statewide significance are located along both sides of the Grand Falls Road and other isolated

pockets around town. This area is mainly cut-over forest and wetlands with a large section of old pits, and is currently protected as watershed area for Town wells. This area may no longer be significant as farmland, as much of the topsoil has been removed from the area, and there are no active farms. The most significant agricultural activity in Baileyville is production of hay, although there may only be one or two farmers left.

Economy and Employment

Baileyville is a small community primarily dependent on local and regional sources of employment. Natural resource-based industries are critically important to Baileyville's economy. Baileyville has traditionally relied on the forest for its livelihood. The largest source of employment for residents is the Woodland Mill LLC, located in Baileyville. Many others work independently, in the forest products industry.

Most residents rely on wage and salary income. Public assistance recipients compose a larger percentage of the population as compared to the county as a whole. The top three sectors of employment for Baileyville are 'Education, Health, and Social Services', 'Manufacturing,' and 'Retail Trade' a significant shift from the past when manufacturing was the predominant source of employment. Median household income in Baileyville is 19.9% higher than that for residents of Washington County as a whole. The largest percentage of residents earn between \$50,000 and \$99,999 per year. Fewer residents are finding work within Baileyville than in the past, and are traveling longer distances to work.

Housing

Housing in Baileyville is composed of a mix of single-family and multi-family homes, mobile homes and stick-built homes. Occupants are both owners and rentals, including in senior housing. Statistically, there appears to be an adequate supply of existing housing in Baileyville (24% vacancy), and an adequate supply of housing in the surrounding communities. Future population projections indicate that this vacancy rate will adequately cover the amount of housing needed in Baileyville over the next decade. However, despite an apparent supply of housing, Baileyville has a severe lack of adequate housing, and a discrepancy between access to housing and access to income to purchase, rent, or maintain housing.

Much of the existing housing in Baileyville and the surrounding region is substandard. This issue is on one hand related to the age of existing housing stock and on the other hand, many homes have not been properly maintained over the years, contributing significantly to the deterioration of older homes. Homeowners face significant repair costs due to the degree of repairs needed in these older, long unmaintained structures. Many homeowners do not have enough income to pay for the significant repairs that existing housing requires, and regional housing programs fall well short of having the capacity to deal with existing needs.

Adding to the issue is the fact that elderly or disabled people on fixed incomes, or low-income families with young children and limited resources occupy these older, poorly maintained homes. These older, substandard housing units are more likely to have failing heating and plumbing systems, leaking roofs, no insulation, exposed lead paint, mold, and indoor air and water quality issues. Many homes have deteriorated to the point that they are no longer habitable, and vacant, falling-down structures creates an entirely different housing issue—that of unsafe and unsightly abandoned buildings that no one can afford to remove, let alone replace.

Of the 362 housing units recently counted in the Woodland Village area, 82 are unoccupied and in various stages of neglect, and 14 are condemnable. Baileyville hopes to focus significant new development of housing in the village area, and is seeking incentives/opportunities to redevelop unoccupied homes and vacant lots.

The community supports new housing development, but especially speaks to the need for clean up and rehabilitation of existing housing stock. The most significant housing needs are affordable housing for families and subsidized housing for elders. Both types of developments would benefit from an in-town location for their long-term success in retaining residents who desire affordability and accessibility.

Transportation

Transportation linkages in Baileyville consist of US Routes 1 and 9. Route 1 enters the town from the Baring Plantation municipal boundary immediately south of the junction of Route 1 and 9. Route 1 traverses Baileyville from southeast to northwest and delineates the western side of the village of Woodland. Baileyville and the entire region are reliant on Routes 1 and 9 as the primary means of transportation movement. Overall, roadways in within Baileyville are in fair to good condition.

The Town of Baileyville actively participates in regional transportation planning efforts. Baileyville provides input to MaineDOT regarding local transportation investment priorities for inclusion in Six-Year Plans and Biennial Capital Work Plans. No projects were located in Baileyville in the 2010-2015 Year Plan. Regional transportation plans that address transportation facilities in Baileyville include the 2007 long range planning report, Strategic Investment Plan for Corridors of Regional and Economic Significance, and the Multi-Modal Corridor Management Plan for the Downeast Coastal Corridor (2009). These plans both identify Route 1 and Route 9 as part of a Corridor of Regional Economic Significance to Transportation (CREST).

Sidewalks are located throughout much of Baileyville's urban area. Baileyville's sidewalks are in poor condition. Proceeds from Baileyville's TIF district call for significant investment in sidewalk repairs, replacement, and construction over the next five years.

Public Facilities

The Town of Baileyville maintains a variety of public facilities and services including a volunteer fire department, Town office, transfer station, police department, animal control shelter, public library and Town parks. Public water and public sewer serve most residential, industrial, and commercial customers in Baileyville. The Town regularly contributes to capital reserve accounts as a way to plan for and manage the cost of replacing municipal equipment and facilities. The reserve accounts appear to be insufficient to the tasks they are assigned. Overall, municipal facilities are in fair condition needing some updates to meet the current and anticipated needs of the population, with the exception of the animal control facility, which is in deplorable condition and is in dire need of full replacement or abandonment immediately.

Budgetary information is presented in *Chapter I. Fiscal Capacity*. The locations of key public facilities are shown on *Map 2: Public Facilities*. All projected investment in public facilities can be accommodated within designated Growth areas as outlines in *Chapter L. Land Use*.

Recreation

The Baileyville Parks and Recreation Department offers a comprehensive variety of recreational activities to residents & students of all ages, including a summer camp, school year activities, and special events. The Parks and Recreation Department keeps the public informed about the department's activities by placing recreational information in local newspapers, on the radio, and on Channel 10 (BaCAT).

Baileyville has had a good history of civic events and civic promotional events combined with strong recreation and school athletic programs. In the past, some events have been conducted without full benefit of much-needed background support. This is notable in the lack of forethought regarding insurances for such events. Additionally, some of the public facilities that are most important to the continuation of these events have reached a state of needing substantial repair for continued use.

The Parks and Recreation Department maintains and operates the following recreation facilities:

- Glidden Field
- Spednic Club Field
- Main Street Park
- Tammaro Field
- 4th Avenue Facility
- Junction Playground
- Wapsaconhagen Park

Fiscal Capacity

Baileyville has been struggling to manage their finances due to a number of challenges such as declining industrial valuations, declining state revenues and lack of continuity in the position of Town manager over the last few years. The mil rate has increased from \$16.10 in 2007 to \$21.90 in 2012 reflecting a Town valuation loss of about \$134,000,000 within that same period. Although the Town has historically budgeted for capital improvements and tried to prepare for future expenditures through a combined use of grant funds and local revenues the past instability of valuation has created greater challenges than were originally anticipated. This Plan helps to set and maintain financial priorities for the next planning period, as well as provide opportunities to increase municipal revenue through the development of commercial and industrial opportunities.

Regional Coordination

Baileyville is a rural community situated 91 miles to the northeast of Bangor and 10 miles to the southwest of Calais. Alexander, Princeton, Indian Township, Meddybemps, Baring Pit, and Fowler Township border Baileyville. Minimal commercial retail activity occurs in Baileyville or in its neighboring communities; larger regional centers in Calais, Machias, and Bangor provide the closest retail and employment centers.

Indian Township, Alexander, and Baileyville each have a locally adopted Comprehensive Plan that is consistent with state law. Only Baileyville has adopted a town-wide land use ordinance.

Baileyville is reasonably active on regional committees and authorities dealing with solid waste, emergency response, transportation and economic development. These activities will continue with

a strong emphasis on regional transportation policy, facilities sharing and infrastructure development. Baileyville currently cooperates with adjoining towns and multiple towns in the region, and should continue to do so whenever possible. Baileyville has included analyses of regional issues in the areas of transportation, economic development, public facilities and natural resources management. Baileyville will attempt to develop compatible transportation, economic development and resource protection standards with nearby communities.

Public Opinion Survey

In November of 2012, 1,160 surveys were mailed to all taxpayers; additional surveys were available on Election Day for voters to pick up spontaneously (the number of surveys picked up or returned through this method is unknown). Surveys were mailed back to the Town, dropped in collection boxes at the polls on Election Day, or respondents could complete the survey on-line. A total of 86 surveys were completed for a response rate of approximately 7.4% (based on the known number of surveys distributed via mail). Three open-ended questions at the end of the survey elicited numerous responses. Summaries of the written comments are noted with the charted data here and throughout the document as the issues they address are raised. The survey that was mailed to taxpayers in November of 2012, and all written survey responses, are reproduced in Appendix A.

Land Use

Baileyville is feeling the opposite sensation of development pressure – the continued decline of population, employment, services, and housing quality. The community has recently activated several economic redevelopment strategies and will continue to pursue the infill of previously developed residential, commercial, and industrial lands. Baileyville is also actively seeking a revival of its image as a family-friendly employment and service center.

This future land use plan is intended to protect Baileyville's character and to direct new development to appropriate areas, specifically through brownfield redevelopment. It also seeks to ensure that residents can continue to support themselves with a mixture of activities necessitated by seasonal and diverse rural livelihoods.

Map Disclaimer:

The information used to create the maps in this Comprehensive Plan are derived from multiple sources. The map products as provided are for reference and planning purposes only and are not to be construed as legal documents or survey instruments. WCCOG provides this information with the understanding that it is not guaranteed to be accurate, correct or complete; that it is subject to revision; and conclusions drawn from such information are the responsibility of the user. Due to ongoing road renaming and addressing, the road names shown on any map may not be current. Any user of the maps accept same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further agrees to hold WCCOG harmless from and against any damage, loss, or liability arising from any use of the maps.

Census Data Disclaimer:

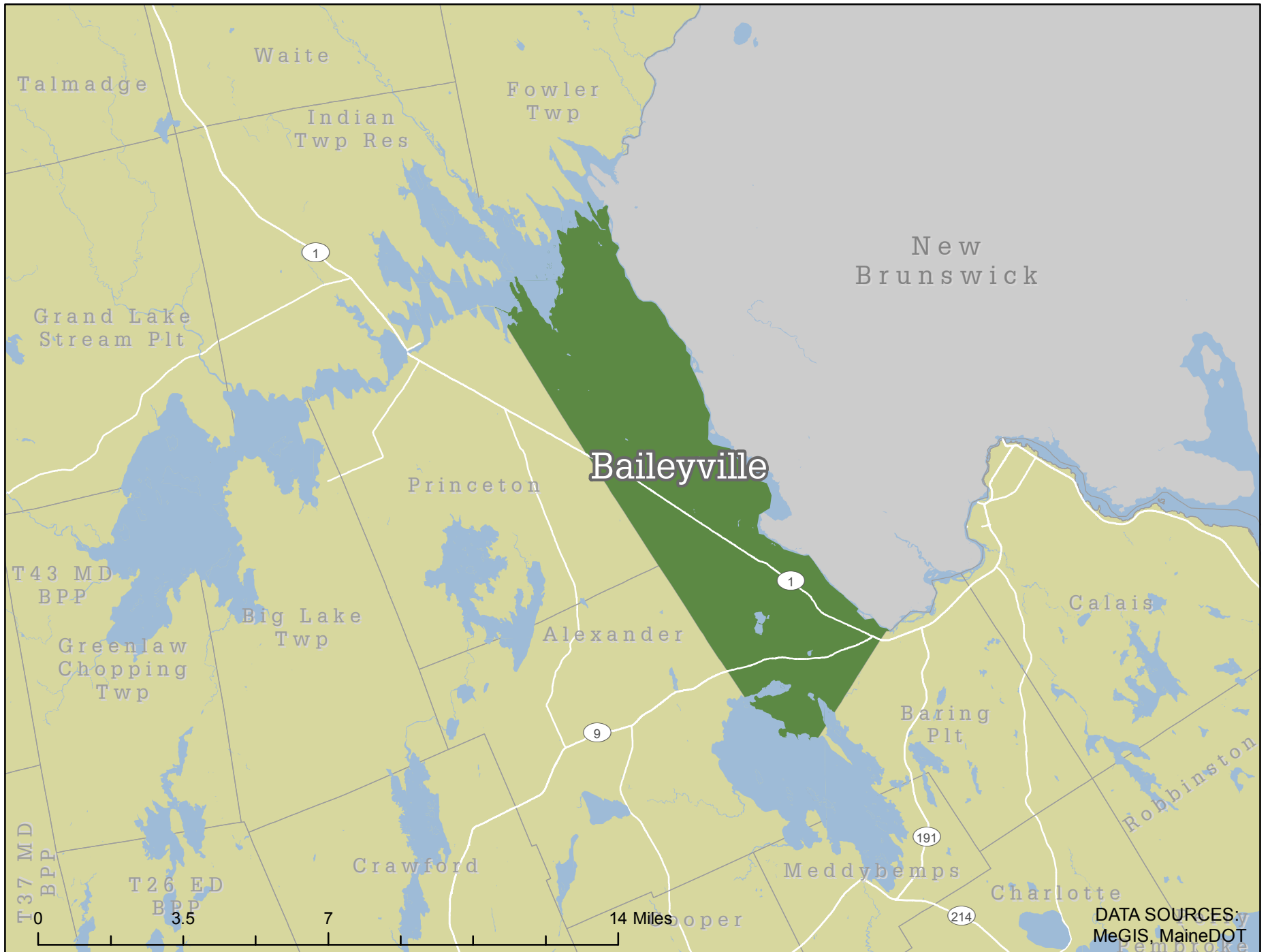
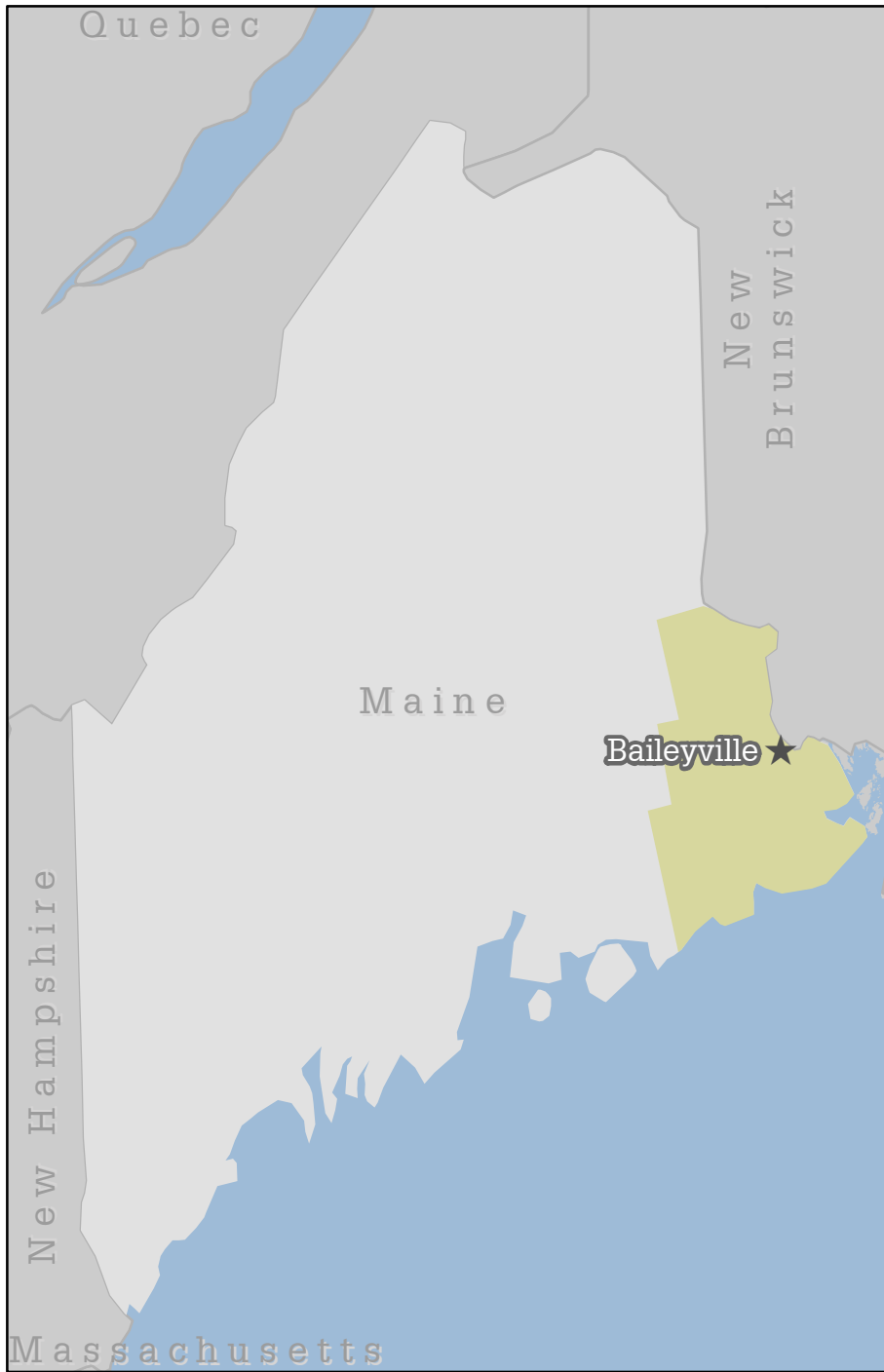
Current census data contained within this chapter is compiled from the American Community Survey (ACS) 2007-2011 5-year estimate. The ACS 5-year estimates data for rural communities is based on a very small sample, and therefore is subject to often-substantial sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error, whenever possible. The value shown here is the 90 percent margin of error. The

margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value.

The Comprehensive Planning Committee and Washington County Council of Governments recognize that existing Census data is often quite inaccurate in its reflection of the community of Baileyville. Whenever possible, local planning study data is used in place of Census data. However, in most cases, the most recent data available is the ACS 2007-2011 5-year estimate. Therefore, this data is quoted as current and utilized to make assumptions about local trends, but the understanding exists that a generous margin of error should be allowed for in the ACS 5-year estimate data.

Map 1: Location

Baileyville Comprehensive Plan Update (2014)



B. HISTORIC & ARCHAEOLOGICAL RESOURCES

The purpose of this section is to:

1. Outline the history of the Town of Baileyville;
2. Identify and profile the historic, archaeological, cultural and recreation resources of Baileyville in terms of their type and significance;
3. Assess current and future threats to the existence and integrity of those resources;
4. Assess the effectiveness of existing measures to protect those resources;

KEY FINDINGS

Baileyville's history is closely aligned with its natural resources. Early residents were primarily farmers. In 1905, establishment of the St. Croix Paper Company changed Baileyville's history and the people's way of life dramatically. Manufacturing became a major economic activity, contributing to a sharp population growth. In 1900 there were 215 residents. Five years after the mill was built population had grown by 1,000. By 1920 the population was 2,243. Baileyville's population has been in a steady decline over recent decades but has seen little to no overall growth since 1920.

Known historic and archaeological sites in Baileyville reflect the agrarian past before manufacturing and lumber mills became the prominent economic activity. Known prehistoric sites are heavily eroded and not accessible to the public.

No professional town-wide survey for historic or prehistoric archaeological sites has been conducted to date in Baileyville. Baileyville does contain some older structures from the late 19th and early 20th centuries; however, none of these are currently listed on the National Register of Historic Places. According to Maine Historic Preservation Commission (MHPC) (as of October 2012), three prehistoric and two historic archaeological sites are known within Baileyville, all on or near the banks of the St. Croix River.

BAILEYVILLE HISTORIC HIGHLIGHTS

Monumental changes in the past century that shaped and guided Baileyville's history include:

- St. Croix Paper Company builds plant in 1905 – and with it an entire new town at Woodland. Population increases from 215 to 2,243 in only two years.
- First Labor Day celebration held in 1906. The next year special trains bring over 4,000 participants from out of town to join the festivities.
- New high school opens in 1957.
- Georgia Pacific buys St. Croix Paper Company in 1963, sells Light and Water Company, sells off houses, and begins major expansion.
- Town offices, police, and fire departments move into new building in 1972.
- Many new homes built in fields and hills west of Route 1.
- Major water system improved to take water from aquifer rather than the river.
- Wastewater treatment plant upgrade, lagoon in 70's
- Woodland Shopping Center opens in 1972

HISTORIC POPULATION, ECONOMY, AND PATTERNS OF DEVELOPMENT

The Maine State Legislature incorporated the Town of Baileyville in February of 1828. It was named for one of the settlers who came up the St. Croix in 1810 and settled about a mile above the present community of Woodland, in the area known as Sprague's Mills. Early families continued to settle along the river and along the road to Princeton. The most thickly settled portion of town was Squirrel Point. By 1870 there were 377 residents in Baileyville, and there were six schoolhouses.

Lumbering was the chief occupation, with hemlock, birch, and beech being the primary species. Logs were taken to Calais to be sawn into long lengths and shipped to Boston by schooner. In 1881, according to Colby's Atlas of Washington County, farmers were raising oats, wheat, and potatoes.

Between 1911 and 1920, three saw mills were established, but all subsequently burned down.

In 1905 the St. Croix Paper Company erected a large pulp and paper mill at Sprague's Falls, including a dam and hydroelectric generating facility. Within the next year "Woodland," a brand new village, was constructed. A large number of the first workers at the mill were Italian and Polish immigrants brought to town by the Company.

The Grand Lake Bag Company established a mill below the paper mill in 1909. By 1924 it was being advertised as the largest bag mill in Maine and the third largest in the nation. It turned out 5,000,000 bags a day and employed over 250 people, mostly women. Later in the decade it fell on hard times and, after trying to prolong its life by converting to the manufacture of furniture twine, the mill closed in 1930.

Baileyville's first newspaper, "The Sun in Woodland," began publishing in August 1907. Its first issue noted that "Although new buildings...are still going up at a the rate of three or four a week, there is still a scarcity of room in which to house the families of the four hundred and fifty men employed in the paper mill." A second paper, the weekly "Woodland Press" began publication in 1916. Stan Ober published Baileyville's last newspaper in the 1940's.

The Georgia Pacific Company bought the St. Croix Paper Company in 1963 and expanded the manufacturing facilities. The Company sold some of its other real estate subsidiary of the paper company that had built and owned most of the homes in Woodland. Georgia Pacific sold to the mill Domtar, and Domtar sold to Woodland Pulp in July of 2011.

Construction on St. James the Greater Catholic Church began in November of 1905. In 1907 a special train ran from Calais to bring people to the dedication of the church and blessing of the bells. Construction of the People's United Methodist Church began in 1906. St. Luke's Episcopal Church was dedicated in 1923. Construction of the Woodland Pentecostal Church began in July of 1935. The Woodland Baptist Church began holding services in a "borrowed" building in 1963, and that structure was enlarged and extensively remodeled in 1971, to become the present day church.

BAILEYVILLE TODAY:

Baileyville has continued to see fluctuating growth and change over the past fifty years:

- A mill complex opened in 1974 with a chip-and-saw plant and an Oriented Strand Board production plant, employing over 250 people. The chip-and-saw plant closed in 1997 and the OSB plant closed in 2002.
- The Maritimes Northeast Pipeline came to town in 2003, with a spur built to the paper mill in 2011 and another spur built for XNG Natural Gas Co.
- Georgia Pacific Mill changed hands twice, first to Domtar in 19.. and then to Woodland Pulp LLC in 2011
- The Baileyville Commercial Park was constructed in early 2000's. Larger businesses currently located there include UPS and the US Border Patrol.
- Solid waste management changed from an open public dump to the present day transfer station.
- A number of small businesses have opened and then closed throughout the town in the past 50 years, including 3 hardware stores, an ice cream shop, a sandwich shop, a market, and a video store. The Irving Big Stop came to Baileyville.
- Whitney Wreaths and Worcester Wreaths opened storefronts in town and employ about 50 people for a couple of months each fall.
- Baileyville is home to the only dedicated memorial to Agent Orange victims.
- Until recently, the high school and elementary schools had regionally recognized bands and played at parades and tournaments in the northeastern region of the state.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

Historic and archaeological resources include prehistoric archaeological sites (mainly Native American), archaeological sites from the historical period, and historic buildings and places.

PREHISTORIC ARCHEOLOGICAL SITES

Pre-historical archaeological sites include sites containing artifacts from before the first written records. Maine Historic Preservation Commission (MHPC) notes, "Prehistoric sites include camp or village locations, rock quarries and work shops, and petroglyphs or rock carvings." According to MHPC (in October, 2012), three prehistoric archaeological sites are known within Baileyville. They are all located on the bank of the Saint Croix River, and have been heavily eroded (damaged) by high water levels.

Various professional archaeological surveys have been completed. In advance of any ground disturbing activity, a systematic, professional archaeological survey is needed for much of the St. Croix River bank, Grand Falls flowage, and Anderson Brook valley.

In the future, the community should conduct an archaeological survey focused on identifying potentially significant resources associated with the town's agricultural, residential, and industrial heritage, particularly those associated with the earliest Euro-American settlement of the town in the 18th and 19th centuries.

HISTORIC ARCHAEOLOGICAL SITES

Historic archaeological sites are those that include significant archaeological artifacts from the time period after written records began. According to MHPC, historic archaeological sites “may include cellar holes from houses, foundations for farm buildings, mills, wharves and boat yards, as well as shipwrecks.” According to MHPC (in October, 2012), two sites of historic archeological significance are known within Baileyville, both are on or near the banks of the St. Croix River. One site is an unidentified cellar hole, identified as site ME 024-001, that is dated from approximately late-18th century to mid-19th century. The second site, the R. Lawler Farmstead, identified as site ME 024-002, appears on maps as early as 1861, and appears to be only recently abandoned.

Most of the present shoreline of the Grand Falls and Woodland fluctuates as the dam that both controls flow and generates power changes the water level. Similarly, the dam in Meddybemps Village controls the water level of Meddybemps Lake. In advance of any ground disturbing activity, a systematic, professional archaeological survey is needed for much of the St. Croix River bank, Grand Falls flowage, Meddybemps Lake, and Anderson Brook valley. In 1995, the Commission indicated that “the shores of Meddybemps Lake and the St. Croix River need archeological survey” to identify sights that may be of significant archeological value.

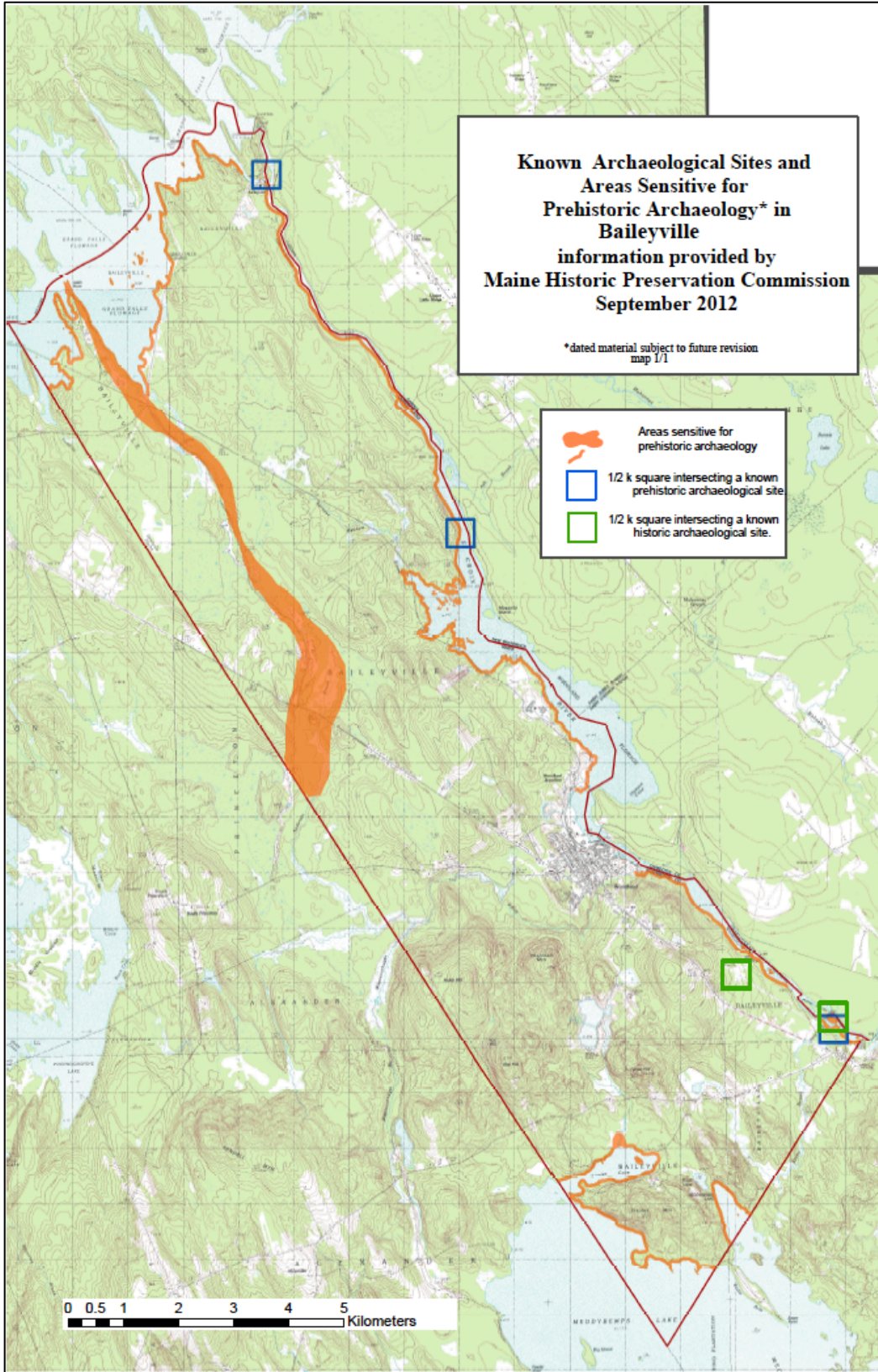
The 1995 Comprehensive Plan suggested that such a survey could perhaps be undertaken in conjunction with University of Maine at Machias or the Greenland Point Center in Princeton. As of 2013, no such survey has been completed.

Historic Buildings and Places

The Maine Historic Preservation Commission maintains an inventory of important sites including buildings or sites on the National Registry of Historic Places. According to MHPC (as of October 2012) Baileyville currently has no properties listed on the National Register. Baileyville does contain some older structures from the late 19th and early 20th centuries, however, none of these are currently identified as historic sites. A comprehensive survey of Baileyville's aboveground historic resources needs to be conducted in order to identify those properties that may be eligible for nomination to the National Register of Historic Places.

The history of Woodland and of Baileyville is largely the history of Georgia Pacific's (and its predecessor St. Croix Pulp and Paper) mills. A visitor's center overlooking the mill could provide a history of the operation, with interpretive photos and literature.

St. Luke's Episcopal Church is of historic value to the town. The Episcopalian Church featured a 1903/1904 Hobson Bell Works bell that was once used to signal shift change at the mill. To preserve the bell, it was relocated to a prominent position in front of the Administration building at the paper mill. St. Luke's could be preserved as a historic/educational site or community center.



PRESERVATION OF HISTORIC AND ARCHAEOLOGICAL RESOURCES

The primary mechanisms for historical preservation in Baileyville are public and/or private investment in historic properties and streetscape enhancement, and municipal support of privately led historic preservation efforts.

According to MHPC, “the standard of what makes an archaeological site worthy of preservation should normally be eligibility for, or listing in, the National Register of Historic Places. Because the National Register program accommodates sites of national, state and local significance, it can include local values. Because of physical damage to a site and/or recent site age, some sites are not significant.”

The Town should establish a mechanism for review of all construction or other ground disturbing activity within prehistoric archaeologically sensitive and historic archaeologically sensitive areas, or including known archaeological sites.

To ensure that significant historical and archaeological resources are not inadvertently lost, the Town should review existing ordinances to ensure subdivision or non-residential property developers look for and identify any historical and archaeological resources. Such development should take appropriate measures to protect those resources, including but not limited to, modification of proposed site design, construction timing, and/or extent of excavation.

The Town should continue to promote historic preservation by working with interested property owners to pursue voluntary listing of additional property on the National Register of Historic Places; supporting private effort to preserve historic properties; and making critical public investments in historical preservation, as necessary.

PUBLIC OPINION SURVEY

Survey respondents were asked how well resources were being protected from the adverse impact of future growth of development. Cultural resources most in need of more protection (current protection is inadequate) include historic buildings and scenic resources. Forest and farmland were indicated as having too much protection. Generally, respondents are satisfied with the level of protection currently in place for cultural resources.

EXISTING POLICIES

The following table lists policies and implementation strategies for historical and archaeological resources as established by the 1995 Comprehensive Plan. Comments on the status of each recommendation are listed beside each policy or implementation strategy. A complete list of the policy recommendation from the previous Comprehensive Plan is included in *Appendix A: Growth Management Strategies from Baileyville's 1995 Comprehensive Plan*. A full copy of the previous plan is on file in the Town Office.

| Policy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 9. Raise awareness of historic and archeological resources and take steps to protect them. | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Critical Actions/Implementation Strategy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
| 32. Identification of Historic Resources. Identify all potentially significant historic resources in Baileyville, and develop plan for protecting them. Urgency Rating: Longer Range Actions | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| 33. Sieur De Monts and Champlain Monument. Erect an interpretive sign commemorating the visit, in 1605, of these explorers. Urgency Rating: Longer Range Actions | <i>This strategy has not been implemented; it is no longer an important objective and should not be continued.</i> |
| 34. “Factory House” Museum. Create a unique museum by “restoring” a factory house to be just as it was when it was built in 1910 – including furnishings. Urgency Rating: Longer Range Actions | <i>This strategy has not been implemented; it is no longer an important objective and should not be continued.</i> |
| 35. St. Luke’s Episcopal Church. This building is of historic value to the town, but not currently in use. Suggestions as to how to ensure its preservation by putting it to constructive use include: Teen center, day care center, and senior center. Urgency Rating: Longer Range Actions | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| 36. Archeological Sites. Protect the known sites and survey potential areas. Urgency Rating: Longer Range Actions | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |

Source: Town of Baileyville Comprehensive Plan, 1995

SUMMARY

Baileyville’s history is closely aligned with its natural resources. Known historic and archaeological sites in Baileyville reflect the agrarian past before manufacturing and lumber mills became the prominent economic activity, but are heavily eroded and not accessible to the public. No professional town-wide survey for historic or prehistoric archaeological sites has been conducted to date in Baileyville. Community input does not indicate a need or inclination toward greater preservation efforts. However, the history of the mill is commonly referred to by residents regarding the need for preservation/retention of the manufacturing history as reflected in current economic expansion.

Policies and implementation strategies relative to historic and archaeological resources in Baileyville are presented in *Chapter M. Plan Implementation*. They include revisions as noted above, along with additional policies and strategies that reflect changes in conditions on the ground, local priorities and State and Federal policy since the previous Comprehensive Plan was adopted.

C. POPULATION

The purpose of this section is to:

1. Describe the population and household characteristics of Baileyville and compare them with similar changes and patterns occurring in the region & state;
2. Determine how population trends will influence the future demand for housing, land, and community facilities; and
3. Predict for the next 10 years the size and characteristics of the population of Baileyville and compare with similar projections for the region & state.

KEY FINDINGS

Over the last 30 years, Baileyville's total population has been declining from 2,188 in 1980 to 1,510 in 2010. According to the American Community Survey, the population is anticipated to continue to decline to just over 1,200 residents over the next 10 to 15 years.

The trend toward smaller household size coupled with declining population has resulted in a decrease in the number of year round households. This trend is at least in part related to Baileyville's aging population and loss of employment. A likely implication of the aging population and loss of employment will be independent living, and assisted living facilities.

Baileyville has also seen a decline in school enrollment. This trend is expected to continue and will have important implications for the community.

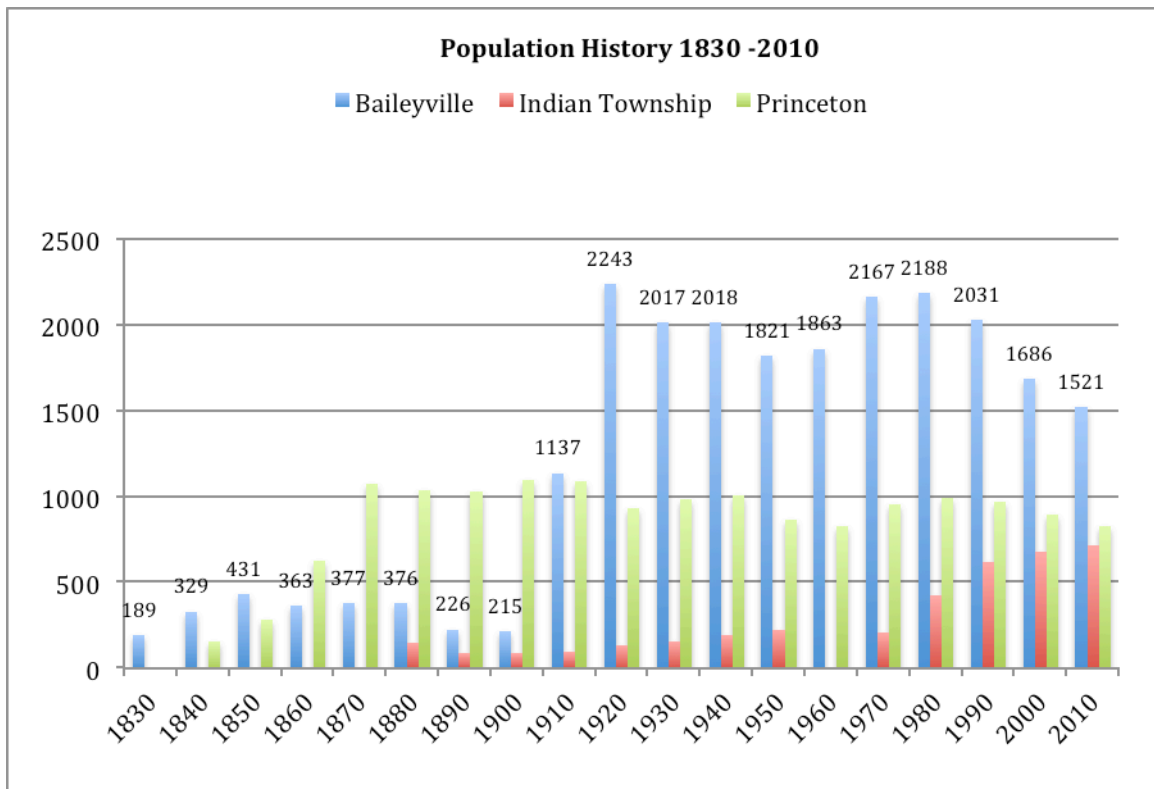
IMPORTANT NOTE: Current census data contained within this chapter is compiled from the American Community Survey (ACS) 2007-2011 5-year estimate. The ACS 5-year estimates data for rural communities is based on a very small sample, and therefore is subject to often-substantial sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error, whenever possible. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value.

The Comprehensive Planning Committee and Washington County Council of Governments recognize that existing Census data is often quite inaccurate in its reflection of the community of Baileyville. Whenever possible, local planning study data is used in place of Census data. However, in most cases, the most recent data available is the ACS 2007-2011 5-year estimate. Therefore, this data is quoted as current and utilized to make assumptions about local trends, but the understanding exists that a generous margin of error should be allowed for in the ACS 5-year estimate data.

HISTORIC AND PROJECTED POPULATION

As noted in the previous chapter, Baileyville’s population peaked in the first two decades of the 20th century when the mill complexes were constructed. With the strength of the pulp and paper industry and other associated wood products manufacturing, Baileyville’s population remained stable until 1990. Population has declined significantly, from 2,031 to 1,518 individuals, a drop of 25.1% since 1990 as these same mills closed their doors and/or decreased the size of their workforce.

Baileyville Population: Historic and Projected



Source: US Census

Population Forecasts

The table below depicts the population forecast for Baileyville (as provided by the Office of Policy and Management, Economics and Demographics: OPM-E&D) over the next 12 years. Population predictions prepared by the OPM-E&D predict changes in population for the state, county and town based on demographics and changes in regional population over time. In line with recent trends, the OPM-E&D forecasts that Baileyville population will decline from 1,518 people in 2010 to 1,233 by 2030.

The forecast for a declining population in the tribal community of Baileyville for the next 15 years is in line with a forecast for modest decline in the overall population of the State and Washington County over the same time period.

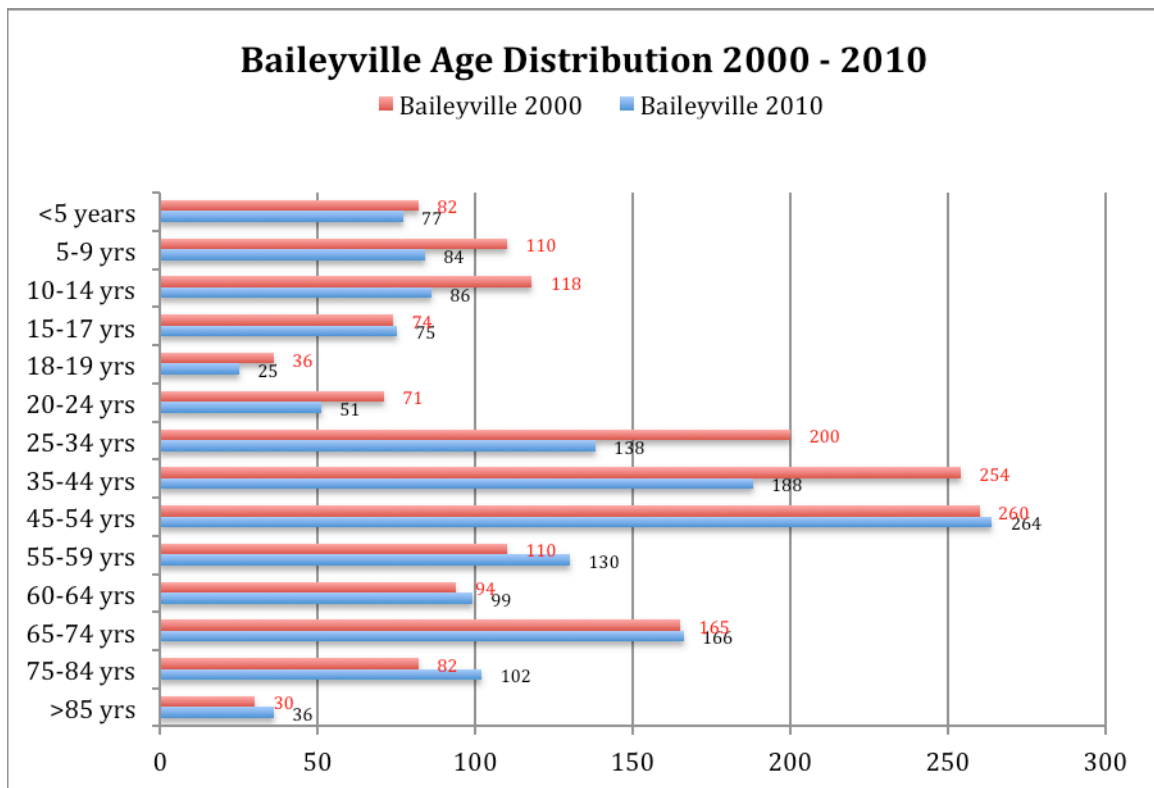
POPULATION PROJECTIONS

| Year | Baileyville | | Washington County | | State of Maine | |
|------|-------------|----------|-------------------|----------|----------------|----------|
| | Number | % Change | Number | % Change | Number | % Change |
| 2010 | 1,518 | -- | 32,798 | -- | 1,327,379 | -- |
| 2015 | 1,450 | -4.5% | 32,472 | -1.0% | 1,329,823 | 0.2% |
| 2020 | 1,380 | -4.9% | 32,083 | -1.2% | 1,331,607 | 0.1% |
| 2025 | 1,308 | -5.2% | 31,637 | -1.4% | 1,330,821 | -0.1% |
| 2030 | 1,233 | -5.7% | 31,065 | -1.8% | 1,325,751 | -0.4% |

Source: Office of Policy and Management, Economics and Demographics

Age Distribution

As noted, overall population declined in the last 20 years; there were also significant changes in demographics. The most significant trend in Baileyville was a decline in the population under the age of 25 especially among those between 17 and 22. The population is also aging; median age increased from 37 in 2000 to 44.9 in 2010. This is consistent with trends in the county and the state.



Source: 2000, 2010 Census

The decline in the younger population between 2000 and 2010 is mirrored by a decline in school enrollment in Baileyville and in neighboring towns. Note that the 2010 school enrollment figures are based on the 5-year (2006-2010) American Community Survey (ACS). However, even with smaller ACS sample sizes (creating a large margin of error: +/-66) school enrollment is on a downward trend in Baileyville.

| SCHOOL ENROLLMENT (AGED 3 AND UP) | | | | | | | |
|-----------------------------------|------------|-----------------------|------------|-----------------------|-----------------------------|-----------------|-----------------------|
| | 1990 | | 2000 | | 2006-2010 (5 year estimate) | | |
| Town | Enrollment | % of total Population | Enrollment | % of total Population | Enrollment | Margin of Error | % of total Population |
| Baileyville | 486 | 23.9% | 423 | 25.1% | 301 | +/-66 | +/-19.9% |
| Princeton | 235 | 24.2% | 247 | 27.7% | 215 | +/-88 | +/-25.9% |
| Indian Township | 234 | 37.9% | 287 | 42.5% | 253 | +/-62 | +/-35.2% |
| Calais | 942 | 23.8% | 803 | 23.3% | 506 | +/-101 | +/-16.3% |
| Washington County | 8,682 | 24.6% | 8,044 | 23.7% | 6786 | +/-331 | +/-20.6% |
| Maine | 304,868 | 24.8% | 321,041 | 25.2% | 304531 | +/-4619 | +/-22.9% |

Source: 1990 Census, 2000 Census, 2006-2010 American Community Survey 5-year

Household Size

Nationwide the average household size in the United States has declined steadily over the last 50 years. This trend reflects a number of social and economic changes including smaller family size, higher divorce rates, a declining number of multi-generational families living under the same roof, and an aging population. Baileyville is no exception to the national trend.

| Average Household Size | | | | | |
|-------------------------------------------------|-------------|-------------|--------------------|------------|--------------------|
| | 1990 | 2000 | % Change 1990-2000 | 2010 | % Change 2000-2010 |
| Alexander | 2.97 | 2.62 | -11.78% | 2.24 | -14.50% |
| Baileyville | 2.64 | 2.32 | -12.12% | 2.3 | -0.86% |
| Calais | 2.44 | 2.24 | -8.20% | 2.12 | -5.36% |
| Indian Township | 3.35 | 2.91 | -13.13% | 2.91 | 0.00% |
| Princeton | 2.61 | 2.41 | -7.66% | 2.31 | -4.15% |
| North Washington County Unorganized Territories | 2.68 | 2.36 | -11.94% | 2.24 | -5.08% |
| Washington County | 2.55 | 2.34 | -8.24% | 2.24 | -4.27% |
| State | 2.56 | 2.39 | -6.64% | 2.32 | -2.93% |

Source: 1990 Census; 2000 Census; 2010 Census

Baileyville's average household size declined from 2.64 in 1990 to 2.3 in 2010. A decrease in household size is often associated with an increase in the number of households as children move out and create their own households. However the number of households in Baileyville has steadily declined (from 770 in 1990 to 662 in 2010) likely because total population has declined between 1990 and 2010 by 25.1%.

| NUMBER OF HOUSEHOLDS | | | | | |
|----------------------------------------------------|------------|------------|---------------|------------|---------------|
| | 1990 | 2000 | % Change | 2010 | % Change |
| Alexander | 161 | 196 | 21.74% | 223 | 13.78% |
| Baileyville | 770 | 726 | -5.71% | 662 | -8.82% |
| Calais | 1,536 | 1,486 | -3.26% | 1,403 | -5.59% |
| Indian Township | 184 | 232 | 26.09% | 247 | 6.47% |
| Princeton | 373 | 370 | -0.80% | 360 | -2.70% |
| North Washington County Unorganized Territories | 185 | 232 | 25.41% | 223 | -3.88% |
| Washington County | 13,418 | 14,118 | 5.22% | 14,302 | 1.30% |
| State | 465,312 | 518,200 | 11.37% | 557,219 | 7.53% |

Source: 1990 Census; 2000 Census; 2010 Census

Educational Attainment

Educational attainment statistics look at the highest level of educational attainment for the adult population. Over the last 20 years, the percent of Baileyville residents with a college degree or higher has steadily increased from 9.5% in 1990 to 13% in 2000 and to 15.8% in 2010. Note, as above, however that 2010 figures are based on a 5-year (2006-2010) American Community Survey estimate with a margin of error that is nearly a third as much (+/-4.1%) as the total estimate. The trend is going in a positive direction: Baileyville residents are comparable to Washington County (14.7%) and closing the gap with the statewide average (18%).

The percent of Baileyville adults with a high school degree or higher is also steadily increasing. Estimates from the 2006-2010 ACS are that 87.5% of Baileyville residents are high school graduates or higher. This estimate exceeds the estimates (2009-2011 ACS estimates) for Washington County residents as a whole (85.2%) but is still less than the estimate for the state (89.8%). Note that county and state 2009-2011 ACS estimates are not directly comparable to the 2006-2010 municipal estimates; it is essential to be aware of the varying margins of error and the different timeframes on which the estimates are based.

| Educational Attainment for Baileyville and Neighboring Communities | | | |
|---------------------------------------------------------------------------|--------------------------------------------------|----------------------------------------|------------------------------|
| Princeton | | Percent high school graduate or higher | Percent bachelor's or higher |
| | 1990 | 72.4 | 5.3 |
| | 2000 | 78 | 7.7 |
| | 2006-2010 (ACS 5 yr est.) | 88.2 | 15.5 |
| | 2006-2010 (ACS 5 yr est.) margin of error | (+/-) 5.1 | (+/-) 6.5 |
| Baileyville | | Percent high school graduate or higher | Percent bachelor's or higher |
| | 1990 | 78 | 9.5 |
| | 2000 | 85.9 | 13 |
| | 2006-2010 (ACS 5 yr est.) | 87.5 | 15.8 |
| | 2006-2010 (ACS 5 yr est.) margin of error | (+/-) 3.5 | (+/-) 4.1 |
| Indian Township | | Percent high school graduate or higher | Percent bachelor's or higher |
| | 1990 | 63.5 | 3.2 |
| | 2000 | 76.4 | 11.7 |
| | 2006-2010 (ACS 5 yr est.) | 82.2 | 3.2 |
| | 2006-2010 (ACS 5 yr est.) margin of error | (+/-) 6.6 | (+/-) 2.7 |
| Calais | | Percent high school graduate or higher | Percent bachelor's or higher |
| | 1990 | 76.8 | 12.1 |
| | 2000 | 84.6 | 11.5 |
| | 2006-2010 (ACS 5 yr est.) | 84.2 | 17.3 |
| | 2006-2010 (ACS 5 yr est.) margin of error | (+/-) 4.9 | (+/-) 5.2 |
| Washington County | | Percent high school graduate or higher | Percent bachelor's or higher |
| | 1990 | 73.2 | 12.7 |
| | 2000 | 79.9 | 14.7 |
| | 2006-2010 (ACS 5 yr est.) | 85.2 | 19 |
| | 2006-2010 (ACS 5 yr est.) margin of error | (+/-) 1.0 | (+/-) 1.1 |
| Maine | | Percent high school graduate or higher | Percent bachelor's or higher |
| | 1990 | 78.8 | 18.8 |
| | 2000 | 85.4 | 22.9 |
| | 2006-2010 (ACS 5 yr est.) | 89.8 | 26.5 |
| | 2006-2010 (ACS 5 yr est.) margin of error | (+/-) 0.2 | (+/-) 0.3 |

Seasonal Population

Baileyville has a significant seasonal population. Although the US Census does not maintain statistics on seasonal population, the 2010 Census counted 92 seasonal homes in Baileyville. The peak period for the seasonal population in Baileyville is July and August. The seasonal population during this period includes long-term seasonal residents (who return year after year), weekly renters, and short-term visitors. Local estimates are that on a peak summer weekend the seasonal population is likely around 100 people – 6.5% of the town’s year-round population.

The seasonal population increases demand for certain public services, notably law enforcement, library use and services at the Town Office; but has little impact on other public facilities and services. Many long-term summer residents moved to Baileyville on a year-round basis when they reached retirement. These “new residents” with long-term ties to the community have a significant impact on civic life in Baileyville. This trend also contributes to Baileyville’s aging population. The Town expects that this trend will continue.

| Towns | Vacancies for Seasonal/Recreational or Occasional Use | | | | |
|--------------------|-------------------------------------------------------|------------|--------------|-----------|--------------|
| | 1990 | 2000 | % Change | 2010 | % Change |
| Baileyville | 89 | 101 | 13.5% | 92 | -8.9% |
| Indian Township | 17 | 21 | 23.5% | 13 | -38.1% |
| Princeton | 53 | 48 | -9.4% | 67 | 39.6% |
| Washington County | 4046 | 5374 | 32.8% | 6329 | 17.8% |
| Maine | 88039 | 101470 | 15.3% | 118310 | 16.6% |

IMPLICATIONS OF POPULATION CHANGE

Over the next 15 to 20 years, if current trends continue, the total population of Baileyville is forecasted to decline to around 1,200 people. Two significant demographic trends are expected to continue:

- 1) Baileyville’s school age population will continue to decrease; and
- 2) Baileyville’s aging population will continue to increase.

One significant implication of these demographic changes is on the school system. Declining school enrollment in Baileyville and other nearby communities coupled with the closure of schools may have significant implications on how K-12 education is delivered in the area. Changes in the public K-12 educational system will have important impacts, affecting both its fiscal health and community life. A likely implication of the aging population will be continued demand for in-town housing, including apartment, independent living, and assisted living facilities. The Town will continue to monitor these trends and make appropriate policy decisions based on changes in the population. A main focus for the coming years will be on new attracting businesses and younger families through economic redevelopment efforts.

D. NATURAL RESOURCES

The Purpose of this section is to:

1. Describe the natural resources in Baileyville;
2. Predict whether the viability of important natural resources will be threatened by the impacts of future growth and development; and
3. Assess the effectiveness of existing measures to protect and preserve important natural resources.

FINDINGS

The goal of this section is to protect the quality and manage the quantity of Baileyville's natural resources, as well as to safeguard the agricultural and forest resources that support our economy. Information on natural resources is necessary to protect environmentally sensitive areas, and to identify opportunities and constraints for development. Natural resources contribute greatly to Baileyville's quality of life. They provide open space, habitat, and recreational opportunities such as fishing, boating, snowmobiling, hunting, canoeing, hiking, and cross-country skiing, as well as other activities.

Baileyville has many natural resources, most significantly wildlife habitat. Bald eagle, a species of Special Concern, and the Brook Floater, a Threatened, species are found in the town. Natural resources in Baileyville are protected through a variety of federal, state and municipal regulations and through public and private land conservation efforts, and Woodland Pulp, LLC works closely with the Department of Environmental Protection (DEP). Existing regulatory and non-regulatory protection are largely sufficient to protect critical natural resources in Baileyville.

Baileyville is a small rural community rich in natural resources. Lakes bound the town to the north (Grand Falls Flowage) and south (Meddybemps) and by the St Croix River to the east. Grand Falls Flowage is shared to the north with the tribal community of Indian Township and Princeton. Meddybemps is shared to the south with Alexander and with Baring Plantation. Canoeing and boating is available from several access points.

Surface waters in Baileyville include a number of streams and a portion of several great ponds (lakes). Overall, the water quality in Baileyville's surface waters and aquifers is average. Baileyville does not appear to contain significant point or non-point pollution sources. It is not known to what extent each of the various sources of non-source point pollution may or may not currently affect water quality in Baileyville. In order to maintain the high level of water quality presently observed in Baileyville, the Town has adopted stormwater run-off performance standards and water quality protection practices for the construction and maintenance of public roads. Baileyville has abundant groundwater resources.

LOCATION AND LAND COVER

Baileyville is located in the eastern-central part of Washington County, Maine. The town is situated approximately 80 miles east of Bangor and is bordered on the south by Baring Plantation, on the east by the St Croix River that defines the international border with Canada, on the north by the tribal community of Indian Township and on the west by Alexander and

Princeton. The land area includes 41.9 square miles - approximately 26,806 acres. According to interpretation of recent satellite imagery conducted by the University of Maine at Machias GIS Center, approximately 78% of the land in Baileyville is forested, including areas that have recently been cut (and continue to be cut). The remaining land area includes non-forested wetlands (3%), developed areas (3%) and roads/runways (2%). Developed areas are concentrated in the Village of Woodland, along Route 1, particularly at its junction with Route 9, and at the mill complex on the St Croix River. Baileyville also contains 2,790 acres (10%) of open water within its municipal boundaries. (See *Map 4: Land Cover.*)

| LAND COVER BY TYPE | | |
|-----------------------------|--------------------------|-------------|
| Land Cover Type | Approximate Area (Acres) | Percent (%) |
| Developed, High Intensity | 232 | 1 |
| Developed, Medium Intensity | 229 | 1 |
| Developed, Low intensity | 182 | 1 |
| Developed, Open space | 105 | 0 |
| Cultivated crops | 323 | 1 |
| Pasture/hay | 70 | 0 |
| Grassland/herbaceous | 5 | 0 |
| Deciduous Forest | 2,320 | 9 |
| Evergreen Forest | 5,567 | 21 |
| Mixed Forest | 8,248 | 31 |
| Scrub/Shrub | 166 | 1 |
| Wetland Forest | 2,321 | 9 |
| Wetlands | 758 | 3 |
| Roads/runways | 491 | 2 |
| Unconsolidated shore | 22 | 0 |
| Bare land | 41 | 0 |
| Open Water | 2,790 | 10 |
| Recent clear-cut | 583 | 2 |
| Light partial cut | 1,472 | 5 |
| Heavy partial cut | 231 | 1 |
| Regenerating forest | 650 | 2 |
| Total Area | 26,806 | 100 |

Source: WCCOG, UMM GIS Center

Note that cultivated land is considerably less than is indicated on *Map 4 Land Cover*. The Comprehensive Plan Update committee observes that the majority of the cultivated land is presently and has historically been pasture or hay land. Most other cultivated land is limited to small backyard farms and gardens.

LAND SUITABILITY FOR DEVELOPMENT

Soils

The United States Department of Agriculture (USDA) Soil Conservation Service (SCS) released digital soil classification maps for the first time in Washington County in 2007. Soils in Baileyville are of several types: glacial till thinly deposited in the uplands; thick glacial till on northwest slopes and in bedrock depressions; marine silts and clays in the valleys and more sheltered locations, and glacial outwash or ice contact sands and gravels.

Soils in Baileyville are depicted on *Map 7 Soils Classification* and include soil suitability indices that predict suitability for development based on soil characteristics that influence the cost of construction. Prime agricultural soils are also noted on *Map 7*.

Soil Potential for Low Density Development (LDD)

Very few areas of Baileyville, or indeed of Maine in general, have large tracts of land that are ideal for residential development. The Natural Resources Conservation Service of the USDA has produced a handbook of Soil Survey Data for Growth Management in Washington County. The soil suitability indices on *Map 7 Soils Classification* are interpreted from this publication.

The rating of soil potential for low-density urban development – provided in the legend on *Map 7* - is used to guide the concentration of development in the growth areas in Baileyville. Under this system soil potentials are referenced to an individual soil within the county that has the fewest limitations to development (depth to water table, bedrock etc.). This reference soil is given a value of 100 points. Costs that are incurred to overcome limitations to development are developed for all other soils. These costs, as well as costs associated with environmental constraints and long term maintenance, are converted to index points that are subtracted from the reference soil. The result is a comparative evaluation of development costs for the soils in the county. The overall range is large with values between 0 and 100. These numerical ratings are separated into Soil Potential Rating Classes of very low to very high. Thus in the table a soil with a Very High rating has very good potential for development.

Soil maps are created with information provided by the Soil Conservation Service. These maps could help a community to predict the most likely sequence of rural development based on soil suitability for septic systems, erosion potential, or basement flooding potential. The information is also useful to individuals in determining the suitability or development costs of a potential property purchase. Soil survey maps do not eliminate the need for on-site sampling, testing, and the study of other relevant conditions (for example, pockets of different soils having completely different qualities may be present), but they are an important first step that should precede development decisions.

Most existing development in Baileyville is concentrated in the town center around the mill complex, where development patterns are based on the existing street grid and existing utilities. Anticipated growth in this area would continue along the street grid regardless of soil type, and would also give precedence to redevelopment needs of the mill complex.

Highly Erodible Soils

Removing surface vegetation from large areas can cause erosion, which is a major contributor of pollution to surface waters. Highly erodible soils have a potential to erode faster than normal. Soil composition affects its susceptibility to erosion but the combined effects of slope length and steepness are the greatest contributing factors when identifying highly erodible soils.

Most development and intensive land use should take place on areas with slopes of less than 15 percent (representing an average drop of 15 feet or less in 100 feet horizontal distance). On slopes greater than 15 percent, the costs of roads, foundations and septic, sewer and other utility systems rise rapidly. *Map 3: Topography, Steep Slopes and Flood Zones* identifies the location of steep slopes in Baileyville.

FARM AND FOREST LAND

The U.S. Department of Agriculture defines prime farmland as the land that is best suited to producing food, feed, forage, fiber, and oilseed crops. It has the soil quality, growing season, and moisture supply needed to produce a sustained high yield of crops while using acceptable farming methods. Prime farmland produces the highest yields and requires minimal amounts of energy and economic resources, and farming it results in the least damage to the environment. Prime farmland is also often targeted as prime property for low-density residential development.

The soils in Baileyville listed as Prime Farmland are concentrated along Routes 1 and 9, and along the South Princeton Road and to the east of Route 1. These Prime soils are associated with additional land classified as farmland of statewide significance. Additional concentrations of soils of statewide significance are located along both sides of the Grand Falls Road and other isolated pockets around town. This area is mainly cut-over forest and wetlands with large section of old pits, and is currently protected as watershed area for Town wells. This area may no longer be significant as farmland, as much of the topsoil has been removed from the area, and there are no active farms.

The most significant agricultural activity in Baileyville is production of hay, although there may only be one or two farmers left. While the soils in Baileyville are not ideal for many agricultural uses, they are well suited for hay.

Woodland Productivity

Maine's forests and forest industry play a vital role in the state's economy, especially in Northern and Eastern Maine. Forested areas provide an abundant and diverse wildlife population for the use and enjoyment of all Maine citizens. About seventy-eight percent of Baileyville is forested (see *Map 4 Land Cover* for proportionate land cover areas) with a maritime spruce-fir forest that also includes patches dominated by fir, heart-leaved paper birch, mountain ash and extensive areas of forested wetlands. There are several designated Tree Farms in Baileyville.

Soils rated with a woodland productivity of medium or above are qualified as prime forestland soils. This designation does not preclude the development of these lands but only identifies the most productive forestland. These soils are rated only for productivity and exclude management problems such as erosion hazard, equipment limitations or seedling mortality. Baileyville's important forest and farmland are shown on *Map 4 Land Cover*.

Timber harvesting is an important economic activity in Baileyville. Recognizing this, the Town is working toward updating the current land use ordinance to allow more cutting in residential zones. Harvesting is conducted mostly through selection harvest but also by shelter wood, and clear-cut harvest methods.

| SUMMARY OF TIMBER HARVEST INFORMATION, BAILEYVILLE | | | | | | |
|----------------------------------------------------|--------------------------|-----------------------------|--------------------------|----------------------|---------------------------|--------------------------------|
| YEAR | Selection harvest, acres | Shelter wood harvest, acres | Clear-cut harvest, acres | Total Harvest, acres | Change of land use, acres | Number of active Notifications |
| 1991-1995 | 835 | 50 | 0 | 885 | 0 | 11 |
| 1996 | 289 | 0 | 1 | 290 | 0 | 6 |

| SUMMARY OF TIMBER HARVEST INFORMATION, BAILEYVILLE | | | | | | |
|----------------------------------------------------|--------------------------|-----------------------------|--------------------------|----------------------|---------------------------|--------------------------------|
| YEAR | Selection harvest, acres | Shelter wood harvest, acres | Clear-cut harvest, acres | Total Harvest, acres | Change of land use, acres | Number of active Notifications |
| 1997 | 495 | 0 | 17 | 512 | 12 | 6 |
| 1998 | 693 | 30 | 5 | 728 | 5 | 10 |
| 1999 | 155 | 0 | 0 | 155 | 0 | 11 |
| 2000 | 317 | 0 | 0 | 317 | 0 | 12 |
| 2001 | 420 | 0 | 0 | 420 | 0 | 6 |
| 2002 | 125 | 0 | 0 | 125 | 0 | 5 |
| 2003 | 215 | 65 | 0 | 280 | 2 | 8 |
| 2004 | 137 | 0 | 0 | 137 | 0 | 7 |
| 2005 | 448 | 55 | 0 | 503 | 30 | 10 |
| 2006 | 66 | 77 | 0 | 143 | 67 | 5 |
| 2007 | 180 | 6 | 0 | 186 | 8 | 9 |
| 2008 | 332 | 369 | 0 | 701 | 0 | 13 |
| 2009 | 408 | 59 | 0 | 467 | 0 | 9 |
| 2010 | 249 | 25 | 0 | 274 | 0 | 9 |

Source: compiled from confidential Year End Landowner Reports to Maine Forest Service, Department of Conservation – Maine Forest Service. 2012 (Note: to protect confidential landowner information, data is reported only where three or more landowner reports reported harvesting in the town)

WATER RESOURCES

Watersheds

A watershed is the land area in which runoff from precipitation drains into a body of water. Baileyville is divided among several small watersheds. Watershed boundaries, also known as drainage divides, are shown on *Map 5: Water Resources*. Some land area in Baileyville drains toward Meddybemps Lake. The remainder drains into the Grand Falls Flowage or into the St Croix River itself. All are part of the St. Croix River watershed. Baileyville shares the shoreline of two large lakes with neighboring towns. A portion of Meddybemps Lake is located in neighboring Alexander; and Grand Falls Flowage is shared with Indian Township and Princeton.

Rivers and Streams

Baileyville has several miles of perennial streams. Criteria used by the DEP to assess what portion of Maine's rivers, streams and brooks meet the goal of the Clean Water Act include bacteriological, dissolved oxygen, and aquatic life. River and stream waters are classified into one of four classes: AA, A, B, and C. Class AA is the highest classification with outstanding quality and high levels of protection. Class C, on the other end of the spectrum, is suitable for recreation and fishing yet has higher levels of bacteria and lower levels of oxygen. The majority of stream segments in Baileyville are identified as class A, indicating that the water quality is "suitable for the designated uses of drinking water after disinfection; fishing; recreation in and on the water; industrial process and cooling water supply; hydroelectric power generation, except as prohibited under Title 12, section 403; and navigation; and as habitat for fish and other aquatic life. The habitat shall be characterized as natural. [1985, c. 698, § 15 (new).]

As defined by Maine's Natural Resources Protection Act, a river, stream, or brook is a channel that has defined banks (including a floodway and associated flood plain wetlands) created by the action of the surface water. The St. Croix River runs along most of the eastern boundary of Baileyville. The streams and brooks, illustrated on *Map 5: Water Resources*, include:

1. Anderson Brook
2. Dog Brook
3. Sprague Meadow Brook
4. Stony Brook
5. Pudding Brook
6. Wapsaconhagan Stream.

Fishery Resources

The Maine Department of Inland Fisheries and Wildlife (DIFW) have rated the lakes, ponds, and streams in Baileyville by their value as fisheries habitat and as to whether it receives cold water or warm water fisheries management. Coldwater management supports salmonid species such as salmon and trout, while warm water management supports black bass, chain pickerel, and perch.

The Maine DIFW manages Meddybemps Lake and Grand Falls Flowage as warmwater fisheries (although several cold water species do exist there). Meddybemps Lake is stocked with landlocked salmon (*Salmo salar sebago*). The federal government controls the level of Meddybemps Lake for Atlantic Salmon. Grand Falls Flowage has high value smallmouth bass and white perch. Freshwater fish found in Baileyville’s lakes include alewife, landlocked salmon, smallmouth bass, white and yellow perch, chain pickerel, rainbow smelt and pumpkinseed. Data from Maine DIFW indicates the presence of high value brook trout populations in Anderson Brook, Pudding Brook, Wapskahegan Stream, Stony Brook and Sprague’s Meadow Brook. Also, the St. Croix River in Baileyville has high value landlocked salmon, smallmouth bass and white perch.

Cutting is not allowed within 75 feet of these brooks to protect against sedimentation and removal of shade cover for maintenance of important trout habitat. Any necessary crossing structures should be installed 1.2 times the bank full width with the proper Best Management Practices (BMPs). Preferred choices for crossing structures utilize the brook’s natural stream bottom, including bridges, three-sided box culverts, open bottom arch culverts, or 4-sided box culverts. Corrugated metal culverts should be a last resort.

Water Quality

Land use activities that directly affect water quality can significantly alter or destroy the value of these areas for fish. Land clearing or development in the adjacent upland habitat, or “riparian zone”, can also degrade a fishery. Riparian habitat functions to protect water quality and fisheries values by filtering out excessive nutrients, sediments, or other pollutants leaching in from upland areas, by maintaining water temperatures suitable for aquatic life, and by contributing vegetation and invertebrates to the food base.

| BAILEYVILLE WATER QUALITY CLASSIFICATIONS | | |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| Waterway | Waterway Segment | Classification ¹ |
| Grand Falls Flowage | Between Route 1 (Princeton and Indian Township) and Black Cat Island | Class B |
| Meddybemps Lake | East Machias tributaries & From the outlet of Pocomoonshine Lake to a point located 0.25 miles above the Route 1 bridge | Class A unless otherwise specified & Class AA |

¹Algae are microscopic plants, which grow suspended in the open water of the lake or in concentrated clumps around the shallow margins of the lakeshore.

Lakes, Ponds, Phosphorus and Development

Ponds over 10 acres in area are “great ponds” subject to regulatory oversight under applicable state laws and municipal Shoreland Zoning ordinances. Two ponds in Baileyville are defined as a “great ponds” (lakes) under Maine State Law: Meddybemps Lake and Grand Falls Flowage.

The quality of our lakes as recreational resources, gems of natural beauty and fisheries is a result, at least in part, of their phosphorus content. Phosphorus controls the level of algae¹ production in lakes. The abundance of algae in the lake water determines the clarity of the water as well as the amount of well-oxygenated cold water available to coldwater fish species (trout and salmon) in the summer months. Low phosphorus concentrations yield clear lakes with plenty of deep, cold-water oxygen. Higher phosphorus concentrations cause lakes to be cloudy and oxygen may be severely depleted or eliminated from the deep, cold water in the summer months. Very high concentrations cause dense blooms of blue-green algae, which turn the water a murky green and accumulate in smelly, decaying scums along the shoreline.

Phosphorus is a very common element typically associated with soil and organic matter. It gets into our lakes in a variety of ways. The rainfall that falls directly on the lake has some phosphorus dissolved in it and groundwater may contribute some phosphorus from septic systems around the shoreline. Most of the lake’s phosphorus comes from stormwater runoff draining from the lake’s watershed to the lake in tributary streams and drainage ways. The amount of phosphorus in the lake depends on what the stormwater runs over on its way to these streams and drainage ways. If the watershed, the land area draining to the lake, is forested, the phosphorus concentration in the lake will be low because the forest is an effective phosphorus sponge, and does not release its phosphorus readily to the stormwater. However, stormwater draining from developed land, whether residential, commercial or industrial, contains a lot of phosphorus. Since the portion of stormwater phosphorus that supports algae growth tends to be associated with small, lightweight soil particles, it is carried very easily and efficiently by stormwater and can be delivered to the lake from anywhere in the watershed. So, generally speaking, the more developed a lake’s watershed is, the higher its phosphorus concentration.

Two State requirements help keep water quality high in lakes with developed or developing watersheds. Existing sources of phosphorus to the lake, particularly from soil erosion in the watershed and from inadequate shoreline septic systems on sandy or shallow soils, need to be minimized. The DEP has developed a manual, the Lake Watershed Survey Manual, to guide volunteers in identifying and characterizing watershed phosphorus sources with the assistance of professionals. DEP also has grant programs available to assist in funding these surveys and in fixing the problems identified by the surveys. New additions of phosphorus to the lake resulting from residential and commercial growth in the watershed needs to be minimized.

The Maine DEP and the Volunteer Lake Monitoring Program (VLMP) collaborate in collecting lake data to evaluate water quality, track algae blooms, and determine water quality trends. This dataset does not include bacteria, mercury, or nutrients other than phosphorus. Available water quality data for lakes in Baileyville is summarized below.

Lake water quality is considered slightly below average Meddybemps and on Grand Falls Flowage. Potential for algal blooms is low on lakes except the Grand Falls Flowage where it is considered moderate-high.

| LAKE CHARACTERISTICS AND WATER QUALITY SUMMARIES | | | | |
|--------------------------------------------------|-------|------------------------------------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Waterbody | Acres | Mean Depth (ft.)/ Maximum Depth (ft.) | Watershed | Water Quality (WQ) Monitoring |
| Meddybemps Lake | 6719 | 14/58 | Dennys River | Collected since 1977 (7 years of data); basic chemical information and Secchi Disk Transparencies (SDT). Water Quality (WQ) considered slightly below average (very good) and potential for nuisance algal blooms is low. |
| Grand Falls Flowage | 6099 | -/44 | St Croix | Collected since 1983 (3 years of data); basic chemical information and Secchi Disk Transparencies (SDT). Water Quality (WQ) considered below average and potential for nuisance algal blooms is moderate-high. |
| Ryan Lake | 12 | -/- | Dennys River | No data |

Source: Lakes of Maine, 2012 www.lakesofmaine.org

Evaluating New Development Proposals in Lake Watersheds

The DEP has developed a method, described in detail in the manual,² to evaluate whether or not a proposed development will add a disproportionate amount of new phosphorus to a lake. This method provides a standard to limit the amount of phosphorus that a proposed new development can add to the lake and a means by which the development can be designed and evaluated to insure that it meets the standard. It addresses long-term increases that occur when land is converted from forest or field to residential, commercial or industrial development.

Though the standards in this manual help to greatly reduce potential long-term impacts on lake water quality, the standards do not totally prevent contributions of phosphorus from new development. Also, since these standards will likely not be applied to all new phosphorus sources in the lake's watershed, their implementation may not, by itself, be sufficient to prevent a noticeable decline in lake water quality. In order to insure that lake water quality is maintained, new development standards should be applied in conjunction with efforts to reduce or eliminate some of the most significant existing sources of phosphorus in the watershed.

Phosphorus Allocations

Information on phosphorous levels is available for all lakes having a direct watershed located in Baileyville. The last column of the table below indicates an estimated per acre phosphorus allocation, in pounds of phosphorus per acre per year (lb/acre/yr). This allocation serves as a standard for evaluating new development proposals, and is applied to a parcel of land being developed to determine to what extent the development should be allowed to increase phosphorus loading. For instance, a development proposed on a 100 acre parcel in a lake

² *Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development - Part A of Chapter 3 in the technical guide describes how the DEP determines phosphorus allocations using the other information included in the spreadsheet. Part B of Chapter 3 describes how to estimate the increase in phosphorus loading to the lake that will result from new subdivision and commercial/industrial type developments. This is the same method that is used to evaluate development applications in lake watersheds that are submitted to DEP under the Site Location Law and the Stormwater Management Law. Many towns also use it to evaluate applications for new development under their Subdivision and Site Review ordinances. Typically, the developer's consultant, an engineer, surveyor or soil scientist, performs this analysis, though in some the developer performs it. DEP can provide assistance to local planning boards in reviewing these submittals as well as to the developer or his/her consultant in performing the analysis.*

watershed with a per acre allocation of 0.05 lb/acre/yr would be allowed to increase the annual phosphorus loading to the lake by 5 lb (0.05 X 100). If the projected increase in phosphorus loading to the lake from the development does not exceed this value, than it can safely be concluded that the development will not add an excessive amount of phosphorus to the lake.

| PER ACRE PHOSPHOROUS ALLOCATIONS FOR BAILEYVILLE LAKES | | | | | | | | | | | |
|--------------------------------------------------------|-------------|------|------|------|------|-----|-------|---------------|-----|------|-------|
| LAKE | TOWN | DDA | ANAD | AAD | GF | D | F | WQC | LOP | C | FC |
| Grand Falls | Baileyville | 3348 | 3108 | 240 | 0.2 | 48 | 84.51 | mod-sensitive | m | 1.00 | 84.51 |
| Meddybemps Lake | Baileyville | 2386 | 400 | 1986 | 0.25 | 497 | 44.73 | mod-sensitive | h | 0.75 | 33.55 |
| Pocamoonsshine Lake | Baileyville | 49 | 1 | 48 | 0.2 | 10 | 0.57 | good | m | 1.50 | 0.86 |
| Ryan Lake | Baileyville | 254 | 50 | 204 | 0.2 | 41 | 2.05 | mod-sensitive | m | 1.00 | 2.05 |

Source: Maine DEP, 2014

Threats to water quality

Threats to water quality come from point and non-point discharges. Point source pollution is discharged directly from a specific site such as a municipal sewage treatment plant or an industrial outfall pipe. There are currently eight treatment facility wastewater outfalls at four separate wastewater treatment facilities in Baileyville permitted by the Maine DEP.

| DISCHARGE LICENCES IN BAILEYVILLE | | | | | |
|-----------------------------------|-----------|-----------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| Licensee | License # | MEPDES # | License Expiration Date | Description | Comments |
| Woodland Pulp, LLC | W-008073 | ME0036676 | 5/1/14 | Grand Falls Hydro Project; 100,000 GPD non-contact cooling water | |
| Woodland Pulp, LLC | W-008072 | ME0036668 | 5/1/14 | Woodland Hydro Project: 194,000 GPD non-contact cooling water | |
| Woodland Pulp, LLC | W-002766 | ME0001872 | 5/31/10 | Kraft pulp and paper mill; 40 MGD process water, sanitary wastewater, landfill leachate & storm water discharges; 5.6 MGD cooling & misc. storm water discharge. | renewal pending |
| Woodland Pulp, LLC | W-000508 | ME0022063 | 9/3/13 | Studs & oriented strand board; 15 MGD non-contact cooling water; 160,000 GPD boiler blow down, softener backwash & cooling waters | facility currently inactive |
| Town of Baileyville | W-002649 | ME0101320 | 10/24/13 | 600,000 GPD, POTW | |

No licensed overboard discharges (OBD) occur in Baileyville. Above Baileyville, Danforth appears to be the closest treatment system to the north, with several in St. Stephen to the south. Baileyville should work with St. Stephen and Danforth to monitor wastewater outfalls, and treatment systems, and to coordinate projects to update, upgrade, or otherwise strengthen water quality monitoring and protection efforts at these sites.

Baileyville has a problem with ground water infiltration and storm water inflow into its septic sewers during rain events. To avoid potentially having to enlarge their wastewater treatment plant in the future, Baileyville should plan for and then complete successful sewer separation projects to reduce the flow volume through the treatment plant. Such a program would require substantial planning and engineering and would likely take years to bring into effect. Meanwhile, the Town has placed sump pumps into most homes in Woodland Village to pump storm water out of homes and into storm sewers.

Baileyville does not appear to contain significant point or non-point pollution sources. Common non-point source pollution comes from erosion and sedimentation as well as excessive run-off of nutrients and particularly phosphorus from yards, gardens, and roadways. Additional contributing factors include animal wastes, fertilizers, sand and salt storage, faulty septic systems, roadside erosion, dirt roads, leaking underground storage tanks, and hazardous substances. It is not known to what extent each of the various sources of non-source point pollution may or may not currently affect water quality in Baileyville.

In order to maintain the present high level of water quality, Baileyville is working with Maine DEP to develop stormwater run-off performance standards consistent with the Maine Stormwater Management Law, Stormwater Rules and other applicable state regulations. Stormwater management and sedimentation standards are included in the Town's Land Use Ordinance.

Shorelands and Floodplains

Shorelands are environmentally important areas because of their relationship to water quality, their value as wildlife habitat and travel, and their function as floodplains. Development and the removal of vegetation in shoreland areas can increase runoff and sedimentation leading to an increase in the amount of nutrients and other pollutants that reach surface water. This can lead to algal blooms and degraded water quality. Steep slopes with highly erodible soils are particularly susceptible to erosion. The Shoreland Zoning Ordinance, originally adopted in 1991 with revisions adopted by Baileyville in 1999, is designed to provide protection to shorelands.

Floodplains accommodate high levels and large volumes of water and dissipate the force of flow. Floodplains absorb and store a large amount of water, becoming a source of aquifer recharge. Floodplains serve as wildlife habitat, open space and outdoor recreation without interfering with their emergency overflow capacity. Flooding can cause destruction of property. Activities that increase paved or impervious surfaces and/or that change the watercourse on floodplains increase the quantity and rate of runoff that can intensify flooding impacts downstream.

The Federal Emergency Management Agency (FEMA) for administration of the Federal Flood Insurance Program has identified the 100-year floodplains within Baileyville. A 100-year flood is a flood that has 1 chance in 100 of being equaled or exceeded in any 1-year period. Local flood plain areas fall into two major categories: areas prone to flooding and velocity zones or areas susceptible to damage from wind-driven water. One hundred year floodplains, shown on Map 4: Topography, Steep Slopes and Flood Zones, are associated with the extensive wetlands around Pocomoonshine Lake, in the southeastern corner of town and Wapsaconhagan Stream. Flooding has not been a significant problem in Baileyville. Baileyville adopted an amended Floodplain Management Ordinance in 2001 that includes construction standards to minimize flood damage within the 100-year floodplain.

Wetlands

Wetlands are defined under state and federal laws as "areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support prevalence of vegetation typically adapted for life in saturated soils," including swamps, bogs, marshes, heaths, swales, meadows. Wetlands are important to the public health, safety and welfare because they act as a filter, absorb excess water, serve as aquifer discharge areas, and provide critical habitats for a wide range of fish and wildlife. They are fragile natural resources. Even building on the edge of a wetland can have significant environmental consequences. Some wetlands also have important recreational value providing opportunities for fishing, hunting, and wildlife observation.

The Maine DEP has identified wetlands located within Baileyville, as illustrated on *Map 5: Water Resources*. These wetlands were identified as wetlands by aerial photo interpretation. Interpretations were confirmed by soil mapping and other wetland inventories. Field verification of the location and boundaries of the wetlands should be undertaken prior to development. The Maine DEP has jurisdiction over freshwater and floodplain wetlands under the Natural Resources Protection Act (NRPA)/Wetland Protection Rules and Site Location of Development Act and the Mandatory Shoreland Zoning Law provides protection to mapped non-forested wetlands. It is also important to verify wetland extent for specific development proposals as aerial photography interpretation and field spot samples are educated guesses and random samples. Review by wetland professionals should be encouraged when the need arises.

Vernal Pools

Vernal pools are recognized under State Law for their habitat value. A vernal pool is a natural, temporary to semi-permanent water body that occurs in a shallow depression. Typically, vernal pools fill with water during the spring or fall and become dry during summer months.

Not all vernal pools are considered 'significant.' Vernal pools are only classified as significant if they support a breeding population of at least one of four indicator species: wood frogs (*Rana sylvatica*), spotted salamanders (*Ambystoma maculatum*), blue-spotted salamanders (*Ambystoma laterale*), and fairy shrimp (*Eubrachipus sp.*); or if the pool is used by threatened or endangered species. Classification of a vernal pool as 'significant' is made in the field based on the documented presence of one or more indicator species. Significant vernal pools are protected as Significant Wildlife Habitat under the Natural Resources Protection Act.

Breeding amphibians in vernal pools contribute significantly to healthy forests ecosystems as a protein-rich food source for many species and because amphibians associated with vernal pools control insect species known to attack the roots of maturing timber.

The DEP encourages landowners unsure as to the status or presence of a vernal pool on their property to seek the advice of a trained wetland or wildlife ecologist early in the permitting process. Classification of vernal pools can change based on the continued absence of indicator species the presence of indicator species in pools where they were previously absent). There are no identified Significant Vernal Pools in Baileyville.

Groundwater - Sand and Gravel Aquifers

Aquifers may be of two types: bedrock aquifers or sand and gravel aquifers. A bedrock aquifer is adequate for small yields. A sand and gravel aquifer is a deposit of coarse-grained surface materials that, in all probability, can supply large volumes of groundwater. Boundaries are based

on the best-known information and encompass areas that tend to be the principal groundwater recharge sites. Recharge to these specific aquifers, however, is likely to occur over a more extensive area than the aquifer itself.

The Maine Geological Survey has identified one sand and gravel aquifer within Baileyville, as shown on *Map 5 Water Resources*. A long narrow aquifer with potential yields of 10+ gallons per minute traverses across the northwestern corner of Baileyville. According to the Maine Department of Human Services, Bureau of Health, Division of Health Engineering, Drinking Water Program there are 3 Public Water Supply wells in Baileyville; 3 of which are active.

| PUBLIC WATER SUPPLIES IN BAILEYVILLE | | | | | |
|--------------------------------------|----------|--------------------------------|-----------------|--------------------------|--------|
| Map # | ID | Name | Type of Well | Public Water Supply Type | Status |
| 0 | 1232101 | Nook and Cranny | DR WELL 46" | Transient | Active |
| 1 | 90100201 | Baileyville Utilities District | Gravel Well 68" | Community | Active |
| 2 | 90100202 | Baileyville Utilities District | Gravel Well 65" | Community | Active |

Source: Maine Drinking Water Program 2012

Map 5 and the table above can help identify surface sites that are unfavorable for storage or disposal of wastes or toxic hazardous materials. It is important to protect groundwater from pollution and depletion. Once groundwater is contaminated, it is difficult, if not impossible, to clean. Contamination can eventually spread from groundwater to surface water and vice versa. Protecting a groundwater resource and preventing contamination are the most effective and least expensive techniques for preserving a clean water supply for current and future uses. Possible causes of aquifer and surface water contamination include agriculture, run-off of animal waste, faulty septic systems, road-salt storage and application, leaking above ground or underground storage tanks, agricultural run-off, auto salvage yards, and landfills. In addition to these major sources, things as diverse as golf courses, cemeteries, dry cleaners, burned buildings, and automobile service stations are potential threats to groundwater.

| RISK ASSESSMENT MATRIX FOR PUBLIC WATER SUPPLIES | | | |
|--------------------------------------------------|-------------------------------|--------------------------------------------|--------------------------------------------|
| <i>Risk of contamination due to:</i> | Water System Name and Well ID | | |
| | Carl's Restaurant 1232101 | Baileyville Utilities District 90100201 | Baileyville Utilities District 90100202 |
| Well type and site geology | Moderate | Moderate/Low | Moderate/Low |
| Existing risk of acute contamination | Low | Low | Low |
| Future risk of acute contamination | Moderate | Low | Low |
| Existing risk of chronic contamination | - | Low | Low |
| Future risk of chronic contamination | - | Moderate | Moderate |

Source: Maine Drinking Water Program, 2012

Grant funding to protect against contamination of public drinking waters systems is periodically available through the Maine Department of Environmental Protection's Drinking Water Program. To protect against future contamination the Town should work with the water district

to obtain funding to obtain legal control of the entire wellhead protection area (2500 foot radius of no-development zone around wells creates a 200-day time of travel protection area) to reduce the moderate risk of future chronic contamination. (An additional 2,500-day time of travel low-intensity development zone could be added around the 200-day time of travel no-development zone). The means of securing this control can come through easements and/or land acquisition. The Baileyville Utility District currently owns 750 acres for wellhead protection.

CRITICAL NATURAL RESOURCES

Baileyville is home to a diverse array of terrestrial and avian wildlife. Inland-forested areas provide habitat for an array of common terrestrial mammals including deer, bobcats, beaver and otters. Conservation of wildlife habitat is important for traditional activities such as hunting and fishing. To feed and reproduce, wildlife relies on a variety of food, cover, water, and space. Development often has negative impact on these, resulting in the loss of habitats and diversity, habitat fragmentation and loss of open space, and the loss of travel corridor. Protections for various types of habitat include state and federal jurisdiction over certain activities occurring near critical habitat, as well as local regulations and public and private conservation efforts.

Wildlife Habitats

The Maine Natural Areas Program, administered by the State Department of Conservation, documents Rare and Unique Botanical Features, including the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. The richest wildlife diversity in Baileyville is associated with wetlands in the northwestern portion of the town. Important blocks of waterfowl and wading bird habitat and Bald eagle (*Haliaeetus leucocephalus*) habitat occur on Grand Falls Flowage to the north (see *Map 6 Critical Habitat*).

Baileyville contains one Focus Area of Statewide Significance, the Sawtelle Heath, a 930-acre level bog ecosystem, located between the St. Croix River and Route 1 in Baileyville and bounded on the west roughly by the Baileyville town line. A natural gas compression station was built to the east of the heath in and is still implementing planned development phases.

The west side of the peat land drains northward through Pudding Brook and the east side drains southeastward toward Sprague Meadow Brook. The Sawtelle Heath is noteworthy for its size, morphology (it has three noticeably raised and concentrically domed areas), diversity of vegetation types, and abundance of rare plants. Many of the rare plants associated with the heath are characteristic of northern Maine and are near the southern end of their range in Washington County. Others, such as sparse flowered sedge (*Carex tenuiflora*) and showy ladyslipper (*Cypripedium reginae*) are typically associated with cedar swaps and lowlands that are slightly more alkaline.

Ecological services of the Sawtelle Heath Focus area include provision of high quality habitat for deer and other wildlife, purification and regulation of water flow, and support for biodiversity through provision of habitat for rare species. Economic contributions include providing a recreational resource for residents, wildlife habitat for game species and high value forest products. Threats to its ecological integrity include invasive species (eg. purple loosestrife), peat mining, and hydrologic alteration including draining and cranberry conversion.

Significant, Essential and other Animal Habitats

Essential Wildlife Habitats are defined under the Maine Endangered Species Act as a habitat "currently or historically providing physical or biological features essential to the conservation of an Endangered or Threatened Species in Maine and which may require special management considerations". According to MDIFW, Baileyville has no essential wildlife habitats.

Significant Wildlife Habitat, as defined by Maine’s Natural Resources Protection Act (NRPA), is intended to prevent further degradation of certain natural resources of state significance. NRPA-defined Significant Wildlife Habitats in Baileyville are illustrated on Map 6 - Critical Habitat and include waterfowl/wading bird habitat, and deer winter areas.

MDIFW also tracks the status, life history, conservation needs, and occurrences for species that are endangered, threatened or otherwise rare. Several *Rare and Exemplary Plant and Natural Communities* occur in Baileyville (see *Map 6 Critical Habitat*) and are described below.

| RARE OR EXEMPLARY PLANT AND NATURAL COMMUNITIES | | | |
|--------------------------------------------------------|-----------------------------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Common Name (Scientific Name) | State Rarity/Global Rarity | Legal Status | Habitat/Plant Description |
| Raised Level Bog Ecosystem (Community) | S4 | - | Flat peat lands in basins with mostly closed drainage, receiving water from precipitation and runoff from the immediate surroundings. Level bogs are somewhat raised (though not domed), and vegetation is almost entirely ombrotrophic (dwarf shrub heath or forested bog). Other parts of the bog are not raised and vegetation is transitional (in nutrient status) between that of ombrotrophic bogs and minerotrophic fens. Sphagnum dominates the ground surface and is the main peat constituent. The surface of the bog is flat and featureless. These bogs are often at least partly treed with black spruce and larch. |
| Bog Bedstraw (<i>Galium labradoricum</i>) | S2/G5 | Special Concern | |
| Low Sedge Fen (Community) | S3/- | | Characterized by peatland vegetation dominated by low mats of sedges (typically 40-60% cover), sometimes with sparse low heaths, over continuous and wet peat moss substrate. White beak-rush, mud sedge, and few-seeded sedge usually dominate. Podgrass and buckbean are particularly characteristic; sundews and horned bladderworts are typical in opening among the sedges. Impoundment or draining would have negative impacts on hydrology and on vegetation. Slow growth rates, due to nutrient poor environment, result in poor recovery from physical disturbances. Several uncommon dragonfly species may be found where bog pools and seasonally inundated depressions occur. |
| Showy Lady'slipper (<i>Cypripedium reginae</i>) | S3/G4 | Threatened | Largest and showiest of the Lady’s-slippers. Foliage of non-flowering plants emerging in early spring. Flowering plants have tall leafy stem bearing one or two large flowers with white petals and sepals contrasting with magenta pink pouch. Densely pubescent throughout, the hairs may cause a rash similar to poison ivy. |

| RARE OR EXEMPLARY PLANT AND NATURAL COMMUNITIES | | | |
|--------------------------------------------------------|----------------------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Common Name (Scientific Name) | State Rarity/Global Rarity | Legal Status | Habitat/Plant Description |
| Sparse-flowered sedge (<i>Carex tenuiflora</i>) | S3/G5 | Special Concern | Found in both forested and open peatlands, usually in circumneutral fen communities; distinguished by the presence of 2-4 congested spikes bearing white hyaline floral scales. |
| Swamp Birch (<i>Betula, pumila</i>) | S2S3/G5 | Special Concern | Also called dwarf or low birch, this is a medium sized shrub (0.3 – 3 m high) with a small, distinctively shaped leaf. Leaves are borne alternately on dark twigs and are almost round with very coarse teeth around the margin. Perennial woody shrub that flowers in May and June. |
| Swamp Fly-honeysuckle (<i>Lonicera oblongifolia</i>) | S3/G4 | Special Concern | A shrub that grows up to 1.5 meters high with upward pointing branches covered with small hairs and opposite oval leaves 2-5 cm in length. Flowers, borne in pairs, are yellow, two-lipped, and narrow. Fleshy red berries also occur in pairs. |
| Vasey Rush (<i>Juncus vaseyi</i>) | S1/G5? | Endangered | Belongs to a group of rushes that are perennial, have terete leaves (circular in cross-section), and each flower borne separately on a short pedicel. Found in damp shores, thickets etc. of open wetland, not coastal nor rivershore (non-forested wetland). |

S1 - Critically imperiled in Maine because of extreme rarity (5 or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the state.
 S2 - Imperiled in Maine due to rarity (6 - 20 occurrences or few remaining individuals or acres) or other factors making it vulnerable to further decline.
 S3 - Rare in Maine (on the order of 20-100 occurrences).
 S4 - Apparently secure in Maine.
 S5 - Demonstrably secure in Maine
 G1 - Critically imperiled globally because of extreme rarity (5 or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
 G2 - Globally imperiled due to rarity (6 - 20 occurrences or few remaining individuals or acres) or other factors making it vulnerable to further decline.
 G3 - Globally rare (on the order of 20 - 100 occurrences).
 G4 - Apparently secure globally.
 G5 - Demonstrably secure globally.
 Note: The Nature Conservancy determines global ranks.
 E - ENDANGERED: Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.

Source: *Beginning with Habitat, 2012*

One Rare Animal occurs in Baileyville, the Brook Floater, whose status is Threatened. The Brook Floater is a small to medium mussel (usually less than 3 inches). It inhabits flowing water habitats in a range of low conditions. Prefers stable habitats such as coarse sand and gravel. It has experienced significant declines throughout its range with many populations extirpated.

Other Wildlife Habitat

According to MDIFW, Baileyville has a one bald eagle nest site (See *Map 6: Critical Habitat*). Land within 1/4 mile of the bald eagle nest site is important habitat for bald eagles. Although these areas are no longer protected as Essential Habitat, bald eagles nest sites remain protected by the Federal Bald and Golden Eagle Act and some activities around nest sites may be regulated by USFWS. Bald eagles remain listed as a species of Special Concern in Maine.

In addition to the habitats that have been mapped by IF&W and mentioned above, other notable wildlife habitats in Baileyville include large, undeveloped habitat blocks and riparian habitats. Larger undeveloped blocks of forest and wetlands provide habitat for wide-ranging mammals such as bobcat and black bear, as well as for rarely seen forest birds and a myriad of other wildlife species. Riparian areas offer habitat for many plants and animals and can also serve as wildlife travel corridors, as well as playing an important role in protection of water quality, as noted in the plan.

Multiple layers of regulatory and non-regulatory protection are in place for most significant habitat in Baileyville. In addition to state and federal permitting, activities occurring near identified inland wading bird and waterfowl habitat are governed under the jurisdiction of Baileyville Shoreland Zoning Ordinance. The Town should consult periodically with biologists from the Maine Inland Fisheries and Wildlife to review the status of the local populations of bald eagles and black terns.

STATE PARKS AND PUBLIC RESERVED LANDS

There are no state parks or public reserve lands in Baileyville.

NATURAL RESOURCE PROTECTION

A variety of laws and legal incentives protect the natural resources in Baileyville.

Pertinent Federal and State Laws

- Maine Natural Resources Protection Act (NRPA) – which regulates activities in, on, over or adjacent to natural resources such as lakes, wetlands, streams, rivers, fragile mountain areas, and sand dune systems. Standards focus on the possible impacts to the resources and to existing uses.
- Maine Storm Water Management – regulates activities creating impervious or disturbed areas (of size and location) because of their potential impacts to water quality. In effect, this law extends storm water standards to smaller-than Site Law-sized projects. It requires quantity standards for storm water to be met in some areas, and both quantity and quality standards to be met in others.
- Maine Site Location of Development Law – regulates developments that may have a substantial impact on the environment (i.e., large subdivisions and/or structures, 20 acre-plus developments, and metallic mineral mining operations. Standards address a range of environmental impacts.
- Maine Minimum Lot Size Law – regulates subsurface waste disposal through requirements for minimum lot size and minimum frontage on a water body. The minimum lot size requirement for a single-family residence is 20,000 square feet; the shoreland frontage requirement is 100 feet. The requirements for multi-family and other uses are based on the amount of sewage generated.
- Maine Endangered Species Act – regulates the designation and protection of endangered species including disallowing municipal action from superseding protection under the Act.
- The Forest Practices Act - regulates the practice of clear cutting by setting regeneration and clear-cut size requirements.

Pertinent Local Laws

At the local level, Baileyville has adopted minimum shoreland standards, as required by the State Mandatory Shoreland Zoning Act. Surface waters in Baileyville are also protected through the Plumbing Code and a local Land Use Ordinance. Baileyville originally drafted in 1991 with most recent amendments in 2013. Baileyville has also adopted a minimum lot size law.

Pertinent Tax Incentive Programs

A variety of programs provide financial incentives for landowners to keep land undeveloped and managed for long term productivity. They include the following:

- Farm and Open Space Tax Law - (Title 36, MRSA, Section 1101, et seq.) encourages landowners to conserve farmland and open space by taxing the land at a rate based on its current use, rather than potential fair market value.

Eligible parcels in the farmland program must be at least five contiguous acres, utilized for the production of farming, agriculture or horticulture activities and show gross earnings from agricultural production of at least \$2,000 (which may include the value of commodities produced for consumption by the farm household) during one of the last two years or three of the last five years. In 2012, Baileyville had 0 parcels enrolled in farmland and open space tax status.

The Open Space portion of this program has no minimum lot size requirements and the tract must be preserved or restricted in use to provide a public benefit by conserving scenic resources, enhancing public recreation opportunities, promoting game management or preserving wildlife habitat.

- Tree Growth Tax Law - (Title 36, MRSA, Section 571, et seq.) provides for the valuation of land classified as forestland on the basis of productivity, rather than fair market, value. According to municipal records for fiscal year 2012, Baileyville had 20 parcels totaling 13,441 acres in tree growth tax status.

These programs enable farmers and other landowners to use their property for its productive use at a property tax rate that reflects farming and open space rather than residential development land valuations. If the property is removed from the program, a penalty is assessed against the property based on the number of years the property was enrolled in the program and/or a percentage of fair market value upon the date of withdrawal.

Low-impact Development

Low-impact development (LID) practices are important to the continued protection of Baileyville's water quality. LID technology is an alternative comprehensive approach to stormwater management. It can be used to address a wide range of Wet Weather Flow (WWF) issues, including Combined Sewer Overflows (CSOs), National Pollutant Discharge Elimination System (NPDES) Stormwater Phase II permits, Total Maximum Daily Load (TMDL) permits, Nonpoint Source Program goals, and other Water Quality Standards.

LID is an ecologically friendly approach to site development and storm water management that aims to mitigate development impacts to land, water, and air. It is a stormwater management approach and set of practices that can be used to reduce runoff and pollutant loadings by managing the runoff as close to its source(s) as possible. A set or system of small-scale practices, linked together on the site, is often used. LID employs principles such as preserving and

recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product.

The practice has been successfully integrated into many municipal development codes and storm water management ordinances throughout the United States. Specifically, LID aims to:

- Preserve Open Space and Minimize Land Disturbance;
- Protect Natural Systems and Processes (drainage ways, vegetation, soils, sensitive areas);
- Reexamine the Use and Sizing of Traditional Site Infrastructure (lots, streets, curbs, gutters, sidewalks) and Customize Site Design to Each Site;
- Incorporate Natural Site Elements (wetlands, stream corridors, mature forests) as Design Elements; and
- Decentralize and Micromanage Storm Water at its Source.

By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions. In general, implementing integrated LID practices can result in enhanced environmental performance while at the same time reducing development costs when compared to traditional stormwater management approaches.

LID has numerous benefits and advantages over conventional stormwater management approaches. LID is a more environmentally sound technology and a more economically sustainable approach to addressing adverse impacts of development. By managing runoff close to its source, LID can enhance the local environment, protect public health, and improve community livability - all while saving developers and local governments money.

Although the term "low impact development" can be loosely defined, the appropriate definition is distinct and should not be confused with other stormwater management and development strategies. The key distinction of LID from these other strategies is that it is an ecosystem-based approach. LID seeks to design the built environment to remain a functioning part of an ecosystem rather than exist apart from it. The approach relies more heavily on smarter and advanced technologies than it does on conservation and growth management; it is not a land use control strategy. LID provides technological tools to plan and engineer any type of urban site to maintain or restore a watershed's hydrologic and ecological functions. It does not sacrifice the environmental quality of dense urban watersheds for greater protection of conservation areas. Growth management strategies, such as Smart Growth, that emphasize the saving of green space and the redevelopment of existing urban regions, can utilize this retrofit capability of LID in order to promote ecologically-restorative infill and brownfields development in impaired stream areas. In addition, the full LID process starts with many of the same conservation and impact minimization principles inherent in other strategies. The LID approach includes five basic tools:

1. Encourage conservation measures;
2. Promote impact minimization techniques such as impervious surface reduction;
3. Provide for strategic runoff timing by slowing flow using the landscape;
4. Use an array of integrated management practices to reduce and cleanse runoff; and
5. Advocate pollution prevention measures to reduce the introduction of pollutants to the environment.

1. The national LID Design Manual (*Low Impact Development Design Strategies: An Integrated Design Approach*) and other LID information can be obtained from one of the following sites:

- EPA Office Of Water: <http://water.epa.gov/polwaste/green/>
- Low-Impact Development Center:
<http://www.lowimpactdevelopment.org/publications.htm>
- Natural Resource Defense Council:
<http://www.nrdc.org/water/pollution/storm/chap12.asp>

PUBLIC OPINION SURVEY

Survey respondents were asked how well resources were being protected from the adverse impact of future growth of development. Respondents overwhelmingly agree that the degree of protection for natural resources (water quality and wildlife habitat) is adequate. More respondents feel that protection is NOT adequate than those who feel the degree of current resource protection is too much. Respondents were asked to list natural resources MOST in need of protection within Baileyville; numerous answers included specifically, in the St. Croix River and water quality in general. Other comments included air quality and water recreation access.

EXISTING POLICIES REGARDING NATURAL RESOURCES

The following table lists policies and implementation strategies for water and critical natural resources as established by the 1995 Comprehensive Plan. Comments on the status of each recommendation are listed beside each policy or implementation strategy. A complete list of the policy recommendation from the previous Comprehensive Plan is included in *Appendix B: Growth Management from Baileyville's 1995 Comprehensive Plan*. A full copy of the previous plan is on file in the Town Office.

| Policy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Protect water resources, especially the aquifer providing the Town's water. | Ongoing |
| Reduce or eliminate pollution of all waters. | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Improve management of forest resources. | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Protect important and fragile natural areas and wildlife resources. | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Action Steps/Implementation Strategy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
| Rural Areas. Protect the rural character of the land while permitting low density development, conserving natural resources and open space land, encouraging agriculture, forestry, and certain types of recreational uses. Urgency Rating: Critical | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Natural Areas. Prohibit incompatible development in or adjacent to critical natural areas. Urgency Rating: Critical | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Wetlands. Protect these important areas from degradation. | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |

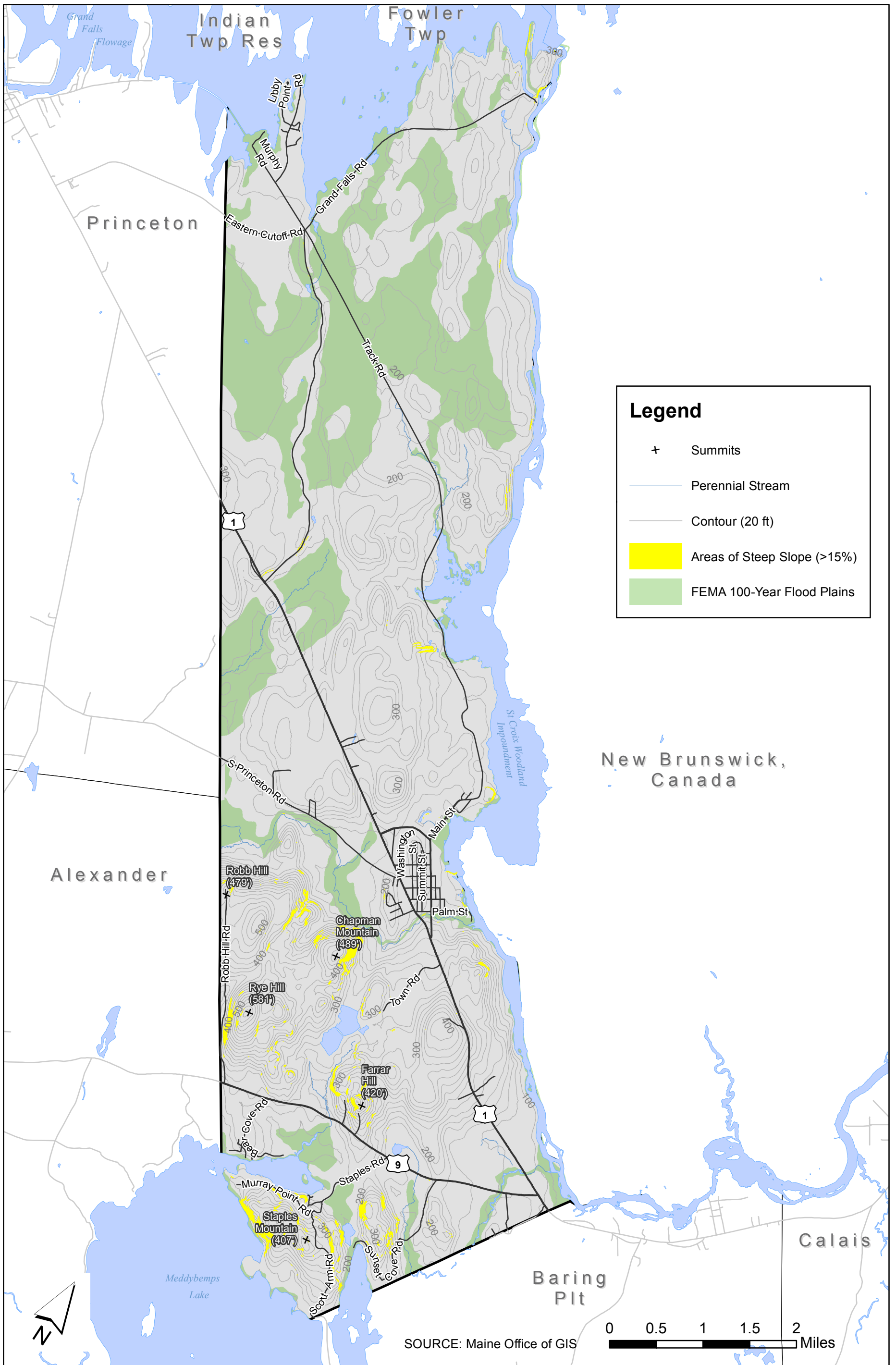
| | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Urgency Rating: Critical | |
| Wildlife. Support agencies with the responsibility to manage wildlife areas. Urgency Rating: Critical | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Forest and Agricultural Resources. Encourage sound management practices. Inform owners of existing programs, which tax these areas on basis of use and yield rather than sale value. Urgency Rating: Important | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |

Policies and implementation strategies relative to water and critical natural resources in Baileyville are presented in *Chapter M. Plan Implementation*. They include revisions as noted above, along with additional policies and strategies that reflect changes in conditions on the ground, local priorities and State and Federal policy since the previous Comprehensive Plan was adopted.

SUMMARY

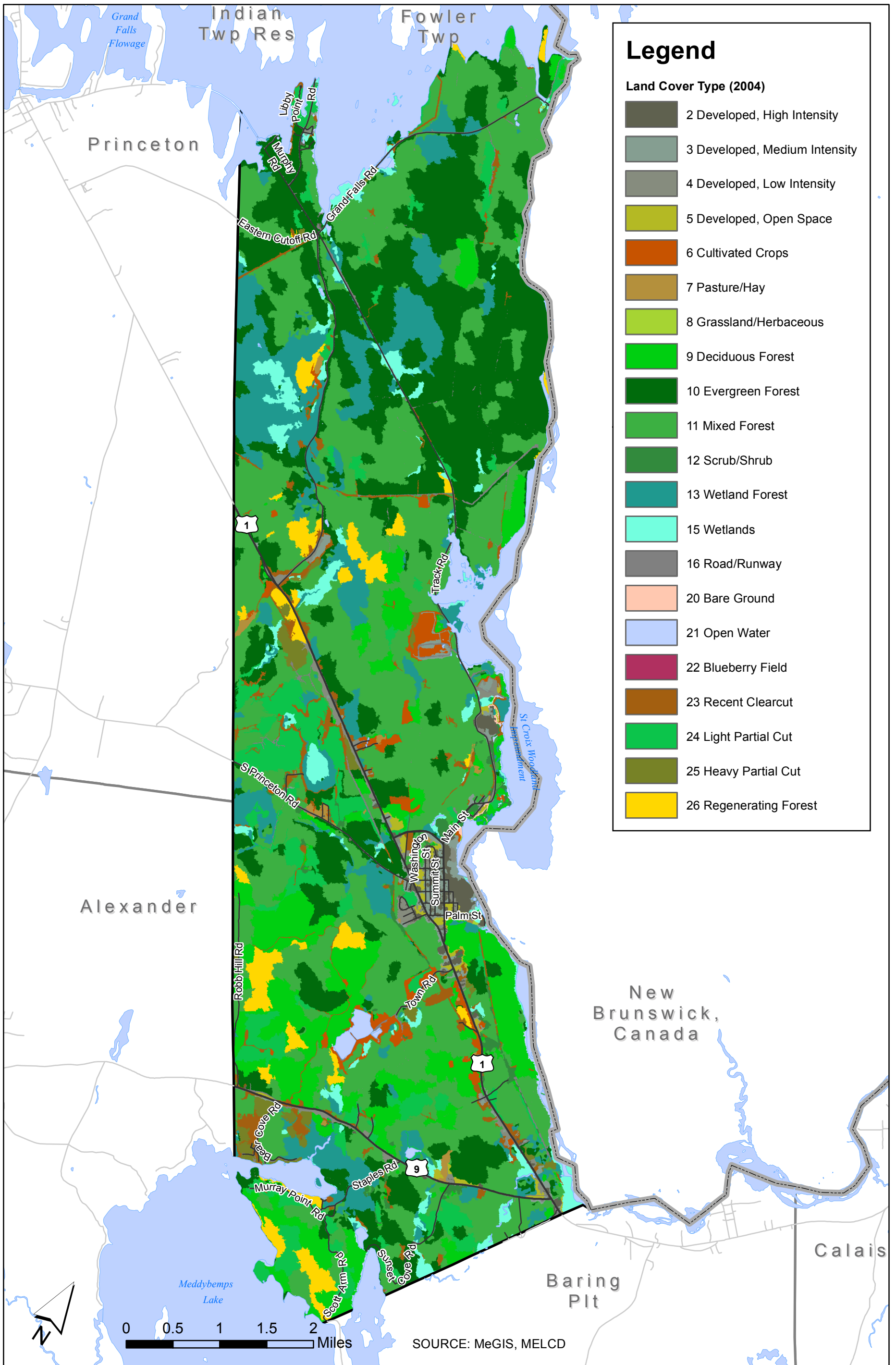
Baileyville currently offers protection to its natural resources with locally adopted shoreland zoning regulations. These ordinance provisions will be updated to be consistent with the requirements of State and Federal Regulations and reviewed for improvement to specifically protect the lakes in Baileyville. The Town will continue to cooperate with the many local and regional organizations working to protect the natural resources within and surrounding Baileyville including the Downeast Lakes Land Trust and neighboring communities. Local and regional coordination efforts will focus on aquifer protection, watershed protection, and land conservation. Low-impact development will be examined for incorporation into current protection standards.

Map 3: Topography, Steep Slopes & Flood Plains
 Baileyville Comprehensive Plan Update (2014)



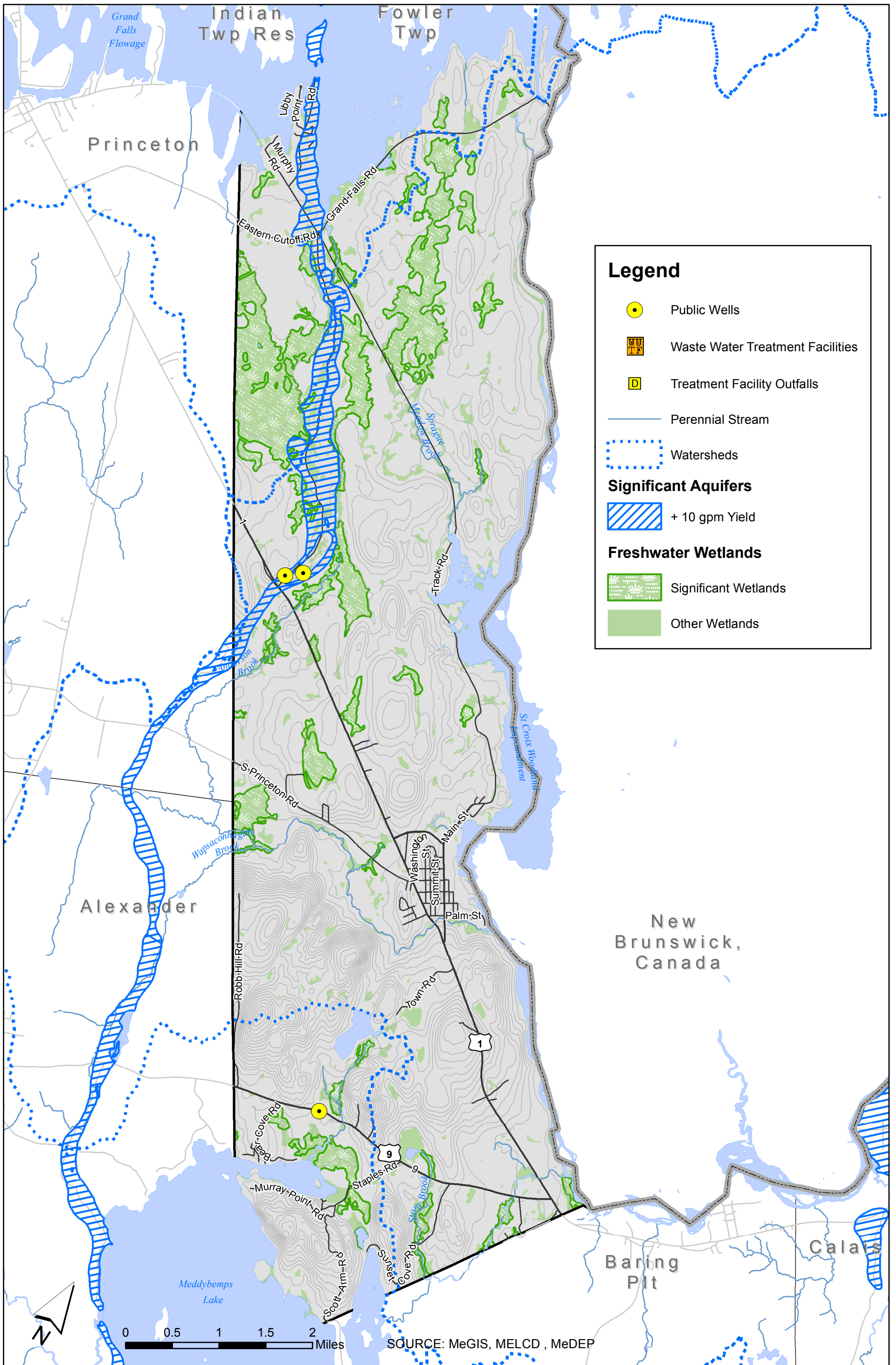
Map 4: Land Cover

Baileyville Comprehensive Plan Update (2014)



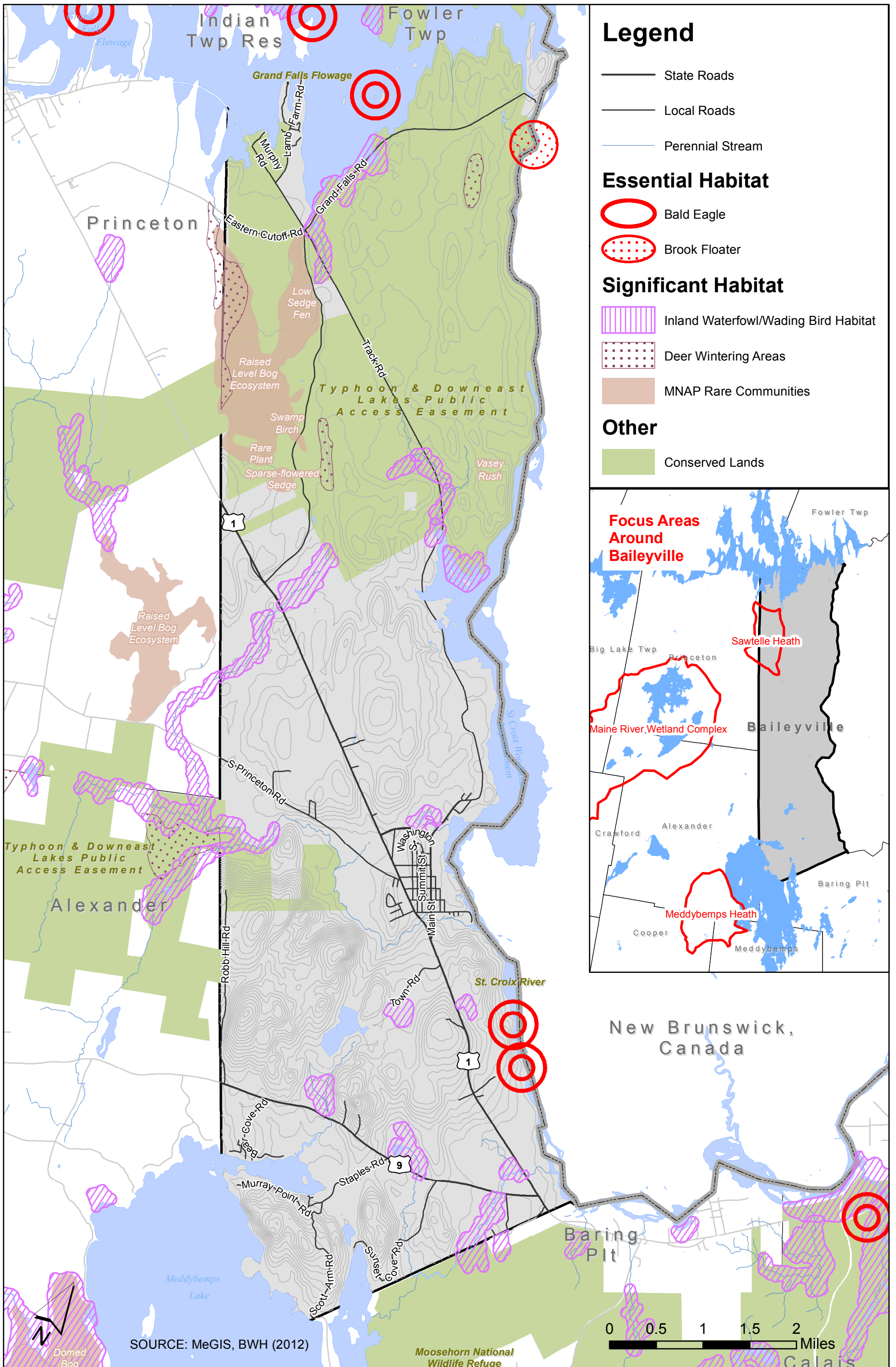
Map 5: Water Resources

Baileysville Comprehensive Plan Update (2014)



Map 6: Critical Habitat

Baileyville Comprehensive Plan Update (2014)



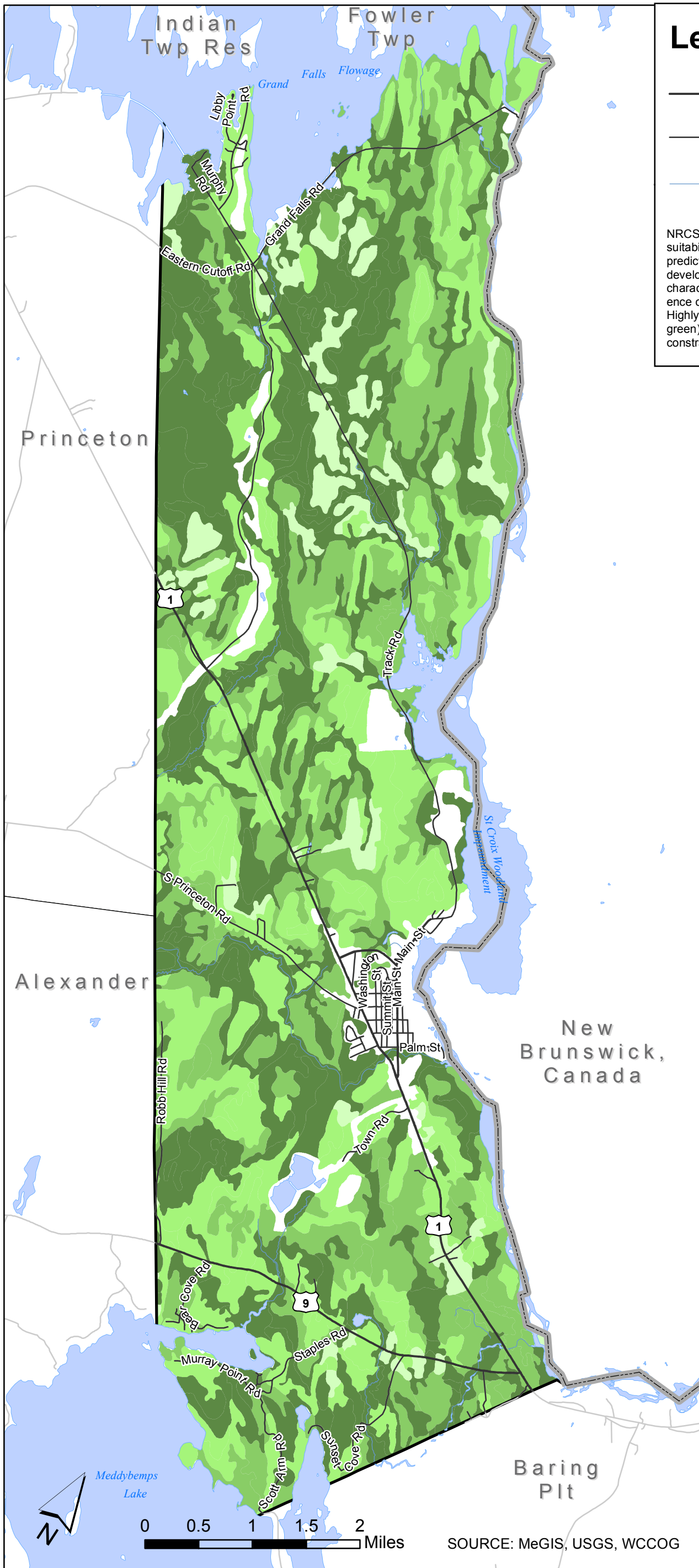
SOURCE: MeGIS, BWH (2012)



Map produced by WCCOG, May 5, 2014
 Washington County Council of Governments
 PO Box 631 * Calais, ME 04619 * (207) 454-0465

Map 7: Soils Classification

Baileyville Comprehensive Plan Update (2014)

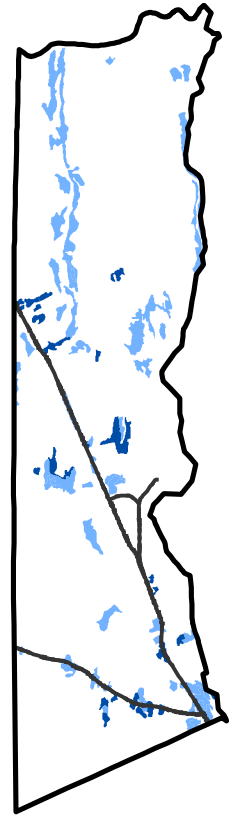


Legend

- State Roads
 - Local Roads
 - Perennial Stream
- NRCS indices of soil suitability for development predict suitability for development based on soil characteristics that influence cost of construction. Highly rated soils (in light green) present the fewest constraints to development.
- | Soil Suitability for Low Density Development | |
|----------------------------------------------|-----------|
| | Very high |
| | High |
| | Medium |
| | Low |
| | Very low |

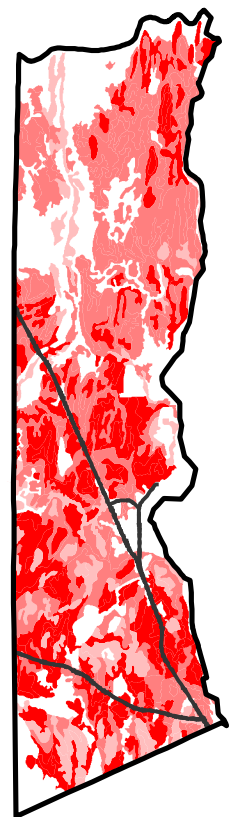
Prime Farmland Soils

- All areas are prime farmland
- Farmland of statewide importance



Woodland Productivity Soil Ratings

- VERY HIGH
- HIGH
- MEDIUM



SOURCE: MeGIS, USGS, WCCOG

E. EMPLOYMENT AND ECONOMY

The purpose of this section is to:

1. Describe the labor force, economy, and economic changes in Baileyville and the region;
2. Identify economic links between the and region; and
3. Project for the next ten years the outlook for the employment, economic vitality, and economic development of Baileyville.

The goal of the section is to inform the development of policies to promote an economic climate in Baileyville that improves job opportunities for local residents and encourages overall economic health.

KEY FINDINGS

Natural resource-based industries are critically important to Baileyville's economy. Baileyville has traditionally relied on the forest for its livelihood. The largest source of employment for residents is the Woodland Mill LLC, located in Baileyville. Many others work independently, in the forest products industry.

Baileyville's population grew somewhat rapidly from 215 residents at the turn of the 19th century until its population peaked in 1920 at 2,243 residents. Since then, the population has decreased to 2,038 residents in 1990 and 1,518 in 2010.

IMPORTANT NOTE: Current census data contained within this chapter is compiled from the American Community Survey (ACS) 2007-2011 5-year estimate. The ACS 5-year estimates data for rural communities is based on a very small sample, and therefore is subject to often-substantial sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error, whenever possible. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value.

The Comprehensive Planning Committee and Washington County Council of Governments recognize that existing Census data is often quite inaccurate in its reflection of the community of Baileyville. Whenever possible, local planning study data is used in place of Census data. However, in most cases, the most recent data available is the ACS 2007-2011 5-year estimate. Therefore, this data is quoted as current and utilized to make assumptions about local trends, but the understanding exists that a generous margin of error should be allowed for in the ACS 5-year estimate data.

BAILEYVILLE BUSINESS AND EMPLOYMENT TODAY

Manufacturing jobs have historically provided a base for Washington County residents. But the entire manufacturing sector has declined steadily over the past several decades throughout the

nation, the region, and the town. Forestry remains a viable economic activity in the region, and the mill in Woodland is a significant employer of town and region residents.

In March 2014, Woodland Pulp announced an expansion of its pulp mill in Baileyville into paper manufacturing, an investment that will add 80 direct new jobs and 200+ indirect jobs. The company, St. Croix Tissue, will install two tissue machines at the plant, a capital investment of about \$120 million. The machines will be operated by St. Croix Tissue Inc., an affiliate of Woodland Pulp. Tissue will be made from pulp supplied by Woodland Pulp. The first tissue machine is expected to be operating in the fourth quarter of 2015 with the second expected to begin production in the first quarter of 2016. This investment is the fulfillment of years of planning and effort.

For much of the economic base, seasonal fluctuations of employment are significant for self-employed individuals having several jobs over several seasons, most often in blueberry harvesting and wreath brush production. The largest single employer is the Woodland Mill LLC, followed by the Baileyville Elementary and High Schools.

LABOR FORCE AND EMPLOYMENT STATISTICS

The labor force is defined as all persons who are either employed or are receiving unemployment compensation. The distribution of those aged 16 and above who are in or out of the workforce for Baileyville and Washington County. Baileyville has a slightly lower percentage of residents who are not in the workforce than does the county. During the period of 2007 to 2011, approximately 14.4% of Baileyville's workforce was unemployed, while countywide about 10.9% of the labor force was unemployed.

| LABOR FORCE STATUS: 2007-2011 | | | | | | |
|----------------------------------|--------------|------------------|-----------------------|-------------------|------------------|-----------------------|
| | Baileyville | | | Washington County | | |
| Labor Force Status: 2007-2011 | Number | Percent of Total | Margin of Error (+/-) | Number | Percent of Total | Margin of Error (+/-) |
| Persons 16 years and over | 1,242 | 100% | 10.6% | 27,266 | 100% | 0.2% |
| In labor force | 729 | 58.7% | 4.2% | 15,266 | 56% | 1.2% |
| Civilian labor force | 729 | 58.7% | 4.2% | 15,200 | 55.7% | 1.2% |
| Employed | 624 | 50.2% | 4.5% | 13,541 | 49.7% | 1.4% |
| Unemployed | 105 | 8.5% | 3.1% | 1,659 | 6.1% | 0.6% |
| Armed Forces | 0 | 0.0% | 1.8% | 66 | 0.2% | 0.1% |
| Not in labor force | 513 | 41.3% | 4.2% | 12,000 | 44% | 1.2% |
| Percent unemployed | - | 14.4% | 5.2% | - | 10.9% | 1.2% |

Source: American Community Survey 2011 5-year estimate

Baileyville's labor-force was 973 individuals in 1990, 874 of who were employed; the unemployment rate at that time was 4.6%. By the year 2010, Baileyville's labor force had decreased to 729 persons, and the unemployment rate has risen to 14.4%. In Washington County, between 1990 and 2010, the population decreased by 2,452 persons, the labor force decreased by 358 persons. The unemployment rate fluctuated a great deal over these 20 years yet the data measures available indicate that it remained essentially level: the Census of 1990 indicated an

unemployment rate of 10.8% and the American Community Survey indicated an unemployment rate of 10.9% for the period of 2007-2011.

The employed population for Baileyville and Washington County is described according to the industry of employment, and class of work. The majority of Baileyville residents worked for private companies (71.2%) between 2007 and 2011. The top three sectors of employment for Baileyville are ‘Education, Health, and Social Services’, ‘Manufacturing,’ and ‘Retail Trade,’ in that order of importance. This represents a shift away from manufacturing as the activities associated with the mills have declined since 1990. In 2000, “Manufacturing” was the top sector with 32.7% of residents employed there, with Education, Health, and Social Services” being second at 24.9%, and “Management, Professional, and Related Occupations” being third at 24%. According to the 1995 Comprehensive Plan, at that time the mill in Baileyville directly employed 850 workers, with 210 of those (24% of the town’s 874 workers) being residents of Baileyville.

| EMPLOYMENT CHARACTERISTICS: 2007-2011 | | | | | | |
|------------------------------------------------------|-------------|------------------|-----------------------|-------------------|------------------|-----------------------|
| INDUSTRY | Baileyville | | | Washington County | | |
| | Number | Percent of Total | Margin of Error (+/-) | Number | Percent of Total | Margin of Error (+/-) |
| Employed persons 16 years and over | 624 | 100% | - | 13,541 | 100% | - |
| Agriculture, fishing, and forestry occupations | 20 | 3.2% | 2.3% | 1,544 | 11.4% | 1% |
| Construction | 32 | 5.1% | 3.4% | 1,034 | 7.6% | 0.9% |
| Manufacturing | 137 | 22.0% | 6.4% | 922 | 6.8% | 0.8% |
| Wholesale Trade | 1 | 0.2% | 0.4% | 223 | 1.6% | 0.5% |
| Retail Trade | 98 | 15.7% | 5.0% | 1,889 | 14% | 1.3% |
| Transportation, Warehousing, and Utilities | 20 | 3.2% | 2.7% | 599 | 4.4% | 0.8% |
| Information | 7 | 1.1% | 1.3% | 193 | 1.4% | 0.4% |
| Finance, Insurance, and Real Estate | 16 | 2.6% | 1.8% | 433 | 3.2% | 0.6% |
| Professional, Science, Management and Administration | 28 | 4.5% | 2.6% | 520 | 3.8% | 0.6% |
| Education, Health and Social Services | 147 | 23.6% | 4.9% | 3,579 | 26.4% | 1.5% |
| Arts, Entertainment, and Recreation | 28 | 4.5% | 3.3% | 961 | 7.1% | 1.3% |
| Other Services | 42 | 6.7% | 3.1% | 754 | 5.6% | 0.8% |
| Public Administration | 48 | 7.7% | 3.3% | 890 | 6.6% | 0.8% |
| CLASS OF WORKER | Number | Percent of Total | Margin of Error (+/-) | Number | Percent of Total | Margin of Error (+/-) |
| Total Workers | 624 | 100% | - | 13,541 | 100% | - |
| Private wage and salary workers | 444 | 71.2% | 6.2% | 8,489 | 62.7% | 1.8% |
| Government workers | 130 | 20.8% | 5.2% | 2,800 | 20.7% | 1.5% |
| Self-employed workers | 45 | 7.2% | 3.4% | 2,215 | 16.4% | 1.4% |
| Unpaid family workers | 5 | 0.8% | 1.1% | 37 | 0.3% | 0.2% |

Source: American Community Survey 2011 5-year estimate

Washington County, as a whole, is mainly supported by ‘Education, Health, and Social Services,’ with ‘Agriculture, Forestry, and Fishing’ the second most important and ‘Retail’ third.

A relatively low percentage of Baileyville residents were either self-employed (7.2%) compared

to the county as a whole (16.4%). Many Baileyville residents with wage-based employment earn additional income through seasonal self-employment. The number of self-employed workers in the Census likely undercounts those in this category. Among those who are self-employed, many are employed in natural resource- and construction-based industries. Self-employment and home-based business could be expanded to play a larger role in the local economy, allowing more residents to work in the community where they reside. Therefore, it is very important that the Town of Baileyville continue to support small local- and home-based businesses.

Between 2002 and 2010, the number of Baileyville residents finding jobs within their hometown decreased. The greatest percent of Baileyville residents commute to jobs located in Calais. Princeton, Caribou, and Bangor are the next most important employment locations.

| WHERE BAILEYVILLE RESIDENTS WORK[#] | | | | |
|-----------------------------------------------------|--------------|-------------------------|--------------|-------------------------|
| | 2002 | | 2010 | |
| | Count | Percent of Total | Count | Percent of Total |
| Total All Jobs | 699 | 100.0% | 829 | 100.0% |
| Baileyville | 203 | 29.0% | 160 | 19.3% |
| Calais | 118 | 16.9% | 217 | 26.2% |
| Alexander | 69 | 9.9% | - | - |
| Princeton | 58 | 8.3% | 82 | 9.9% |
| Caribou | 52 | 7.4% | 56 | 6.8% |
| Bangor | 21 | 3% | 40 | 4.8% |
| Hermon | - | - | 21 | 2.5% |
| Augusta | 13 | 1.9% | 18 | 2.2% |
| Machias | 14 | 2.0% | 14 | 1.7% |
| Houlton | - | - | 13 | 1.6% |
| Ellsworth | - | - | 13 | 1.6% |
| Pembroke | 11 | 1.6% | - | - |
| Orono | 8 | 1.1% | - | - |
| All Other Locations | 132 | 18.9% | 195 | 23.5% |

Source: <http://onthemap.ces.census.gov/>

In Baileyville, as in Washington County as a whole during the period of 2007 to 2011, the majority of workers reported commuting to work by private vehicle (80.3% in Baileyville as compared to 74.1% in the county as whole). The second largest segment of the workforce either works at home, walks, or commutes by carpool. With a mean travel time to work of 15.2 minutes Baileyville residents are traveling less than the Washington County average (19.2 minutes). However their commuting times have increased in the past decade (mean commuting time to work for Baileyville residents in 2000 was 13.3 minutes) as they have had to go outside of Baileyville to find work.

Similarly, a great number of people who work in Baileyville are commuting into town from other locations, mainly from nearby Calais and Princeton. Businesses in Baileyville, particularly the

The information contained within this table is compiled from American Community Survey Data (ACS). The dates given in the source website (referenced above) are 2002 and 2010. However, because ACS data is compiled from 1, 3, and 5-year survey periods, the exact survey date range of the data is not known.

mill, draw employees from the entire region as indicated by the count of workers from “all other locations”.

| COMMUTING TO WORK: 2007-2011 | | | | | | |
|------------------------------------|-------------|------------------|-----------------------|-------------------|------------------|-----------------------|
| | Baileyville | | | Washington County | | |
| | Number | Percent of Total | Margin of Error (+/-) | Number | Percent of Total | Margin of Error (+/-) |
| Workers 16 years and over | 599 | 100.0% | - | 12,939 | 100.0% | - |
| Drove alone | 481 | 80.3% | 5.6% | 9,584 | 74.1% | 1.8% |
| In carpools | 36 | 6.0% | 3.1% | 1,560 | 12.1% | 1.3% |
| Using public transportation | 0 | 0.0% | 3.7% | 62 | 0.5% | 0.3% |
| Walked | 37 | 6.2% | 3.5% | 614 | 4.7% | 0.9% |
| Using other means | 0 | 0.0% | 3.7% | 154 | 1.2% | 0.4% |
| Worked at home | 45 | 7.5% | 3.9 % | 965 | 7.5% | 1.4% |
| Mean Travel time to work (minutes) | 15.2 | 2.6 | - | 19.2 | - | 0.08% |

Source: American Community Survey

| WHERE BAILEYVILLE'S WORKERS RESIDE ⁺ | | |
|-------------------------------------------------|-------|------------------|
| | Count | Percent of Total |
| Total Jobs in Baileyville | 610 | 100% |
| Baileyville | 115 | 18.9% |
| Calais | 104 | 17% |
| Princeton | 75 | 12.3% |
| Alexander | 25 | 4.1% |
| Pembroke | 21 | 3.4% |
| Crawford | 16 | 2.6% |
| Danforth | 15 | 2.5% |
| Whiting | 13 | 2.1% |
| Perry | 12 | 2.0% |
| Lubec | 10 | 1.6% |
| All Other Locations | 204 | 33.4% |

Source: <http://onthemap.ces.census.gov/>

EMPLOYERS

The Comprehensive Plan Committee the following list of 38 employers in Baileyville. This list likely under-represents actual employment as many residents in Baileyville are self-employed and operate home-based businesses, particularly in agriculture-, construction-, and forestry-based industries.

+The information contained within this table is compiled from American Community Survey Data (ACS). The date given in the source website (referenced above) is 2010. However, because ACS data is compiled from 1, 3, and 5-year survey periods, the exact survey date range of the data is not known.

| EMPLOYERS WITHIN BAILEYVILLE | | |
|-------------------------------------|------------------------|------------------------|
| Employer | Industry | Number Employed |
| Airline Motel | Accommodation | 1-4 |
| Baileyville Elementary School | Education | 50-100 |
| Bohanon's Services Inc | Auto Repair | 1-4 |
| Boidi Motel | Accommodation | 1-4 |
| Chet's Camps | Accommodation | 1-4 |
| Circle K | Retail | 5-9 |
| Country Cuts | Retail | 1-4 |
| Cutting Edge | Retail | 1-4 |
| Demo Salvage | Retail | 1-4 |
| Dodge's Small Engine & Auto | Retail | 1-4 |
| Down East Credit Union | Finance | 20-49 |
| Downeast Insurance | Insurance | 1-4 |
| Fielding's Security & Fire | Retail | 1-4 |
| Fulghum Fibers Inc. | Forestry/Manufacturing | 20-49 |
| H&H Disposal | Waste Disposal | 1-4 |
| Industrial Electric Supply | Retail/Wholesale | 1-4 |
| Lads & Lassies | Retail/Wholesale | 1-4 |
| Machias Savings Bank | Finance | 1-4 |
| Moore's Auto Body | Retail | 1-4 |
| Nook & Cranny | Restaurant | 5-9 |
| North Atlantic Welding Supplies | Retail/Wholesale | 1-4 |
| Randy's Variety | Retail | 1-4 |
| SB Auto | Retail | 1-4 |
| Smith's Florist & Gift Shop | Retail | 1-4 |
| Smokey's Car Wash | Retail | 1-4 |
| Spednic Club, Inc | Recreation | 5-9 |
| St. Croix Camps/Rentals | Accommodation | 5-9 |
| Stoneybrook Kennels | Other services | 1-4 |
| Sunrise Daycare | Retail/Wholesale | 1-4 |
| Sunrise Sand & Gravel | Construction | 1-4 |
| Towns Auto Body | Retail | 5-9 |
| V L Tamaro Oil Co. | Retail | 20-49 |
| Woodland Big Stop | Retail | 20-49 |
| Woodland Foodmart | Retail | 50-100 |
| Woodland High School | Education | 50-100 |
| Woodland Laundromat | Retail | 1-4 |
| Woodland Machine Works | Retail/Wholesale | 5-9 |
| Woodland Pulp | Forestry/Manufacturing | 400+ |
| Xpress Natural Gas | Industrial | |

INCOME

Median household income is a standard measure of income within a community. Median household income is the income earned by the household in the center – median – of the income distribution. This means that 50% of households in Baileyville earn more than the median and 50% of them earn less than the median.

In 1990, the median income in Baileyville was \$29,241 dollars – 31.6% above the median income in Washington County and 4.7% above the median income for the state. By 2000, Baileyville’s median household income had increased to \$31,658 yet it was now only 18.3% above the median income of Washington County. Median income statewide had increased substantially and so by 2000 Baileyville was then 15% below that of the state. Between 2007 and 2011, the median household income in Baileyville increased by 29.2% above its level in 2000. The median income for Washington County increased by 16.7% during this time, and that of the state increased by 12.3%. Currently, the median income for Baileyville is approximately 19.9% higher than that of the county and 8.1% lower than the state.

| MEDIAN HOUSEHOLD INCOME: 1990-2010 | | | | |
|-------------------------------------------|--------------------|-------------|----------------------------|------------------------------|
| | U.S. Census | | ACS 5-Year Estimate | Margin of Error (+/-) |
| | 1990 | 2000 | 2007-2011 | 2007-2011 |
| Baileyville | \$29,241 | \$31,658 | \$44,038 | \$7,615 |
| Washington County | \$20,003 | \$25,869 | \$35,272 | \$1,431 |
| Maine | \$27,854 | \$37,240 | \$47,898 | \$418 |

Source: U.S. Census; American Community Survey 2011 5-year Estimate

The reported household income distribution from 2007-2011 shows that Baileyville’s relatively high median income compared to the county can be attributed to the relatively high percentage of households with reported incomes between \$50,000 and \$149,999. *Important Note: The actual number of households in Baileyville with these income levels may be much lower than the number of households as reported by the US Census.*

The per capita income in Baileyville is 20.6% more than in Washington County, which may be a reflection of the increasing number of people in the workforce over 16 years of age and the decreasing number of dependent children (*see Chapter C, Population*).

Wage and salary income includes total earnings received for work performed, i.e. wages, salary, commissions, tips, piece-rate payments, and cash bonuses earned before tax deductions were made. Wage and salary employment is a broad measure of economic well-being but does not indicate whether the jobs are of good quality. In the American Community Survey period of 2007 and 2011, 7.2% of Baileyville residents report self-employment income compared to 16.4% in the county as a whole. However, as indicated above, self-employment in Baileyville is likely higher than what is reported in the 5-year estimate.

| INCOME DISTRIBUTION 2007-2011 | | | | | | |
|-----------------------------------|-------------|------------------|-----------------|-------------------|------------------|-----------------|
| | Baileyville | | | Washington County | | |
| | Number | Percent of Total | Margin of Error | Number | Percent of Total | Margin of Error |
| Households | 662 | 100 | +/-25 | 14,111 | 100 | +/-335 |
| Less than \$10,000 | 42 | 6.30% | +/-25 | 1,464 | 10.4% | +/-139 |
| \$10,000 to \$14,999 | 51 | 7.70% | +/-29 | 1,363 | 9.7% | +/-148 |
| \$15,000 to \$24,999 | 78 | 11.80% | +/-28 | 2,266 | 16.1% | +/-194 |
| \$25,000 to \$34,999 | 117 | 17.70% | +/-35 | 1,926 | 13.6% | +/-151 |
| \$35,000 to \$49,999 | 88 | 13.30% | +/-30 | 2,388 | 16.9% | +/-184 |
| \$50,000 to \$74,999 | 138 | 20.80% | +/-39 | 2,482 | 17.6% | +/-160 |
| \$75,000 to \$99,999 | 94 | 14.20% | +/-30 | 1,201 | 8.5% | +/-117 |
| \$100,000 to \$149,999 | 54 | 8.20% | +/-25 | 774 | 5.5% | +/-105 |
| \$150,000 to 199,999 | 0 | 0.00% | +/-74 | 180 | 1.3% | +/-56 |
| \$200,000 or more | 0 | 0.00% | +/-74 | 67 | 0.5% | +/-26 |
| Median household income (dollars) | \$44,038 | \$7,615 | \$7,615 | \$35,272 | - | \$1,431 |
| Per capita income (dollars) | \$24,586 | \$1,928 | \$1,928 | \$19,527 | - | \$544 |

Source: American Community Survey 2011 5-year estimate

Fewer residents in Baileyville collect social security income than do residents of the county, but more receive supplemental security benefits. Social Security income includes Social Security pensions, survivor's benefits and permanent disability insurance payments made by the Social Security Administration, prior to deductions for medical insurance and railroad retirement insurance from the U.S. Government.

There are proportionately more Baileyville residents receiving cash public assistance than in the County. Public assistance income includes payments made by Federal or State welfare agencies to low-income persons who are 65 years or older, blind, or disabled; receive aid to families with dependent children; or general assistance.

In sum, sources of income for residents of Baileyville come primarily from wages and salaries. The income types for Baileyville show a higher percentage of wage and salary income and cash public assistance income than is seen for the county as a whole, and a lower percentage of residents with Food Stamp/SNAP assistance income.

| INCOME TYPE: 2007-2011 | | | | | | |
|------------------------------------|-------------|------------------|-----------------------|-------------------|------------------|-----------------------|
| | Baileyville | | | Washington County | | |
| | Number | Percent of Total | Margin of Error (+/-) | Number | Percent of Total | Margin of Error (+/-) |
| Households | 662 | 100% | - | 14,111 | 100% | - |
| With wage and salary income | 503 | 76% | 4.8% | 9,898 | 70.1% | 1.2% |
| With Social Security Income | 244 | 36.9% | 5.3% | 5,407 | 38.3% | 1.2% |
| With Supplemental Security income | 51 | 7.7% | 3.5% | 1,044 | 7.4% | 0.9% |
| With cash public assistance income | 46 | 6.9% | 3.6% | 710 | 5% | 0.6% |
| With Food Stamp/SNAP benefits | 124 | 18.7% | 4.8% | 3,156 | 22.4% | 1.2% |
| With retirement income | 148 | 22.4% | 4.7% | 2,940 | 20.8% | 1.3% |

Source: American Community Survey 2011 5-year estimates, U.S. Census

In 2010, the average poverty threshold for a family of four persons was \$22,050 in the contiguous 48 states (U.S. Department of Health and Human Services). Between 2007 and 2011, 4.7% of Baileyville's families had incomes below the poverty level as compared to 14.5% of families in the county that live below the poverty level. The exception is that more families with related children under 5 years of age live below the poverty level in Baileyville than do in the county as a whole.

| POVERTY STATUS: 2007-2011 | | | | |
|------------------------------------------|------------------|-----------------------|-------------------|-----------------------|
| | Baileyville | | Washington County | |
| | Percent of Total | Margin of Error (+/-) | Percent of Total | Margin of Error (+/-) |
| All families | 4.7% | 4.6% | 14.5% | 1.4% |
| With related children under 18 years | 6.1% | 8.9% | 25.7% | 3.1% |
| With related children under 5 years only | 24.3% | 30.4% | 23.4% | 6.1% |
| Married couple families | 1.5% | 2.2% | 7.8% | 1.1% |
| With related children under 18 years | 0.0% | 23.9% | 13.3% | 2.8% |
| With related children under 5 years only | 0.0% | 59.8% | 5.1% | 4.4% |
| All people | 9.7% | 3.5% | 20.4% | 1.6% |
| Under 18 years | 3.9% | 6.4% | 30.1% | 3.9% |
| Related children under 18 years | 3.9% | 6.4% | 29.5% | 3.9% |
| Related children under 5 years | 16.7% | 24.1% | 32.4% | 5.5% |
| Related children 5 to 17 years | 0.0% | 15.2% | 28.6% | 4.3% |
| 18 years and over | 10.5% | 3.6% | 17.9% | 1.2% |
| 18 to 64 years | 12.2% | 4.7% | 19.5% | 1.5% |
| 65 years and over | 6.1% | 4.5% | 12.7% | 1.5% |

Source: American Community Survey 2011 5-year Estimates

COMMUNITY ECONOMIC DEVELOPMENT PRIORITIES

Tax Incentives

Baileyville had four TIF district and there are currently three existing TIF districts, including the Omnibus, Fulham Fiber, and Woodland Pulp. Baileyville is actively working with these districts at this time, and is considering other development incentives, including a redevelopment corporation for the mill complex.

PUBLIC OPINION

In the public survey conducted in the first part of 2013, small businesses, large businesses, and alternative energy were especially supported for maximum economic growth. Retirement housing, Subsidized housing, Single- and multi-family housing, summer homes, and single-lot mobile homes were strongly favored for moderate growth.

Over 61% of respondents felt that Baileyville's physical appearance affects economic growth in attracting businesses or residents and increasing or decreasing property values. Over 71% of respondents said that the Town of Baileyville should adopt policies and actions to encourage businesses to locate in Baileyville.

EXISTING ECONOMIC DEVELOPMENT POLICIES AND STRATEGIES

The following table lists policies and implementation strategies for employment and the economy as established by the 1995 Comprehensive Plan. Comments on the status of each recommendation are listed beside each policy or implementation strategy. A complete list of the policy recommendations from the previous Comprehensive Plan is included in *Appendix B: Growth Management Strategies from Baileyville's 1995 Comprehensive Plan*. A full copy of the previous plan is on file in the Town Office.

POLICIES AND IMPLEMENTATION

| | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Goals: None in 1995 | |
| Policy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
| Guide growth and development – not just let it happen. | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Critical Actions/Implementation Strategy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
| Business Expansion. Provide encouragement and support to those seeking to expand existing businesses or to from new businesses. Urgency Rating: Important | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Value-added Manufacturing. Help people interested in taking advantage of the business opportunities in value-added processing of forest products by referring them to the Downeast Resource Conservation and Development Council. Urgency Rating: Important | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Economic and Demographic Data Clearing House. Maintain files of economic assistance sources (technical and financial), and of data and statistics of value to schools, churches, developers, businesses, industries, and others. Urgency Rating: Important | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Business Development Association. Reestablish the once-successful business development association as a valuable step toward improving the economic outlook of the Town. Urgency Rating: Longer Range Actions | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Regional Business Development Activities. Continue active support and participate in business development activities and programs of the Sunrise County Economic Council. Responsible Party: Town Government and local entrepreneurs. Expected Completion: On-going | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Beautify Route 1. Plant street trees and create flowerbeds along Route 1 from Godings to the Elementary School. Responsible Party: Planning Board, private groups Expected Completion: 1996 | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |

Policies and implementation strategies relative to Economy in Baileyville are presented in Chapter *M. Plan Implementation*. They include revisions as noted above, along with additional policies and strategies that reflect changes in conditions on the ground, local priorities and State and Federal policy since the previous Comprehensive Plan was adopted.

SUMMARY

Baileyville is a small community primarily dependent on local and regional sources of employment. Most residents rely on wage and salary income. Public assistance recipients compose a larger percentage of the population as compared to the county as a whole. The top three sectors of employment for Baileyville are ‘Education, Health, and Social Services’, ‘Manufacturing,’ and ‘Retail Trade’ a significant shift from the past when manufacturing was the predominant source of employment. Median household income in Baileyville is 19.9% higher than that for residents of Washington County as a whole. The largest percentage of residents earns between \$50,000 and \$74,999 per year, and the second largest percent earns between \$25,000 and \$34,999. Fewer residents are finding work within Baileyville than in the past, and are traveling longer distances to work. Living in a rural area limits employment opportunities and increases the costs of commuting to the service centers where many of the newly created jobs are located. Baileyville’s local government should strive to encourage and maintain appropriate development that will better employ residents. Growth should be channeled to areas of town capable of handling development while incurring minimal cost to the municipality.

F. HOUSING

The purpose of this section is to:

1. Describe the characteristics and changes of the housing stock in Baileyville;
2. Identify the relationship between housing characteristics and demand in Baileyville and the region; and
3. Predict the size, characteristics, and affordability of housing needed to meet the demands of the future population

FINDINGS

Housing in Baileyville is composed of a mix of single-family and multi-family homes, mobile homes and stick-built homes, and both owner-occupied and rental units, including senior housing. Statistically, there appears to be an adequate supply of existing housing in Baileyville (24% vacancy), and an adequate supply of affordable housing in the surrounding communities, and future population projections indicate that this vacancy rate will adequately cover the amount of housing needed in Baileyville over the next decade. However, despite an apparent supply of housing, Baileyville has a severe lack of adequate housing, and a discrepancy between access to housing and access to income to purchase, rent, or maintain housing.

Much of the existing housing in Baileyville and the surrounding region is substandard. This issue is on one hand related to the age of existing housing stock (over 70% of *occupied* homes in Baileyville were built prior to 1980, and over 47% of *occupied* homes were built prior to 1970). On the other hand, many homes have not been properly maintained over the years, contributing significantly to the deterioration of older homes. Homeowners face significant repair costs due to the degree of repairs needed in these older, long unmaintained structures. Many homeowners do not have enough income to pay for the significant repairs that existing housing requires, and regional housing programs fall well short of having the capacity to deal with existing needs.

Adding to the issue is the fact that elderly or disabled people on fixed incomes, or low-income families with young children and limited resources occupy these older, poorly maintained homes. These older, substandard housing units are more likely to have failing heating and plumbing systems, leaking roofs, no insulation, exposed lead paint, mold, and indoor air and water quality issues. In these homes, it is quite common for the winter winds and driving rains to literally be held back with duct tape and plastic tarps.

Many homes have deteriorated to the point that they are no longer habitable, and vacant, falling-down structures creates an entirely different housing issue—that of unsafe and unsightly abandoned buildings that no one can afford to remove, let alone replace.

An insufficient number of Section 8 vouchers are available in relation to need, and it can be difficult to find housing that meets the standard for a voucher. Landlords are deciding not to accept vouchers because of the requirements to upgrade the housing (also related to age of housing stock/cost of housing maintenance) and it can be difficult to find housing in proximity of work, causing further issues for low-income persons, who often do not often have a reliable vehicle for a longer commute.

Some of these needs can be addressed through rehabilitation of existing housing stock; however, new housing designed for elderly, fixed-income, and low-income residents is needed over the next decade. Baileyville should actively and immediately address substandard housing issues. Such action should include partnering with the Washington Hancock Community Agency (WHCA), in addition to exploring potential public/private partnerships to rehabilitate existing housing stock.

IMPORTANT NOTE: Current census data contained within this chapter is compiled from the American Community Survey (ACS) 2007-2011 5-year estimate. The ACS 5-year estimates data for rural communities is based on a very small sample, and therefore is subject to often-substantial sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error, whenever possible. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value.

The Comprehensive Planning Committee and Washington County Council of Governments recognize that existing Census data is often quite inaccurate in its reflection of the community of Baileyville. Whenever possible, local planning study data is used in place of Census data. However, in most cases, the most recent data available is the ACS 2007-2011 5-year estimate. Therefore, this data is quoted as current and utilized to make assumptions about local trends, but the understanding exists that a generous margin of error should be allowed for in the ACS 5-year estimate data.

HOUSING UNITS

In 2011, the total number of housing units in Baileyville was estimated at 662. From 2000 through 2011, the number of housing units in Baileyville decreased by up to approximately 64 units, which continues the decreasing trend from 1990, when there were 898 housing units. The number of housing units in Washington County increased by approximately 4.9% from 2000-2011, while Baileyville lost an estimated 8.8% of its housing units – see Table below.

As noted in *Chapter C. Population*, Baileyville experienced a 9.8% decrease in population from 2000 to 2010, while the number of housing units also decreased by as much as 5.6%. If Baileyville continues to lose housing at the same rate as over the last decade, the town could lose up to 49 homes by 2020. Population projections by the Office of Policy and Management (see *Chapter C. Population*) forecast a continued population decline in Baileyville by approximately 4.9% over the next decade, and continued decline beyond that.

Although the total number of new housing units needed may not increase greatly, the total number of housing units that will need to be replaced or significantly rehabilitated will increase as existing housing stock continues to age (as described in more detail throughout this chapter). Additionally, as the population ages, the type of housing needed will shift, from single-family homes to more assisted- or community-living type units.

| TOTAL NUMBER OF HOUSING UNITS | | | | | |
|-------------------------------|------------|------------|-------------|------------|--------------|
| | 1990 | 2000 | % Change | 2011 | % Change |
| Baileyville | 899 | 927 | 3.1% | 875 | -5.6% |
| Washington County | 19,124 | 21,919 | 15% | 22,994 | 4.9 |
| Maine | 587,045 | 651,901 | 11% | 718,914 | 10.3 |

Source: US Census, American Community Survey 2011 5-year estimate

HOUSING STOCK

Maine's housing stock reflects the state's history and climate. Nationwide, Maine ranks first in the percent of housing stock built prior to 1940 (31%). As of the 2011, according to the 5-year ACS census data, in Baileyville over 34% of the approximately 129 *occupied* rental-housing units were built prior to 1939, and over 20% were built between 1980 and 1989. Over 17% of the approximately 533 *occupied* owned-units were built prior to 1939, and over 26% were built between 1970 and 1979. Only 16% of owner-occupied and 15% of renter-occupied units were built after 1990. Older housing stock becomes an issue when maintenance is not regularly done and simple issues become too significant for low and moderate incomes, and when homeowners do not have the income to upgrade furnaces, windows, waterlines, and septic systems; add insulation; or remove mold or lead paint.

| AGE OF HOUSING STOCK | | | | | | | | | |
|------------------------|----------------------------|-------------|-----------------|-----------------------------|-------|-----------------|-------------------|-------------|-----------------|
| Year Structure Built | Baileyville Owner Occupied | | Margin of Error | Baileyville Renter Occupied | | Margin of Error | Washington County | | Margin of Error |
| | Count | % | | Count | % | | Count | % | |
| 2005-2011 | 10 | 1.8% | +10 | 0 | 0% | 74 | 460 | 2.00% | +86 |
| 2000-2004 | 5 | 0.9% | +7 | 0 | 0% | 74 | 1,050 | 4.6% | +121 |
| 1990-1999 | 74 | 13.8% | +38 | 20 | 15.5% | 19 | 3,211 | 14% | +218 |
| 1980-1989 | 60 | 11.2% | +22 | 27 | 20.9% | 16 | 3,197 | 13.9% | +212 |
| 1970-1979 | 140 | 26.2% | +44 | 14 | 10.8% | 15 | 4,164 | 18.1% | +228 |
| 1960 -1969 | 64 | 12.0% | +20 | 5 | 3.8% | 7 | 1,224 | 5.3% | +121 |
| 1950-1959 | 44 | 8.2% | +19 | 14 | 10.8% | 14 | 1,527 | 6.6% | +168 |
| 1940-1949 | 41 | 7.6% | +22 | 4 | 3.1% | 6 | 1,016 | 4.4% | +124 |
| Prior to 1939 | 95 | 17.8% | +30 | 45 | 34.8% | 30 | 7,145 | 31.1% | +297 |
| Total Occupied Units | 533 | 100% | +67 | 129 | 100% | +43 | 14,111 | 61.4% | +335 |
| Total All Units | 904 | 100% | +51 | | | | 22,994 | 100% | +226 |

Source: U.S. Census, American Community Survey 2011 5-year estimate

STRUCTURE TYPE

The distribution of housing types is an important indicator of affordability, density, and community character. As might be expected of a largely rural community like Baileyville, single-family homes represent the majority of available housing. During the ACS estimate period from 2007-2011, over 75% of homes in Baileyville were single-family homes. During that same time period, mobile homes made up approximately 14% of the community's housing stock. Multi-unit housing (e.g. apartments) made up approximately 10% of available housing. Two units of other housing types were captured in ACS data in 2000, but none were captured in the most recent 5-year estimate. However, local knowledge from agencies such as rental, fuel, and food assistance programs note that alternative housing types such as RV campers, tents, and remote camps may also be used as "permanent" housing.

| HOUSING UNITS (OCCUPIED & UNOCCUPIED) | | | | | | | | | | |
|---------------------------------------|-------------|------|-----------|-------|-----------------|-------------------|-------|-----------|-------|-----------------|
| | Baileyville | | | | | Washington County | | | | |
| Unit Type | 2000 | % | 2007-2011 | % | Margin of Error | 2000 | % | 2007-2011 | % | Margin of Error |
| One-unit | 677 | 73 | 683 | 75.5% | +75 | 17,080 | 77.92 | 18,561 | 80.72 | +349 |
| Multi-unit | 116 | 12.5 | 92 | 10.1 | +195 | 1,931 | 8.81 | 1,748 | 7.60 | +417 |
| Mobile Home | 132 | 14.2 | 129 | 14.2 | +44 | 2,786 | 12.71 | 2,685 | 11.67 | +192 |
| Other | 2 | 0.2 | 0 | 0 | +74 | 122 | 0.56 | 0 | 0 | +74 |
| Total units | 927 | 100 | 904 | 100 | +51 | 21,919 | 100 | 22,994 | 100 | +/-226 |

Source: U.S. Census, American Community Survey 2010 5-year estimate

Mobile homes provide an affordable home-ownership option for many residents. The share of mobile homes in Baileyville is slightly greater than in Washington County on average. The number of mobile homes in Baileyville decreased by approximately 3 units between 2000 and the 5-year ACS estimate period of 2007-2011 while 6 new single-family homes were added.

Mobile homes and trailers are located on both individual lots and in mobile home parks throughout Baileyville. There is public water capacity to support a new mobile home park. If a new park were installed, it would simply require proper location within the existing water supply system.

HOME OCCUPANCY

Home ownership is a good indicator of the overall standard of living in an area. A high rate of owner-occupied housing is typical of rural communities like Baileyville. Baileyville's home ownership rate is above the state average. According to the Census, Maine's statewide home ownership rate stood at 71% in during the period from 2007-2011.

In 2000 Baileyville had a high owner-occupancy rate of 81.5%; during the period from 2007-2011, the owner-occupancy rate had decreased slightly to approximately 80.5%, while the renter-occupancy rate also decreased by 1 percentage point to approximately 19.5%.

| HOUSING OWNERSHIP | | | | | |
|-------------------------------|------|-------|------|-------|-----------------|
| | 2000 | | 2010 | | Margin of Error |
| Occupied housing units | 726 | 100% | 662 | 100% | +/-66 |
| Owner-occupied housing units | 592 | 81.5% | 588 | 80.5% | +/-67 |
| Renter-occupied housing units | 134 | 18.4% | 129 | 19.5% | +/-43 |

Source: US Census, American Community Survey 2010 5-year estimate

VACANCY RATE & SEASONAL HOUSING

Baileyville has an increasing vacancy rate, and currently, approximately 24% of homes in Baileyville are vacant. During the 5-year estimate period of 2007-2011, there were 213 homes identified as vacant by the Census, 92 of which (10.5%) were vacant for seasonal or recreational use (US Census). Approximately 17% of vacant homes in Baileyville are vacant for reasons other than being for rent, for sale, or seasonal. Many of these “other” vacant homes are simply abandoned, left to deteriorate, causing not only safety hazards but also creating unsightly neighborhoods and a general sense of community decay.

| POPULATION, HOUSEHOLDS AND HOUSING UNITS | | | | | |
|------------------------------------------|------|------|----------|-----------|----------|
| | 1990 | 2000 | % Change | 2007-2011 | % Change |
| Total Housing Units | 899 | 927 | 3.1 | 875 | -5.6 |
| Percent Units Vacant | 14.3 | 21.6 | 51 | 24.3 | 12.5 |
| Occupied Housing Units | 770 | 726 | -5.7 | 662 | -8.8 |
| Vacant Housing Units | 129 | 201 | 55.8 | 213 | 6 |
| For Rent | 10 | 35 | 250 | 33 | -5.7 |
| For Sale | 8 | 19 | 137.5 | 22 | 15.8 |
| Vacant for seasonal use ¹ | 89 | 101 | 13.5 | 92 | -8.9 |
| All other vacancies | 22 | 46 | 109.1 | 66 | 43.5 |

Source: U.S. Census Bureau, Decennial Census

In December of 2013, the Town of Baileyville collected housing statistics for the Woodland Village area. Comparable data from this report include:

| Woodland Village Housing Statistics | | | | |
|-------------------------------------|--------|----------|--------|----------|
| Type | Number | Occupied | Vacant | Seasonal |
| Single Family Homes | 304 | 212 | 61 | 6 |
| Mobile Homes | 31 | 28 | 3 | - |
| Duplexes | 39 | 9 | 4 | - |
| Apartment Units | 19 | 17 | 2 | - |
| Total Housing Units | 397 | 266 | 70 | 6 |

Source: Town of Baileyville

¹ Percentage expressed as a percent of vacant housing.

HOUSING ISSUES

Substandard housing

The most significant housing issues in Baileyville are substandard housing associated with the town's older, poorly maintained housing stock. Over 70% of *occupied* homes in Baileyville were built prior to 1980. Over 47% of *occupied* homes were built prior to 1970. Older homes, when unmaintained, are more likely to have substandard heating and plumbing systems, poor insulation, lead paint, and significant repair issues associated with the roof, foundation and siding. Other concerns include indoor air and water quality (mold, radon, lead, combustion products, bacteria, arsenic, etc.) These issues are of particular concern for lower income households, households with children, households with elderly, and households with a lack of social support networks. A significant number of homes in Baileyville fall into the "poorly maintained" category.

Other housing issues include:

- An aging population, often on a fixed income, which prefers to age at home, often in large, aging homes with high heating costs and significant repair issues;
- Inadequate quality of rental housing; and
- Lack of adequate income to enable younger residents to purchase or repair their homes.

| SELECTED HOUSING CHARACTERISTICS | | | | | | |
|--------------------------------------|-------------------|--------|-----------------|-------------|-------|-----------------|
| | Washington County | | Margin of Error | Baileyville | | Margin of Error |
| Total housing units 2007-2011 | 22,994 | 100% | +/-226 | 904 | 100% | +/-51 |
| Occupied Housing Units | 14,111 | 61.36% | +/-335 | 622 | 68.8% | +/-66 |
| Lacking complete plumbing facilities | 320 | 1.39% | +/-77 | 0 | 0% | +/-74 |
| Lacking complete kitchen facilities | 205 | 0.89% | +/-71 | 0 | 0% | +/-74 |
| No telephone service | 491 | 2.13% | +/-97 | 14 | 1.5% | +/-15 |

Source: U.S. Census, American Community Survey 2010 5-year estimate

The Town of Baileyville should work closely with the Washington Hancock Community Agency (WHCA) and GROWashington/Aroostook to address substandard housing issues through the several local and regional programs (listed below in this chapter). Baileyville should also explore other options, such as creating a public/private partnership to address both employment and housing needs.

Senior and Assisted Living Housing

Baileyville's housing stock includes senior housing, although this is limited to the Peabody Estates. Senior housing includes both subsidized and non-subsidized housing. According to the Maine State Housing Authority there were 2 units of subsidized senior housing in Baileyville in 2013.

There are limited housing options for seniors in many other eastern Washington County communities. Nearby senior housing options include Peabody Estates in Princeton, Woodland Manor in Baileyville, The Pines in Indian Township, and approximately 7 facilities in Calais. The existing supply of senior housing and assisted living facilities is inadequate for local demand.

With an aging population countywide, the demand for senior housing and assisted living facilities will grow significantly over the coming decade. Currently, Baileyville residents must leave town in order to find senior and assisted living facilities. Baileyville acknowledges the need to support the development of additional senior housing to meet the future need. To best meet the needs, new senior housing would be most appropriate near services including public water, post office, library and medical services.

HOUSING AFFORDABILITY

The affordability of housing is of critical importance for any municipality. High costs are burdensome to individuals, governments, and the economy. Excessively high housing costs force low- and moderate-income residents to leave the community, thereby reducing the size of the labor force, as well as reducing the population of the schools.

Many factors contribute to the challenge of finding affordable housing, including local and regional employment opportunities and the effects of migration. Those Mainers most often affected by a lack of affordable housing include: older citizens facing increasing maintenance and property taxes; young couples unable to afford their own home; single parents trying to provide a decent home; low income workers seeking an affordable place to live within commuting distance; and young adults seeking housing independent of their parents. A significant number of people in northeastern Washington County, including those who have full-time jobs, do not have enough income to afford to rent or own decent housing.

Definitions of Affordability

Affordable housing means decent, safe, and sanitary living accommodations that are affordable to very low, low, and moderate-income people. The State of Maine defines an affordable owner-occupied housing unit as one for which monthly housing costs do not exceed approximately 30% of monthly income. An affordable rental unit is defined as one that has a rent not exceeding 30% of the monthly income (including utilities). The kinds of housing that are affordable at these income levels are often small homes on small lots and can include manufactured housing, multi-family housing, government-assisted housing, and group and foster care facilities.

Housing affordability statistics are calculated annually by the Maine State Housing Authority (MSHA) at the Labor Market Level. According to the MAHA, in 2009, the median home price in the Calais Labor Market Area (LMA), which includes Baileyville, was calculated to be \$44,000. In 2009, the income needed to afford the median home price was calculated to be \$15,243 – only a third of the median home income for Baileyville during the period of 2007-2011 (\$44,038—see Economy, chapter E) and less than half of the median income for the Calais LMA in 2009 (\$32,117).

Based on these figures the Maine State Housing Authority (MSHA) gave the Calais Labor Market Area a Homeownership Affordability Index of 2.11 in 2009 – indicating that housing was generally affordable for families earning the median income. (Nonetheless, MSHA notes that 23.6% of residents would be unable to affordably purchase the median priced home).

On the rental side, in 2012 MSHA determined that the average rental costs for a 2-bedroom home in Washington County is \$683.00 (including utilities). The income needed to afford the average rent

across the LMA in 2009 was \$34,622 - \$14,456/year more than the median household income among renters in the LMA (\$20,166), but \$9,416 less than the median home income for Baileyville during the period of 2007-2011 (\$44,038—see Economy, chapter E). Based on these figures the Maine State Housing Authority gave the Calais Labor Market Area a Rental Affordability Index of 0.58 – indicating that rental housing was unaffordable for families earning the median income in 2009. More current data is not available.

Affordability and the Growth Management Act

A minimum policy required by the Maine Growth Management Act is for every municipality "...to seek to achieve at least 10% of all housing built or placed during the next decade be affordable."

During the 1990's, Baileyville added 28 housing units according to the US Census. The American Community Survey estimates that 52 units were lost since 2000. At that level of development, Baileyville would meet the requirement of the Act if the Town sought to provide approximately 1 to 2 low-income units per decade. The Town does not require building permits for non-shorefront homes, nor does it maintain records on actual sale prices or move-in costs associated with new construction. However, the Town is aware of a number of mobile home placements within the last decade. As such the Town believes it has met the affordability requirements.

Affordable Housing Remedies

While meeting the letter of the Growth Management Act has not proved difficult for Baileyville, there is a serious desire by residents to maintain and provide affordable housing, as needed. In the past, affordable housing remedies in Washington County have been implemented at the regional level with the participation of community action agencies, housing developers and local governments.

GROWashington-Aroostook is a regional planning process focused on job creation, modern infrastructure, and healthy, affordable communities in Aroostook and Washington counties. Supported by a Sustainable Communities Regional Planning Grant from a unique partnership between 3 federal agencies (Housing and Urban Development - HUD, Department of Transportation - DOT, Environmental Protection Agency - EPA) GROWashington-Aroostook uses federal support for regionally driven solutions.

The sustainable housing component of GROWashington-Aroostook includes work-plan tasks with the desired outcome of addressing housing needs within the region, especially those related to increasing availability of affordable housing for low and moderately low income households; and to increase the median household income and stem population loss.

Sustainable Housing Work Team efforts to address housing challenges are focused on:

- Documenting the gap between housing needs in Washington County and the funds available to address them - only 2% of the documented housing needs can be addressed with available funds;
- Describing the existing programs to address housing issues and evaluating those that have the greatest leverage to address problems given a dire lack of funds; and
- Developing policy and best practices recommendations to address the catastrophic gap between need and public funds with emphasis on public-private partnerships

Over the course of three public meetings the Sustainable Housing Work Team has assembled a summary of the existing programs that address the housing issues in Washington County. This summary document organizes existing, proposed and best practices in terms of their value and reach. The programs are grouped according to whether they are Housing and Coordination Programs, Repair/Retrofit Programs, and Programs for Low Income Residents and the combined high cost of housing and transportation (and home heating). Most of the existing programs are available to Baileyville residents.

| Existing Housing Programs in Washington County | |
|-------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Program | Value and Reach |
| <i>Housing and Coordination Programs</i> | |
| At Home Downeast - Aging in Place (WHCA) | <ul style="list-style-type: none"> • Available to all income levels; • Age eligibility criterion; • Member based, volunteer supported • In Blue Hill: 54 members by April, 2013 surpassing membership of 50 projected for September ; • Program will look different in every community but has similar guiding principles • Part of health care system by providing medicines (or ensuring they are taken), nurse visits, ensuring appointments are kept, some transportation; referral service • Much cheaper than hospital or institutional care • Addresses isolation as it is strongly supported by volunteers and the community • Aging in Place is recommended nationally in Housing America’s Future: New Directions for National Policy, Bipartisan Policy Center, Economic Policy Program – Housing Commission, Feb 2013 (post to www.gro-wa.org) • Includes home safety assessments - relative to carpets, stairs, handrails but not yet water, air, healthy home issues • Staff include Program Manager, p/t Office Assistant and 15 community volunteers that form a Steering Committee (meets every 2 weeks; for 3 years); typically 65-70 years old; younger volunteers do manual work (raking, shoveling; assisting with technology) • Membership is by fee with sliding scale; often paid for by the adult children of members who live in different state |
| Healthy Homes Initiatives | <ul style="list-style-type: none"> • Brings all repair programs together • Coordinated, comprehensive, and holistic approach to preventing disease and injuries resulting from housing-related hazards and deficiencies <p>Key focus areas are lead poisoning prevention (lead dust, chips, and soil); asthma prevention (moisture, dust and dust mites, insect and/or animal droppings, mold); indoor air quality (carbon monoxide poisoning); and well water systems (arsenic, lead, copper, uranium, radon)</p> |
| Mighty Women - Social Capital team | <ul style="list-style-type: none"> • Exploring development of homeless shelter. • Attempting to measure homeless population |
| Next Step’s Shelter | Nationally the cause of homelessness for 63% of women is domestic violence; Next Step partners with WHCA to provide transitional housing to enable a long term housing solution |
| Homeless Prevention & Rapid Re-Housing | Prevented homelessness through case management and stabilizing client(s) with housing & financial assistance over a 6 month period (ARRA\$ gone) |
| Home to Stay (Maine State Housing Authority) | Targeted to individuals and families that meet certain homeless eligibility status. An initiative to transform the current shelter system to a rapid response system that provides housing stability services to persons who are experiencing homelessness. Housing relocation and stabilization services will assist individuals or families to move as quickly as possible into permanent housing and achieve stability by supporting and promoting their participation in housing placement, increasing income, providing credit and budget counseling and resource coordination. Next Step Domestic Violence Project currently applying to participate in the program |

| | |
|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rental Assistance (MSHA) | Section 8 Vouchers & Moderate Rehab Program provides subsidy to reduce monthly housing costs up to 30% of household income. Funding is limited and applicants are placed on a waiting list. The Section 8 Rental Voucher Program increases affordable housing choices for very low-income households by allowing families to choose privately owned rental housing. The public housing authority (PHA) generally pays the landlord the difference between 30 percent of household income and the PHA-determined payment standard-about 80 to 100 percent of the fair market rent (FMR). The rent must be reasonable. The household may choose a unit with a higher rent than the FMR and pay the landlord the difference or choose a lower cost unit and keep the difference. |
| Habitat for Humanity | <ul style="list-style-type: none"> Designates a residence for rehabilitation based on criteria about the family; Property owner puts in ‘sweat’ time on the rehabilitation process in exchange for the donated work by volunteers Work on limited number of properties |
| Repair/Retrofit Programs | |
| Home Repair Network Funding source: CDBG Housing development and repair; decreasing \$\$ | May be used for a variety of home rehab needs, such as heating and electrical repairs, lead paint mitigation, roof and structural repairs, repair or replacement of substandard or failed septic systems, and other health and safety improvements. <ul style="list-style-type: none"> Client must be at or below 80% median income based on the funding source. Home must be an existing and habitable structure. Client must own and live in the home. Single-family homes only. Single-wide or double-wide trailers must be built after 1978 located on owned or leased land. In the case of lease land, the lease must be provided for assistance. Property cannot have restrictions or encumbrances that would restrict the marketable nature of the owner's interest. All tax liens must be cleared before a loan or grant can be approved. Property owner must be unable to provide or obtain financing for the improvements from other sources. |
| Lead Hazard Control | Provides up to \$16,000 to eligible homeowners and up to \$10,000 per unit to eligible landlords of lower-income tenants for lead safety improvements. Making homes lead safe may involve paint removal or stabilization, and window and door replacement. Eligible clients or 2/3 of tenants must be at or below 80% median income and the home must be built before 1978. Owner occupied homes must have a child under the age of six living in the home. Rental units must be two or more bedrooms and the tenant must be income eligible or the unit must be vacant. |
| Tank and Pipe Replacement | Replaces oil tanks that are leaking, rusty, or un-stable at no cost to the homeowner. Requirements: <ul style="list-style-type: none"> Client must have a current LIHEAP fuel application. Client must own and live in the home. Single family, owner occupied homes or mobile homes only |
| Weatherization (funding now at pre-2008 levels) | Provides assessment of air leakage, the heating system, moisture problems, and health and safety issues. Weatherization improvements may include insulation, air sealing, moisture controls, and health and safety measures. Requirements: <ul style="list-style-type: none"> Client must have a current LIHEAP fuel application and live in the home. Priority is given to households with senior citizens (over 60), children under two years of age or a person with a disability that makes them hypothermia- vulnerable. Priority is also given to households with the highest fuel consumption. |
| Neighbors Helping Neighbors | Part of Maine Sea Coast Mission for Home Repair Volunteer groups in summer (250 volunteers with 14 mission groups in 2012) join with the local community action program and others that provide weatherization and other home repairs to complete major projects. Projects range from painting and basic carpentry to major repairs such as a roof replacement. We welcome all skill levels and work hard to match our client’s housing needs with the skill levels of the work groups. |
| YouthWorks | House painting + |
| Private donations | |
| Voluntourism | |

| <i>Programs for Low Income Residents Associated with Combined high cost of Housing and Transportation (and home heating)</i> | |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Helping Hands Garage http://www.whcaca.org/vehicle-purchase/ | Helps income-eligible people and others obtain vehicles. Program purchases used, often high-mileage vehicles; find and repairs any problems. Customers can contact us to request a type of vehicle they are looking for and we work to obtain it for them from our sources Program also offers: Minimal markup on vehicles; Reasonable interest rate loans; Easy payment terms; Affordable courses on: Family Budgeting, Insurance Basics, Light Vehicle Maintenance, and Child Safety Seat Instruction |
| Family Futures Downeast | Teaches living skills |
| Low Income Home Energy Assistance Program (LIHEAP) | Helps pay home heating costs based on a percentage of federal poverty levels; guidelines change each year so clients need to reapply each year. LIHEAP pays a portion of home heating costs, but not all. When LIHEAP benefits run out Energy Crisis Intervention Program (ECIP) funds may be available for emergencies. To qualify: household must be below 1/8 tank of oil or about to be disconnected. Can provide up to \$400 of emergency heating assistance in life threatening situations only once/year and current, approved LIHEAP clients. |
| Central Heating Improvement Program (CHIP) | Repair or replace dangerous, malfunctioning, or inoperable heating appliances or systems that pose a threat to the health and safety. Households with no heat are the highest priority. <i>Requirements:</i> <ul style="list-style-type: none"> • Client must have a current LIHEAP fuel application on file and live in the home. • Proof of home ownership required, i.e. a copy of the deed or a copy of property taxes. • A licensed heating technician must inspect the heating system at the owner's expense and a letter of condemnation or a written description of necessary repairs must be submitted to WHCA. |
| The Heating and Warmth (THAW) fund | Funds raised from the community (tax-deductible contributions) assist people who may be just outside the LIHEAP program eligibility requirements or who have exhausted all other options to heat their homes; no income eligibility requirements <ul style="list-style-type: none"> · For (LIHEAP) ineligible purposes, such as furnace repairs, utility bills and service reconnections. · A typical THAW fund recipient gets a 100-gallon emergency delivery of heating fuel. · \$500 will help a family through an emergency heating crisis. |
| Emergency Assistance (ME Sea Coast Mission) | Emergency fuel assistance. Links homeowners to the housing repair ministry for weatherization of their houses and trailers to reduce future fuel costs |
| Senior Companions (ME SeaCoast Mission and UMaine Coop Extension) | Serves frail older adults, adults with disabilities, those with terminal illnesses, and offers respite for caregivers. Assists adult clients in basic, essential ways by offering companionship and friendship, assisting with simple chores, providing transportation, and adding richness to their lives; also coordinates with Food Pantries |
| Eastern Area Agency on Aging | Provides: <ul style="list-style-type: none"> • Emergency meals for free and sells meals at \$4/meal; • Provide several hundred Amish heaters to low income families; • Homeowners have fears that if they improve their house then their taxes will go up; • Many wont apply for benefits because they fear loss of their homes; EAAA spends a lot of time debunking these misperceptions • Clients are looking for a safe, affordable handy person to do manual labor (raking, shoveling) |

(Developing data analysis, program review and policy recommendations can be downloaded from the GROWashington-Aroostook website (<http://gro-wa.org/sustainable-housing.htm#.UiZY27x4l0k>) and are incorporated into the discussion above and ensuing housing policies.)

Public/Private Partnerships (PPP)

The Town of Baileyville is exploring a partnership with Woodland Pulp LLC, in the form of a redevelopment corporation. Employment at the mill in Baileyville has declined from over 2000 workers in the late 1980s to approximately 300 today; 1 in 4 houses in Baileyville are vacant and only around 50% of millworkers actually live in Baileyville. The goals in this PPP are twofold: 1)

the mill wants to get residential housing further away from the mill complex; and 2) the Town wants to remove derelict, empty houses that they own (via abandonment, liens, condemnation etc.) but does not have the money to tear them down (Baileyville currently own 38 houses).

The Town is seeking a redevelopment opportunity that would offer residential homeowners near the mill an option to swap their residences near the mill for a choice of 1 out of 5 empty Town-owned houses in the village but further from the mill complex. These houses would be completely upgraded (new windows, doors, insulation, heating systems etc.) which would reduce the cost of heating and ownership for those currently living very close to the mill. The Town would also get tax revenue from property that had been taken off the tax rolls. The Town will continue to explore and develop this partnership and/or others similar to it.

PUBLIC PARTICIPATION SUMMARY

The Community Survey completed in November 2012 showed that Baileyville residents prefer moderate growth in housing. Response numbers were similarly weighted for each of the seven desired types of housing, but subsidized housing for the elderly received several more votes (82) than did single-family or non-subsidized (77 votes each). Survey respondents were asked whether affordable housing was difficult for low- and moderate-income people to find in Baileyville, and 23 people said they disagreed while 22 people said they agreed and 21 people had no opinion. However, more people strongly agreed that it was difficult (12) than those who strongly disagreed (7). These results show that it may be slightly more difficult than not to find affordable housing in Baileyville. When asked what people would like to see change in Baileyville, a number of respondents referred to derelict, abandoned homes that needed to be cleaned/fix up.

EXISTING POLICIES REGARDING HOUSING

The following table lists policies and implementation strategies for housing as established by the 1995 Comprehensive Plan. Comments on the status of each recommendation are listed beside each policy or implementation strategy. A complete list of the policy recommendations from the previous Comprehensive Plan is included in *Appendix B: Growth Management Strategies from Baileyville's 1995 Comprehensive Plan*. A full copy of the previous plan is on file in the Town Office.

| HOUSING | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| Policy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
| Encourage housing that meets needs of seniors and those with lower incomes. | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Critical Actions/Implementation Strategy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
| Affordable Homes. Take the steps to support and promote affordable, appropriate and adequate housing for elderly and low-income citizens of the Town. Urgency Rating: Important | <i>This strategy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Home Fix-up Program. Establish a home improvement information service to provide authoritative advice and guidance on “how-to-do-it” for residents. Urgency Rating: Important | <i>This strategy continues to align with local priorities and state-level goals. It should be continued.</i> |

Source: Town of Baileyville Comprehensive Plan, 1995

Policies and implementation strategies relative to housing in Baileyville are presented in Chapter *M. Plan Implementation*. They include revisions as noted above, along with additional policies and strategies that reflect changes in conditions on the ground, local priorities and State and Federal policy since the previous Comprehensive Plan was adopted.

SUMMARY

Baileyville has experienced a decline in housing quality over the past comprehensive planning period. Of the 362 housing units recently counted in the Woodland Village area, 82 are unoccupied and in various stages of neglect, and 14 are condemnable. Baileyville hopes to focus significant new development of housing in the village area, and is seeking incentives, opportunities, and partnerships to redevelop unoccupied homes and vacant lots.

The community supports new housing development, but especially speaks to the need for clean up and rehabilitation of existing housing stock. The most significant housing needs are affordable housing for families and subsidized housing for elders. Both types of developments would benefit from an in-town location for their long-term success in retaining residents who desire affordability and accessibility.

Because Woodland Village has a well-developed infrastructure, it is the most sensible are for residential development. The village features streets and sidewalks, public sewer and water and public storm sewers, as well as electricity, cable and telephone. The village also has the best potential for natural gas service because a gas line already runs along Main Street to serve the Mill. Woodland Village is where most jobs are located (at Woodland Pulp), where the schools and public library are located, and is closest to police, fire and EMS stations.

G. TRANSPORTATION

The purpose of this section is to:

1. Describe Baileyville's roadway and transportation systems in terms of extent, capacity, and use;
2. Assess the adequacy of those systems in handling current use demands;
3. Assess the conditions of existing pedestrian and transit facilities and services; and
4. Predict major transportation improvements needed to address identified deficiencies and accommodate the projected demand for transportation in Baileyville and Washington County.

FINDINGS

Transportation linkages in Baileyville consist of US Routes 1 and 9. Route 1 enters the town from the Baring Plantation municipal boundary immediately south of the junction of Route 1 and 9. Route 1 traverses Baileyville from southeast to northwest and delineates the western side of the village of Woodland. Route 1 leaves Baileyville and enters the neighboring town of Princeton in an area of minimal residential or commercial development. Route 9 ends at its junction with Route 1 near the Woodland Industrial Park. Route 9 traverses the southern part of Baileyville and enters neighboring Alexander near its junction with Robb Hill Road. Baileyville and the entire region are reliant on Routes 1 and 9 as the primary means of transportation movement. Overall, roadways in Baileyville are in fair to good condition. The Public Works Department completed the paving of Grand Falls Road from Route 1 to the 5 corners in 2012.

ROADS INVENTORY

Many roads in Baileyville originated in the early days as pathways or carriage trails. These roads followed the easiest routes with no concern for sight distances, sharp corners, the weight load of trucks, or intersection design. Over the years some roads were improved to accommodate increased traffic, higher speeds and larger vehicles. In the last decade, the Maine Department of Transportation (MaineDOT) has assisted municipalities with further improvements, through its Local Roads Assistance Program, to meet state and national safety design standards.

There are more than 38.6 miles of public roadway in Baileyville. This includes 12.1 miles of state highway (Route 1 and Route 9), 2.18 miles of state aid road (Main Street and Access Road) and 24.56 miles of Town roads. Roads can be divided into three classifications by function: arterial, collector, and local.

1. Arterials are roadways that serve long distance, high-speed through-traffic between communities, and are maintained by the state. The most important travel routes in the state, state highways, are arterials. Interstate highways may function as arterials. Arterials are major roadways, which serve long distance through-traffic. Access to adjacent land is often provided.
2. Collectors gather and distribute traffic to and from arterials and generally provide access

to abutting properties. Collectors serve places with smaller population densities, are often some distance from main travel routes, and often are maintained in part by the state. Collector roads are roadways, which connect local streets to arterials, and generally provide access to adjacent land.

3. Local roads are all roads not in the arterial or collector classification. Local roads are maintained by municipalities, provide access to adjacent land areas and usually carry low volumes of traffic.

A listing of all roads within Baileyville with their classification, length, maintenance responsibility and overall condition can be found in the table below, and their geographic location is shown on *Map 9 Transportation*.

| PUBLIC ROAD INVENTORY | | | | |
|--------------------------------|----------------|---------------|--------------------|----------------|
| Road Name | Classification | Length (feet) | Condition | Surface |
| U. S. Route 1/The Houlton Road | Collector | 44,552 | Paved | Good |
| Route 9 | Arterial | 19,399 | Overlay, 2012 | Good |
| Access Road | Collector | 3,127 | Overlay, 2010 | Good |
| Appletree Lane | Local | 437 | Gravel | Fair |
| Berry Lane | Local | 292 | Overlay, 2008 | Good |
| Bear Cove | | | Overlay, 2006 | Good |
| Birch Street | Local | 448 | Paved | Fair |
| Broadway Street | Local | 3,900 | Paved | Fair |
| Bunker Hill Street | Local | 946 | Overlay, 2012 | Good |
| Cedar Street | Local | 223 | Paved | Good |
| Cumberland Street | Local | 540 | Overlay, 2008 | Good |
| D Street | Local | 457 | Paved | Poor |
| Elm Street | Local | 576 | Paved | Good |
| Evergreen Street | Local | 702 | Paved | Good |
| First Avenue | Local | 1,983 | | |
| Foley Road | Local | 901 | Paved | Poor(2013 Job) |
| Fourth Avenue | Local | 2,062 | Gravel | Fair |
| Friendship Lane | Local | 436 | Gravel | Fair |
| Gaddis Drive | Local | 438 | Overlay, 2009-2011 | Good |
| Grand Falls Road | Local | 16,226 | Paved | Good |
| Hemlock Street | Local | 128 | Paved | Poor-Fair |
| Hillside Street | Local | 2,594 | Overlay, 2010 | Good |
| Independence Avenue | Local | 1,279 | Gravel | Fair |
| Leighton Lane | Local | 976 | Paved | Good |
| Maple Street | Local | 1,463 | Paved | Good |
| Main Street | Collector | 8,415 | Paved | Poor |
| Malloy Road | | | Paved | Good |
| Michael Drive | Local | 766 | Overlay, 2010 | Good |
| Mill Street | Local | 1,324 | Paved | Poor |
| Mountain View Drive | Local | 2,087 | Overlay, 2008 | Good |
| Oxford Street | Local | 1,017 | Paved | Poor |
| Palm Street | Local | 3,058 | Gravel | Fair |
| Paradise Avenue | Local | 1,338 | No Longer A Road | Very Poor |

| PUBLIC ROAD INVENTORY | | | | |
|-----------------------|----------------|---------------|---------------|---------|
| Road Name | Classification | Length (feet) | Condition | Surface |
| Pine Street | Local | 687 | Paved | Good |
| Ridgewood Drive | Local | 1,398 | Gravel | Fair |
| River Lane | Local | 123 | Gravel | Poor |
| Rob Hill Road | Local | 11,046 | Paved | Poor |
| Ryan Road | Local | 1,815 | Paved | Fair |
| Second Avenue | Local | 2,022 | Paved | Fair |
| Spring Street | Local | 391 | Paved | Good |
| South Princeton Road | Local | 12,391 | Paved | Poor |
| Spruce Street | Local | 1,325 | Paved | Good |
| Staples Cove Road | | | Paved | Poor |
| Summit Street | Local | 3,473 | Gravel | Poor |
| Sunset Cove Road | | | Paved | Good |
| Third Avenue | Local | 1,238 | Gravel | Good |
| Tower Road | Local | 1,030 | Gravel | Poor |
| Track Road | Local | 35,390 | Paved | Good |
| Town Road | Local | 6,068 | Paved | Fair |
| Washington Street | Local | 4,522 | Overlay, 2012 | Good |
| Willow Street | Local | 207 | Paved | Good |

Source: MEGIS E911 Data; Baileyville Comprehensive Plan Update Committee

MAINTENANCE AND CONSTRUCTION OF PUBLIC ROADS

Overall, the roadways in Baileyville are in fair to good condition. The Baileyville Public Works Department is responsible for road maintenance, plowing and capital improvement projects on local roads. Baileyville receives some funding from the State through the Urban Rural Initiative Program (URIP) for capital improvements to local roads and State Aid/Minor Collector projects. Non-capital projects (e.g. plowing, sanding, and maintenance) are funded through local taxation.

The Maine DOT Local Roads Center provides a “Road Surface Management for Maine Towns” training program, including Road Surface Management System (RSMS) software to identify which road maintenance techniques should be considered for individual roads or streets in a local street network. Introduced in 1990, it is being used by many communities to inventory their road network, record road surface condition data, interpret the surface distress information gathered, and “defend” their road maintenance budgets. The system is generic and provides an objective tool that a municipality can “customize” with its own repair techniques and local costs. The Selectmen should investigate its use and adoption in Baileyville.

TRANSPORTATION PLANS

MaineDOT prepares a Six-Year Plan to guide development within a Biennial Capital Work Plan. Biennial Capital Work Plans based on the Six-Year Plan are issued every two years. The most recent Six-Year Plan was issued in 2009 covering the period 2010-2015. The Transportation Improvement Plans are issued every fiscal biennium. MaineDOT, other state agencies and business interests use the Six-Year Plan as they develop public and private investment strategies.

The Town of Baileyville actively participates in regional transportation planning efforts. Baileyville provides input to MaineDOT regarding local transportation investment priorities for inclusion in Six-Year Plans and Biennial Capital Work Plans. No projects were located in Baileyville in the 2010-2015 Year Plan. Projects located in adjoining Baring and nearby Calais, included in the 2010-2015 BTIP are listed below.

| MDOT 2010-2015 SIX YEAR WORK PLAN | | | |
|------------------------------------------|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| Project Type | Location | Description | Status in 2013 |
| Intersection Improvements without Signal | Baring , Route 1 | Located at the intersection of Routes 1/9 and Route 191. Add a bypass shoulder/lane for left turning vehicles | Complete |
| Bridge Wearing Surface Replacement | Calais , North Street | Milltown Bridge (#3081) over the Saint Croix River, located on the Calais-Canadian border. 302 feet on North Street | Complete |
| Mill and Fill | Calais , Route 1 | Beginning at the intersection of Main Street and South Street and extending northerly 2.27 miles to the intersection of North Street and the Boardman Road. | Not completed |
| Rail Rehabilitation | Calais , Rail Corridor | Calais Branch Rail Corridor. Maintenance by Maine Department of Conservation. | On-going |

Source: Maine Department of Transportation, 2012

The Town of Baileyville supports and is actively engaged in regional transportation efforts in Washington County. Regional transportation plans that address transportation facilities in Baileyville include the 2007 long range planning report, Strategic Investment Plan for Corridors of Regional and Economic Significance, and the Multi-Modal Corridor Management Plan for the Downeast Coastal Corridor (2009). These plans both identify Route 1 and Route 9 as part of a Corridor of Regional Economic Significance to Transportation (CREST).

The CREST designation is in line with the Highway Corridor Priorities Map issued with the Capital Work Plan for FY2012/2013.¹ Intended to guide MaineDOT capital investments, this document establishes six levels of priority for state investment based on the traffic volume carried by various roads and their importance to state and regional economic development goals.

Priority One highways include the interstate and key principal arterials (e.g. Route 1 in Aroostook County, the “Airline” (Route 9), Route 2 west of Newport and Route 302). These roads include 7% of total lane miles in Maine, but carry 40% of all vehicle-miles-traveled (VMT). There is one Priority One Road in Baileyville: Route 9.

Priority Two highways include non-interstate, high-value arterials. In Baileyville this includes Route 1. Priority Three highways include all other arterials and the most significant major collector highways. In Baileyville this includes a portion of Main Street and Access Road serving the mill site. All other roads in Baileyville are Priority Four or less.

¹ The Highway Corridor Priorities Map and Capital Work Plan are available online at <http://www.maine.gov/mdot/planningdocs/bcwp2012-2013/index.htm>.

² For more information on the effects of roads on streams visit:

http://www.maine.gov/dep/streams/docs/2014/docs/stream_crossing_2008/MaineStreamCrossingsPoster.pdf.

TRAFFIC VOLUMES AND PATTERNS

MDOT estimates the average annual daily traffic volume (AADT) of state and state aid roads. Traffic counts taken help the state calculate changes in traffic volume so that road improvements can be designed and built to handle those changes. AADT volumes do not reflect seasonal variations in traffic or daily peak traffic volume. Instead, AADT volumes help us understand the overall growth or decline of traffic on a roadway and the pattern of traffic on our road networks.

The table below shows average AADT volume counts for 2004 & 2009 (more recent data is not available). Annual average traffic volumes are determined by placing an automatic traffic recorder at a given location for 24 or 48 hours; the 24 or 48 hours are then factored for seasonal variation. The volumes shown below represent both through traffic and local activity.

| TRAFFIC VOLUMES FOR SELECTED LOCATIONS (AADT 2004, 2009) | | |
|----------------------------------------------------------|-----------|-----------|
| Location Description | AADT 2004 | AADT 2009 |
| US 1 (Houlton Rd) NW/O Access Rd | 3,460 | 3,040 |
| US 1 (Houlton Rd) SE/O Main St | 6,370 | 4,410 |
| US 1 (Houlton Rd) W/O Main St | 5,160 | 3,570 |
| US 1 (Houlton Rd) NW/O Third Ave | 4,510 | 3,010 |
| US 1 SE/O SR 9 | 8,130 | 6,550 |
| US 1 NW/O SR 9 | 6,030 | 4,230 |
| US 1 SE/O IR 1262 (Grand Falls Rd) | 3,150 | 2,780 |
| US 1 NW/O IR 1262 (Grand Falls Rd) | 3,020 | 2,750 |
| SR 9 SW/O US 1 | 3,820 | 3,280 |
| S Princeton Rd | 680 | 610 |
| Main St NW/O US 1 (Houlton Rd) | 2,200 | 1,520 |

Source: Maine Department of Transportation, 2012

As may be expected, AADT data show the highest traffic volume on state highways. The highest observed traffic volume was on Route 1 south of its intersection with Route 9 with an average annual daily traffic count of 8,130 vehicles in 2004; down to 6,550 in 2009. The Town does not consider traffic delays to be excessive or burdensome in any part of Baileyville.

TRANSPORTATION FACILITIES AND SERVICES

Traffic Control Devices

There is one blinking red/yellow light at the intersection of Route 9 and Route 1 at the Baileyville municipal line. It is not anticipated that any additional traffic control devices will be needed in Baileyville during the next several years.

Shoulders

The width and condition of shoulders varies considerably in Baileyville. In places there are well-maintained, paved shoulders (e.g. Routes 1 and 9, and most of Main Street). Other high-volume roadways have only narrow or soft shoulders (e.g. parts of Main Street, and the Access Road).

Paved shoulders make the road safer, particularly on higher traffic volume roadways. They allow

an area that is more useful for temporary maintenance of vehicles, provide increased opportunities for faster vehicles to pass slow-moving vehicles, offer safer opportunities for pedestrian travel, and allow easier and safer travel for the increased numbers of bicyclists touring the town. The Town should work with MaineDOT to ensure paved shoulders are included as part of highway improvements along the Houlton Road/Route 1, and on other roadways with new construction.

Road Surfaces

Heavy truck traffic on Routes 9 and Route 1 causes considerable damage to the road surfaces. Future Route 9 projects should include 12-foot travel lanes.

Pedestrian Facilities

Sidewalks are located throughout much of Baileyville's urban area. Baileyville's sidewalks are in poor condition, and no improvements are planned but the Town strongly supports redevelopment or major maintenance of its sidewalk system. The 1997 Land Use Regulation Ordinance sets criteria and standards for pedestrian circulation within new subdivision developments.

The Sunrise Snowmobile club is active in the town and region (International Trail System) and maintains trails with grooming machines. Walkers and skiers use these trails in the winter.

Culverts and Bridges

The Road Commissioner and Selectmen are responsible for inspecting and maintaining culverts and bridges. Three bridges are located in Baileyville; all are the responsibility of the State.

| BRIDGES IN BAILEYVILLE | | | |
|-------------------------------|-----------------------|--------------|----------------------|
| Bridge Name (Br#) | Location | Owner | Feature Under |
| Main Street 5839 | 0.1 Mi. North Jct. 1 | State DOT | Wapsaconhagan |
| Upper 2880 | 3 Mi. North Town line | State DOT | Wapsaconhagan |
| Stoney Brook 2811 | 3 Mi. North Town line | State DOT | Stoney Brook |

Source: Maine Department of Transportation, 2012

In addition to major culverts, a number of small culverts are located under Town roads. The Town has standards for driveway culverts under Town roads and assumes responsibility for the replacement/repair of properly installed culverts. Minor culvert replacement is included as part of the Town's road maintenance budget.

Parking Facilities

Within the Village of Woodland, there a mix of public and private parking exists. Most public parking is located on Main Street. Limited public parking is associated with public buildings, baseball diamonds, and the schools. Most off-street parking in the downtown is located in private parking lots associated with individual businesses and residences. Baileyville's Land Use Ordinances establishes off-street parking standards for various land uses. Outside of the village area, parking is associated with individual land uses and the availability of parking is not a significant issue of concern.

Public Transportation

Baileyville has limited public transportation options. West's Bus Service offers daily round trip service from Calais to Bangor with in-town stops along Route 1. The Washington Hancock Community Agency (WHCA) provides scheduled van and door-to-door on demand transportation for clients referred to them by the State of Maine Department of Human Services. WHCA transportation services are provided to income-eligible clients, children in state custody, welfare clients, Medicaid patients with medical appointments, the elderly and disabled, or people needing transportation to Meals for Me. Transportation is also available for members of the general public on a space-available basis. Most of the longer trips are for medical services: shorter trips are to local doctors, pharmacies and groceries.

The general public is theoretically free to schedule rides with WHCA, although less than six percent of the current ridership is unsubsidized fare-paying customers. The average worker cannot use Sun Rides as a commuter service, because:

- General-public riders are taken on a space-available basis only, so even a ride scheduled well in advance will be bumped if the transit vehicle is at capacity with contracted clients;
- Unsubsidized fares are too high for low-wage workers to use the service on a daily basis;
- Demand-response systems serve some rural communities just one day a week, with fluctuating departure and arrival times.

The sporadic nature of demand-response service typically eliminates public transit as a viable option for rural workers with inflexible daily hours, shift workers, and those with on-call or overtime work responsibilities.

West Transportation operates the other public transit service in Washington County. This incorporated firm has adopted a public-private partnership model. It receives federal transit funding to operate a daily fixed-route (i.e., scheduled) public service between Calais and Bangor and back via US-1 and US-1A, as well as several smaller intercity fixed routes, and it also markets its services to social service agencies (particularly for the longer trips to Ellsworth and Bangor). Thus the ridership on West Transportation routes is a mix of general public and contracted agency clients, and any revenues in excess of operating expenses generate corporate profits.

Fixed-route transit service is a much more predictable and reliable transportation mode for rural workers, and many workers would be willing to spend an hour or more of commute time each morning and evening in return for predictable and reliable daily transportation. However, West's current fixed routes and schedules are too limited to accommodate the average 8-to-5 workers, let alone those on shift work or non-standard schedules.

As currently configured, neither WHCA's Sun Rides service nor West Transportation's fixed-route service adequately meet the needs of the rural workforce in Baileyville.

Gary's Taxi and City Cab, located in Calais, currently serve Baileyville.

Airport Facilities

No airports are located within Baileyville. Primary regional airports include:

1. Bangor International Airport is the nearest airport (95 miles from Baileyville) with regularly scheduled passenger commercial service. BIA provides national and international commercial passenger and freight services, as well as Air National Guard operations. It has an 11,441-foot main runway and car rental services are available.
2. Deblois Flight Strip, off State Route 193, has a 4,000-foot runway but no beacon or fueling services. Last rated by the state in poor condition.
3. Eastport Municipal Airport has a 4000-foot runway and provides limited charter and instructional services. Beacon and fueling services. Last rated by the state in good condition.
4. Hancock County - Bar Harbor Airport located in Trenton provides daily commuter service to Boston, Massachusetts, and charter service is offered. Car rental services are available. 5,200-foot main runway.
5. Lubec Municipal Airport has a 2032-foot gravel/turf runway, with beacon, but no fueling services. Last rated by the state in good condition.
6. Machias Valley Airport has a 2909-foot runway and is used by private plane owners and in an emergency, by air ambulance services. Beacon, but no fueling services. Last rated by the state in good condition.
7. Princeton Municipal Airport has two runways, the larger of which is 3999 feet, and is used primarily by private businesses and recreational fliers. Beacon, but no fueling services. Many updates have occurred recently, rendering the airport in Good condition.

Rail Facilities

There is currently freight rail service serving the mill complex in Baileyville. The former Calais Branch corridor is currently being managed as the Downeast Sunrise Trail, a multi-use recreational trail, which stops at Ayers Junction, approximately 18 miles from Baileyville.

Ports

There are no port facilities in Baileyville. The deep water Port of Eastport at Estes Head is only 36 miles south of Baileyville and is of critical importance to current and future economic activity in Baileyville and the region. Another deep water port is located in Searsport (~120 miles away).

Multi-Modal Facilities

There are currently no park-and-ride or multi-modal facilities in Baileyville.

LAND USE AND ENVIRONMENTAL CONSIDERATIONS

Baileyville's Land Use Ordinance is an effective tool to implement local land use decisions that affect safety, congestion, efficiency and interconnectivity of the transportation system.

The 1997 Land Use Regulation Ordinance established two districts (Retail and Village) that allow for a wide range of uses with minimum lot sizes as small as 10,000 square feet and lower road frontage requirements (100 feet). Combined with larger minimum lot sizes in the

Residential and Rural districts (2 acres), and 5 acres in the Industrial district, the ordinance encourages development in areas with existing public services, while limiting the extent of “strip” development or “sprawl” along arterial roads. Baileyville’s Land Use Ordinance also establishes standards for on-site parking and guidelines for pedestrian circulation that promote an efficient transportation system within the downtown.

Baileyville regulates local road design through its Subdivision ordinance. Recent residential development has included individual homes, small lot subdivisions, and multi-family housing. Residential development has occurred in a pattern largely consistent with the future land pattern that Baileyville residents desire: mixed-use village with rural outlying areas. Local land use tools maintain the ability of Route 1 and Route 9 to act as arterial highways.

Multi-roadway uses

There are few conflicts due to multiple uses of roadways in Baileyville. ATV and snowmobile users do utilize the roadways to access local services and residences; however, there is currently no designated ATV or snowmobile access on Town roads. The downtown is clearly defined with a 25 mile per hour speed limit that is generally adhered to. There is one warning sign on Route 1 south of the village area that warns of speed limit reductions and village settlement.

Access Management

Access Management is the planned location and design of driveways and entrances to public roads to help reduce accidents and prolong the useful life of an arterial. While arterial highways represent only 12% of the state-maintained highway system, they carry 62% of the statewide traffic volume. Maintaining posted speeds on this system means helping people and products move faster, which enhances productivity, reduces congestion-related delays and environmental degradation. By preserving the capacity of the system we have now, we reduce the need to build costly new highway capacity such as new travel lanes and bypasses in the future.

MDOT has established standards, including greater sight distance requirements for the permitting of driveways and entrances, for three categories of roadways: retrograde arterials, mobility arterial corridors, and all other state and state-aid roads. Due to the low volume of traffic, there are no roads in the retrograde arterial category. However, Routes 1 and 9 are designated mobility corridors and come under stricter access management standards.

The 1997 Land Use Ordinance sets criteria and standards for access to and into subdivisions. To maintain and improve traffic flows, the Land Use section of this Comprehensive Plan, and any future Land Use Ordinances in Baileyville, will include access management performance standards in accordance with current law.

Environmental Concerns

Habitat fragmentation can result from roads and other transportation facilities and is likely occurring in Baileyville. Poorly sized, installed or maintained culverts and water crossing structures can physically block fish passage and/or result in increased flow velocities that cause excessive channel scouring, bank slumping and flows that limit fish and aquatic invertebrate passage in streams and which can lead to local extinctions of fish species.

The Town has not assessed existing water crossing structures (culverts, bridges, etc.) for their potential as barriers to fish and aquatic species passage. The Town does not currently own any roads with culverts or bridges that block fish passage. As part of on-going maintenance, the Public Works Department should determine the extent to which existing structures act as barriers to fish and aquatic species passage and incorporate this information into plans for the repair and/or replacement of these structures.² Current practice calls for a doubling in the size of culverts when they are replaced to allow for fish passage and allowance for flooding clearance. MDIFW recommends, when repairing and replacing culverts, to do so with structures with a span of 1.2 times the bank full width to comply with the Army Corps of Engineers category 1 permit requirement. In addition MDIFW recommends using bridges, three sided box culverts and open bottom arch culverts instead of pipe style culverts because they utilize the brook's natural stream bottom and provide fish spawning and nursery habitat. The Town will implement these recommendations where feasible.

Noise-Related Concerns

There are few hills on which trucks cause noise problems due to use of engine assisted brake mechanisms. However some complaints are received from property owners near the flashing light as trucks slow down before entering the village. A sign requesting that trucks do not use "jake" brakes already exists at Bailey Hill, however, this rule is not highly adhered to. Due to the large volume of truck traffic through Baileyville, other areas may need to be evaluated for the need for a sign to help with this problem.

DANGEROUS INTERSECTIONS AND STRETCHES OF ROADS

Maine DOT documents public safety reporting on maps and in statewide collision data. These data determine High Crash Locations, places where eight or more collisions occur within a given three-year period. Maine DOT did not identify any High Crash Locations in Baileyville in 2009 (the most recent year for which data is available).

Baileyville: Type of Crash, 2006-2010

| Type Crash | 2006 | 2007 | 2008 | 2009 | 2010 | Total |
|-----------------------|------|------|------|------|------|-------|
| All Other Animal | 1 | 0 | 0 | 0 | 1 | 2 |
| Deer | 3 | 5 | 3 | 5 | 2 | 18 |
| Head-on / Sideswipe | 1 | 1 | 3 | 0 | 2 | 7 |
| Intersection Movement | 4 | 3 | 1 | 4 | 1 | 13 |
| Moose | 1 | 1 | 1 | 0 | 2 | 5 |
| Object in Road | 1 | 0 | 0 | 0 | 1 | 2 |
| Rear End / Sideswipe | 6 | 4 | 5 | 7 | 0 | 22 |
| Rollover | 0 | 1 | 0 | 0 | 0 | 1 |
| Went Off Road | 4 | 8 | 6 | 7 | 9 | 34 |
| Total | 21 | 23 | 19 | 23 | 18 | 104 |

Source: Maine Department of Transportation

² For more information of the effects of roads on streams visit:
http://www.maine.gov/doc/mfs/fpm/water/docs/stream_crossing_2008/MaineStreamCrossingsPoster.pdf.

Statewide collision data shows that there were 104 collisions in Baileyville during the three-year period from 2006 to 2010. The most common type of traffic accident during this time period was a vehicle running off the road (34 occurrences) and rear end/sideswipe collisions (22 occurrences) followed by vehicle collisions with deer (18 occurrences) and intersection movement collisions (13 occurrences).

MaineDOT also uses crash location data to identify leading crash location (listed below). The data reveals 3 areas where most of the lead crashes occur:

- Intersection of Airline Road and Bear Cove Road (10 crashes)
- Route 1 (unspecified location) (9 crashes)
- Intersection of Houlton Road and Tower Road (17 crashes)

Baileyville Leading Crash Locations 2006-2010

| Road Or Route | Total Crashes | Begin Node Description | End Node Description |
|---------------------|---------------|--------------------------------------|----------------------------------------|
| South Princeton Rd. | 1 | So Princeton & Mountain View | Rd.316 & 90 Bk. Mountain View |
| Bear Cove Rd. | 1 | Int. of Airline Rd. & Bear Cove Rd. | 2906713 Bavl & Bear Cove Rd. end |
| Grand Falls Rd. | 4 | Int. of Grand Falls Rd. & Houlton Rd | Int. of Grand Falls Rd. & Lamb Farm Rd |
| Summit St. | 1 | Palm & Summit St. | First Ave. & Summit St. |
| Hillside St. | 2 | First Ave & Hillside St. | Second Ave & Hillside St. |
| Second Ave. | 1 | Int. Of Broadway St & Second Ave. | Second Ave. & Summit St. |
| Broadway St. | 3 | Int. of Broadway St & Second Av | Int. Of Broadway St & Third Av |
| Second Ave. | 2 | Second Ave & Mill St. | Second Ave. & Spruce St. |
| Fourth Ave. | 1 | I Fourth Ave. & Hillside St | Fourth Ave. & Main St. |
| Main St. | 1 | D St. & Main St. | Non-Int. Main St |
| South Princeton Rd. | 4 | Town line – Baileyville & Princeton | Mountain View & South Princeton |
| Lamb Farm Rd. | 2 | Grand Falls Rd. & Lamb Farm Rd. | Non-Int. Lamb Farm Rd |
| South Princeton Rd. | 1 | Mountain View & South Princeton | South Princeton & Mountain View |
| Town Rd. | 1 | End Of Town Rd | Houlton Rd. & Town Rd. |
| Ridgewood Dr. | 1 | Evergreen St. & Ridgewood Dr. | Loop Of Ridgewood Dr. |
| Main St. | 1 | Access Rd. & Main St. | D St. & Main St. |
| Rte. 9/Airline Rd. | 1 | Town line, Alexander & Baileyville | Airline Rd. & Bear Cove Rd. |
| Rte. 9/Airline Rd. | 10 | Airline Rd. & Bear Cove Rd. | Airline Rd. & Staples Rd. |
| Rte. 9/Airline Rd. | 1 | Airline Rd. & Sunset Cove Rd. | Non Int. Airline Rd. |
| Rte. 1/ Houlton Rd. | 9 | Non Int. Houlton Rd. | Non-Int. Houlton Rd. |
| Rte. 1/ Houlton Rd. | 1 | First Ave. & Houlton Rd. | Houlton Rd. & Second Ave. |
| Rte. 1/ Houlton Rd. | 2 | Access Rd & Houlton Rd. | Non Int. Houlton Rd. |
| Rte. 1/ Houlton Rd. | 2 | Non Int. Houlton Rd | Grand Falls Rd. & Houlton Rd. |
| Rte. 1/ Houlton Rd. | 4 | Grand Falls Rd. & Houlton Rd. | Town line, Baileyville & Princeton |
| Main St | 2 | First Ave. & Main St. | Main St. & Second Ave. |
| Rte. 9/Airline Rd. | 3 | Airline Rd. | Airline Rd. & Houlton Rd. |
| Rte. 1/ Houlton Rd. | 7 | Houlton Rd. | Houlton Rd. & Tower Rd. |

Baileyville Leading Crash Locations 2006-2010

| Road Or Route | Total Crashes | Begin Node Description | End Node Description |
|---------------------|---------------|--------------------------------------|---------------------------|
| Rte. 1/ Houlton Rd. | 1 | Houlton Rd. & Main St. | Houlton Rd. & Palm St. |
| Rte. 1/ Houlton Rd. | 3 | Houlton Rd. & Town Rd. | Houlton Rd. & Main St. |
| Rte. 1/ Houlton Rd. | 1 | Houlton Rd. & Maple St. | First Ave. & Houlton Rd. |
| Rte. 1/ Houlton Rd. | 1 | Doten Rd. & Houlton Rd. | Non Int. Houlton Rd. |
| Rte. 1/ Houlton Rd. | 1 | Houlton Rd. & Palm St. | Houlton Rd. & Maple St. |
| Rte. 1/ Houlton Rd. | 10 | Houlton Rd. & Tower Rd. | Houlton Rd. & Town Rd. |
| Rte. 1/ Houlton Rd. | 2 | Baileyville & Baring Plantation Line | Airline Rd. & Houlton Rd. |

Source: MaineDOT

LOCALLY IDENTIFIED TRAFFIC HAZARD AREAS

Baileyville does not identify any local traffic hazard areas that need consideration. Anderson Brook Road was fixed in recent years by the MDOT, and no longer poses a safety issue.

REGIONAL COORDINATION**Alternative Corridor/Bridge, Ayers Junction**

Regional discussions of enhanced regional transportation connectivity have included a proposed bridge and alternative corridor to provide a through route from Eastport to Route 9 and Calais via Ayers Junction. This proposal was supported by the cities of Eastport and Calais, in the 2004-2006 Updates to their Comprehensive Plans. Subsequent review determined that the final undeveloped connection to Route 9 (through the Town of Crawford) is infeasible. There are continuing analyses under discussion by the Port of Eastport to improve road and rail connectivity to the Port of Eastport. These alternatives would improve access to the mills in Baileyville and to the international border in Calais while reducing conflicts among commercial and visitor traffic. Scenic travel corridors (Routes 1 and 190) could be enhanced for visitor traffic and the Port and its large industrial customers in Baileyville, Calais and New Brunswick could be connected by rail and trans loading facilities in Perry.

Achieving this vision of an alternative bridge and corridor will require much consultation and cooperation with surrounding communities and the Maine DOT. Baileyville seeks to initiate this discussion as a long-term strategy that supports economic diversification and development within the industrial and tourism sectors of eastern Washington County.

East-West Highway

One of the greatest improvements to Baileyville's transportation situation is the possibility of an East-West Highway. While Baileyville enjoys its location at the intersection of two major roadways and on an active freight railway, more can be done to serve the economic needs of the community and the region. The Maine Legislature has at least twice voted that, should a modern, high-speed highway serving traffic across Maine on the east-west axis be built, that the eastern terminus is to be Calais, the site of the largest United States-Canadian border crossing in

Maine. This new, modern, border crossing is located only 4 miles from the Baileyville municipal line just inside Calais. Any new highway would almost certainly pass through Baileyville to get to that border crossing. The Baileyville Town Council, in two formal votes, has supported the idea of a new or significantly improved east-west highway.

The same legislation designating the new commercial border crossing at Calais as the eastern terminus of an east-west highway has also designated Route 9 as the location of such a highway in the event that a publicly built highway becomes the final goal. If a privately financed highway becomes the method of delivery of a highway, Baileyville and the commercial border crossing at Calais would become the eastern terminus.

In planning to avail itself of such a highway, Baileyville has built a commercial park near the intersection of Maine Route 9 and U.S. Route 1. This is a solid show of commitment by Baileyville for future economic development. It is also a demonstration of support for east-west commerce. Should an east-west highway become a reality, solid economic growth will happen at the nexus of that highway and other major transportation systems, including other highways. Thus Baileyville stands to benefit greatly from expanded economic activity if such a highway can come to fruition.

As of the time of this Plan, the defacto east-west highway in eastern Maine is Route 9, with its eastern terminus located in Baileyville. Regardless of whether or not a new highway is, built Baileyville should continue to advocate for continued improve

PUBLIC OPINION SURVEY

Survey questions asked respondents to rank Baileyville's roads in terms of summer and winter maintenance and safety. The majority of respondents indicated that road maintenance was good/acceptable and that roads were safe for multiple uses. The one exception was that respondents were roughly split in noting that bicycle and pedestrian safety was good, or that there were occasional problems. Sidewalk repair was rated as an urgent priority, but sidewalk extension was rated as not a priority (See *Chapter K. Survey Results*).

EXISTING POLICIES REGARDING TRANSPORTATION

The following table lists policies and implementation strategies for transportation as established by the 1995 Comprehensive Plan. Comments on the status of each recommendation are listed beside each policy or implementation strategy. A complete list of the policy recommendation from the previous Comprehensive Plan is included in *Appendix B: Growth Management Strategies from Baileyville's 1995 Comprehensive Plan*. A full copy of the previous plan is on file in the Town Office.

| Policy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
|--------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| Support highway improvements. | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Support Princeton Regional Airport improvements. | <i>This policy continues to align with</i> |

| Policy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <i>local priorities and state-level goals. It should be continued.</i> |
| Support continued rail service. | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Support alternate transit especially for seniors. | <i>Need rep for WHCA. This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Critical Actions/Implementation Strategy – from 1995 Baileyville Comp Plan | Comment – in 2013 Update |
| Airport. Continue to support Princeton Regional Airport Authority, including reviewing and updating Master Plan as necessary. Urgency Rating: Critical | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Managing Access to Routes 1 and 9. Develop and adopt Standards for managing access to Routes 1 and 9. Urgency Rating: Critical | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Road Maintenance. Expand street and road improvement program to include Town roads outside Baileyville, keep up-to-date and follow its yearly recommendations. Urgency Rating: Important | <i>All focus in future will be at intersections, paving. This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Beautify Route 1. Plant street trees and create flowerbeds along Route 1 from Godings to the Elementary School. Urgency Rating: Important | <i>This strategy has not been fully implemented; but it remains a worthwhile objective and should be implemented.</i> |
| Railroad Service. Work to assure that vital rail service to G-P is continued. Urgency Rating: Longer Range Actions | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |

POLICIES AND IMPLEMENTATION

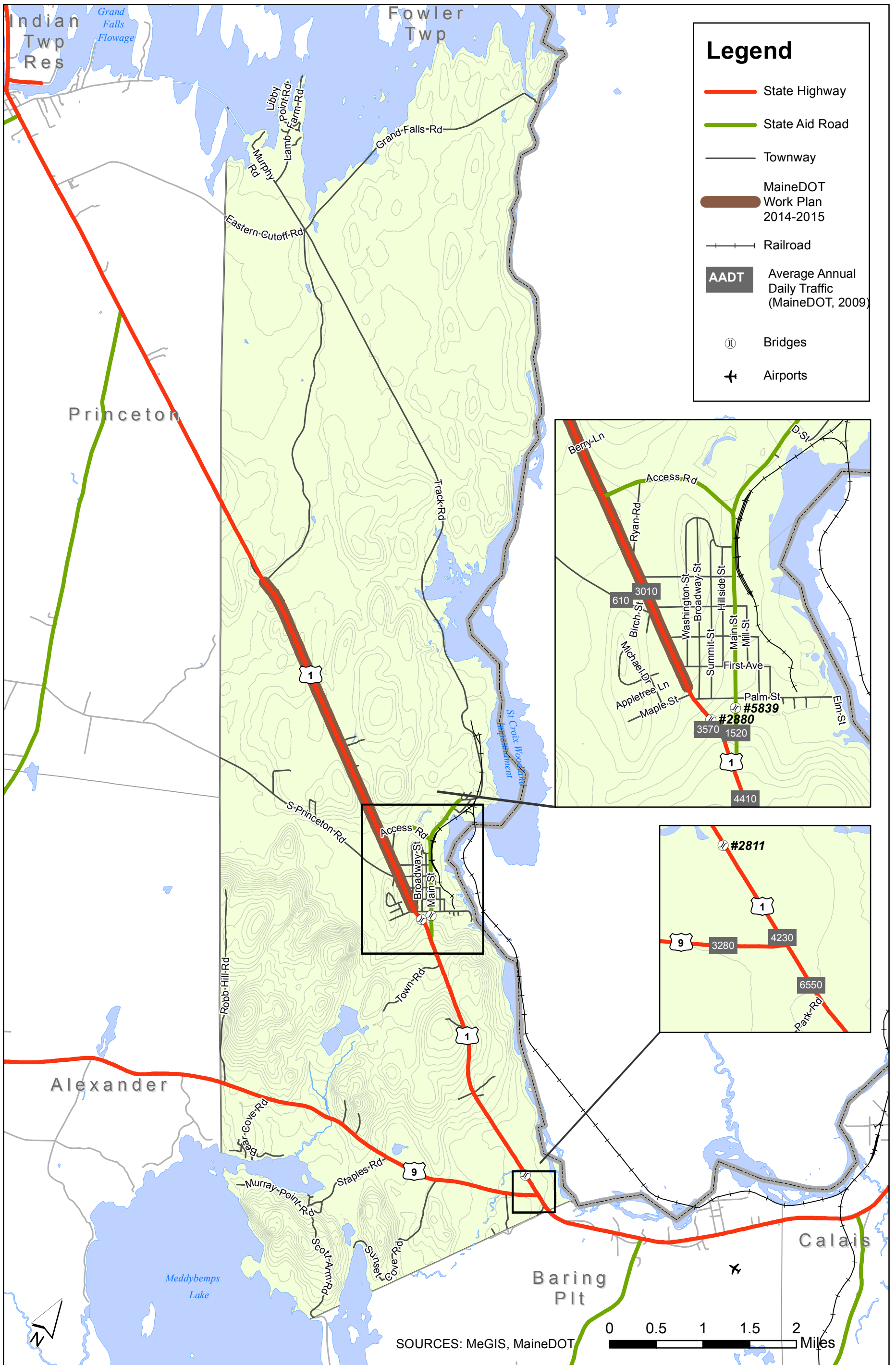
Baileyville needs to assure continued carrying capacity of its highways and streets by working with the Maine DOT and neighboring towns, and by implementing a plan for road, bridge and sidewalk maintenance and improvements. The adequacy of new roads is controlled through ordinances and regulations. Policies designed to achieve these goals are found in *Chapter M. Policies and Implementation Strategies*.

SUMMARY

Transportation linkages in Baileyville consist of US Routes 1 and 9; Baileyville is reliant on its road network as the primary means of transportation movement. Local roads should provide safe, reliable access to work, school, stores, and residences. Overall, the roadways in Baileyville are in fair condition. The community survey showed that residents are generally satisfied with the quality of road maintenance and the degree of safety experienced while using roads. The Town will continue to provide adequate maintenance services and continue to resolve safety issues where necessary. The Town has a paving schedule for roads that are currently unpaved and requires all new roads to be constructed to municipal standards. Baileyville will continue to work with its neighbors and the region to maintain a safe and efficient transportation network.

Map 8: Transportation

Baileyville Comprehensive Plan Update (2014)



H. PUBLIC FACILITIES, SERVICES, AND RECREATION

The purpose of this section is to:

1. Describe Baileyville's public facilities and systems in terms of their extent, capacity, and use;
2. Assess the adequacy of those systems in handling current demands;
3. Predict whether public facility or service system additions and improvements will be needed to accommodate the demands of the projected population; and
4. Estimate the general costs of providing the needed public facility and service system additions and improvements.

KEY FINDINGS

The Town of Baileyville maintains a variety of public facilities and services including a volunteer fire department, Town office, transfer station, police department, animal control shelter, public library and parks. Public water and public sewer serve most residential, industrial, and commercial customers in Baileyville. The Town regularly contributes to capital reserve accounts as a way to plan for and manage the cost of replacing municipal equipment and facilities. However, the reserve accounts appear to be insufficient to the tasks they are assigned. Overall, municipal facilities are in fair condition needing some updates to meet the current and anticipated needs of the population, with the exception of the animal control facility, which is in deplorable condition and is in dire need of full replacement or abandonment immediately.

Budgetary information is presented in *Chapter I. Fiscal Capacity*. Locations of public facilities are shown on *Map 2 Public Facilities*. All projected investments in public facilities are accommodated within the Growth areas outlined in *Chapter L. Land Use*.

GENERAL GOVERNMENT

Baileyville operates under a Town Council/Town Meeting/Town Manager form of Government. Council members are elected each March. The Town Councilors are elected for 3 year staggered terms. Administrative functions are located at 63 Broadway Street. Baileyville maintains a Town website, www.baileyville.org. Both long- and short- term boards and committees assist the Town Manager and Town Council.

Current long-term Boards and Committees include:

- Board of Assessors
- Planning Board
- Appeals Board
- Recreation Advisory Committee
- School Committee
- Woodland Library Trustees

Current short-term or special projects Boards and Committees include:

- Comprehensive Plan Update Committee

Baileyville employs a certified Code Enforcement Officer, a licensed Plumbing Inspector and is fully compliant with Title 30A Sec. 4451. The Building Permit Ordinance was adopted in 1997 and updated in 2013. The Building Permit Fee Schedule was adopted in 2014. The Shoreland Zoning Map was last updated in 1991.

Baileyville's Planning Board consists of five members. Meetings are held to review subdivisions and site plans for any development proposals. The Planning Board also reviews shoreland-zoning issues for compliance with state and local regulations.

Baileyville's Town Manager functions as the Human resources manager, budget administrator, and Council liaison/representative. The manager is the Town Clerk, Tax Collector and Road Commissioner. The manager works directly for the Town Council.

Other responsibilities of Town government are divided into the following departments:

- Education - Superintendent / School Committee
- Police - Police Chief
- Fire - Fire Chief
- Ambulance - Downeast EMS
- Emergencies - Director of Emergency Management
- Public Works - Director of Public Works
- Public Water Supply – Baileyville Utility District
- Roads & Highways – Director of Public Works
- Solid Waste & Recycling - Director of Solid Waste/Recycling
- Wastewater Treatment – Town of Baileyville, contracted to Olver Engineering, Winterport, ME
- Animal Control - Animal Control Officer
- Public Health - Public Health Officer
- Parks And Recreation – Parks and Rec Director

MUNICIPAL BUILDINGS, FACILITIES AND SERVICES

Municipal Buildings and Facilities

The Baileyville Municipal Building is located in the F. Doug Jones Memorial Municipal Building, located on Broadway Street. Public office hours are Monday through Friday 8:00 A.M. to 4:00 P.M. The Municipal building was originally constructed in 1962. The administrative office consists of the Town Manager, five full time staff people.

The condition of the municipal building at 63 Broadway in Baileyville is currently compromised. The poor condition of the building is reflected in the rating of the physical facilities of the various departments housed in the building.

As do other Town owned physical facilities, the municipal building suffers greatly from lack of meaningful maintenance. The building is difficult to heat, lacks appropriate sound control between offices, is worn enough that daily maintenance is difficult, and is difficult to modernize based on its electrical and communications systems.

| Building/Facilities | Condition | Notes |
|--------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Town Office | D | Broken water main damaged carpets; needs electrical/insulating/heating upgrades; needs soundproofing |
| Library | C | New roof, new boiler |
| Fire Station | D | Broken water main damaged carpets; needs electrical/insulating/heating upgrades; needs soundproofing. |
| Police Station | D | Broken water main, damaged carpets; needs insulating/heating upgrades; needs soundproofing |
| Sewerage Treatment Plant | D | Needs expansion or major repair program for sewer pipes leading to plan to reduce inflow and infiltration of ground water to the plant. URGENT. |
| Transfer Station | C | Fairly new building, regular maintenance |
| Sand & Salt Shed | None | Trying to finance new one |
| Boat Launches | C | Squirrel point—old but OK as is |
| Recreation Center | None | Tried to get one |
| Cemetery | B | Existing room for expansion; appearance could be improved. |
| Woodland Jr./Sr. High | C | Needs gym floor; new doors and windows; exterior paint; siding; parking lot, surveillance system, and heating system upgrades; cafeteria. |
| Woodland Elementary | C | Needs new roof; new doors and windows; exterior paint; parking lot and play fields upgrades. |
| Animal Kennel | D- | Needs complete replacement immediately or must be abandoned and contracted with another entity. |

A - Relatively new facility, lifetime expected in excess of 20 years (with proper maintenance)

B - Facility is older and has been well cared for, but may need renovations in 10-20 years

C - Older facility that may not be in the best of shape & may need improvements in 5-10 years

D - Old facility that needs replacement or considerable maintenance/renovation in 2-5 years

Given the current no-growth rate of the town, the municipal building is large enough for today and the foreseeable future. If Baileyville were to experience significant population growth or growth of the functions of the Town government in the future, ways to provide more space might include a new building, a building addition or a new special purpose building (such as a public safety building). Another way to find space within the existing building could be to encourage the School Department offices to find other space. However, no need for space at the municipal operations level is foreseen, making it is most useful to consider the sufficiency of the existing building for its current purpose.

Bringing the building into a more useful and efficient state requires either a substantial modernization program or a program of steady, possibly annual, targeted investments to avoid having a building that eventually will be of little value and little use. The Town administration and elected officials should design, outline and implement a plan that either calls for total replacement of the building within 10 years or less, or a plan that enters into a major rehabilitation of the building even sooner.

From an operational point of view, some money could be saved if the building received substantial energy savings investments. Given the current condition of the building, identifying possible energy savings should be easy. Additionally, if the Town's long-term plan is to keep the existing building strong, consideration should be given to a fire suppression system. The current situation is such that a major fire in this building would greatly cripple municipal operations for quite some time. The security of stored records, both contemporary and historic, and daily operations would be almost totally compromised in the event of a fire.

If the current building is to remain the long-term municipal building, a program of major maintenance should be brought forward. Any maintenance plan should include electrical work, a fire sprinkler system, and major energy improvements. Given the fact that the current building is well located and structurally sound this may be the most feasible plan.

The Town of Baileyville owns 1,244 acres in 38 parcels. This does not include properties acquired for back taxes; most of those will be offered as tax foreclosure sales.

Library

The Woodland Public Library is located at 169 Main Street. The library is open Tuesday through Thursday afternoons. Two part-time librarians staff the library. The library has approximately 20,000 books, periodicals, and other media available on its shelves, with new books procured monthly. The library serves a population of over 3,000, including residents of Baileyville as well as surrounding communities. The library is part of the Washington County Public Library Consortium, and is connected to the Interlibrary Loan system, the Maine ListServe, and the Maine Memory Network. In addition to traditional lending, the Library offers free high-speed wireless access, three public use desktop computers, access to Ancestry.com for genealogy research, and a variety of community and youth oriented events.

The Town of Baileyville supports the Library with an annual appropriation of around \$38,000. The library needs financial support to maintain the level of existing operations. The library building received new front stairs in 2008/2009.

PUBLIC WORKS

Public Works/Roads Department

Baileyville Public Works, located at 22 Town Road, has four full-time employees. The Department repairs and maintains Town roads and works on other projects at the direction of the Town Manager. The department is responsible for plowing and sweeping all public roads, municipal parking lots, and school areas. Summer road maintenance activities include storm drain and catch basin maintenance, sweeping, and paving.

The Public Works Department currently owns and maintains the following equipment:

- 10-wheel dump/plow truck
- 6-wheel dump/plow trucks
- 6 ton dump/plow
- front end loader
- grader
- backhoes
- street sweeper

Public works equipment is in generally good condition. One backhoe tractor is older and will need replacement soon. The Town maintains a minimal capital reserve account to contribute to the eventual replacement of Public Works equipment, however, this amount is not adequate to meet anticipated equipment needs.

Salt and Sand Shed

The salt and sand shed was torn down in 2012/2013. The Town is currently determining how else to protect their sand and salt, but has no plan in place. Baileyville is not high enough on the State priority list to receive state assistance with replacement.

Water Supply

The Town of Baileyville incorporated the Baileyville Utilities District, located at 28 Main Street. Domestic water is provided to 90% of all homes town-wide and 99% in Woodland. Homes not serviced by public water depend on individual dug or drilled wells. In 2013 BUD pumped 143,629,000 gallons of prepared water to 588 residential, industrial, and commercial customers.

The Bailey Hill water tank was installed in 1979. The District has two active wells located off Route 1 on Grand Falls Road. A Resource Protection district was established to protect the aquifer. Currently the Baileyville Utility District owns 750 acres of land for wellhead protection. The water system is poised to serve many acres of undeveloped land, providing for future expansion.

Recent repairs and projects include the installation of fence around and a security system in both well houses in 2003/2004, the purchase of 100 acres of land near Anderson Brook for well head protection, the elimination of dead-end mains in 2006, replacement of two hydrants in 2008/2009, replacement of water meters, completion of an Emergency Response Plan in 2008/2009.

There is adequate capacity within the existing system to accommodate any projected increase in volume. The Utility District does not anticipate any line expansions or extension of the service area in the immediate future.

Waste Water Treatment

The wastewater treatment plant, located at 22 Elm Street, currently serves 538 ratepayers. Public sewer serves 70% of homes town wide, and at least 93% of homes served are in in Woodland Village. The plant has an average daily flow of 200,000 gallons per day.

Baileyville's Wastewater Treatment facility is designed to provide secondary biological treatment at an average flow of 0.60 million gallons of municipal waste per day (MGD) with daily maximum flows up to 1.5 MGD. Wastewater enters the plant by gravity to the mechanical bar screen influent channel. Most large objects are removed here. Influent wastewater bypasses the mechanical bar screen if it taken off-line for maintenance.

After preliminary treatment, inflow enters the influent wet well. The effluent from the preliminary treatment is pumped into an oxidation ditch for secondary treatment, which is achieved by the activated sludge process. Secondary clarifier effluent flows by gravity to

the effluent wet well and the chlorine contact tank for chlorination. After disinfection, the final effluent is discharged through the existing outfall to the St. Croix River.

The sludge handling and treatment process includes sludge recirculation from clarifiers to the oxidation ditch using the return sludge pumps; waste sludge removal from clarifiers to the sludge holding tank; and waste sludge from the sludge holding tank distributed to the sludge drying beds, where dewatering of sludge occurs.

The collection system is considered separated, however, it is impacted by inflow and infiltration during rain events. The level of water that enters the system can result in overflows from the collection system and overwhelm the current capacity of the treatment facility. The Town is in the process of completing an Infiltration and Inflow Study to determine the source of these high flow events and start the process of addressing these concerns as funding permits.

The Town will need to work towards planning improvements for the oxidation ditch aeration system at the treatment plant, as the current aeration reducers are obsolete. Otherwise, many of the treatment plant process components will be improved within the regular operations and maintenance budget.

The current annual budget for operation and maintenance of the facility is approximately \$244,000. The Town contributes around \$54,000 annually, and user fees make up the remainder of the Sewer Budget. The Baileyville Sewer District maintains a very small Capital Reserve Account to cover the cost of system maintenance.

Recent repairs and facility upgrades include the rebuilding of a sludge pump and drying beds and repairs of a faulty transducer and transfer switch in 2008/2009, the purchase of a tractor to remove sludge, the installation of electrical outlets to accommodate generator backup pumps, the winterizing of the building at the outlet to the river to house an automatic sampler, the painting of all pump stations in 2003/2004. No new capital investment in the sewer system is anticipated over the planning period.

To assist in separating storm water from sewage and thus reduce the flows to the treatment plant the Town purchased and installed sump pumps and built a storm sewer connection to most single family homes in Woodland Village. This was done after a recommendation from an engineering consultant hired by the Town. Now at the time of this plan the result of that effort is known. While it was hoped that this effort and expense would substantially reduce the inflow to the treatment plant it is now clear that this did not noticeably help with the inflow problem.

Solid Waste Management and Recycling

The Baileyville Transfer Station and Recycling Center is located on Town Road. One part-time employee staff the solid waste and recycling operations. Refuse is trucked to the PERC incinerator, located in Orrington. The Transfer Station accepts municipal solid waste, clean wood and brush, metals, and bulk waste, and construction/demolition debris, and white goods. The Town offers weekly curbside collection of municipal solid waste, and an annual spring clean up with roadside pick up.

Baileyville operates the transfer station and landfill both for its residents and also for a group of near-by towns. The cost of operations is, in 2014, approximately \$290,000 with offsetting revenue from the other user / member towns of just under \$200,000. There is a small reserve account for equipment replacement or major equipment repairs at the transfer sit and landfill.

The Baileyville Recycling Center accepts cardboard, newspapers, magazines, mixed paper, #2 plastics, colored and clear glass and office paper. The Town currently has recycling collection bins located at the Transfer Station that are available to the public 2.5 days a week. Recyclables are transported to a private collection operation for sorting, storage, and sale. Baileyville receives a share of the proceeds when its recyclable commodities are sold. Baileyville's recycling rate has fluctuated over time. The current recycling rate is unknown.

PUBLIC SAFETY

Police

The Town of Baileyville operates the Baileyville Police Department, located at the Municipal Building. There are three full-time employees and five part-time, including a Chief and two patrolmen.

The police department owns and maintains the following equipment:

- 2 Cruisers, one new, one with nearly 200,000 miles
- Regularly scheduled training, working with the Calais Police Department
- Computer upgrade to fully integrate with County dispatch

The incident reporting system was upgraded from a DOS-based to a Windows-based program in 2003/2004, giving officers the ability to enter incidents from a cruiser. Internet-based training programs also began being implemented in 2003/2004.

Fire Department

The Town of Baileyville operates the Baileyville Fire Department, located at the Municipal Building, with 14 part-time volunteers, paid by stipend, including a Chief, Assistant Chief, Captain/EMT, Lieutenant, and 10 volunteer fire fighters.

The fire department owns and maintains the following equipment:

- 2 fire trucks
- 1 new brush truck

Ambulance

The Town of Baileyville contracts with Downeast EMS for ambulance service, which is located on Main Street in Baileyville. The ambulance service staffing consists of 2 full crews during the day and one crew with a call crew back-up at night. The staffing mix consists of 1 paramedic 24 hrs/7 days per week, with a mix of drivers, EMT Basics, and EMT Intermediates to provide 24-hour/7 day per week coverage for the town of Baileyville.

Downeast EMS currently owns and maintains the following ambulance and rescue equipment:

- 2 Lifepak 10 Defibrillator units
- Pacetek Pulse Oxymeter Vital Signs Monitor
- New ambulance

Animal Control

The Town of Baileyville operates an Animal Kennel on Town Road with one part time Animal Control Officer. The Officer assists with domestic pet nuisances, mistreatments, and abandonments, but passes wildlife issues to the Maine Department of Inland Fisheries and Wildlife. The kennel contains four dog runs and four cat holding facilities. Animals are temporarily contained at the kennel and provided with basic care until they can be returned to their owners, adopted, or otherwise treated or placed.

In 2006/2007, repairs to the kennel included caulking and sealing of the sill; installation of self-watering dishes in dog runs; litter containment boxes installed around cat cages; patches made to chain link fencing and hinges; and rotten trim boards replaced. The kennel is still badly in need of repair. Water drains into the building from rainfall and snowmelt, causing rotting, rusting, and general degradation. Gates and fences for the outdoor runs are in need of replacement.

The animal control facility is in deplorable condition and is in dire need of full replacement immediately, or the facility must be abandoned and services contracted or coordinated with neighboring communities.

RECREATION

The Baileyville Parks and Recreation Department offers a wide variety of recreational activities to residents & students of all ages, including a summer camp, school year activities, and special events. School year programs for all ages include organized team “ball” sports, outdoor education, martial arts, dance, cheerleading, ice skating, dancercise, coach training and parenting classes, among others. Summer programs include sports clinics, movies, arts and crafts, tennis, swimming, camping, holidays in July, babysitting courses, Frisbee, golf, wrestling, bowling, nutrition classes, among others. Special events include holiday parties and events, a bicycle safety program, tournaments, baseball clinics, cookouts, and arts and crafts events, among others.

The Parks and Recreation Department keeps the public informed about the department’s activities by placing recreational information in local newspapers, on the radio, and on Channel 5 (BaCAT); the scheduling of events and activities; and repairing, upgrading, and maintaining public parks and recreation facilities and equipment.

Baileyville has had a good history of civic events and civic promotional events combined with strong recreation and school athletic programs. In the past, some events have been conducted without full benefit of much-needed background support. This is notable in the lack of forethought regarding insurances for such events. Additionally, some of the

public facilities that are most important to the continuation of these events have reached a state of needing substantial repair for continued use.

In 2013, the Town's insurance carrier expressed alarm regarding the condition of some public facility infrastructure currently in use. This includes the condition of bleachers at public athletic fields, the condition of some concession stands, dug-outs and even drainage conditions around some fields. The condition of the playing surface at the public tennis courts is being questioned as an insurance liability. The insurers are actively questioning the safety of the foundations of the light poles at the tennis courts and associated basketball facility. To meet the insurers requirements, the Town will be faced with either closing some of these facilities or making substantial investments and efforts in order to continue to receive full public liability insurance coverage.

Some of the investment required to keep these facilities going will be monetary, some will require effort to be expended, and yet others will require a change of mindset to bring these facilities into line with best operating practices and general safety concerns.

The Town needs to help or encourage the various local civic committees and service clubs continue in their efforts. In order to help these groups become more self-sustaining, the Town needs to teach, facilitate and encourage these groups to do modern organizational things like incorporate, hold funds for future events, become insured and learn to better promote themselves.

The Baileyville Recreation Department owns and maintains the following equipment:

- John Deer Tractor
- 1999 Ford Ranger truck

The Parks and Recreation Department at Baileyville's public parks performed the following upgrades, repairs, and new equipment installations:

- Glidden Field Facility: new dugouts built in 2003/2004 and repaired in 2006/2007; new scoreboard installed, and concession stands fully operational in 2006/2007; upgrades to infield and fencing repaired in 2010; landscaping and new bases in 2011.
- Spednic Club Field: (leased in lieu of taxes, responsibility of the Town) fence repaired and one new fence with wings installed in 2003/2004; new dugouts built in 2004/2005 and dugouts repaired and fencing upgraded in 2006/2007; leveled soccer field in 2009; new scoreboard in 2012; added milled hot top to parking in 2013.
- Main Street Park: playground equipment upgraded and repaired in 2006/2007; currently undergoing substantial upgrades including new landscaping, flagpole, slide and swing, drainage
- Tammaro Field: new scoreboard in stalled in 2008/2009; new dugouts installed in 2012; new batting cages in 2012; new infield in 2013.
- 4th Avenue Facility: lights repaired and updated in 2003/2004; re-shingled and chimney and fence repaired in 2004/2005; electrical wiring upgraded in

2006/2007; cracks repaired in tennis courts; fence upgrade in 2010; repaired 50% of cracks on tennis courts.

- Junction Playground: new signs in stalled in 2003/2004

CEMETERIES

The town currently maintains one cemetery, and has land cleared for an expansion; upgrades to aesthetics of cemetery are desired.

PUBLIC EDUCATION

The Town of Baileyville is part of School Union #107. Other towns in the Union are: Talmadge, Waite, Grand Lake Stream, Fowler, Township 21, Cooper, Meddybemps, and Baileyville. The decline in the younger population between 2000 and 2010 is mirrored by a decline in school enrollment in Baileyville and in neighboring towns.

Elementary School

Built in 1977, the Woodland Elementary School features classrooms for grades K-6, has its own gymnasium with a stage for auditorium use, a science room, a home economics room, cafeteria, and offices. In 2001, 182 students were enrolled at Woodland Elementary. There are currently 128 students enrolled, 119 of who are from Baileyville.

Changes and additions outlined as necessary in the 1990 by the Joint Building Committee included:

1. Increasing classroom space to provide two rooms per grade;
2. Locating kindergartens to provide separate outdoor play space adjacent to rooms;
3. Providing space for resource, special education; guidance programs located to afford privacy and small group and individual sessions;
4. Providing a library;
5. Providing separate space for art education;
6. Constructing new gym with offices for physical education teachers, lockers, and showers;
7. Converting multi-purpose room into an auditorium-cafeteria, including a food preparation room; and
8. Expanding the administration space.

Of these identified needs, the following are completed (or reprioritized):

1. There is no longer enough enrollment to need two classrooms for each grade.
2. Completed
3. Completed
4. Completed
5. Completed
6. An office for the PhysEd Teacher is provided, but not showers or locker rooms.
7. Completed
8. There is no longer a need for expansion due to administrative restructuring.

The school Building Committee is in the process of reviewing facilities needs and outlining a long-range capitol improvement plan. Anticipated facilities needs over the next 5-10 years include:

- Replace roof (5-7 years max)
- Paint building exterior;
- Replacement or repair parking lot pavement;
- Repair of fields and outside playing surfaces, including tennis courts;
- Add one new bus per year for the next few years;
- Replace windows and doors, entire building; and
- Replace district plow truck.

Junior/Senior High School

The Woodland Junior/Senior High School includes junior high school students in Grades 7 and 8 and high school students in Grades 9-12. The school, located at 14 First Avenue, was constructed in 1955, and the gymnasium was built in 1970. In 2001, a total of 278 students enrolled at Woodland High School. There are currently 179 students enrolled in grades 7-12, of which 100 are Baileyville residents. Other communities utilizing the Woodland High School include: Topsfield, Waite, Talmadge, Grand Lake Stream, Cooper, Meddybemps, Robbinston, Barring, Alexander, Charlotte, and Big Lake Township.

Woodland Junior/Senior High School offers a variety of extra-curricular activities, including varsity and junior varsity athletics, art club, photography club, math team, drama club, academic decathlon, civil rights team, student council, and National Honor Society. In addition, band and chorus meet daily as credit classes. Photojournalism students produce the school yearbook and newspaper. Approximately fifty percent of the student population participates in some form of school-sponsored activity.

Woodland Junior/Senior High School partners with Washington County Community College and Husson College, and has the capacity to offer on-line learning opportunities enabling motivated students to undertake course work beyond the high school curriculum.

Woodland Jr/Sr High School has made many positive changes in the past several years including completely upgrading two science labs, putting a new roof on the gymnasium and boiler room and taking all the classrooms out of the pods and moving them into the main building. The school also has installed an elevator and new doors making us ADA compliant, has built a new art room that includes a photography lab, created a computer lab, built a band and chorus room and offices and an additional classroom in the industrial arts location.

Anticipated facilities needs over the next 5-10 years include:

- Repair of fields and outside playing surfaces, including tennis courts;
- Update video surveillance system;
- A cafeteria (currently use the gym);
- Upgrade heating system;

- Add one new bus per year for the next few years;
- Paint building exterior;
- Replace entire roof (2-5 years max);
- Replace Gym floor;
- Replace siding on south end of building;
- Replacement or repair parking lot pavement;
- Replace windows and doors in gymnasium;
- Replace district plow truck.

Washington Academy is a private school located in East Machias that hosts students from the region and beyond who attend daily or as boarders living on campus. It includes many classrooms, computer labs, performing arts stage, a cafeteria, library, gym complex music classrooms, and an Industrial Technology Building that contains the Marine Trades Program, Industrial Arts, and Computer Networking and Repair.

Calais High School has a 500-student capacity, and was remodeled in 2004. In 1989, the Calais Regional Vocational Center was opened at the High School. The facilities are in excellent condition. It has a complete range of classrooms, shops, gymnasium, computer lab, home economics room, and cable TV broadcasting facilities.

Vocational, Technical and Higher Academic Schools

The Washington County Vocational Institute was established in 1969 and became the Washington County Community College in 2003. The Calais campus is situated on 400 acres of land overlooking the St. Croix River. Washington County Community College is one of seven institutions in the Maine Community College System. Thirty-six of WCCC's 38 catalog programs are located in Calais, training students for employment in several diverse occupations - from construction and mechanical trades to food service and business studies. Several of these programs articulate into degree programs at other colleges and Universities. The College has the capacity for 500 full-time students, while the Continuing Education Division serves an additional 400 part-time students at sites throughout Washington County. Enrollment in 2005 was 454 students.

The University Of Maine At Machias (UMM) is a 1,000-student branch of the University of Maine System offering Bachelor and Associate degrees in a wide range of subjects including business education and administration, recreation management, biology, environmental studies, English, and history. Many of its students are “non-traditional” (older persons returning for their degrees). Inter-active TV links the University to all the other branches of the system. Associate degrees in Science, Business Administration, Liberal Arts, and other subjects may be earned without entering a “traditional” university classroom. Also offered are non-credit classes as part of the Sunrise Senior College. ITV is funded by a grant and administered through the University of Maine in Augusta. The University campus also provides a life long learning center including a fitness complex, pool, gym and daycare open to the community.

PUBLIC HEALTH

The Town of Baileyville has a public health officer and actively participates in public health coordination through the Maine Center for Disease Control regional coordinators office, as appropriate. There are no known public health concerns at this time. Currently there are no full time primary medical practitioners in Baileyville. The Town sold a medical office building located adjacent to the Municipal Building to a local dentist. The building contains empty medical office space, and the community is actively seeking a family practitioner to locate a full-time practice in this building.

St. Croix Regional Family Health Center, located in Princeton, provides a range of out-patient health-care services. Services available include prenatal care, mental health and group counseling services, including a 24-hour medical advice helpline and a Telemedicine link with providers in Bangor and Washington County. Services and technologies at the Health Center include a Women's Health Resource Library; a dental program, state of the art computer systems; standardized policies and procedures; Pandemic Flu planning. The Health Center recently became involved in county, state, and federal emergency planning. The Health Center joined the Health Disparities Collective and the New England Telecommunications Consortium, and opened a satellite office in Calais in 2006/2007.

Eastern Maine Medical Center, <http://www.emh.org>, A 411 bed facility and one of only three trauma centers in the state, is located in Bangor, 90 miles to the west. Their 300 physicians provide primary care hospital services, as well as specialty and intensive services. There are other medical facilities available in Bangor, including St. Joseph's Hospital, Acadia, and Dorothea Dix Hospital. Extreme trauma cases are handled in the community through a working relationship between "Life Flight" out of Eastern Maine Medical Center in Bangor, Calais Regional Hospital, and the ambulance service.

Calais Regional Hospital (CRH) (<http://www.calaishospital.com>) CRH is licensed by the State of Maine as a Critical Access Hospital and as such is licensed for 15 acute care beds and 10 swing beds and has a 24-hour physician staffed emergency department. Services offered at the Hospital include clinics in cardiology; ophthalmology; prosthetics-orthotics; blood pressure; and wound care. A variety of support groups are available for individuals and family members dealing with diabetes, cardiovascular disease and breast cancer. Out-patient services include laboratory procedures, physical therapy, occupational therapy, aquatic therapy, osteoporosis management and prevention, radiology, including fixed unit CT scan, mobile MRI and nuclear medicine, bone density testing, ultrasound exams and mammography, chemotherapy, day surgery, cardiac/pulmonary rehabilitation, nutritional counseling, home health care, and respiratory care procedures. A multi-specialty courtesy staff of 30 physicians and a variety of allied medical specialists compliment the 15 members of the Hospital's active medical staff.

Atlantic Rehab is a privately owned, 60 bed nursing and rehabilitation facility licensed by the State of Maine, located across the street from the Calais Regional Hospital. The nursing home offers an intermediate level of long-term care including medical coverage,

nursing and personal care, social services, and individual activity programs. Atlantic Rehab provides a home-like atmosphere for people who require nursing care. Next-door is another facility, Washington Place, which provides an assisted living environment for 24 individuals.

The **Discovery House** (<http://www.discoveryhouse.com>), opened in 2005, provides an outpatient center for substance abuse on Beech Street in Calais and serves 300 clients. Its mission is to provide comprehensive services for persons affected by addiction-through community awareness, quality and holistic clinical services-in an efficient, safe and fiscally sound environment.

Sunrise County Homecare Services has offices in Machias, Lubec and Calais. They provide and coordinate home care services such as visiting nurses; home health aides; physical, occupational and speech therapy; senior companions; homecare telemedicine, medical social work; and homemaker services.

Downeast Hospice (Website - www.calaishospital.org) is an all-volunteer, non-profit program serving residents of Washington County. Support services are provided to the terminally ill and their families, and to those who are experiencing grief. Volunteers must have completed a very thorough training program to prepare them for hospice work.

MAIL DELIVERY

The Baileyville Post Office (04694) is located at 667 Houlton Road. Although many residents have a post office box, home deliveries occur through a rural carrier.

PUBLIC UTILITIES AND SERVICES

Electrical Service is provided by Eastern Maine Electric Coop. **Telephone Service** is provided by Verizon. US Cellular provides **Cellular Service**, with limited additional service from other carriers. Cellular service works off a Town owned 100-foot tower near the BUD system tank on Bailey Hill. A plan is nearly complete to replace that tower with a taller tower that will be owned by US Cellular and also carry broadcast equipment for Town purposes as part of the impending lease agreement with US Cellular.

| Television, Cable, and Radio | Newspapers |
|----------------------------------------------|----------------------------------------|
| WLBY - Channel 2 (NBC affiliate) Bangor | Bangor Daily News (daily) |
| WABI - Channel 5 (CBS affiliate) Bangor | Calais Advertiser (weekly) |
| WVII - Channel 7 (ABC affiliate) Bangor | Downeast Coastal Press (weekly) Cutler |
| Maine PBS- Channel 12 (PBS affiliate) Bangor | Ellsworth American (weekly) |
| WQDY/ALZ (1230 AM & 92.7 FM) Calais | Machias Valley Observer (weekly) |
| WCRQ (102.9 FM) Calais | Quoddy Tides (twice-monthly) |
| WMED (89.7 FM) (NPR affiliate) Calais | |
| DirectTV | |
| Time Warner Cable | |
| Dish Network | |

Internet Providers

A number of Internet service providers have local access numbers. DSL and wireless technology provides high-speed access within Baileyville. Choice is limited in the region for high-speed (broadband) access. As of 2014, a plan is forming to provide higher speed symmetrical Internet access in Woodland Village; development will need Town support.

Community Television

The Baileyville Community Access Television (BaCat) is a public, community, educational and governmental channel located on channel 5. The channel is broadcast from the F. Doug Jones Municipal Building and is managed by the channel operator, the Baileyville Recreation Department. Programming for the channel is a result of volunteers and staff taping various community events. Videos are borrowed from public organizations or public libraries for airing on channel 5. BaCat channel 5 is available for the airing of resident sponsored civic programming. Equipment is also available for limited use by residents for video productions.

CULTURAL AND COMMUNITY EVENTS

The town hosts various community events, including the annual Octoberfest. Octoberfest has been a well-received multi day program that has run for 10 years as of the time of this plan by the Holiday Committee. The same committee that operates the Octoberfest also has a program they present in December before the primary holidays. Like many other civic endeavors in Baileyville the Holiday Committee has a big need for more and fresh volunteers. One difficulty caused by out migration of young adults in the community is a lack of people in that demographic to staff a number of civic committees.

Many residents attend festivals and events at nearby communities. The local school serves as a social center for the community hosting events throughout the year including symphony and holiday concerts.

COMMUNITY SERVICES

The Town of Baileyville is fortunate to have a number of private groups with public civic service objectives. Some of these groups include:

- Odd Fellows
- American Legion
- Baileyville Rod and Gun Club
- Baileyville Pathfinders Snowmobile Club
- Baileyville Women's Club
- Girl Scouts and Brownies
- Methodist Church senior events
- Ladies Auxiliary
- Rebeccas/Rainbow Girls
- Spednick Club

PUBLIC OPINION SURVEY

A community survey conducted in early spring indicates that residents feel the most urgent investment priorities include analyzing the use of town-owned property for sale or public use, investing in school improvements within the next 2 years, investing in additional recreational facilities, and investing in additional community facilities within the next 5 years (See Chapter K. Survey Results).

EXISTING POLICIES REGARDING PUBLIC FACILITIES

The following table lists town policies and implementation strategies for public facilities and services as established by the 1995 Comprehensive Plan. Comments on the status of each recommendation are listed beside each policy or implementation strategy. A complete list of the policy recommendation from the previous Comprehensive Plan is included in *Appendix B: Growth Management Strategies from Baileyville's 1995 Comprehensive Plan*. A full copy of the previous plan is on file in the Town Office.

| Public Facilities and Services | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy –1995 Baileyville Comp Plan | Comment – in 2013 Update |
| Budget adequate funds annually to maintain Town facilities. | <i>This policy continues to align with local priorities and state-level goals. It should be continued. Funding has been difficult.</i> |
| Critical Actions/Implementation Strategy –1995 Baileyville Comp Plan | Comment – in 2013 Update |
| Water Supply. Diligently maintain wellhead and aquifer areas to protect the Town's drinking water. Urgency Rating: Critical | <i>This policy continues to align with local priorities and state-level goals. It should be continued. Some wellhead protection area has been added.</i> |
| Education. Continue planning for new high school and improvements to elementary school. Urgency Rating: Critical | Continuing to look at roof improvements at high school. Elementary school improvements mostly completed. <i>This remains an important objective and should be implemented, if possible.</i> |
| Medical Care. Establish 24-hour emergency center and an adult day care center. Urgency Rating: Critical | <i>This strategy has not been implemented; in fact, Baileyville lost its only full-time medical practitioner.</i> |
| Recycling, Transfer Station. Continue to be a leader among area communities in recycling and solid waste management. Construct permanent Transfer Station. Urgency Rating: Critical | <i>This policy continues to align with local priorities and state-level goals. It should be continued. Not critical.</i> |
| Industrial Areas. Encourage diversity of industrial development while protecting the Town by imposing controls on those uses which by virtue of noise, glare, fumes, dust, traffic, etc., could create unsafe or unhealthy conditions. Urgency Rating: Critical | Ongoing issue, dust controls on main street completed. <i>This strategy has not been fully implemented; but it remains a worthwhile objective and should be implemented.</i> |
| Commercial Areas. Designate areas for commercial centers serving local needs and highway-oriented businesses. Urgency Rating: Critical | This objective has been completed—Woodland Commercial Park. |
| Cost Effective Town Services. Continue to provide services needed by the Town's people by the most efficient and cost-effective methods. Urgency Rating: Important | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |

| | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Impact Fees. Study feasibility of charging developers of new areas “impact fees” to help recover the costs of services which will be used by newcomers and which have been paid for in the past by current residents. Urgency Rating: Important | Bailey gives away TIF’s, but that is the extent of impact fees. |
| A Community “Focus”. Create a “focus” for the Town to raise civic pride and give tourists and other passing through a clear sense “this is Baileyville”. Need not be expensive; the key is effort and commitment. Urgency Rating: Important | Need focused committee. <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| Handicapped Accessibility. Continue steps to assure all Town facilities comply with Americans With Disabilities Act and make information available to help private parties conform to the Act. Urgency Rating: Longer Range Actions | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |
| G-P Interpretive Center. Construct a visitor center overlooking the Georgia-Pacific mill with interpretive signs, literature, and staff to answer questions. Urgency Rating: Longer Range Actions | <i>GP mill is gone. This policy should be removed.</i> |
| Town Building. Expand and improve building to provide adequate space for Police and Recreation departments and for the public to meet with Town Council. Urgency Rating: Longer Range Actions | <i>Police Department taken care of. Could use space for Recreation Programs.</i> |

Source: Town of Baileyville Comprehensive Plan, 1995

| Recreation | |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Policy –1995 Baileyville Comp Plan | Comment – in 2013 Update |
| Upgrade and expand parks and recreation facilities. | <i>This policy continues to align with local priorities and state-level goals. It should be continued...Maintain, not expand.</i> |
| Critical Actions/Implementation Strategy –1995 Baileyville Comp Plan | Comment – in 2013 Update |
| Recreation. Continue offering one of the best recreation programs in eastern Maine. Urgency Rating: Important | <i>This policy continues to align with local priorities and state-level goals. It should be continued.</i> |

Source: Town of Baileyville Comprehensive Plan, 1995

Policies and implementation strategies relative to Public Facilities in Baileyville are presented in *Chapter M. Plan Implementation*. They include revisions as noted above, along with additional policies and strategies that reflect changes in conditions on the ground, local priorities and State and Federal policy since the previous Comprehensive Plan was adopted.

SUMMARY

Baileyville maintains a variety of public facilities and services and provides public water and public sewer to residential, industrial, and commercial customers in Woodland Village. The Town regularly contributes to capital reserve accounts as a way to plan for and manage the cost of replacing municipal equipment and facilities. The reserve accounts appear to be insufficient to the tasks they are assigned. Overall, municipal

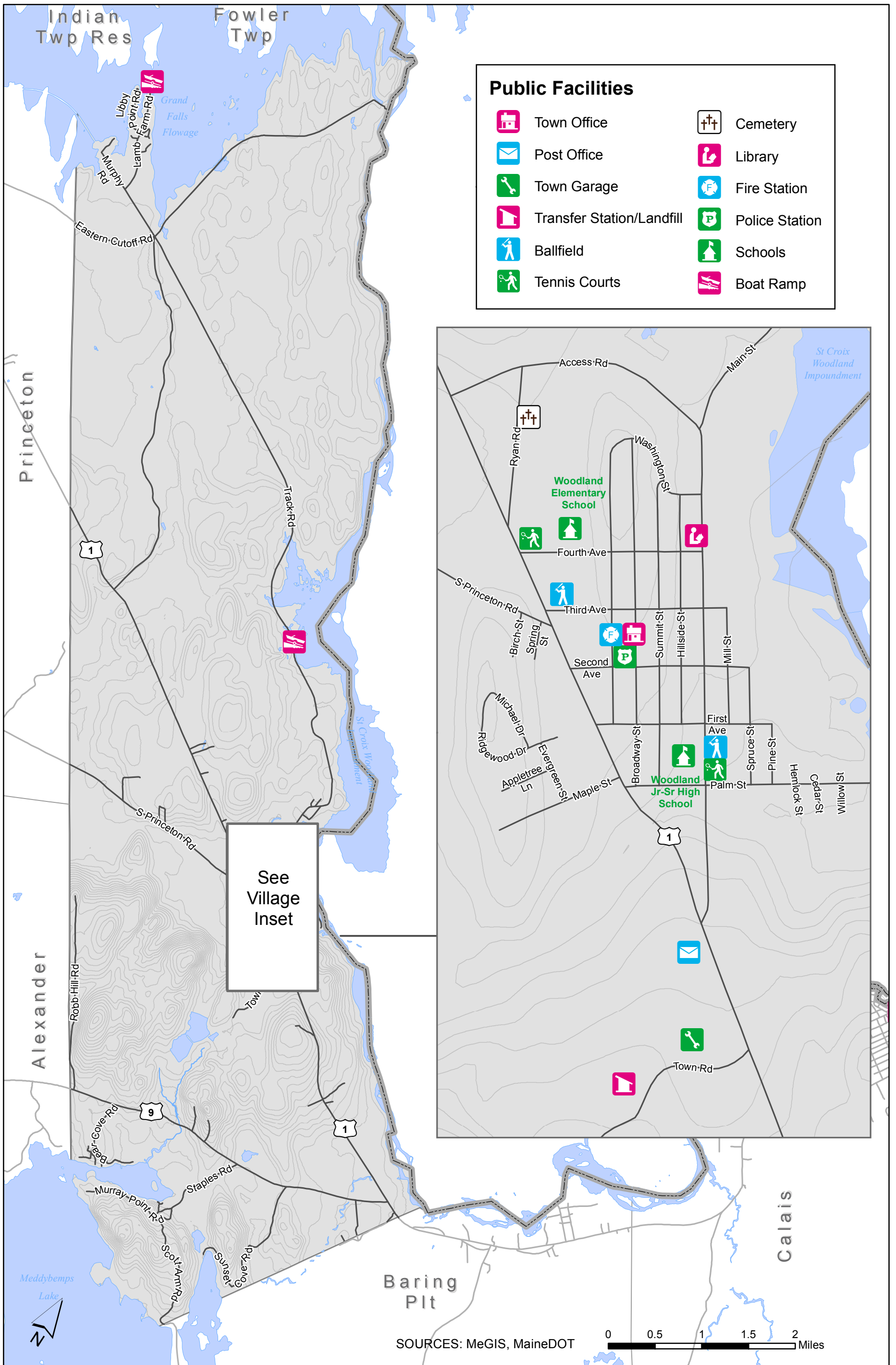
facilities are in fair condition and need some updates to meet the current and anticipated needs of the population. The animal control facility is in deplorable condition and in dire need of full replacement or abandonment immediately.

The Baileyville Parks and Recreation Department offers a comprehensive variety of recreational activities to residents & students of all ages, including a summer camp, school year activities, and special events. The Parks and Recreation Department keeps the public informed about the department's activities by placing recreational information in local newspapers, on the radio, and on Channel 10 (BaCAT).

Baileyville has had a good history of civic events and civic promotional events combined with strong recreation and school athletic programs. In the past, some events have been conducted without full benefit of much-needed background support. This is notable in the lack of forethought regarding insurances for such events. Additionally, some of the public facilities that are most important to the continuation of these events have reached a state of needing substantial repair for continued use.

Map 2: Public Facilities

Baileyville Comprehensive Plan Update (2014)



I. FISCAL CAPACITY

In order to maintain a consistent mil rate year to year, Town government must operate in a manner that is fiscally responsible. Large fluctuations in the tax rate can cause public concern and can also discourage economic development. Although Town priorities may change from one year to another, stable municipal finances are always a fundamental responsibility of Town government. It is important for Baileyville to handle diligently all yearly expenditures while at the same time planning for the Town's long-term objectives. As is the case with any business, the physical assets of Baileyville must be properly maintained through capital reserve accounts to protect the Town's continued economic health.

The goal of this section, as with the Public Facilities section, is to plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development, without placing an enormous burden on taxpayers.

The majority of the financial information for this section was taken from Town reports or from Maine Revenue Services website.

VALUATIONS

The Town's primary revenue source is through the taxation of real and personal property. These taxes are assessed to local property owners according to the fair market value of their property. This assessment is known as the municipal or Town valuation and is determined by the local tax assessor.

State law provides for tax exemptions for certain types of property, such as: charitable and benevolent, religious, literary and scientific, and governmental. Generally, such properties would be totally non-taxable by exemption. Partial exemptions also exist for veterans of foreign wars or their widows that have not re-married; individuals who are legally blind and homestead exemptions for the homeowner's primary residence.

| Baileyville's Local Total Valuation | |
|--------------------------------------------|---------------|
| 2000 | \$377,802,988 |
| 2001 | \$367,392,073 |
| 2002 | \$360,994,301 |
| 2003 | \$349,709,894 |
| 2004 | \$351,182,055 |
| 2005 | \$346,524,594 |
| 2006 | \$345,069,961 |
| 2007 | \$324,423,161 |
| 2008 | \$260,877,615 |
| 2009 | \$232,469,400 |
| 2010 | \$191,248,560 |
| 2011 | \$189,762,300 |
| 2012 | \$190,409,000 |

Source: Town Records

The State does provide some reimbursement to the municipalities for veteran and homestead exemptions. However, in many communities the number of exempt properties is increasing which decreases the municipal tax base. Since exemptions are established by statute, the Town has virtually no choice but to grant an applicable exemption. Often the Town has little notice that the property will seek exempt status and then the Town must deal with the impact on the upcoming budget. As the amount of these exemptions increases, it becomes very difficult for the community to maintain a constant tax rate.

The State places a total valuation on the Town, known as the State Valuation. The Maine Revenue Services Property Tax Division reviews all arms length sales that have occurred in each community. (An arms length sale is a sale that occurs between a willing seller and a willing buyer without any extenuating circumstances.) These sales are compared to the Town’s local assessed values to determine the assessment ratio or the percentage of market value that the Town is assessing. The state’s valuation is used to determine the amount of revenue sharing the Town will receive and the portion of the county tax that the municipality will pay.

The state indicates that a Town should be revalued at least once in every 10-year period and that a revaluation is required when the assessment ratio falls below 70 percent of market value. This law is intended to ensure that equity between properties is maintained for the purposes of taxation. Although for April 1, 2013 the Town’s certified state ratio is at 88%, Baileyville’s last revaluation was conducted in the early 90s. Currently the Town is in a multi-year process of an in-house revaluation with the anticipated completion in 2014.

Baileyville’s State Valuation has been in a dramatic decline primarily due to loss in value at the pulp and paper facility now owned by Woodland Pulp LLC.

| Baileyville’s State Valuation | |
|--------------------------------------|---------------|
| 2013 | \$191,550,000 |
| 2012 | \$201,150,000 |
| 2011 | \$237,150,000 |
| 2010 | \$262,750,000 |
| 2009 | \$323,600,000 |
| 2008 | \$342,400,000 |
| 2007 | \$336,950,000 |
| 2006 | \$343,850,000 |
| 2005 | \$340,050,000 |
| 2004 | \$355,850,000 |
| 2003 | \$352,000,000 |
| 2002 | \$362,400,000 |

Source: Maine Revenue Services

State valuation lags behind local valuations by about 2 years. Therefore when a dramatic decline occurs, a community may have to wait 2 years to see a decline in their county tax or an increase in their revenue sharing and education subsidy. Baileyville’s leaders applied for and qualified for a “sudden and severe” adjustment from the State of Maine. This aspect of the law speeds up the process and allows immediate relief to Towns that experience a massive valuation decline.

MIL RATE

After the Town’s budget has been approved and all applicable state and local revenues are deducted from the approved expenditures, the Town arrives at the dollar amount that will be raised through tax revenues. This amount is called the net commitment or appropriation. The local assessor arrives at a valuation for each taxable property in the Town and the taxpayers are assessed their share of the tax burden through a mathematical calculation. The total appropriation is then divided by the total taxable or assessed valuation of the Town to arrive at the minimum tax rate. This rate is usually expressed in dollars per thousand-dollars of valuation, or in decimal form, commonly referred to as the mil rate. The difference between the amount that is actually committed to the collector and the total appropriation is called overlay. Overlay is commonly used to pay any tax abatements that are granted during that tax year. Any overlay that remains at the end of the year is usually placed into the general fund. The overlay cannot exceed 5 percent of the total appropriations. Since the mil rate is a direct result of a mathematical calculation, fluctuations in this rate will occur from year to year if there is a change in the total valuation or the tax commitment.

| Baileyville’s Mil Rate History | |
|---------------------------------------|---------|
| 2000 | \$17.50 |
| 2001 | \$17.00 |
| 2002 | \$17.00 |
| 2003 | \$16.00 |
| 2004 | \$15.30 |
| 2005 | \$15.00 |
| 2006 | \$15.00 |
| 2007 | \$16.10 |
| 2008 | \$19.40 |
| 2009 | \$19.70 |
| 2010 | \$19.80 |
| 2011 | \$19.50 |
| 2012 | \$21.90 |

Source: Town Records

According to a March 2013 article in the Maine Townsman, the original intent of revenue sharing was to provide property tax relief. The municipal revenue sharing program was enacted into law 41 years ago, in 1972 (PL 1971, chap. 478). Major enactments at that time were based on legislative “findings”. The Legislature’s original findings that supported the creation of a revenue sharing program are still found, word for word, in current statute:

- The principal problem of financing municipal services is the burden on the property tax;
- To stabilize the municipal property tax burden and to aid in financing all municipal services, it is necessary to provide funds from the broad-based taxes of State Government
- To strengthen the state-municipal fiscal relationship pursuant to (these) findings and objectives....there is created the Local Government Fund.” (30-A MRSA, Section 5681, Sections 1 and 3)

The following table shows comparable data for Washington County communities regarding the municipal tax assessments, State Valuation and State Revenue Sharing. Many communities have been forced to increase expenditures to cover increased demand in services, and additional state

and federal mandates. The table also shows the decline in revenue distribution from the state to municipalities.

In 2008 Baileyville received \$183,096 from the State for municipal property tax relief. As of the 2013-14 fiscal year this amount had declined to about \$130,500.

| Municipality Name | 2006 Tax Assessment | 2007 State Valuation | Total Projected FY08 Distribution | 2010 Census Population | 2011 Tax Assessment | 2013 State Valuation | Total Projected FY14 Distribution |
|--------------------------|----------------------------|-----------------------------|------------------------------------------|-------------------------------|----------------------------|-----------------------------|------------------------------------------|
| Addison | 1,374,529 | 122,050,000 | 91,452 | 1266 | 1,641,166 | 142,200,000 | 54,800 |
| Alexander | 471,430 | 40,300,000 | 41,138 | 499 | 683,181 | 50,250,000 | 28,353 |
| Baileyville | 4,981,049 | 336,950,000 | 183,096 | 1521 | 3,446,873 | 191,550,000 | 130,502 |
| Baring | 172,542 | 11,000,000 | 31,752 | 251 | 214,308 | 13,200,000 | 18,627 |
| Beals | 736,796 | 59,600,000 | 51,871 | 509 | 990,719 | 67,250,000 | 32,731 |
| Beddington | 103,460 | 31,550,000 | 556 | 50 | 129,878 | 47,450,000 | 453 |
| Calais | 3,130,571 | 137,850,000 | 671,528 | 3123 | 3,424,526 | 174,450,000 | 301,610 |
| Charlotte | 414,656 | 22,500,000 | 48,586 | 332 | 508,642 | 26,200,000 | 31,589 |
| Cherryfield | 1,003,993 | 72,850,000 | 115,539 | 1232 | 1,110,324 | 84,650,000 | 66,114 |
| Codyville Plt. | - | 3,600,000 | - | 24 | - | 4,800,000 | - |
| Columbia | 398,458 | 30,550,000 | 40,474 | 486 | 655,025 | 43,300,000 | 32,519 |
| Columbia Falls | 317,349 | 27,300,000 | 46,543 | 560 | 410,159 | 36,250,000 | 23,404 |
| Cooper | 249,317 | 18,300,000 | 16,342 | 154 | 315,665 | 22,800,000 | 9,003 |
| Crawford | 110,906 | 12,400,000 | 5,491 | 105 | 188,292 | 17,150,000 | 4,156 |
| Cutler | 559,142 | 46,150,000 | 51,075 | 507 | 818,796 | 69,700,000 | 22,634 |
| Danforth | 559,927 | 41,100,000 | 62,273 | 589 | 756,985 | 55,600,000 | 33,541 |
| Deblois | 205,212 | 34,150,000 | 1,721 | 57 | 220,276 | 41,100,000 | 1,012 |
| Dennysville | 179,931 | 13,450,000 | 29,055 | 342 | 200,360 | 18,650,000 | 13,005 |
| East Machias | 959,097 | 68,050,000 | 129,975 | 1368 | 1,213,543 | 87,350,000 | 80,408 |
| Eastport | 2,037,544 | 110,400,000 | 242,330 | 1331 | 2,637,701 | 130,150,000 | 134,122 |
| Grand Lake Stream | 166,450 | 23,650,000 | 5,679 | 109 | 240,131 | 33,250,000 | 2,608 |
| Harrington | 1,230,264 | 87,400,000 | 96,718 | 1004 | 1,505,062 | 107,800,000 | 59,468 |
| Indian Twp. | 556,359 | 53,100,000 | 38,148 | 718 | 38,670 | 3,000,000 | 37,459 |
| Jonesboro | 1,426,732 | 162,400,000 | 72,947 | 583 | 709,060 | 63,450,000 | 23,829 |
| Jonesport | 2,131,223 | 147,050,000 | 165,709 | 1370 | 1,913,447 | 159,450,000 | 63,444 |
| Lubec | 2,150,208 | 109,650,000 | 380,912 | 1359 | 2,553,232 | 167,050,000 | 92,336 |
| Machias | 821,413 | 90,600,000 | 60,331 | 2221 | 2,856,974 | 134,400,000 | 238,301 |
| Machiasport | 383,345 | 31,000,000 | 43,019 | 1119 | 1,516,780 | 109,050,000 | 65,892 |
| Marshfield | 211,948 | 17,850,000 | 11,964 | 518 | 568,768 | 38,900,000 | 32,932 |
| Meddybemps | 2,063,141 | 163,600,000 | 115,637 | 157 | 230,470 | 25,400,000 | 4,719 |
| Milbridge | 261,044 | 32,850,000 | 6,087 | 1353 | 2,411,426 | 182,300,000 | 73,598 |
| Northfield | 890,394 | 69,000,000 | 78,482 | 148 | 297,726 | 44,750,000 | 3,262 |
| Pembroke | 755,560 | 67,250,000 | 63,081 | 840 | 1,191,671 | 77,850,000 | 57,200 |
| Perry | 675,316 | 43,900,000 | 101,329 | 889 | 1,201,106 | 98,700,000 | 42,159 |
| Pleasant Point | 362,251 | 37,700,000 | 29,217 | 749 | 23,202 | 1,800,000 | 2,320 |
| Princeton | 345,156 | 53,400,000 | 10,015 | 832 | 872,796 | 59,800,000 | 52,735 |
| Robbinston | 1,806,505 | 147,750,000 | 97,764 | 574 | 643,635 | 49,700,000 | 30,174 |
| Roque Bluffs | 74,359 | 4,850,000 | 8,095 | 303 | 720,915 | 76,150,000 | 9,504 |
| Steuben | 208,159 | 14,650,000 | 22,959 | 1131 | 2,616,084 | 188,300,000 | 66,480 |
| Talmadge | 134,300 | 8,350,000 | 18,628 | 64 | 81,631 | 6,550,000 | 3,158 |

| Municipality Name | 2006 | 2007 State Valuation | Total | 2010 | 2011 | 2013 State Valuation | Total Projected |
|----------------------|-------------------|-------------------------|-----------------------------------|----------------------|-------------------|-------------------------|----------------------|
| | Tax Assessment | | Projected FY08 Distribution | Census Population | Tax Assessment | | FY14 Distribution |
| Topsfield | 97,616 | 7,700,000 | 9,067 | 237 | 231,871 | 18,500,000 | 11,808 |
| Vanceboro | 214,722 | 16,400,000 | 11,795 | 140 | 210,618 | 9,800,000 | 15,237 |
| Waite | 562,576 | 53,150,000 | 29,758 | 101 | 127,631 | 10,300,000 | 4,937 |
| Wesley | 127,656 | 10,500,000 | 19,917 | 98 | 240,202 | 19,550,000 | 4,723 |
| Whiting | 17,655 | 1,500,000 | 52,572 | 487 | 741,868 | 69,250,000 | 8,422 |
| Whitneyville | 26,483 | 2,250,000 | 53,987 | 220 | 171,060 | 13,500,000 | 11,160 |

Source: Baileyville Town Reports and Municipal Valuation Return

MUNICIPAL REVENUES AND EXPENDITURES

Revenue

The table below shows sources of revenue for fiscal years 2008 through 2012. Intergovernmental revenues consist of monies received from other governmental entities such as the state and federal governments. Departmental revenues are those dollars that are received through departmental user fees, application fees, photocopies, etc. As is the trend with many municipalities, total revenues have been declining for Baileyville.

| TOWN OF BAILEYVILLE REVENUES 2008-2012 | | | | | |
|-------------------------------------------------------------------------------------------|----------------|----------------|------------------|------------------|----------------|
| Revenues in Dollars | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 |
| Net to be Raised by Local Property Tax | 5,066,308 | 4,616,919 | 3,857,976 | 3,706,367 | 4,370,367 |
| Interest | 47,137 | 17,841 | 7,529 | 8,063 | 6,544 |
| Liens (interest charges) | 13,703 | 20,460 | 15,003 | 26,605 | 29,650 |
| Vehicle & Boat Excise | 252,035 | 256,806 | 268,727 | 262,970 | 264,100 |
| Intergovernmental Revenues | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 |
| Education Subsidy | 2,134,478 | 2,662,844 | 2,428,200 | 2,358,899 | 1,753,948 |
| State Revenue Sharing | 203,126 | 226,585 | 239,532 | 211,791 | 158,207 |
| Highway Block Grant/URIP | 27,760 | 12,750 | 25,500 | 25,500 | 22,800 |
| Tree Growth Reimbursement | 11,618 | 9,770 | 8,253 | 12,324 | 10,700 |
| Homestead Reimbursement | 62,503 | 63,816 | 43,700 | 44,454 | 49,408 |
| BETE Reimbursement | 43,013 | 75,104 | 54,739 | 66,966 | 188,393 |
| Vet Reimbursement | 1,369 | 1,782 | 1,927 | 1,672 | 1,886 |
| Gen Assist. Reimbursement | 6,672 | 3,575 | 3,007 | 5,7825 | 6,326 |
| Departmental Revenues | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 |
| TIF | 252,200 | 256,100 | 257,400 | 253,500 | 284,700 |
| Building Permits | 400 | 475 | 225 | 250 | 385 |
| Sewer fees | 115,849 | 130,711 | 221,618 | 209,310 | 190,600 |
| Solid Waste revenues | 185,511 | 187,510 | 195,678 | 161,021 | 182,550 |
| Police Dept. Revenue/grants | 10,622 | 881 | 39,619 | 51,039 | 49,650 |
| Burial fees | 900 | 1,175 | 3,000 | 2,475 | 3,150 |
| School Dept. rent | 6,100 | 6,000 | 6,000 | 6,000 | 6,000 |
| Medical Bldg. rent | 18,912 | 18,336 | 19,488 | 19,857 | 6,600 |
| Total Appropriated Revenues to Reduce Tax Commitment (excludes school subsidy) | 887,832 | 887,831 | 1,191,923 | 1,108,642 | 850,258 |

Source: Baileyville Town Reports and Municipal Valuation Return

Expenditures

The table below shows the amount of money expended for each of the major departments within the Town of Baileyville for fiscal years 2008 through 2012. In 2008, 8% of the tax commitment funded County government, 44% funded the school and 48% Town government. By 2012 the County was 6%; the school 42% and the Town at 52%.

Expenditures are affected yearly, not only by the local budget approved by the voters but also by the amount of state revenue sharing.

| TOWN OF BAILEYVILLE APPROPRIATED EXPENDITURES 2008-2012 | | | | | |
|----------------------------------------------------------------|----------------|----------------|----------------|----------------|----------------|
| EXPENDITURES in Dollars | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 |
| Employee Benefits | 325,737 | 258,892 | 298,328 | 357,646 | 273,425 |
| Administration | 135,679 | 135,740 | 156,770 | 159,020 | 207,075 |
| Insurance | 62,500 | 83,922 | 84,214 | 71,818 | 79,000 |
| Municipal Buildings | 54,045 | 51,770 | 51,770 | 40,360 | 41,030 |
| Assessing/Revaluation | 74,750 | 70,000 | 76,000 | 51,000 | 53,400 |
| Fire Department | 43,200 | 43,580 | 43,380 | 42,330 | 38,350 |
| Code Officer | 4,750 | 4,750 | 4,750 | 3,750 | 4,200 |
| Animal Control | 5,765 | 5,965 | 8,150 | 7,625 | 8,590 |
| Hydrant Rental | 120,600 | 132,000 | 132,000 | 120,000 | 114,048 |
| Street Lights | 40,000 | 42,500 | 50,000 | 45,000 | 45,000 |
| Police Department | 319,295 | 230,185 | 244,824 | 240,860 | 185,350 |
| Dispatch | 2,200 | 2,200 | 2,200 | 2,200 | 2,200 |
| Ambulance | 31,150 | 32,645 | 20,827 | 20,826 | 39,000 |
| Public Works | 251,991 | 259,597 | 330,496 | 248,976 | 290,000 |
| Road Maintenance/Paving | 100,000 | 100,000 | 324,713 | 150,000 | 180,000 |
| Cemeteries | 9,000 | 9,000 | 9,500 | 8,550 | 10,670 |
| Library | 41,300 | 36,300 | 36,300 | 38,900 | 38,000 |
| Recreation | 91,310 | 88,959 | 89,951 | 84,751 | 86,958 |
| Social Service Donations | 5,900 | 4,000 | 4,800 | 4,300 | 4,050 |
| St Croix Trail Riders | 1,100 | 1,100 | 1,100 | 1,100 | 790 |
| Labor Day Activities | 500 | 500 | 500 | 1,500 | 1,500 |
| Economic Development | 28,958 | 31,958 | 77,058 | 77,058 | 127,000 |
| General Assistance | 10,000 | 30,000 | 15,000 | 15,000 | 15,000 |
| Water Pollution Control Plant | 210,811 | 186,126 | 214,670 | 180,870 | 244,320 |
| Solid Waste | 257,592 | 315,440 | 299,213 | 302,630 | 260,850 |
| Medical Building | 21,912 | 22,687 | 19,680 | 19,680 | - |
| Debt Service | 664,031 | 846,870 | 691,785 | 378,487 | 446,879 |
| Community Access Channel | 7,500 | 7,500 | 7,000 | 7,000 | 5,050 |
| Fire truck payment | - | 25,697 | 25,697 | 25,667 | 25,000 |
| Airport | - | 4,000 | 4,000 | 4,000 | 4,000 |
| Trash Compactor | - | - | 33,652 | - | - |
| Public Works furnace | - | - | 5,200 | - | - |
| Planning Board | - | - | 1,000 | 15,000 | 6,000 |
| Preservation of Town records | - | - | 250 | 250 | 250 |

| TOWN OF BAILEYVILLE APPROPRIATED EXPENDITURES 2008-2012 | | | | | |
|----------------------------------------------------------------|------------------|------------------|------------------|------------------|------------------|
| EXPENDITURES in Dollars | 2008-09 | 2009-10 | 2010-11 | 2011-12 | 2012-13 |
| Cruiser reserve | - | - | - | 5,000 | 5,000 |
| Equipment reserve | - | - | - | 50,000 | 25,000 |
| Athletic field maintenance | - | - | - | - | 5,000 |
| Education Appropriation (less education subsidy) | 2,493,398 | 1,992,168 | 1,938,435 | 1,984,521 | 2,059,250 |
| County Tax | 461,746 | 395,370 | 307,453 | 321,281 | 278,951 |
| Overlay | 100,234 | 101,648 | 27,185 | 105,419 | 37,392 |
| Total Expenditures before Revenue Deduction | 6,143,011 | 5,703,621 | 5,274,786 | 5,053,519 | 5,368,188 |

Source: Baileyville Town Reports, Town Warrant Articles and Municipal Valuation Return

Community Challenges

The Town has faced many challenges during the last few years that impact their fiscal capacity. According to the Bangor Daily News, in 2007 declining paper markets forced the closure of Domtar's only paper machine, but pulp production continued at the facility. In 2009 the global recession forced a six-week shutdown of the mill, but it was restarted in June of 2009. Since the mill was Washington County's the largest employer, many communities felt the financial impact. Collection of tax revenue was slowed, excise tax declined as no one was purchasing new vehicles, and real estate values and personal property values also declined. Between 2007 and 2009 the mill's valuation was reduced by more than \$100,000,000 causing further tax revenue loss to the Town.

Baileyville has also struggled with repeated turnover in the Town manager's position that has produced a lack of oversight for budgeting and municipal expenditures. In addition a brief change in the municipal auditor also produced a lack of continuity.

CAPITAL IMPROVEMENT PLAN

The Town of Baileyville does have accounts with assigned balances for the purpose of capital improvements. Due to problems with the annual audit for the fiscal year that ended June 30, 2012, some of the numbers in the following table may be adjusted in the upcoming months based on information from a separate auditing firm that has been hired to reconcile figures that have been contested by the Town.

The comprehensive plan recognizes planned growth and a diverse mix of land uses within the Town as an important aspect of fiscal planning. The primary implementation strategy for the fiscal capacity section is the development of a capital improvement plan (CIP). The purpose of a CIP is to establish a framework for financing needed capital improvements. A CIP guides budgeting and expenditures of tax revenues and identifies needs for which alternative sources of funding such as loans, grants or gifts will be sought.

Capital improvements are investments in the repair, renewal, replacement or purchase of capital items, which can include equipment and machinery, buildings, real property, utilities and long-term contracts. Capital improvements differ from operating expenses or consumables, which are ordinarily budgeted as operations. Capital improvements are funded through the establishment of

financial reserves and generally have an acquisition cost of \$5,000 or more; usually do not recur annually; have a useful life of 3 or more years; and result in fixed assets.

For the purpose of this plan, the total costs have been recognized with an indication of the expected time frame for each item that is desired based on priority ratings. Each year the Budget Committee will review the funding requests and make a recommendation for Town meeting review.

The capital improvements identified below were assigned a priority based on the listed rating system. Logically, “A” improvements would be implemented prior to “B” and so on. A lower priority item may be funded ahead of schedule if higher priority items have already been funded or are prohibitively expensive, or if other sources of revenue (such as donated funds) become available. In order to fund some capital improvements projects, it may be necessary to begin to identify funding sources and set aside funds in advance of the projected time of funding.

- **A** - Immediate need. A capital improvement rated in this category would typically remedy a danger to public health, safety and welfare.
- **B** - Necessary, to be accomplished within 2 to 5 years. A capital improvement rated in this category would typically correct deficiencies in an existing facility or service.
- **C** - Future improvement or replacement, to be accomplished within 5 to 10 years. A capital improvement rated in this category would be desirable but is of no urgency. Funding would be flexible and there would be no immediate problem.
- **D** - Desirable, but not necessarily feasible within the 10- year time frame of the current plan.

Projects previously in this comprehensive plan and existing reserve accounts are the basis for this capital improvement plan and have been incorporated into the table below. Ultimately all of the items are the responsibility of the Town Council who delegates their intentions to the appropriate municipal employee.

| CAPITAL IMPROVEMENTS PLAN | | | | |
|------------------------------------|-------------------|-----------------|--------------------------------------|-------------------------------------------------------------------|
| Item | Costs (\$) | Priority | Responsibility | Funding Sources |
| Landfill Closure | 300,000 | C | Town Manager & Public Works Director | Reserve account. Balance \$160,300. User fees and property taxes. |
| Tax re-valuation completion | 50,000 | A | Town Manager & Assessors’ Agent | Reserve account. Balance \$69,100. Property taxes. |
| Police Training Reserve | 12,000/person | B | Town Manager & Police Chief | Reserve account. Balance \$50,000. Grants and property taxes. |
| 3 Cruisers | 75,000 | B & C | | |
| Bullet Proof Vests | 10,000 | B & C | | |
| Fire Dept. Reserve-Rescue Boat | 10,000 | B | Town Manager & Fire Chief | Reserve account. Balance \$48,200. Grants and property taxes. |
| Rescue ATV/Gator | 10,000 | C | | |
| Transfer Station Reserve-Compactor | 60,000 | D | Town Manager & Town Council | Reserve account. Balance \$ 26,400. user fees and property taxes. |
| Paving | 1,500,000 | C | Town Manager & Public Works Director | Reserve account. Balance \$17,100. URIP and property taxes. |

| CAPITAL IMPROVEMENTS PLAN | | | | |
|-------------------------------------------------------------|-------------------------------|-----------------|-------------------------------------------------|-------------------------------------------------------|
| Item | Costs (\$) | Priority | Responsibility | Funding Sources |
| Records Preservation | 30,000 | C | Town Manager, Deputy Clerk & Town Council | Reserve account. Balance \$10,400. Property taxes. |
| Economic Development Improvement Fund | 1,000,000 | B | Town Manager & Town Council | TIF, Private and Grants |
| Major Equipment Reserve- Wheeler Excavator Backhoe | 120,000 150,000 80,000 | A B C | Town Manager & Public Works Director | User fees and property taxes. |
| Elementary School Roof, doors and windows | Not yet determined | C | School District, Town Council | Not yet determined |
| Jr./Sr. School Roof, doors and windows, heating system | Not yet determined | B | School District, Town Council | Not yet determined |
| New School Busses—1- each year for (X) years | Not yet determined | B | School District, Town Council | Not yet determined |

Note: The following reserve accounts also exist for the school department: Scholarships \$51,300; Educational Grants \$13,400; and School Lunch Program \$6,900.

SUMMARY

As indicated by the information contained in this section, Baileyville has been struggling to manage their finances due to a number of challenges such as declining industrial valuations, declining state revenues and lack of continuity in the position of Town manager over the last few years. The mil rate has increased from \$16.10 in 2007 to \$21.90 in 2012 reflecting a Town valuation loss of about \$134,000,000 within that same period. Although the Town has historically budgeted for capital improvements and tried to prepare for future expenditures through a combined use of grant funds and local revenues the past instability of valuation has created greater challenges than were originally anticipated.

J. REGIONAL COORDINATION

The purpose of this section is to:

1. Identify the issues, facilities and services that lend themselves to regional cooperation.
2. Describe the extent to which Baileyville cooperates within the region including opportunities to do more, particularly in ways that can save the Town revenues and support economic development.

Baileyville is a rural community situated 91 miles northeast of Bangor and 10 miles west of Calais. Alexander, Princeton, Indian Township, Meddybemps, Baring Plantation, and Fowler Township border Baileyville. Commercial retail activity does occur in Baileyville but larger regional centers in Calais, Machias, and Bangor mainly serve Baileyville's needs for retail and employment centers.

Comprehensive planning recognizes the importance of regional cooperation. The land uses in one community can impact another community, particularly when that land use is located near the municipal boundaries. Indian Township, Alexander, and Princeton each have a locally adopted Comprehensive Plan that is consistent with state law. Only Baileyville has adopted a town-wide land use ordinance. The neighboring communities of Indian Township and Princeton are updating their Comprehensive Plans at the same time as Baileyville.

Baileyville has included analyses of regional issues in the areas of:

- Transportation;
- Economic development;
- Energy use and production;
- Housing;
- Public facilities;
- Natural resources management;
- Healthy communities; and
- Adaptation to climate change.

Baileyville will develop compatible regional coordination policies with nearby communities.

REGIONAL TRANSPORTATION ISSUES

Roads

The main artery in Baileyville, Route 1, serves as a pass through for freight and commuters as well as a destination in the village center. Route 1 therefore serves as both a main thoroughfare and a regional collector highway. The true Main Street in Baileyville is located to the east of Route 1 and runs parallel to the St. Croix River.

Transportation linkages in Baileyville consist of US Route 1 and Route 9. Route 1 enters the town from the northern municipal boundary of Baring Plantation immediately south of the junction of Routes 1 and 9, and provides direct access to the Baileyville Commercial Park. Route 1 traverses Baileyville from southeast to northwest and delineates the western side of the village of Woodland. Route 1 leaves Baileyville and enters the neighboring town of Princeton in an area of minimal residential or commercial development. Route 9 ends at its junction with Route 1 near the

Baileyville Commercial Park. Route 9 traverses the southern part of the town and enters neighboring Alexander near its junction with Robb Hill Road. Baileyville and the entire region are reliant on Routes 1 and 9 as the primary means of transportation mobility.

Although the population of Washington County decreased between 1990 and 2010, the total number of vehicle miles traveled increased by over 13 percent. Most roads are not congested now, but there is a need to protect them from future degradation and the significant taxpayer expense of adding remedial capacity. The Town should ensure that access management standards are used to keep the Level of Service (LOS) on Routes 1 from deteriorating.

It is important that Baileyville continue to participate in regional transportation planning efforts. Municipalities can cooperate with neighboring communities and regional committees. The 3 largest communities in eastern Washington County - Baileyville, Calais and Eastport - have particularly significant transportation linkages that are all dependent on a shared labor force, large retail services (in Calais), regional education and health services, and the deep-water port facilities in Eastport.

Baileyville has and will continue to participate in regional Corridor Management Planning initiatives including the Downeast Coastal Corridor, the Coastal Canadian Corridor, the Eastern Interior (Route 6) Corridor (see <http://www.wccog.net/corridor-planning.htm>) and the East-West Highway, as outlined in chapter K-Transportation. These regional corridor-planning initiatives provide the opportunity to encourage residential, commercial and industrial development in locations that support local development goals while retaining efficient transportation mobility. Corridor management plans outline the appropriate locations for sound access management techniques such as frontage roads, shared driveways, intersections, turning lanes and signals.

Public Transportation

Baileyville has limited public transportation options. West's Transportation offers daily round trip service from Calais to Bangor with in-town stops along Route 1. The Washington Hancock Community Agency (WHCA) provides scheduled van and door-to-door on demand transportation for clients referred to them by the State of Maine Department of Human Services.

WHCA transportation services are provided to income-eligible clients, children in state custody, welfare clients, Medicaid patients with medical appointments, the elderly and disabled, or people needing transportation to Meals for Me. Transportation is also available for members of the general public on a space-available basis. Most of the longer trips are for medical services: shorter trips are to local doctors, pharmacies and groceries.

The general public is theoretically free to schedule rides with WHCA, although less than six percent of the current ridership is unsubsidized fare-paying customers. The average worker cannot use Sun Rides as a commuter service, because:

- a) General-public riders are taken on a space-available basis only, so even a ride scheduled well in advance will be bumped if the transit vehicle is at capacity with contracted clients;
- b) Unsubsidized fares are too high for low-wage workers to use the service on a daily basis; and
- c) Demand-response systems serve some rural communities just one day a week, with fluctuating departure and arrival times.

Workforce Transportation

The sporadic nature of demand-response service reduces public transit as an option for rural workers with inflexible daily hours, shift workers, and those with on-call or overtime work responsibilities.

West's Transportation operates the other public transit service in Washington County. This incorporated firm has adopted a public-private partnership model. It receives federal transit funding to operate a daily fixed-route (i.e., scheduled) public service between Calais and Bangor and back via US-1 and US-1A, as well as several smaller intercity fixed routes, and it also markets its services to social service agencies (particularly for the longer trips to Ellsworth and Bangor). Thus the ridership on West's Transportation routes is a mix of general public and contracted agency clients, and any revenues in excess of operating expenses generate corporate profits.

Fixed-route transit service is a much more predictable and reliable transportation mode for rural workers, and many workers would be willing to spend an hour or more of commute time each morning and evening in return for predictable and reliable daily transportation. However, West's current fixed routes and schedules are too limited to accommodate the average 8-to-5 workers, let alone those on shift work or non-standard schedules.

As currently configured, neither WHCA's Sun Rides service nor West Transportation's fixed-route service adequately meet the needs of the rural workforce in Washington County.

Transit Improvements

Innovative strategies and practices could greatly enhance the current level of service for all transit operations in Washington County, particularly in their capacity to serve working-age adults. The current emphasis on agency-contracted clients can be attributed to a chronically inadequate federal transit funding formula, offset by fairly generous contract reimbursement incentives that help to ensure the availability of rides for social service agency clients.

At present, the "public" best served by the rural public transportation system is a very narrow subset of the total population. This is true all over the United States, not just in Washington County. However, other transit agencies have found ways of increasing their efficiency and ridership that might work in Washington County. This assumes, of course, that the agencies delivering the transit services (currently WHCA and West's Transportation) are willing to undergo changes – some minor, some fairly radical – to their current operations, in return for potential increases in ridership and efficiency. The current externally governed MaineCare brokerage system pays transit providers with a very small portion of the client reimbursement fees to get to medical appointments. Both agencies may be operating too close to a financial break-even point to risk expanding their services to accommodate workforce transit, even if the changes are likely to produce greater efficiencies and enhanced revenues over time.

Alternative service ideas from other places are summarized below. Each idea has potential to expand access to public transportation and workforce development in Washington County.

- "Fixed-schedule" service – combines the convenience of demand-response service with a published daily schedule, making it more predictable and reliable for general public riders
- Immediate-response "Dial-A-Ride" service (works best in relatively compact population centers, with a strong local volunteer base if volunteer drivers are used)

- Establish transit stops at formal and informal “Park and Ride” lots
- Ride-sharing and vanpooling programs; some vanpool programs are “self-organized” by a group of employees living in the same general area
- Innovative use of transit scheduling software
- Child-oriented transit service: hire a transit attendant to escort young children on rides to daycare/school/appointments, thus allowing the parent(s) to work
- Dues-paying, 24-7 non-profit ride service with incentives for pre-scheduling, flexible scheduling, and shared rides; successfully operating in Portland and surrounding communities (eg. <http://www.gomaine.org/>)
- Provide easy-load bike racks on ALL vehicles in the public transit fleet.

Airports

There are no airports or public airfields within Baileyville. Primary regional airports include:

1. Bangor International Airport is the nearest airport with regularly scheduled passenger commercial service. BIA provides national and international commercial passenger and freight services, as well as Air National Guard operations. It has an 11,441-foot main runway and car rental services are available.
2. Deblois Flight Strip, off State Route 193, has a 4,000-foot runway but no beacon or fueling services. Last State-rated in poor condition.
3. Eastport Municipal Airport has a 4000-foot runway and provides limited charter and instructional services and beacon and fueling services. Last State-rated in good condition.
4. Hancock County - Bar Harbor Airport located in Trenton provides daily commuter service to Boston, Massachusetts, and charter service is offered. Car rental services are available. 5,200-foot main runway.
5. Lubec Municipal Airport has a 2032-foot gravel/turf runway, with beacon, but no fueling services. Last State-rated in good condition.
6. Machias Valley Airport has a 2909-foot runway and is used by private plane owners and in an emergency, by air ambulance services. Beacon, but no fueling services. Last State-rated in good condition.
7. Princeton Municipal Airport has two runways, the larger of which is 3999 feet, and is used primarily by private businesses and recreational fliers. Beacon, but no fueling services. Last State-rated in good condition.

Railroad Facilities and Rail Services

Abandoned rail lines stretch across Washington County and are generally in poor condition, as passenger service stopped nearly fifty years ago and freight service stopped in the mid-1980s. Baileyville still has active freight rail to the mill and along the Main Street. This is noteworthy given how little rail still operates in Washington County.

Recent efforts have created recreational trails along abandoned rail lines and rights-of-way. The Downeast Sunrise Trail is an 80-mile multi-use trail on the exempt Calais Branch rail line corridor from Ellsworth to Ayers Junction. The Management Plan for the Calais Branch specifies that if rail becomes a feasible use of the corridor then the Downeast Sunrise trail will no longer be the primary use of the corridor. The East Coast Greenway is a bicycle and walking trail planned to extend from Key West, Florida to Calais, Maine, which also uses the rail line rights-of-way.

There are efforts to expand freight rail service in Washington County, particularly in the Calais and Eastport areas with connections to the railroad lines that cross into Canada and back into Maine to reach the western part of the state across the Route 6 corridor in northern Washington County. Passenger rail service in the State has increased with the reinstatement of passenger service between Boston and Portland and, more recently up to Brunswick, Maine.

Ports

The deep-water port of Eastport at Estes Head is only 36 miles south of Baileyville and is of critical importance to current and future economic activity in Baileyville and the region. Eastport has the greatest natural depth of water of any port on the east coast of the United States and as the easternmost port in the United States, is significantly closer to Europe. With 100 feet of water on approach channels, 64 feet of water at the pier at low tide and more than sufficient space to turn the largest ships afloat, Eastport is uniquely positioned and naturally endowed to accommodate any size vessel existing or planned. The port has two piers, three berths, with a low tide depth of 40 feet, and over 75,000 square feet of covered storage. The outer berth can accommodate a ship up to 900 feet in length. There is also a municipal breakwater in downtown Eastport for use by smaller vessels.

REGIONAL ECONOMIC DEVELOPMENT ISSUES

Baileyville is tied into the regional economy of Washington County in several ways. Baileyville residents obtain goods and services from service center communities like Calais, Machias and, to some extent, Bangor. Some residents also rely on these centers for employment. Thus their well-being is tied to fluctuations in the entire region's economy.

Recent closures of the Louisiana Pacific plant and the closure/re-opening/sale of the Woodland Pulp LLC (formerly Domtar) mill (both located in Baileyville) affected residents in Baileyville and many surrounding communities. Responses to these shifts vary and include retraining, returning to school, early retirement and doing other work. Some younger workers are leaving the area but many of all ages remain. Many are simply travelling further for employment and working several jobs.

In March 2014, Woodland Pulp announced an expansion of its pulp mill in Baileyville into paper manufacturing, an investment that will add 80 direct new jobs and 200+ indirect jobs. The company, St. Croix Tissue, will install two tissue machines at the plant, a capital investment of about \$120 million. The machines will be operated by St. Croix Tissue Inc., an affiliate of Woodland Pulp. Tissue will be made from pulp supplied by Woodland Pulp. The first tissue machine is expected to be operating in the fourth quarter of 2015 with the second expected to begin production in the first quarter of 2016. This investment is the fulfillment of years of planning and effort.

As noted in the Employment and Economics chapter, the overwhelming majority of Baileyville residents (from 2007-2011) worked for private companies (71%). During this same time, a relatively small percentage of Baileyville residents were either self-employed (7.2%) or 'unpaid family workers (0.8%). Among those who are self-employed, many are employed in natural resource-based industries. Although not a large percentage of the whole employment picture, home-based business play an important role in the local economy; and it is very important that the Town of Baileyville continue to support home-based and natural resource-based businesses.

Since 2002 the number of Baileyville residents finding work within Baileyville has decreased by approximately 21%. Over the same time the number of people commuting to Calais has increased by approximately 83%. In 2010, 225 jobs in Baileyville belonged to residents of Calais, Princeton, Alexander, and Pembroke, with another 270 jobs belonging to residents of at least 6 other communities.

| Where Baileyville Residents Work | 2002 | | 2010 | |
|----------------------------------|-------|------------------|-------|------------------|
| | Count | Percent of Total | Count | Percent of Total |
| Total All Jobs | 699 | 100.0% | 829 | 100.0% |
| Baileyville | 203 | 29.0% | 160 | 19.3% |
| Calais | 118 | 16.9% | 217 | 26.2% |
| Alexander | 69 | 9.9% | - | - |
| Princeton | 58 | 8.3% | 82 | 9.9% |
| Caribou | 52 | 7.4% | 56 | 6.8% |
| Bangor | 21 | 3% | 40 | 4.8% |
| Hermon | - | - | 21 | 2.5% |
| Augusta | 13 | 1.9% | 18 | 2.2% |
| Machias | 14 | 2.0% | 14 | 1.7% |
| Houlton | - | - | 13 | 1.6% |
| Ellsworth | - | - | 13 | 1.6% |
| Pembroke | 11 | 1.6% | - | - |
| Orono | 8 | 1.1% | - | - |
| All Other Locations | 132 | 18.9% | 195 | 23.5% |

Source: <http://onthemap.ces.census.gov/>

Brownfields Assessment and Redevelopment

A regional driver of economic renewal comes from the Washington County Brownfields Assessment program that has operated since 2009 with a regional advisory committee and USEPA Brownfields Assessment funds through the Washington County Council of Governments (<http://www.wccogbrownfields.com>). Brownfields are defined as real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.

Since 2009 the Washington County Brownfields Program has conducted site assessments on 24 properties throughout Washington County. Redevelopment/reuse is complete on 3 of those sites and several are under active redevelopment. There is a pending inventory of at least another 50 sites. By definition Brownfields assessment is needed on properties with a commercial/industrial history.

WCCOG staff and the regional advisory committee rank sites for use of public funds according multiple criteria and place an emphasis on redevelopment potential. With their history of use Brownfields sites are often in the very best locations for redevelopment; they are located in downtown centers, near existing infrastructure, at the junction of arterial highways, in historic structures, and on municipal waterfronts.

Baileyville strongly supports active solicitation of industrial, commercial, and residential redevelopment of existing developed areas. Redevelopment of abandoned residential, commercial,

and industrial properties fosters a sense of vibrancy, promotes diversity, and expands the experience of community. Infill erases signs of emptiness and decay, and allows existing natural areas to continue providing forest products, wildlife habitat, land for sports and recreation, and a continued sense of a rural landscape. The town of Baileyville is represented on the Washington County Brownfields Advisory Committee. The Town has and will continue to recommend sites to the program for assessment and redevelopment.

Community Economic Development Strategy (CEDS)

In July of 2011, Washington and Aroostook Counties were combined in a realignment of the seven Economic Development Districts (EDDs) in Maine. The purpose of this realignment was to better represent natural economies. The linkage between Aroostook and Washington counties is based on many similar attributes and unique assets – some of them with great promise and some with serious challenges. This new Economic Development District is called the Aroostook Washington Economic Development District (AWEDD) and the Comprehensive Economic Development Strategy (CEDS) that is required for all EDDs was completed in July of 2013. It can be downloaded on the GROWashington-Aroostook web site here: <http://gro-wa.org/region-wide-resources>.

In early 2014, Baileyville and Calais have formed a regional economic development committee and invited Eastport and Princeton to join.

In its initial statement of regional urgency the CEDS document states that Washington County faces two critical issues to shift from a condition of mere survival to sustainable prosperity.

First, young people continue to leave for work (and lives) in other parts of the state and region. This is the root of the region's economic and social challenge; the critical imperative we face. The 18 to 44 year old age cohort is the workforce lifeblood and is hovering at 30% of the total population; a level below which economists agree a local/regional economy is no longer sustainable. When the pool of younger workers drops below this 30% threshold, companies struggle to find the workers needed to operate their business eventually causing them to close or relocate.

The second issue creating constraining Northern and Eastern Maine is the energy cost burden. The region's citizens and businesses "survive" in a region with twice the national average cost burden for energy. Since energy is the primary input to life and economic performance this region faces a greater barrier than many regions in the US. The cost burden is driven by an 80% use of heating oil, 16 cents per Kw for electricity, and low median household income.

Mobilize Maine, an asset-based strategic planning process, offers an effective process for accomplishing this positive change. It engages local and regional business leaders to establish measurable goals that are then linked to assets (natural, business and human resources), job creation, and business expansion from within the region. The foundational premise is that business, municipal and non-profit leaders have the capacity to lead economic change if it is based on regional assets. Using the Mobilize Maine process, the 2013 Community Economic Development Strategy (CEDS) for the AWEDD has identified the economic sectors that offer the best opportunity, and are investigating, defining and initiating business activities in those clusters that will improve wages and create new jobs to achieve the goals of the strategy. Driving the strategies in the CEDS is the following regional vision:

AWEDD Regional Vision

Our region is a place of abundant natural resources that is reflected in the beauty of our landscape and the potential for economic and social prosperity it offers. We value the individuality and endurance of our people while recognizing the strong sense of community and place that sustains us. We will create economic growth by focusing on sectors that best leverage these assets and by working to develop policies that promote private sector investment; while at the same time, retaining the quality of life that makes the region special.

The following Opportunities and Challenges drive the CEDS regional vision:

Opportunities:

- Very active international border with Canada that offers significant economic opportunity for business expansion and more meaningful cross-cultural engagement.
- Expanded shipping opportunities at the Port of Eastport (deepest port on the U.S. east coast); especially to European biomass market.
- Available (and increasing) tillable cropland, much of it suitable for organic use.
- Expanding and diversifying value-added wood products that will leverage the most concentrated wood resource in the U.S.
- Utilization of renewable and alternative energy resources in wind, tidal, biomass and compressed natural gas.
- Expanding value-added processing of crop and marine resources
- Potential of mining in Northern Maine
- Expanded utilization of higher education resources

Challenges:

- Lowering energy costs for business and industry
- Mitigating distance to market through more effective/efficient transportation.
- Limitations on local economy's ability to support more businesses/service providers.
- Inability to capture more transiting tourism visitors.
- Reversing the prevalent negative mindset and aversion to risk-taking/trying something new.
- Lack of rail infrastructure connection to Port of Eastport
- Small number of "leaders" in the region
- General lack of business acumen/sophistication and lack of entrepreneurial training and assistance
- Accessing Canadian market

AWEDD's approach to asset based economic development focuses on the regions competitive strengths and opportunities. Systematic regional asset mapping has been completed in nine categories including tangible and intangible assets, natural, human/skills, knowledge, cultural/historic, geographic, excellence, infrastructure, government and innovation. The exploration and analysis of the region's assets has included prioritizing assets that are "truly unique and indigenous" and that can be leveraged to reach the measurable economic vision. Outputs from this analysis are regional priority assets, targeted industry clusters, strategies and specific industry sectors for value chain mapping. AWEDD's priority industry clusters are:

- Alternative Energy
- Manufacturing

- Agriculture
- Forest Resources
- Tourism
- Marine Resources

AWEDD economic development professionals and engaged business leaders pay particular attention to how educational institutions and workforce training address the changing structural job requirements to better support these clusters.

REGIONAL ENERGY ISSUES – USE AND PRODUCTION

Energy use and production issues are intimately related to the economic health of the region. The Findings and Recommendations of the Down East Maine Renewable Energy Working Group¹ (January, 2014) summarized a 6-month exploration of renewable energy issues. The following is excerpted from the Executive Summary (hereafter referred to as the 2014 Renewable Energy Working Group Report):

The Renewable Energy Working Group assumed that expanded investment and deployment of renewable energy, if found to be cleaner and more affordable than existing fuels and systems, would benefit Maine residents, who currently rely on fossil fuels for heat and electricity to a much greater extent than the average American or the average New Englander. The report examined investments, challenges, and opportunities – real and anticipated – in relation to renewable power, its sources, networks, mechanical systems, costs, and workforce requirements.

The topics arising most consistently, urgently, and persuasively throughout all these investigations concerned the linked challenges of **front-end transition costs, market distortion, and fair policy frameworks**. In particular, these issues were recurrent in relation to expanded deployment of renewable energy in Down East Maine:

1. Status quo is full of liabilities, full of opportunities: existing conditions in Down East Maine’s energy sector are problematic due to high reliance on non-renewable fuels (which creates a statewide path dependency), prevalence of fuel poverty, home energy affordability gaps, excess winter morbidity, investment efficiency gaps, and market failures; at the same time, renewable assets are unusually high on a per capita basis, with new employment potential dovetailing with ailing traditional industries.
2. Lack of equitable, consistent, and predictable regulation: when there is a perception of imbalance or caprice, investors can lose confidence and startups cannot attract the affordable capital they need.
3. New incentives for new energy markets: feed-in tariffs are viewed as an important tool with which to approach price-parity between incumbents and newcomers in the renewable energy marketplace, providing the funding and stability that support comprehensive development strategies.
4. Reliable and affordable access to capital for installation, transition & retrofit: front-end industry investments in alternative energy technologies bring unit prices “multiples above

¹ Calame, Jon and Woodworth, Asher. January, 2014. Down East Maine Renewable Energy Working Group: Findings

market” in relation to incumbent energy sources, sending a discouraging message about investment in renewables.

5. Uniform metrics for impacts & pricing: without apples-to-apples yardsticks for the full cost, success, impact of alternative energy, foggy decision-making precludes long-term policies and investments.
6. Prohibitive transaction costs: insufficient information about options coupled with a lack of time and energy to investigate them; absence of trustworthy (neutral) technical guidance
7. Low workforce capacity: even if investment were high, Down East Maine currently lacks the technical workforce (and capacity-building potential) to support large-scale energy transition to renewables.

The renewable energy profile for Down East Maine, based on asset inventories of institutional, production, and workforce capacities, shows a widespread need, a high potential, and low deployment. In the region, this study found 46 organizations with, or having significant projects addressing, the development and deployment of renewable energy fuels and systems; of these, 4 addressed finance, 13 addressed industrial production of fuels, power, or mechanicals (4 of which were startups), 11 addressed non-profit research, advocacy, or consulting, 8 addressed public-private partnerships, and 8 addressed grid and utility-scale issues.

Meanwhile, just one institution in Washington and Hancock Counties (the Washington County Community College) provides specialized professional training in renewable energy systems and efficiency, with 9 other workforce capacity-building institutions within a 150 mile radius – surely not enough to train a number of new technicians sufficient to support desirable levels of renewable energy deployment. As for renewable energy production, Down East Maine currently generates approximately 384 MW (with an additional 287 MW pending), constituting about 22% of the state’s total.

Prospects for renewable energy expansion in Down East Maine can be put into perspective alongside non-affluent regions and small, rural communities – in the northeast and elsewhere – which have made the transition with good results. The keys to their success transferrable to the Down East region include the following: strong local leadership and ambitious, comprehensive local energy transition strategies (Shutesbury, MA & Güssing, Austria); a highly collaborative approach and emphasis on winter heating (Berlin, NH & Cambridge Energy Alliance); linkage of energy concerns with broader strategies for poverty alleviation, sustainable housing, and public health (Haringey’s Affordable Heat Strategy, UK); clean energy municipal financing, coordinated on-bill financing, reduction of bureaucratic adoption barriers, and ‘class action’ transition negotiation (Efficiency Vermont & Berkeley FIRST). See the 2014 Renewable Energy Working Group Report for details.

Scanning targeted scholarly research with special relevance to the Down East context, a handful of “best practices” emerged: monetizing hidden costs of non-renewables to level the playing field for competing clean technologies; creating of shared local energy infrastructure to leverage localized purchasing power; private sector performance contracting to provide a market-driven, comprehensive way to distribute and manage risk; decentralizing the power grids by encouraging

smaller-scale, local energy producers. In sum, three broad strategies for policy-makers are recommended by this report's findings:

- (a) Revoke “most favored nation” status for non-renewable energy incumbents.
If the price of non-renewable energy reflected its comprehensive social costs, market “externalities” would disappear and renewable systems could more readily compete. Relevant tools are carbon taxes, carbon cap and trade regimes, life cycle cost accounting, and strict emission standards.
- (b) Lower barriers that stall market entry of renewable energy producers & consumers.
Front-end costs are a high fence keeping individuals, institutions, and firms out of renewable energy's greener pastures. Relevant tools are subsidies, tax credits, renewable energy certificates, feed-in tariffs, specialized loan product interest buy-downs, and on-bill financing.
- (c) Prove that the more expensive choice is the less expensive choice.
Access to reliable, non-partisan information and technical guidance will allow many prospective renewable energy producers, consumers, and lenders to take the renewable energy plunge, priming the pump for deployment at scale and amortization of public subsidies for renewable energy.

All of the inventories, observations, and suggestions articulated in the 2014 Renewable Energy Working Group Report point to topics that deserve further discussion and study in Down East Maine.

Associated with production of renewable energy is the issue of affordable heat for low-income households. The 2014 Renewable Energy Working Group Report describes the energy consumption profile in Maine and Washington County. As of 2011, Maine's overall energy consumption was 26th in the country (at approximately 311m BTU per capita annually), but the cost of that energy ranked much higher – at 10th in country (approximately \$5,508 per capita annually, amounting to 14% of Mainers' personal income on average and a statewide expenditure of \$7.32b for the year).² Since Maine residents have household incomes generally well below the national average, these figures spell out a painful picture: those with less to spend spend more per unit of energy.

Another way to look at Maine's energy consumption profile is to compare regionally available energy sources with the fuels actually burned. The following two illustrations (from the 2014 Renewable Energy Working Group Report) depict the discrepancy between regionally available energy sources (mostly renewables in the form of biomass, wind, solar, and tidal sources) and current dependencies are evident.

Environmental concerns aside, Maine's reliance on heating oil is problematic because it contributes to energy insecurity, exposes consumers to price volatility, wastes resources on long-distance fuel transport, and constitutes a large annual net export of wealth out of the state and, in large part, out of the country.

Baileyville currently has natural gas at the mill and at XNG. Local distribution is desired to help homeowners access an alternative fuel.

² US EIA Maine state profile, based on 2011 data.

REGIONAL HOUSING ISSUES

The housing challenges in Washington County are related primarily to the age of the housing stock as well as the age and income of the population. It is more cost effective and often preferred by elders to stay in their homes. However, older housing (71% is pre-1979) is often in disrepair; many houses are very large and most have inefficient thermal heating and insulation. Rental housing is also broadly inadequate; it is not affordable for low-income persons especially young families who pay a disproportionate percentage of their income for rent; and there are quality issues for all income levels that are also related to the age of the housing stock.

There is a “Catch-22” in relation to subsidized housing. There are an insufficient number of vouchers in relation to need and those that are available can expire due to a common inability to find adequate housing that meets the standard for a voucher given the short (30 day) timeframe allowed to find the rental. In addition, landlords are deciding not to accept vouchers because of the requirements to upgrade the housing (also related to age of housing stock). If found, there is often a mismatch between housing location and employment. Low-income persons do not often have a reliable vehicle for a long commute.

Homelessness is known on an anecdotal basis but existing measures do not adequately document those who “couch-surf”, double up with families built for single-family occupancy, or those who live in sub-standard structures (camps, trailers, school busses). Finally, and also related to the age of the housing stock, many homes are unhealthy due to lead paint and mold.

Housing is primarily an issue measured and planned for on a town-by-town basis. However the needs of certain populations, like seniors and those who may need an institutional setting, are often served at the regional scale. Funding for housing assistance, whether for new construction or rehabilitation, is also provided at the regional scale.

The Community Development Block Grant (CDBG) Housing Assistance programs have limited funds and are primarily channeled through regional Community Action Program agencies like the Washington Hancock Community Agency (WHCA). In addition, the Office of Community Development at the Maine Department of Economic and Community Development, who administers the CDBG program in Maine, require applicants for housing assistance funds to demonstrate that they have the capacity to administer the program either through municipal staff that are certified/qualified as a general/rehab administrator or through a completed procurement process. To reach this threshold many small towns must work together as a region (though no more than 3 towns can apply together) or seek assistance from agencies like WHCA.

Baileyville is completing an in-depth housing assessment in early 2014 and the city of Calais is updating the housing assessment (and unmet needs) prepared for the 2010 CDBG Housing Assistance grant now fully expended. A regional application from the two communities is proposed for the 2014 CDBG application cycle. This would implement housing rehabilitation/assistance over the 2014-2015 construction seasons.

REGIONAL NATURAL RESOURCE ISSUES

According to interpretation of 2004 satellite imagery (*see Land Cover, Map 4*), conducted by the University of Maine at Machias GIS Center, approximately 78% of the land in Baileyville is forested, and 10% of the land area is open water. Lakes bound the town to the north (Grand Falls Flowage) and south (Meddybemps) and the St Croix River forms the eastern boundary. Grand Falls Flowage is shared to the north with the tribal community of Indian Township and with Princeton. Meddybemps Lake is shared to the south with Alexander and with Baring Plantation. Baileyville is divided among several small watersheds.

Some of Baileyville's land area drains toward Meddybemps Lake. The remainder of the land area drains into the Grand Falls Flowage or into the St Croix River itself. All are part of the St. Croix River watershed. Baileyville shares the shoreline of two large lakes with neighboring towns. A portion of Meddybemps Lake is located in neighboring Alexander; and Grand Falls Flowage is shared with Indian Township and Princeton. The majority of stream segments in Baileyville are identified as class A, indicating that the water quality is "suitable for the designated uses of drinking water after disinfection; fishing; recreation in and on the water;

Baileyville has many natural resources, most significantly wildlife habitat. The richest wildlife diversity in Baileyville is associated with the Significant Wetland formation of Sawtelle Heath, a 930-acre level bog ecosystem located in the northwest portion of Baileyville, between the St. Croix River and Route 1 in Princeton. Other notable wildlife habitats in Baileyville include large, undeveloped habitat blocks and riparian habitats. Baileyville is home to a diverse array of terrestrial and avian wildlife. Inland-forested areas provide habitat for an array of common terrestrial mammals including deer, bobcats, beaver and otters. Conservation of wildlife habitat is important for traditional activities such as hunting and fishing. Bald eagle, a species of Special Concern, and the Brook Floater, a Threatened species of freshwater mussel are found in Baileyville.

In addition to the habitats mapped by IF&W and mentioned above, other notable wildlife habitats in Baileyville include large, undeveloped habitat blocks and riparian habitats which extend into neighboring Princeton, Alexander, and to some extent into New Brunswick, Canada.

Baileyville in itself has 8 licensed wastewater outfalls located along the St. Croix River. Above Baileyville, Danforth appears to be the closest treatment system to the north, with several in St. Stephen to the south. Baileyville should work with St. Stephen and Danforth to monitor wastewater outfalls, and treatment systems, and to coordinate projects to update, upgrade, or otherwise strengthen water quality monitoring and protection efforts at these sites.

A long narrow aquifer with potential yields of 10+ gallons per minute traverses the northwestern corner of Baileyville and is part of the same regional aquifer that runs through neighboring Princeton and Alexander. A mapped aquifer with potential yields of 10-50 gallons per minute is located in nearby Meddybemps under the large blueberry heath located on either side of Route 191.

REGIONAL PUBLIC FACILITIES ISSUES

Baileyville contracts with the Downeast EMS for their ambulance service, which is located on Main Street in Baileyville. The ambulance and rescue squads consist of 3.5 full-time and 3 part-time

personnel trained and certified as Intermediate Level Emergency Medical Technicians. 24-hour coverage is provided by Downeast EMS to Baileyville along with several neighboring mutual aid towns. The Ambulance and Rescue department is housed at the Fire Department.

Recreation facilities accessible to Baileyville's residents and to visitors include wildlife boat landings and ATV/snowmobile trails. Indoor recreational facilities open to the public include the Public Library and limited access to school facilities. Likewise, boat launching facilities and libraries in nearby Princeton and Calais also serve Baileyville residents.

A range of outpatient health-care services is available through the St. Croix Regional Family Health Center located in neighboring Princeton. Baileyville residents travel to Calais, Machias, Ellsworth and Bangor to access other health care and medical services. The Town would like to recruit a full-time family practitioner to serve Baileyville and neighboring communities.

The Town operates the Baileyville Animal Kennel, with one part time Animal Control Officer. The animal control officer assists with domestic pet issues, but passes wildlife issues to the Maine Department of Inland Fisheries and Wildlife. The animal control facility is in deplorable condition and is in dire need of full replacement immediately, or the facility must be abandoned and services contracted or coordinated with neighboring communities. Princeton and Indian Township may be good regional partners as neither they nor other small communities nearby have their own animal control facilities. Nearby facilities are located in Calais, Cherryfield, Bangor, and Houlton.

REGIONAL LAND USE ISSUES

Comprehensive planning recognizes the importance of regional cooperation. The land uses in one community can impact another community, particularly when that land use is located near the municipal boundaries. As indicated in the natural resources section of the plan, the Town should attempt to develop compatible resource protection standards with nearby communities.

Baileyville has physical boundaries with Princeton, Indian Township, Alexander, Baring Plantation, and Fowler Township. Proposed land use districts are consistent with the existing pattern of development in neighboring communities as well as the communities' Future Land Use Plans.

The Baileyville Commercial Park is a 100-acre complex located in Baileyville at the junction of Routes 1 and 9. The Park is the center of the Atlantic Northeast International Trade network. The Network offers multiple business parks and trade services, including a deep-water port, rail access, and air transportation. The Baileyville Commercial Park is designed to contain two components: an Atlantic Northeast International Trade Center and a Logistics and Manufacturing Park. The Trade Center will house both private and public resources and the Park is a modern industrial park that will provide financial benefits and business opportunities to domestic and international companies. The Baileyville Commercial Park is developed with sewer, water, electric, and paved roads and currently houses the Border Patrol and the United Parcel Service.

Baileyville regularly coordinates with neighboring communities on a variety of issues, including land use, through participation in the Washington County Council of Governments, Washington Hancock Community Agency, and other regional groups.

REGIONAL PUBLIC HEALTH ISSUES

A coordinated effort between Washington, Aroostook, and Hancock Counties is underway to develop and implement solutions to reduce the incidence of preventable chronic disease throughout the region. A primary focus is to increase access to and availability of both local food and opportunities for exercise.

Desired outcomes are summarized as follows:

- Reduction in the incidence of preventable chronic disease throughout the region
- Increased access/availability to local food;
- Improved access to recreational assets providing opportunities for healthy exercise;

Additional public health goals for Washington County: One Community, the Healthy Maine Partnership serving the region, include:

- Reduce, prevent and manage substance abuse; increase awareness of its impacts and provide healthy alternatives.
- Improving access to the full continuum of affordable health care services

Initiatives to achieve these solutions currently underway in Washington County include several focus areas: access to physical activity, access to transportation, access to healthy foods and a wide range of outreach programs provided by Washington County: One Community.

Active Communities

Regular physical activity is an essential part of improving health and wellbeing. People who are moderately or vigorously active lower their risk of high blood pressure, heart disease and stroke, Type 2 diabetes, colon and breast cancer, and osteoporosis. Regular physical activity can also significantly improve mental health. Exercise can sharpen thinking, learning and judgment skills, reduce symptoms of anxiety and depression, and help us sleep better.

Fewer than half of all Americans get the physical activity they need to provide health benefits and 25% of adults are not active at all in their leisure time. In Maine only 23.7% of youth get the recommended level of exercise (60 minutes per day) and only 56% of Maine adults get the recommended levels of physical activity (30 minutes, 5 times per week).

Physical activity does not have to be strenuous and highly time-consuming to be beneficial. As an example, for adults, walking 30 minutes 5 times a week can benefit health and wellbeing. For youth, participating in school sports, engaging in after school activities, or walking to school can provide the recommended exercise to promote health and wellbeing.

Transportation for Health

Access to Transportation is a significant challenge in rural communities. Lack of transportation can be an obstacle to reaching needed health and social service appointments as well as employment and other services. Significantly more detail on this issue is provided above in the section on **Regional Transportation Issues - Public Transportation**.

Local Food Systems

Washington County is often deemed a “food desert”, a term that comes from the Food Access Research Atlas of the USDA (<http://www.ers.usda.gov/data-products/food-access-research-atlas>). In a food desert “those with low incomes have limited access to supermarkets, supercenters, grocery stores, **or other sources of healthy and affordable food**” (Emphasis added). However the two Census Tracts (9551, 9559) in Washington County where these criteria are met include only large depopulated areas and account for only 18% of the population.

Countywide there are indeed many low-income households, also many with inadequate transportation that limits access to fresh food. However 82% of the population resides in the census tracts NOT deemed a “food desert” and 56% of low-income households reside in the service centers where the existing supermarkets, supercenters and grocery stores are located.

Furthermore, the USDA Food Access Research Atlas does not fully reflect data on “other sources of healthy and affordable food” in Washington County. And Washington County has a great deal of great food. The **Washington County Local Foods Map** posted at <http://www.gro-wa.org/wcfood> depicts over *80 farms, several active farmers markets and buying clubs, producers and retailers of local specialty food, and abundant seafood*. There is an active local food movement in Washington County that is growing within the county and reaching out to the rest of the state to support a regional (Maine and New England) food system.

In the face of this potential plenty we do indeed have significant **food security** issues mostly as a result of the high rates of poverty. Food pantries report that demand outstrips supply, yet also report difficulty in distributing fresh vegetables. Many do not have the experience or knowledge of preparing whole, fresh foods for consumption. In response pantry organizers provide classes on whole food cooking. An 11” by 17” poster of Food Pantry and Community Meal Sites can be downloaded from the GROWashington Aroostook web site at: <http://www.gro-wa.org/washington-county-food-pantries>.

In addition to increased health, building the local foods infrastructure has powerful economic implications. Not only do local dollars stay in the economy, new dollars arrive and bring jobs and business opportunities, providing the resources needed for equal access for all.

Healthy Maine Partnership Programming

The programs of Washington County: One Community that reach out to youth and adults span the public health spectrum. They are provided at a regional scale as well as to individual municipalities and schools; they include:

- **Tobacco Cessation and Substance Abuse Prevention** - tobacco-free and tobacco cessation programs work to reduce exposure of children to second hand smoke, raise awareness of prevention assistance programs, provide tobacco-free policy for public events, and increase the number of retailers adhering to Maine NoButs! Program that limits tobacco sales to minors. Likewise, businesses and law enforcement collaborate on strategies to reduce underage drinking; schools, parents and businesses support open discussion of risks associated with under-age or binge drinking.

- **Farm and Food programs** – Farm to School including curriculum outreach, vermiculture, recipe and menu planning for school cafeterias; FoodCorps service leadership; support to the Food Pantry network; greenhouse materials & construction at discounted prices; support in the formation of a regional food council and healthy eating initiatives.
- **Nutrition programs** – We Can! (Ways to Enhance Children’s Activity & Nutrition) public education; SNAP-Ed (Supplemental Nutrition Assistance Program) providing nutrition and cooking classes for residents receiving SNAP benefits; 5-2-1-0 Let’s Go to encourage kids and families to eat 5 servings of fruit and vegetables, 2 hours or less of recreational screen time, 1 hour or more of physical activity and 0 sugary drinks.
- **Living Well programs** – worksite wellness; Keep Me Well health assessment tool; Screen Washington County to increase awareness and actual screening for colon cancer; free Breathe Easy signs to reduce exposure to second hand smoke; Tobacco Free Pledge resources; Healthy Homes information on lead exposure, testing and education on symptoms of high lead blood levels; information on trails in the region.
- **Youth programs** – Washington County: One Voice youth coalition; Jobs for Maine Graduates profiles; Downeast Teen Leadership Camp for students entering grades 7,8, and 9
- **School and Community programs** – Coordinated School Health Program, an 8 part program to improve kids health and capacity to learn; Transportation Infrastructure and access to Quality Health Care including collaborating with regional partners to improve transit options and publication of a Transportation Services Guide; Annual October Turkey-A-Thon to raise funds for the Food Pantries.

REGIONAL CLIMATE CHANGE ISSUES

Climate change, the long-term broad patterns of weather, is happening in Maine. It is well documented³ by more frequent and stronger storm events, higher tides, hotter summers, greater precipitation, shifting ranges of plant and animal species, expanded ranges of southern pests and disease, rising sea levels and acidification of the waters of the Gulf of Maine.

The short and long term impacts associated with climate change are significant and far-reaching.

- Storm severity and frequency has and will continue to cause flooding, erosion and property damage.
- Sea levels will rise at an accelerated rate and threaten coastal infrastructure including roads, rail, working waterfronts, water and sewage treatment plants and many downtown centers.
- The temperature and salinity of the Gulf of Maine is reducing the productivity of the entire aquatic food chain with significant declines in zooplankton and stresses on shellfish.
- Pest species like Lyme disease-bearing ticks are reaching further north as winters become milder.
- Agricultural production is threatened with both drought and extreme precipitation as well as new pests and pathogens with expanded ranges and survival.
- The forest products industry might benefit from higher growth rates for some species. However a longer mud season and shorter periods of hard freeze will reduce harvest opportunity and

³ *Maine’s Climate Future An Initial Assessment*; February, 2009. University of Maine; *People and Nature Adapting to a Changing Climate - Charting Maine’s Course*, February, 2010 – a Summary of the Report Presented by the Maine Department of Environmental Protection to the Joint Standing Committee on Natural Resources of the 124th Legislature

large shifts in species composition (from insect, disease, or dieback) could ripple across the forest products industry.

- The public health impacts are also a concern, particularly for the elderly or infirm, as extreme temperatures increase risk of heat stroke and, during coastal flooding, isolation from services or emergency response.
- Natural systems also face loss of wetlands and wildlife are exposed to exotic species and temperature-related stress.

Some changes may bring more tourism to Maine; increase forest productivity (and carbon sequestration), and increased variety and security in food production.

Climate Vulnerability Assessment

Climate vulnerability assessment (CVA) is a collection of tools and analyses used to understand how we are vulnerable or resilient in terms of impacts on people, infrastructure, public health, natural systems, and the economy. It asks what systems, species, populations, entities, facilities and infrastructure are most vulnerable to expected climatic changes, often depending on factors such as exposure, sensitivity, and adaptive capacity. Geographic information systems (GIS) mapping tools are a powerful means of:

- Visualizing vulnerability,
- Recognizing the gaps in understanding of vulnerability, and
- Focusing efforts on gathering necessary information and preparing for risk and change.

In the fall of 2013, the Washington County Council of Governments, working in cooperation with the University of Maine at Machias GIS Service Center presented a series of town- and bay-specific climate vulnerability assessments (CVAs) that anticipate a variety of storm impact scenarios. The GIS Service Center adapted the Sea, Lake and Overland Surges from Hurricanes (SLOSH) model, a computerized numerical model developed by the National Weather Service (NWS)⁴ to estimate storm surge heights resulting from historical, hypothetical, or predicted hurricanes by taking into account atmospheric pressure, size, forward speed, and track data. The SLOSH model is applied to a specific locale's shoreline, incorporating the unique bay and river configurations, water depths, bridges, roads, levees and other physical features.

The bay-specific CVAs were based on SLOSH model output of a hypothetical but entirely plausible hurricane that makes landfall in Penobscot Bay. These CVAs did not include inland towns like Baileyville because of the lack of reliable flood hazard data. The coastal CVAs are made possible by the very recent (2012) acquisition of LiDAR (light detection and ranging) elevation data. The flights and analysis that provide this very high-resolution elevation data are very expensive. As a result they are only available along the immediate coast of Washington County.

⁴ According to the NWS, the surge height predictions from the SLOSH model are accurate to within +/-20% for storms that follow the track and force patterns within the model. National Weather Service Sea, Lake, and Overland Surges from Hurricanes (SLOSH) Model. 2013. <http://www.nhc.noaa.gov/surge/slosh.php>

Adaptation to Climate Change Impacts

There is a range of adaptation responses that landowners, businesses, and municipalities can take to limit exposure to vulnerabilities. These include:

For storm adaptation:

- Evacuation and shelter planning including in real time
- Establish communications protocol between UMM-GIS Service Center Director and County EMA Director to Ensure real time scenario development in event of actual predicted hurricane in the Gulf of Maine
- Pre-position equipment to areas that may be cut off during a storm
- Map house bound and elderly residents; add to Climate Vulnerability Assessment

For roads, bridges and transportation:

- Inventory transportation infrastructure
- Participate and update culvert mapping inventory of Washington County Council of Governments
- Keep sand & salt piles above flood levels
- Improve stormwater capacity
- Improve culverts, flow under causeways
- Evaluate substructure of roadways most vulnerable to inundation and upgrade where necessary

For municipal officials:

- Limit building in flood prone areas using on-line mapping tools provided by Washington County Council of Governments (<http://www.gro-wa.org/planners-maps>)
- Adopt construction codes for coastal properties
- Maintain wetlands and floodplains to absorb flood waters

For Public Health:

- Plan for heat emergencies
- Distribute education about pest borne illnesses especially Lyme disease;
- Translate health advisories into Spanish and Passamaquoddy
- Assist elders and low income households with air conditioning/cooling

For any and all concerned:

- Train all personnel on use of on-line scenario mapping tool
- Always document impacts from severe storms (Damage and Injury Assessment AKA "Form 7" & photos) to ensure County EMA officials can assemble documentation of regional storm impacts to reach Federal Disaster Declaration thresholds

SUMMARY

Baileyville cooperates whenever possible with adjoining towns and regional agencies and should continue to do so. Baileyville is reasonably active on regional committees and authorities dealing with solid waste, emergency response, public health, and transportation and economic development. These activities will continue with a strong emphasis on regional transportation policy, facilities sharing, public health, housing, food security, water quality, energy development, and infrastructure development.

K. PUBLIC OPINION SURVEY RESULTS

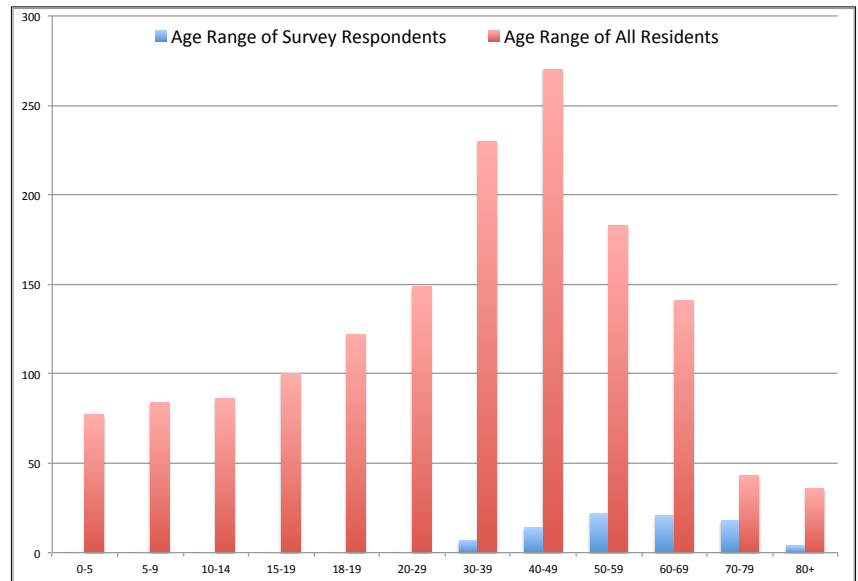
In November of 2012, 1,160 surveys were mailed to all taxpayers; additional surveys were available on Election Day for voters to pick up spontaneously (the number of surveys picked up or returned through this method is unknown). Surveys were mailed back to the Town, dropped in collection boxes at the polls on Election Day, or respondents could complete the survey on-line. A total of 86 surveys were completed for a response rate of approximately 7.4% (based on the known number of surveys distributed via mail). Three open-ended questions at the end of the survey elicited numerous responses. Summaries of the written comments are noted with the charted data here and throughout the document as the issues they address are raised. The survey that was mailed to taxpayers in November of 2012, and all written survey responses, are reproduced in Appendix A. The raw data is available at the municipal office and graphical summaries of the responses are provided here.

SURVEY RESULTS

General

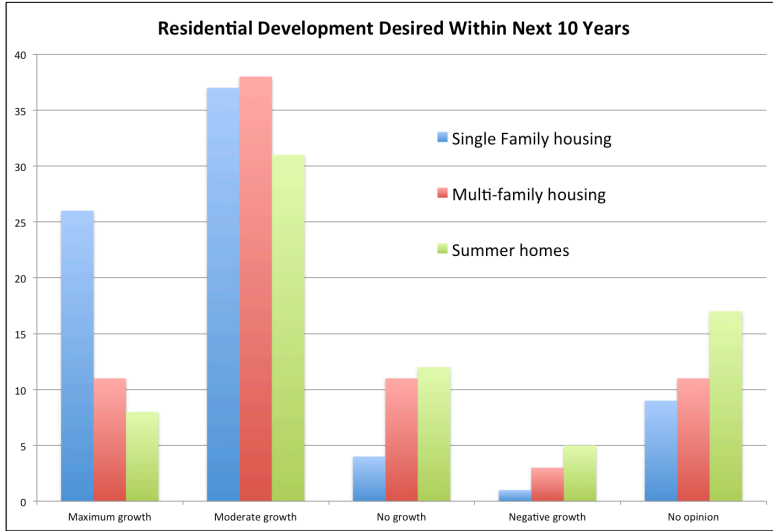
The cross section of survey respondents reflects a slightly higher proportion of males than females than exist in the general population. 89% of respondents own the house where they live.

The age of respondents was more heavily weighted to the opinions of those between 50-80 years of age, although the age distribution of the entire population is more predominantly in the 30-50 range.



The number of respondents who live in Baileyville year round is 86% of all respondents. Approximately the same number of respondents described themselves as seasonal residents (8%) as described themselves as non-resident landowners (6%). For both year round and seasonal residents, most have lived or visited Baileyville for more than 10 years, or for their entire lives.

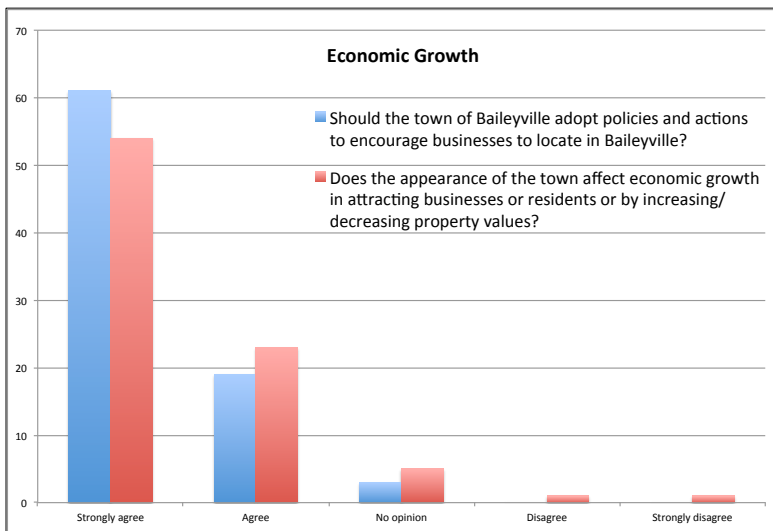
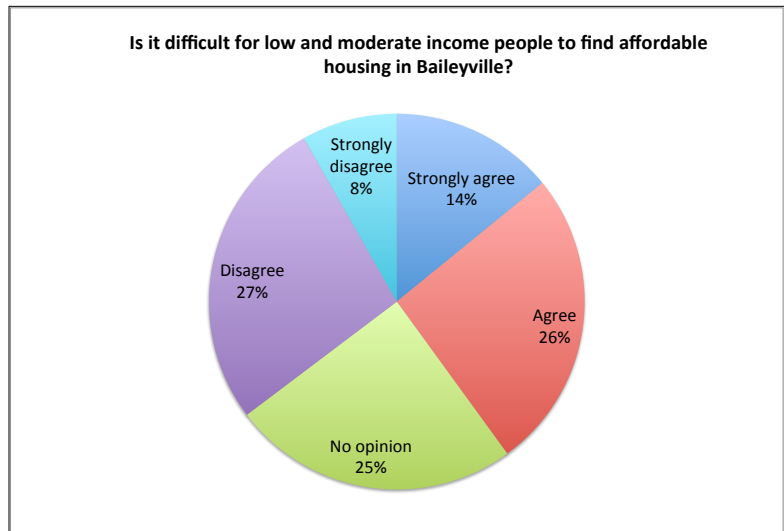
The average number of people in respondents’ households was 2.4, comparable to the average household size in the census (2.3). Most respondents reported household populations of 1-2 people, although one respondent reported 9.



Housing and Economic Growth

Respondents were asked how much growth they would like to see over the next 10 years. Respondents favor moderate growth in residential housing, including single family, multi-family, and summer home development, with year-round single-family housing stock being the most preferred. About ¼ of respondents agree and 14% strongly agree that low- and moderate-income housing is difficult to find in Baileyville.

Local policies and action to encourage new businesses to locate in Baileyville are strongly favored by most survey respondents. Survey respondents regard the appearance of the town as an important contributing factor to the potential for economic growth within Baileyville. Maximum growth in commercial development is desired within the next 10 years, including energy production, small and large businesses, and industrial development.



Transportation and Road Maintenance

Responses to questions about road maintenance and pedestrian/bike/ATV/snowmobile safety revealed general satisfaction with maintenance but many concerns about multi-user road safety.

| How do you rank the roads in Baileyville With Respect To.... | Good/ Acceptable | Neutral/ Occasional problems | Poor/ Frequent problems | No opinion |
|---------------------------------------------------------------------|-------------------------|-------------------------------------|--------------------------------|-------------------|
| Winter Road Maintenance | 80% | 13.8% | 2.5% | 3.8% |
| Summer Road Maintenance | 70.4% | 19.8% | 7.4% | 2.5% |
| Bike & Pedestrian Safety | 29.5% | 34.6% | 21.8% | 15.4% |
| Snowmobile & Atv Safety | 37.7% | 28.6% | 6.5% | 28.6% |

Comments about winter maintenance reveal that although maintenance is generally good, it may not always be completed as quickly or as thoroughly as it could be (vehicles parked on the street cause trucks to leave piles of snow in streets and driveways are blocked with snow by plow trucks), that sand/salt may be overused, and that coordination/procedures could be improved. Comments include:

How Do You Rank The Roads In Baileyville With Respect To Winter Maintenance?

- Poor plowing - not timely and then road ices over.
- Need communication between plows-sometimes the big plow will come after they have plowed side roads and plow it back in. Also try to find some way to stop tearing the curbing away.
- Waste of salt/sand due to plowing after sanding.
- Plowing good and timely but careless of property. Snow and gravel pushed back 20' feet or to property, spend 2 days every year cleaning it up.
- Enforce parking regulations, especially residents that regularly park on the road, affecting plowing. Clear sidewalks in the area of the elementary school, where our small children walk to school.
- Little too much sanding. Use max effort on intersections and areas that receive complaints.

Comments about summer maintenance reveal that sidewalks and paving are the largest issues. Erosion and plugged drainage were mentioned as issues, as well as a need to plant street trees and to educate people about littering. Comments include:

How Do You Rank The Roads In Baileyville With Respect To Summer Maintenance?

- I have found when out walking some of the roads are being eroded by water. The ditches!
- Need sidewalk repaired & trees planted
- Sidewalks need improving all around town.
- Potholes not filled timely.
- We need to remind people not to litter.
- The sidewalks are dirty and in poor condition, but I did see improvement this year. Glad to see the new sweeper being used. I notice that a lot of sewer drains are completely plugged and the runoff cannot get in them.

ATV/Snowmobile safety concerns include noise, speed, property damage, traffic laws, legal access between ATV trails and the commercial district, and the need for more and maintained trails. Many respondents seem to have understood the question to ask whether or not ATV's should be allowed on the Town roads, to which many voiced their support of making Baileyville a more ATV friendly and ATV accessible community. Comments include:

How Do You Rank The Roads In Baileyville With Respect To ATV/Snowmobile Safety?

They should be made to follow laws not destroy property. If a route is provided they should follow it. No excessive noises!

A route from trail to only station in town for fuel services.

Yes, with specific speed limits < 10 mph.

Too many snowmobiles operating in street.

ATV and snowmobile riding should be very strictly regulated not to impose noise and property damage to others.

The hill on Maple Street is like a drag way. It is okay to scoot up the hill on your ATV's to access the trails, but to race up the hill is ridiculous. Someone is going to get hurt.

As ATV users it is important to be able to get gas especially and food in towns and be able to access to the Track Road and South Princeton Road and end of Maple Street to get to trails.

Comments about Bike and pedestrian safety included a lack of sidewalks, bike lanes or off-road trails, poor street surface conditions for biking, a need for educating children regarding street safety, and a need for properly placed signs to warn drivers about the presence of bicyclists/pedestrians, and enforcement of existing traffic laws that protect other street users (eg. stop signs). Comments include:

How Do You Rank The Roads In Baileyville With Respect To Bicycle/Pedestrian Safety?

Woodland village sidewalks need completion, better repairs.

Streets are fine; children on streets need more supervision in some cases.

(Vehicles)-not obeying stop signs.

Broke up roads, make for bad bike riding.

Route 1 needs a sidewalk.

Police should hold bicycle safety for kids so they'll know not to ride in middle of road, helmet safety etc.

Perhaps through Rec. Dept. Also dirt bikes and motorbikes should not ride down middle of road.

More biking and walking trails.

Get the basketball hoops off public right of way. Have them placed in their own yards. These hoops are dangerous to drivers - children will not move or pay attention while playing.

In areas where cyclists go, it wouldn't hurt to have signs for drivers to drive cautiously.

Some improvements should be made going to the junction and D street. You have a blind hill and dump truck traffic, with only dirt breakdown lanes. And the best park for kids is up there.

There are no bike lanes on the major highways and I note that not many people pay as much attention to bicycles as they should.

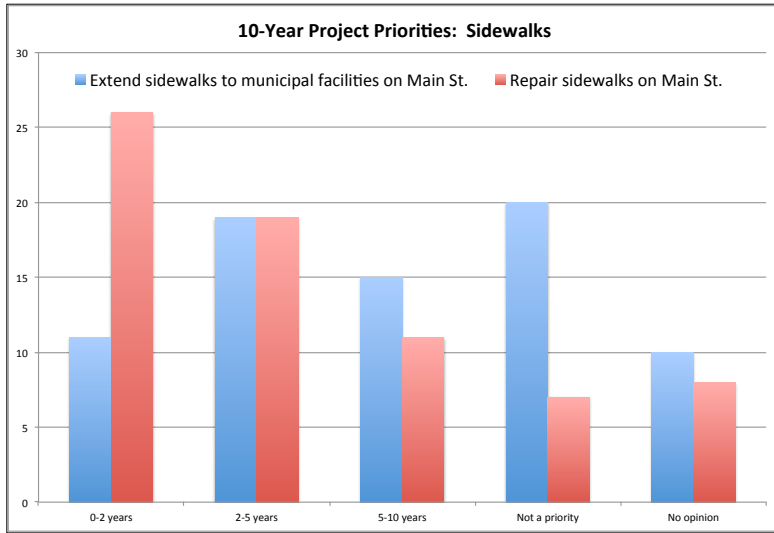
East of Route 1 - a good area for walking.

Cross Street stop signs are poorly visible/frequently ignored.

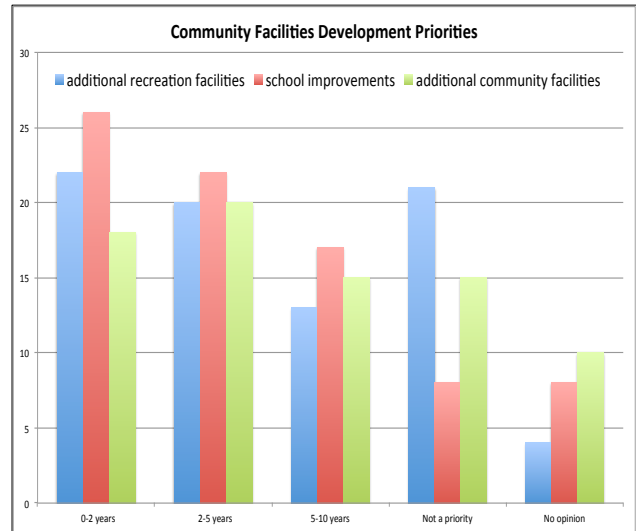
Investment in Public Services

Respondents prioritized public investments for the next 10 years regarding sidewalks and recreation, school, and community facilities. Respondents indicated that additional recreation and school improvements were needed within 0-2 years, with additional community facilities within 2-5 years. Approximately the same percentage of people stated that additional recreation facilities were NOT a priority as the percentage of respondents who prioritized recreation facilities as urgent.

Comments included with survey responses indicate a specific need for playground facilities and parks, after-school facilities, improvements to existing housing stock, and more public water access.



Repairs to existing sidewalks on Main Street are favored more so than making extensions from Main Street to municipal buildings.



Additional comments regarding sidewalk locations needed in Baileyville are included below.

Other needed sidewalks – please be specific:

- Houlton Road, shopping center to Main Street
- All of the Town’s sidewalks need attention before someone gets hurt.
- All need replacement, stop mowing the sidewalks and pave them.
- The entire town should be treated fairly with sidewalks. Police need to enforce trucks and car parked on sidewalks. This has not been enforced for a long time.
- Sidewalks would be used more if we didn't have utility poles in the middle of them.
- Just develop a plan and require developers to contribute to a fund to complete.
- To the schools on side roads.

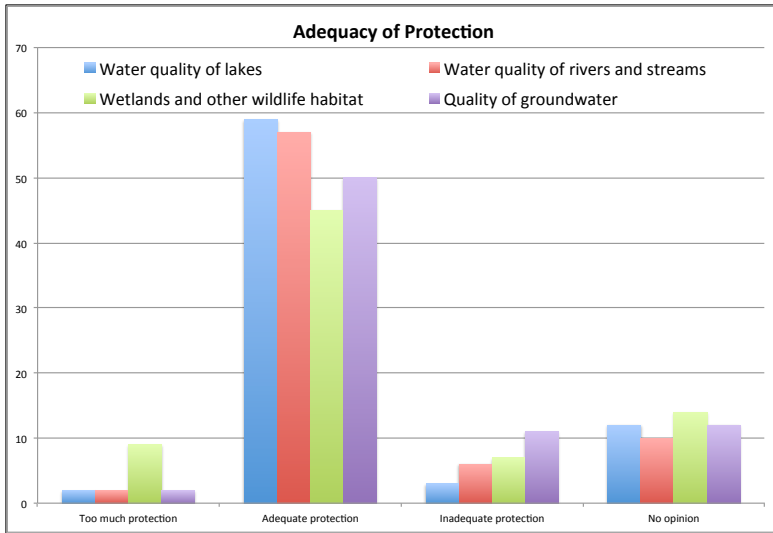
When asked to provide more specific detail when indicating that something was “urgent” (needed within 0-2 years), respondents provided the following comments:

Better river access below the mill would be nice, with a walkway along the river.
 Sidewalks have a lot to be desired for older people could easily twist an ankle etc. They are very uneven and have been dug up many places and poorly patched.
 I feel the Town needs to take a more active role in cleaning up properties around town. Who would want to come to a place that looks like a dump in so many yards?
 Air quality needs to be improved due to paper mill.
 There is limited housing for elderly and there is a need.
 Try to put Town property to good use. Don't let it get run down.
 There really should be a better and more playground facilities for young children to enjoy -
 Community facilities- a place for kids to go (swimming pool, teen center). Access to river and lakes may attract business.
 How about a water bottling plant in town. We have very good water and a huge aquifer under us. Why not use our natural resources that we already have before someone else does?
 The waterways should be utilized for eco-friendly ways.
 Make the ball fields a bit more professional and less rolling. Update the park.
 Fix up the medical building to attract a replacement for Dr. Mchugh. School facilities need money invested to insure safety and program utilization.
 Skating pond should be maintained yearly. The Washbehagan park should be maintained, and a decent place to take out kayaks and canoes would be good. Maybe some signs would help, too, it is a nice ride for those who know about it. You also have some large rocks at the end of the pipe under Route 1 that makes it difficult in low/medium water to kayak the stream. It is becoming popular to kayak the lower part of the river. Mowing the grass by the treatment plant for parking and a small dock might draw people to start in Woodland. Lights at the Spednic field could draw more summer traffic; they play softball until 10pm in Calais all summer long.
 There needs to be places and activities available for after school activities and programs as well as additional programs available for adults.
 There should be a plan for Town property so you can take advantage of opportunities as they arise.
 Investment in areas that contribute to the quality of life benefit residents as well as make it an attractive area to consider moving to. Publicize the access you already have.
 I feel we need to make an investment in the empty homes in Baileyville. I would like to see the Town take care of the properties and make some kind of a deal for subsidized elderly housing.
 Having more access points for river/lakes (as well as for ATVs/snowmobiles), will bring people into the community, helping businesses (gas/food/lodging) as well as convenience for town people who enjoy these activities. It is always a good idea to analyze what you have and see how you can use it to benefit the town.
 The elementary school has exposed pipes hanging below the asbestos ceiling. Computer lab is outdated with too few computers. Jr. High should be in same building with elementary school.

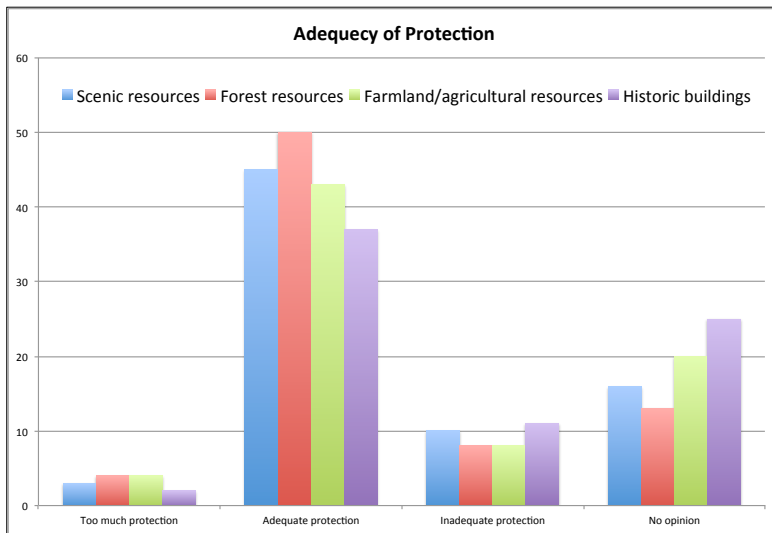
Resource and Cultural Protection

Respondents were asked how well resources were being protected from the adverse impact of future growth of development. The following chart shows how they responded to the question of whether there was too much or too little protection. Written comments reproduced below provide more insight into those natural as well as cultural and historic resource most in need of protection.

Respondents overwhelmingly agree that the degree of protection for natural resources (water quality and wildlife habitat) is adequate. More respondents feel that protection is NOT adequate than those who feel the degree of current resource protection is too much. Respondents were asked to list natural resources MOST in need of protection within Baileyville; numerous answers included specifically, in the St. Croix River and water quality in general. Other comments included air quality and water recreation access.



Cultural resources most in need of more protection (current protection is inadequate) include historic buildings and scenic resources. Forest and farmland were indicated as having too much protection. Generally, respondents are satisfied with the level of protection currently in place for cultural resources.



Please List The Natural Resources In Baileyville MOST In Need Of Protection.

River access, river views.

Water quality of river.

St Croix River.

Land and water. Protect statewide land and water from overdevelopment and pollution.

Aquifer - wood harvesting in protection area a no-no!

Rivers and streams.

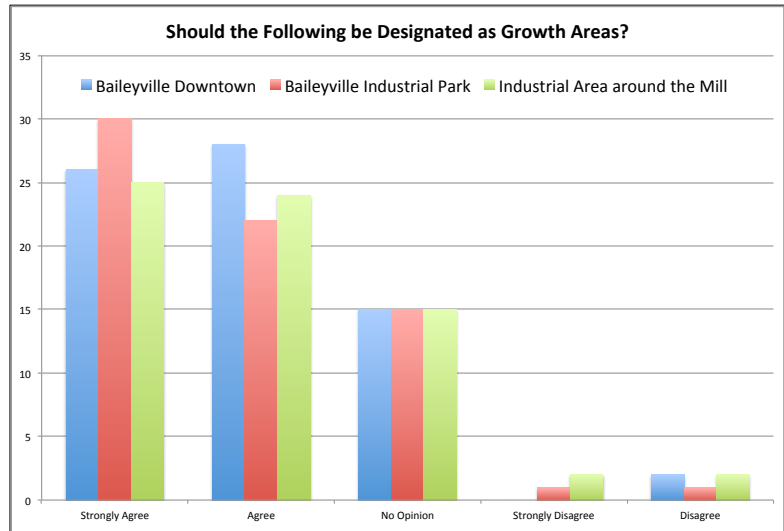
Groundwater.

Air quality and drinking water. The constant smell in town prevents growth. Hire an engineering firm to determine how to deal with the problem and then create ordinances to gradually deal with a solution without driving the offenders out of business and town.

Forest and watershed.

Land Use

Respondents were asked to specify where growth should be allowed or encouraged to grow in the future. Responses are depicted in both graphical and comment format. Respondents most strongly favored growth area designation in this order: Baileyville’s industrial park, Baileyville’s downtown, and the industrial area around the Mill complex. Comments included ideas for specific businesses to be attracted, as well as some additional locations, including increasing density at “downtown” cores, and where utilities are currently located.



Please Comment On (growth) Areas You Would Like To See Expanded Or Contracted In Size:

- The playground on Main Street.
- Help Woodland Pulp expand. Encourage growth industrial park.
- Bring in big box stores so we won't have to keep going to Bangor to shop.
- Encourage new stores like hardware, clothing etc. To eliminate a lot of 20 mile round trips to buy anything other than fuel and groceries.
- Expand industrial park in Baileyville - not Baring.
- Downtown cleaned up to attract business – Jobs. Expand park to attract business - Jobs. Mill area expanded only if the complex sees growth potential & additional jobs.
- We need a pellet mill in town and more industrial park usage.
- Get the downtown shopping center filled again and add to mill complex with things that would create more jobs.
- Main Street - Attract new small business to the downtown area.
- More areas for activity for children. Public playgrounds, rink for winter skating improved etc.
- Zoning! A plan!
- Infill development. Condense core areas. Encourage development where utilities are in place.

OPEN-RESPONSE QUESTIONS

Half of all respondents (43) completed the three open-ended questions, with more (56) responding to the second question, which asked what respondents would like to change about Baileyville. Some of the responses are included below. The entire set of responses is included in Appendix A.

What are the things about the town of Baileyville that you like and would preserve?

The village and its rather completeness as a village.
 Natural heritage and support for manufacturing.
 Small town feel, Safe community.
 The quality of life, for raising families. The services that the Town provides, while keeping the mill rate low.
 The services.
 Keep Woodland Pulp; help as much as possible. Encourage other employers.
 The hometown quaintness and town activities for families.
 Schools (good schools), churches. The shopping centers - wish they could fix and get small businesses in them. The Spednic Club for the young adults - They do a wonderful job helping people.
 Park is beautiful now.
 Events such as parade & festivities i.e Octoberfest
 Outstanding Parks & Recreation Dept. Keep Police Dept., Dr. Office/ Pharmacy.
 Small town safety.
 Working class town
 The image of small town
 Basketball courts, foodline, park.
 Small town environment.
 I find it most convenient to put my trash curbside; I'm very appreciative that the Town picks it up for me.
 The kids.
 Our trees and river. I like that Baileyville is a safe place to raise a family.

What are the things about the town of Baileyville that you would like to see changed?

Small business to find it attractive to locate here. I can't even purchase a nail in this community!
 Enforce ordinances or create additional to make Baileyville a community as it was in the past. Baileyville has lost the neighborhood feel of 10 - 20 years ago.
 The town meeting form of government.
 Fix sidewalks and curbs. Get rid of abandoned houses.
 Become ATV friendly - access routes into town and around town. ATV traffic is \$\$\$ to business.
 I would like to see more people working in their own neighborhood together and fixing their neighborhood up.
 Encourage use of river and lakes by encouraging guides to use them - build picnic tables, covers porta-potties.
 Contract out public works. Air quality. More ATV/Snowmobile trails into town. New hardware store.
 The amount of trash cans available on Main Street.
 Get a handle on spending and taxes. Get out of school consolidation. Get the mil rate down.
 Small town mentality- "We've always done it this way"
 Better shopping areas and restaurant
 Its very hard for those on fixed incomes whether seniors or disability to afford to keep their home. Taxes have to go down or relief for seniors.
 In-town residents are in arrears with their water and sewer bills and the Town does not attach liens on their homes to enforce payment. I feel that those in town MUST be required to pay their sewer and water bills.
 The air quality needs to be dealt with for the long-term success of town.
 Negative attitudes.
 Enforce sections of the new (property appearance) ordinance and force the cleanup of the junkyards in town.
 The property where the Food Mart is located on Rt. 1 really makes no good impression and is the most visible part of Baileyville to a visitor. Landscaping the front island planting strip with trees, fence corners.
 I would like to see families living in the empty homes and have them be able to maintain them.
 Octoberfest/labor day pushed to increase people coming in.
 The dump would benefit in its recycling efforts by having a better set up. Set up a swap shop at the dump.
 The face of the town -- many homes, buildings in need of repair and/or maintenance. Main Street especially, is quite an eyesore.

Describe how you see the town of Baileyville of the year 2030.

I'd like to see Baileyville still have an operating mill at the current site. Some type of development on the old OSB/Chip & Saw Mills, utilizing the natural gas pipeline for industrial purposes. The town back to the days of the 60s and 70s when the town was growing.

A neater and pleasant area to live.

If the right people get involved beautification projects should attract business and new home construction.

A place where families would like to live and raise a family!

The way it was in the 50s. Small businesses, many stores, gas stations, activities, festivals and tree-lined streets where you can walk on the sidewalks. This all promotes community involvement.

Lower tax rates, a place people want to live and retire. Business- able to buy socks, hardware store.

I see the mill complex expanded and profitable for both the town and the businesses. I see multi-family dwellings for workers, low-income people and seniors. More folks living in town will create the need for small businesses. Develop a master plan for zoning.

Thriving with many families. I would love to see as assisted living facility for seniors and possibly a nursing home so people can stay in their own town. More diverse restaurants, a better library, a movie theater, the possibilities are endless. More festivals, a regular farmers/artisans market, a Town green with stage or band stand, family oriented events, promote the river above the dam for more than just bass fishing a cultural center where plays are held, concerts are held, art exhibits by local artisans, etc.

Hopefully a thriving small town community. That we are appreciating our big businesses. And supporting our small businesses and our ATV & River/Lake recreation opportunities.

Quiet, safe and picturesque.

SUMMARY

The (known) survey response rate was approximately 7.4%. The greatest percentages of survey respondents have lived year-round in Baileyville for more than 10 years, or for their entire lives. The age and gender of survey respondents does not accurately reflect the more dominant age and gender proportions of the actual population of Baileyville.

Most respondents indicated that more single-family and multi-family homes are needed in Baileyville, with a slightly stronger preference for subsidized elderly housing than for non-subsidized retirement housing. Mobile home parks were not favored. All types of new commercial growth were strongly supported by respondents, with large and small business activity more strongly supported than industrial activity or alternative energy production. The Industrial park and developed downtown areas are the favored locations for future growth.

Comments about winter and summer road maintenance reveal that although maintenance is generally good, it may not always be completed as quickly or as thoroughly as it could be. Comments revealed that parking ordinances should be better enforced in winter, sand/salt may be overused, and that coordination/procedures could be improved. Sidewalk maintenance and paving are big issues, and others mentioned were erosion and plugged drainage, as well as a need to plant street trees and to educate people about littering.

ATV/Snowmobile safety concerns include noise, speed, property damage, traffic laws, legal access between ATV trails and the commercial district, and the need for more and maintained trails. Many respondents voiced their support of making Baileyville a more ATV friendly community.

Comments about Bike and pedestrian safety included a lack of sidewalks, bike lanes or off-road trails, poor street surface conditions for biking, a need for educating children regarding street safety, and a

need for properly placed signs to warn drivers about the presence of bicyclists/pedestrians, and enforcement of existing traffic laws that protect other street users (eg. stop signs).

Respondents prioritized public investments for the next 10 years regarding sidewalks and recreation, school, and community facilities. Additional recreation and school improvements are most favored for investments within 0-2 years, with additional community facilities within 2-5 years. The responses indicated a split between those respondents who stated that additional recreation facilities were NOT a priority versus those who prioritized recreation facilities as urgent. Comments indicate a specific need for playground facilities and parks, after-school facilities, improvements to existing housing stock, and more public water access. Repairs to existing sidewalks on Main Street are favored as immediate priorities more so than making extensions from Main Street to municipal buildings. Generally respondents indicated that all existing sidewalks needed repair.

Respondents overwhelmingly agree that the degree of protection for natural resources (water quality and wildlife habitat) is adequate. More respondents feel that protection is NOT adequate than those who feel the degree of current resource protection is too much. Natural resources listed as MOST in need of protection within Baileyville included the St. Croix River and water quality in general. Generally, respondents are satisfied with the level of protection in place for cultural resources.

Respondents most strongly favored growth area designation in this order: Baileyville's industrial park, Baileyville's downtown, and the industrial area around the Mill complex.

Open-ended questions reveal that the most favored aspects of Baileyville are its small-town atmosphere and feeling of a safe, family-oriented community. The least favored aspects include abandoned and dilapidated buildings and junk-filled yards, lack of services, and high taxes. Respondents provided a positive vision for the future that includes increased community involvement and pride, bustling retail businesses that attract newcomers and support the people's needs, greater population with more families and places for their elders to live, and opportunities to access and enjoy the natural resources of the town.

L. LAND USE

Baileyville is a small rural community of 41.9 square miles - 26,806 acres - with approximately 1,500 full-time residents. Baileyville is rich in natural resources. Lakes bound the town to the north (Grand Falls Flowage) and south (Meddybemps) and the St Croix River bounds the town to the east. Grand Falls Flowage is shared to the north with the tribal community of Indian Township and Princeton. Meddybemps Lake is shared to the south with Alexander and with Baring Plantation. Baileyville also contains many streams and wetlands, extensive forestland, and open blueberry land. Approximately 3,000 acres of municipal land area is open water.

PAST DEVELOPMENT TRENDS

Baileyville incorporated in 1828. One of the earliest settlements occurred about a mile above the present community of Woodland, in the area known as Sprague's Mills. By 1870 there were 377 residents and six schoolhouses. The most thickly settled portion of town was Squirrel Point.

Early families continued to settle along the river and along the road to Princeton. Baileyville's history is closely aligned with its natural resources. Early residents were primarily farmers. In 1881, according to Colby's Atlas of Washington County, farmers were raising oats, wheat, and potatoes. Settlers worked long hours to push back the forests, dig out and smooth the land and cultivate it into farmlands for animals and crops. Settlers grew grain and shipped it to the river on ox drawn sleds, where it was loaded onto skiffs and poled to the nearest gristmill.

An important method of transportation between Calais and Baileyville was poling the river in skiffs, which had to be carried around Grand Falls. West Baileyville was reached by crossing the lakes on ice or in skiffs. In 1831 construction road began between Calais and Houlton. Rail service to Baring began in 1854, where connection could be made to Calais. In 1868 these two lines combined to become the St. Croix and Penobscot Railroad.

Logging and associated enterprises span the history of Baileyville. Lumbering was the chief occupation. Logs were taken to Calais to be sawn into long lengths and shipped to Boston by schooner. Development in Baileyville has been driven and supported by the timber industry since 1905, with the establishment of the St. Croix Paper Company at Sprague's Falls, which included a dam and hydroelectric generating facility.

Manufacturing was also a major economic activity, and contributed to a sharp population growth in the early 1900's. In 1900 there were 215 residents, and within a year after the mill was built, "Woodland," a brand new village, was constructed. Within two years, 100 new dwellings and 2 new churches. Within 5 years after the mill was built, the population grew by 1,000. In 1920 the population was 2,243. The town's first newspaper noted in August 1907 that "Although new buildings...are still going up at a the rate of three or four a week, there is still a scarcity of room in which to house the families of the four hundred and fifty men employed in the paper mill." Baileyville's population has seen little to no overall growth since 1920.

Woodland Village was constructed on a grid pattern of streets running north/south and east/west. Original blocks were 600'x225', with some steep topography influencing the creation of larger blocks. Mill structures were located along the river, and homes were constructed directly across

Mill Street. Growth proceeded southwesterly, stopping at Wapsaconhagan Brook. A few homes and a bark storage area were built above the flowage lake in the area now known as Woodland Junction. The lake itself is a product of the power dam built in conjunction with the mill.

The lumber industry remains a major influence on the economy and land use of Baileyville today. In March 2014, Woodland Pulp announced an expansion of its pulp mill into paper manufacturing, an investment that will add 80 direct new jobs and 200+ indirect jobs. St. Croix Tissue, will install two tissue machines at the plant, a capital investment of about \$120 million. The machines will be operated by St. Croix Tissue Inc., an affiliate of Woodland Pulp. Tissue will be made from pulp supplied by Woodland Pulp. The first tissue machine is expected to be operating in the fourth quarter of 2015 with the second expected to begin production in the first quarter of 2016. This investment is the fulfillment of years of planning and effort.

In preparation for expansion of the mill complex and potential influx of workers and families, Baileyville is exploring a partnership with Woodland Pulp LLC, in the form of a redevelopment corporation. The goals in this partnership are: 1) to move residential housing further away from the mill complex; and 2) to remove derelict, empty houses that the Town owns but does not have funds to tear down (Baileyville currently own 38 houses). A successful partnership will result in room for future growth of the mill, and redevelopment of and reinvestment in Woodland Village.

Another current economic effort affecting land use is a possible change to the Land Use Ordinance to reduce minimum lot sizes for single-family developments in residential and rural zones from two acres to one acre, thus allowing more land for timber harvesting in these zones. As of the writing of this plan, the Town Council has twice reviewed and supported the proposal.

EXISTING LAND USE PATTERN

Baileyville's existing land use patterns are summarized in the descriptions of Land Cover (*Chapter D Natural Resources*) and are illustrated on several Maps in this document including *Map 2, Baileyville Public Facilities and Transportation; Map 4, Land Cover* and *Map 9, Existing Land Use and Shoreland Zoning*, located at the end of this section.

According to interpretation of recent satellite imagery conducted by the University of Maine at Machias GIS Center, approximately 78% of the land in Baileyville is forested, including areas that have recently been cut. The remaining land area includes non-forested wetlands (3%), developed areas (3%) and roads/runways (2%). Baileyville also contains 2,790 acres (10%) of open water within its municipal boundaries. (*See Map 4: Land Cover.*)

| LAND COVER BY TYPE | | |
|-----------------------------|--------------------------|-------------|
| Land Cover Type | Approximate Area (Acres) | Percent (%) |
| Developed, High Intensity | 232 | 1 |
| Developed, Medium Intensity | 229 | 1 |
| Developed, Low intensity | 182 | 1 |
| Developed, Open space | 105 | 0 |
| Cultivated crops | 323 | 1 |
| Pasture/hay | 70 | 0 |
| Grassland/herbaceous | 5 | 0 |
| Deciduous Forest | 2,320 | 9 |

| LAND COVER BY TYPE | | |
|----------------------|--------------------------|-------------|
| Land Cover Type | Approximate Area (Acres) | Percent (%) |
| Evergreen Forest | 5,567 | 21 |
| Mixed Forest | 8,248 | 31 |
| Scrub/Shrub | 166 | 1 |
| Wetland Forest | 2,321 | 9 |
| Wetlands | 758 | 3 |
| Roads/runways | 491 | 2 |
| Unconsolidated shore | 22 | 0 |
| Bare land | 41 | 0 |
| Open Water | 2,790 | 10 |
| Recent clear-cut | 583 | 2 |
| Light partial cut | 1,472 | 5 |
| Heavy partial cut | 231 | 1 |
| Regenerating forest | 650 | 2 |
| Total Area | 26,806 | 100 |

Source: WCCOG, UMM GIS Center

. The Comprehensive Plan Update committee observes that cultivated land is considerably less than is indicated on *Map 4 Land Cover*. Most cultivated land is presently and has historically been in pasture or hay, with the exception of small family farms and backyard gardens.

Developed areas are concentrated in the Village of Woodland and along Route 1, particularly at its junction with Route 9, and along the St Croix River. Residential development is primarily located within the Village area, with some scattered along Route 1. Residential units consist mainly of single-family residences and mobile homes, with some multi-family apartment homes.

A moderate amount of commercial activity is located on Route 1 near the intersection with Main Street, and several more commercial businesses are located within the village. A number of home-based businesses occur throughout town, and are scattered along Route 1. Baileyville developed the Baileyville Commercial Park at the intersection of Routes 1 and 9, and has significant industrial activity concentrated around the mill in the village area. Municipal services are primarily located in the village just a few blocks west of Main Street.

DEVELOPMENT PRESSURE

Baileyville is feeling the opposite sensation of development pressure – the continued decline of population (especially youth), employment opportunities, availability of services, and housing quality. The community strongly supports active solicitation of industrial, commercial, and residential redevelopment of existing developed areas. The community desires a climate of local employment, an active retail center, and the return of young families. Redevelopment of abandoned residential, commercial, and industrial properties fosters a sense of vibrancy, promotes diversity, and expands the experience of community. Infill erases signs of emptiness and decay, and allows existing natural areas to continue providing forest products, wildlife habitat, land for sports and recreation, and a continued sense of a rural landscape.

Baileyville has experienced a decline in housing quality over the past comprehensive planning period. Of the 362 housing units recently counted in the Woodland Village area, 82 are unoccupied and in various stages of neglect, and 14 are condemnable. Baileyville hopes to focus

significant new development of housing in the village area, and is seeking incentive opportunities to redevelop unoccupied homes and vacant lots.

The community supports new housing development, but especially speaks to the need for clean up and rehabilitation of existing housing stock. Significant housing needs are affordable housing for families and subsidized housing for elders. These housing types will benefit from in-town locations for their long-term retention of residents desiring affordability and accessibility.

Because Woodland Village has a well-developed infrastructure, it is the most sensible are for residential development. The village features streets and sidewalks, public sewer and water and public storm sewers, as well as electricity, cable and telephone. The village also has the best potential for natural gas service because a gas line already runs along Main Street to serve the Mill. Woodland Village is where most jobs are located (at Woodland Pulp), where the schools and public library are located, and is closest to police, fire and EMS stations.

Baileyville is currently working with the State and with the Washington County Council of Governments to assess several brownfields sites for potential redevelopment. Previously developed sites where Baileyville will encourage commercial and industrial development include: Goding Concrete, McLoughlin Cabin, and in the existing Mill area. The Town hopes to revive manufacturing capacity at the mill complex in order to help stabilize or increase the population through an increase in local jobs.

The Commercial Park at the intersection of Routes 1 and 9 is a prime development location within Baileyville. Baileyville is also actively exploring an expansion of existing timber harvesting and processing operations, and will continue to seek other economic development investments in order to diversify opportunities for the people of Baileyville.

ANTICIPATED FUTURE DEVELOPMENT TRENDS

As noted in *Chapter C. Population*, Baileyville's population peaked in the first two decades of the 20th century when the mill complexes were constructed. With the strength of the pulp and paper industry and other associated wood products manufacturing, Baileyville's population remained stable until 1990. Population has declined significantly, from 2,031 to 1,518 individuals, a drop of 25.1% since 1990, as these same mills closed their doors and/or decreased the size of their workforce. The Office of Policy and Management, Economics, and Demographics forecasts that Baileyville's population will decline to 1,233 people by 2030.

In 2000, Baileyville contained 927 housing units, a 3.1% increase from 1990. The housing stock decreased by approximately 5.6% to 875 units during the American Community Survey 2007-2011 5-year estimates. The average household size declined from 2.9 in 1990 to 2.4 in 2010. This reflects an increasing elderly population, households with fewer children, and older children moving away from home or the region. Seasonal housing comprises approximately 10.5% of the total housing stock in Baileyville, reflecting an 8.9% decrease since 2000.

PRESENT LAND USE REGULATIONS

Current regulations and land use practices in Baileyville effectively protect critical natural resources, promote appropriate development in places where municipal services exist, and encourage affordable housing. The current Land Use Regulation Ordinance was adopted in 1997. The regulations include language for non-conforming uses, land area requirements, performance standards, site plan review for both major and minor projects, and administration/enforcement. Building permits are required. A certified code enforcement officer enforces land use regulations. Baileyville's Land Use Ordinance designates seven land use districts; their purpose statements are listed below:

Resource Areas: To protect, preserve, and enhance the enjoyment of areas in which development would adversely affect productive habitats, ecosystems, important scenic resources, unique or fragile natural areas, flood plains, surface waters, and aquifers. These areas include the areas zoned Resource Protection in the Shoreland Zoning Ordinance as well as additional areas. It is in the public interest that these areas be preserved and protected because of their economic contribution to the community as well as their natural, aesthetic, and scenic value.

Rural Areas: To protect and preserve the rural character of Baileyville while permitting low density development, to safeguard forest resources from development, to conserve natural resources and open space land, and to encourage agriculture, forestry, and certain types of recreational uses.

Residential Areas: To provide for residential and recreational development in such manner and at such locations as is compatible with existing development and the ability of the Town to provide essential services. To encourage high-standard development of single-family homes and to exclude uses which would be incompatible with them.

***NOTE:** The Comprehensive Planning Committee believes that there should be a review of minimum lot size requirements for residential development. The current minimum requirement of 2 acres could prevent the desired infill, and could also prevent the denser rural/residential community centers that the community envisions. In residential and rural zones, a 2-acre minimum also decreases the amount of harvestable timber. At the writing of this plan, the Town Council is exploring Land Use Ordinance Amendments that would reduce minimum lot sizes for residential development from 2 acres to 1 acre in residential and rural zones.*

Village Areas: To ensure that future development is compatible, both in character and use, with existing development.

Retail Areas: To provide for mixed residential and commercial uses under 5,000 square feet primarily serving the daily needs of the people.

General Areas: To allow a maximum diversity of commercial, industrial and residential uses while protecting public health and safety, environmental quality and economic well-being through controls on commercial or industrial uses that, by virtue of waste discharge, noise, glare, fumes, smoke, dust, odors, or traffic generation, could be nuisances, unsafe, or unhealthy.

Industrial Areas: To encourage the location of industrial uses on those lands that are best suited for them. To allow a diversity of industrial uses while protecting the community by controlling those uses which, by virtue of waste discharge, noise, glare, fumes, smoke, dust, odors, or traffic generation, could otherwise create nuisances or unsafe or unhealthy conditions. To avoid the blight, congestion, and inconvenience caused by inappropriate and poorly located development of industrial facilities.

| Current (April 2014) Lot Size and Setbacks By District | | | | | | |
|---------------------------------------------------------------|-------------------------------------------------|-----------------|---------------------------|-------------|-------------|--------------------------|
| Land Use Area | Minimum Required | | | | | Maximum Permitted |
| | Lot Size | | Setbacks (in feet) | | | |
| | Area | Frontage | Front | Side | Rear | |
| Industrial | 5 acres | 250' | 25 | 15 | 25 | Unrestricted |
| General | 20,000 sf | 100' | 50 | 15 | 15 | 75 |
| Retail | 10,000 sf | 100' | 25 | 15 | 25 | 45 |
| Village | 10,000 sf | 100' | 10 | 15 | 10 | 35 |
| Residential | 2 acres | 200' | 25 | 25 | 25 | 35 |
| Rural | 2 acres | 200' | 50 | 25 | 25 | 35 |
| Resource | Structures are not permitted in Resource areas. | | | | | |

In addition to the Land Use Ordinance, several existing land use regulations that municipal boards and officials must follow are listed below. Regulations change over time and it is the responsibility of municipal officers to keep up with these changes.

MDOT Access Management - The Act specifically directs the MDOT and authorized municipalities to promulgate rules to assure safety and proper drainage on all state and state aid highways with a focus on maintaining posted speeds on arterial highways outside urban compact areas. The law also requires that the rules include standards for avoidance, minimization, and mitigation of safety hazards along the portions of rural arterials where the statewide average for driveway related crash rates is exceeded. Those rural arterials are referred to in the rules as "Retrograde Arterials". There are no such retrograde arterials in all of Washington County.

Shoreland Zoning Ordinance - Shoreland areas include those areas within 250 feet of the normal high-water line of any great pond, river or saltwater body, within 250 feet of the upland edge of a coastal or freshwater wetland, or within 75 feet of the high-water line of a stream. The purposes of these controls are to further the maintenance of safe and healthful conditions; to prevent and control water pollution; to protect fish spawning grounds, aquatic life, bird and other wildlife habitat; to protect archaeological and historic resources; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to control building sites, placement of structures and land uses; to conserve shore covers, and visual as well as actual points of access to inland and coastal waters; to conserve natural beauty and open space; and to anticipate and respond to the impacts of development in shoreland areas.

Maine State Plumbing Code - requires that the installation of plumbing fixtures and septic systems be in accordance with the Maine State Law and the Subsurface Wastewater Disposal Rules and Regulations.

AREAS UNSUITABLE FOR DEVELOPMENT

Some areas within Baileyville require special consideration of potential environmental effects of land use activities. In these areas, stricter regulation or, in some circumstances, prohibition may be called for to avoid problems for both people and natural resources. These areas include:

- Floodplains – Areas where flooding is frequent and can be severe. Use needs to be limited to activities unharmed by flooding, such as agriculture, forest and some types of recreation. By definition maritime activities and businesses that locate in flood prone areas and construction standards must take these risks into account.
- Water Resources/Wetlands - Areas under Shoreland Zoning Laws. Development is severely restricted and requires review and approval by the pertinent State Agencies.
- Wildlife Habitat/Conservation - Areas under the provisions of the applicable mandated legislation. Development is severely restricted, requiring review and approval by the pertinent State Agencies.
- Unsuitable Soils - Areas with limited development potential because of poor soils. Larger lot sizes are required to meet the requirements of the Maine State Plumbing Laws.
- Slopes - Areas with a slope greater than 15 percent preclude extensive development because of problems with erosion, runoff, and construction limitations such as allowable road grades, suitability for septic sewage disposal, and stability of foundation. The Maine Plumbing Code does not permit septic systems on a slope greater than 25 percent.

FUTURE LAND USE PLAN

Baileyville's Future Land Use Plan encourages orderly growth and development in appropriate areas of each community; protects rural character; makes efficient use of public services; and prevents development sprawl. In preparing the Future Land Use Plan, the Committee considered State mandated legislation for restrictions on development in areas prone to flooding, subject to shoreland zoning laws, containing significant wildlife habitat, and with unsuitable soils or slopes greater than 25%. The Committee also considered responses to the community survey (See *Chapter K Town Survey*).

The Comprehensive Plan Committee also considered the following elements in determining the configuration of proposed growth areas and rural areas outlined in the Future Land Use Plan and on *Map 10: Future Land Use*:

- The need to encourage growth and development.
- Historic development patterns and land uses.
- Recent development patterns and existing land use regulations.
- Compatibility of present and future neighboring land uses.
- Residents' desire to maintain the character and historic resources.
- Natural features and resources including soils, water bodies, and wetlands.
- Geographic location and role of Baileyville in the regional economy.
- Existing infrastructure including water, electrical power, road system.
- Road transportation and the availability of 3-phase power.
- The importance of affordable housing.
- Requirements of the Comprehensive Planning and Land Use Regulation Act.

MAINE'S GROWTH MANAGEMENT LEGISLATION

Maine legislation requires that municipalities designate two types of land use districts in their Comprehensive Plan: growth areas and rural areas. State requirements for the designation of land use areas are described below, along with descriptions of each proposed land use district in Baileyville. The Growth Management Act requires that any growth related capital investments¹ that may occur over the planning period be accommodated within the proposed growth areas; and the Town commits to directing at least 75% of such investments to these areas. In addition to Growth Areas and Rural Areas, communities may also designate three additional types of land use areas. These include Critical Rural Areas, Critical Waterfront Areas, and Transitional Areas.

A critical rural area is defined as “a rural area that is specifically identified and designated by a community's comprehensive plan as deserving maximum protection from development to preserve natural resources and related economic activities that may include, but are not limited to, significant farmland, forest land or mineral resources; high-value wildlife or fisheries habitat; scenic areas; public water supplies; scarce or especially vulnerable natural resources; and open lands functionally necessary to support a vibrant rural economy.”

“Critical waterfront areas” are “shorefront area[s] characterized by functionally water-dependent uses, as defined in MRSA 38 §436-A(6), and specifically identified and designated by a community's comprehensive plan as deserving maximum protection from incompatible development.”

“Transitional areas” are defined as areas “suitable for a share of projected residential, commercial, or industrial development but that [are] neither intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area.”

GROWTH AREAS - Defined and in Baileyville

The approximate extent of each land use district is depicted on *Map 11 Future Land Use*. The proposed districts will specify exact boundaries (along parcel lines and roadways) when the zoning maps are updated. The size and scale of the Comprehensive Plan maps are provided as a

¹ “Municipal growth-related capital investment” are defined as “investment by the municipality in the following projects, even if privately-owned, using municipal, county, state, federal, or other public funds, in the form of a purchase, lease, grant, loan, loan guarantee, credit, tax credit, or other financial assistance:

- (1) Construction of new transportation infrastructure or capacity;
- (2) Construction of new utility infrastructure to increase capacity; rental or affordable housing;
- (3) Development of industrial or business parks;
- (3) Development of industrial or business parks;
- (4) Construction or extension of sewer, water, or other utility lines;
- (5) Construction of public, quasi-public, or private service infrastructure, facilities, and community buildings; or
- (6) Construction or expansion of municipal office buildings, municipal educational facilities, and other quasi-public facilities and other civic buildings that serve public clients and customers.

Municipal growth-related capital investment does not include investment in the following: mobile equipment, the operation or maintenance of a municipal facility or program; maintenance of existing transportation infrastructure without significantly expanding capacity; or municipal revenue sharing.” Chapter 208 Review Rule, Maine State Planning Office (2011) available online at <http://www.maine.gov/spo/landuse/compplans/index.htm>.

guide. Only detailed site-specific analysis can determine land suitable for development and at what densities. In addition, the comprehensive plan has not assessed the individual landowner's desires to sell their land for development, to develop it or to leave it undeveloped.

Growth Areas are intended to direct development to areas most suitable for such growth and are therefore located close to municipal services to minimize the cost to the municipality for their delivery and maintenance. According to DACF, land areas designated for growth must be consistent with the following provisions:

- (1) The Future Land Use Plan must designate as growth area those lands into which the community intends to direct a minimum of 75% of its dollars for municipal growth-related capital investments made during the planning period.
- (2) Built-out or developed areas that may not have capacity for further growth but require maintenance, replacement, or additional capital investment to support existing or infill development must also be designated as growth areas.
- (3) Growth areas must be limited to land areas that are physically suitable for development or redevelopment. Growth areas may include incidental land areas that are physically unsuitable for development or redevelopment, including critical natural resources, however, the plan addresses how these areas will be protected to the greatest extent practicable or, at a minimum, as prescribed by law.
- (4) To the greatest extent practicable growth areas should be located adjacent to existing densely-populated area.
- (5) Growth areas, to the greatest extent practicable, must be limited to an amount of land area and a configuration to encourage compact, efficient development patterns (including mixed uses) and discourage development sprawl and strip development.
- (6) Growth areas along arterials and mobility corridors must be configured to avoid strip development and promote nodes or clusters of development.

Growth Areas proposed in Baileyville today reflect existing conditions and portray the most efficient and successful areas for commercial, residential, civic, and industrial development. The growth areas are described below and illustrated on *Map 11 Future Land Use*.

General: The purpose of this district, located north and south of the village along Route 1, and again at the southernmost section of town along Route 1, is to allow a maximum diversity of commercial, industrial and residential uses while protecting public health and safety, environmental quality and economic well-being. Controls are employed on commercial and industrial uses that, by virtue of waste discharge, noise, glare, fumes, smoke, dust, odors, or traffic generation, could be nuisances, unsafe, or unhealthy to the general public. These controls insure that commercial and industrial uses can meet basic "good neighbor" standards that limit conflict with residential uses. Single-family residential uses may be permitted with CEO review. Most commercial and industrial uses are allowable in this district with CEO or Planning Board review.

The Town will also focus their commercial and industrial development efforts toward redevelopment of existing sites and clean up of brownfield sites. The new Woodland Commercial Park located at the junction of Routes 1 and 9 is one focus area for new development. A new Growth area occurs around this Commercial Park and north of it along

Route 1 in order to bring into conformance existing commercial development.

Industrial: This district, located around the mill complex and along the St. Croix River, is intended to encourage the location of industrial and manufacturing uses on those lands that are best suited for them and avoid the blight, congestion, and inconvenience caused by inappropriate and poorly located development of these types of facilities. Any future land use ordinance will specify the types and sizes of uses allowed and incorporate controls on waste discharge, noise, glare, fumes, smoke, dust, odors, or traffic generation to reduce the occurrence of nuisances or unsafe or unhealthy conditions. Examples of industrial/manufacturing uses include: factories, construction yards, warehousing, research and development, product processing, wood-fiber products or chemical manufacturing, etc.

Any future land use ordinance will specify the types and sizes of uses allowed and will be guided by existing conditions. The ordinance will also include coordinated access to ensure Route 1 retains its function as a north-south arterial, and other standards in keeping with the existing pattern.

Retail: The purpose of this district is to support limited commercial/retail activity primarily serving the daily needs of the people of the town. Existing commercial/retail areas in the town center will continue to support mixed residential/light commercial/retail growth but will focus on rehabilitation and reuse of existing structures. Small lot sizes (1+/- acres) exist and the same minimum lot size pattern will be continued. Any future land use ordinance will specify the types and sizes of uses allowed and will be guided by existing conditions. The ordinance will also include coordinated access to ensure Route 1 retains its function as a north-south arterial corridor, and other standards in keeping with the existing pattern.

Village: The Village district reflects existing conditions and enables expansion of commercial, residential and civic services. The purpose of this district is to ensure that Baileyville's downtown commercial center continues to function as the center of community activity with an active downtown and to encourage a mix of commercial businesses with compatible municipal and residential uses. It is also intended to support the existing residential areas within the walkable downtown area of Baileyville and allow for a greater density of residential development where services exist.

The Village District includes the traditional downtown area along Main Street and Route 1, and the higher density neighborhoods surrounding the town center. The configuration of the District is shaped by the existing pattern of development and the availability of public water and sewerage.

The Village district currently accommodates a mix of commercial, residential and municipal uses. To allow for the density of development associated with the district's downtown setting, any future land use ordinance will specify the types and sizes of uses allowed and will be guided by existing conditions. This Plan recommends that minimum lot sizes be kept low (10,000 square feet for areas with public sewer, 30,000 square feet for areas not served by public sewer) 10,000 square feet, and that setback and road frontage requirements are also kept low (25' road frontage, 200' shore frontage, 25' road setback, 10' property line setback). The ordinance will also include coordinated access to ensure Route 1 retains its function as a north-south arterial,

and other standards in keeping with the existing pattern.

The Comprehensive Plan Committee anticipates that growth within the Village District will approximate 70% of new (or retrofitted/expanded) commercial activity and 50% of new residential activity. No targets are set for this growth and no municipal investment is anticipated beyond what is already identified in the Capital Investment Plan. Baileyville will focus development efforts in this area toward infill, redevelopment, and clean up of brownfield sites.

Medium Density Residential: Residential growth areas are proposed within existing developed areas between Baileyville's town center and the South Princeton Road. This residential growth area provides for a continuation of medium density residential development, and is compatible with existing town center development. Because Woodland Village has a well-developed infrastructure, it is the most sensible area for more dense residential development. The village features streets and sidewalks, public sewer and water and public storm sewers, as well as electricity, cable and telephone. The village also has the best potential for natural gas service because a gas line already runs along Main Street to serve the Mill. Woodland Village is where most jobs are located (at Woodland Pulp), where the schools and public library are located, and is closest to police, fire and EMS stations.

Medium Density residential growth areas encourage infill and redevelopment of existing residential lots. High quality multi-family, moderate-income, rental and elderly housing is encouraged. Home-based businesses are also supported and encouraged in these areas closest to the town center. Lot sizes will vary from 0.25 to 1 acre, with road frontage requirements of 100-200 feet. Residential, home-based businesses will be permitted. Any future land use ordinance will specify the types and sizes of uses allowed and will be guided by existing conditions. The ordinance will also include coordinated access to ensure Route 1 retains its function as a north-south arterial, and other standards in keeping with the existing pattern.

TRANSITIONAL AREAS - Defined and in Baileyville

Transitional areas provide for limited suburban or rural residential development opportunities. Such land is designated by a community to support a share of projected residential, institutional, commercial or industrial development but that is neither intended to accept the amount or density of development appropriate for a growth area nor intended to provide the level of protection for rural resources afforded in a rural area or critical rural area. According to State Planning Office land areas designated as transitional area must be consistent with the following provisions:

- (1) Transitional areas cannot be defined as growth areas for the purposes of state growth related capital investment pursuant to 30-A MRSA §4301 (5-B).
- (2) Development standards in transitional areas must limit strip development along roads through access management, minimum frontage requirements, and other techniques.
- (3) Transitional areas cannot include significant contiguous areas of working farms, wood lots, properties in state tree growth and farm and open space tax programs, prime agricultural and forestry soils, unfragmented habitat, or marine resources identified in the conditions and trends in Sections 3.3, 3.4, and 3.5.

(4) Transitional areas must be compatible with designations in adjacent communities or provide buffers or transitions to avoid land use conflicts with neighboring communities.

Medium Density Residential: Baileyville proposes one new Medium-Density Residential transitional district in two locations. As there is no public water or sewer (nor is there likely to be in the future) these areas are proposed as transitional area rather than growth. These transitional areas are located to the northwest of the existing village area and west of the existing commercial park complex, south of Route 9, and west of the Sunset Cove Road.

Allowable uses in the Medium-Density Residential districts will include single family homes, multi-family homes, home-based businesses, and limited commercial operations that can meet basic "good neighbor" standards that limit conflict among residential and commercial uses.

Any future land use ordinance will specify the minimum sizes of residential or commercial lots and density of uses allowed and will be guided by existing conditions. This plan recommends that lot sizes will be a minimum of 30,000 square feet with road frontage of 150 feet, setbacks of 25 feet (from road and property lines) and maximum lot coverage of 50%

RURAL AREAS - Defined and in Baileyville

Rural Areas include those areas in Baileyville where new development will be limited to support important natural resources including its forested land, wetlands, shorelands, scenic areas, and critical habitat. In these areas the Town will use regulatory and non-regulatory means to place appropriate limits on incompatible development and uses.

According to the DACF, land areas designated as rural areas must be consistent with the following provisions:

- (5) To the greatest extent practicable, rural areas must include working farms, wood lots, properties enrolled in current-use tax programs related to forestry, farming or open space, areas of prime agricultural soils, critical natural resources, and important natural resources.
- (6) The Future Land Use Plan must identify proposed mechanisms, both regulatory and non-regulatory, to ensure that the level and type of development in rural areas is compatible with the defined rural character and does not encourage strip development along roads.
- (7) Rural areas shall not include land areas where the community actively encourages new residential, institutional, or commercial development.
- (8) Rural areas must be compatible with designations in adjacent communities or provide buffers or transitions to avoid land use conflicts with neighboring communities.

Baileyville proposes two Rural Areas that reflect existing conditions and would preserve the community's rural character while permitting low-density development. New residential and home based business development will be regulated to limit its impact on important natural resources including agricultural land, forested land, wetlands and scenic areas.

Proposed rural areas consist of two types of districts: Rural Residential and Resource Protection. The land use districts proposed in the rural areas are described below and shown on the Future Land Use Map at the end of this section.

Rural Residential: The purpose of this district is to maintain the rural character of Baileyville, to protect agricultural and forestry uses, to provide open spaces, and to provide for single-family residential dwellings with larger lot sizes. Very little new residential development is expected to occur, in the near term, in more rural parts of Baileyville.

Single-family homes, small agriculture and forestry operations, and accessory uses will be permitted. Home occupations will require CEO review. Commercial agricultural, commercial forestry, cluster development, and limited business/institutional uses will require Planning Board review.

Cluster development may be appropriate within this district. All subdivision development proposals within this district will be required to submit a cluster plan, as well as a conventional plan for the Planning Board's consideration. Cluster Developments included in any land use ordinance will encourage the preservation of rural land areas. Development regulations should encourage residential development to occur on existing or newly constructed roads following existing road patterns. Developers are responsible for proper road construction and maintenance.

As noted previously, the Town Council is exploring a minimum lot size of 1 acre for residential uses in Rural/Residential zones. If the Council determines that said minimum lot size effectively retains the rural and residential character of this zone, while also allowing for maximum use of natural resources such as timber, the following minimum lot dimensions are recommended:

The minimum lot size will be 1 acre for residential uses and 2-5 acres for other uses in the Rural/Residential zone. Road frontage requirements will be 100-200 feet for residential uses and 200-300 feet for other uses, in order to maintain the rural character of Baileyville. Any land use ordinance updates will specify the sizes of residential lots and density of residential uses allowed and will be guided by existing conditions.

Resource Protection Areas: These areas consist of a composite of the present shoreland zones, mapped significant wildlife habitat, and mapped areas of steep slopes over 15% (see Maps 3, 5, and 6). This district includes areas in which development would be detrimental to Baileyville's most critical natural resources – the Stream Shore Ecosystem on the St. Croix River and the many miles of streams and brooks within Princeton, and the Wildlife Habitat Focus Area of Statewide significance, known as the Sawtelle Heath, a 930-acre level bog ecosystem. There are also two Rare and Exemplary Natural Communities within the Resource Protection district, including a raised level bog ecosystem and a low-sedge fen ecosystem.

Lot sizes will be large (greater than 5 acres), development will be severely limited in areas in excess of 20% slopes, and timber management and land protection measures will be encouraged. Existing development in these areas will continue, i.e. be "grandfathered". The protection measures under consideration include cooperation with local land trusts that have the means or tax advantage alternatives to compensate landowners who choose to voluntarily restrict their property by conservation easement or sell it for conservation purposes.

GENERAL RECOMMENDATIONS FOR UPDATES AND AMENDMENTS TO ORDINANCES AND LAND USE PERFORMANCE STANDARDS

The Comprehensive Planning Committee is guided by the opinions expressed in the public survey but is also aware that Baileyville is a small rural community that does not uniformly embrace restrictive regulations. Baileyville's Zoning Ordinance, when updated, will be consistent with the intent of this comprehensive plan and cognizant of this reluctance to further infringe on the rights of landowners. Thus, land use updates will be kept to the minimum necessary.

It is not the intent of the Comprehensive Planning Committee to impose burdensome requirements on the everyday activities of residents or to create costly enforcement issues for Town government. The ultimate goal of growth management is to regulate land use development to the extent necessary to protect natural resources, property values, and public safety. However, the imposed regulations should not make residents feel that they have lost their freedom as landowners. Therefore land use regulation should not be so restrictive that they have negative impacts on existing land use practices.

Ordinances need specific standards and clear definitions. They must also meet the minimum requirements of state law and be consistent with the recommendations of the comprehensive plan. The comprehensive plan provides the legal basis for enacting ordinances, and their consistency with the plans, goals, and policies will be a major consideration in the event that the ordinances are subject to a legal challenge.

Land use updates will be designed to:

- Achieve the goals of the comprehensive plan;
- Remain consistent with state and federal law;
- Reduce the number of non-conforming properties;
- Create a user friendly application and permitting process;
- Assign more responsibility for review and approval to code enforcement; and
- Develop clear and consistent guidelines for obtaining approval.

Low-impact development (LID) practices are important to the continued protection of Baileyville's water quality. LID technology is an alternative comprehensive approach to stormwater management. It can be used to address a wide range of Wet Weather Flow (WWF) issues, including Combined Sewer Overflows (CSOs), National Pollutant Discharge Elimination System (NPDES) Stormwater Phase II permits, Total Maximum Daily Load (TMDL) permits, Nonpoint Source Program goals, and other Water Quality Standards.

LID is an ecologically friendly approach to site development and storm water management that aims to mitigate development impacts to land, water, and air. It is a stormwater management approach and set of practices that can be used to reduce runoff and pollutant loadings by managing the runoff as close to its source(s) as possible. A set or system of small-scale practices, linked together on the site, is often used. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat stormwater as a resource rather than a waste product.

The practice has been successfully integrated into many municipal development codes and storm water management ordinances throughout the United States. Specifically, LID aims to:

- Preserve Open Space and Minimize Land Disturbance;
- Protect Natural Systems and Processes (drainage ways, vegetation, soils, sensitive areas);
- Reexamine the Use and Sizing of Traditional Site Infrastructure (lots, streets, curbs, gutters, sidewalks) and Customize Site Design to Each Site;
- Incorporate Natural Site Elements (wetlands, stream corridors, mature forests) as Design Elements; and
- Decentralize and Micromanage Storm Water at its Source.

By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed's hydrologic and ecological functions. In general, implementing integrated LID practices can result in enhanced environmental performance while at the same time reducing development costs when compared to traditional stormwater management approaches.

LID has numerous benefits and advantages over conventional stormwater management approaches. In short, it is a more environmentally sound technology and a more economically sustainable approach to addressing the adverse impacts of urbanization. By managing runoff close to its source through intelligent site design, LID can enhance the local environment, protect public health, and improve community livability - all while saving developers and local governments money.

Although the term "low impact development" can be loosely defined (much like sustainable development), the appropriate definition of LID is distinct and should not be confused with other stormwater management and development strategies. The key distinction of LID from these other strategies is that it is an ecosystem-based approach. LID seeks to design the built environment to remain a functioning part of an ecosystem rather than exist apart from it. The approach relies more heavily on smarter and advanced technologies than it does on conservation and growth management; it is not a land use control strategy.

LID provides technological tools to plan and engineer any type of urban site to maintain or restore a watershed's hydrologic and ecological functions. It does not sacrifice the environmental quality of dense urban watersheds for greater protection of conservation areas. Growth management strategies, such as Smart Growth, that emphasize the saving of green space and the redevelopment of existing urban regions, can utilize this retrofit capability of LID in order to promote ecologically-restorative infill and brownfields development in impaired stream areas. In addition, the full LID process starts with many of the same conservation and impact minimization principles inherent in other strategies. The LID approach includes five basic tools:

- Encourage conservation measures;
- Promote impact minimization techniques such as impervious surface reduction;
- Provide for strategic runoff timing by slowing flow using the landscape;
- Use an array of integrated management practices to reduce and cleanse runoff; and
- Advocate pollution prevention measures to reduce the introduction of pollutants to the environment.

The national LID Design Manual (Low Impact Development Design Strategies: An Integrated Design Approach) and other LID information can be obtained from one of the following sites:

- EPA Office Of Water: <http://water.epa.gov/polwaste/green/>
- Low-Impact Development Center:
<http://www.lowimpactdevelopment.org/publications.htm>
- Natural Resource Defense Council:
<http://www.nrdc.org/water/pollution/storm/chap12.asp>

COMMUNITY BENEFITS

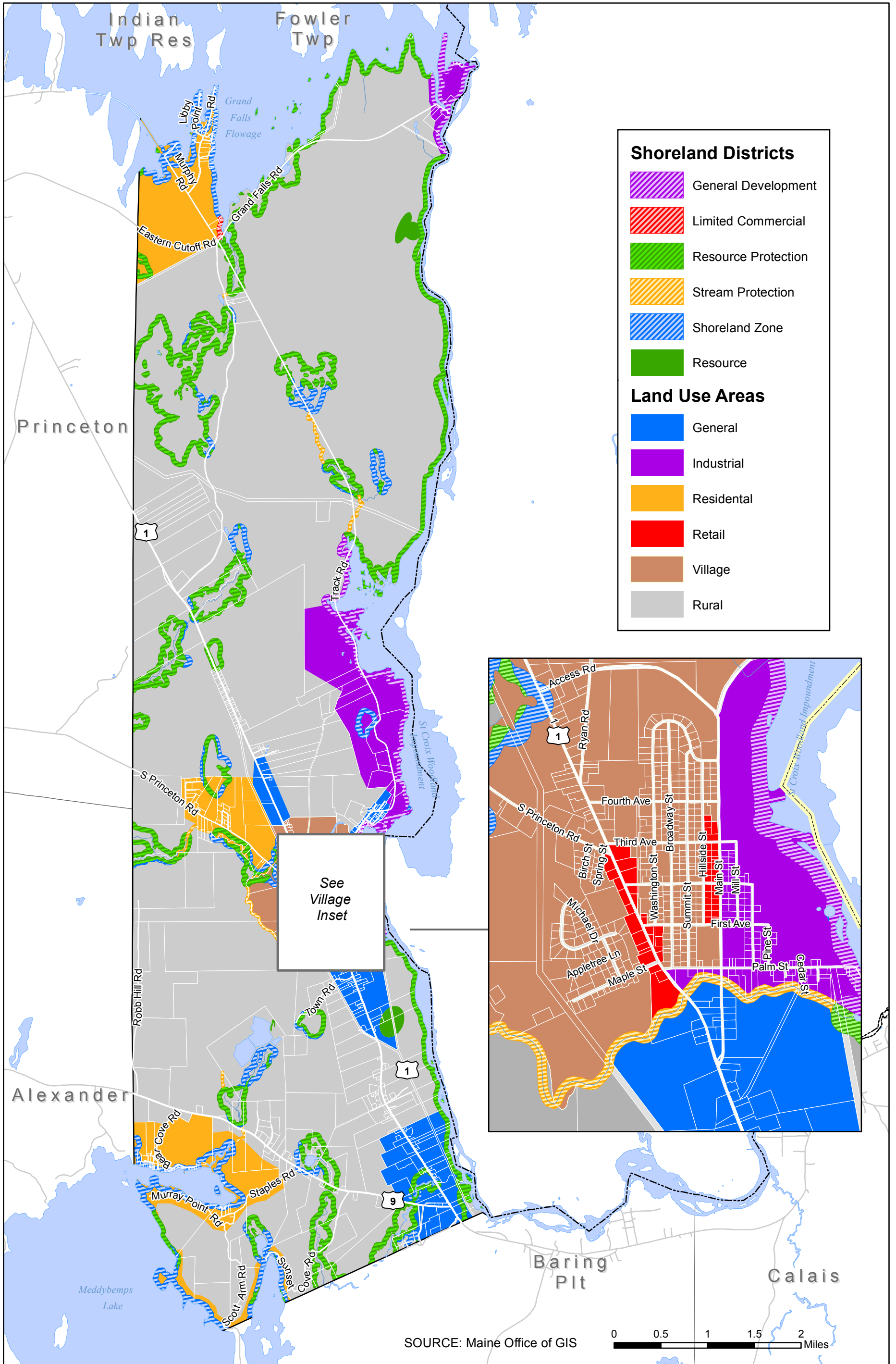
Comprehensive planning demonstrates the importance of appropriate land use standards for Baileyville. Preserving and protecting the desired character of the town is vital to the continued stability of the local economy and to the happiness and well being of the townspeople. Consistent with the provisions of the Growth Management Legislation, Baileyville's Comprehensive Plan has attempted to recognize the value of land use standards, to incorporate the desires of the community, and to preserve and protect the integrity of the community. All of this is done so as to continue to make Baileyville a great place to live, work and recreate.

SUMMARY

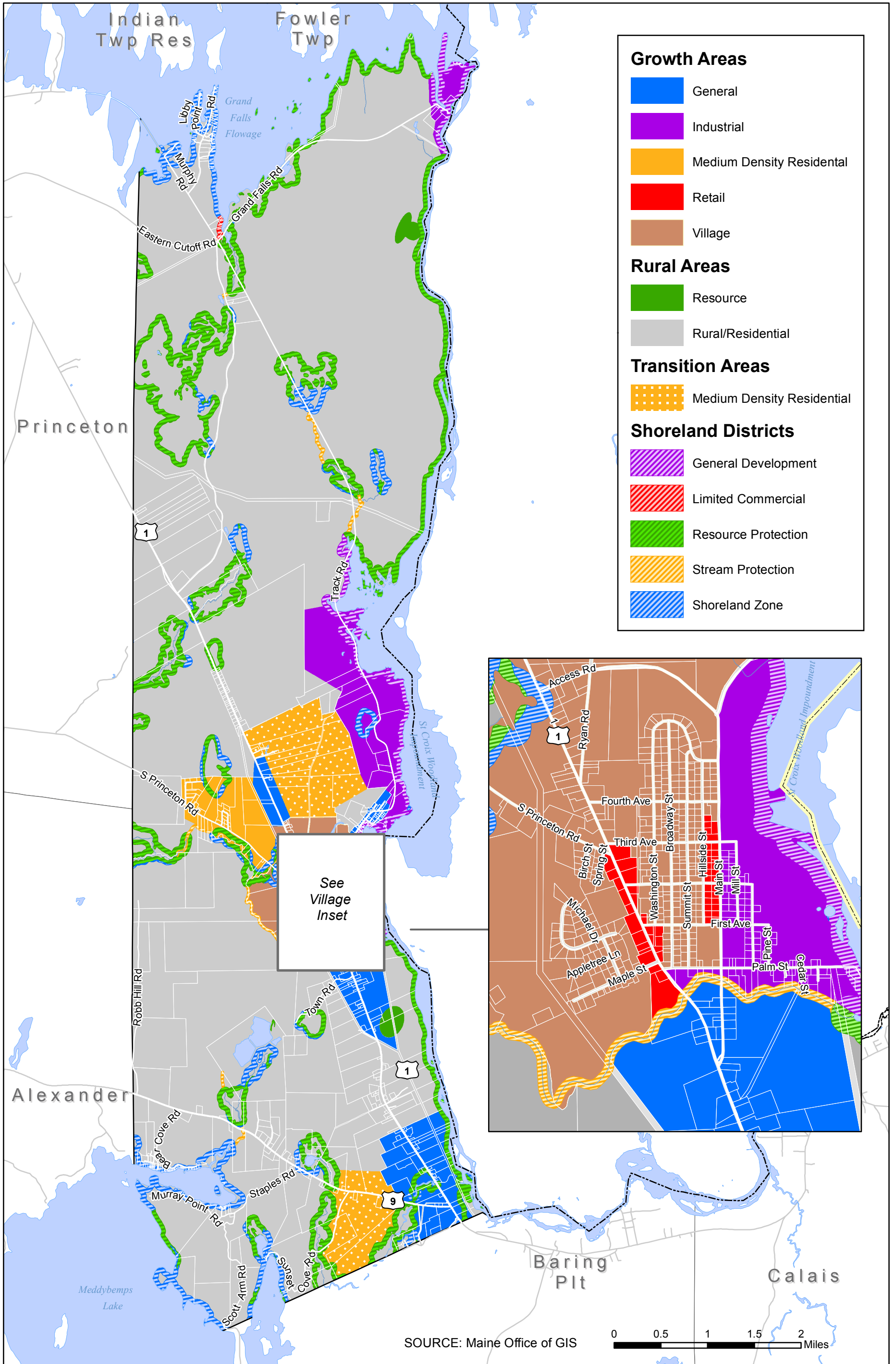
Baileyville is feeling the opposite sensation of development pressure – the continued decline of population, employment, services, and housing quality. The community has recently activated several economic redevelopment strategies and will continue to pursue the infill of previously developed residential, commercial, and industrial lands. Baileyville is also actively seeking a revival of its image as a family-friendly employment and service center.

This future land use plan is intended to protect Baileyville's character and to direct new development to appropriate areas, specifically through brownfield redevelopment and infill. It also seeks to ensure that residents can continue to support themselves with a mixture of activities necessitated by seasonal and diverse rural livelihoods.

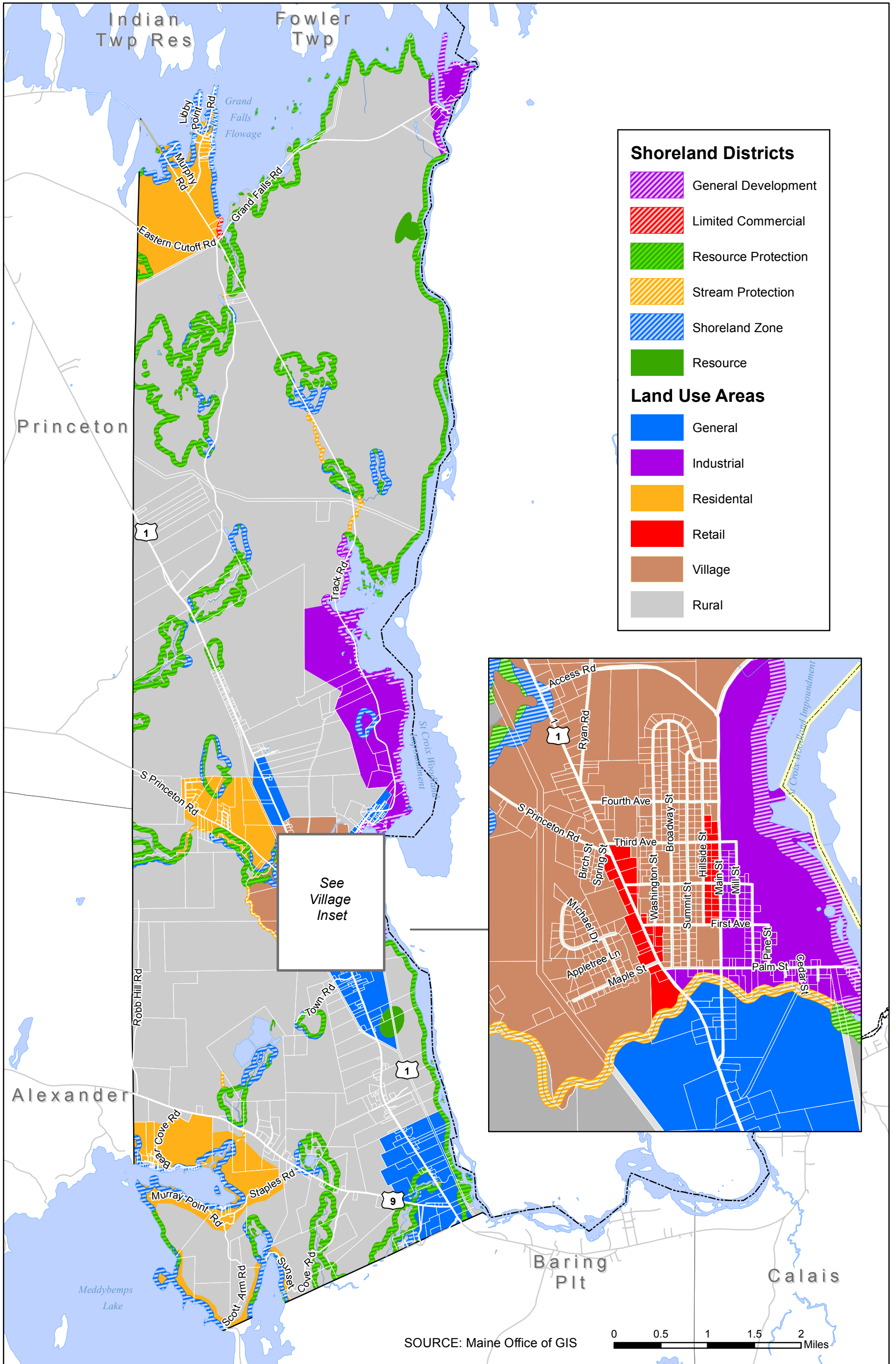
Map 9: Current Land Use
 Baileyville Comprehensive Plan Update (2014)



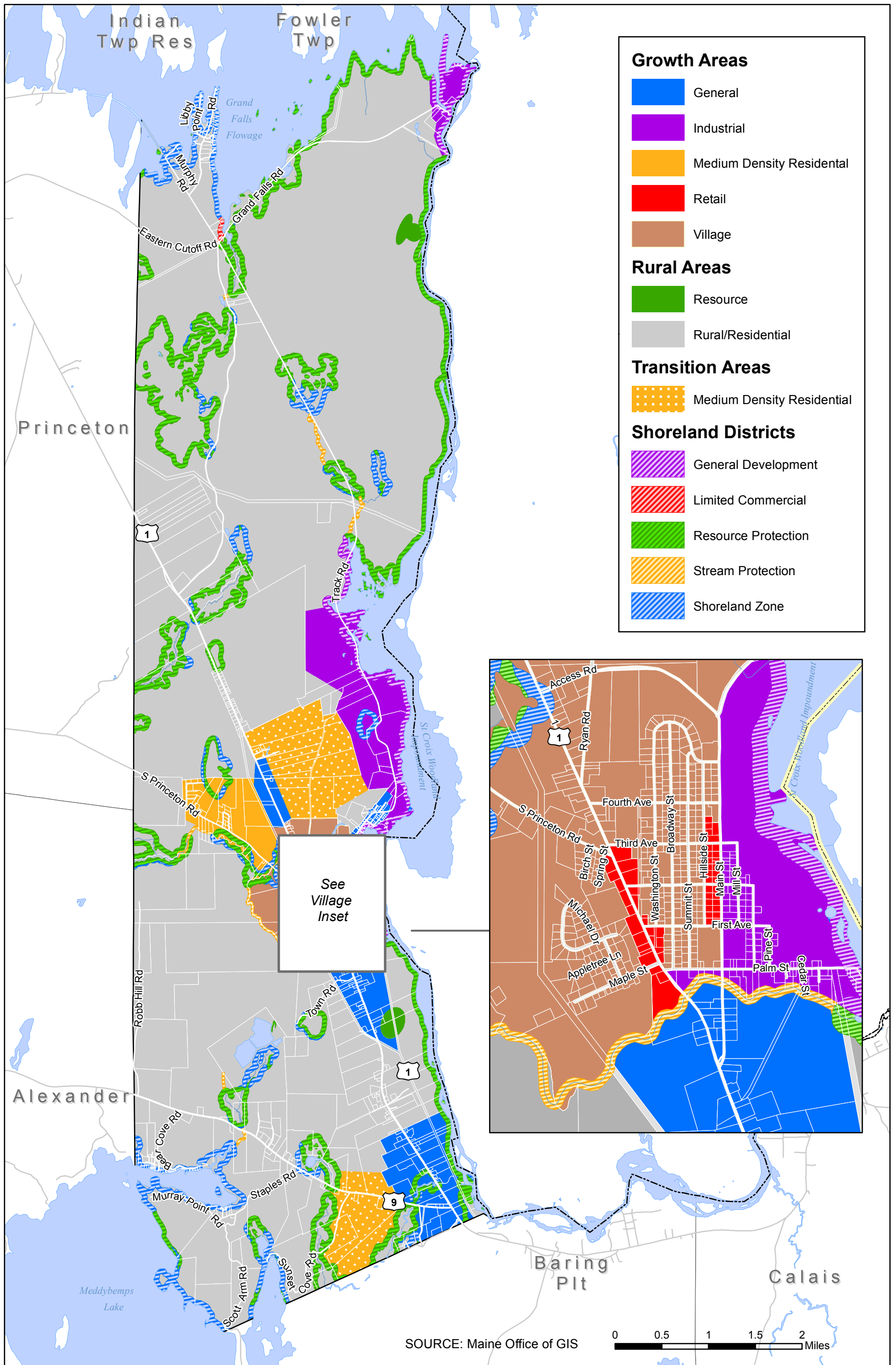
Map 10: Future Land Use
 Baileyville Comprehensive Plan Update (2014)



Map 9: Current Land Use
 Baileyville Comprehensive Plan Update (2014)



Map 10: Future Land Use
 Baileyville Comprehensive Plan Update (2014)



M. PLAN IMPLEMENTATION – POLICIES AND STRATEGIES

As required by Chapter 208, Comprehensive Plan Review Criteria Rule, this chapter provides a separate section that prioritizes how implementation strategies will be carried out and identifies the responsible party and anticipated timeline for each strategy in the plan.

| HISTORIC AND ARCHAEOLOGICAL RESOURCES | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------|
| Goal: Preserve the State’s historic and archeological resources for future generations to enjoy and pass on to their children as they have been passed on to the present. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Preserve known archaeological and historic sites. | Promote awareness of historic structures and artifacts, if any, including the consideration of listing on the National Register of Historic Places. | Town Manager, Planning Officer, Planning Board | On-going |
| | Work in cooperation with the State of Maine with any of the identified historical and archaeological resources within Baileyville. | Town Manager, Planning Officer, Planning Board | As funding allows |
| | Explore possibilities for preservation of St. Luke’s Episcopal Church (could this become the location of the Historical Society?) | Councilors, Town Manager, Historical Society (when formed) | Long term |
| Ensure that archeological and historic sites are not unknowingly destroyed. | Form a Baileyville Historical Society; Cooperate with Cooper, Charlotte, Alexander, Crawford, and Princeton | Councilors, Interested citizens | Short Term, within 2 years |
| | Potential areas and artifacts of historical and archaeological significance, especially along riverbanks and lakeshores, should be professionally surveyed and documented, and historical and archaeological sites and artifacts should be monitored. | Town Manager, Planning Officer, Historical Society (when formed) | Once Historical Society is formed and as funding allows |
| Formulate guidelines or land use controls to protect and preserve historic and archaeological resources if identified. | Require developers to provide evidence that proposed developments will not negatively impact any archeological sites. | Councilors, Planning Officer, Officer, Planning Board | Immediate |
| | Require that development plans include a plan showing the preservation of known historically significant areas. | Councilors, Planning Officer, Officer, Planning Board | Immediate |

| POPULATION | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------|
| Goal: Utilize complete and current information about their population when making administrative and policy decisions for the Town. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Actively monitor census data regarding the size, characteristics and distribution of its population. | Seek assistance in the collection and maintenance of census data from the Washington County Council of Governments, the designated census information center for Washington County. | Town Clerk, Planning Officer, Town Manger, WCCOG | As needed |

| POPULATION | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------|
| Goal: Utilize complete and current information about their population when making administrative and policy decisions for the Town. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Data gathered will include population estimates, census data and other information concerning the number and characteristics of the town's population including shifts of existing seasonal housing and residents to year-round status. | Town Clerk, Planning Officer, WCCOG | As needed |
| | The Town will encourage full participation in future census surveys. | Town Clerk, Town Manager, WCCOG | As needed |

| NATURAL RESOURCES | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|---------------------------|
| Goal: Protect and preserve the natural resources on which Baileyville's economy and quality of life depend. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Water Quality and Water Resources | | | |
| Protect both surface and ground water supplies, especially the aquifers providing the Town's drinking water, and protect water quality in general. | Maintain, enact, or amend public wellhead and aquifer recharge area protection mechanisms, as necessary. | Councilors, Code Enforcement Officer, Planning Officer | Short term, within 1 year |
| | Update Shoreland Zoning Regulations and update zoning ordinance to maintain compliance with State and Federal regulations and reflect the local needs of the community including such provisions as the following on Baileyville Lakes: <ul style="list-style-type: none"> • Enforce buffers along lake shores • Increase zoning lot sizes Limit commercial development on the lakes | Councilors, Code Enforcement Officer, Planning Officer | Short term, within 1 year |
| | Continue to promote the use of Best Management Practices for Stormwater Management and for Erosion and Sedimentation Control through education of the Planning Board and Code Enforcement Officer and by providing information to the public. | Councilors, Code Enforcement Officer, Planning Officer | |
| | Update Subdivision/Zoning regulations to incorporate use of current Best Management Practices for Stormwater Management and for Erosion and Sedimentation Control. | Councilors, Code Enforcement Officer, Planning Officer | Short term, within 1 year |
| | Work with neighboring communities and existing watershed protection groups to address watershed-planning issues, including landowner education and land protection. | Planning Board, Councilors, Road Commissioner; International Waterway Commission, Dennys River Watershed Council | On-going |

| NATURAL RESOURCES | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------|
| Goal: Protect and preserve the natural resources on which Baileyville’s economy and quality of life depend. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Ensure that water quality is sufficient to provide for the protection and propagation of fish, and wildlife and provide for recreation in and on the water. | Coordinate with the mill in water quality-testing programs for the town’s lakes, rivers and streams. Give the highest priority to those water bodies most important for recreation and for fisheries and wildlife. | Councilors, DEP Volunteer Program, Dennys River Watershed Council, St. Croix International Waterway Commission | On-going |
| | Include the DEP evaluation method (technical guide referenced in footnote 3) for phosphorous allocation in the town’s lakes in Subdivision/zoning Regulations. | Councilors, Code Enforcement Officer, Planning Officer | Short-term, within 1 year |
| | Adhere to recommended best practices for stream crossings on streams with “high value” wild eastern brook trout populations and associated habitats (see page D-15) | Code Enforcement Officer, Maine DOT | Immediate |
| | Encourage replacement of malfunctioning septic systems. Educate the public about the importance of maintaining and replacing on-site systems. | Code Enforcement Officer, Department of Environmental Protection, Plumbing Inspector | On-going |
| | Make application, where eligible, to the Small Community Grant Program to upgrade any failing septic systems. | Town Manager, Councilors | On-going |
| Land Suitability | | | |
| Ensure that development is located on land that is capable of supporting on-site water and septic systems. | Require a soil evaluation test prior to the issuance of a building permit in accordance with state regulations to require that developers demonstrate that soils are adequate for the intended purpose, that their projects will not be located on wetlands, on slopes of 20 percent or greater, or on floodplains. | Councilors, Code Enforcement Officer, Planning Officer | On-going |
| Floodplains | | | |
| Avoid problems associated with floodplain development and use along Shorelands. | Continue to update as necessary the Floodplain Management Ordinance to discourage new residential, industrial, commercial and other significant development within 100 year floodplains. | Councilors, Code Enforcement Officer, Planning Officer | |
| Fish and Wildlife Habitat | | | |
| Protect existing fish and waterfowl/wading bird habitats within the town mapped as Essential or Significant Habitat. Vague—utilize maps as tools for planning | Establish protection provisions in the Zoning Ordinance, Subdivision Regulations and in standards for construction and maintenance of local roads to ensure early consultation with a Maine Department of Inland Fisheries and Wildlife Biologist when development is proposed in or near the site of Essential or Significant Habitats. | Councilors, Code Enforcement Officer, Planning Officer, Road Commissioner | Short-term (within 2 years) |

| NATURAL RESOURCES | | | |
|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|------------------------------------|
| Goal: Protect and preserve the natural resources on which Baileyville's economy and quality of life depend. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Make use of the most recent data on rare plants, animals, and natural communities and important wildlife habitats provided by the Beginning with Habitat program of the Department of Inland Fisheries and Wildlife, included on maps in this document. | Councilors, Planning Officer, Planning Board | Immediate |
| | Encourage landowners to protect and preserve wildlife habitat, and utilize conservation programs to preserve undeveloped land by making information about current use tax programs and applicable land use regulations available to those living in or near critical or important natural resources. | Councilors, Planning Officer, Town Clerk | On-going |
| | Pursue public/private partnerships to protect critical and important natural resources. | Councilors, Town Manager | On-going |
| Forest and Farmland Resources | | | |
| Support long-term sustainable forest management within Baileyville. | Support existing forestry management industries. | Councilors, Planning Board, Town Manager | On-going |
| | Support existing timber management and agricultural activities on prime farmland and in rural areas of Baileyville. | Councilors, Planning Board, Town Manager | On-going |
| | Promote use of best management practices for timber harvesting and agricultural production. | Councilors, Planning Board, Town Manager | On-going |
| | Encourage/promote the maintenance of areas with prime agricultural soils as open space to the greatest extent practicable, including in both local and regional economic development plans. | Councilors, Planning Board, Town Manager | On-going |
| | Consult with district foresters or Soil and Water Conservation District Staff when developing or updating any related land use ordinances. | Planning Officer, Code Enforcement Officer, Town Manager | As needed |
| Education and Traditional Use | | | |
| Ensure that traditional use of lands and access to water are protected as development pressures increase. | Identify areas in need of access improvements. Support development of important access areas. | Councilors, Planning Board, Town Manager | Immediate (within two years) |
| Educate residents and visitors about important habitat and water quality values. | Provide information about aquatic invasive species, shoreland development best management practices, and other watershed issues at the municipal building. | Town Clerk | On-going |
| Utilize financial incentive programs | Support landowners in their efforts to participate in farm, open space and tree growth programs. | Councilors, Planning Board, Assessors, Town Manager, Town Clerk | On-going |

| ECONOMICS AND EMPLOYMENT | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|----------------------------|
| Goals: | | | |
| <ul style="list-style-type: none"> ▪ Promote an economic climate that increases job opportunities and overall economic well-being. ▪ Provide the necessary education to insure Baileyville has a skilled population ready to enter the work force. ▪ Enhance and support existing businesses in Baileyville and promote new business that is compatible with existing rural community values and patterns of development¹. | | | |
| Policy | Implementation Strategy | Responsible Parties | Timeframe |
| Promotion of Economic Activity | | | |
| Promote expansion and diversification of the economic base of the community. | Take a direct and active part with any and all persons or companies that come forward or show any interest in expanding or establishing operations in Baileyville. Through the Town’s Economic Development Director offer assistance in areas of site location, development promotion, financing and employment development. | Code Enforcement and Planning Officer, Economic Development Director, Town Manager, WCCOG, SCEC, EMDC, Town Clerk | On-going |
| | Advertise and promote Baileyville as a good and welcoming place to establish, build, and operate businesses including heavy industry such as value-added forest products. | Code Enforcement and Planning Officer, Economic Development Director, Town Manager | |
| | Provide information on other sources of business assistance. Use outside resources and link with other municipalities and entities to help promote regional job and economic development. | Code Enforcement and Planning Officer, Economic Development Director, Town Manager, EMDC, WCCOG, SCEC. | |
| | Establish a business development association tasked with improving economic opportunities. | Economic Development Director, Councilors | Immediate |
| | Investigate the feasibility of establishing of a 24-hour medical care center and an adult day care center. If feasible, begin steps toward implementation. | Economic Development Director, Councilors | Immediate |
| | Create an identity for Baileyville to raise civic pride and give tourists and others passing through a clear sense “this is Baileyville”. Investigate Route 1 and Main Street improvements that will convey this identity. | Economic Development Director, Councilors | Short term, within 2 years |

1 This goal and the implementation measures that follow from it under the heading of sustainable development recognize the multiple business interests that sustain rural families over the course of a year – from their homes, and from other locations. This recognition assumes that there is and will be a mixture of uses in all districts of our community; an independent spirit among local residents and entrepreneurs; and a general resistance to excessive regulation. It also recognizes that there are some basic “good neighbor” standards that can be developed to address the desired mixture of uses.

| ECONOMICS AND EMPLOYMENT | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------|
| Goals: | | | |
| <ul style="list-style-type: none"> ▪ Promote an economic climate that increases job opportunities and overall economic well-being. ▪ Provide the necessary education to insure Baileyville has a skilled population ready to enter the work force. ▪ Enhance and support existing businesses in Baileyville and promote new business that is compatible with existing rural community values and patterns of development¹. | | | |
| Policy | Implementation Strategy | Responsible Parties | Timeframe |
| Beautify Route 1 | Plant street trees and create flowerbeds along Route 1 from Godings to the Elementary School. | Economic Development Director, Business Association, private groups | Short term, within 2 years |
| Program Awareness | | | |
| Obtain information on programs that provide support for infrastructure and activities that materially aid Baileyville’s economy. | Obtain aid from higher levels of government, County, State and Federal, including such things as Community Development Block Grants, USDA Rural Development and others identified in the Capital Improvement Plan. | Councilors, Town Manager, Economic Development Director | As needed |
| | Work with Economic Development groups to expand high speed internet and cellular access within Baileyville. | Economic Development Director | Immediate |
| Assist those who are eligible for assistance and help them to receive it. | Provide current information about sources of public assistance, unemployment assistance, job training, and aid to the elderly and/or handicapped. | Town Clerk | On-going |
| Educated Workforce | | | |
| Ensure that the educational opportunities, both academic and vocational, address the needs of Baileyville residents. | Attend meetings with School Board and local/regional businesses to identify work force needs and educational foundation to support them. | Councilors, AOS 90, Department Directors | Ongoing |
| | Encourage and support efforts to provide job training and continuing education. | Councilors, Town Manager, Councilors, AOS 90, Department Directors | Ongoing |
| Sustainable Development | | | |
| Update the land use ordinance with policies designed to attract, enhance and support existing and future development, while minimizing negative impacts of non-compatible uses. | An updated land use ordinance will identify appropriate areas for commercial and industrial development. | Planning Board; Councilors, Planning Board, Economic Development Director | Immediate |
| | Encourage diversity of industrial development while protecting the community by imposing controls on those uses which by virtue of noise, glare, fumes, dust, traffic, etc., could create unsafe or unhealthy conditions. | Planning Board; Councilors, Planning Board, Economic Development Director | On-going |
| Allow and encourage existing land resource-based industries to thrive in their current locations. | Provide large rural areas for agricultural and forestry uses. | Planning Board, Planning Officer | On-going |

| FISCAL CAPACITY | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------|
| Goal: Plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Finance existing and future facilities and services in a cost effective manner. | Work with nearby communities to plan and finance shared capital investments as opportunities arise. | Councilors, Town Manager | On-going |
| | Explore grants to assist in the funding of capital investments within the community. | Councilors, Town Manager | On-going |
| | Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan. | Councilors, Planning Board | On-going |
| Stay within LD 1 spending limitations to the greatest extent possible. | Develop a balanced and clearly prioritized capitol improvement plan. | Select Board, Town Manager | On-going |

| HOUSING | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------|
| Goal: Encourage and promote affordable, decent housing opportunities for Baileyville residents. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Programs and Grants | | | |
| Pursue programs and grants that can assist in ensuring that at least 10% of new residential development meets the definition of affordable housing. | Work with regional agencies to provide information on programs and grants (CDBG housing assistance, Rural Development, and rehabilitation programs) for assistance with construction of subsidized housing, energy efficiency, habitability, and affordable housing for the elderly. | Economic Development Director, WCCOG, WHCA | On-going |
| Establish incentives and pursue programs and grants that can assist in rehabilitation of existing, sub-standard housing stock. | Establish a home improvement information service to provide authoritative advice and guidance on “how-to-do-it” for residents. | Code Enforcement Officer, Planning Officer, Town Manager | |
| Codes and Regulation | | | |
| Ensure that local codes and ordinances are enforced for the public health, safety and welfare. | Ensure that the code enforcement officer (CEO) works to address reported violations of local ordinances and State laws and regulations that affect health, safety or community conditions such as the automobile graveyard provisions, removal of unsafe or deteriorated buildings, replacement of driveway culverts, etc. | Code Enforcement Officer, Town Manager, Planning Board | On-going |
| The updated land use ordinance will not preclude the development of affordable housing | Continue to encourage affordable housing opportunities by allowing a mixture of housing types, including accessory apartments, elderly housing, multi-unit housing, manufactured and mobile homes within the residential areas of town. | Planning Officer, Town Manager, Planning Board, Councilors | On-going |
| | Encourage senior citizen housing opportunities and provide residential areas that allow single and multi-family dwellings, as well as manufactured housing. | Planning Board | On-going |

| TRANSPORTATION | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------------------|
| Goal: Encourage, promote and develop efficient and safe transportation facilities that will accommodate Baileyville’s anticipated growth and economic development. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Management and Maintenance | | | |
| Support efforts to ensure adequate carrying capacity, maintenance and upgrading of existing Arterial and Collection Roads through access management provision of state law. | Work annually with the Department of Transportation in the development of the State Transportation in the development of the Biennial Capital Work Plan to ensure that adequate maintenance, upgrading, and traffic flow occurs on Town arterials and collectors. Refer applicants to MDOT for necessary state Entranceway Permits | Town Manager, Planning Officer | On-going |
| | Maintain the Land Use Ordinance to include access management provisions aimed at maintaining the traffic carrying capacity on Route 1 at current speed limits, including: <ul style="list-style-type: none"> ▪ Sight distance provisions ▪ Common entrances ▪ Enabling service road development and use ▪ Spaces between driveways and access points ▪ Number of access points/curb points ▪ Deceleration lanes ▪ Back lot access provisions | Town Manager, Planning Officer | On-going |
| | Make specific recommendations for intersection improvements at the most hazardous intersections; coordinate closely with the Department of Transportation. Intersections that should be studied include: <ul style="list-style-type: none"> • Intersection of Airline Road and Bear Cove Road • Intersection of Houlton Road and Tower Road | Town Manager, Planning Officer | On-going |
| Plan for optimum use, construction, maintenance and repair of roads and sidewalks. | Continue development of a multi-year road maintenance plan for Baileyville, based in part on a recurring evaluation of roadways, culverts and sidewalks, which will be the basis for future allocation of road maintenance funds. | Town Manager, Public Works | On-going |
| | Utilize training provided by the MDOT Local Roads Center and investigate adoption of the Road Surface Management System software to prioritize maintenance and construction of city roadways. | Town Manager, Councilors, Public Works | Short-term (1-2 years) |
| Inter-modal and Harbor Transportation | | | |
| Support the provision of railroad service to Baileyville. | Monitor the State’s efforts to restore freight service on the Calais Branch between Eastport and Calais. Advocate and participate as necessary. | Town Staff, Councilors | On-going |

| TRANSPORTATION | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------|
| Goal: Encourage, promote and develop efficient and safe transportation facilities that will accommodate Baileyville's anticipated growth and economic development. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Support the existing freight rail connections through Canadian lines. | Town Staff, Councilors | On-going |
| Support the east/west highway planning efforts. | Monitor efforts to create an East/West Highway. Advocate and participate as necessary. | Town Staff, Councilors | On-going |
| Create and maintain a pedestrian friendly atmosphere in Baileyville's town center. | Create an attractive pedestrian friendly atmosphere in the downtown by maintaining pedestrian amenities (e.g., sidewalks and cross walks) in good condition, giving pedestrians right-of-way at crosswalks, and by improving access and signage to parking areas. Encourage businesses to maintain an attractive appearance. Improve linkages from the town center to trails (bike racks, signage etc.) | Town Manager, Councilors, Planning Officer | Immediate and On-going |
| | Plant street trees and create flowerbeds along Route 1 from Godings to the Elementary School. | Economic Development Director, Business Association (if established) | Short Term, within 2 years |
| Trail Development | | | |
| Support pedestrian and bicycle use within Baileyville and to connect with regional trail systems. | Explore grant opportunities to improve trails and bike facilities. Explore the possibility of a trail connection to the East Coast Greenway. | Planning Officer, Town Manager | Long term |
| | Include shoulders where feasible or where safety requires in order to accommodate bike travel when roads are reconstructed. | Public Works, Councilors, Planning Officer | As appropriate |
| Public Transportation | | | |
| Assure that there is adequate public transportation to meet the needs of the community. | Work with the Washington Hancock Community Agency to assure Baileyville residents are getting full benefit of the services offered. | Town Staff | On-going |
| Regional Coordination | | | |
| Cooperate in the development of regional transportation policy. | Continue to support the regional transportation goals of the Sunrise County Economic Council, and Washington County Council of Governments. | Councilors, Town Manager | On-going |
| | Participate on any Regional Transportation Advisory Committee and contribute to development of regional transportation policy. | Councilors, Town Staff | On-going |
| | Establish a continuing dialogue between communities along Route 1 and Route 9; address maintenance, planning priorities, curb-cuts, and the impact of adjoining development along arterials. | Town Councilors, Staff, Town Manager | On-going |

| TRANSPORTATION | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------|
| Goal: Encourage, promote and develop efficient and safe transportation facilities that will accommodate Baileyville’s anticipated growth and economic development. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Support regional port/truck/rail connections between Eastport and Baileyville including a new bridge from Eastport to the mainland and a non-coastal interior route to Baileyville. | Town Councilors, Manager Staff, Town | On-going |
| | Work with DOT and neighboring communities to improve Route 1 between Baileyville. | Town Councilors, Manager Staff, Town | On-going |
| | Work with the Bangor Chamber of Commerce, the St. John Chamber of Commerce, the ME-NB Trade Corridor Committee and others to advocate further improvements to Route 9 (East-West) corridor. | Town Councilors, Manager Staff, Town | On-going |

| PUBLIC FACILITIES AND SERVICES | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|---------------------------|
| Goal: Plan for, finance and develop an efficient system of public facilities and services to accommodate current and anticipated growth and economic development. Maintain and improve access to recreational opportunities. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Local Services/Facilities | | | |
| Local services and public facilities will be maintained and will address community needs. | Address future funding needs for new and replacement items through the Capital Improvement Plan, to be reviewed/updated biennially | Councilors, Town Manager, Department Heads | On-going |
| | Support/research establishing medical professional to establish primary care services in Baileyville. | Councilors; Town Manager | Short-term, within 1 year |
| | Continue steps to assure all Town facilities comply with Americans With Disabilities Act and make information available to help private parties conform to the Act. | Code Enforcement Officer | On-going |
| | Study feasibility of charging developers of new areas “impact fees” to help recover the costs of services which will be used by newcomers and which have been paid for in the past by current residents. | Code Enforcement Officer, Planning Officer, Councilors | Short-term, within 1 year |
| | Encourage diversity of industrial development while protecting the community by imposing controls on those uses which by virtue of noise, glare, fumes, dust, traffic, etc., could create unsafe or unhealthy conditions. | Code Enforcement Officer, Planning Officer, Councilors | Short-term, within 1 year |
| | Continue supporting necessary improvements at both the elementary and Junior/Senior high schools. | Councilors, Town Manager, Superintendent | On-going, as needed |
| | Continue to be a leader among area communities in recycling and solid waste management. | Councilors, Town Manager, Solid Waste Manager | On-going, as needed |

| PUBLIC FACILITIES AND SERVICES | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------|
| Goal: Plan for, finance and develop an efficient system of public facilities and services to accommodate current and anticipated growth and economic development. Maintain and improve access to recreational opportunities. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Promote and develop social, cultural, and recreational activities in Baileyville. | Create a Civic Improvement Committee to identify projects, assist with fundraising (including donations and grants) and events, and to work with families and schools to instill a sense of community pride and ownership. | Councilors | Short term Within 2 years |
| | Continue offering one of the best recreation programs in Maine. | Recreation Director | On-going |
| Public Access | | | |
| Encourage recreational opportunities and increase public access to surface water. | Fund recreational improvements on municipal land in coordination with the Capital Improvement Plan. | Councilors | As needed |
| | Pursue measures to secure needed public waterfront accesses. | Councilors, Planning Board | As needed |
| | Educate community members on the legalities of public access to the shore and stay up to date on changes in case law that could affect it over time. | Councilors, Town Manager | On-going |
| Education about Services | | | |
| Local services will be visible and understood by Baileyville Citizens. | Educate citizens on the importance of recycling and local recycling programs through the use of fliers, informational meetings, and school programs, and make information available at the municipal office. | Town Clerk; WCCOG | On-going |
| Open Space | | | |
| Encourage the preservation of open space. | Update the Land use ordinance to include provisions that require any major new residential developments reviewed by the planning board to present recreational and open space areas in their plans | Councilors, Planning Officer, Planning Board | Short-term (within 2 years) |

| REGIONAL COORDINATION | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------------|
| Goal: Contribute to the regional connection and health of Washington County by cooperating on the delivery of regional services and endeavoring to achieve economies of scale where feasible. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Public Facilities and Services | | | |
| Cooperate on the delivery of regional services and endeavor to achieve economies of scale where feasible. | Work with nearby communities and within regional programs to seek funding for upgrading or replacing inadequate well and septic systems. | Councilors, Town Manager, WCCOG | On-going |
| | Stay current with planning and emergency response to pandemic diseases through its regional mutual aid agreements. | Councilors, Police and Fire Departments | On-going |
| | Stay current with regional planning efforts for disaster management and response. | Councilors, Police and Fire Departments | On-going |

| REGIONAL COORDINATION | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------|
| Goal: Contribute to the regional connection and health of Washington County by cooperating on the delivery of regional services and endeavoring to achieve economies of scale where feasible. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| | Seek out cooperative means of reducing regional administrative costs for the school district and delivery of public services. | Councilors, School Board, Town Manager | On-going |
| Regional Development | | | |
| Participate in regional organizations that provide technical assistance and information about business support and regional economic development opportunities. | Maintain membership in the St. Croix Valley Chamber of Commerce and the Washington County Council of Governments and participation in the Sunrise County Economic Council. | Town Manager | Immediate, On-going |
| Coordinate Baileyville’s land use strategies with other local and regional land use planning efforts. | Meet with neighboring communities to coordinate land use designations and regulatory and non-regulatory strategies | Planning Officer, Planning Board | On-going |
| Advocate for infrastructure improvements to enhance the economic competitiveness of Baileyville and Washington County. | Advocate for improvements to State highways, airports, seaports, rail corridors and telecommunication facilities to enhance the regional economy. | Town Manager, Councilors | Immediate, On-going |
| Regional Transportation | | | |
| Cooperate in the development of regional transportation policy. | Participate actively in regional transportation meetings and policy development | Planning Officer, Town Manager | On-going |
| | Advocate in regional and state meetings for any reconstruction of Route 1 and 9 in Baileyville. | Planning Officer, Town Manager | On-going |
| | Support use of any portion of the Calais Branch corridor for rail service, if and when it is feasible, to relieve freight truck traffic on regional roads. | Planning Officer, Town Manager | On-going |
| Natural Resources | | | |
| Protect shared critical habitats. | Cooperate with neighboring towns in the designation of critical resource areas where they cross municipal boundaries. | Planning Officer, Town Manager | On-going |
| Ensure that water quality is sufficient to provide for the protection and propagation of fish, and wildlife and provide for recreation in and on the water. | Expand water quality-testing programs for Baileyville’s lakes, rivers and streams. Give the highest priority to those water bodies most important for recreation and for fisheries and wildlife. | Dennys River Watershed Council, DEP Volunteer River Monitoring Program, St. Croix International Waterway Commission | On-going |
| | Continue dialogue and exchange of information on watershed planning issues with neighboring communities. | Planning Board, WCCOG, St. Croix International Waterway Commission, Dennys River Watershed Council | On-going |

| LAND USE | | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------|
| Goal: Preserve and protect the character of Baileyville that is vital to the continued stability of the local economy; Continue to be a great place to live, work and vacation. | | | |
| Policy | Implementation Strategy | Responsibility | Timeframe |
| Ordinances and Regulation | | | |
| Review and revise existing land use regulations, consistent with the goals and guidelines of this Comprehensive Plan. | Insure that ordinances clearly define the desired scale, intensity, and location of development and protective measures for any proposed critical resource areas, as outlined in the Future Land Use Plan. Insure that permitting procedures are clearly defined. | Councilors, Planning Officer, Planning Board | Short term (within 2 years) |
| | Develop, maintain, and modernize a comprehensive system of fees, which may include development impact fees. | Town Manager, Councilors | Short term (within 2 years) |
| Enforcement | | | |
| Establish fair and efficient permitting processes, especially in growth areas. | Ensure ordinances contain proper legal language and definitions. | Councilors, Code Enforcement Officer, Planning Officer, Planning Board | On-going |
| | Provide the code enforcement officer with the tools, training, and support necessary to enforce land use regulations, and ensure that the Code Enforcement Officer is certified in accordance with 30-A MRSA §4451 | Code Enforcement Officer, Town Manager, Councilors, WCCOG | On-going |
| Encouraging Growth where Services Exist | | | |
| Promote and support growth in the existing village areas of Baileyville. | Upgrade and locate any new public facilities within the village area. | Planning Officer; Town Manager, Economic Development Director | As needed |
| | Provide for residential growth in a manner and at locations as is compatible with existing development and ability of Town to provide essential services. | Councilors, Planning Board | On-going |
| | Direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan | Planning Officer; Town Manager, Economic Development Director | As needed |
| Support the locations, types, scales, and intensities of land uses the community desires as stated in its vision and future land use plan. | Track new development in the community by type and location. Periodically (at least every five years) evaluate implementation of the plan. | Assessor Councilors, Planning Board | On-going 2019, 2024 |
| Encouraging Resource Based Activities in Rural Areas | | | |
| Allow and encourage existing land resource based industries to thrive in their current locations. | Provide large rural areas for agricultural and forestry uses. | Councilors, Planning Board | Short-term (within 2 years) |
| Education about Land Use | | | |
| Educate residents about the requirements of local and state regulations. | Provide a list of all local ordinances at the municipal office. | Code Enforcement Officer, Town Clerk | Immediate |

APPENDIX A

Baileyville Public Survey 2013

Baileyville Comprehensive Plan - Community Public Survey

The Town of Baileyville is updating its Comprehensive Plan and we need your input!

How will we get this survey to you? **SAME survey - distributed 2 ways:**

- All Baileyville voters and property owners will receive it by surface mail (with the tax bills).
- Copies will be available at the polls on Election Day - November 6, 2012.

How can you respond?

- On-line (OUR PREFERENCE!) at <http://www.surveymonkey.com/s/BaileyvilleCPSurvey>
- Fill it out at the polls on Election Day - drop it in the collection box
- Fill it out at home - drop it at the town office or mail it to PO Box 370 Baileyville, ME 04694

Thank you for your time! **PLEASE RESPOND BY NOVEMBER 24** and ... enjoy your Thanksgiving!

A. General Demographics:

| | | | | | | | | | |
|-------|------------|-------------|--------------------------|------------|------------|-------------|---------------------|------------|----------|
| I am: | Male 0 | Female 0 | The house where I live : | | I own 0 | I rent 0 | Not applicable 0 | | |
| I am: | 18-19 0 | 20-29 0 | 30-39 0 | 40-49 0 | 50-59 0 | 60-69 0 | 70-79 0 | 80-89 0 | 90+ 0 |

| | | | | |
|---------|--------------------------|------------------------|-----------------------------|----------------------------|
| I am a: | Year round resident 0 | Seasonal resident 0 | Non-resident landowner 0 | Other, please specify 0 |
|---------|--------------------------|------------------------|-----------------------------|----------------------------|

| | | | | | | |
|--------------------------------------------------------------|------------|--------------|-------------|-----------------|---------------------------|--|
| For year round residents... I have lived in Baileyville for: | <2yrs 0 | 2-10yrs 0 | >10yrs 0 | Whole life 0 | # of people in household: | |
|--------------------------------------------------------------|------------|--------------|-------------|-----------------|---------------------------|--|

| | | | | |
|-----------------------------------------------------------------------------|------------|--------------|-------------|-----------------|
| For seasonal residents... I have visited or owned property Baileyville for: | <2yrs 0 | 2-10yrs 0 | >10yrs 0 | Whole life 0 |
|-----------------------------------------------------------------------------|------------|--------------|-------------|-----------------|

SECTION 2. HOUSING, & ECONOMIC GROWTH

What kind of development would you like to see in the next ten years?

| | Maximum Growth | Moderate Growth | No Growth | Negative Growth | No Opinion |
|-------------------------------------------------------------------------|----------------|-----------------|-----------|-----------------|------------|
| Single Family Housing | 0 | 0 | 0 | 0 | 0 |
| Multi-family Housing | 0 | 0 | 0 | 0 | 0 |
| Summer Homes | 0 | 0 | 0 | 0 | 0 |
| Single lot mobile homes | 0 | 0 | 0 | 0 | 0 |
| Mobile Home parks | 0 | 0 | 0 | 0 | 0 |
| Subsidized housing for the elderly | 0 | 0 | 0 | 0 | 0 |
| Retirement housing (non-subsidized) | 0 | 0 | 0 | 0 | 0 |
| Alternative energy production to reduce dependency on imported fuel oil | 0 | 0 | 0 | 0 | 0 |
| Small business activity (1-10 employees) | 0 | 0 | 0 | 0 | 0 |
| Large business activity (> 10 employees) | 0 | 0 | 0 | 0 | 0 |
| Industrial activity | 0 | 0 | 0 | 0 | 0 |

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------|------------|----------|-------------------|
| Should the town of Baileyville adopt policies and actions to encourage businesses to locate in Baileyville? | 0 | 0 | 0 | 0 | 0 |
| Do you think the appearance of the town affects economic growth eg. in attracting businesses or residents; increasing/decreasing property values? | 0 | 0 | 0 | 0 | 0 |
| Do you think that it is difficult for low and moderate income people to find affordable housing in Baileyville? | 0 | 0 | 0 | 0 | 0 |

SECTION 3: TRANSPORTATION AND ROAD MAINTENANCE

How do you rank the roads in Baileyville with respect to the following:

| | Good/Acceptable | Neutral/Occasional problems | Poor/Frequent problems | No Opinion |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------|------------------------|------------|
| Winter maintenance? | 0 | 0 | 0 | 0 |
| <i>Comments</i> - please be specific in identifying problems and recommending solutions | | | | |
| Summer maintenance? | 0 | 0 | 0 | 0 |
| <i>Comments</i> - please be specific in identifying problems and recommending solutions | | | | |
| ATV/Snowmobile Safety | 0 | 0 | 0 | 0 |
| <i>Comments</i> - Should Baileyville establish access routes to services from existing trails; please be specific on suggested routes | | | | |
| Bicycle and pedestrian safety | 0 | 0 | 0 | 0 |
| <i>Comments</i> - please be specific in identifying problems and recommending solutions | | | | |

SECTION 4: INVESTMENT IN PUBLIC FACILITIES & SERVICES

Please rate the following projects in terms of priority within the next ten years:

| | Urgent, within 2 years | Needed within 2-5 years | Desirable within 5-10 years | Not a priority | No opinion |
|---------------------------------------------------------------------|------------------------|-------------------------|-----------------------------|----------------|------------|
| Extend sidewalk to municipal facilities on Main St. | 0 | 0 | 0 | 0 | 0 |
| Repair sidewalks on Main Street | 0 | 0 | 0 | 0 | 0 |
| Other needed sidewalks - please be specific: | | | | | |
| Invest in fast growing trees to improve appearance of village areas | 0 | 0 | 0 | 0 | 0 |
| Analyze use of town-owned property for sale or public purposes | 0 | 0 | 0 | 0 | 0 |
| Invest in municipal facilities at existing water accesses | 0 | 0 | 0 | 0 | 0 |
| Invest in additional public access points to the river/lake | 0 | 0 | 0 | 0 | 0 |
| Invest in additional recreation facilities | 0 | 0 | 0 | 0 | 0 |
| Invest in school improvements | 0 | 0 | 0 | 0 | 0 |
| Invest in additional community facilities | 0 | 0 | 0 | 0 | 0 |

(please comment and be specific if you answered any of the questions above as urgent, needed or desirable):

SECTION 5: ENERGY ISSUES

What kind of actions should the town take to address energy issues?

| | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------|------------|----------|-------------------|
| Negotiate with natural gas pipeline company to provide access to natural gas for residential and commercial distribution/purchase within the town | 0 | 0 | 0 | 0 | 0 |
| Prioritize housing rehabilitation efforts to encourage energy efficiency (after essential health & safety needs) | 0 | 0 | 0 | 0 | 0 |
| Develop small wind generator ordinance for the town | 0 | 0 | 0 | 0 | 0 |
| Explore ordinance issues for all forms of alternative energy production | 0 | 0 | 0 | 0 | 0 |
| Do you have additional comments on this issue: | | | | | |

SECTION 6: RESOURCE/CULTURAL PROTECTION

Please indicate how well you feel the following resources of Baileyville are currently protected from the adverse impacts of future growths and development:

| | Too much protection | Adequate protection | Inadequate protection | No opinion |
|------------------------------------------------------------------------------|---------------------|---------------------|-----------------------|------------|
| Water quality of lakes | 0 | 0 | 0 | 0 |
| Water quality of rivers and streams | 0 | 0 | 0 | 0 |
| Wetlands and other wildlife habitat | 0 | 0 | 0 | 0 |
| Quality of groundwater | 0 | 0 | 0 | 0 |
| Scenic resources | 0 | 0 | 0 | 0 |
| Forest resources | 0 | 0 | 0 | 0 |
| Farm land /agricultural resources | 0 | 0 | 0 | 0 |
| Historic buildings | 0 | 0 | 0 | 0 |
| Please list the natural resources in Baileyville most in need of protection: | | | | |

Baileyville Comprehensive Plan Community Survey Comments and Written Responses

12. How do you rank the roads in Baileyville with respect to WINTER MAINTENANCE:

Answer Options

Good/acceptable

Neutral/occasional problems

Poor/frequent problems

No opinion

Comments - please be specific in identifying problems and recommending solutions

Public Works does a good job

Destroyed road curbs, too much sand

Poor plowing - not timely and then road ices over.
snow hazards

Needs to communicate between plows-sometimes the big plow will come after they have plowed side roads and plow it back in. Also try to find some way to stop tearing the curbing away.

Best crew for keeping streets A-1 condition.

Waste of salt/sand, due to plowing after sanding

Plowing good and timely but careless of property push snow and gravel back 20' feet or to property, spend 2 days every year cleaning it up.

I feel our road crew does a great job
that.

road

Enforce parking regulations, especially residents that regularly park on the road, affecting plowing (use it for their driveway). Unfair to neighbors and town crews. Maybe be careful to clear sidewalks in the area of the elementary school, where our small children have to walk to school.

the town crew gets out early and gets a good jump on storms but i really hate it when i spend over 2 hours getting my yard cleaned up ,only to have a town truck come by and put 2 feet of snow back in my driveway and laugh as they go by while i stand there and watch..

-Little too much sanding. Use max effort on intersections and areas that you receive complaints about.....the proactive approach now in place costs more especially when it comes to spring clean-up !!

13. How do you rank the roads in Baileyville with respect to SUMMER MAINTENANCE:

Answer Options

Good/acceptable

Neutral/occasional problems

Poor/frequent problems

No opinion

Comments - please be specific in identifying problems and recommending solutions

Better than most other towns

They need to be paved!

Fix curbs, sidewalks; Resurface streets

I have found when out walking some of the roads are being eroded by water. The ditches!
need sidewalk repair & trees planted

Sidewalks need improving all around town.

Sidewalk cleaned and maintained. Work could be performed by capable residents that receive town assistance.

Sunset Road was taken off as a town road. I believe this was wrong - we weren't even notified

Pot holes not filled timely

We need to remind people not to litter. Bottles, cans, even soiled diapers have been discarded in our streets. The sidewalks are dirty and in poor condition, but I did see improvement this year. Glad to see the new sweeper being used. I notice that a lot of sewer drains are completely plugged and the runoff cannot get in them. Fantastic job !!!!

14. How do you rank the roads in Baileyville with respect to ATV/Snowmobile Safety?

Answer Options

Good/acceptable

Neutral/occasional problems

Poor/frequent problems

No opinion

Comments - Should Baileyville establish access routes to services from existing trails? Please be specific on suggested routes.

There should be more routes available to access trails.

Yes, but speed should be enforced.

Good Job

Trails need a lot of maintenance have been let 90. Route 1 to Stud Mill Rd.

ATV trails should extend to food, fuel and lodging= good business growth

A trucking route to main st to main way noises!

A route from trail to only station in town for fuel services.

Rte 1

yes, with specific speed limits < 10 mph

Too many snowmobiles operating in street.

Yes

Why There is no reason for them To stop at a business no restaurants

Yes, We should have trail access to the local store and restaurant. You may be able to come in from the dump down the mill pipeline and cross the Washbahegan. Then from there up Pine street, then you would only need to allow the atvs and sleds to travel up one street to get to the pizza place and Irving. If the town owns land by the big stop it would be good to have a parking lot for sleds/atvs and trucks with trailers there as well. Parking will promote dining and gas purchases. For acces to the Spednic Club, you could come down behind the cemetary and between the Elementary school and the skating pond, but I don't know if you can get access from behind the Hamilton field or not. The mill keeps a lot of wood up there now.

From Bear Cove Rd to the Big Stop; Post Office to Big Stop.

ATV and snowmobile riding should be very strictly regulated not to impose noise and property damage to others. project.

The hill on Maple Street is like a drag way. It is okay to scoot up the hill on your ATV's to access the trails, but to race up the hill is ridiculous. Someone is going to get hurt.

i own an ATV and find no problems going in /out of town however making access routes could encourage people to come in. if a few people abuse policy as it is now they should be dealt with not a blanket ban.

As ATVers it is important to be able to get gas especially and food in towns and be able to have acces to the Track Rd adn So Princeton Rd and End of Maple Ste to et to the trails. We are finding a lot of communitis are supportive of ATV bring business into their communities. We tend to go to ATV friendly areas and stay in motels for several days, Eating, shopping and gasing up in local business. Gas availabilty being the most important. We love to get their and look around and see the community and frequent their businesses. We find ATVers very friendly and courteous on the trails and when they drive into the communitis.

the town should establish all roads in town as access routes. then people can come in off the trails, get gas and food then head back out.. the police don't really seem to bother us but when the wardens see you on the access road, they will instantly stop you..

Yes - I believe that this would encourage recreational/tourism participants which may help out local businesses.

Access routes would benefit riders in town, as now one pretty much needs to break the law to get on a trail.

Thru riders could use the access for gas, food, etc.

15. How do you rank the roads in Baileyville with respect to BIKE AND PEDESTRIAN SAFETY:

Answer Options

Good/acceptable

Neutral/occasional problems

Poor/frequent problems

No opinion

Comments - please be specific in identifying problems and recommending solutions

I would like to see better sidewalks for biking and walking.

Woodland Village sidewalks need completion, better repairs

Streets are fine, Children on streets need more supervision in some cases

Not obeying stop signs

Sidewalks need attention

Broke up roads, make for bad bike riding

Route 1 needs a sidewalk

Need safe place to walk.

They need to fix the sidewalks we do have.

Should be made safe to ride

Police should hold bicycle safety for kids so they'll know not to ride in middle of road, helmet safety etc. Perhaps through rec. dept. Also dirt bikes and motor bikes should not ride down middle of road.

We could sure use some sidewalks

trails need to be made.

We need better sidewalks and they need to be shoveled in the winter so kids and adults can be safe.

More biking and walking trails.

Get the basketball hoops off public right of way. Have them placed in their own yards. These hoops are dangerous to drivers due to the fact children will not move or pay attention while playing. bad precedent to have been set! The balls are always in others' yards along with the shooters! They are also an eye sore.

No bike lane

In area where cyclists go, it wouldn't hurt to have signs for drivers to drive cautiously.

Some improvements should be made going to the jct, and D street. You have a blind hill and dump truck traffic, with only dirt breakdown lanes. And the best park for kids is up there.

There are no bike lanes on the major highways and I note that not many people pay as much attention to bicycles as they should.

East of Route 1 - a good area for walking

Sidewalks aren't always appropriate for cycling and are often in poor condition. No bike lane on Route 1.

Cross street stop signs poorly visible/frequently ignored

16. Please rate the following projects in terms of priority within the next ten years:

Answer Options

Extend sidewalks to municipal facilities on Main St.

Repair sidewalks on Main St.

Other needed sidewalks - please be specific:

Houlton Road, shopping center to Main Street

all of the towns sidewalks need attention before someone gets hurt.

All need replacement, stop mowing the sidewalks and pave them

All the town should be treated fairly with side walks. Police need to enforce trucks and car parked on side walks.

This has not been enforced for a long time.

All sidewalks need work

Sidewalks are a mess and have been for 30+ years. Fix 'em!

Side street sidewalks are an embarrassment. They should be a top priority.

sidewalks would be used more if we didn't have utility poles in the middle of them.

All sidewalks in the town are in terrible condition. I think we need a town manager who has/takes a personal interest in our town. The last several managers we've had don't seem to have our town's best interests at heart.

Just develop a plan and require developers to contribute to a fund to complete.

To the schools on side roads

17. Please rate the following types of investments in terms of priority within the next ten years:

Answer Options

fast growing trees to improve appearance of village areas

additional public access points to the river/lake

municipal facilities at existing water accesses

town-owned property for sale or public purposes

additional recreation facilities

school improvements

additional community facilities

Please comment and be specific if you answer these questions as urgent, needed or desirable

Better river access below the mill would be nice, with a walkway along the river

Sidewalks have a lot to be desired for older people could easily twist an ankle etc. they are very uneven and have been dug up many places and poorly patched>

Baileyville has nothing

I feel the town needs to take a more active role in cleaning up properties around town. Who would want to come to a place that looks like a dump in so many yards?

Air quality needs to be improved due to paper mill

Clearly, the schools need significant investment.

There is limited housing for elderly and there is a need.

Try to put town property to good use. Don't let it get run down.

When the village looks as run down as it does, it's very unappealing to people. If it's run down people take less interest in their community.

There really should be a better and more playground facilities for young children to enjoy - nothing much now - community facilities - a place for kids to go (swimming pool, teen center)

access to river and lakes may attract business

How about a water bottling plant in town. We have very good water and a huge aquifer under us. Why not use our natural resources that we already have before someone else does?

Town looked barren - I always think the waterways should be utilized for eco-friendly ways.

Try slow growing Fast growing trees are a waste of \$

Make the ball fields a bit more professional and less rolling. Update the park.

Fix up the medical building to attract a replacement for Dr. McHugh.

School facilities need money invested to insure safety and program utilization.

what community facilities?

place to take out kayaks and canoes would be good. Maybe some signs where to put in would help too, it is a nice ride for those who know about it. You also have some large rocks at the end of the pipe under route one that make it difficult in low/medium water to kayak the stream. It is becoming popular to kayak the lower part of the river. Mowing the grass by the treatment plant for parking and a small dock might draw people to start in Woodland. Lights at the Spednic field could draw more summer traffic, they play softball until 10pm in Calais all summer long.

Sidewalks are in serious disrepair on Main St, so it's a safety issue and should be addressed immediately. Good schools bring in families. We must keep them in the best shape possible and ready to meet tomorrow's needs.

and the houses run down. Linden trees are fast growing, sturdy trees that have a fragrant flower in the spring. They have them planted around the old tourist bureau in Calais. Hopefully investing in public access to rivers lakes, etc. will bring more traffic in the form of tourism. While I realize this is a very small part of Baileyville's income, it could be exploited to bring in more people and money. Schools need to be maintained properly as this is something people who are looking to relocate will consider. If the schools are rundown, that sends a message to potential residents/taxpayers. No additional recreations facilities needed at this time. The town needs to draw more people in order for this to be a need. I see a skating rink (public facility) that is unused. Town owned property if not being used in a positive direction to serve the town needs to be sold; hopefully to commercial investors.

values.

There needs to be places and activities available for after school activities and programs as well as additional programs available for adults. Currently, there are only 2 places for these activities: the elementary and high school gyms. Gym time is at a premium and there is always a fight to get time in the gym.

There should be a plan for town property so you can take advantage of opportunities as they arise. Investment in areas that contribute to the quality of life benefit residents as well as make it an attractive area to consider moving to. Publicize the access you already have.

I feel we need to make an investment in the empty homes in Baileyville. I would like to see the town take care of the properties and make some kind of a deal for subsidized housing. Subsidized for elderly

You can only update and fix what the people of this town will take care of so it will last longer

town owned property (houses taken for taxes, etc) should be sold if possible to generate income.

Having more access points for river/lakes (as well as for ATVs/snowmobiles), will bring people into the community, helping businesses (gas/food/lodging) as well as convenience for town people who enjoy these activities. It is always a good idea to analyze what you have and see how you can use it to benefit the town.

The elementary school has exposed pipes hanging below the asbestos ceiling. Computer lab is outdated with too few computers. Jr. High should be in same building with elementary school.

I believe that these items could enhance our town on several levels and encourage people to stay year round or to move to this area.

18. What kind of actions should the town take to address energy issues?

Answer Options

Negotiate to provide access to natural gas for residential/commercial distribution/purchase

Focus housing rehabilitation efforts on energy efficiency

Develop small wind generator ordinance

Explore ordinances for all alternative energy production

Do you have additional comments on this issue?

Don't need wind ordinance, just build it.

I think wind power is a waste we have big potential for water power. I think there is a lot of wasted power in our rivers that should be used!!

Oil is killing our economy and that's killing Baileyville

I think the town needs to invest in the wind farms to help lower peoples' electric bills.

If the natural gas can be extended to cover the center of town would be a plus for landowners.

Studies are good if used.

Encourage business to come here. Don't look for ways to push them out.

Have town check with efficiency Maine, Audit town building for upgrades towards energy efficiency

The town should STAY OUT of homeowners business unless the houses are completely unlivable. If the town wants to pick up the price of fixing, fine.

Wind power

Wind generation should be installed from Bailey Hill out through the Robb Farm and further out Route 9 along the ridge line.

If you are concerned about issues that may arise around windmills, it would make sense to put in ordinance in place before someone spends money on one. It would give Woodland a large advantage in Washington County if we had natural gas access, especially with new businesses.

this area up to the experts. As a natural gas expert, I recommend the town to find a company to franchise to get natural gas into town and operate and maintain it. This will make jobs and the town can collect franchise fees and taxes..

Wind power does not create enough energy to make it worthwhile. Energy better spent in infrastructure for natural gas, that being said, I don't think the town is in any position presently to develop that infrastructure. Possible grants may be available to supplement that project if it ever becomes feasible.

I do not see this as a major issue for the town.

Ordinance issues are easy to research and develop. Natural gas will save Industrial as well as residential users money. Volunteers can help with housing, science classes on energy conservation. College classes on green building. Emphasize money savings for owners. Habitat for Humanity

The more choices maybe prices will go down instead of paying just one place for energy

The town should hook up to natural gas since the pipeline goes through town. Encourage housing beautification and solar energy with additional credits or free/low interest loans.

1. The town has no control over housing rehab. 2. Alt. Energy-----small windmills, solar arrays cost way more than EMEC and the town can't really affect their use.

20. Please list the natural resources in Baileyville most in need of protection:

River access, river views

The people that pay the taxes

Water quality of river.

St Croix River

Land and water. Protect statewide land and water from overdevelopment and pollution.

aquifer - wood harvesting in protection area a no no!

Not qualified to comment

The river.

Rivers and streams

Groundwater

St. Croix River

groundwater river & streams

Air quality and drinking water. The constant smell in town prevents growth. Hire an engineering firm to determine how to deal with the problem and then create ordinances to gradually deal with a solution without driving the offenders out of business and town.

Does Baileyville have an 'scenic resources'? Does Baileyville have any farmland/agricultural resources that are being used? Are there any historical buildings left in Baileyville?

I have observed little/no regard for these issues.

Forest and watershed.

boat landing above OSB

St Croix River

Do we have any historic buildings?

22. Should some or all of the following areas be designated (or continue to be designated) as a growth area:

Answer Options

Baileyville Downtown

Baileyville Industrial Park

Industrial Area around the Mill

Please comment on any area you would like to see expanded or contracted in size:

The playground on Main Street.

Expansion = Jobs, Jobs= More tax Dollars, More tax Dollars = A Better Baileyville

Help Woodland Pulp expand. Encourage growth industrial park.

We need any business we can get. We need to leave town for everything. The groceries here are so overpriced and outdated. We need competition!

Bring in big box stores so we won't have to keep going to Bangor to shop.

Encourage new stores like hardware, clothing etc. to eliminate a lot of 20 mile round trips to buy anything other than fuel and groceries.

Air quality will prevent tourism attraction.

Expand industrial park in Baileyville - not Baring.

think the parking lot across from mill could look better. They could fix it so the mill would not have to mow grass but by planting flowering trees, plants that don't need much attention. Hot top parking lot and make pathway to mill and mill office and also put things for men to dispense of garbage. Also the land they own where they park on..

The entire town needs cleaning up.

If tax breaks are given to industry i.e GP Domtar, assurance should be given that on leaving town they do not cannibalize machinery so that it can't be used in future i.e. #4 paper machine.

More business.

Try to get a hardware store in town.

Need to attract business for area.

All of the expansions would benefit our town. Clean up downtown!

Downtown cleaned up to attract business - Jobs

Expand park to attract business - Jobs.

Mill area expanded only if the complex sees growth potential & additional jobs.

We need a pellet mill in town and more industrial park usage.

Get the downtown shopping center filled again and add to mill complex with things that would create more jobs.

Main Street - Attract new small business to the downtown area.

More areas for activity for children. Public playgrounds, rink for winter skating improved etc.

It would be nice to have a downtown area designated, but not essential.

I think the recreation department needs to be disbanded. I don't think it serves the town well at all. Kids aren't 'owed' recreation. The summer program is used as a baby sitting service. I see very little value in what is being offered. Very poorly managed.

Zoning! A plan! A willingness to tell people they can't do what they want with their property. The only way to promote and preserve attractiveness.

What is the Baileyville downtown? I would suggest infill development to create a central core. Condense the core areas. Encourage development where utilities are in place. No cost to expand them then.

industrial park has been something of a dream as we are 6-7 years in and showing no signs of growth just money spent in for infra-structure

23. What are the things about the town of Baileyville that you like and would preserve?

The village and its rather completeness as a village.

Natural heritage and support for manufacturing.

Unrelated: Spending has to be brought under control. I'm still waiting to hear a clear, no nonsense analysis in the form of an auditor's report on why \$300,000 + went unaccounted for. Not one headline so you folks have done a masterful job keeping it off the radar screens of the press.

Small town feel, Safe community

The quality of life, for raising families. The services that the town provides, while keeping the mill rate low.

The services

Not much.

NOTHING

Keep Woodland Pulp, help as much as possible. Encourage other employers.

The hometown quaintness and town activities for families.

The town core is in need of a continual cleanup. Many of the properties are empty and falling down.

There are none.

Nice small town. Good people.

Schools (good schools), churches. The shopping centers - wish they could fix and get small businesses in them.

The Spednic Club for the young adults - They do a wonderful job helping people.

Financial services, schools, churches, fire/ambulance

Park is beautiful now - Old shopping center- eye sore
events such as parade & festivities i.e Octoberfest

Your main street is a mess.

No opinion.

Outstanding Parks & Recreation Dept. Keep Police Dept. Dr. Office/ Pharmacy

Small town safety.

The park should be expanded.

Working class town

library

The image of small town

Basketball courts, foodliner, park

Small town environment

is very important; I'm glad Baileyville has a recycling program. The office staff is very helpful when I need their assistance.

Shopping center, Library, Dr.s Offices

Not much to like anymore, let alone preserve.

park, fire department, should have kept up the medical center

Not much. Town buildings are spread all over town and are worn out.

Small town feel where people are willing to help their neighbors. Very glad we at least have a doctor and a dentist in our community. A walk-in clinic would be nice or a clinic like the ones in Princeton and Easport.

The small town atmosphere.

I know nothing about the town of Baileyville.

Friendly atmosphere

I like it that we have good schools and you don't have to leave town to go to the bank, for gas or groceries.

The kids.

neighborhood feel of town

in town. Makes us feel safer and will help keep crime down. There are still problems, but could be worse. Hopefully we can support the police to help solve these problems. Hard to grow a community if people don't want to come in because it is unsafe.

Schools, library, rec. dept.

it's a nice quiet place and relatively safe area to live and raise a family.. there have been a few issues lately with drugs and crime but nothing too extraordinary..

Our trees and river. I like that Baileyville is a safe place to raise a family.

24. What are the things about the town of Baileyville that you would like to see changed?

Too much junk in yards and along roads

Small business to find it attractive to locate here. I can't even purchase a nail in this community!

More small businesses Simple hardware store, drug store, restaurants. Get municipal spending in line with communities of similar size to lower taxes for residents and as an enticement for businesses to relocate.

Enforce ordinances or create additional to make Baileyville a community as it was in the past. Baileyville has lost the neighborhood feel of 10 - 20 years ago. ATVs running streets at excessive speeds, Dogs continuously barking in neighborhoods with no concern from owners, upkeep of homes/ lots, burning of debris/leaves in neighborhoods makes it difficult to attract or keep residents in Baileyville.

The town meeting form of government. I believe, the Council should adopt and pass the budget with input from citizens. Not have a few people enflame the emotions of others to spend tax dollars.

-The mindset that the Mill will always be here.....

Too many to list. Cosmetic attention to the houses and streets.

MOST EVERYTHING

Fix sidewalks and curbs. Get rid of abandoned houses.

Homes to clean up the yards.

Become ATV friendly - access routes into town and around town. ATV traffic is \$\$\$ to business.

Explained above.

Everything.

Air quality from the mill.

Well, a hardware store would be pretty nice. You can't even buy a nail in this community instead of expecting the town crew to do everything small. My biggest gripe is when the town crew cleans the streets and some idiot will push leaves and dirt all over it. Also trucks hauling dirt etc through town. People not cleaning up after themselves!

Clean up around houses

attract medical services, Hardware, restaurants/lounge, recreational facilities, drugstore. Tear down the dilapidated building

More business

Major clean up of vacant houses/buildings

The town law that states that you must mow your grass.

See above, also encourage more used river and nearby lakes by encouraging guides to use them - build picnic tables, covers - porta potties.

Abandoned Building - general condition of some others.

Not to allow a junky yard at homes and keep it mowed.

Contract out public works. Air quality. More ATV/Snowmobile trails into town. New hardware store.

Rehab of downtown.

The amount of trash cans available on Main street.

Homes need to be maintained properly. Abandoned homes need to be torn down or maintained down.

House Taxes and Land Taxes

It looks barren/ more business and reason to go to Baileyville vs. Calais

More business

Get taxes back to a reasonable level, for a town with 1500 people, many retirees, spending is too high for the town and school system.

Park. Downtown business return

Small town mentality- "We've always done it this way"

Clean up of abandoned property. Also would like more business to come, such as Hardware store, restaurants and maybe a pharmacy again.

Proper maintenance to private owned property. A good percentage of the houses or buildings in the town proper are a complete mess. Buildings are in poor repair, lawns unmowed, junk in yards

The need for a variety store. The need for a pharmacy.

The need for a variety store. The need for a pharmacy

Condition of homes (vacated ones)

Better shopping areas and restaurant

The whole town as far as old buildings not kept up. Yards are a mess.

I am on a fixed income as many in Baileyville. Our taxes have increased considerably and we now get sewer bills. It's very hard for those on fixed incomes whether seniors or disability to afford to keep their home. Taxes have to go down or relief for seniors. I may have to sell my home as the tax burden is getting to high.

liens on their homes to enforce payment. I live out of town and have had to replace my sewer system and have to have our system pumped every few years and there is no help from the town with these expenses. As well, I have had to replace my submerged water pump in order to get my water, but I don't know of any way to get the town to pay these expenses. And then there is the electricity I pay to have my water pumped; no one in town has that expense either. And therefore I feel that those in town MUST be required to pay their sewer and water bills. Thank you.

The air quality needs to be dealt with for the long term success of town.

The town needs to be refreshed or somehow made to look better; especially the downtown area. There is a severe amount of apathy in our town. No one seems to care about its appearance or take pride in being from "Woodland" as they used to be.

Negative attitudes

Enforce sections of the new (property appearance) ordinance and force the cleanup of the junkyards in town.

The property where the Food Mart is located on Rt 1 really makes no good impression and is the most visible part of Baileyville to a visitor. Landscaping the front island planting strip with trees, fence corners. Be creative!!

I would like to see families living in the empty homes and have them be able to maintain them.

I see improvements, but generally the place looks like it has been abandoned. If you spend any time really looking around, it looks like a dump, trash everywhere and run down houses. People need to clean it up. It doesn't take money, you know, to clean up your yard, just a desire to do so.

I think if there were more responsible people in town. The kids, the houses, and everything else would be taken care of. Some people in town don't take responsibility for themselves. The kids, (rental) houses, and other things suffer. Now the kids get the no responsibility bug. Everything suffers. Change people not the scenery. abandoned properties cleaned up. more jobs created somehow. oktoberfest/labor day pushed to increase people coming in.

We know there has been some work in this area, but would love to see more work on not allowing house to be left to deteriorate. Things don't have to be perfect, but lawns mowed and not allowing people to abandon house and let them sit empty rotting. Makes town unattractive and unsafe. Also draws crime and lowers property values. Not fair to neighbors or other towns people and business owners.

set up a swap shop at the dump. A small building is provided for residents/dump users to deposit good, usable unwanted items so others can pick these items up for free instead of adding bulk and baggage to the dump, (and the threat of dump-picking). This system works in Massachusetts; Littleton, MA, and other towns can be looked at for an example.

the eagerness of town officials now to slap a lien on people's property or drag them to court over small amounts they may owe to the town..when i first moved here , you could go and talk to someone and work things out.. now you just get bureaucratic bull.. things have gotten really expensive lately and everything has gone way up except the pay scale.. people are trying to live on the same amount of money when all basic needs have nearly tripled. a good example is my property taxes. when i first moved here, they were around \$350.00... now they are over \$600.00 and my house is no better now than when i bought it...

The face of the town -- many homes, buildings in need of repair and/or maintenance. Main Street especially, is quite an eyesore.

25. Describe how you see the town of Baileyville of the year 2030.

Hope for revitalization. Fear further shrinking.

I see more people relocating to Baileyville in the next 10 - 20 years if new businesses or expansion of business at the mill takes place. Addition of a few small businesses to keep people in town rather than going to Calais for groceries, hardware, restaurants, will be needed. If we run Baileyville as status quo and allow tax rates to increase as we've seen the last 10 years, we will continue to see less residents in Baileyville. Baileyville was a great place to raise a family in years past, but I would have a difficult time telling my kids that they should move back to Baileyville with their families with the current status of the town.

I'd like to see Baileyville still have an operating mill at the current site. Some type of development on the old OSB/Chip & Saw Mills, utilizing the natural gas pipeline for industrial purposes. The town back to the days of the 60s and 70s when the town was growing.

and not just the "other" Maine, communities here will continue to suffer in Augusta which directly impacts progress in this area.

If the trend continues we will be without a school; more houses will be vacant than occupied.

IF WE CONTINUE ON THIS PATH BANKRUPT!

With its elderly population having to leave as the town has no senior apartment complexes. If we continue on the same path we are now, a very depression, dirty area to visit or even drive through.

ABOUT the same unless Mill's health gets better.

Much as it is today.

From far, far away.

Not attractive because of air quality odor.

Honestly, about the same but probably without a school system. Natural gas becoming available to the residents would be great.

Well I'll be dead. But the way things are going not much change! I still have hope though in our young people to change things!

A neater and pleasant area to live.

Dead or dying

If local people don't take more interest in our town-it will not be around in 2030

If the right people get involved beautification projects should attract business and new home construction.

Don't expect to be here for that year.

A place where families would like to live and raise a family!

The way it was in the 50s. Small businesses, many stores, gas stations, activities, festivals and treelined streets where you can walk on the sidewalks. This all promotes community involvement.

Lower tax rates, a place people want to live and retire. Business- able to buy socks, hardware store. Grow the community Look at Lincoln.

Same as now.

Dead

Probably more dumpy than it has become. This is the future unless something happens to bring good paying jobs to town. Social dependency and drugs have erased our sense of pride.

Depressed if no investment

Hopefully a boomtown with lots of job opportunity.

Probably not much change if history stays the same. Baileyville continues to deteriorate more each year.

Decrease in population.

less population

I would like to see it as it was when I was 15. This is where the money is. Jobs are and yet people live out of town, shop out of town . I will not be here in 2030.

leave not to find employment. Seems we are becoming a town with many thief and drug problems. The cost of living here has to come down especially for those on fixed incomes - tax increase and heating costs are killing them.

I see the mill complex expanded and profitable for both the town and the businesses. I see multi-family dwellings for workers, low-income people and seniors. More folks living in town will create the need for small businesses. Develop a master plan for zoning.

druggie that lands in town. The Woodland Manor is rife with these losers and I would not want my parents in that atmosphere. I would love to see as assisted living facility for seniors and possibly a nursing home so people can stay in their own town. More diverse restaurants, a better library, a movie theater, the possibilities are endless. More festivals, a regular farmers/artisans market, a town green with stage or band stand, family oriented events, promote the river above the dam for more than just bass fishing a cultural center where plays are held, concerts are held, art exhibits by local artisans, etc.

A dump if attitudes don't improve.

projects,

Really not much change unless new industry or existing expansion. Where would the growth come from? If you did not live there now, would you move there? Why?

I am afraid to look that far ahead, I am fearful that our population will decrease.

I am not sure.

The opposite of today.

Hopefully a thriving small town community. That we are appreciating our big businesses. And supporting our small businesses and our ATV & River/Lake recreation opportunities.

At this point, it doesn't look prosperous.

not really sure but if things dont come around economically, i dont see good thing for the town or surrounding areas and there will bee a lot of residents really hurting..

Quiet, safe and picturesque.

| Response Percent | Response Count |
|-----------------------------|---------------------------|
| 80.0% | 64 |
| 13.8% | 11 |
| 2.5% | 2 |
| 3.8% | 3 |

| Response Percent | Response Count |
|-----------------------------|---------------------------|
| 70.4% | 57 |
| 19.8% | 16 |
| 7.4% | 6 |
| 2.5% | 2 |

| Response Percent | Response Count |
|-----------------------------|---------------------------|
| 37.7% | 29 |
| 28.6% | 22 |
| 6.5% | 5 |
| 28.6% | 22 |

| Response Percent | Response Count |
|-------------------------|-----------------------|
| 29.5% | 23 |
| 34.6% | 27 |
| 21.8% | 17 |
| 15.4% | 12 |

| 0-2 years | 2-5 years | 5-10 years | Not a priority | No opinion | Response Count |
|------------------|------------------|-------------------|-----------------------|-------------------|-----------------------|
| 11 | 19 | 15 | 20 | 10 | 75 |
| 26 | 19 | 11 | 7 | 8 | 71 |

| Response Count | 0-2 years | 2-5 years | 5-10 years | Not a priority | No opinion |
|---------------------------|------------------|------------------|-------------------|-----------------------|-------------------|
| 79 | 12 | 16 | 12 | 34 | 5 |
| 81 | 15 | 18 | 16 | 23 | 9 |
| 79 | 9 | 24 | 11 | 22 | 14 |
| 81 | 28 | 26 | 8 | 12 | 7 |
| 80 | 22 | 20 | 13 | 21 | 4 |
| 80 | 26 | 22 | 17 | 8 | 8 |
| 78 | 18 | 20 | 15 | 15 | 10 |

| Response Count | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---------------------------|---------------------------|--------------|-------------------|-----------------|------------------------------|
| 78 | 53 | 17 | 5 | 1 | 2 |
| 76 | 22 | 33 | 10 | 9 | 2 |
| 78 | 18 | 17 | 28 | 7 | 8 |
| 77 | 25 | 23 | 21 | 5 | 3 |

| Response Count | Strongly Agree | Agree | No Opinion | Strongly Disagree | Disagree |
|---------------------------|---------------------------|--------------|-------------------|------------------------------|-----------------|
| 71 | 26 | 28 | 15 | 0 | 2 |
| 69 | 30 | 22 | 15 | 1 | 1 |
| 68 | 25 | 24 | 15 | 2 | 2 |

Appendix B

APPENDIX B: 1995 COMPREHENSIVE PLAN POLICIES AND STRATEGIES

This appendix reproduces the Growth Management Policies and Strategies (Section II.A) from Baileyville’s 1995 Comprehensive Plan. A full copy of the plan is on file in the Town Office.

This section includes policies derived from the preceding Inventory and Analysis Sections and identifies specific actions Baileyville may take to ensure that these policies are adequately implemented. The policies (printed in bold) are consistent with the State Growth Management Goals (MSRA Title 30-A, Section 4331) and State Coastal Management Policies. They address the problems, strengths, and needs identified in this Plan.

BAILEYVILLE TOMORROW

The Consideration of Baileyville’s past, present, and options for the future led to development of the “Baileyville goal”, policies aimed at achieving the goal, and specific action steps to carry out the policies.

THE BAILEYVILLE GOAL

To protect the Baileyville life style and way of life:

- By preserving the rural nature of the town,
- By protecting homes from incompatible uses which will reduce their value, and
- By designating ample areas for business and industry—outside the residential areas.

The Baileyville Goal reflects the conclusions of the inventory and analysis part of the is plan, responses to a 1993 citizen survey and a similar survey made in 1981, replies to a less formal 1994 questionnaire asking people for their vision of “Baileyville Tomorrow”, and comments made at public meetings to discuss the Town’s future.

THE MAINE GROWTH MANAGEMENT GOALS

In addition to addressing its own goal, Maine law (Revised Statutes Annotated, title 30-A, section 4312) requires every town’s comprehensive plan to address goals adopted by the Legislature. The goals, and action steps this plan proposes to achieve them are:

- A. To encourage orderly growth and development in appropriate areas of each community, while protecting the State’s rural character, making efficient use of public services and preventing development sprawl (action steps 4-12)
- B. To plan for, finance and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development (action steps 1,3, 13, 14, 20-23, 30, 31);
- C. To promote an economic climate which increases job opportunities and overall economic well-being (action steps 9, 10, 15-17);
- D. To encourage and promote affordable, decent housing opportunities for all Maine citizens (action steps 8, 18, 19, 22);

- E. To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuarine, rivers, and coastal area (action steps 1, 2, 5, 6);
- F. To protect the State's other critical natural resources, including without limitation, and wetlands, wildlife and fisheries habitat, sand dunes, shoreland, scenic vistas, and unique natural areas (action steps 4-7, 25);
- G. To protect marine resources (none in Baileyville);
- H. To safeguard the State's agricultural and forestry resources from development which threatens these resources (action steps 4, 25);
- I. To preserve the State's historic and archaeological resources (action steps 32-36);
- J. To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters (action steps 4, 5, 7, 24).

POLICIES

Policies concern how to reach the Baileyville Goal. Some are new, but most formalize present Town policies. (The policies are not in priority order – they are numbered only for convenience in referring to them.)

IT SHALL BE THE POLICY OF THE TOWN OF PRINCETON TO:

1. Guide growth and development – not just let it happen.
2. Separate land uses that would be incompatible with each other.
3. Guide land uses to soils most appropriate for them.
4. Coordinate Town development activities with Regional and State agencies.
5. Reduce or eliminate pollution of all waters.
6. Protect water resources, especially the aquifer providing the Town's water.
7. Improve management of forest resources.
8. Protect important and fragile natural areas and wildlife resources.
9. Raise awareness of historic and archaeological resources; take steps to protect them.
10. Encourage housing that meets needs of seniors and those with lower incomes.
11. Support highway improvements.
12. Support Princeton Regional Airport improvements.
13. Support continued rail service.
14. Support alternate transit especially for seniors.
15. Upgrade and expand parks and recreation facilities.
16. Budget adequate funds annually to maintain Town facilities.
17. Program capital improvements several years in advance.
18. Take advantage of State and Federal financial assistance programs.

ACTION STEPS

Action steps to carry out the policies and achieve the goal are based upon the conclusions of the inventory and Analysis section of this Comprehensive Plan. They include a wide variety of actions that can be taken by the Town, by other public agencies, and by private groups and individuals to meet the plan's goal. The actions are in three priority groups (but are not priority-ranked within the groups):

CRITICAL ACTIONS. Planning or implementation should begin now.
IMPORTANT ACTIONS. Action can wait one or two years.
LONGER RANGE ACTIONS. Action can be deferred.

Together the proposals are an **action plan** for the Town of Baileyville. The **action plan** isn't a fixed and final plan because priorities, details and ideas will change over time and it will need to be up-dated. The estimated costs of the actions range from only a few dollars to several million (while some will not cost much money, all will require a commitment of many hours of time and effort). The cost estimates are for initial funding, most projects will also require on-going expenditures. Realistically, not all of these actions can be taken at the same time. However, considering the Town's past record of successful accomplishments, it is reasonable to expect that many will be completed before the end of the century.

CRITICAL ACTIONS

1. WATER SUPPLY

Diligently maintain wellhead and aquifer areas to protect the Town's drinking water.
Responsible Party: Water Company, Town Council
Expected Completion: On-going

2. THE ST. CROIX RIVER

Continue to support St. Croix Waterway International Commission and participate in its programs of development and its implementation activities.
Responsible Party: Town Council, Planning Board, others
Expected Completion: On-going

3. RECYCLING, TRANSFER STATION

Continue to be a leader among area communities in recycling and solid waste management. Construct permanent Transfer Station.
Responsible Party: Public Works Department, St Croix Recycling Corporation
Expected Completion: On-going

4. RURAL AREAS

Protect the rural character of the land while permitting low density development, conserving natural resources and open space land, encouraging agriculture, forestry, and certain types of recreational uses.
Responsible Party: Planning Board, Town Council, Voters
Expected Completion: Ordinance adopted 1997

5. NATURAL AREAS

Prohibit incompatible development in or adjacent to critical natural areas.
Responsible Party: Planning Board, Town Council, Voters
Expected Completion: Ordinance adopted 1997

6. WETLANDS

Protect these important areas from degradation.

Responsible Party: Planning Board, Town Council, Voters

Expected Completion: Ordinance adopted 1997

7. WILDLIFE

Support agencies with the responsibility to manage wildlife areas.

Responsible Party: Planning Board, Town Council, Voters

Expected Completion: On-going

8. RESIDENTIAL AREAS

Provide for residential growth in a manner and at locations as is compatible with existing development and ability of Town to provide essential services. Protect homes from economic and social de-valuation by noxious uses without unduly restricting the rights of individuals. In rural areas, encourage developers to cluster homes in groups to preserve open space.

Responsible Party: Planning Board, Town Council, Voters

Expected Completion: Ordinance adopted in 1997

9. COMMERCIAL AREAS

Designate areas for commercial centers serving local needs and highway-oriented businesses.

Responsible Party: Planning Board, Town Council, Voters

Expected Completion: Ordinance adopted in 1997

10. INDUSTRIAL AREAS

Encourage diversity of industrial development while protecting the Town by imposing controls on those uses which by virtue of noise, glare, fumes, dust, traffic, etc., could create unsafe or unhealthy conditions.

Responsible Party: Planning Board, Town Council, Voters

Expected Completion: Ordinance adopted in 1997

11. MEDICAL CARE

Establish 24-hour emergency center and an adult day care center.

Responsible Party: Private groups with support of Town Council

Expected Completion: 1998

12. EDUCATION

Continue planning for new high school and improvements to elementary school.

Responsible Party: School Union, School Board

Expected Completion: 2000

13. MANAGING ACCESS TO ROUTES 1 AND 9

Develop and adopt Standards for managing access to Routes 1 and 9.

Responsible Party: Public works, Town Manager, Planning Board

Expected Completion: 1996

14. AIRPORT

Continue to support Princeton Regional Airport Authority, including reviewing and updating Master Plan as necessary.

Responsible Party: Town Voters

Expected Completion: Annual

IMPORTANT ACTIONS**15. BUSINESS EXPANSION**

Provide encouragement and support to those seeking to expand existing businesses or to from new businesses

Responsible Party: Town Government

Expected Completion: On-going

16. VALUE-ADDED MANUFACTURING

Help people interested in taking advantage of the business opportunities in value-added processing of forest products by referring them to the Downeast Resource Conservation and Development Council.

Responsible Party: Town Manager

Expected Completion: On-going

17. ECONOMIC AND DEMOGRAPHIC DATA CLEARING HOUSE

Maintain files of economic assistance sources (technical and financial), and of data and statistics of value to schools, churches, developers, businesses, industries, and others.

Responsible Party: Town Manager

Expected Completion: Update annually

18. AFFORDABLE HOMES

Take the steps to support and promote affordable, appropriate and adequate housing for elderly and low-income citizens of the Town.

Responsible Party: Planning Board, Town Council

Expected Completion: On-going

19. HOME FIX-UP PROGRAM

Establish a home improvement information service to provide authoritative advice and guidance on “how-to-do-it” for residents.

Responsible Party: Town Manager with local lumberyards and builders

Expected Completion: 1997

20. ROAD MAINTENANCE

Expand street and road improvement program to include town roads outside Baileyville, keep up to-date and follow its yearly recommendations.

Responsible Party: Public Works Department, engineering consultant

Expected Completion: 1997

21. CAPITAL IMPROVEMENTS PROGRAM

Prepare, adopt, and maintain a long-range Capital Improvements Program listing of all major Town needs in priority order.

Responsible Party: Town Manager, Department Heads, Town Council

Expected Completion: Annual

22. COST EFFECTIVE TOWN SERVICES

Continue to provide services needed by the Town's people by the most efficient and cost-effective methods.

Responsible Party: Town Manager, Department Heads, Town Council

Expected Completion: On-going

23. IMPACT FEES

Study feasibility of charging developers of new areas "impact fees" to help recover the costs of services which will be used by newcomers and which have been paid for in the past by current residents.

Responsible Party: Planning Board, Town Council

Expected Completion: 1997

24. RECREATION

Continue offering one of the best recreation programs in eastern Maine.

Responsible Party: Recreation Department

Expected Completion: On-going

25. FOREST AND AGRICULTURAL RESOURCES

Encourage sound management practices. Inform owners of existing programs that tax these areas on basis of use and yield rather than sale value.

Responsible Party: Town Manager

Expected Completion: On-going

26. A COMMUNITY "FOCUS"

Create a "focus" for the Town to raise civic pride and give tourists and others passing through a clear sense "this is Baileyville".

Responsible Party: Planning Board, private groups

Expected Completion: 1997

27. BEAUTIFY ROUTE 1

Plant street trees and create flowerbeds along Route 1 from Godings to the Elementary School.

Responsible Party: Planning Board, private groups

Expected Completion: 1996

LONGER RANGE ACTIONS

28. HANDICAPPED ACCESSIBILITY

Continue steps to assure all Town facilities comply with Americans With Disabilities Act and make information available to help private parties conform to the Act.

Responsible Party: Town Manager

Expected Completion: On-going

29. G-P INTERPRETIVE CENTER

Construct a visitor center overlooking the Georgia-Pacific mill with interpretive signs, literature, and staff to answer questions.

Responsible Party: G-P

Expected Completion: 1997

30. REGIONAL BUSINESS DEVELOPMENT ACTIVITIES

Continue active support and participate in business development activities and programs of the Sunrise County Economic Council.

Responsible Party: Town Government and local entrepreneurs

Expected Completion: On-going

31. BUSINESS DEVELOPMENT ASSOCIATION

Reestablish the once-successful business development association as a valuable step toward improving the economic outlook of the Town.

Responsible Party: Private enterprise with support of the Town Council

Expected Completion: 1997

32. IDENTIFICATION OF HISTORIC RESOURCES

Identify all potentially significant historic resources in Town, and develop plan for protecting them.

Responsible Party: Planning Board, Woodland High School may be a cooperator

Expected Completion: 1998

33. SIEUR DE MONTS AND CHAMPLAIN MONUMENT

Erect an interpretive sign commemorating the visit, in 1605, of these explorers.

Responsible Party: Private groups or individuals

Expected Completion: 1997

34. “FACTORY HOUSE” MUSEUM

Create a unique museum by “restoring” a factory house to be just as it was when it was built in 1910 – including furnishings.

Responsible Party: G-P, private groups and individuals

Expected Completion: 1997

35. ST. LUKE’S EPISCOPAL CHURCH

This building is of historic value to the town, but not currently in use. Suggestions as to how to ensure its preservation by putting it to constructive use include: Teen center, day care center and senior center.

Responsible Party: Church members, town groups

Expected Completion: To be determined

36. ARCHAEOLOGICAL SITES

Protect the known site and survey potential areas.

Responsible Party: Planning Board, University of Maine at Machias' Greenland

Point Center may be a cooperator

Expected Completion: 1999

37. TOWN BUILDING

Expand and improve building to provide adequate space for Police and Recreation departments and for the public to meet with Town Council.

Responsible Party: Town Manager, concerned departments, Town Council

Expected Completion: 2000

38. RAILROAD SERVICE

Work to assure that vital rail service to G-P is continued.

Responsible Party: G-P, Town Council, private groups

Expected Completion: As necessary

The State policies that are found in the Comprehensive Planning and Land Use Regulation Act (30-A MRSA §4311 et seq.) are reproduced in this Appendix. The Act requires that a municipality will specify what approaches they will take to address them.

Baileyville has tailored these policies to the specific circumstances of Baileyville as they are raised in each of the major substantive areas (chapters) of this Comprehensive Plan. Baileyville's policies can be found in *Chapter M, Policies and Implementation Strategies*, in the body of the Capital Improvement Plan in the Fiscal Capacity chapter, and in the Land Use Plan that is mapped and described in the Land Use Chapter.

A. STATE POLICIES

1. To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services, and preventing development sprawl.
2. To plan for, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development;
3. To promote an economic climate that increases job opportunities and overall economic well-being;
4. To encourage and promote affordable, decent housing opportunities for all Maine citizens;
5. To protect the quality and manage the quantity of the State's water resources, including lakes, aquifers, great ponds, estuaries, rivers, and coastal areas;
6. To protect the State's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas;
7. To protect the State's marine resources industry, ports, and harbors from incompatible development, and to promote access to the shore for commercial fishermen and the public;
8. To safeguard the State's agricultural and forest resources from development that threatens those resources;
9. To preserve the State's historic and archeological resources and; 10. to promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

B. STATE COASTAL MANAGEMENT POLICIES

1. To promote the maintenance, development, and revitalization of the State's ports and harbors for fishing, transportation, and recreation;
2. To manage the marine environment and its related resources to preserve and improve the ecological integrity and diversity of marine communities and habitats, to expand our understanding of the productivity of the Gulf of Maine and coastal waters, and to enhance the economic value of the State's renewable marine resources;

3. To support shoreline development that gives preference to water-dependent uses over other uses, that promotes public access to the shoreline, and that considers the cumulative effects of development on coastal resources;
4. To discourage growth and new development in coastal areas where, because of coastal storms, flooding, landslides, or sea-level rise, it is hazardous to human health and safety;
5. To encourage and support cooperative state and municipal management of coastal resources;
6. To protect and manage critical habitats and natural areas of state and national significance, and to maintain the scenic beauty and character of the coast, even in areas where development occurs;
7. To expand the opportunities for outdoor recreation, and to encourage appropriate coastal tourist activities and development;
8. To restore and maintain the quality of our fresh, marine, and estuarine waters to allow for the broadest possible diversity of public and private uses; and
9. To restore and maintain coastal air quality to protect the health of citizens and visitors, and to protect enjoyment of the natural beauty and maritime character of the Maine coast.

Appendix D. EVALUATION MEASURES

This appendix establishes evaluation measures that describe how the Town of Baileyville will periodically (at least every five years) evaluate the following:

- A. The degree to which future land use plan strategies have been implemented;
- B. Percent of municipal growth-related capital investments in growth areas;
- C. Location and amount of new development in relation to the community's designated growth areas, rural areas, and critical resource areas; and
- D. Amount of critical resource areas protected through acquisition, easements, or other measures.

Implementation of Future Land Use Plan

The Land Use Chapter of the Comprehensive Plan establishes a municipal policy directing the Selectmen and Planning Board to “Review and revise existing land use regulations, consistent with the goals and guidelines of this Comprehensive Plan.”

In addition, the Comprehensive Plan directs the Planning Board and Selectmen to “track new development in town by type and location and periodically (at least every five years) evaluate implementation of the Comprehensive Plan and land ordinances to ensure that community goals are being met.”

To ensure that these objectives are met, it is recommended that the Selectmen hold, within six months of adoption of the Comprehensive Plan, a joint meeting with the Planning Board, the Code Enforcement Officer, and staff from the Washington County Council of Governments to develop a specific time table for implementation of the Land Use policies and implementation strategies established in the Comprehensive Plan.

Growth Related Capital Investment

The Fiscal Capacity chapter establishes a municipal policy of “financ[ing] public facilities and services in a cost effective manner” and an implementation strategy directing to the Selectmen to “direct a minimum of 75% of new municipal growth-related capital investments into designated growth areas in the Future Land Use Plan.”

To ensure that these objectives are met, in years when the Town makes growth-related capital investment(s) the Selectmen should indicate in their annual report the percent of each growth related capital investment made in designated growth areas.

Location and Amount of New Development

The Land Use Chapter of the Comprehensive Plan directs the Planning Board and Selectmen to “track new development in town by type and location” and “periodically (at least every five years) evaluate implementation of the Comprehensive Plan and land ordinances to ensure that community goals are being met.”

To ensure that this objective is met, the Selectmen should direct the Chair of the Planning Board to submit with his/her annual report a table indicating the type and location of new development for which permits have been issued in the previous year.

Protection of Critical Resources

The location(s) of critical natural resources are indicated on *Map 6: Critical Habitat*. Many of these resources are already protected to a large degree by shoreland zoning and/or through conservation. To monitor the amount of critical resource areas protected through acquisition, easements, or other measures, the Town Assessor should maintain a record of parcels enrolled in Tree Growth, Farmland or Open Space protection programs. In addition the Town Assessor should maintain a record of those parcels protected by conservation easement or managed by land trusts, the Town or federal and state agencies for conservation purposes. These records will provide a parcel level map of protected critical resources that can be compared against *Map 6: Critical Habitat* as part of the periodic evaluation (see above).