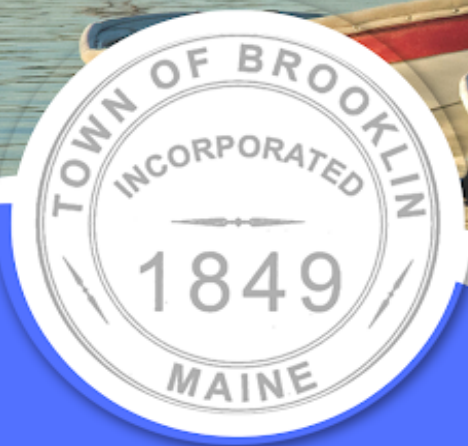


**2023**



**Town of Brooklin  
Comprehensive Plan**

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## **Prepared by the Brooklin Comprehensive Plan Committee:**

Tammy Andrews (Secretary)

Si Balch

Bill Cohen

Molly DellaRoman (Chair)

Jon Ellsworth

Kathleen Kazmierczak

Richard Leighton

Catherine Nevin

Stacia Nevin

David Porter

David Tarr (Vice Chair)

With Technical Assistance Provided by:

Hancock County Planning Commission

395 State Street, Ellsworth, ME 04605

With Editing Services by Waxwing Business

142 Main St, Blue Hill, ME 04614

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**[https://www.brooklinmaine.com/directory/comprehensive\\_plan\\_review.php](https://www.brooklinmaine.com/directory/comprehensive_plan_review.php)**

# Vision Statement

## Overview

We begin this Comprehensive Plan with a Vision Statement reviewing the special aspects of Brooklin's past and present that will likely influence the Town's future. Also within this Vision Statement, we present a broad vision of Brooklin's future in order to establish a foundation for more detailed proposals outlined in the Plan's following chapters.

Brooklin is a small town that is almost entirely surrounded by water. Its approximately 11,152 acres form a small peninsula that juts from the larger Blue Hill peninsula in Downeast Maine.

Topographically, the Town features extensive evergreen woodlands, rocky coastlines, and clear tidal waters sprinkled with islands. It is a place to see natural Maine, including Mount Cadillac rising out of Acadia National Park across Blue Hill Bay from Brooklin.

Brooklin is a town of 827 full-time residents according to the 2020 Census. That population is nearly doubled when Brooklin's seasonal residents arrive here to reside from the summer into the fall. The Town also welcomes thousands of tourists who come to enjoy its beauty and relaxing way of life, especially in the summer and fall.

Brooklin is a quiet rural community; however, such a description greatly understates the Town's special aspects. Brooklin differs in several important ways from many other rural communities; some of those differences must be considered and protected in any plan for the Town's future.

## Special Aspects of Brooklin

### Welcoming

Since the late 1800s, when it first became practical to get to Brooklin from Boston by steamboat, significant numbers of people "from away" have discovered and admired the Town. A good number of them have established seasonal homes here over the years; not infrequently, some retire here permanently.

Throughout its history, Brooklin has welcomed and profited from its mix of residents: those born and raised in the area, residents who come from elsewhere, and tourists who visit. The Town gives priority to efforts that encourage and provide for such a varied population. Brooklin is regionally famous for one of its efforts in that regard: its annual Independence Day celebration. This annual event brings everyone together to hear the fine Brooklin Town Band, watch a wonderful parade, and enjoy delicious food on the Town Green.

## **Maritime Orientation**

Another part of Brooklin's historic character originates from its having a year-round boat-building community since at least 1793. Today, boat-building remains the Town's principal livelihood.

Highly-skilled Brooklin craftspeople produce and repair vessels that include: traditional lobster boats; sleek, multi million dollar sailing yachts; small day-sailors; exquisitely-crafted rowing boats, and utilitarian skiffs. Some of these craftspeople work alone or in small groups serving local needs; others work in large boat yards serving regional, national, and international customers.

The boat-oriented aspects of Brooklin are augmented by WoodenBoat Publications and the WoodenBoat School located on a beautiful sixty-one acre campus that is open to the public. This is the headquarters for publications read worldwide by those interested in wooden boats. It is also where hundreds of students from all over the world take one- and two-week summer courses each year in boat design, boatbuilding, sailing, and kayaking among other subjects.

## **Fishing Heritage**

For centuries, fishermen have ventured from Brooklin's shores creating a heritage that has become part of the Town's culture. These working men and women set and haul lobster traps during the warmer months and dredge and dive for Atlantic scallops in the winter months. Many of their fishing vessels anchor in Naskeag Harbor, a picturesque working harbor that has a Town dock, landing, beach, small recreational park, and parking area available to everyone.

## **Outdoor Recreation**

The beautiful waters surrounding Brooklin also provide significant recreational opportunities for full-time and seasonal residents, as well as thousands of temporary visitors who enjoy rowing, paddling, sailing, visiting regional islands (some protected by conservation trusts for public use), or taking in the scenic seascapes.

Among these recreational activities, Brooklin is best known for its exceptional sailing. Some of the finest sailing waters in the world lie off our coast, especially in gusty Eggemoggin Reach, which runs along the Town's southwest coast from Penobscot Bay to the Atlantic Ocean.

The famed Annual Eggemoggin Reach Regatta takes place off the shores of Brooklin. The race usually hosts well over one hundred sailboats whose crews celebrate its finish at the WoodenBoat campus. The Annual Windjammers Sail-In by Maine's fleet of "wind-jamming" coastal cruisers also ends at WoodenBoat and can be viewed along Brooklin's coast.

Outdoor recreation opportunities in Brooklin also extend inland to our woodlands, marshlands, and fields. As outlined in the following chapters, significant parcels of land in Brooklin have been preserved in trust for public use and landscaped with trails. Private landowners of large tracts open their land to the public; some even provide trails for visitors to traverse. During wintertime, there are areas for

snowshoeing and cross-country skiing available for public use. Hunting, which is a popular outdoor sport for a significant portion of our residents, is also very good in Brooklin.

## **Town Hubs**

Part of Brooklin's special character is evidenced by its historic encouragement of community hubs where neighbors and visitors can meet and take advantage of local opportunities. In the Town Center, for example, there are places where food is served, a weekly farmers' market is held, and local art and other goods can be purchased. The Town Center is an area with considerable potential; in the subsequent chapters, there are several proposals for expansion and improvement of this area.

Since 1866 and at different times throughout Brooklin's history, there have been one or more general stores in the Town Center with only a few lapses over the years. Today, Brooklin General Store is one of only a few small-town general stores left in New England. It is where townspeople and tourists can eat food, buy staples, fill their cars with gasoline, and/or charge their electric vehicles.

Across the street from the general store is another historic, character-forming institution, Friend Memorial Public Library, which is supported primarily by private donations. Brooklin has had a lending library since 1901. The original part of the present library was built in 1912, and the building has been renovated several times.

Today, the Friend Memorial Public Library is among the most progressive community libraries in Maine, and it is currently planning another expansion. It lends books in both paper and digital forms; it also lends videos, provides computers and newspapers for public use, hosts book readings for young children, and hosts monthly presentations and lectures.

## **Town Protection**

Another historic organization of great value to the Town is the Brooklin Fire Department (BFD), located near the Town Center. The Town has had its own volunteer Fire Department since 1947-48, when \$3,000 was raised for equipment and \$1,000 for a firehouse. Currently, the BFD has a salaried Fire Chief, three fire engines for its firefighters, and a rescue vehicle for its emergency medical responders. The BFD is a non-profit organization supported by the Town and private donations.

## **Education**

Education has always been important in Brooklin. When the Town was incorporated in 1849, it had ten school districts and nine one-room schoolhouses. These schoolhouses were located strategically throughout the Brooklin area, so every child could walk to and from school and go home for lunch.

Brooklin has always had at least one elementary school for its youngest residents. Today's school is called the Brooklin School. High school classes here have been discontinued due to fewer students and multiple regional choices. The Town now pays a flat-rate high school tuition rate for Brooklin residents to attend the high school of their choice.

The Brooklin community has always supported the Town's schools. At Brooklin School, in addition to standard courses, there have been elective instruction in boatbuilding by a local boatbuilder; classes in pottery-making by a local potter; and classes in writing by a well-known, local author. There are community and parent-teacher sponsored events with the children, including an annual Halloween Parade beginning at the school and ending in the Town Center.

The most recent (2022) statistics at Brooklin School show a student-teacher ratio of 8-to-1, which was better than the State average of 11-to-1. Brooklin School students in 2022 placed in the top twenty percent of Maine schools and did better than average in Mathematics and Reading.

## **Creativity**

Brooklin has been the full-time or seasonal home for artists of all types, including amateur and professional authors, painters, sculptors, potters, photographers, and musicians. Their work often reveals that they were drawn here by the welcoming quality of life that characterizes the Town and encourages creativity.

Renowned author E. B. White and his famed *New Yorker* editor wife, Katharine Sergeant Angell White, moved from New York City to live year-round in Brooklin in the 1930s. While working here during one pollen-heavy June, E.B. (or "Andy" as he frequently was called here) suffered from a bout of hay fever. He famously described his condition this way: "I would really rather feel bad in Maine than good anywhere else."

## **A Broad Vision of Brooklin's Future**

Brooklin residents who responded to our 2022 survey indicated that they want to preserve the rural nature and quality of life that exist here today. However, many of those same respondents also acknowledged the Town's need to evolve in several important ways to improve rural nature and quality of life.

While change and growth can never be stopped, these dynamics can be an opportunity to establish specific community initiatives designed to protect and improve the Town of Brooklin. Detailed proposals for meeting the next decade's challenges are set forth in the chapters that follow this Vision Statement.

## **Population and Income**

Population and income trends are fundamental to planning for the future; these trends are among the best indicators of where a community will be in a decade. Brooklin's population and income trends must be altered in order to preserve what most residents love about the Town.

The data available to us show a continued increase in the median age of Brooklin residents. The average age of a Brooklin resident reached fifty-seven years as of 2019 and that number is still climbing. Our

median household income is less than that for the State, Hancock County, and several nearby towns. The average size of a Brooklin household has decreased to approximately two people (1.92 average).

Based on the above-referenced averages, Brooklin is trending toward becoming a retirement community. Property values will likely continue to rise, acting as barriers to the revitalization of the Town, a town with working people and families.

The chapters on Population, Housing and Economy propose suggestions that the Selectboard and/or other appropriate authorities consider implementing programs and policies designed to make housing in the Brooklin area affordable to younger, working people and families with children. They also outline considerations of additional programs and policies to assist our aging residents who require special resources.

### **Environmental Protection**

Climate change is evident in Brooklin. The Town is experiencing shorter winters, warmer summers, more violent storms, and local waters are rising, warmer and more acidified. Increasingly violent storms threaten all of the Town's structures, woodlands, farms, and power lines. Rising seas present a significant and specific threat to coastal properties. It is in Brooklin's self-interest to anticipate and protect itself from the harmful effects caused by climate change.

The chapter on Climate sets forth detailed proposals designed to facilitate Brooklin's adaptation to and mitigation of present and future climate change impacts.

### **Growth**

Before recently, Brooklin experienced steady, minimal growth in the development of its land; however, more recently the growth rate has increased due to various factors. Migration patterns in the United States are changing due to climate warming, floods, wildfires, droughts, disease, civil unrest, and increasing numbers of people working from homes, second-homes, and overnight lodgings. These combined factors have caused a surge in new residents to the area.

Rising real estate sales and prices imply that out-of-state businesses and private residents are taking advantage of Maine's less-than-developed land and opportunities. Furthermore, stable rural areas such as Brooklin, which are seen as picturesque and under-developed, are faced with unexpected and random developmental sprawls that have the potential to alter the Town's character and quality of life if care is not taken.

Since this is a ten-year Comprehensive Plan, the Committee believes it is prudent to address the subject of growth in the Future Land Use chapter of this Plan. Within that chapter, three designated "Growth Areas" are proposed that Brooklin would promote as the preferred areas for future residential and business development. They would be in the Town Center and in North and West Brooklin.

# Chapter A: Population

## 1. Purpose

Population data is foundational to all aspects of a Comprehensive Plan. Understanding the Town's past, current and future population informs most aspects of the Comprehensive Plan and will help Brooklin prepare for future municipal expenditures and investments. Specifically, this chapter:

- a. Describes Brooklin's population trends;
- b. Discusses recent trends with Hancock County, the State; and
- c. Reviews likely future population trends.

## 2. Key Findings & Issues

Brooklin's median age has increased from forty-six years in 2000 to fifty-seven years in 2019 compared to forty-nine years for the County and forty-five years for the State. This is a significant increase and has implications for aspects such as municipal services and community character. Relative to income, Brooklin's median household income of \$51,010 is less than several surrounding towns, the County (\$57,178), and the State (\$57,918).

Brooklin has a smaller percentage of high school graduates compared to other area communities, but overall education attainment is comparable when including higher level education.

Since 2000, Brooklin's average household size has decreased from 2.27 persons per household to an estimated 1.92 per household, a 15.4% decrease. This large decrease is likely related to the significant aging of Brooklin's population.

## 3. 2003 Comprehensive Plan Key Findings & Issues

The 2003 Brooklin Comprehensive Plan noted that the number of pre-school-aged children, after increasing in the 1980s, was decreasing with a potential outcome of declining school enrollments. Also at the time, it was estimated the Town's population at least doubled during the summer months.

Based on the public opinion survey, seventy-eight percent of the respondents wanted the population to stay the same. Twenty-eight percent felt that population growth was a problem, while fifty-six percent did not. Almost half of the seasonal resident respondents indicated a desire to make Brooklin their year-round home.

#### **4. 2022 Public Opinion Survey Results**

When comparing the 2003 Comprehensive Plan Survey to the latest survey results, a common desire is indicated: respondents want the population of Brooklin to stay the same. The 2022 Public Opinion Survey results show that forty-eight percent want the population to remain the same and thirty-eight percent want the population to increase. Only three percent want to see a substantial increase.

A number of survey respondents who are not full-time residents state that they plan on staying year-round within the next few years. This was also indicated in the 2003 Comprehensive Plan Survey results.

The latest survey results contain comments from individuals who stated that they would like to see more families with children move to Brooklin and for younger working people and families to be able to afford to live here. In the 2022 Public Opinion Survey, fifty-one percent of respondents thought that the Town should encourage affordable housing; this percentage is similar to the 2003 Comprehensive Plan Survey (fifty-seven percent). Regarding Brooklin's aging population, thirty-eight percent of respondents thought that the Town should encourage assisted living for the elderly or infirm who need it.

The overwhelming majority of those who attended the Open House stated that the small-town feel, the quietness, and the physical beauty of Brooklin was very important to them. They do not want to see too much growth too quickly, a trend that may affect Brooklin's current way of life. It was also important to the attendees that the Town maintain a healthy, year-round community despite the dramatic change in population size seasonally.

#### **5. Historical Trends**

Table A – 1 shows historical population changes and projections through the year 2038. Many factors influence rural populations including proximity to urban centers, access to mass transit and transportation, and the condition of local and regional economies. Another major influence on population trends is access to broadband/fiber internet. Brooklin's population increased until reaching a peak around 1890, then the population continually declined until 1960. Between 1960 and 2000, the population increased, but it has decreased over the last two decades. Whether this decrease portends a continued drop in population as the Maine State Economist predicts (-10% by 2038) depends on factors such as those mentioned above and, potentially, on other influences as well (see below).

The 1980s stand out as the period of Brooklin's greatest population increase in percentage (twenty-seven percent). In the latter half of the twentieth century, Hancock County and the State consistently gained population while Brooklin experienced more fluctuation. There was no meaningful increase in Brooklin's population after the start of the twenty-first century; 2010 showed a



total of 824 and 2020 showed a total of 827 according to the Maine Census. Comparative data from Hancock County showed a growth of 2.1% over the same period (2010-54,351 to 2020-55,478).

The State Economist’s projections show the County, as well as Brooklin, losing population in the coming years; the State will continue to experience small gains until dipping into the minus column in 2038.

These projections assume no change in underlying conditions; therefore, these projections should be reviewed periodically to ascertain their accuracy and account for any changes that might occur in the meantime. At the time of the writing of this Plan, rural Maine’s population was increasing dramatically due to the influx of residents fleeing more densely populated areas due to one or more of the following: the COVID-19 pandemic, civil unrest, and/or climate impacts in other regions of the United States (severe drought, wildfires, overcrowdedness, and/or seasonal storms). National projections forecast a continued migration toward rural places like Maine over the coming years; thus, Brooklin’s population may increase as a) more people seek out areas of lower population density and/or b) more people are enabled to work remotely.

*Table A – 1: Historical Year-Round Population Trends: Brooklin, Hancock County & State*

<b>Historic &amp; Projected Population</b>						
<b>Year</b>	<b>Brooklin</b>		<b>Hancock County</b>		<b>State of Maine</b>	
	<b>Population</b>	<b>Percent Change</b>	<b>Population</b>	<b>Percent Change</b>	<b>Population</b>	<b>Percent Change</b>
1850	1,002	N/A	34,372	N/A	583,169	N/A
1860	1,043	4.1%	37,757	9.8%	628,279	7.7%
1870	956	-8.3%	36,495	-3.3%	626,915	-0.2%
1880	977	2.2%	38,129	4.5%	648,936	3.5%
1890	1,046	7.1%	37,312	-2.1%	661,086	1.9%
1900	936	-10.5%	37,241	-0.2%	694,466	5.0%
1910	936	0.0%	35,575	-4.5%	742,371	6.9%
1920	856	-8.5%	30,361	-14.7%	768,014	3.5%
1930	782	-8.6%	30,721	1.2%	797,423	3.8%
1940	656	-16.1%	32,422	5.5%	847,226	6.2%
1950	546	-16.8%	32,105	-1.0%	913,774	7.9%
1960	525	-3.8%	32,293	0.6%	969,265	6.1%
1970	598	13.9%	34,590	7.1%	992,048	2.4%
1980	619	3.5%	41,781	20.8%	1,124,660	13.4%
1990	785	26.8%	46,948	12.4%	1,227,928	9.2%
2000	841	7.1%	51,791	10.3%	1,274,923	3.8%
2010	824	-2.0%	54,418	5.1%	1,328,361	4.2%
2019	812	-1.5%	54,987	1.0%	1,344,212	1.2%
2023	798	-1.7%	54,852	-0.2%	1,355,924	0.9%
2028	779	-2.4%	54,613	-0.4%	1,368,838	1.0%
2033	757	-2.8%	54,081	-1.0%	1,374,023	0.4%
2038	731	-3.4%	53,255	-1.5%	1,371,608	-0.2%

Source: US Census Historical Records from the 2003 Brooklin Comprehensive Plan, American Community Survey (ACS) 5-Year Estimates, Maine State Economist Population Projections.

## 6. Current Conditions

### A. Age Characteristics

Tables A – 2 through A – 4 show age characteristics for Brooklin, Hancock County and the State from 1990 until 2019. The most recent data are derived from 2019 American Community Survey 5-Year Estimates, which are informative despite having a higher margin of error compared to the 1990, 2000 and 2010 Decennial US Census.

Age distribution for Brooklin follows a trend similar to those in neighboring towns, Hancock County and the State, but does not reflect larger trends throughout the United States. Brooklin’s population is getting older, and by 2019 had a median age of 56.9 years, compared to Blue Hill’s 50.3, neighboring Sedgwick’s 47.5, Castine’s 21.0 (due to the Maine Maritime Academy), and Hancock County’s median age of 48.8 years of age. Brooklin’s median age is also considerably higher than the 2019 State of Maine median age of 44.7 years.

The age groupings in Brooklin showing a decrease (as a percent of the total population between the years 2000 to 2019) are the following: under five (-48.1%), five to seventeen (-55.8%), eighteen to forty-four (-30.3%), and forty-five to sixty-four (-30.6%). The remaining two age groupings increased at the following rates: sixty-five to eighty-four (58.7%) and eight-five and older (93.8%). The Town followed the larger population trends of both Hancock County and the State, which experienced similar decreases in the younger age groups and increases in the groups above forty-five years of age.

*Table A – 2: Age Distribution for Brooklin*

Brooklin								
Age Cohort	2000	% of Total	2010	% of Total	2019	% of Total	% Change 2010 - 2019	% Change 2000 - 2019
0 - 4	27	3.2%	25	3.0%	14	2.0%	-44.0%	-48.1%
5 - 17	154	18.3%	117	14.2%	68	9.9%	-41.9%	-55.8%
18 - 44	228	27.1%	175	21.2%	159	23.2%	-9.1%	-30.3%
45 - 64	278	33.1%	292	35.4%	193	28.2%	-33.9%	-30.6%
65 - 84	138	16.4%	197	23.9%	219	32.0%	11.2%	58.7%
85+	16	1.9%	18	2.2%	31	4.5%	72.2%	93.8%
Total	841	100.0%	824	100.0%	684	100.0%		

Source: US Decennial Census 2000, 2010 (Age and Sex); ACS 5-Year Estimates 2019 (Age and Sex).

Table A – 3: Age Distribution for Hancock County

Hancock County								
Age Cohort	2000	% of Total	2010	% of Total	2019	% of Total	% Change 2010 - 2019	% Change 2000 - 2019
0 - 4	2,516	4.9%	2,603	4.8%	2,424	4.2%	-6.9%	-3.7%
5 - 17	9,027	17.4%	7,374	13.6%	7,009	12.2%	-4.9%	-22.4%
18 - 44	18,074	34.9%	16,154	29.7%	18,173	31.6%	12.5%	0.5%
45 - 64	13,889	26.8%	18,350	33.7%	16,765	29.2%	-8.6%	20.7%
65 - 84	7,218	13.9%	8,662	15.9%	11,548	20.1%	33.3%	60.0%
85+	1,067	2.1%	1,275	2.3%	1,581	2.7%	24.0%	48.2%
Total	51,791	100.0%	54,418	100.0%	57,500	100.0%		

Source: US Decennial Census 2000, 2010 (Age and Sex); ACS 5-Year Estimates 2019 (Age and Sex).

Table A – 4: Age Distribution for State of Maine

State of Maine								
Age Cohort	2000	% of Total	2010	% of Total	2019	% of Total	% Change 2010 - 2019	% Change 2000 - 2019
0 - 4	70,726	5.5%	69,520	5.2%	64,035	4.8%	-7.9%	-9.5%
5 - 17	230,512	18.1%	205,013	15.4%	188,463	14.1%	-8.1%	-18.2%
18 - 44	474,500	37.2%	432,072	32.5%	419,557	31.4%	-2.9%	-11.6%
45 - 64	315,783	24.8%	410,676	30.9%	395,869	29.6%	-3.6%	25.4%
65 - 84	160,086	12.6%	181,944	13.7%	233,525	17.5%	28.3%	45.9%
85+	23,316	1.8%	29,136	2.2%	34,043	2.5%	16.8%	46.0%
Total	1,274,923	100.0%	1,328,361	100.0%	1,335,492	100.0%		

Source: US Decennial Census 2000, 2010 (Age and Sex); 2019 ACS 5-Year Estimates (Age and Sex).

## B. Educational Attainment

As seen in Table A – 5, the percentage of Brooklin’s population twenty-five years of age and older with a high school diploma is less than several area towns, Hancock County and the State; however, Brooklin exceeds most of these groups relative to undergraduate and graduate degree attainment. This data is derived from the 2019 American Community Survey 5-Year Estimates.

*Table A – 5: Educational Attainment Brooklin, Region, County & State*

	<b>Brooklin</b>	<b>Sedgwick</b>	<b>Blue Hill</b>	<b>Brooksville</b>	<b>Hancock County</b>	<b>Maine</b>
High School Diploma	106	295	152	131	11,264	259,470
Bachelor’s Degree	153	233	167	188	8,328	194,761
Graduate / Professional	89	147	139	158	5,830	115,127
Source: US Census, 2019 ACS 5-Year Estimates (Educational Attainment for the Population 25 Years and Over).						

**C. Household Size**

Since 2000, Brooklin’s average household size has decreased from 2.27 persons per household to an estimated 1.92, a -15.4% decrease. This is a significant decrease similar to, but exceeding, an overall decrease in household size in the County and in Maine. This decrease in household size may be related to the increasing median age of households in Brooklin.

*Table A – 6: Average Household Size: Brooklin, Neighboring Towns, And County & State*

	<b>2000</b>	<b>2010</b>	<b>2019</b>	<b>Percent Change 2000 - 2019</b>
Brooklin	2.27	2.31	1.92	-15.4%
Brooksville	2.21	1.97	2.34	5.9%
Castine	2.16	2.59	2.44	13.0%
Blue Hill	2.23	2.19	2.22	-0.4%
Sedgwick	2.34	2.58	2.44	4.3%
Deer Isle	2.32	2.14	2.18	-6.0%
Hancock County	2.31	2.26	2.24	-3.0%
State	2.39	2.37	2.28	-4.6%
Source: US Decennial Census 2000 and 2010, 2019 ACS – 5 Year Estimates.				

**D. Income**

According to the American Community Survey 5-year Estimates, Brooklin’s median income of \$51,010 is lower than nearby towns such as Sedgwick (\$56,042), Blue Hill (\$69,087) and Castine (\$62,292). It is also less than Hancock County (\$57,178) and the State (\$58,924).

*Table A – 7: Median Household Income 2000 - 2019*

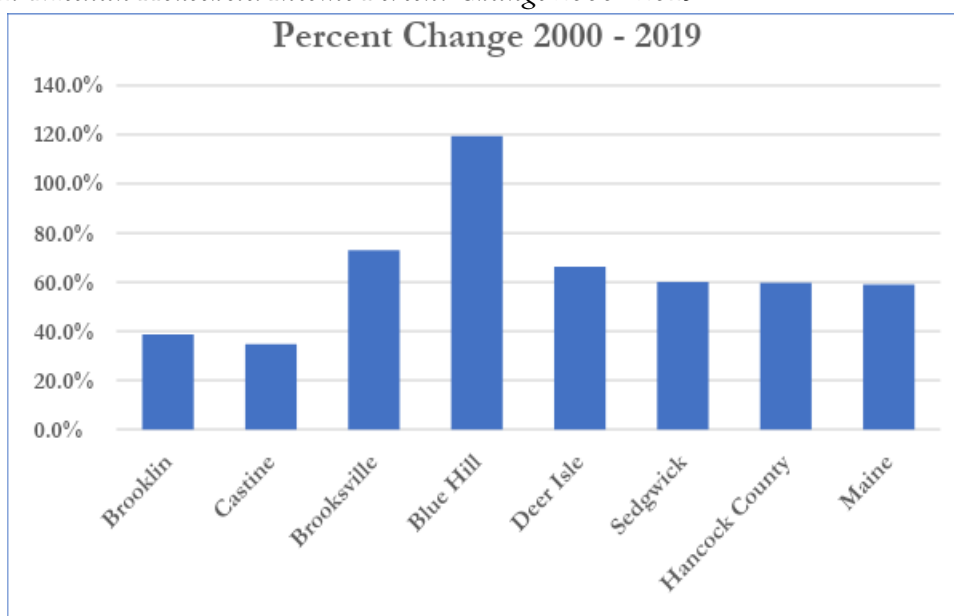
	<b>2000</b>	<b>2010</b>	<b>2019</b>	<b>Percent Change 2000 - 2019</b>
Brooklin	\$36,786	\$45,313	\$51,010	38.7%
Castine	\$46,250	\$61,250	\$62,292	34.7%

Brooksville	\$36,458	\$46,156	\$63,036	72.9%
Blue Hill	\$31,484	\$44,158	\$69,087	119.4%
Deer Isle	\$32,826	\$42,537	\$54,570	66.2%
Sedgwick	\$35,000	\$39,167	\$56,042	60.1%
Hancock County	\$35,811	\$47,533	\$57,178	59.7%
Maine	\$37,072	\$45,815	\$58,924	58.9%

Source: US Decennial Census 2000; 2010 and 2010 ACS 5-Year Population Estimates.

In addition, the percent increase in Brooklin’s median household income from 2000 to 2019 was less than area towns, the County, and the State.

Figure A – 1: Median Household Income Percent Change 2000 - 2019



**E. Other Information**

The 2000 Decennial Census identified Brooklin’s population as being 98.4% White. The 2019 ACS 5-Year Estimates show a slight increase in racial diversity, though 96.8% of Brooklin’s population is listed there as White. As of 2019, many residents were employed outside of Brooklin (55.7%) with an average commute time of 24.9 minutes. While seasonal household units have increased since 2000, it will be important to see how many seasonal units are converted to year-round residences in the next two to three years.

**F. Seasonal Population**

Brooklin’s seasonal population has increased significantly since 2000. Maine Housing reports that by 2017, 56% (496 housing units out of 879 total dwelling units) were vacant seasonally here. This contrasts with the 363 total occupied units recorded. Based on the current average household size, this

could add an additional 952 persons in the summer months. There are also several inns and other short-term occupancy dwellings that house part of the seasonal population.

**G. Projected Population**

Projections of small, rural town populations are often imprecise due to many factors influencing population. Estimates need to be reviewed every five years to protect against continuing inaccuracies. Additionally, it will be necessary to review updated school enrollment data and building permits for new residences to assess how Brooklin’s population will change. Sources for more up-to-date population figures include American Community Surveys and Maine Department of Health and Human Services data sets. At the time of writing, many factors are impacting migration patterns throughout the United States. These factors include climate change-induced wildfires in California and other states, years-long mega droughts in many of the western United States, the COVID-19 pandemic and civil unrest in some urban areas; all of these have prompted people to re-evaluate city living and the west coast. Recent real estate turnover and prices indicate some of these people are relocating to rural Maine.

**7. Goals & Objectives**

<b>Goal I</b>	<b>Achieve a more demographically diverse population in terms of age, employment, and year-round residency, without significantly altering Brooklin’s rural qualities.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Work towards increasing the population of younger working people and families.	<p>Adopt policies and practices that will increase opportunities for working people to rent and buy residences in Brooklin at affordable prices relative to income.</p> <p>Actively promote Brooklin as an excellent place for young parents to live, work, and educate children.</p> <p>Encourage child care and early child care education opportunities.</p> <p>Continue to support the availability and maintenance of modern broadband/fiber internet access for all Brooklin residents.</p>	Selectboard and its designees	Within one to two years and ongoing

Goal II	<b>Help Brooklin’s senior residents to maintain as good a quality of life as possible.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Assure that our older residents can remain in place when they are able/wish to do so while encouraging the availability of retirement communities and nursing homes for those who need them.	Adopt policies and practices that assist our older residents, including the support of age-in-place programs.  Work with other regional agencies that are working towards providing these services, including Healthy Peninsula, Northern Lights Hospital, Ride and Errand services, Meals on Wheels, etc.	Selectboard and its designees; Task Force/ exploratory group	Within one to two years
	Earn Age-Friendly Community accreditation.	Review, revise and update to meet current standards.	Selectboard and its designee(s)	Within two to three years
	Review and recommend implementation of appropriate opportunities arising from Brooklin’s membership in Age-Friendly Coastal Communities, which has an action plan for the Blue Hill Peninsula.	Create a task force.	Task Force	Within one to two years

Goal III	<b>Improve the “Whole-Town” inter-relationships of Brooklin’s major sub-populations (full-time residents, seasonal residents, and shorter-term visitor/tourist residents).</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Provide a larger number of community events.	Create a Community Organization Committee.	Community Organization Committee	Within two to three years

		Inventory what currently exists and determine what could be additional community events.		
	Support already established Town organizations.	Survey organizations in Town and solicit feedback on how they can be better supported with providing community-oriented events like the Friends Public Memorial Library, 4th of July Committee, Brooklin Food Corps, Keeping Society, etc.	Selectboard and Community Organization Committee	Within two to three years



# Chapter B: Economy

## 1. Purpose

Understanding past, current, and potential economic trends in the local and regional economy is essential for assessing Brooklin's future needs. Employment patterns change due to fluctuations in numbers of at-home workers and telecommuters, regional changes to major sources of employment, and/or changes in retail and other sectors; consequently, transportation, telecommunication and energy infrastructure may all be impacted and require adequate planning. Brooklin's demographics and seasonal populations have a highly significant effect on the economic picture of the town. The rising sea level and increased temperature in the ocean/on land may also induce changes. Specifically, this chapter:

- a. Describes employment trends in Brooklin;
- b. Describes the local and regional economy, including current jobs, property taxes (especially on seasonal homes), and the large percentage of retirees; and
- c. Discusses likely future economic trends and market changes that may impact Brooklin.

## 2. Key Findings & Issues

Brooklin's labor force is declining (420 workers in 2020 vs. 476 in 2000), and the unemployment rate, which rose dramatically during and following the Great Recession, started to climb again in 2020 due to the pandemic after approaching pre-recession levels.

For a small rural town, Brooklin offers a diverse range of employment sectors. The asset of ocean access has created a strong boat-building and marine services sector. Economic opportunities may exist in the future and could be related to the growth of clean, renewable resources such as off-shore wind and other marine industries such as aquaculture. Improvements in the availability of high-speed Internet are seen as key to improving Brooklin's economy. The influx of new residents and tourists may also offer some opportunities in nature-based tourism.

## 3. 2003 Comprehensive Plan Key Findings & Issues

The 2003 Comprehensive Plan noted that, despite being a rural community with limited infrastructure, Brooklin did offer local jobs via the boat-building industry. The 2003 Plan also observed that unemployment rates in Brooklin were lower than Hancock County and that seasonal employment fluctuation was less than that of the County as a whole.

#### 4. 2022 Public Opinion Survey Results

Replies to the Public Opinion Survey showed that forty-eight percent of respondents were retired. Twenty-eight percent indicated that they worked full-time while seventeen percent indicated that they were working part-time. Thirty percent indicated they were self-employed and only ten percent of respondents indicated that they worked in Brooklin.

About a third of respondents felt that job opportunities were adequate in Brooklin, while about a third felt that they were inadequate. A little more than ten percent felt that there were good or very good opportunities available. When asked about job opportunities conveniently located near Brooklin, the approval rate increased slightly.

In response to an open-ended question that had respondents describe jobs or businesses that they felt Brooklin should encourage, eight significant categories emerged: Restaurants, Internet-related businesses, Boat-related businesses, Aquaculture and Agriculture, Trades-related businesses, Boat/Nature tours and guides, Lodging and Vehicle service stations. When asked about jobs and businesses that Brooklin should discourage, four significant categories were identified: Chain stores and fast-food establishments, heavy manufacturing or mining, large hotels or motels, and marijuana retail stores.

It is evident that survey respondents want the general aspects of the Town to remain the same. There is some interest in procuring improved Internet service and establishing more shopping and eating options. Respondents appreciate the environment and want to enjoy and protect it. Results show a wish for some increase in tourism, but a large influx of tourists was not desired by the Town’s respondents.

#### 5. Recent Employment Trends

##### A. Employment & Unemployment

The labor force of a town is described as all civilians aged eighteen to sixty-four who are able to work. According to the Maine Department of Labor (MaineDOL), there were 420 people in Brooklin’s year-round population able to work in 2020 (see Table B – 1). The figures represent people employed and/or looking for work and do not include self-employed people or people not seeking work. The 2020 average unemployment rates of Hancock County (5.7%) and the State (5.4%) are higher than Brooklin’s rate of 4.8%.

*Table B – 1: Brooklin Employment Trends*

<b>Brooklin</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Labor Force	461	454	447	449	450	452	450	420
Employment	433	435	430	435	438	439	436	400
Unemployment	28	19	17	14	12	13	14	20
Unemployment Rate	6.1%	4.2%	3.8%	3.1%	2.7%	2.9%	3.1%	4.8%

Source: Maine Department of Labor, Center for Workforce Research and Information

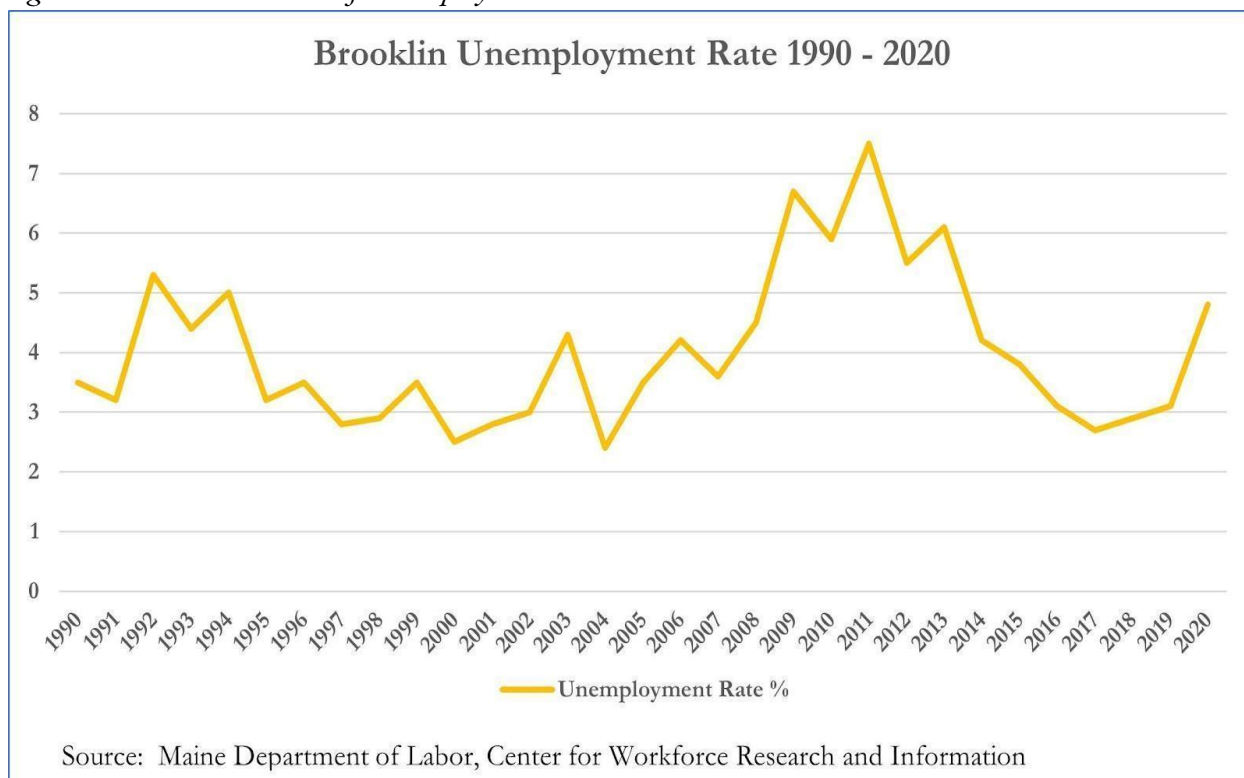
Table B – 2: Hancock County Employment Trends

Hancock County	2013	2014	2015	2016	2017	2018	2019	2020
Labor Force	30,047	29,849	29,250	29,245	29,368	29,468	29,222	27,648
Employment	27,666	27,836	27,616	27,934	28,225	28,443	28,304	26,059
Unemployment	2,381	2,013	1,634	1,311	1,143	1,025	918	1,589
Unemployment Rate	7.9%	6.7%	5.6%	4.5%	3.9%	3.5%	3.1%	5.7%

Source: Maine Department of Labor, Center for Workforce Research and Information

As seen in Figure B – 1, a longer view of Brooklin’s unemployment rate shows the dramatic increase in unemployment during the Great Recession (2007 – 2009) and the years following. By 2017, Brooklin had almost returned to its pre-recession rate of employment when, in 2020, the pandemic hit and the unemployment rate began to rise again. It remains to be seen if the current economic status of the Town will continue to improve. The demand for workers as of August 2021, especially in the service sector, seems unprecedented; furthermore, this trend seems to have continued into 2022.

Figure B – 1: Brooklin Rate of Unemployment 1990 - 2020



**B. Class of Workers**

Based on Census data depicted in Table B – 3, the number of private wage and salaried workers in Brooklin increased from 2000 to 2010 but then declined in the 2019 estimate. This was also true for self-employed persons. Compared to Hancock County, Brooklin has a higher self-employed percentage rate, while the rate of private wage and salaried workers is higher in the County. It will be important to note if upcoming Federal and State investments in broadband services will further increase the number of self-employed persons in Brooklin.

*Table B – 3: Class of Workers, Employed Persons 16 Years and Older*

	Year 2000			
	Brooklin		Hancock County	
	Number	Percent	Number	Percent
Private Wage/Salary	265	63.2%	17,470	69.8
Fed/State/Local Gov't	53	12.6%	3,511	14.0
Self-Employed	91	21.7%	3,975	15.9
Unpaid Family Member	10	2.4%	78	0.3
<b>Total</b>	<b>419</b>		<b>25,034</b>	
Source: U.S. Census, 2000, Table DP-3				
	Year 2010			
	Brooklin		Hancock County	
	Number	Percent	Number	Percent
Private Wage/Salary	378	66.0%	20,088	61.0%
Fed/State/Local Gov't	38	6.6%	3,238	29.4%
Self-Employed	157	27.4%	4,596	7.1%
Unpaid Family Member	0	0.0%	73	2.5%
<b>Total</b>	<b>573</b>		<b>27,995</b>	
Source: 2010 American Community Survey 5-Year Estimates				
	Year 2019			
	Brooklin		Hancock County	
	Number	Percent	Number	Percent
Private Wage/Salary	193	60.7%	19,913	73.1%
Fed/State/Local Gov't	41	12.9%	3,284	12.1%
Self-Employed	72	22.6%	3,986	14.6%
Unpaid Family Member	12	3.8%	55	0.2%
<b>Total</b>	<b>318</b>		<b>27,238</b>	
Source: 2019 American Community Survey 5-Year Estimates				

**C. Employment by Sector**

Table B – 4 shows employment-by-sector for Brooklin and Hancock County as reported in the 2019 American Community Survey 5–Year Estimates. The table shows all Brooklin residents employed by types of industry. This table represents both Brooklin residents who work in Town and those who

commute to other towns for work. According to the 2019 estimates, the largest employment sector is Education, Health & Social Services (23.3%), followed by Retail Trade (14.2%) and Arts, Entertainment, Recreation & Food Service (11.3%).

Compared to Census figures from 2000, the most significant change occurred in the Information sector with a decrease there from 11.7% of the workforce to 1.9% in 2019. The Manufacturing sector similarly decreased from 13.4% to 6.9%. The largest gain occurred in Retail Trade which increased from 11.0% to 14.2%. Total employment in Brooklin decreased from 419 workers in 2000 to 318 in 2019.

*Table B – 4: Employment by Sector, Brooklin & County*

<b>Brooklin &amp; Hancock County Employment by Sector, 2019</b>				
<b>Category/Industry</b>	<b>Brooklin</b>		<b>Hancock County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Educational, Health & Social Services	74	23.30%	7,510	27.60%
Retail Trade	45	14.20%	3,265	12.00%
Arts, Entertainment, Rec & Food Service	36	11.30%	2,678	9.80%
Professional, Scientific & Management Services	32	10.10%	3,282	12.00%
Construction	30	9.40%	2,199	8.10%
Finance, Insurance & Real Estate	23	7.20%	1,218	4.50%
Manufacturing	22	6.90%	1,332	4.90%
Agriculture/Fishing	16	5.00%	1,683	6.20%
Other Services	12	3.80%	1,385	5.10%
Transportation	8	2.50%	1,064	3.90%
Public Administration	8	2.50%	762	2.80%
Wholesale Trade	6	1.90%	481	1.80%
Information	6	1.90%	379	1.40%
Total – employed civilian labor force 16 years and older	318		27,238	
Source: 2019 American Community Survey 5 – Year Estimates				

Table B – 5 compares seasonal unemployment rates for Maine, Hancock County and Brooklin for the years 2018 to 2020. The pandemic-related increase in unemployment that occurred in the spring and summer of 2020 affected Brooklin in a similar fashion as it did the State and Hancock County. Brooklin’s seasonal unemployment rates over the course of the previous three years appear to fluctuate similarly to those of Maine and the County.

*Table B – 5: Seasonal Unemployment Rates, Brooklin, County & State*

<b>Seasonal Unemployment Rates</b>									
<b>Month</b>	<b>2018</b>			<b>2019</b>			<b>2020</b>		
	<b>ME</b>	<b>HC</b>	<b>Brooklin</b>	<b>ME</b>	<b>HC</b>	<b>Brooklin</b>	<b>ME</b>	<b>HC</b>	<b>Brooklin</b>
DEC	2.9%	4.0%	1.9%	2.4%	3.3%	1.7%	4.7%	5.8%	3.1%
NOV	2.9%	3.2%	1.9%	2.5%	2.9%	2.6%	4.7%	5.0%	3.1%
OCT	2.8%	2.5%	1.7%	2.3%	2.1%	2.6%	4.2%	3.7%	2.9%
SEP	2.8%	2.3%	1.5%	2.3%	2.0%	2.7%	4.0%	3.4%	3.9%
AUG	2.8%	2.4%	1.6%	2.3%	2.0%	2.2%	4.3%	3.6%	4.3%
JUL	3.1%	2.6%	2.4%	2.6%	2.2%	3.6%	8.4%	7.1%	7.2%
JUN	3.2%	2.8%	3.3%	2.5%	2.2%	2.7%	5.1%	4.5%	5.0%
MAY	3.0%	3.1%	3.9%	2.6%	2.7%	3.6%	8.7%	8.2%	8.0%
APR	3.2%	3.9%	4.1%	2.8%	3.7%	3.6%	9.8%	10.6%	8.8%
MAR	3.3%	4.6%	4.4%	3.2%	4.5%	3.9%	4.3%	6.3%	4.9%
FEB	3.6%	5.4%	4.3%	3.5%	5.3%	4.3%	3.4%	5.3%	2.9%
JAN	3.6%	5.5%	2.9%	3.7%	5.5%	3.9%	3.3%	5.0%	2.5%

Source: Maine Department of Labor, Center for Workforce Research and Information

#### **D. Commuting Patterns and Places of Work Outside of Brooklin**

Brooklin is a rural community; therefore, most residents (78.0% based on the ACS 2019 5-Year Estimates) commute to work. Average commute times increased slightly from an estimated 20.1 minutes in 2010 to an estimated 24.9 minutes in 2019. These figures should be reviewed when the updated 2020 Decennial Census data becomes available.

Data from the Public Opinion Survey demonstrated that about half of respondents work within fifty miles of Brooklin and about half more than fifty miles away. This is in part because a significant portion of survey respondents were seasonal residents, but it also shows how remote “work-from-home” employment also plays a role in Brooklin’s economy.

#### **E. Major Employers**

It is apparent from the number of marine-related businesses in Brooklin that the community’s coastal location is an important economic asset. Boat-building, marine services, and the fishing industry employ a majority of workers in Brooklin, and these companies also bring seasonal residents and tourists to the area, creating opportunities for a diverse range of businesses. Brooklin may lack heavier types of industry, but residents are building homes and providing residential services, while others are operating lodging places, food establishments, retail stores and artist galleries and studios.

In the Public Opinion Survey, a significant number of respondents expressed a desire to discourage the following from being developed: heavy industry, chain stores and “big box” stores. Locally-owned, small businesses such as restaurants, shops and galleries, marine-related industry, nature-based tourism

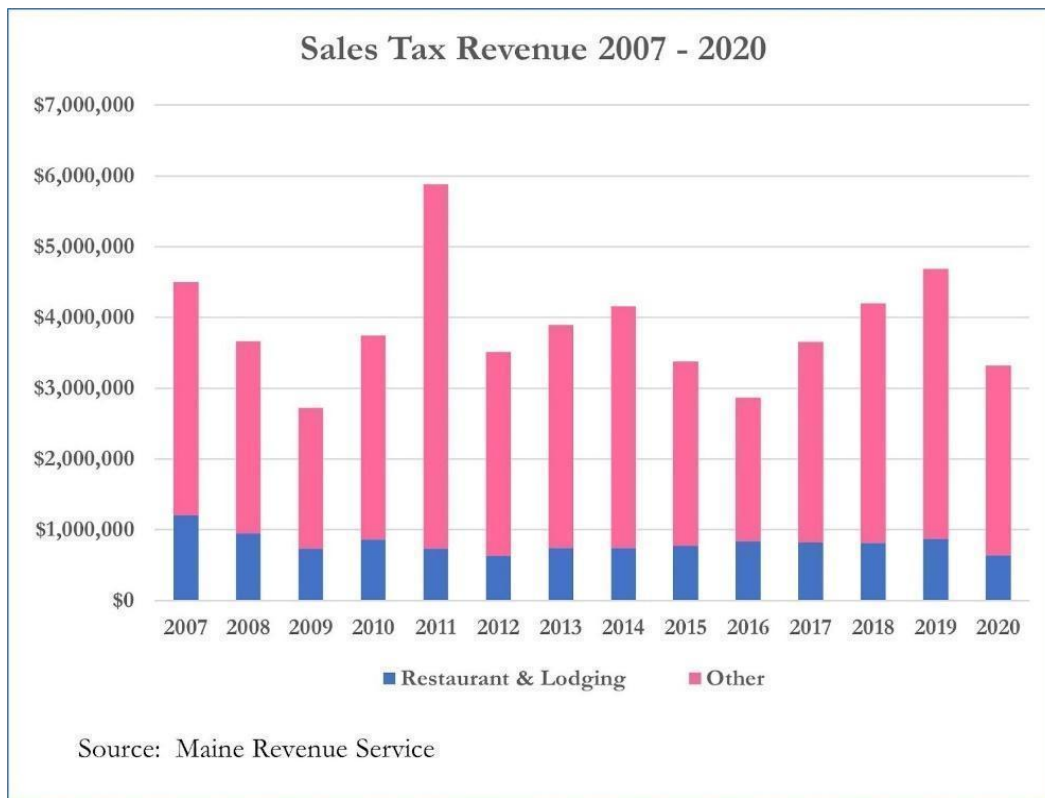
and food production were all indicated to be encouraged by survey respondents. These results helped to guide goals and objectives laid out in the Future Land Use, Marine Resources, Natural Resources, Agriculture and Forestry Resources, and the Climate Change chapters. Trade-related jobs and telecommuting jobs were also indicated to be encouraged by the Town by respondents. Objectives in the Housing chapter and regional work to improve access to broadband services on the Blue Hill Peninsula both speak to this need.

According to 2019 MaineDOL data, the Brooklin School is one of Brooklin’s largest employers. The Population, Public Facilities and Housing chapters lay out the importance of investing in both the physical and cultural structure of the school.

**F. Taxable Sales**

Sales data is collected by the Maine Revenue Service. One can see the effect of the Great Recession in Brooklin’s low taxable sales in 2009 followed by years of fluctuation until a rebound in 2020. The year 2011 stands out as an outlier year in which taxable sales reached a high of \$5.9M. Taxable sales associated with Restaurant and Lodging accounts for approximately twenty to twenty-five percent of total taxable sales.

*Figure B – 2: Brooklin Taxable Sales 2007 - 2020*



## **6. Projected Future Employers & Regional Issues**

Brooklin's future economy will depend on a range of factors, including regional and local demographics and changes in climate and technology. A certain number of land and water-related local businesses may continue; however, businesses such as retail that rely on brick-and-mortar storefronts will continue to compete with larger, regional centers such as Blue Hill and Ellsworth. These types of businesses may not be major employers in the future.

Brooklin's location on the Maine Coast, with its beauty and undeveloped condition, may continue to see increases in tourism. The Public Opinion Survey shows respondents are wary of increased tourism and how it will affect the character of the Town. This tension between increasing and controlling tourism will be a topic of debate and a challenge for the Town's planners.

The extent to which climate change will impact fisheries and marine-based industries remains to be seen. This diverse sector, including shellfish and seaweed harvesting, will be impacted by rising water temperatures and the increasing frequency of extreme weather events. These impacts could pose a major threat to the future of Brooklin's local economy.

An additional issue is the ongoing dispute related to Right Whales and how to manage the sustainability of this endangered species. Recent court rulings and advocacy group activity could have a serious downward effect on the economics of lobster fishing. This segment of Brooklin's economy is very important to the Town, both economically and culturally.

The Town will be in competition with other towns and regions with fiber-optic Internet as telecommuting increases. Brooklin is working with Consolidated Communications/Fidium to make high-speed service available to all residents in 2023.

Brooklin provides a high-quality of life, but with increasing broadband capability and penetration, it may have the ability to attract the talent that the Town needs to offset its aging and declining workforce. The increase in unusual weather and uncomfortable conditions in many areas of the country may increase interest in relocating to the Northeast region of the United States. Brooklin must consider this dynamic and how it might affect the Town.

Brooklin's oceanfront setting may provide the Town with opportunities to participate in the potentially substantial offshore wind industry projected for Maine; the growing aquaculture industry may also provide considerable advantages. As discussed in upcoming chapters, an integrated approach to provide more affordable housing and other efforts will need to be realized to capitalize on these economic possibilities.



### 7. Goals & Objectives

<b>Goal</b>	<b>Strengthen and support the diverse multilayered economy of Brooklin. This includes existing sectors as well as being open to new or emerging sectors.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Improve Internet speed to support existing and new income opportunities.	The Town should continue to work to provide reliable internet service.	Selectboard	Ongoing
	Facilitate development of affordable housing, including rental and ownership options. (See also the Housing chapter.)	Research and join in regional efforts. (Part of that research should include an inquiry re: why the Affordable Housing Committee formed as part of the 2003 Comprehensive Plan was dissolved.)  Participate in regional programs, grants, and projects to ensure sufficient, affordable housing options for residents of all ages.	Selectboard and Housing Committee	Over the next five years
	Support existing businesses that contribute to maintaining Brooklin’s character and economy.	The Town should develop a method to actively reach out to existing or potential businesses to learn their thoughts and ideas about the future.	Selectboard	Within one to two years
Consider and address concerns about Brooklin’s ability to guide/control possible future proposals for large scale enterprises such as solar arrays, windmills, tourist attractions/hotels, heavy industry or chain stores.	The Selectboard or its designees should explore methods of managing proposed development.	Selectboard and designees	Within one to two years	
Continue to address the changing climate and its related effects on the Town’s economy.	Take these changes into account while making or approving any proposals for development.	Selectboard and Planning Board	Ongoing	

# Chapter C: Housing

## 1. Purpose

Population is foundational in order to build a thorough, accurate Comprehensive Plan, as a Comprehensive Plan needs to address key housing issues. These issues include changes in conditions and needs of housing as well as projecting a future demand for housing. Specifically, this chapter:

- a. Outlines recent trends in Brooklin’s housing status in types and number of units created;
- b. Addresses housing affordability (cost-to-rent or own);
- c. Projects future housing needs;
- d. Analyzes the benefits to the Town if more affordable housing is created; and
- e. Recommends ways to increase housing units that are safe, energy-efficient and affordable for a multi-occupational and multi-generational community.

## 2. Key Findings & Issues

Brooklin has seen a housing shift since the year 2000. Seasonal units (438) exceeded year-round units (396) as of 2020. This increase has the potential to carry serious implications with it, especially if year-round residents have different priorities than seasonal residents do. While there is a thriving short-term rental market occurring in Brooklin, the few year-round rental units available in Brooklin are unaffordable for many working, year-round Brooklin renters; similarly, the sale price of most homes being sold in Brooklin is unaffordable to many of Brooklin’s median income buyers.

## 3. 2003 Comprehensive Plan Key Findings & Issues

The Town of Brooklin’s 2003 Comprehensive Plan noted a significant increase in the number of year-round and seasonal housing units since 1970—over thirty percent between 1980 and 2000. The 2003 Plan also found more safe and affordable housing was needed in Brooklin. Purchase prices in 1998 for the average first-time home buyer were second only to those in the greater Portland area where household incomes were fifty percent higher than Brooklin’s. As a result, the 2003 Plan concluded it was difficult for young families to buy homes in Brooklin. Such high prices also were a factor in the aging population and declining school enrollment in Brooklin.

## 4. 2022 Public Opinion Survey Results

Of the 274 people who responded to the housing section of the Public Opinion Survey, more than fifty-two percent stated that their primary residence was in Brooklin, while more than forty percent stated that they were seasonal residents only. Slightly more than sixty percent of the 273 respondents (both seasonal and primary residents) had lived in Brooklin for more than twenty years. Of those who responded to this part of the survey, ninety-six percent reported that they do not expect to move away from Brooklin in the next five years.

In both the Public Opinion Survey responses and the subsequent Open House, residents expressed a desire for more affordable housing in Brooklin to attract younger people to live and work in the Town. However, the survey results also indicated little support for having a multi-unit housing complex anywhere in Town.

## **5. Recent Housing Trends and Analysis**

Findings from other sources are reported below, but may require an explanation. The data from 2000 and earlier are from the Decennial Census, and the information from 2010 is from the American Community Survey (ACS) 5-Year Estimates, the Census term for counts taken between decades.

In 2010, some of the data, e.g. seasonal housing units, was dropped from the Decennial Census, but continued to be included in the 2010 ACS Estimates. Where 2010 data were contained in both the Decennial and the ACS counts (such as total housing units), the numbers often were not the same; therefore, the 2010 ACS Estimates were used consistently in the tables and charts below and not the Decennial Survey data.

Another data issue exists within the 2019 data available from the American Community Survey on-line tool; this information appears to be less reliable than the ACS Estimates compiled by the Maine State Housing Authority. For this reason, the data from Maine State Housing is used instead of, or in addition to, the 2019 ACS counts.

### **A. Change in Dwelling Units**

The majority of vacant housing in both Brooklin and Hancock County is seasonal. In Brooklin, the percent of seasonal housing units grew a dramatic 62.1% from 2000 to 2017. Though smaller, a similar increase occurred in the County as a whole. In terms of Brooklin's total number of housing units, there was an increase from 702 units in 2000 to an estimated 879 in 2017, but this was not a sufficient enough increase to account for the rise in seasonal housing. Therefore, it appears some of the increase in seasonal housing came from housing units converting from occupied to seasonal; this is reflected in a 3.2% decrease in occupied housing units from 2000 to 2017.

Brooklin's increase in total housing units from 2000 to 2017 was 25.2%; the County's rate was 20.5% over the same period.

Year-round housing exceeded seasonal dwellings in 2000. In 2020, there were more seasonal housing units (438) than year-round, occupied housing units (396). (The twenty non-seasonal vacant units are considered to be year-round.) This shift to predominantly seasonal housing, along with the aging population, could possibly lead to a shift in priorities, e.g. less priority could be given to education, facilities, etc. desired by year-round residents.

*Table C – 1: Year-Round and Seasonal Housing Units for Brooklin and Hancock County*

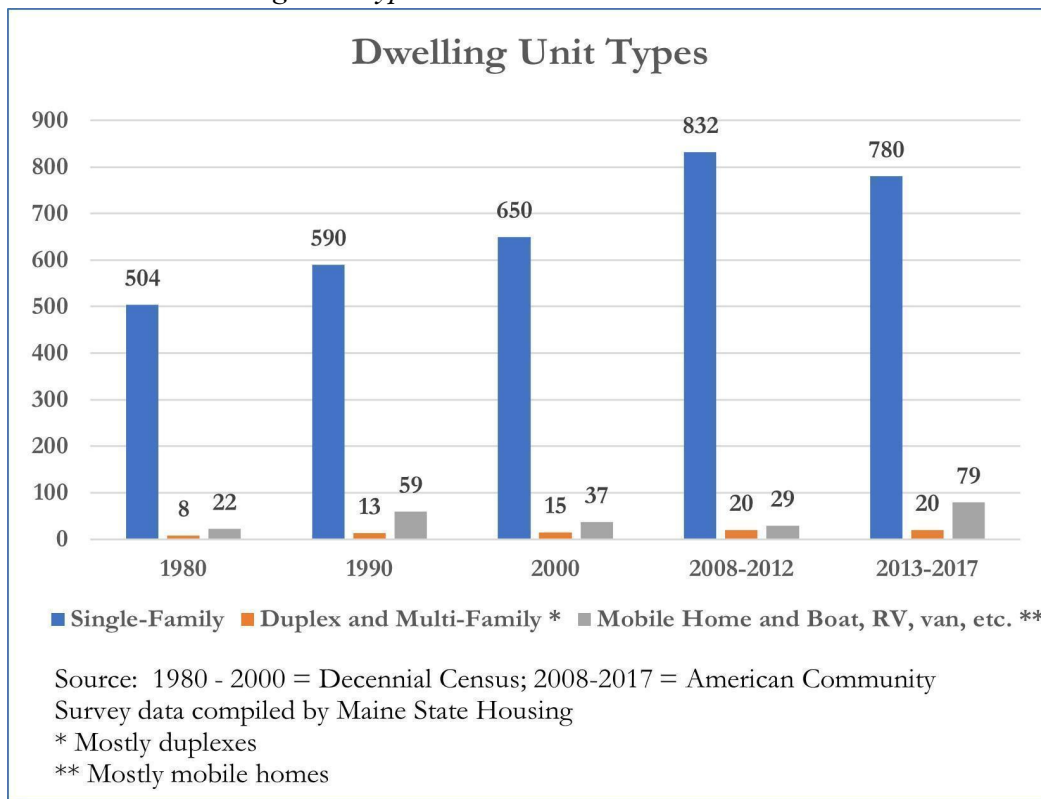
		2000	2010	2019*	2013-2017	% Change '00 - '17
Brooklin	<b>Total Occupied Housing Units</b>	375	442	319	363	-3.2%
	Percent of Total	53.4%	51.5%	39.0%	41.3%	
	<b>Vacant (Seasonal)</b>	306	358	493	496	62.1%
	Percent of Total	43.6%	41.7%	60.3%	56.4%	
	<b>Vacant (Non-Seasonal)</b>	21	59	6	20	-4.8%
	Percent of Total	3.0%	6.9%	0.7%	2.3%	
	<b>Total Housing Units</b>	702	859	818	879	25.2%
Hancock County	<b>Total Occupied Housing Units</b>	21,864	23,300	23,661	23,674	8.3%
	Percent of Total	64.4%	59.2%	57.3%	57.9%	
	<b>Vacant (Seasonal)</b>	10,672	13,438	14,697	14,173	32.8%
	Percent of Total	31.4%	34.1%	35.6%	34.6%	
	<b>Vacant (Non-Seasonal)</b>	1,409	2,632	2,902	3,069	117.8%
	Percent of Total	4.2%	6.7%	7.0%	7.5%	
	<b>Total Housing Units</b>	33,945	39,370	41,260	40,916	20.5%
Source: 2000 = Decennial Census; 2010 and 2019 = American Community Survey estimates; 2013 - 2017 = ACS estimates compiled by Maine State Housing.						
* The following ACS estimate appears to be less reliable than the 2013-2017 data.						

## B. Housing Unit Type

As of 2017, most of the dwellings in Brooklin were single-family homes (88.7%). Between 2000 and 2017, there was a small increase in duplexes and a relatively large increase (113.5%) in mobile homes.

Hancock County as a whole contains 11.2% duplexes/multi-family units, while Brooklin only contains 2.3% duplexes/multi-family units as of 2017. Because more affordable options are needed, consideration should be given to increasing the availability of duplexes and other multi-family buildings as rentals or some form of ownership, e.g., cooperatives or condominiums. Mobile homes and other manufactured housing can also be considered as options for more affordable housing.

Figure C -1: Brooklin Dwelling Unit Types

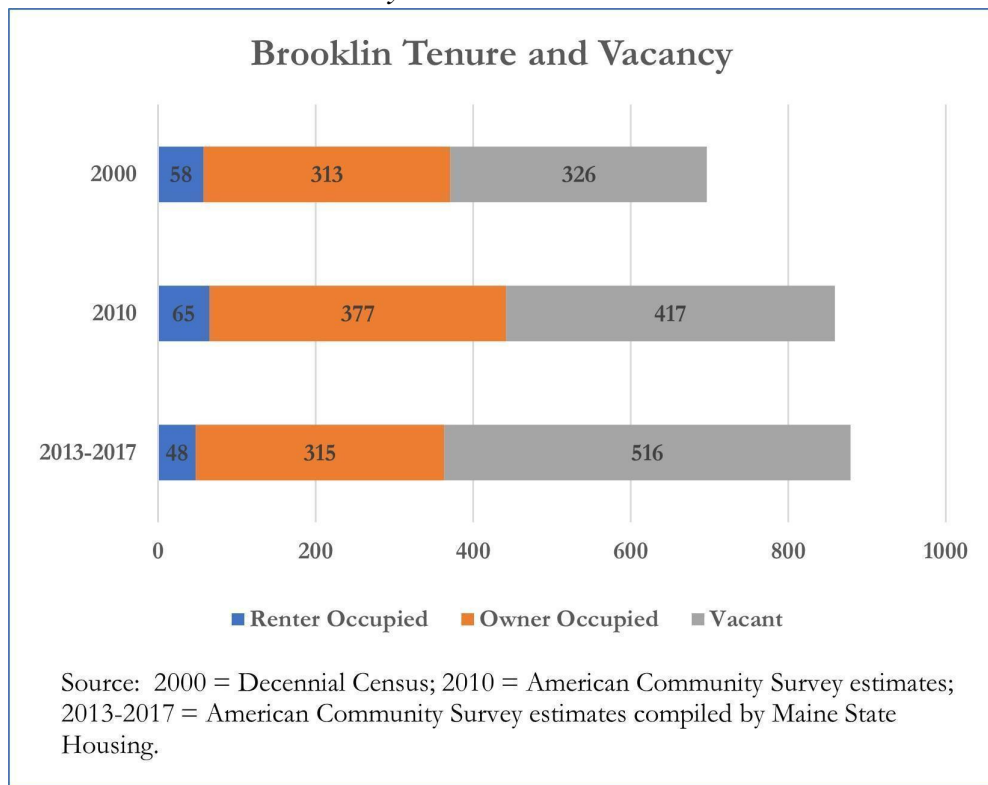


### C. Tenure

Tenure refers to the financial arrangement under which someone lives in a home or apartment—generally as a renter or an owner. In both Brooklin and Hancock County, renter-occupied housing is a small percentage of the total housing units, although the percentage in Brooklin (5.5% as of 2017) is even smaller than in the County as a whole (15.2%). A majority of the housing in Brooklin is seasonal housing that is vacant most of the year.

Brooklin’s low number of renter-occupied housing units corresponds with the low number of duplex and other multifamily type units available to those who need it. One of the housing challenges for Brooklin and similar communities in Maine is to determine how to realize additional affordable housing units, many of which may need to be built as multi-family housing options.

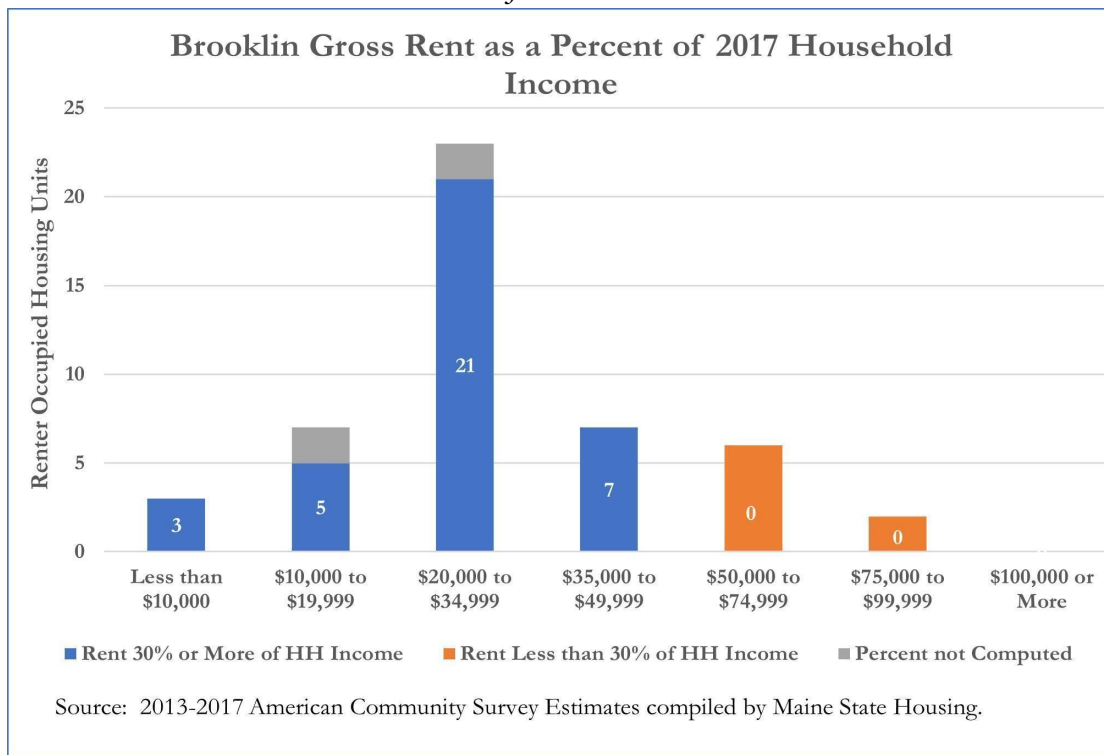
Figure C – 2: Brooklin Tenure and Vacancy



### D. Affordability

Housing affordability refers to both rental and ownership tenure. Brooklin’s median gross monthly rent as of 2017 was \$1,083, more than a third higher than the median for Hancock County (\$812). Of the forty-eight renter-occupied housing units in Brooklin in 2017, thirty-six of the households were paying more than thirty percent of their household income for rent. (Rentals are considered to be unaffordable when people have to pay more than thirty percent of their income to stay there.)

Figure C – 3: Brooklin Gross Rent as a Percent of 2017 Household Income



Home ownership affordability is outlined in Table C – 2. In 2020, the median home price in Brooklin was \$331,550 and the median income was less than \$50,000. The income needed to afford a home of this price is \$81,306. Thus, more than two-thirds of people living in Brooklin cannot afford a median-priced home in their Town.

Table C – 2: Brooklin Homeownership Affordability - 2020

Affordability Index *	Median Home Price	Median Income	Income Needed to Afford Median Home Price - Annual	Income Needed to Afford Median Home Price - Hourly	Home Price Affordable to Median Income	Households Unable to Afford Median Home (%)	Households Unable to Afford Median Home	Total Households	% of Unattainable Homes Sold	Affordable Homes Sold	Unattainable Homes Sold
0.61	\$331,550	\$50,000	\$81,306	\$39.09	\$203,889	67.2%	\$267	398	79.3%	6	23

\* The affordability calculation is based on the ratio of area median home prices and median two-bedroom rent costs to area median household and rental household incomes. A ratio of 1 or above indicates affordability.

Source: "Homeownership Affordability Indexes," Maine State Housing website, <https://www.mainehousing.org/policy-research/housing-data/housing-affordability-indexes>, accessed 27 August, 2021.

The consequences of unaffordable housing have long-term negative effects contributing to population decline, cultural homogeneity, and economic stagnation. When those in lower income brackets are unable to attain affordable housing, the effects can be far-reaching and may include: decline in educational quality, shortage of laborers, and a lack of access to essential services.

There are presently no Town-sponsored programs for first-time home-buyers or households with limited income. Some towns have created committees to explore options such as housing land trusts

that create opportunities for first-time homebuyers to buy homes at below-market rates. These measures involve deed restrictions to ensure the units remain affordable when they are resold.

### **E. Seasonal Units**

The percent of seasonal housing units in Brooklin grew a dramatic 62.1% from 2000 to 2017. (See Section 5A, Table C - 1) According to 2020 Census data, there are now 438 seasonal housing units compared with 396 year-round, occupied housing units.

### **F. Accessible, Affordable & Senior/Assisted Living Facility Need Projections**

Given the limited number of multi-family homes in Brooklin and the aging population, new options for senior citizen housing may be needed. Some of these needs could be met via aging-in-place or other home-based services, but at least some of those who need assistance may seek housing out of town due to a lack of accessible options.

### **G. Local Regulations and Affordable Housing Policies**

Local land-use regulations focus on shorelands, wetlands and include local ordinances for minimum lot sizes and set-backs. A one-acre lot minimum ordinance in Brooklin may have an adverse impact on the development of affordable housing. This mandate could contribute to population loss over the medium-term despite recent upticks in regional and local home purchases. Many first-time home buyers and median-income earners could potentially be priced out of the Town's current housing market. Strategic affordable housing policies can help to solve this problem; measures to promote sustainable growth and incorporate affordable housing options within any new development are possible solutions.

### **H. Short-Term Rentals**

The rapid increase in short-term rentals (defined as rentals with terms less than thirty days) facilitated by Airbnb, Vrbo, and other rental channels has been a challenge for some Maine communities, and Brooklin is no exception. While short-term rentals provide a source of income to property owners, they can disrupt communities. Examples include loss of neighbor contact and noise/other impacts caused by vacationing guests. There were fifty-three active short-term rentals in Brooklin at the end of August 2021 with an average of 5.6 guests per rental. (See Table C – 3) The number of short-term rentals decreased slightly during the pandemic; it remains to be seen if they will increase post-pandemic.

*Table C – 3: Short-Term Rentals as of August 30, 2021*

<b>Active Rentals</b>	53	
<b>Entire Home Rentals</b>	92%	
<b>Average Number of Guests</b>	5.6	
<b>Average Daily Rate</b>	\$222	Average Daily Rate (ADR) is the average booked nightly rate + cleaning fees for all booked days over the last year.



<b>Occupancy Rate</b>	88%	The number of booked days divided by the total number of days available for rent over the past twelve months. Properties with no reservations are excluded. This occupancy rate figure represents the median over the past twelve months.
<b>Revenue</b>	\$3,024	The median monthly revenue (nightly rate + cleaning fees) earned over the past twelve months. This revenue figure represents the median over the past twelve months and does not include taxes, service fees, or additional guest fees.
<b>Airbnb Listings</b>	54%	
<b>Vrbo Listings</b>	22%	
<b>Listed on Both Airbnb and Vrbo</b>	24%	
Source: "Overview," AirDNA Marketminder website, <a href="https://www.airdna.co/vacation-rental-data/app/us/maine/brooklin/overview">https://www.airdna.co/vacation-rental-data/app/us/maine/brooklin/overview</a> , accessed 30 August, 2021.		

### I. Substandard Housing

Based on American Community Survey data compiled by the Maine State Housing Authority, there were four homes in Brooklin in 2018 lacking complete kitchen facilities and four lacking complete plumbing facilities; therefore, substandard housing does not appear to be an issue in Brooklin.

Table C - 4: Brooklin Substandard Housing - 2018

<b>Substandard Housing</b>	<b>Brooklin</b>	<b>Hancock County</b>	<b>Maine</b>
<b>Lacking complete kitchen facilities</b>	4	218	5,167
<b>Lacking complete plumbing facilities</b>	4	219	3,794
Source: "Build Your Own Datasheet," Maine State Economist website, <a href="http://econ.maine.gov/">http://econ.maine.gov/</a> , accessed 27 August, 2021.			

## 6. Examples of Maine Communities Addressing Housing Affordability

Similarly situated rural, coastal communities in Maine have developed programs to address housing affordability as discussed below:

Island Workforce Housing, a non-profit corporation, is working to “create housing solutions in Deer Isle and Stonington that are permanently affordable to individuals and families working in these communities,” says its mission statement. The rationale: “Housing these valued community members is a critical first step in securing the longevity of the economic development and civic health and well-being of the island.” As its first project, Island Workforce Housing and the Island Heritage Trust

acquired 27.5 acres of land on the Sunset Cross Road. The upland 13.4 acres will be used to develop rental housing for Stonington's year-round workforce, and the pond buffer (14.1 acres) will be conserved for public use.

In Washington County, the Washington County Sustainable Housing Work Team prepared a 2014 plan to address affordable housing. The plan, "Regional Plan for Sustainable Housing in Washington County" contained three objectives: 1) supporting the most effective existing public/private partnerships, 2) developing a better understanding of problems and solutions for an aging population and an aging housing stock, and 3) sponsoring new strategies to create jobs while improving housing stock and reducing reliance on increasingly unaffordable ways to stay warm in the winter.

In 1996, the community of Cranberry Isles established a nonprofit Realty Trust to address affordable housing issues. The Trust accessed and used federal Housing and Urban Development Department funds to help purchase three properties. The occupants of these properties must earn less than a maximum income, the amount of which is specified on an annual basis by the federal government.

Another example is Islesboro, whose nonprofit organization, Islesboro Affordable Property (IAP), constructed an eight-unit project, the Ruthie James Subdivision. IAP owns the land; residents own the homes. IAP subsequently built and subsidized the sale of a single-family home. IAP has built or acquired thirteen homes for rent. IAP uses Camden National Bank and the Genesis Community Loan Fund, located in Brunswick, for its loans in addition to Maine Housing funds; however, most of IAP's funding is sourced via private fundraising.

Brooklin is currently participating in a series of brainstorming meetings with other Peninsula towns in order to facilitate conversations and exchange ideas about solving the affordable housing shortage. This committee is referred to as "Housing on the Blue Hill Peninsula."

## 7. Goals & Objectives

<b>Goal</b>	<b>Recognize that Brooklin’s viability and income depend upon the availability of housing that is safe, energy efficient, and affordable for a multi-occupational and multi-generational community.</b>		
<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
Facilitate development of affordable housing, including rental and ownership options.	<p>Research and join in regional efforts.</p> <p>Participate in regional programs, grants, and projects to ensure sufficient, affordable housing options for residents of all ages.</p>	Selectboard and Housing Committee	Over the next five years
Create a Housing Committee to study affordability and sustainability and make recommendations.	<p>Task the committee with reexamining/revisiting the Town ordinance that includes a one-acre minimum lot and its restrictive qualities.</p> <p>Task the committee to investigate the needs of the Town’s elderly population and the possible need for assisted living, nursing homes, and home-based care.</p> <p>Task the committee to investigate the impacts (positive and negative) of short-term rentals on Brooklin’s economy and availability of year-round housing.</p>	Selectboard and Housing Committee	Within six months and ongoing

# Chapter D: Transportation

## 1. Purpose

The transportation system and mobility are some of the most important factors that influence a community's economic well-being and support. Alternatively, they can negatively impact the health and cohesion of a community's population. The transportation system, especially maintenance of roads, is one of the costliest elements in a town budget. This section will discuss and analyze the major transportation issues facing Brooklin. Specifically, this chapter:

- a. Discusses the extent, use, condition, and capacity of Brooklin's transportation systems;
- b. Assesses the adequacy of these systems to handle current and projected demands; and
- c. Accounts for areas where sustainable transportation alternatives and long-term cost savings in infrastructure management may exist.

## 2. Key Findings & Issues

In 2022, Brooklin had approximately thirty miles of public roadways, of which about eleven miles were State or State-aid roadways and the remainder were Town roadways. Traffic volume remains low compared to that of the region. There are no High Crash Locations (HCL) in Brooklin, but traffic speed in West Brooklin and on Route 175 is a concern. Pedestrian and bicycle safety is a challenge, as there is no pedestrian and bicycle infrastructure connecting major locations.

## 3. 2003 Comprehensive Plan Key Findings & Issues

Brooklin had approximately thirty miles of public roadways in 2002, with eleven miles being State or State-aid roads and the remainder being Town roads. The pressing issues were the poor condition of the only State road in Town, Route 175, and several road segments with high accident rates.

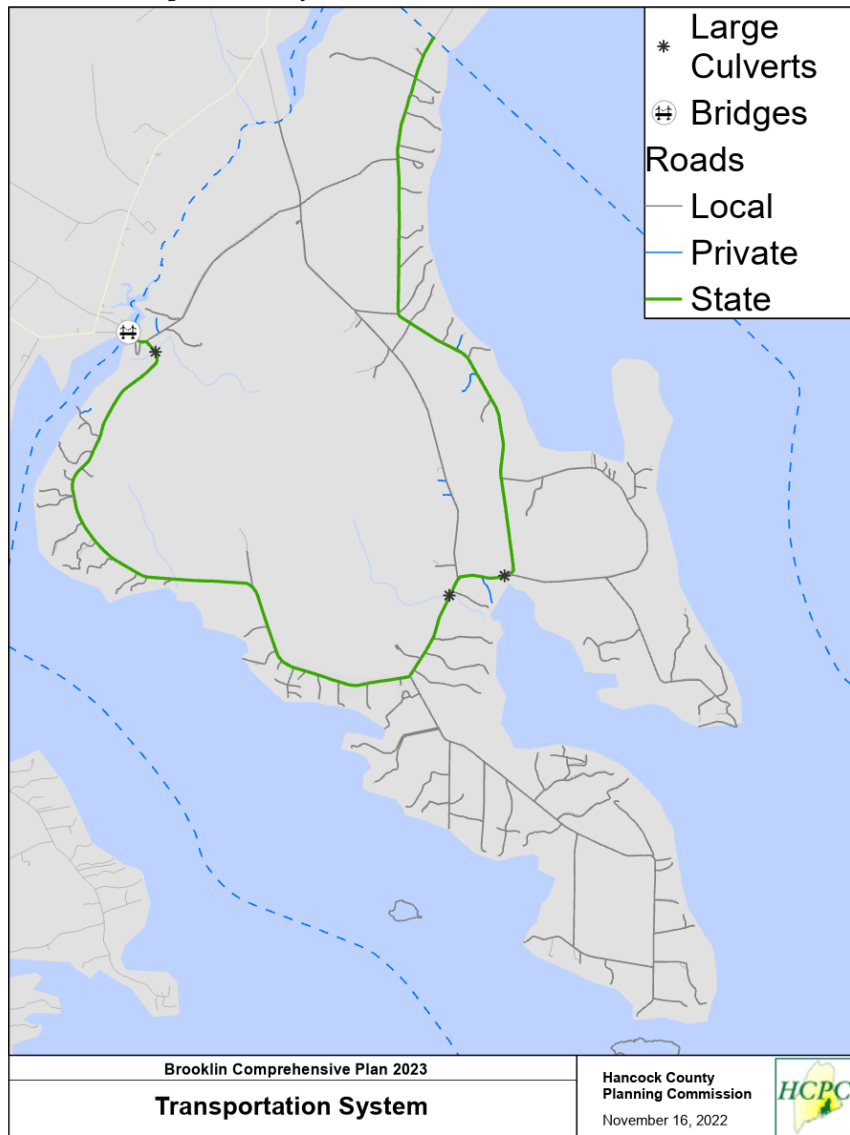
## 4. 2022 Public Opinion Survey Results

Results from the Public Opinion Survey indicated general satisfaction with the Town's maintenance of roads and snow removal, with nearly eighty percent and 100%, respectively of respondents, stating that the maintenance was adequate or better. A majority of respondents did, however, indicate that the Town should pay more attention to road and road shoulder conditions on both Town and State-maintained roads. Over one-third of respondents stated that pedestrian safety and traffic speed control in the Town was inadequate, and nearly half of respondents said that bicycle rider safety was

inadequate. Respondents expressed the greatest concern over public transportation, with nearly sixty percent stating that the current facilities are inadequate.

Some respondents provided feedback on specific transportation issues related to safety and parking. Concerns were raised over the safety of Brooklin’s Town Center pedestrian crossings, as well as the need for traffic speed control in West Brooklin and on Route 175. A few respondents indicated that there was a need for increased seasonal parking at Naskaeg Point and year-round parking at the Friend Memorial Public Library.

Figure D – 1: Brooklin’s Transportation System



## 5. Road Conditions, Traffic Volume & Areas of Concern

### A. Road Mileage and Classification

Roads are classified administratively and functionally. Administrative classification identifies responsibility for the maintenance of State, Local or Private roads. Private roads may be maintained by either property owners or a homeowner association. Functional classification groups roads by feature including width, speed, and traffic volume capability. Major functional classifications are:

**Arterials** – Roads connecting major settlements designed for high-speed travel with limited access points. Route 1 and Route 95 are examples of arterial roads. Brooklin has no arterial roads.

**Collectors** – Roads supporting traffic within a town or group of small towns or disconnected neighborhoods. They are designed to accommodate moderate speeds (35 – 45 mph) and a moderate traffic volume. Route 175 is an example of a collector.

**Local** – Roads lightly traveled and comprise the network between residential areas and residential areas and downtowns. They are often narrower than the previous two road types and accommodate speeds under 35 mph. Most roads in Brooklin are classified as local roads.

**Private** – Roads that serve three or more dwellings. Roads serving two or fewer dwellings are defined as driveways.

Development decisions are often influenced by road classification. Higher traffic volumes on arterial and collector roads make these more suitable for commercial and retail development, while local and private roads are often more suitable for residential, agricultural and home-business uses. Local and private roads are generally not built to a standard supporting regular use by heavy trucks, especially in the spring “mud” season. Brooklin’s local roads are generally not suitable for heavy industry and shipping. Table D – 1 provides further details on road mileage and classifications to support future land use decisions.

*Table D – 1: Brooklin Public Road Mileage & Inventory*

MaineDOT #	Name	Collector	Local	Total
0901688	East Road	0	0.24	0.24
0901267	Center Harbor Road	0	0.20	0.20
0900445	Flye Point Road	0	1.39	1.39
0900455	Folly Road	0	0.26	0.26
0900442	Hales Hill Road/Old County Road	0	3.93	3.93
0900440	Hales Woods Road	0	0.84	0.84
0900443	Harriman Point Road	0	2.68	2.68
0901269	Haven Road	0	0.19	0.19

MaineDOT #	Name	Collector	Local	Total
0901189	High Street	0	0.34	0.34
0901187	Hillside Road	0	0.56	0.56
0900449	Naskeag Road	0	3.68	3.68
0900451	Pooduck Road	0	0.83	0.83
0900440	River Road	0	1.61	1.61
0900444	Back Road	0	1.50	1.50
00175X	State Route 175/ Bay Road	10.68		10.68
0901485	Mountain Ash Road	0	0.26	0.26
0901184	Cemetery Road	0	0.25	0.25
0901269	Steamboat Road	0	0.23	0.23
3200514	School Street	0	0.14	0.14
0901700	Dodges Wharf Road	0	0.18	0.18
		<b>10.68</b>	<b>19.31</b>	<b>29.99</b>

*Source: Maine Department of Transportation*

### **B. Highway Corridor Priority**

Maine Department of Transportation (MaineDOT) categorizes roads using its Highways Asset Management methodology to provide a fair, structured framework for prioritizing investments. There are two parts—the Highway Corridor Priority (HCP) and the Customer Service Level (CSL). The Highway Corridor Priority (HCP) categorizes Maine’s highway assets into five levels of priority:

Priority 1 - These roads include the Maine Turnpike, the interstate system, and key arterials designated as part of the National Highway System (NHS), such as Route 9 Brewer-Calais, US Route 2 Newport-Gilead, and US Route 1 Houlton-Madawaska. The 1,873 miles of Priority 1 highway represent only eight percent of the miles, but carry fully forty percent of all vehicle miles traveled in Maine.

Priority 2 - These roads include high-priority non-NHS arterials such as State Route 161 Caribou-Ft. Kent, State Route 15 Bangor-Greenville, and US Route 1 Ellsworth-Eastport. The HCP 2 roads total about 1,252 miles. They represent about five percent of the total miles of roadway and carry eighteen percent of overall traffic.

Priority 3 - These roads are generally the remaining arterials and major collector highways. They include corridors such as US Route 202 China-Hampden, State Route 5 Cornish-Fryeburg, State Route 6 Lincoln-Topsfield, and US Route 1 Baileyville-Houlton. These 1,257 miles represent five percent of the total miles and carry twelve percent of the traffic.

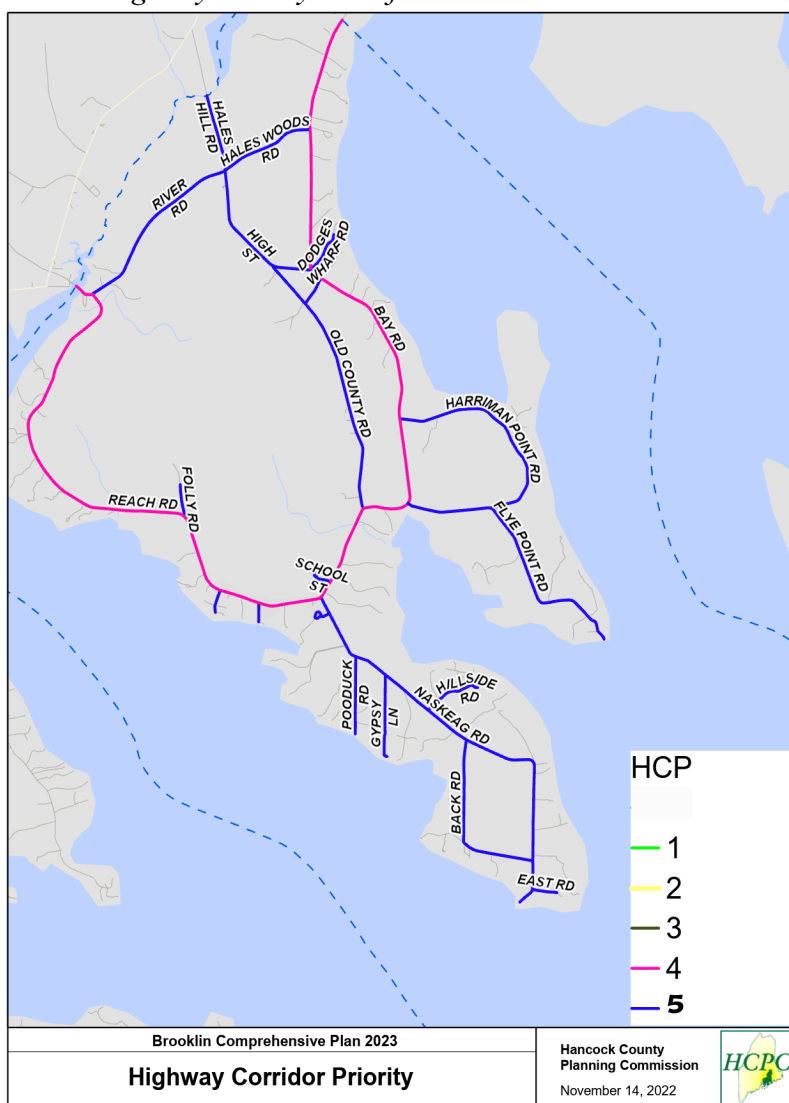
Priority 4 - These roads are generally the remaining arterials and major collector highways. They include corridors such as US Route 202 China-Hampden, State Route 5

Cornish-Fryburg, State Route 6 Lincoln-Topsfield, and US Route 1 Baileyville-Houlton. These 1,257 miles represent five percent of the total miles and carry twelve percent of the traffic. (Priority 1-4 roadways account for thirty-nine percent of public road miles and carry eighty-seven percent of overall traffic.)

Priority 5 - These roads are local roads and streets, and are the year-round responsibility of MaineDOT’s municipal partners. Though they carry just thirteen percent of the statewide traffic, these 14,446 miles make up sixty-one percent of the total miles.

Brooklin’s only State maintained road is Rte. 175, an HCP 4 collector.

Figure D – 2: MaineDOT Highway Priority Classification



### C. Traffic Volumes

Traffic volumes in Brooklin have been relatively unchanged since 2011.



Table D – 2: Traffic Volumes as Average Annual Daily Traffic (AADT)

Location	2011	2014	2017	2020
59803: IR 1189 (High St) E/O IR 442 (Old County)	NA	230	NA	
32207: IR 440 (Hales Woods Rd) W/O SR 175	NA	160	NA	
32802: IR 440 (River Rd) NE/O SR 175 (Reach Rd)	350	320	300	
59808: IR 442 (High St) NW/O IR 442 (Old County Rd)	NA	250	NA	
59804: IR 442(Old County Rd) SE/O IR 1189 (High St)	NA	40	NA	
58804: IR 449 (Naskeag Rd) SE/O IR 444 (Back Rd)	NA	300	NA	
32404: IR 449 (Naskeag Rd) SE/O SR 175 (Reach Rd)	1,030	880	890	
44103: SR 175 (Bay Rd) E/O IR 442 (Old County Rd)	1,150	1,060	NA	
32402: SR 175 (Bay Rd) NE/O IR 449	1,380	1,160	1,280	
32304: SR 175 (Bay Rd) SE/O IR 1189 (High St)	NA	1,120	1,120	
32301: SR 175 (Bay Rd) N/O IR 1700 (Dodges Wharf)	980	950	930	
32805: SR 175 (Reach Rd) S/O IR 440 (River Rd)	670	640	670	
32407: SR 175 (Reach Rd) W/O IR 449	1,240	1,090	1,080	
32808: SR 175(Reach Rd) NW/O IR 440 (RV) @ BR# 3216	NA	720	720	740

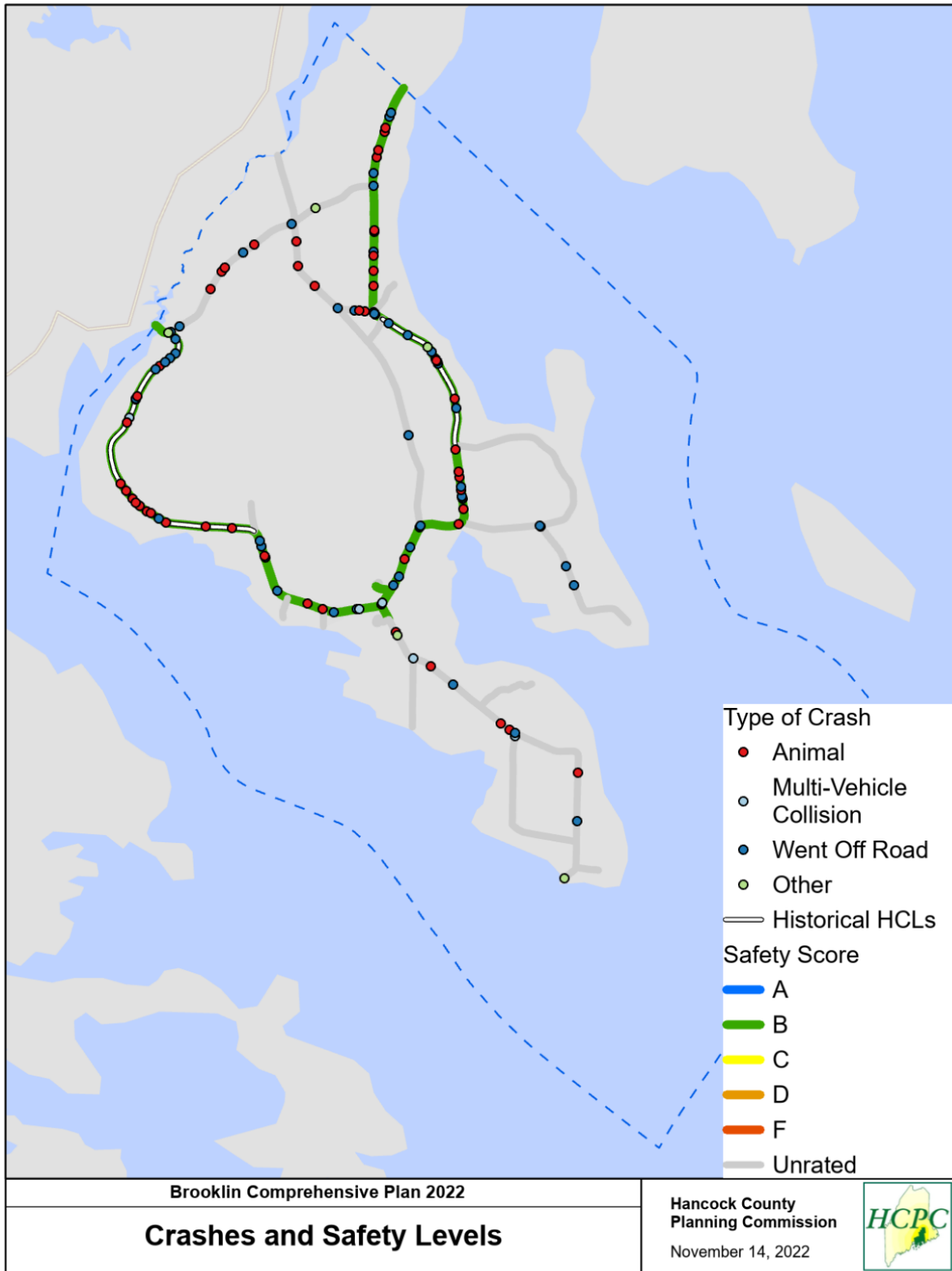
Source: Maine Department of Transportation Definition of terms: SW =South West, SE = South East, SW/O = South West of, Se/O = South East of, NW =North West, N/O = North of, S/O = South of, W/O = West of.

#### D. High Crash Locations

High Crash Locations (HCLs) are defined as any segment of road or intersection with a critical rate factor (CRF) of one or higher with eight or more crashes within a three-year timespan. The CRF is a statistical measure to determine the expected “crash rate” for a similar type of road or intersection in Maine.

Brooklin has no current High Crash Locations and has maintained a safe transportation system since 2018. Historic HCLs are shown on Figure D – 3. The first historic HCL runs along SR175 between Folly Road and River Road, with a CRF of 1.07. This is only slightly higher than the cut-off for a CRF of 1.00. There were a total of ten crashes in 2014. The other historic HCL segment is also on SR175 between Harriman Point Road and Cemetery Road, with a CRF of 1.19 and eight total crashes in 2011.

Figure D – 3: Safety Levels and Crashes



Source: Maine Department of Transportation Public Map Viewer

### **E. Parking**

The Town of Brooklin maintains a municipal parking lot in the middle of town at the Brooklin Town Office, which also includes the Brooklin Fire Department parking lot. The other municipal parking areas maintained by the Town are at waterfront access areas such as Naskeag Landing.

Demand for parking in the General Store area and adjacent to the Library can create congestion and traffic hazards. Parking demand also often exceeds supply at Naskeag Point and other waterfront access areas during seasonal months. Currently, a private citizen is allowing use of part of their property for parking for patrons of the Library and other private businesses in the Town Center.

## **6. Pedestrian & Bicycle Infrastructure**

Brooklin has no dedicated pedestrian and bicycle infrastructure connecting major locations such as the school, stores, and parks. Because many of the areas where these structures would be desirable are narrow and have no shoulders, creating connections is a challenge. These conditions impact residents' ability to safely walk and cycle, especially in the winter months and at night. Despite these limitations, many residents engage in walking and bicycling for recreation. In seasonal months, Brooklin's roads are popular with bicycle tourists.

Increased access by non-motorized users to the transportation system increases the chances of motorist-pedestrian and motorist-cyclist conflict and crashes without proper planning and adjustments to the current infrastructure. MaineDOT and the Bicycle Coalition of Maine (BCM) offer several programs that may be applicable in Brooklin. These include temporary demonstration and educational programming for local schools and community groups. Addressing pedestrian and cyclist safety will be an important topic for the Town to consider as more non-motorized users access the transportation system. Increasing opportunities for residents to safely walk and bike will be an investment in the health outcomes of all residents.

## **7. Public Transportation, Airports & Rail Service**

Brooklin does not have scheduled public transportation or transit services. Downeast Transportation Incorporated (DTI) provides regular bus service in Blue Hill, but this service does not have a scheduled stop in Brooklin. Downeast Community Partners (DCP) and Friends in Action provide volunteer driver services. DCP also provides point-to-point bus service for eligible clients referred by the Maine Department of Health and Human Services. Bangor offers year-round bus connections to Portland and Boston via Greyhound Bus Lines and Concord Coachlines.

As the average age of Brooklin's residents increases, more of these residents likely will require transportation to important medical appointments, retail, and social activities, among other destinations. Recent developments in mobile software applications and machine learning may enable Mobility as a Service (MaaS) options for Brooklin's residents. On-demand and peak-time rideshares, such as those provided by ITN America, are examples of such services.

The closest airports are located in Bangor and Trenton. Bangor International Airport has an 11,500-foot runway with regularly connecting flights to Boston and New York City, along with chartered flights to Florida. The airport is staffed with Customs and Border Protection officers and agents to clear passengers arriving from foreign points of entry. Bar Harbor-Trenton Airport in Trenton offers regular service to Boston and other regional cities on the east coast of the United States. Local airports for private use are located in Blue Hill and Stonington.

There are no freight or passenger rail services in Hancock County. There is a short-distance scenic excursion railroad in Ellsworth that operates from May to October. There are ferry services operated between Stonington and Isle Au Haut as well as ports on Mount Desert Island with the outer islands.

## **8. Local Transportation & Mobility Issues**

Local transportation challenges include summer and winter road maintenance, adequacy of parking, bicycle and pedestrian safety and meeting the needs of residents who cannot drive. These challenges are likely to increase as Brooklin's population ages. Brooklin's goal of being an age-friendly community will benefit from developing alternative means of mobility for elderly and mobility-impaired residents. Improved pedestrian and bicycle access can also contribute to mobility, connectivity, and safety.

## **9. Regional Transportation & Mobility Issues**

Hancock County and the surrounding region will face capacity issues with electric vehicle infrastructure. The movement to electric vehicles (EVs) and plug-in hybrid electric vehicles (PHEV) will require additional charging stations. There is currently one public charging station in Brooklin. Towns and regions that provide this service early may have a competitive advantage over others for tourism revenue and attracting future residents.

## **10. Climate Change Impacts and Emerging Trends**

Climate change is threatening the entire transportation system. Sea level rise and extreme weather events will require adaptation of many roads in coastal Maine. MaineDOT is interested in working with towns to make the transportation system resilient to future climate change. Technological changes, such as broadband, remote work, EVs and ride sharing can contribute to reducing greenhouse gas emission and local economic resilience. Brooklin's Climate Response Committee is currently evaluating potential scenarios and flood risks to town-maintained roads.

### 11. Goals & Objectives & Strategies

<b>Goal</b>	<b>Ensure that a safe, convenient, well-maintained, and economically feasible transportation system with diverse options is available to all residents.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeline</b>
	Improve pedestrian and bicycle access throughout Brooklin.	<p>Work with the Bicycle Coalition of Maine (BCM) on Bicycle &amp; Pedestrian Safety programming at local schools &amp; youth groups.</p> <p>Work with BCM &amp; Hancock County Planning Commission (HCPC) to plan and identify possible solutions and implementation strategies for this goal.</p> <p>Source appropriate funding and grants to support non-motorized transportation in Brooklin.</p> <p>Work with local land trusts, conservation groups, and property owners to identify potential locations for conservation easements, trail networks, and connectives through Brooklin and the region.</p>	Selectboard or their designee(s) to work with BCM, HCPC and MaineDOT.	Within six months to one year
	Increase options for public transportation, transit, and mobility services to all Brooklin residents.	<p>Work with MaineDOT and HCPC to integrate the Town into the Region’s expanding transit hub.</p> <p>Work with MaaS to support age-in-place goals.</p>	Selectboard or their designee(s) to work with Downeast Community Partners (DCP), HCPC and MaineDOT.	Within one to two years
	Address issues of poor sight lines, narrow roads and excessive speeds.	Work with (DCP), MaineDOT/Moving Maine Working Group to identify	Selectboard or their designee(s); Town	Within six months to one year

		<p>potential mobility options and providers.</p> <p>Prioritize problem areas, such as roads experiencing increased traffic due to new developments and attractions; work with HCPC and MaineDOT to devise strategies to slow traffic and create better signage.</p>	Road Commissioner	
	<p>Prioritize Brooklin’s transportation needs against the current MaineDOT Work Plan and continue to assess Work Plan vs. Town needs.</p>	<p>Work with HCPC and MaineDOT to assess town road maintenance needs and priorities against upcoming planned projects by MaineDOT.</p>	<p>Selectboard or their designee(s) to work with HCPC, MaineDOT.</p>	<p>Immediate and on-going</p>
	<p>Plan for eventual increase in Electric Vehicle (EV) use by both residents and tourists.</p>	<p>Work with HCPC and Resilience Works to identify locations and funding opportunities for establishing EV charging infrastructure.</p>	<p>Brooklin’s Climate Response Committee or their designee(s) to work with HCPC.</p>	<p>Within six months to one year</p>

# Chapter E: Public Facilities

## 1. Purpose

The adequacy of a community's public facilities is important for residents' quality of life as well as their safety and economic prosperity. This chapter provides an understanding and analysis of current conditions for Brooklin and potential future needs and issues. Specifically, this chapter:

- a. Identifies and describes Brooklin's public facilities and services; and
- b. Assesses the capacity of these services to handle current and projected demands.

## 2. Key Findings & Issues

Brooklin will need to increase its use of intermunicipal agreements and regional solutions to meet the public facilities service and infrastructure needs of its residents. This is evidenced by the following developments: a new amendment to the multi-town waste disposal facility, the need for a County ambulance service, a recent broadband agreement, and a critical housing shortage. The perception of what the Town should be providing its citizens may change over time due to, among other factors, a gradual influx of people moving to Maine from other parts of the country. In terms of staffing, maintaining the tradition of a volunteer fire department is a challenge and may worsen if population increases.

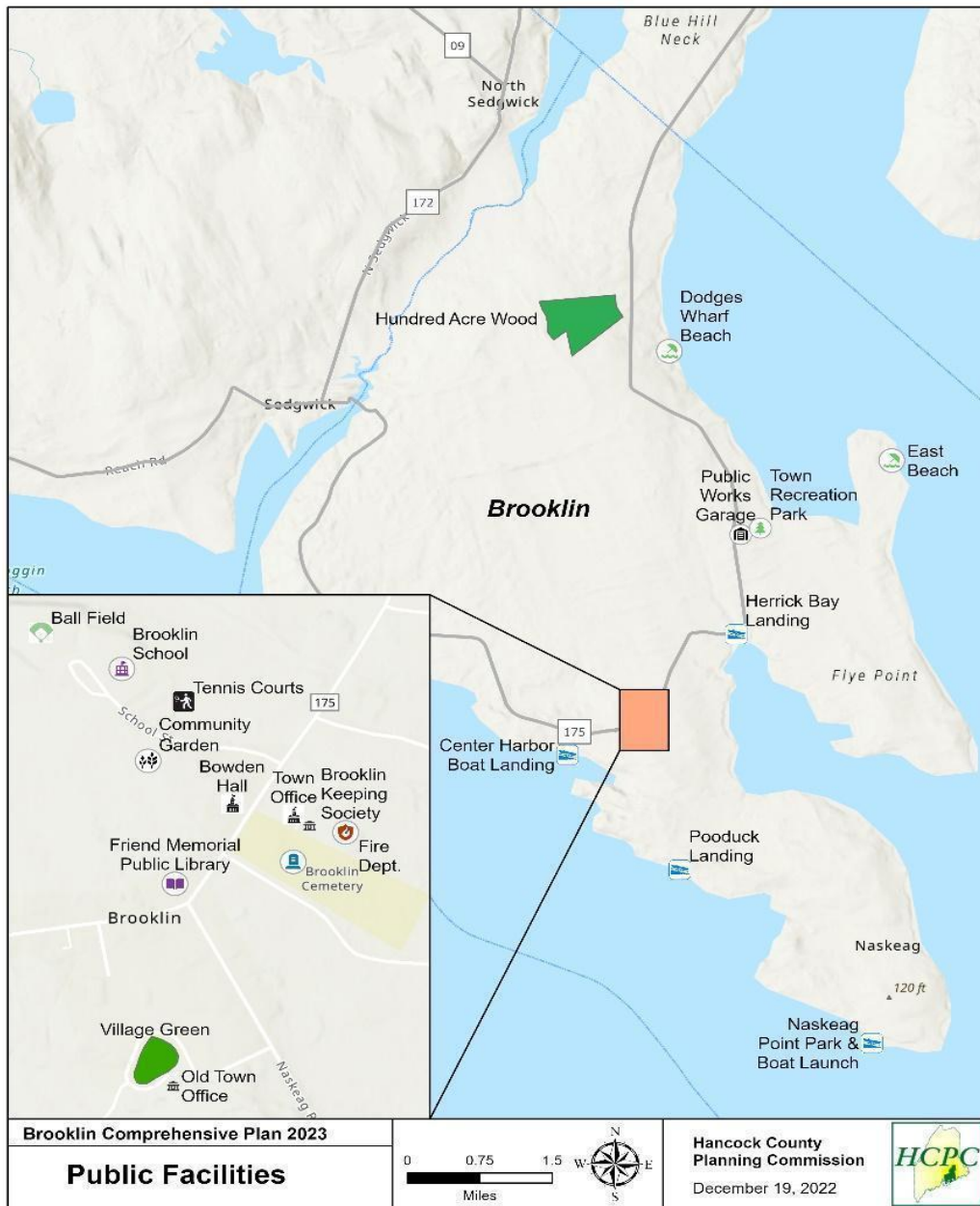
## 3. 2003 Comprehensive Plan Key Findings & Issues

The 2003 Comprehensive Plan cited the need for a new fire station as a major public facility issue. The declining enrollment in the Brooklin School, with sixty-seven students (out of a capacity of 120) enrolled in 2000, was also noted. In addition, there was a concern about rising solid waste and recycling costs.

## 4. 2022 Public Opinion Survey

Key issues identified by respondents as needing improvement in the Public Opinion Survey are doctor/medical care (twenty-six percent), eldercare (twenty-seven percent), traffic speed control (thirty-four percent), pedestrian safety (thirty-seven percent), public transportation (fifty-eight percent), road maintenance (twenty-four percent) affordable housing (forty-eight percent), public access to salt water (eleven percent), and public access to boat moorings (fifteen percent).

Figure E – 1: Brooklin Public Facilities



## 5. Town Government

### A. Current Conditions

Brooklin has a town meeting form of government and is managed by a three-person Selectboard. In addition to the Selectboard, the part-time staff include: Tax Collector, Treasurer, Clerk, Registrar of Voters, Administrative Assistant/Deputy Clerk/Tax Collector, Road Commissioner, Code Enforcement Officer, and Animal Control Officer. Brooklin has an independent Fire Department funded by the Town and through donations to the Fire Department.



## **B. Current and Future Adequacy**

Brooklin's leaders are sensitive to budget and taxes as evidenced by their use of zero-based budgeting; however, demands for service are likely to increase in the future. This is due to a variety of factors including an expected increase of people migrating to Brooklin from states impacted by climate change. Brooklin's use of interlocal agreements and regional services may need to increase to meet these new service demands.

## **6. Solid Waste Disposal and Recycling**

### **A. Current Conditions**

Brooklin uses the Blue Hill/Surry Transfer Station for all municipal solid waste disposal and recycling. In past years, Brooklin had a recycling rate of approximately nineteen percent, but the rate appears to have declined to a twelve to fifteen percent range recently.<sup>1</sup>

### **B. Current and Future Adequacy**

Rising costs, scheduling, Maine Department of Environmental Protection (DEP) requirements, and issues at the Blue Hill/Surry Transfer Station have led Brooklin to begin exploring the feasibility of forming a new transfer facility with neighboring towns, Sedgwick and Brooksville. These investigations have continued into 2022. In 2022, the Blue Hill Surry Transfer Station Board agreed to a new amendment which has been confirmed by all five Towns.

## **7. Fire Protection**

### **A. Current Conditions**

Fire protection is provided by the virtually all-volunteer Brooklin Fire Department (the Chief is compensated), which has been in existence for over seventy years. Additional coverage is available through mutual aid agreements with the Sedgwick and Blue Hill Fire Departments. The average response time to a fire is seven to ten minutes, or twelve to fifteen minutes to the more remote parts of town.

#### **i. Facilities**

The present fire station is a 2,300 sq. ft. structure on Route 175 and was built in 1952. It consists of a 512 sq. ft. training room, a 132 sq. ft. storage/furnace room, a 32 sq. ft. bathroom, and a 42 sq. ft. radio room. There are three bays for the storage of vehicles, and one vehicle is stored outside. There are no branch stations.

#### **ii. Staffing**

As of 2021, there were approximately twenty-nine firefighting and Emergency Medical Services (EMS) personnel (with a core of twelve volunteers) in the Department. In addition to the line firefighters,

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<sup>1</sup> Phone call with Blue Hill/Surry Transfer Facility Operator, 12/27/2021.

there are the Fire Chief, two Assistant Fire Chiefs, three Captains, two Lieutenants, a Safety Officer, and a Dispatcher. The EMS team includes the EMS Chief (an Emergency Medical Technician or EMT), two Emergency Medical Responders (EMR), another EMT, and a Chaplain.

Volunteer fire departments across the country have had a hard time maintaining staffing levels in recent decades, and Brooklin is no exception. The Department actively works to attract new members to its ranks, but recruitment is challenging.

### iii. Response

The average response time to a local fire is seven to ten minutes, or twelve to fifteen minutes to more remote parts of Town. To see calls for service, please reference Table E - 1. It is apparent that, compared to twenty years ago, both the number of calls and training hours have more than doubled.

*Table E - 1: Fire Department Calls for Service*

	<b>1993 - 1997 Average</b>	<b>1998 - 2000 Average</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>Vehicle Accident</b>			4	2	6	6
<b>EMS</b>			52	39	38	52
<b>Smoke Investigation</b>			1	2	0	1
<b>Fire Alarms</b>			13	15	13	16
<b>Flooded Basements</b>			1	1	3	2
<b>Mutual Aid</b>			7	8	5	7
<b>Parade/Festival</b>			1	1	1	1
<b>Woods/Grass Fire</b>			1	1	1	0
<b>Structure Fire</b>			1	2	0	1
<b>Vehicle Fire</b>			--	--	1	--
<b>Electrical Fire</b>			--	--	1	1
<b>Assist Sheriff's Office</b>			--	--	1	0
<b>Chimney Fire</b>			--	--	1	2
<b>Power Line/Tree on Roadway</b>			8	7	30	9
<b>Propane/Carbon Monoxide Leak</b>			2	3	0	2
<b>Boat in Distress</b>			2	0	1	1
<b>Cat Rescued</b>			1	0	0	--

<b>Return to Structure Fire/Overhaul</b>			--	2	--	--
<b>Assist School Exits</b>			--	--	1	--
<b>Boat Fire</b>			--	--	--	1
<b>Total Calls</b>	<b>25</b>	<b>43</b>	<b>94</b>	<b>83</b>	<b>103</b>	<b>102</b>
<b>Call Time Hours</b>			447.5	922	743.5	566
<b>Training Hours</b>			633	575.5	810	341
Source: Annual Town Reports						

**iv. Equipment**

The current inventory of vehicles is shown in the table below:

*Table E – 2: Fire Department Vehicles, 2023*

<b>Type of Vehicle</b>	<b>Year</b>	<b>Years of Service Left</b>
Engine 1: Pierce tanker/pumper on International chassis	2018	25
Engine 2: Pierce tanker/pumper on International chassis.	2012	19
Engine 3: Darley Tanker/pumper truck	1993	3
Rescue 4: MetalFab rescue truck on Sterling chassis.	2009	26

**B. Current and Future Adequacy**

There was an effort at the 2018 Town Meeting to appropriate \$250,000 toward the purchase of a new fire truck with \$150,000 coming from the unassigned fund balance and \$100,000 coming from a fire truck reserve account. The remaining \$100,000 of the \$350,000-priced fire truck would come from private donations. The measure, which was passed that year, was based on the Department’s program designed to replace a fire truck every ten years. The amount of funds in the new fire truck budget demonstrates the strong support in Brooklin for its Fire Department.

**8. Law Enforcement**

**A. Current Conditions**

There is no municipal police department in Brooklin. Police protection is provided by the County Sheriff’s Department and the State Police. The Town currently contracts with the Hancock County Sheriff for additional patrols during the summer season.

**B. Current and Future Adequacy**

According to Maine State Police records, the crime rate in Hancock County in 2020 was 8.13 per 1,000 County residents.<sup>2</sup> While this was less than the State average of 12.85 and considerably less than the national average (approximately forty-seven per 1,000 people), there were some concerning incidents in the County (sixteen rapes and sixteen aggravated assaults). If the Town’s population continues to increase, there may be pressure for additional law enforcement services.

**9. Emergency Medical Services**

**A. Current Conditions**

Ambulance coverage is provided by the Peninsula Ambulance Service. Fifteen minutes is the average time it takes to respond to a call for emergency help.

*Table E – 3: Ambulance Calls for Service*

Peninsula Ambulance Corps	
Year	# of Calls to Brooklin
2017	58
2018	42
2019	48
2020	57
Source: Annual Town Reports	

**B. Current and Future Adequacy**

The various ambulance services operating in Hancock County include Northern Light Medical Transport; Ellsworth Fire Department; Peninsula Ambulance Service; Bucksport’s municipally-operated service; Schoodic EMS; the services provided by Bar Harbor, Southwest Harbor, and Mount Desert; and Memorial Ambulance Service.

As of 2021, the Hancock County Commissioners have been investigating the possibility of starting a new regional ambulance service, and there is legislation pending at the State level to make EMS an essential service at the county level.

According to an article in the *Ellsworth American*:

The Maine Rural Health Action Network’s report lays out challenges facing rural EMS. As rural hospitals close and medical services become increasingly centralized in urban areas, first responders become all the more important to the communities they serve. In Maine, the more remote the setting, the more likely are

<sup>2</sup> Crime in Maine 2020, Maine State Police, <https://www.maine.gov/dps/msp/about/maine-crime/2020>, accessed 12/29/2021.

patients who call 911 to be treated in place rather than taken to a hospital. In addition to growing non-emergency use, preventable emergencies are increasing, likely because primary care is harder to access. Patients may have to be transported longer distances to receive the degree of care they need.

Meanwhile, volunteer rosters are down and paid positions going unfilled. It is a physically demanding and emotionally draining line of work.<sup>3</sup>

It is apparent that EMS services in Brooklin and the rest of the County are inadequate and may require a more unified, regional approach to resolve this deficit.

## 10. Education

### A. Current Conditions

Brooklin students attend grades K-8 at the Brooklin School, which has a rated capacity of 120 students and an enrollment of fifty-eight in the 2020-21 school year. Brooklin high-schoolers primarily attend George Stevens Academy in Blue Hill. The Town is a member of School Union 76, whose other members are Deer Isle, Sedgwick, and Stonington.

The Brooklin School has six classrooms with an average size of 576 sq. ft. Other facilities include a gymnasium (4,144 sq. ft.), a library (520 sq. ft.), and cafeteria/art room (98 sq. ft.). There is also a kitchen (242 sq. ft.) and a computer lab (72 sq. ft.). The facility is less than thirty years-old and is in reasonably good condition.

Enrollment figures are shown in the table and graph below. There has been a large decrease in the number of students since the mid-1990’s, and the last 4 years represent the lowest attendance since 1986.

Table E – 4: Brooklin School Enrollment

	K-6	7-8	9-12	Total Brooklin	Enrollment at Other Schools
1986	51	14	34	99	
1987	60	15	27	102	
1988	61	18	32	111	
1989	56	14	33	103	
1990	66	13	33	112	
1991	71	10	31	112	
1992	75	13	24	112	
1993	69	16	29	114	

<sup>3</sup> “Regional Ambulance Service,” The Ellsworth American, 12/10/2021, <https://www.ellsworthamerican.com/opinions/regional-ambulance-service/>, accessed 12/28/2021.

1994	67	23	28	118	
1995	72	24	34	130	
1996	70	18	43	131	
1997	67	23	45.5	135.5	
1998	63	21	50	134	
1999	66	16	24	106	
2000	54	13	42	109	
2017-2018	64	9	27.5	100.5	Includes two at Deer Isle-Stonington High and one at Blue Hill Harbor School
2018-2019	51	11	29	91	Includes one at Deer Isle-Stonington High, two at Blue Hill Harbor School, and 0.5 at Hancock Co. Technical Center
2019-2020	51	14	27	92	Includes one at Deer Isle-Stonington High, two at Blue Hill Harbor School, one at Hancock Co. Technical Center, and one at Ellsworth High
2020-2021	51	7	32	90	Includes three at Deer Isle-Stonington High, one at Blue Hill Harbor School, one at Hancock Co. Technical Center, and one at Ellsworth High

**B. Current and Future Capacity**

Given the current trend of declining enrollments, Brooklin school staffing is adequate. This may change if the Town’s population increases due to factors affecting national migration patterns, such as climate change, disease, and ability to work-from-home in rural areas due to broadband accessibility. However, updated enrollment data for the 2021-2022 school year of fifty-five students demonstrated that the Covid-19 pandemic did not increase enrollment rates as might have been predicted with an influx of people moving to Maine from other states.

**11. Public Works**

**A. Current Conditions**

Road maintenance and other public works-related tasks are overseen by the Road Commissioner. There is Town staff (an appointed Road Commissioner with the authority to hire part-time help), facilities, and major pieces of equipment such as trucks and graders. A program for building a Town

Public Works program began in 2022 with the purchase of a truck, garage, and tree chipper. Appropriations for the Town’s road maintenance has increased in recent years and has reached \$61,000 per year; appropriations for road reconstruction is approximately \$100,000 per year. An amount of \$10,000 is appropriated for a reserve fund to pay for road reconstruction and paving.

**B. Current and Future Capacity**

While Brooklin is keeping up with its local road maintenance, the perennial insufficiency of State road budgets makes sufficient maintenance of State roads in Brooklin an ongoing challenge.

**12. Town Office**

**A. Current Conditions**

The primary Town building, apart from other facilities mentioned above, is the 2,200 square foot Town Office. This facility was originally built as a school in 1925 and was acquired as a municipal office in 1996. Major rooms include a 572 square foot office for the selectmen and treasurer, a 660 square foot voting/community meeting area, and a 768 square foot office for the clerk, deputy clerk, and code enforcement officer. Other rooms include a sixty square foot entryway, a coat room, and two bathrooms. There is an eighty-one square foot record storage area.

The tables below show the number of building permits (and other Code Enforcement and Planning Board permits) issued in recent years:

*Table E – 5: Code Enforcement and Planning Board Permits*

Permits Issued by the Brooklin Planning Board and CEO					
	2017	2018	2019	2020	2021
Shoreland Zoning and Commercial					
Reconstructed Seasonal Cottage	1				
Cottage Addition	1				
Residential Addition	1			5	
Garage/Studio/Workshop	2				1
Screened Porch	1				
Reconfigured Barn	1				
Steps to Shore	2		1	2	
Well House	1				
New Residence		3		2	2
Rebuild Cottage		1			
Apartment/Boat Shed/Shop		1			

Commercial Boat Workshop		2		1	
Pier/Dock/Float/Ramps		6		2	1
Rip Rap		1		4	5
Remove Dead Trees		1	3	1	4
Retail Shop	1				2
Flood Hazard Permits	2		2		
Commercial Kitchen			1		
Deck			2		
Subdivision Amendment			1		1
Shed			2	2	
Tree Trimmings			2		
Cottage				1	1
<b>Total</b>	<b>13</b>	<b>15</b>	<b>14</b>	<b>20</b>	<b>17</b>
Source: Annual Town Reports					

Brooklin relies heavily on a variety of regional services in addition to services provided by the Town. The services that receive Town appropriations, as well as the amounts, are shown in Table E - 6 of this chapter.

*Table E – 6: Health and Social Service Expenditures*

	2015-16	2016-17	2017-18	2018-19	2019-20
Hospice Volunteers of Hancock County	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
WIC Nutrition Program	\$ 440	\$ 240	\$ 280	\$ 495	\$ 225
Downeast Transportation	\$ 470	\$ 470	\$ 470	\$ 470	\$ 470
Eastern Area Agency on Aging	\$ 1,572	\$ 1,175	\$ 1,175	\$ 1,175	\$ 1,175
VNA Hancock County Home Health Hospice	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Nichols Day Camps	\$ 2,400	\$ 2,400	\$ 2,400	\$ 2,500	\$ 2,500
Peninsula Ambulance Corps	\$10,242	\$ 13,600	\$15,598	\$18,894	\$18,894
Pine Tree Chapter of the American Red Cross	\$ 1,200	\$ 500	\$ 650	\$ 1,200	\$ 650
Downeast Community Partners (Washington Hancock Community Agency)	\$ 1,639	\$ 1,639	\$ 1,800	\$ 1,800	\$ 1,800
Downeast Family YMCA	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,600



Community Health and Counseling	\$ 125	\$ 180	\$ 125	\$ 110	\$ 100
Life Flight of Maine	\$ 824	\$ 824	\$ 824	\$ 824	\$ 824
Odd Fellows	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250
Families First Community Center			\$ 1,000	\$ 1,000	
Yesterday's Children			\$ 300	\$ 300	\$ 300

Source: Annual Town Reports

**B. Current and Future Adequacy**

One issue raised in recent years is the upgrading of the Town Office’s computer systems to increase security and provide other conveniences. Brooklin also assigns funds each year to pay for future improvements to the Town Office building. In recent years, Brooklin has completed a town-wide broadband upgrade along with an update in its assessing records to prepare for a future re-evaluation.

**13. Library**

**A. Current Conditions**

The Friend Memorial Public Library was originally built in 1912 with additions in the 1940’s, 1950’s, and in 1999. The present facility has approximately 2,192 square feet of floor space plus a basement and crawl space area. Major rooms include a 550 square foot main room and circulation area, a 294 square foot children’s room, and a 765 square foot back stack area. There is a 256 square foot meeting/art exhibit area, an eighty square foot office, and an eighty square foot bathroom.

While the pandemic has had an impact on library circulation, the circulation of electronic books and audio media has increased and is now a significant feature of the library’s offerings.

**B. Current and Future Adequacy**

The Library is currently planning a capital campaign to expand space, add to its collection, and solve a parking problem.

**14. Old Town Hall Building**

The old Town Hall that sits adjacent to the Village Green is no longer used by the Town; however, this building should continue to be part of Brooklin’s ongoing facilities management considerations. Bringing the building in compliance with applicable code may prove to be too expensive.

### 15. Goals & Objectives

Goal	Maintain adequate public facilities with appropriate access for all.			
	Objective	Strategy	Responsible Party(ies)	Timeframe
	Address concerns about speed and pedestrian safety. (See also the Transportation chapter.)	Revisit once-rejected sidewalk plan and implement elements of the Maine Department of Transportation evaluation of traffic in the center of Town.	Selectboard	Within one to two years
	Address inadequate housing through the development of a regional housing authority. (See also the Housing chapter.)	Bring together towns, developers, and elected officials to address the critical housing needs.	Selectboard, Planning Board, Code Enforcement Officer, and other elected officials.	Within one year
	Provide for the future maintenance and improvement of Town-owned public facilities and equipment.	Maintain current reserve accounts and establish reserve accounts as new capital and equipment purchases are accrued.	Selectboard	Ongoing
	Reduce carbon emissions from all Town facilities. (See also the Climate Change chapter.)	<p>Conduct an energy audit of the Town’s buildings and work toward installing necessary energy efficient or renewable systems plus the purchasing of renewable energy.</p> <p>Continually review opportunities to participate in grant and rebate programs, including those offered by Efficiency Maine and no-match Community Action Grants.</p>	Climate Response Committee and Selectboard.	Within one year

	<p>Develop a plan to adequately manage Town landings. (See also the Marine Resources chapter.)</p>	<p>Create a five-person Marine Advisory Committee to recommend actions necessary to maintain, enhance, and/or develop the seven landings and their respective use. (One selectboard member, one fisherman/woman, one mooring owner, two at-large community members)</p>	<p>Selectboard</p>	<p>Appoint members within one year and have plan ready in two years.</p>
	<p>Develop a plan to adequately manage open access to all Town land.</p>	<p>Create a Parks and Recreation Committee. (See also the Recreation and Health Chapter.)</p>	<p>Selectboard</p>	<p>Within two years</p>
	<p>Maintain the quality of the school building and its programming.</p>	<p>Prepare for bringing the school building up to 2023 standards and beyond, including energy efficient upgrades.</p> <p>Strengthen and build connections with other Town entities that make the school’s curriculum unique (boat building, gardening, the library).</p>	<p>School Committee, school administrators, and the Parents, Teachers and Friends Association</p>	<p>Ongoing</p>
	<p>Partner with the Brooklin Fire Department to assist, when possible, with their recruitment efforts to maintain a strong response.</p>	<p>Understand the Fire Department’s recruitment efforts and explore ways the Selectboard may be helpful.</p> <p>Monitor legislation in Augusta that may impact the Department.</p>	<p>Selectboard and Fire Department</p>	<p>Within one year</p>
	<p>Ensure the efficacy of the updated Town Website as a resource.</p>	<p>Train and inform community members on how/where to find information and keep residents informed about Town programs and resources.</p>	<p>Selectboard</p>	<p>Within six months</p>

# Chapter F: Fiscal Capacity

## 1. Purpose

This chapter presents information on Brooklin's ability to pay for the services it provides to its residents and businesses. It also provides a forecast regarding how the Town will pay for its long-term infrastructure needs. Specifically, this chapter:

1. Examines trends in the fiscal areas of valuation, taxes, expenditures, and capital projects funding;
2. Evaluates the Town's ability to borrow to fund capital investments; and
3. Identifies anticipated capital investment needs and anticipated funding mechanisms.

## 2. Key Findings & Issues

Brooklin has kept the size of its municipal budget at a sum less than its neighbors when compared to the available tax base. This was true during the Great Recession and this trend has continued in recent years. When adjusted for inflation, the Town's expenditures increased over the last two decades in the areas of education, administration, winter roads, and the Fire Department. Other categories, e.g., Town roads remained steady over this period. Brooklin has a sufficient annual surplus to fund most of its anticipated capital expenditures other than going out to bond for improvements to the Brooklin School.

## 3. 2003 Comprehensive Plan Key Findings & Issues

Brooklin had a higher tax assessment per capita than most of its immediate neighbors. Property tax assessments increased at a post-inflation rate of eleven percent between 1995 and 1999; this rate was greater than Hancock County's increase of four percent. The tax base was primarily residential, but about three percent consisted of industrial valuations.

While expenditures continue to increase, a review of individual budget items between 1991 and 1999 revealed that several did not increase much over the rate of inflation. For example, Town roads, bridges and winter road maintenance all had minor increases. Further increases were expected in solid waste. The greatest numerical increase was in education.

## 4. 2022 Public Opinion Survey Results

In the Public Opinion Survey, ninety-nine percent of respondents indicated that they pay Brooklin property taxes. Forty-four percent of respondents replied that Property Taxes were fair and should not be increased to improve Town responsibilities, while thirty-two percent replied that the taxes should be

increased to perform additional responsibilities needed. Only ten percent of respondents thought taxes were too high.

## 5. Conditions and Trends

### A. Valuation and Tax Assessment

The Town's ability to raise taxes depends on the total value of all property in the community. Tax commitment is the amount needed to fund the budget based on the tax rate selected each year. As can be seen in Table F - 1, the Town's total valuation, when adjusted for inflation, has declined over the last decade. The Town's tax-raising effort, expressed by the tax commitment, mirrored this decline with the exception of the time period during and after the Great Recession when the tax burden on Brooklin residents was significantly reduced.

*Table F - 1: State and Local Valuation, Tax Commitment, and Tax Rate, 2009-2020*

Year	State Valuation	Total Local Valuation	Tax Commitment	Tax Rate	CPI	Total Local Valuation Adjusted to 2020 Dollars	Tax Commitment Adjusted to 2020 Dollars
2009	\$ 414,150,000	\$332,453,150	\$ 2,377,040	0.00715	214.537	\$ 401,061,505	\$ 2,867,590
2010	\$ 392,450,000	\$333,218,100	\$ 2,282,544	0.00685	218.056	\$ 395,497,073	\$ 2,709,155
2011	\$ 378,950,000	\$334,153,400	\$ 2,205,412	0.00660	224.939	\$ 384,471,237	\$ 2,537,510
2012	\$ 367,950,000	\$333,479,780	\$ 2,200,966	0.00660	229.594	\$ 375,916,772	\$ 2,481,050
2013	\$ 363,500,000	\$334,957,780	\$ 2,210,721	0.00600	232.957	\$ 372,132,016	\$ 2,456,071
2014	\$ 328,500,000	\$336,288,000	\$ 2,421,274	0.00720	236.736	\$ 367,645,958	\$ 2,647,051
2015	\$ 309,600,000	\$334,865,000	\$ 2,411,028	0.00720	237.017	\$ 365,656,242	\$ 2,632,725
2016	\$ 334,100,000	\$333,724,700	\$ 2,402,818	0.00720	240.007	\$ 359,871,268	\$ 2,591,073
2017	\$ 342,200,000	\$333,048,500	\$ 2,431,254	0.00730	245.120	\$ 351,650,683	\$ 2,567,050
2018	\$ 354,050,000	\$334,115,700	\$ 2,472,456	0.00740	251.107	\$ 344,366,419	\$ 2,548,311
2019	\$ 361,200,000	\$335,714,700	\$ 2,501,075	0.00745	255.657	\$ 339,856,359	\$ 2,531,930
2020	\$ 363,100,000	\$352,270,800	\$ 2,571,577	0.00730	258.811	\$ 352,270,800	\$ 2,571,577

Source: Municipal Valuation Return Statistical Summary, Maine Revenue Services, Property Tax Division; U.S. Bureau of Labor Statistics, CPI for all Urban Consumers, base period 1982-84=100, <https://data.bls.gov/pdq/SurveyOutputServlet>.

### B. Tax Base and Revenue Sources

As shown in Table F - 2 and Figure F - 2, taxable personal property is only 0.1% of Brooklin's total valuation; almost all of the valuation is in land and buildings. This is true for most of the neighboring

towns as well. Brooklin’s total valuation is less than those of Blue Hill and Brooksville, but it is larger than other Hancock County towns.

Brooklin has approximately \$18.7 million of various types of valuation that are classified as exempt for taxation purposes.

Considering its rural nature and the limited services it is required to provide, Brooklin enjoys a substantial tax base to meet the challenges of the future.

*Table F – 2: Summary of Municipal Valuation by Type, Brooklin Area, 2020*

Town	Land	Buildings	Land & Buildings	Machinery & Equipment	Business Equipment	All Other Personal Property	Total Personal Property	Total Real & Personal Property
<b>Brooklin</b>	\$225,125,800	\$126,685,800	\$351,811,600	\$0	\$0	\$459,200	\$459,200	\$352,270,800
<b>Blue Hill</b>	\$348,136,900	\$302,345,920	\$650,482,820	\$0	\$0	\$869,400	\$869,400	\$651,352,220
<b>Brooksville</b>	\$236,072,100	\$145,595,500	\$381,667,600	\$0	\$0	\$181,600	\$181,600	\$381,849,200
<b>Castine</b>	\$153,373,700	\$97,323,100	\$250,696,800	\$796,600	\$216,100	\$0	\$1,012,700	\$251,709,500
<b>Deer Isle</b>	\$81,232,561	\$139,697,760	\$220,930,321	\$0	\$0	\$357,500	\$357,500	\$221,287,821
<b>Orland</b>	\$76,393,700	\$122,620,270	\$199,013,970	\$0	\$4,025,146	\$23,485	\$4,048,631	\$203,062,601
<b>Penobscot</b>	\$100,623,300	\$86,556,000	\$187,179,300	\$0	\$0	\$84,700	\$84,700	\$187,264,000
<b>Sedgwick</b>	\$106,683,300	\$101,143,900	\$207,827,200	\$0	\$0	\$120,550	\$120,550	\$207,947,750
<b>Hancock Co.</b>	\$6,824,113,887	\$5,305,784,735	\$12,139,898,622	\$97,161,465	\$38,735,912	\$27,234,790	\$163,132,167	\$12,303,030,789
Source: 2020 Municipal Valuation Return Statistical Summary, Maine Revenue Services								

### C. Municipal Revenues and Expenditures

As seen in Figure F – 1, most of Brooklin’s revenue comes from taxes (78.3%), followed by program revenues (18.8%), revenue sharing (0.9%), investment income (1.3%), and other local sources (0.6%). Grants (\$37,955) was another type of revenue recorded by the Town in the fiscal year of 2021.

Overall, Brooklin is quite dependent on property taxes to fund local government operations, including the Brooklin School.

Figure F – 1: Revenue Sources, 2020-2021

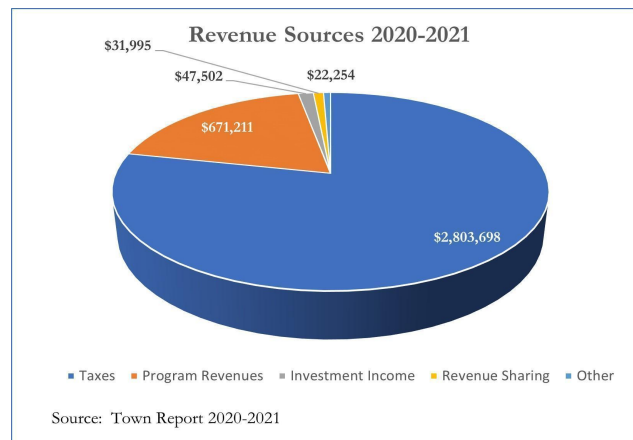


Table F – 3 provides information on Brooklin’s revenues and expenses from 2016 to 2021. Taxes and program revenues make up the bulk of the Town’s revenue. Education accounts for 66.2% of the total municipal expenditures followed by spending on transportation (10.8%). There was a small increase in taxes raised and in general government spending over the 2016-2021 period with a noticeable increase in education spending in FY 2021.

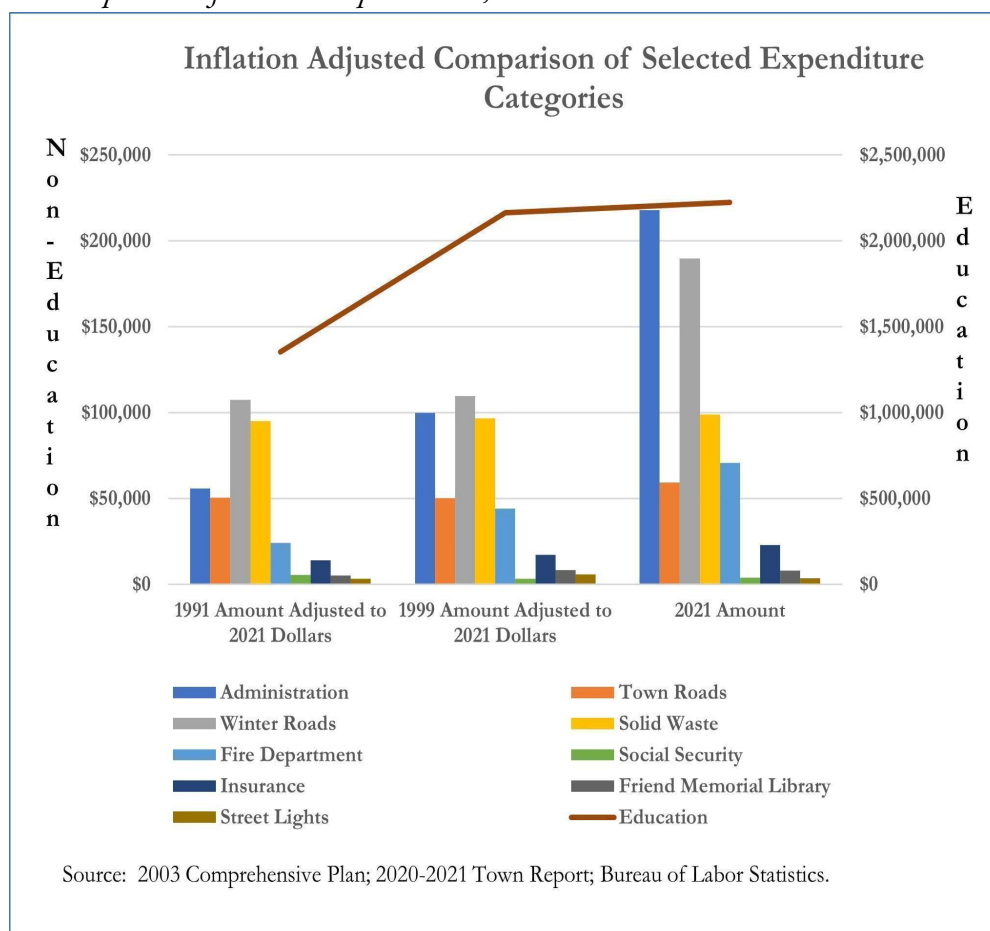
Table F – 3: Brooklin Revenues and Expenses, 2016-2021

	2016	2017	2018	2019	2020	2021
<b>Revenues:</b>						
Taxes	\$2,604,791	\$2,587,057	\$2,633,415	\$2,684,984	\$2,699,629	\$2,803,698
Program Revenues	\$298,136	\$243,974	\$281,169	\$413,637	\$369,567	\$671,211
Revenue Sharing	\$17,752	\$21,148	\$16,209	\$27,011	\$29,345	\$47,502
Investment Income	\$14,135	\$13,795	\$14,061	\$14,447	\$22,241	\$31,995
Other Local Services	\$22,984	\$13,503	\$19,320	\$18,888	\$31,800	\$22,254
<b>Total</b>	\$2,957,798	\$2,879,478	\$2,964,174	\$3,158,966	\$3,152,582	\$3,576,660
<b>Expenses:</b>						
General Government	\$193,449	\$176,813	\$189,378	\$207,327	\$248,281	\$235,869
Protection	\$132,543	\$117,713	\$114,520	\$123,283	\$115,673	\$129,200
Health/Sanitation	\$96,565	\$100,110	\$97,132	\$99,227	\$108,019	\$112,571
Transportation	\$348,065	\$365,731	\$374,873	\$354,191	\$364,962	\$362,224
Education	\$1,838,246	\$1,814,586	\$1,967,280	\$2,028,435	\$2,031,628	\$2,223,885
Unclassified	\$90,054	\$73,879	\$69,303	\$88,504	\$126,300	\$129,287

Assessments & Debt Service	<u>\$128,795</u>	<u>\$140,117</u>	<u>\$146,879</u>	<u>\$156,806</u>	<u>\$162,525</u>	<u>\$166,763</u>
<b>Total</b>	\$2,827,717	\$2,788,949	\$2,959,365	\$3,057,773	\$3,157,388	\$3,359,799
Note: Discrepancy in some totals due to rounding.						
Source: Annual Town Reports						

As seen in Figure F – 2, when adjusted for inflation, the Town’s expenditures increased over the last two decades in the areas of education, administration, winter roads, and the Fire Department. Other categories, i.e. town roads remained steady over this period.

Figure F – 2: Comparison of Selected Expenditures, 1999 – 2021



Additionally, there are State school subsidies providing a small amount of help with the education budget. The subsidy was 5.6% of the education appropriation in fiscal year 2021, higher than the amounts for the previous four years.



*Table F – 4: State School Subsidies for Brooklin*

Year	State Subsidy	Total Brooklin Education Appropriation	State Percent of Total
2016-2017	\$37,486	\$1,649,855	2.3%
2017-2018	\$52,954	\$1,656,743	3.2%
2018-2019	\$72,337	\$1,734,109	4.2%
2019-2020	\$71,115	\$1,790,468	4.0%
2020-2021	\$102,239	\$1,833,632	5.6%

Source: Town Reports and Maine Dept. of Education ED 279 Report, <https://neo.maine.gov/DOE/NEO/eps/public/ed279.aspx>.

Spending limitations are required by P.L. 2005, Chapter 2 (effective June 29, 2005) known as LD 1. These statutory limitations are shown in Table F – 5. Since its enactment, the Town has voted to exceed the LD 1 spending limitations in order to meet service levels desired by the residents and businesses and to make necessary capital investments and infrastructure improvements.

*Table F – 5: Summary of LD 1 Spending Limits*

	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
<b>Town Budget LD 1 Limit</b>	\$ 564,056	\$ 583,949	\$ 627,470	\$ 724,375	\$ 113,162
<b>Approved Amount</b>	\$ 2,655,425	\$ 2,796,819	\$ 2,998,880	\$ 2,899,668	\$ 2,909,460

Source: Annual Town Reports

#### D. Service Levels

Table F – 6 shows Brooklin’s municipal budget compared to other towns in the area. When reconciling budgets with valuation and population, it appears that Brooklin and Brooksville are keeping their budgets lower than their neighbors, as shown in Figures F - 3 and F - 4.

*Table F – 6: Summary of Area Town’s Municipal and School Budgets*

	School FY 2019	Town FY 2019	Total FY 2019
<b>Brooklin</b>	\$1,734,109	\$1,264,771	\$ 2,998,880
<b>Blue Hill</b>	\$6,051,012	\$2,917,640	\$ 8,968,652
<b>Brooksville</b>	\$1,782,120	\$1,258,624	\$ 3,040,744
<b>Castine</b>	\$1,302,224	\$2,287,172	\$ 3,589,396
<b>Orland</b>	\$2,356,358	\$1,495,555	\$ 3,851,913

<b>Sedgwick</b>	\$2,490,191	\$1,052,375	\$ 3,542,566
Source: Audits in Town Reports			

Figure F – 3: Area Town Budgets Compared with Total Local Valuations

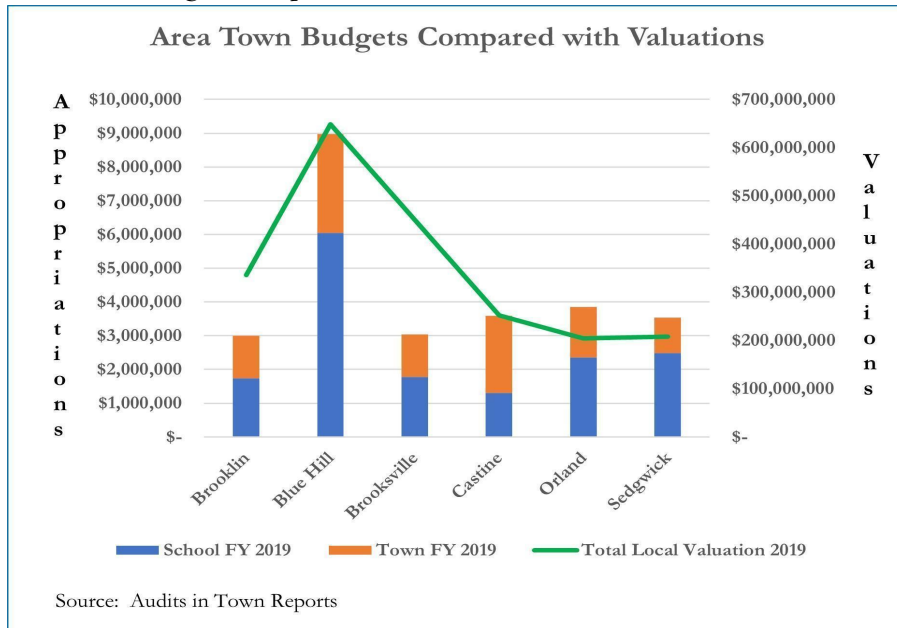
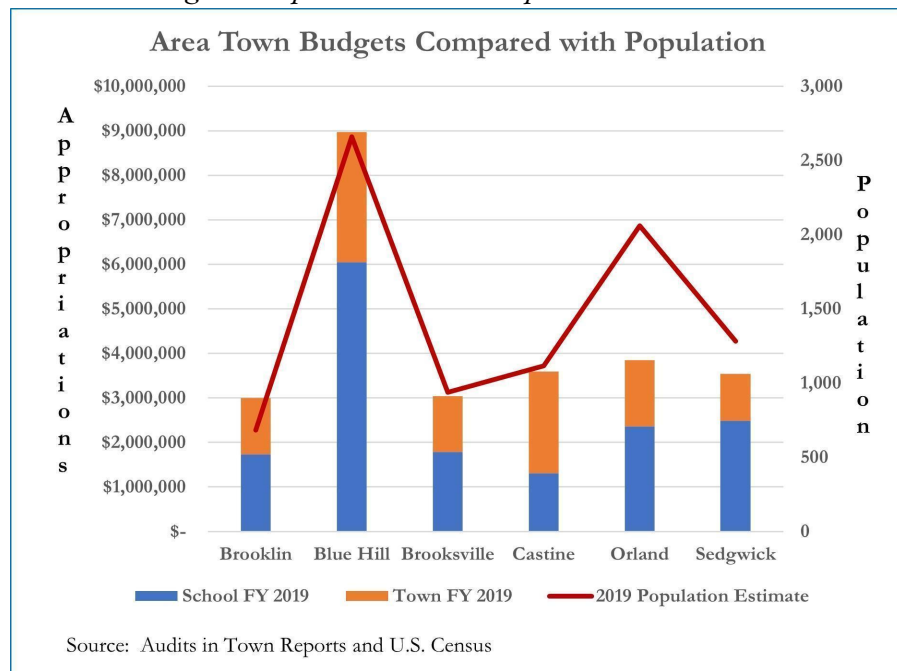


Figure F – 4: Area Town Budgets Compared with 2019 Population Estimates



### E. Funding for Capital Items

Brooklin funds its capital items through a combination of reserve funds, bonding, and other methods. Table F – 7 analyzes reserve accounts with fund balances that Brooklin maintains to fund various capital projects and programs. Reserve accounts are a sensible tool for reducing the fiscal impact of “big ticket” items by saving money over a period of years.

*Table F – 7: Selected Accounts with Fund Balances, FY 2017 – FY 2021*

	<b>FY 2017 Fund Balance</b>	<b>FY 2018 Fund Balance</b>	<b>FY 2019 Fund Balance</b>	<b>FY 2020 Fund Balance</b>	<b>FY 2021 Fund Balance</b>
<b>Town Funds</b>					
<b>Revaluation and Assessment</b>	\$ 8,220	\$ 1,868	\$ 338	\$ -	\$ 14,355
<b>Old Town Hall/Village Green</b>	\$ 7,140	\$ 4,136	\$ 30,986	\$ -	\$ 10,000
<b>Town Building Reserve</b>	\$ 24,087	\$ 29,986	\$ 8,554	\$ 31,452	\$ 39,052
<b>Fire Safety - Building</b>	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325
<b>Fire Truck Fund</b>	\$ 85,152	\$ 6,540	\$ 16,792	\$ 27,370	\$ 39,392
<b>Forest Fire</b>	\$ -	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061
<b>Road Reconstruction</b>	\$ -	\$ 30,895	\$ 44,939	\$ 40,145	\$ 49,073
<b>Town Landings</b>	\$ 10,681	\$ 2,121	\$ 10,080	\$ 11,984	\$ 7,724
<b>Tennis Courts</b>	\$ 5,280	\$ 5,280	\$ 5,280	\$ 5,280	\$ 5,280
<b>Town Records Preservation</b>	\$ 8,303	\$ 8,303	\$ 8,303	\$ 8,303	\$ 8,302
<b>Village Improvement</b>	\$ 1,681	\$ 10,181	\$ 10,181	\$ 10,181	\$ 181
<b>Veteran's Graves</b>	\$ 3,806	\$ -	\$ 259	\$ 639	\$ 1,119
<b>Veteran's Memorial Committee</b>	\$ 4,710	\$ 4,584	\$ 4,469	\$ 4,218	\$ 4,218
<b>Warmer Brooklin</b>	\$ 20,440	\$ 16,283	\$ 9,444	\$ 24,332	\$ 30,030
<b>Broadband</b>	\$ -	\$ -	\$ -	\$ 52,500	\$ -
<b>Brooklin Youth Corps</b>	\$ 26,533	\$ 29,987	\$ 25,278	\$ 25,274	\$ 17,924
<b>School Funds</b>					
<b>Tuition Reserve</b>	\$ 52,157	\$ 52,372	\$ 52,593	\$ 52,865	\$ 45,457
<b>Technology Reserve</b>	\$ 28,980	\$ 29,100	\$ 14,223	\$ 14,296	\$ 9,346
<b>School Maintenance Reserve</b>	\$125,245	\$103,763	\$ 74,200	\$ 74,585	\$ 74,845
<b>Sabbatical Reserve</b>	\$ 2,150	\$ 2,159	\$ 2,168	\$ 2,179	\$ 2,187
<b>Bus Fuel Reserve</b>	\$ 9,000	\$ 9,037	\$ 9,075	\$ 9,122	\$ 6,154

**F. Debt Limit**

Brooklin’s total debt load is well under the statutory limit of 7.5%, even without removing debts associated with school, storm, and sanitary purposes as Maine law allows. The Town’s debt is also well below the Maine Bond Bank’s suggested limit of fifteen percent of state valuation. In terms of County debt, based on valuation, Brooklin’s share of Hancock County’s 2019 total long-term liability (\$3,752,353) was approximately \$103,500. Adding this additional debt to Brooklin’s total has a negligible impact on the 2019 debt-to-valuation percentage. Brooklin has no long-term debt.

**G. Capital Investment Plan**

Brooklin funds operations from taxes and capital projects from unexpended surplus funds. The following is a list of anticipated projects and their expected funding sources:

*Table F – 8: Town Projects Anticipated in the Next Ten Years*

<b>Category</b>	<b>Activity</b>	<b>Anticipated Funding Source</b>
<b>Roads</b>	Paving on a five/six year cycle of approximately 26 road miles.	Taxes
	Trimming road canopies.	Taxes
<b>Landings</b>	Access – improved access and management.	Surplus
	Parking – Adding parking to several of the landings.	Surplus
	Water facilities – Launch facilities	Surplus
<b>School</b>	Building renovations and upkeep.	School Committee may request a bond.
<b>Public Works</b>	Equipment to be obtained over five years – Tree chipper, tractor, mower, storage space.	Surplus/Taxes
<b>Town Office</b>	Exterior maintenance	Surplus
<b>Old Town Office</b>	Improvements needed to bring building into Code and ADA compliance.	Taxes/Rental Income

**6. Analyses & Policies**

**A. Identification of Funding for Future Capital Investments**

Funding for Brooklin’s future capital projects will come from surplus; although, in the case of Brooklin School improvements, the Town may seek to go out to bond.

## **B. Borrowing Capacity Sufficiency**

In order to continue to address its infrastructure improvement needs, such as school improvements, Brooklin may need to take on new debt as it gradually pays off its older, long-term obligations. Fortunately, Brooklin is well below the statutory limit for debt compared to the Town's state valuation. In effect, the limit to Brooklin's borrowing capacity is tax tolerance as it relates to annual debt service, not the statutory debt limit.

## **C. Participating/Exploring Sharing Capital Investments with Neighboring Communities**

In one example of sharing capital costs with neighboring communities, Brooklin uses the Blue Hill/Surry Transfer Station for all municipal solid waste disposal and recycling. However, rising costs, scheduling, Maine Department of Environmental Protection (DEP) requirements, and other issues at the Blue Hill facility have led Brooklin to begin exploring the engineering and financial feasibility of forming a new transfer facility with Sedgwick and Brooksville. In 2022, the Blue Hill/Surry Transfer Station board agreed to a new operating amendment. All five towns have agreed to the new operating agreement, and it appears that Brooklin's commitment will remain about the same plus inflation and added operating items.

## **D. Fiscal Policies and Strategies**

Brooklin's fiscal policies and strategies are reflected in the Goals & Objectives section of this chapter. The Town of Brooklin aspires to the following:

- To finance existing and future facilities and services in a cost effective manner;
- To explore grants available to assist in the funding of capital investments within the community;
- To reduce Maine's tax burden, as well as on its citizens, by seeking the maximum to stay within LD 1 spending limitations; and
- To explore opportunities with neighboring communities to plan for and finance shared or adjacent capital investments to optimize cost savings and efficiencies.

### 7. Goals & Objectives

<b>Goal</b>	<b>To maintain fiscal responsibility through zero-based budgeting while seeking grants (and other awards) for major funding projects.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Annually develop a municipal budget without dramatic increases in property taxes.	Maintain zero-based budgeting while separating operational budget (tax-based) from capital budget (reserve-based).	Selectboard	Ongoing
	Adequately fund capital replacement and large purchases.	Maintain current reserves funds and develop new funds for anticipated purchases.	Selectboard	Ongoing
	Develop a list of large capital-eligible projects for grants.	Work with area groups (e.g., Peninsula Tomorrow) to identify and receive funds for Hales Hill Road culvert replacement.	Selectboard	Immediate

# Chapter G: Recreation & Health

## 1. Purpose

A community's quality of life is an important factor in deciding on a place to live, and is often related to the growth and development of a town or area. This section contains an inventory of the Town's current recreation and health facilities as well as an analysis of how these facilities may be affected by future change and growth. Specifically, this chapter:

- a. Describes current recreational and health resources in Brooklin;
- b. Assesses the current and future adequacy of these resources; and
- c. Predicts whether the availability of open spaces for public access and recreation will be threatened by future growth and development.

## 2. Key Findings & Issues

There is a wide range of recreation and fitness facilities and programs available regionally, but more facilities are needed for the aging population. There also exists an opportunity for more coordination of youth-related programming among the schools and the community centers. In terms of the adequacy of health facilities and services, the regional ambulance system should be improved to reduce response times and increase the availability of certified Emergency Medical Technicians (EMTs).

## 3. 2003 Comprehensive Plan Key Findings & Issues

The 2003 Comprehensive Plan noted that Brooklin had limited recreation facilities and programs; a major upgrade of facilities or expansion of programs was unlikely due to the Town's low year-round population and the demands already placed on the tax base. One need the plan identified was more parking spaces at the Town's public landings; it suggested that this issue should be remedied.

## 4. 2022 Public Opinion Survey Results

The notes from the Open House showed attendants want more ability to safely walk and bike in Town. More public access trails were also requested; specifically, a trail on Naskeag was requested. Boating and water access were also noted, as attendants wanted to be able to kayak, row and sail. No one stated a desire for better access to facilities already available in Blue Hill (pool, fitness center etc.) and instead focused on changes that would minimally alter the landscape of the Town.

## 5. Current Recreation and Health Resources

### A. Recreation Resources and Facilities

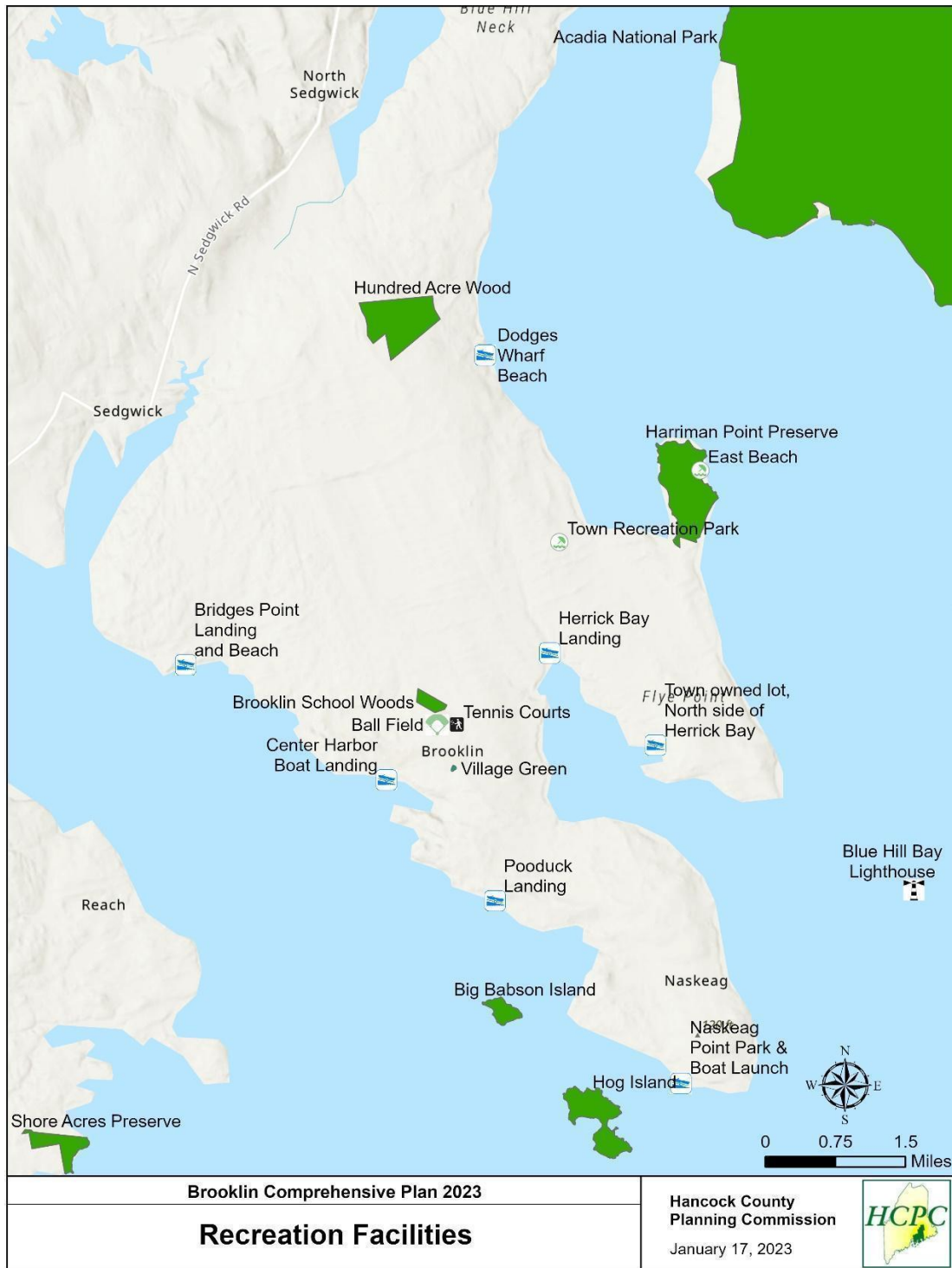
Brooklin’s recreational facilities are outlined in the table and maps in this section. Brooklin has seven public landings offering surface water access: Dodges’ Wharf, Center Harbor, Naskeag Point Park and Boat Launch, Bridges Point Landing and Beach, Pooduck Landing, Herrick Bay Landing and a Town-owned lot on the north side of Herrick Bay. Historically, parking has been tight at sites.

*Table G – 1: Brooklin Recreation Resources and Facilities*

Facility	Size	Owner	Condition	Activities
Reggie Sherman Field	2 acres	Town		Public park
Village Green	3 acres	Town	Good	Public Park
North Brooklin Boat Landing (Dodges Wharf)		Town		Boat landing
Center Harbor Boat Landing		Town	Concrete ramp; extended parking	Boat landing
Naskeag Point Park and Boat Landing	1 acre	Town	Updates occurring in 2023	Public park and boat landing
Bridges Point Landing and Beach		Town		Boat landing
Pooduck Landing		Town		Boat landing
Dodges Wharf Beach		Town		Boat landing
Herrick Bay Landing		Town		Boat landing
Town lot on north side of Herrick Bay		Town		Boat landing
Brooklin School ball field	3 acres	Town		Ball field
Tennis Courts		Town		Public tennis courts
Brooklin Community Garden	0.25 acre	Private	Good	Open to school programming and events by the Brooklin Food Corps
Hundred Acre Wood Preserve and Trail	110 acres with a 1.7 mile trail	Bear Ridge Corp. protected by the Blue Hill Heritage Trust	Excellent	Hiking, New ADA approved accessibility trails as of Summer 2022
Harriman Point Preserve and East Beach	287 acres with 1.5 miles of trails	Maine Coast Heritage Trust	Excellent	Hiking, bird watching, beachcombing and scenic views



Figure G – 1: Brooklin Recreational Facilities



Although Brooklin’s facilities are limited, there are more recreational opportunities within a reasonable driving distance. As with many of the other parts of this Plan, regional availability is as important as local access. (See Figure G – 2.)

Figure G – 2: Selected Regional Recreation Facilities



As evidenced by the map, there are many recreational and fitness-related opportunities in the Blue Hill Peninsula area. These opportunities include the gym space and recreation programs provided by area schools, the many nature preserves and hiking trails provided by the Blue Hill Heritage Trust and other land trusts, and community centers such as the Blue Hill YMCA.

There appears to be a lack of recreational facilities in the area of the type that do not require a lot of space, such as indoor climbing facilities. There may be an opportunity to coordinate additional youth programs between the schools and organizations such as the YMCA.

## B. Health Facilities

Health facilities in the area are listed in Table G – 2:

*Table G – 2: Health Facilities*

<b>Health Facility</b>	<b>Location</b>	<b>Distance From Brooklin Village</b>	<b>Emergency Room/Medicine</b>
Northern Light Blue Hill Memorial Hospital	Blue Hill	13 miles	Yes
Northern Light Maine Coast Memorial Hospital	Ellsworth	27 miles	Yes
Northern Light Eastern Maine Medical Center	Bangor	49 miles	Yes
Saint Joseph Hospital	Bangor	52 miles	Yes
MDI Hospital	Bar Harbor	47 miles	Yes
Northern Light Primary Care Clinic	Stonington	20 miles	No
Northern Light Primary Care Clinic	Blue Hill	13 miles	No
Northern Light Primary Care Clinic	Castine	28 miles	No

While a variety of medical clinics and hospitals are available in the peninsula area, the hospitals are located a considerable distance away from the Town; this makes ambulance service extremely important. When a resident is badly injured or having a medical crisis, timely arrival at the scene is vital; furthermore, it is important for an ambulance to be staffed by highly-trained EMTs in order to stabilize the patient as soon as possible. Regional efforts to improve the Town's access to these services are needed.

## 6. Adequacy of Brooklin's Recreational and Health Resources

There are a number of organizations that have metrics to gauge whether a community is providing sufficient recreation facilities to its residents. Table G – 3, for example, contains data related to the median number of residents per recreation facility compiled by the National Recreation and Park Association. While the information is current (2021), it is not very helpful for towns with small populations; therefore, a column has been added to the table to show whether the facility is available regionally.

Examples of needed recreational facilities in the peninsula region include more gym space, a therapy pool, and an indoor climbing facility. There also exists an opportunity for expanding youth recreation-related programming among schools and community centers. When considering health care services needed within the Town, improved ambulance services staffed with well-trained technicians are a priority for the Town's residents.

Table G – 3: Outdoor and Indoor Recreation Facilities—Population per Facility

Type of Facility	Median # of Residents / Facility (Population of Jurisdiction < 20,000)	Facility Provided in Brooklin	Facility Provided Regionally
<b>Outdoor Park and Recreation Facilities</b>			
Playgrounds	2,132	Yes	Yes
Basketball courts	4,051	No	Yes
Tennis courts (outdoor)	2,748	Yes	Yes
Diamond fields: baseball – youth	3,000	No	Yes
Rectangular fields: multipurpose	3,895	No	?
Diamond fields: softball – adult	5,663	No	?
Dog parks	11,148	No	?
Diamond fields: softball – youth	5,447	Yes	?
Swimming pools (outdoor)	8,591	No	No
Diamond fields: baseball – adult	7,989	No	?
Rectangular fields: soccer – youth	3,433	No	Yes
Community gardens	9,001	Yes	Yes
Tot lots	6,194	No	Yes
Multiuse courts: basketball, volleyball	6,200	No	Yes
Rectangular fields: soccer – adult	7,541	No	?
Skate parks	11,000	No	No
Rectangular fields: football	7,917	No	Yes
Multipurpose synthetic fields	13,200	No	?
Ice rinks (outdoors)	10,000	No	Yes
Rectangular fields: lacrosse	7,051	No	Yes
Overlay fields	4,385	No	?
Rectangular fields: field hockey	Insufficient data	No	Yes
Miles of trail	3 miles	4 miles	Many
<b>Indoor Park and Recreation Facilities</b>			
Recreation centers	9,800	No	Yes
Community centers	9,045	No	Yes
Senior centers	12,304	No	Yes
Performance amphitheaters	11,000	No	?
Nature centers	11,704	No	Yes

Stadiums	9,126	No	Yes
Ice rinks	7,911	No	Yes
Teen centers	12,044	No	?
Arenas	7,102	No	No
Source: 2021 NRPA Agency Performance Review, National Recreation and Park Association			

## 7. Open Spaces

### A. Inventory of Open Spaces

Figure G – 3 outlines the Town’s conserved lands, including Federal, State, Town and non-profit ownership with easements.

In addition to the below-referenced conserved lands, private land owners began an effort ten years ago to create public hiking trails located on private land; through easements and otherwise; these trails would run through a significant stretch of Naskeag peninsula, starting in the Town Center. With a plan for completion and a citizen-run maintenance effort, trails such as these would be a viable and welcome addition to residents and visitors who want to enjoy the outdoors.

Figure G – 3: Conserved Open Space



**B. Potential Threats and Impacts to Open Spaces**

Brooklin and other communities in the region, like many others in Maine, are fortunate to have active land trust organizations conserving and protecting large amounts of open space; these trust lands provide an opportunity for the public to enjoy the region’s natural areas via extensive hiking trails. Even though these trails provide public access for hiking, biking, and cross-country skiing, hunting is only permitted on private lands or areas deemed acceptable by the State. Changes in land ownership, whether for private use or development, could impact hunting access, a significant aspect of Maine life. Preserving access to what is considered the commons could be promoted through conservation subdivision methods and development regulations. Preserving access to public lands could be strengthened through development regulations.

**8. Local Issues for Consideration**

- Improved pedestrian and bicycle access about the Town:
  - Local roads to be made more suitable for biking and walking, and
  - Interconnected walking and biking trail network to be created.
- Improved recreational programming for senior citizens;

- Improved access for people of all abilities in natural areas; and
- More information and better dissemination of information related to programs, facilities, locations and schedules.

### 9. Regional Issues for Consideration

The provision of a wide range of recreation and fitness-related facilities and services can only be accomplished regionally. Some of the needs identified include:

- Need for more gym space;
- Need for a climbing facility and/or other facilities that do not require a lot of space; and
- Potential for expanding coordination of youth programs between the schools and community centers.

### 10. Goals & Objectives

<b>Goal</b>	<b>Assure that recreational opportunities in Brooklin and the region can accommodate the projected growth and needs of all age groups in our community.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Make providing recreational opportunities a priority.	Form a Parks and Recreation Committee	Selectboard	Within one year
	Encourage the permanent conservation of tracts of open space and walking trails commonly used for recreation.	Develop relationships with land trusts and similar conservation groups under which open spaces and access thereto can be acquired by purchase, easement, or otherwise.  Re-examine the connecting trails throughout Brooklin that once helped to provide this function; examine other areas of the Town that could benefit from such trails.	Selectboard with Parks and Recreation Committee	Within one to two years
	Assure adequate access to open and natural	Monitor and, where needed, improve publically available open and natural spaces,	Selectboard with Parks and Recreation	Ongoing

	spaces, including public waterfronts.	including public waterfronts; assure the adequacy of public access.	Committee and Marine Advisory Committee	
	Improve the safety of pedestrians and bicyclists on roads within the Town.	Coordinate with responsible State, County, and Regional authorities to determine practical options for improving safety.	Selectboard	Within one to two years



# Chapter H: Marine Resources

## 1. Purpose

The Comprehensive Plan for a coastal community such as Brooklin needs to address marine resources. Specifically, this chapter:

- a. Describes Brooklin’s coastal marine resource areas, facilities, and water-dependent uses;
- b. Assesses the adequacy of existing facilities and public access points to satisfy current and projected use demands; and
- c. Assesses the effectiveness of existing measures to protect and preserve coastal marine resource areas and water-dependent uses.

## 2. Key Findings & Issues

Brooklin has several coastal areas with the potential for shellfish harvesting that are limited or restricted due to high bacteria counts. The Shellfish Committee is currently working with Maine’s Department of Marine Resources (DMR) to identify sources of the bacteria.

Commercial fishing by Brooklin residents has remained steady over the last two decades, as indicated by the number of licenses issued. Brooklin has several non-resident harvesters who use moorings and launch facilities to access lobster, scallop, clam, urchin and other fisheries. Commercial fishing is a vital source of income for twenty or more captains and their crews.

Lobstering continues to be the main fishing activity in and around the Town. Most fisheries are limited in scope and participation. Lobstering is currently going through regulation changes, which is a regular occurrence, and changing market/catch conditions will likely cause a decrease in harvesting activity.

There is a potential for aquaculture, though there were no active State leases in Brooklin-based aquaculture operations as of the writing of this chapter. Currently, there are around 1600 acres leased Statewide, but there are no leases in Brooklin.

Recreational boaters are very active in Brooklin waters and range from large motor and sail yachts to kayaks and paddle boards.

Public coastal access is somewhat limited in Brooklin, both in terms of the number of sites and in the availability of parking. Supporting facilities at most of these access points are almost non-existent.

### **3. 2003 Comprehensive Plan Key Findings & Issues**

Brooklin's 2003 Comprehensive Plan concluded that marine resources made an important contribution to the local economy, but the fishing community faced serious challenges. Harbor facilities lacked adequate parking and were not being well-maintained. Public access to the water was inadequate based on the then-current demand. In addition, the Plan noted that the Town lacked a Harbor Master and a harbor policy.

### **4. 2022 Public Opinion Survey Results**

Of those respondents that felt it was applicable to them, slightly less than fifty percent felt public access to salt water and public access to boat moorings (both commercial and pleasure) was "adequate to good." Of those respondents that felt it was applicable to them, about twenty percent felt access to recreational moorings was "inadequate," thirty-three percent felt access was "adequate," thirty-two percent felt access was "good," and fifteen percent felt access was "very good." Recreational fishing opportunities were rated mostly "adequate to very good." In an open-ended question concerning what facilities the Town should improve, there was significant mention of needing better shore access, better management of marine facilities and a Harbormaster.

Sixty-three percent of respondents thought that boat building should be able to take place anywhere in Town, while thirty-seven percent wanted it only in designated areas. Fifty-five percent thought that boat maintenance should take place anywhere in the Town, and forty-five percent wanted it only in designated areas.

Eighty-eight percent indicated that coastal land, working waterfront areas and public waterfront areas should be protected, while seventy-eight percent felt scenic views should be protected. About two thirds of respondents indicated that tidal water level, tidal water quality, shellfish quality, and shellfish numbers should be considered in the Town's responsibilities.

### **5. Shellfish**

Soft-shell clams are Maine's second largest fishery behind lobster. It takes approximately three to four years for soft-shell clams to grow to a legal size to harvest. Soft-shell clams are regulated by the DMR as well as most coastal towns, including Brooklin, through a co-management system. In Brooklin, shellfish harvesting is governed by a Shellfish Conservation Ordinance that was revised in 2018. It established a Shellfish Conservation Committee to administer the program, which includes:

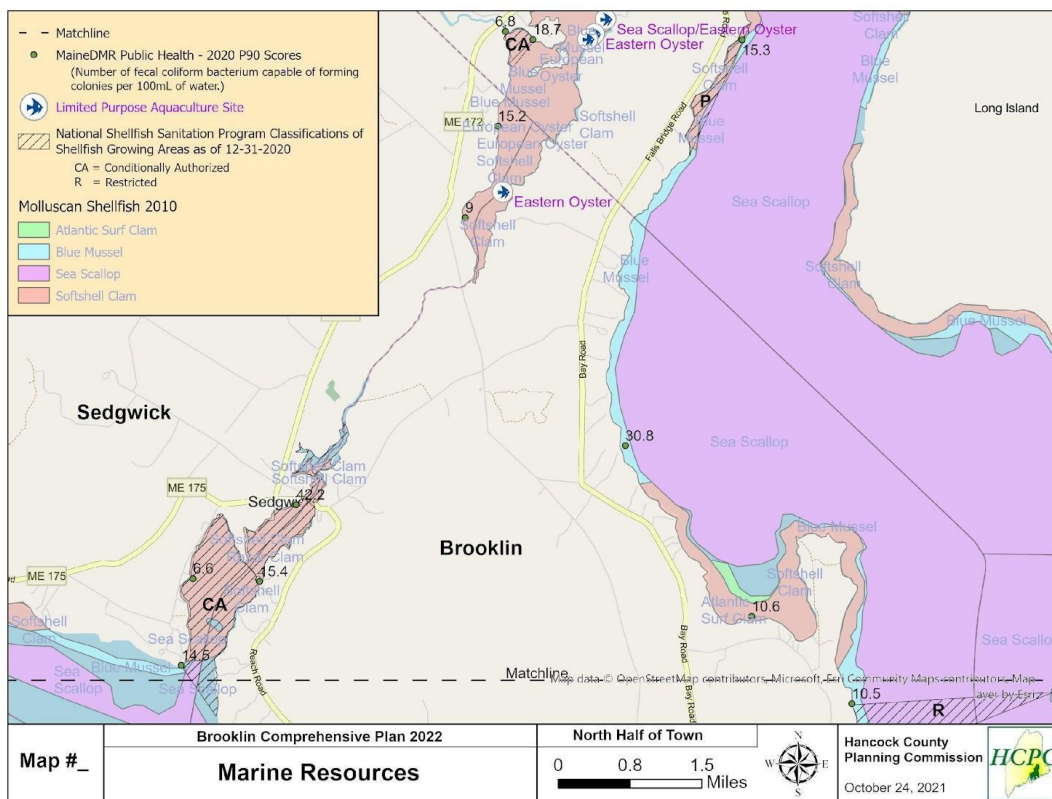
1. Licensing;
2. Limiting the number of shellfish harvesters;

3. Restricting the time and area where harvesting is permitted;
4. Limiting the minimum size of the shellfish taken;
5. Limiting the number of shellfish taken by a harvester.

Other shellfish covered in this ordinance include Hen clams (Surf clams) and Razor clams. Both are legal to harvest with limited size and bag limits. Brooklin typically issues four to ten resident commercial licenses and one to two non-resident commercial licenses. The Town also issues many recreational shellfish licenses each year.

As seen in the Marine Resources maps below, there are various places along Brooklin’s waterfront where clams can be found. Also indicated on the map are areas where the harvesting of clams is “conditionally authorized” (CA) or “restricted” (R) under DMR’s Shellfish Growing Area Classification Program, a part of the National Shellfish Sanitation Program (NSSP). This program is primarily concerned with two types of contamination: 1) disease-causing microorganisms, such as bacteria and viruses, associated with sewage pollution, and 2) marine biotoxins associated with harmful algal blooms, such as “red tide.”

Figure H - 1: Marine Restricted Area #1

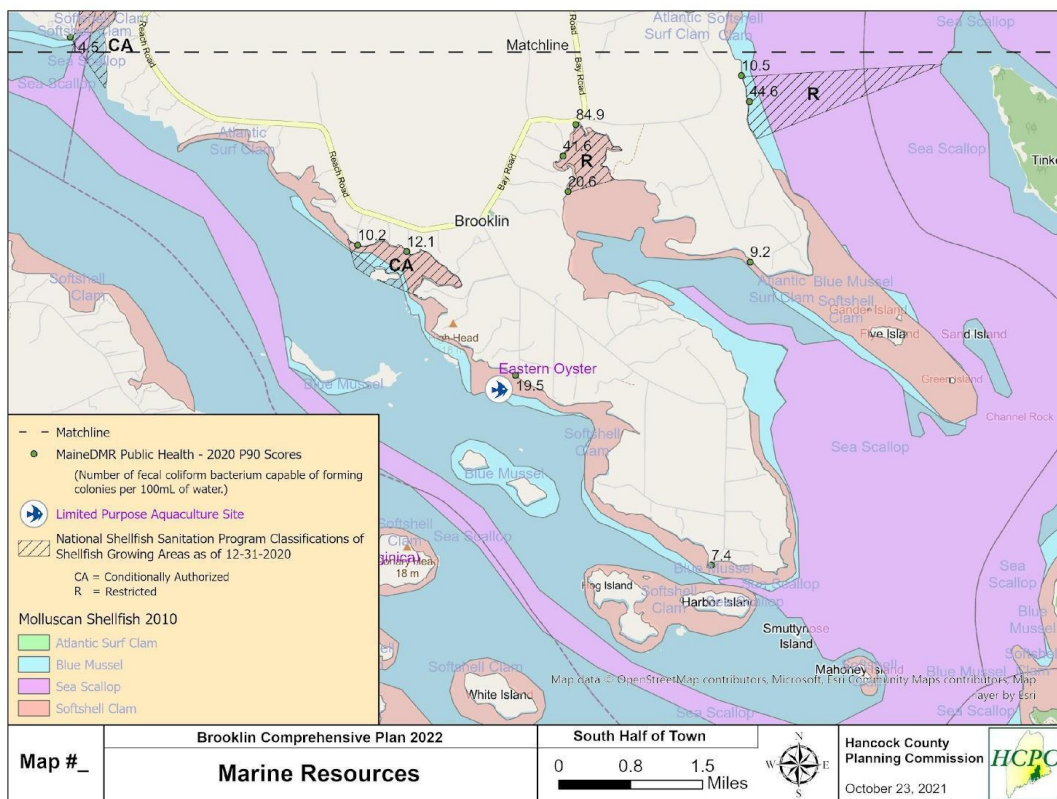


Water testing work is currently being done by the Town’s Shellfish Committee volunteers, and there are pending results related to the Herrick Bay closure acreage; there are indications that pollution may

have been reduced by one half. If a rainfall study is completed in the remaining area, it can be reopened with a rainfall condition applied.

In 2021, the upper tidal area of the Benjamin River was closed for harvesting from May 1st through August 31st, while the lower portion was closed from May 1st through October 31st (see Figure H –1). This was established by the DMR’s annual bacterial notice; the designation was “conditionally authorized.” (There were no areas in Brooklin, or in surrounding communities, with closures under the DMR biotoxin notice.) Another conditionally authorized, seasonal closure area (May 1st – October 31st) can be seen on the map of the south half of Brooklin.

Figure H – 2: Marine Restricted Area #2



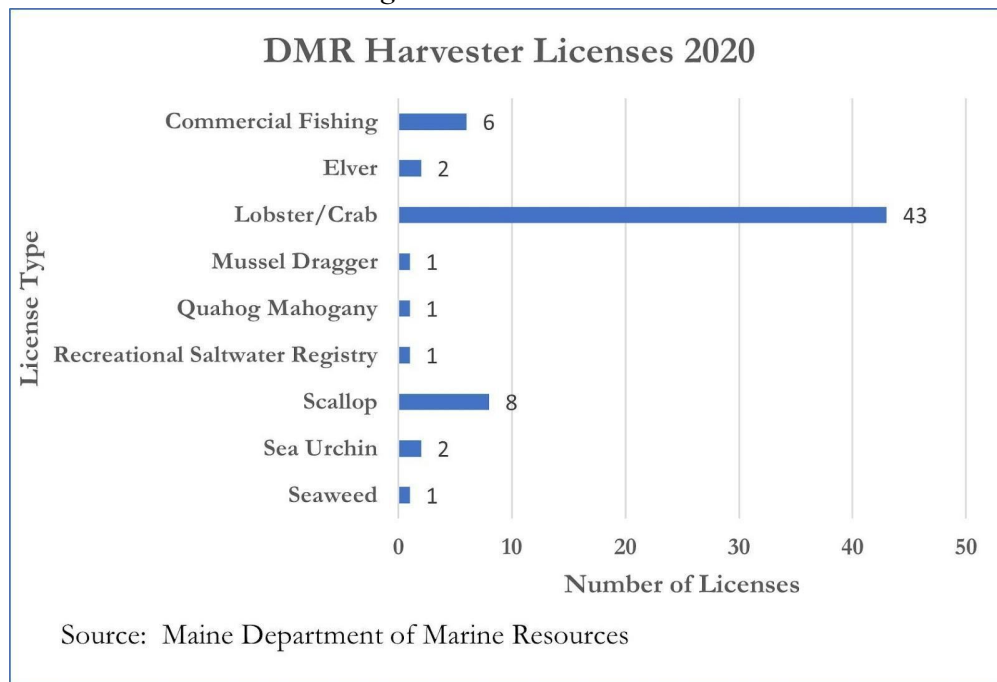
There are two “restricted” areas in Brooklin shown on the map depicting the south half of the Town. A DMR comment relating to the area in Herrick Bay states, “Expanded restricted area due to water quality no longer meeting approved standards.” The triangular area pointing toward the north end of Tinker Island does not have an explanation for its restricted status.

## 6. Commercial Marine Fishing Licenses

The licenses shown below are those sold by DMR to Brooklin residents. This includes residents who may fish out of Town but does not include non- residents who fish in Brooklin. The figures in the table, therefore, may understate the full use of Brooklin’s harbors.

There does not appear to have been much change in the number of commercial fishing licenses over the last two decades. In 2001, a total of fifty-nine licenses were issued, and thirty-nine of those were for lobster licenses. In 2020, the total was sixty-five and forty-three were for lobstering. Lobster fishing continues to be an important source of employment in Brooklin as well as a significant contributor to the local economy.

Figure H – 3: Commercial Marine Fishing Licenses Issued to Brooklin Residents in 2020



In terms of vessel size, most of the boats for which DMR issued commercial fishing licenses in 2020 were in the thirty-two to thirty-six foot range.

### 7. Aquaculture

Aquaculture is the farming of aquatic organisms, such as fish, shellfish, and plants. It can refer to both marine and freshwater species and includes both land-based and ocean production. The State’s DMR regulates aquaculture in Maine. Aquaculture has been present in Maine waters at least since the 1800s, but the first issuance of a DMR lease of State-owned waters to a private interest for aquaculture was in 1973.

According to DMR records, there were no standard or experimental aquaculture leases in Brooklin as of October 28, 2021. One DMR data source listed two recreational limited-purpose aquaculture sites

in Brooklin; both were for oysters and both were associated with the same individual. Other DMR aquaculture tables do not include any listings for Brooklin.<sup>4</sup>

In the past, Maine statutes exempted aquaculture facilities from having to obtain a Maine Waste Discharge License, the kind of license that a municipality has to obtain in order to discharge flows from sanitary or stormwater systems into the ocean. In 2008, however, the Maine Department of Environmental Protection (DEP) issued a General Permit, i.e. imposed regulations, for the discharge of pollutants resulting from the operation of Atlantic salmon aquaculture facilities located in some areas east of Naskeag Point in Brooklin (except those waters in the area north of a line from Schoodic Point in Winter Harbor to Baker Island in Cranberry Isles, then west to Naskeag Point in Brooklin, Maine). DEP revised the General Permit in 2014 to include all fin fish species, not just Atlantic salmon.

The discharges of concern from net-pen aquaculture include unconsumed fish food, fish excrement, medications, fish scales, disinfectants, marine growth removed from nets, and anti-fouling agents used to treat nets. Of the approximately twenty-five finfish aquaculture leases issued by the DMR, none are located in Brooklin's waters.

Given the presence of aquaculture facilities in neighboring communities and the rapid increase in Limited Purpose Aquaculture licenses in Maine (forty-four such licenses in 2007 rising to 769 licenses in 2020), it seems that there is untapped potential in Brooklin for aquaculture ventures.

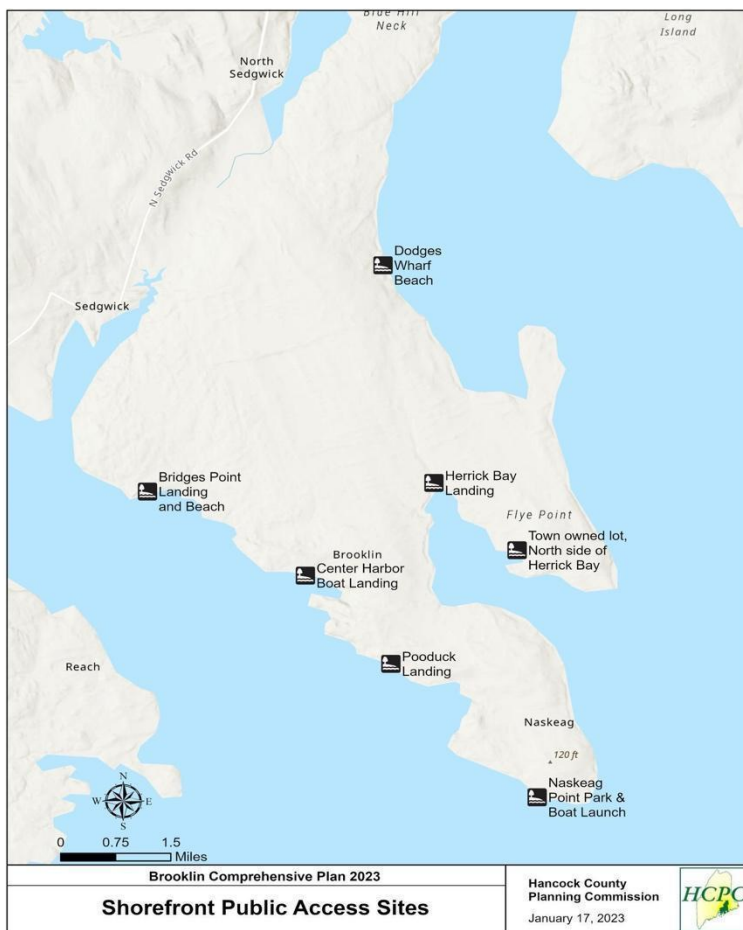
## **8. Public Access to the Coastal Shore**

Brooklin has relatively few coastal access points open to the public. One access point is the Naskeag Point Boat Launch (see Figure H -4). There are also access points at Center Harbor, Bridges Point, Dodes Wharf, Pooduck, the head of Herrick Bay, and two adjoined Town-owned lots on the North side of Herrick Bay with no improvements. Maine Coast Heritage Trust has a walking trail on Harriman Point giving hikers access to several beaches.

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<sup>4</sup> DeVoe, William, *MaineDMR Aquaculture - Limited Purpose Aquaculture Sites*, DMR Open Data, <https://dmr-maine.opendata.arcgis.com/datasets/maine::mainedmr-aquaculture-limited-purpose-aquaculture-sites-1/abou>, accessed 21 October, 2021

Figure H – 4: Shorefront Public Access Sites in Brooklin



Credit: "Harriman Point, Brooklin," Maine Coast Heritage Trust  
<https://www.mcbt.org/preserve/harriman-point/>, accessed 28 October, 2021.

### 9. Adequacy of Access

Results from the Public Opinion Survey indicate that respondents consider it to be important to protect working waterfront and public access to the ocean. While access may be somewhat adequate, continued work should be done to improve access. Most respondents felt that there is adequate access to recreational moorings but twenty percent consider this to be inadequate.

### 10. Water Dependent Uses

Water-dependent uses are those requiring direct access to coastal waters and cannot be located away from those waters. Boat building is an important contributor to Brooklin’s economy, and boatyards should be considered water-dependent.

### 11. Harbors and Marinas

There are approximately thirty-five moorings at Naskeag Harbor and 150 at Center Harbor. There are many other private moorings in Town. These include moorings in front of private properties. There

are also mooring fields in Herrick Bay, Flye Point, Harriman Point, Boldwater, Wooden Boat, the Yacht Club, Bridges Point Area, and the Benjamin River. There are no Town mooring plans or regulation of moorings. The Town does not own or maintain any moorings.

There are 160 pleasure vessels registered in Brooklin and thirty commercial vessels. There are also a number of federally-documented vessels. Many vessels moored and used here are registered in other towns. Vessels do not require a registration if they have no motor propulsion.

## **12. Effectiveness of Existing Measures to Preserve Marine Resources**

As discussed above and depicted on the Marine Resources maps, Brooklin has a number of areas where shellfish harvesting is either limited or prohibited for health and safety reasons. The Town should continue to work with DMR to reopen these areas even on a limited basis. To the extent they are related to stormwater runoff, the Town should review its Shoreland Zoning regulations related to erosion and sediment control and its Site Plan ordinance relative to factors such as impervious surface limits.

## **13. Regional Marine Resource Issues**

Brooklin shares East Penobscot Bay and the surrounding waters with other coastal and island communities. Whenever possible, the Town should participate in and support regional efforts to preserve and protect marine resources, including fishing, water quality, and public coastal access.



### 14. Goals & Objectives

<b>Goal: Maintain and improve saltwater access for commercial fishing and recreational uses.</b>				
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Develop a plan to adequately improve and manage the Town’s landings.	Create a five-person Marine Advisory Committee to recommend actions necessary to maintain, enhance and/or develop the seven landings (plus any future acquisitions) and their respective use. (One Selectboard member, one commercial fisherman, one mooring owner, one water dependent business owner, and one at-large community member are recommended.)	Selectboard	Appoint members within one year, have plan ready in two years.
	Reopen closed shellfish beds	Continue to work with Department of Marine Resources (DMR) water quality lab. Complete a rainfall study for the remaining closed forty acres in Herrick Bay.	Shellfish Committee, Selectboard, DMR	2023-2025
	Maintain and improve mooring access	Assess mooring access to recreational and commercial users	Marine Advisory committee with Selectboard	2023-2026
	Monitor aquaculture lease opportunity conflicts in Brooklin waters	Consider environmental and economic impacts of future aquaculture leases	Marine Advisory Committee with Selectboard	2023-2033

# Chapter I: Water Resources

## 1. Purpose

This chapter presents an overview of Brooklin’s water resources, which are essential in protecting the Town’s drinking water. Specifically, this chapter:

- a. Describes the characteristics, uses, and quality of Brooklin’s significant water resources;
- b. Discusses and considers potential negative impacts to water quality caused by future growth and development; and
- c. Assesses the effectiveness of existing measures to protect and preserve these resources.

## 2. Key Findings & Issues

There are no longer any licensed overboard discharges. In terms of marine water quality, Brooklin has two areas—Benjamin River and Herrick Bay—that are impaired for shellfish harvesting. Additionally, the elementary school will require mitigation in order to meet the State’s PFAS (Per- and polyfluoroalkyl substances) drinking water standard.

## 3. 2003 Comprehensive Plan Key Findings & Issues

Brooklin residents depend primarily on bedrock wells for their drinking water. There are no serious threats to the Town’s groundwater resources. Since there are no lakes or great ponds in Town, the major surface water resources are salt water. There are only two licensed overboard discharges in Town and no known threats to surface water resources.

## 4. 2022 Public Opinion Survey Results

The majority of Brooklin residents who responded (ninety percent) stated that they rely on a drilled well for their drinking water. A third of survey respondents reported they have installed a treatment system for their drinking water for various reasons. A total of ninety-eight percent of respondents have a septic tank system for treating their wastewater, and the majority of those respondents stated that the septic tank pumping services in the area were adequate or good.

Multiple suggestions from the Public Opinion Survey included improving septic systems in the Town Center, so that commerce could be expanded in that area. The fact that Brooklin School’s water tested above the State’s allowed limit for PFAS was not known at the time the public survey was disseminated. However, it was well known by the time of the Open House, and multiple residents expressed concern. These residents conveyed they would like more information on where the source of the contamination is coming from, and they asked if there will be additional testing of the drinking water supply.

Multiple open house attendees also indicated that the Town should play a greater role in informing landowners of best practices to protect the area’s drinking water supply. Data from both the Public Opinion Survey and the Open House indicate that fresh water bodies are not a major source of

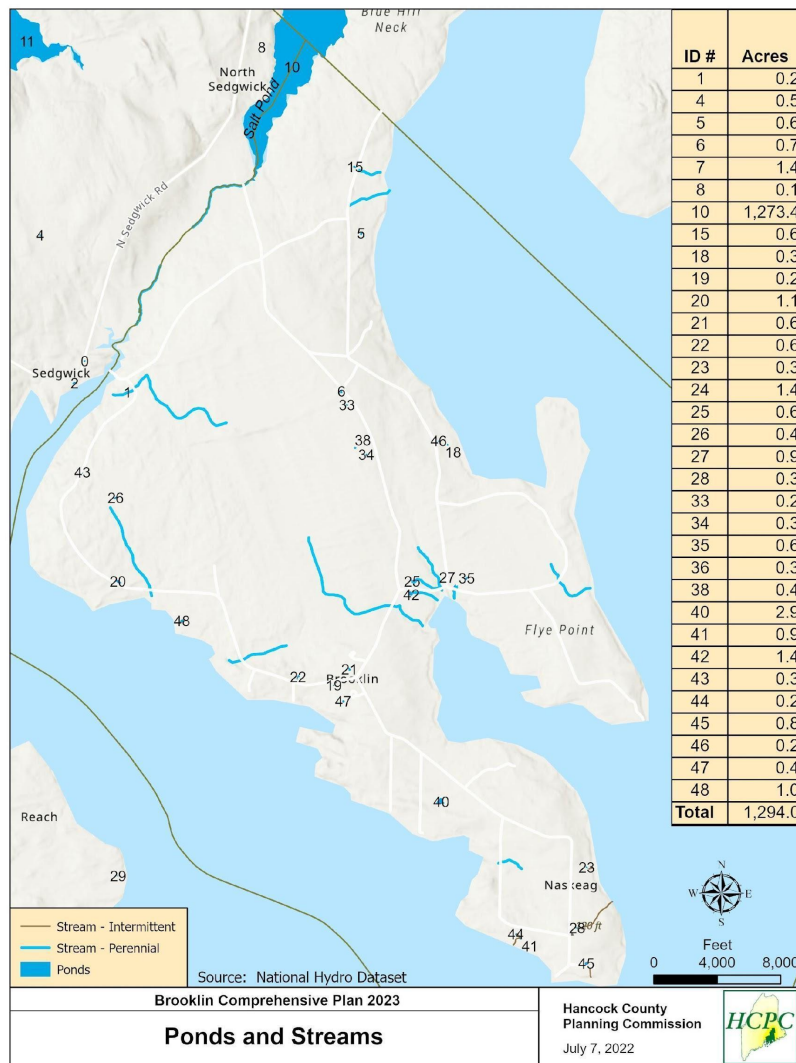
recreation for residents as there are few in the area. Most indicated that their water recreation needs were satisfied with their access to salt water.

## 5. Surface Water Resources

### A. Lakes, Ponds, Rivers, and Streams

Brooklin has few surface and freshwater resources. As seen in Figure I – 1 below, there are approximately 20.7 acres of surface water (ponds) in the Town, not counting the tidal, saltwater Salt Pond, as calculated from National Hydrogeography Map data. There are no great ponds (naturally made freshwater ponds greater than ten acres) in Brooklin. There are a variety of small ponds; some are man-made. These small ponds are not subject to State laws such as the Natural Resources Protection Act.

Figure I – 1: Brooklin Ponds and Streams



As shown on the maps in Figures I – 1 and I – 2, several of Brooklin’s streams are named, but most ponds are unnamed and the National Hydro Dataset’s ID numbers are used for the size table in Figure I – 1.

Brooklin’s two primary freshwater wetland areas are Black Swamp and Dodges Meadow. (See the Wetlands Characterization map, Figure J – 6, in the Natural Resources chapter.) Freshwater wetlands are defined as those areas commonly referred to as swamps, bogs, or marshes that are inundated or saturated by surface or groundwater. This inundation occurs at a frequency and for a time period sufficient to support a prevalence of wetland vegetation typically adapted for life in saturated soils.

Wetlands larger than ten acres (designated wetlands) are subject to the Shoreland Zoning setback standards. Wetlands from 0.1 to ten acres in size are subject to regulation by the Maine Department of Environmental Protection (DEP) under the Natural Resources Protection Act (NRPA). Brooklin’s wetlands play an important role in protecting and supplying drinking water to the Town’s residents. They also play a significant role in filtering runoff to other surface waters and coastal areas.

As seen in Figure J – 7 in the Natural Resources chapter, Brooklin has extensive coastal wetlands. NRPA defines coastal wetlands as tidal or sub-tidal land. They are identified by the presence of salt-tolerant wetland plants or the presence of a tidal debris line, and include mudflats, beaches and salt marsh. Coastal wetlands serve as nurseries and food sources for fish and provide wintering areas for waterfowl and staging areas for migratory shorebirds. These wetlands protect coastlines from erosion and provide open space for recreation and fishing. All coastal wetlands are protected by NRPA, regardless of size, but it is also important to protect the upland areas draining into coastal areas.

### **B. Watershed Boundaries**

Brooklin’s watersheds are relatively small. They drain into the Benjamin River, Meadow Brook, the Salt Pond, Eggemoggin Reach, and Blue Hill Bay. The watershed boundaries are shown on the map in Figure I – 2. The watershed draining into Meadow Brook and the Salt Pond is listed as impaired.

### **C. State Water Quality Classification**

The Maine Department of Environmental Protection (DEP) classifies the state’s surface waters according to assigned water quality goals and sets uses and water quality criteria for each class. If classification standards are not met, the Water Quality Classification program directs the State to improve the quality to meet standards. The classification system includes four classes for freshwater rivers and streams, three classes for marine waters, and one class for lakes and ponds.

Water quality-impaired streams, rivers, and lakes are those that do not meet the water quality criteria for their classification. It is evident from the DEP map in Figure I – 2, that Brooklin does not have any impaired streams or ponds.

A discussion of impairments of estuarine and marine waters, which are not included in the DEP-provided map, is contained in Subsection F.

### D. Wastewater Outfalls and Overboard Discharges

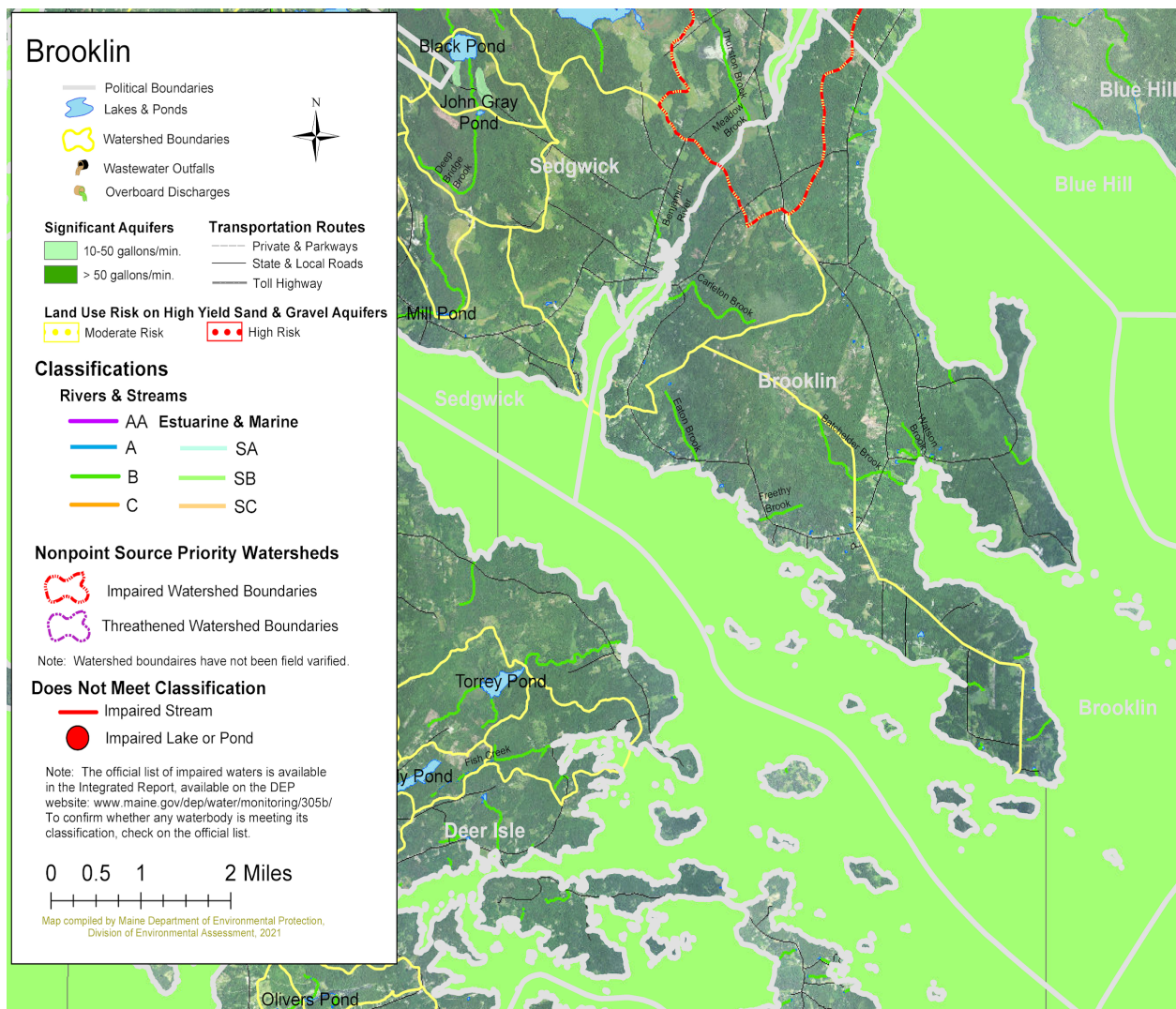
As shown on the map in Figure I – 2 (and on the Public Facilities and Infrastructure map in the Public Facilities Chapter), there are no wastewater outfalls at present in Brooklin.

The DEP defines an overboard discharge as:

...a discharge to surface waters of the State of domestic pollutants (sanitary wastes or wastewater from household activities generated at residential or commercial locations) that are not conveyed to municipal or quasi-municipal sewerage treatment facilities. The vast majority of OBDs in Maine are associated with residential dwellings and small commercial operations along the coast. Treated wastewater from the OBD system is discharged directly into Maine’s rivers, streams and the ocean.

In the 2003 Comprehensive Plan, it was reported that there were two private residences with overboard discharge licenses. These have now been eliminated.

Figure I – 2: Brooklin Water Resources



**E. Significant Aquifers**

As seen in the Brooklin Water Resources map above, Brooklin does not have any significant aquifers.

**F. Impaired Marine Waters**

As discussed in the Marine Resources Chapter, and as depicted in that chapter’s Marine Resources maps (Figure H – 1 and H – 2), the waters surrounding Brooklin display a range of water quality that lead to a corresponding range of regulation of uses, including shellfish harvesting. As excerpted below, there are additional tabular data about the quality of Brooklin’s estuarine and marine waters in the DEP’s *Final Draft of the 2018/2020/2022 Integrated Water Quality Monitoring and Assessment Report Appendices*.

*Table I – 1: Data from the Integrated Water Quality Monitoring and Assessment Report*

Assessment Unit ID	Segment Name	Location	Cause	Size (sq miles)	Class	Comments
<b>Category 2: Estuarine and Marine Waters Attaining Shellfish Harvesting Designated Use</b>						
ME010500021703_S B_EB_AE	Cape Rosier (Brooksville) to Naskeag Point (Brooklin) (Approved)			18.20	Class SB	
<b>Category 3: Estuarine and Marine Waters with Insufficient Data or Information to Determine if Shellfish Harvesting Designated Use is Attained</b>						
ME010500021703_S B_EB_PE	Cape Rosier (Brooksville) to Naskeag Point (Brooklin) (Prohibited)	Bucks Harbor, Stand Cove (Brooksville)		0.87	Class SB	Contains Growing Area Sections P1, P2
<b>Category 5-B-1: Estuarine and Marine Waters Impaired for Shellfish Harvesting Designated Use by Bacteria Only – TMDL Required</b>						
ME010500021509_S B_EF_RE	Western Blue Hill Bay, Naskeag Point to Newbury Neck (Restricted)	Bragdon Brook (Blue Hill); Flye Point, Herrick Bay (Brooklin)	Fecal Coliform	0.49	Class SB	Contains Growing Area Sections R1-R3
ME010500021703_S B_EB_CAE	Cape Rosier (Brooksville) to Naskeag Point (Brooklin) (Conditionally Approved)	Orcutt and Center Harbors (Brooksville); Benjamin River (Sedgwick, Brooklin)	Fecal Coliform	1.10	Class SB	Contains Growing Area Sections CA1-CA3
<b>Category 2: Estuarine and Marine Waters Attaining Some Non-Shellfish Harvesting Designated Uses – Insufficient Information for Other Uses</b>						



Assessment Unit ID	Segment Name	Location	Cause	Size (sq miles)	Class	Comments
ME010500021509_S B_E	Naskeag Point (Brooklin) to Schoodic Peninsula (Winter Harbor), Atlantic Ocean			224.31	Class SB	
ME010500021701_S B_E	Benjamin River (Sedgwick, Brooklin)			0.57	Class SB	

As discussed in the Marine Resources chapter, the regulation of water quality of the waters around Brooklin is as follows: some areas are approved for shellfish harvesting or other designated uses, some are conditionally approved, some are restricted, and some are prohibited. According to the tabular data above, two areas– Herrick Bay and the Benjamin River– are restricted for shellfish harvesting. Brooklin’s Shellfish Committee is working with Maine’s Department of Marine Resources (DMR) and has resulted in volunteer-led testing; consequently, it is possible the Herrick Bay closure may be reduced by about one third. Rainfall studies in the remaining area may result in reopening with rainfall conditions applied.

While detailed marine waters attainment information is contained in the Marine Resources chapter, the map in Figure I – 3 below shows that the highest concentrations of bacteria are located farther north; in Penobscot Bay from Brooklin, in Penobscot, and in the mouth of the Penobscot River.

Figure I – 3: DMR Legal Notice Areas 2009 – Highest Fecal Coliform



### **G. Invasive Aquatic Plants**

According to the DEP, invasive aquatic species are exotic flora and fauna that displace native plant and animal communities. Infestations result in habitat disruption, loss of property values, diminished water quality, reduced fishing and water recreation opportunities, and increased expenses for mitigating the environmental costs. There are eleven invasive aquatic species identified in Maine law as illegal to import, sell, and/or transport.

According to the DEP's data on Invasive Aquatic Plants, Brooklin does not have any invasive aquatic plants at this time. (This may only mean that none of Brooklin's water bodies is large enough to have been monitored.) The closest infested water body to Brooklin on the DEP's list is Alamoosook Lake, with variable leaf milfoil in the nearby town of Orland.

### **H. Watersheds of Lakes Most at Risk from Development, and Urban-impaired Streams**

To manage its regulation of developments requiring either a Stormwater permit or a Site Location of Development permit, the DEP maintains a list of direct watersheds of lakes most at-risk from new development and urban-impaired streams. Brooklin, not having lakes and not being urban, does not have any water bodies that are on these lists.

### **I. Nonpoint Source Priority Watersheds**

The DEP also maintains a list to encourage communities to take action to restore or protect waters impaired or threatened by polluted runoff. The list also helps prioritize the DEP's nonpoint source water pollution control efforts and grant funds. Brooklin does not have any lakes or streams on the DEP's lists of impaired or threatened watersheds, but the Salt Pond that Brooklin shares with Sedgwick is on the list of impaired or threatened marine waters.

## **6. Drinking Water**

### **A. Groundwater**

Groundwater is defined as subsurface water found in the saturated soils and water-bearing bedrock of the earth's surface. All groundwater is important to a community as a source of drinking water. Aquifers are especially important and are particularly vulnerable to pollution from surface and subsurface sites.

The majority of Brooklin residents depend on individual wells for their water supply; however, there is a small communal water supply serving the Haven Colony. There are a number of other small systems that serve the school, restaurants, inns, and other places that cater to the public (see Figure I – 4).

There are no sand and gravel aquifers in Brooklin. Rather, most of the wells are drilled in bedrock. Bedrock wells generally yield about ten to fifty gallons per minute (gpm). Normally, a well yielding about one gpm is considered sufficient for domestic use.

Overall, there are no problems in Brooklin related to groundwater supply. There have been some complaints of hard water. There have been isolated cases of inadequate wells. It is not known if these are due to poorly-drilled wells or other problems.



Figure I – 4: Brooklin Water Wells



**B. Public Water Systems**

Data from the Maine Drinking Water Program indicate that there are at least six public water systems in Brooklin, including ones at the Lookout Inn, the Brooklin Inn, the Center Harbor Yacht Club,

Wooden Boat Publications, the Brooklin School and Reach Knolls. At the time the data were last reported (2003), the Morning Moon Café, the Maine Hideaway and the Brooklin General Store were not listed. Public water systems are defined as those serving a given number of the general public even if they are not publicly-owned. The public water supply systems in Brooklin are listed as non-community systems, and the one for the elementary school is also termed as non-transient.

*Table I – 2: Risk Assessments for Brooklin Public Wells*

<b>Date</b>	<b>2003</b>	<b>2003</b>	<b>2003</b>	<b>2003</b>	<b>2003</b>	<b>Unknown</b>
<b>Well ID #</b>	2125101	1579910 1	9398710 1	9428910 1	9450910 1	92561101
<b>Well type</b>	Bedrock	Bedrock	Bedrock	Bedrock	Bedrock	Bedrock
<b>Existing Risk of Contamination based on Well Type and Site Geology</b>	Moderate	Low	Low	Moderate	Moderate	No data
<b>Existing Risk of Acute Contamination</b>	Moderate	Low	High	Low	Low	No data
<b>Future Risk of Acute Contamination</b>	Low	Low	Moderate	High	High	No data
<b>Existing Risk of Chronic Contamination</b>	No data	No data	No data	Low	Low	No data
<b>Future Risk of Chronic Contamination</b>	No data	No data	No data	High	High	No data

### **C. Maine Drinking Water Program**

Public wells in Brooklin are governed by the source water protection regulations of the Maine Drinking Water Program (MDWP). This program’s regulations are contained in the *Rules Relating to Drinking Water, 10-144 Code of Maine Regulations*. MDWP defines a Source Water Protection Area as the area that contributes recharged water to a surface water intake or public water supply well.

Pursuant to the rules cited above, operators of public water supply systems must be notified of land use applications affecting the source water protection area. This allows the operators to participate in the municipal decision-making process and helps reduce the risk of contamination to public water supplies. The rules also contain regulations related to where a public well may be sited, wellhead protection area mapping for the assessment of contamination threats, and the reporting of any spills within well protection areas.

The MDWP also manages the Maine Source Water Assessment Program. This involves completing an assessment of the risk of contamination for each public water supply source and publishing the results for the benefit of the operators of each system and their customers. The issue of risk from chronic contamination raises questions about per-and polyfluoroalkyl (PFAS). For more related to PFAS levels, the following is from the Maine Center for Disease Control’s Public Drinking Water Program’s 2021 Annual Report:

Per- and polyfluoroalkyl substances (PFAS) are man-made chemicals that have been widely used since the 1940s in consumer products and industrial applications. Due to their widespread use and persistence in the environment, most people in the United States have been exposed to some level of PFAS. There is evidence to suggest that continued exposure above specific levels to certain PFAS may lead to adverse health effects. With the passage of S.P. 64 (Resolve, To Protect Consumers of Public Drinking Water by Establishing Maximum Contaminant Levels for Certain Substances and Contaminants), the Maine legislature has mandated that all community (C) public water systems and non-transient, non-community (NTNC) systems - schools and childcare facilities - sample their finished drinking water for PFAS.

An interim standard of twenty parts-per-trillion (ppt) for six PFAS chemicals (alone or in combination) is in effect. According to a Maine Public article, Brooklin Elementary School had a PFAS level above one hundred ppt, according to tests performed in April 2022.<sup>5</sup> The source of the contamination is not known at this time. The Brooklin School has received a grant from the State to install a treatment system that is scheduled to be installed in 2023.

## 7. Water Supply

Water supply, in general, has not been an issue for Brooklin. A few wells have less-than-desired yields, but it is possible that this outcome is due to the way the wells were drilled.

### A. Cyber Security

Municipalities with community water supplies now have to be concerned with cyber security. According to *Cybersecurity Tools to Understand, Evaluate, and Mitigate Risks for Maine Public Water Systems, October 2019* assembled by the Maine Rural Water Association:

PWSs [Public Water Supply systems] are considered prime targets for cyber-related incidents because of their critical role in supporting primary human functions, disease control, and hygiene. If a PWS were attacked and impaired, it would affect the community's ability to function and remain healthy. Cyber-attacks against the critical infrastructure sector, including PWSs, have increased nationwide, including in Maine. In the past three years, at least six different cyber security incidents have been reported from Maine PWSs.

Brooklin does not have a community water supply system to which the above provisions would apply; it does not have to make IT security improvement efforts.

## 8. Brooklin's Activities Relative to Point Sources (Direct Discharges) of Pollution

As discussed in Section 5.D. above, and as shown on the map in Figure I – 2, there are no wastewater outfalls and overboard discharges in Brooklin. In previous years, there have been two private residences with overboard discharge licenses, but those systems have now been removed.

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<sup>5</sup> Maine Public, "High PFAS levels found in drinking water throughout Maine, according to latest state report," by Carol Bousquet, July 13, 2022, <https://www.mainepublic.org/environment-and-outdoors/2022-07-13/high-pfas-levels-found-in-throughout-maine-according-to-latest-state-report>, accessed July 16, 2022.

## **9. Brooklin’s Activities Relative to Nonpoint Sources of Pollution**

As discussed in the Impaired Marine Waters section above, as well as in the Marine Resources chapter, the quality of the waters around Brooklin are classified as follows: some areas are approved for shellfish harvesting or other designated uses, some are conditionally approved, some are restricted, and some are prohibited.

While a substantial portion of the pollution in the waters off Brooklin comes from other sources, the Town of Brooklin has been working to reduce the use of fertilizers and pesticides through its Shellfish Conservation Committee. It also has performed studies in conjunction with the DEP to better understand the causes for some of the marine water impairment. Additional studies of this sort are needed to further reduce the town’s nonpoint sources of pollution.

## **10. Brooklin’s Protection of Groundwater and Surface Water Supplies and Their Recharge Areas**

The mitigation of the excessive PFAS levels at the elementary school is necessary and is underway. Brooklin should also continue to monitor and evaluate current and proposed land uses near public wells. Regarding the protection of surface waters, Brooklin has a number of ordinances that set standards and requirements for building and development, and it has a Shoreland Ordinance that is in compliance with State Shoreland Zoning requirements. This includes a Resource Protection District that prevents most development around several wetland areas.

## **11. Best Management Practices**

Brooklin’s Public Works crews and contractors use best management practices to protect water resources in their daily operations. These include:

- Protecting salt and sand storage from the weather in order to limit stormwater contamination;
- Cleaning culverts and replacing them as needed; and
- Maintaining clean operations at the Town’s shared Transfer Facility.

## **12. Opportunities to Partner with Advocacy Groups that Promote Water Resource Protection**

The Beginning with Habitat program has a project called the Bagaduce River Focus Area. It includes the communities of Castine, Penobscot, Sedgwick, and Brooksville; it is an effort to protect the high ecological value of the Bagaduce River estuary. Brooklin may want to take a page from this nearby program and, through its membership in the Hancock County Planning Commission, work with its neighboring communities to better document nonpoint source contamination and improve the quality of its water resources. These include improving the water quality conditions of Salt Pond and a regional effort to further investigate PFAS contamination, as other schools on the peninsula and nearby have tested above the State’s allowable limits.

### 13. Goals & Objectives

<b>Goal</b>	<b>To continue to protect and enhance Brooklin’s water resources for the health of our residents and also to maintain the vitality of the Town’s marine and tourist activities.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Maintain and strengthen (where necessary) land use measures in critical water resource areas, including our extensive Coastal Wetland areas.	Examine current Shoreland Zoning, Land Use Ordinances, and enforcement techniques to determine the need for any additional protections (to help mitigate shellfish closure areas; to deal with increased development pressure on our shore lands; to prevent erosion during development projects, etc.)	Planning Board	One to two years
	Continue to make residents aware of and assist with disseminating information on elevated PFAS levels in the Brooklin School’s water supply.	Provide residential well testing information on the Town’s website as well as any updates on the evolving situation.	Selectboard	Immediate
	Develop strategies to manage point and non-point pollution	Ensure that Town regulations include adequate provisions to manage point and nonpoint pollution in conjunction with neighboring towns as warranted and strengthen regulations if determined necessary.	Planning Board in conjunction with the Code Enforcement Officer	One to two years
	Maintain or amend public wellhead protection mechanisms, as necessary.	Review current Land Use Ordinances to evaluate if they need to be updated, according to the results of recent water tests for the Town’s public wells.	Planning Board in conjunction with Code Enforcement Officer	One year
	Educate residents on well water monitoring and	Provide relevant links on the Town’s website.	Selectboard in	Six months to one year

	proper septic system maintenance.		conjunction with Code Enforcement Officer	
	In conjunction with local land conservation and watershed associations, Natural Resources Conservation Service, and Hancock County Soil and Water Conservation District, help provide information to land owners for best practices related to water resource protection and conservation.	Form an Environmental Protection Committee (See Natural Resources Chapter).	Citizen initiative	One to two years
	Collaborate with surrounding towns and watershed agencies on improving impaired areas such as Saltmarsh Pond and other areas being impacted by elevated PFAS levels.	Form an Environmental Protection Committee (See Natural Resources Chapter).	Selectboard in conjunction with citizen initiative	One to two years

# Chapter J: Natural Resources

## 1. Purpose

This chapter provides analyses and a detailed overview of the Town's vital natural resources and addresses issues related to wildlife, fish habitats and other important ecological systems. Development on or near these vital resources could adversely affect quality-of-life issues such as clean drinking water, protection from flooding, and clean air. Specifically, this chapter:

- a. Describes Brooklin's critical natural and scenic resources;
- b. Assesses the effectiveness of existing efforts to protect and preserve these resources; and
- c. Predicts future impacts to these resources as a result of growth and development.

## 2. Key Findings & Issues

Brooklin is a community rich in natural resources with large tracts of continuous habitat blocks. The Maine Natural Areas Program states that Brooklin contains no documented plant species, exemplary natural communities or ecosystems listed as Endangered, Threatened or Of Special Concern. The Beginning with Habitat information includes a statement that no focus areas (areas of unusually rich concentrations of at-risk species or habitats) have been documented within Brooklin. However, there is data showing habitat for the Barrow's Goldeneye Duck, a Threatened species, and the Purple Sandpiper, a Species of Conservation Need. Also shown is a shoreline within one-quarter mile of a rare plant or rare, exemplary community on Upper Torrey Island.

There is data from 2014 indicating that some of the culverts where roads cross streams are acting as a barrier to the passage of fish and other creatures. These should be inspected and, if warranted, grant funding should be sought for their improvement.

Brooklin has a basic framework of Site Plan, Subdivision, Floodplain Management, and Shoreland Zoning ordinances. Additional planning with all stakeholders is needed to prevent the cumulative impacts of development from eroding and fragmenting the Town's natural resources and habitat areas over time.

## 3. 2003 Comprehensive Plan Key Findings & Issues

The 2003 Comprehensive Plan noted that Brooklin, a coastal community, has a diversity of animal and plant life. Its coastline is an important habitat for waterfowl, and in upland areas there are habitats for deer, moose, and black bears, among other mammals. In terms of plant species, the 2003 Plan stated that the Town contained habitat for the threatened Allegheny Vine plant (*Adlumia fungosa*) of which, at the time, there were only five or fewer known occurrences in the State. Allegheny Vine, a

critically-endangered plant within the State, is reported in more than fourteen locations in Maine as of 2022 (Maine Natural Areas Program).

#### **4. 2022 Public Opinion Survey Results**

When asked about outdoors-related opportunities in Brooklin, sixty percent of those responding to the question rated enjoyment of outdoors activities as “very good,” twenty percent as “good” and fifteen percent as “adequate.” In open-ended responses to the question of aspects of the quality-of-life in Brooklin, thirty percent of respondents who answered the question (forty-seven out of 158) listed some aspect of nature, natural beauty, hiking trails, etc. as having significant importance.

In response to a survey question about areas needing protection, the following categories were selected by at least seventy-five per cent of the 236 respondents: coastal lands; inland, open public space; forested land; ponds; wetlands; streams and rivers; drinking water, and scenic views. Responding to open-ended questions, several respondents suggested that the Town promote invasive plant removal, consider restricting intertidal rockweed harvesting, and consider restricting light pollution.

#### **5. Summary of Habitats and Critical Natural Resources**

Brooklin’s major natural resources are discussed below. The natural resources topic overlaps with other chapters in this comprehensive plan. For additional related information, see also the chapters on Marine Resources, Water Resources, Current and Future Land Use, and Agriculture & Forest Resources.

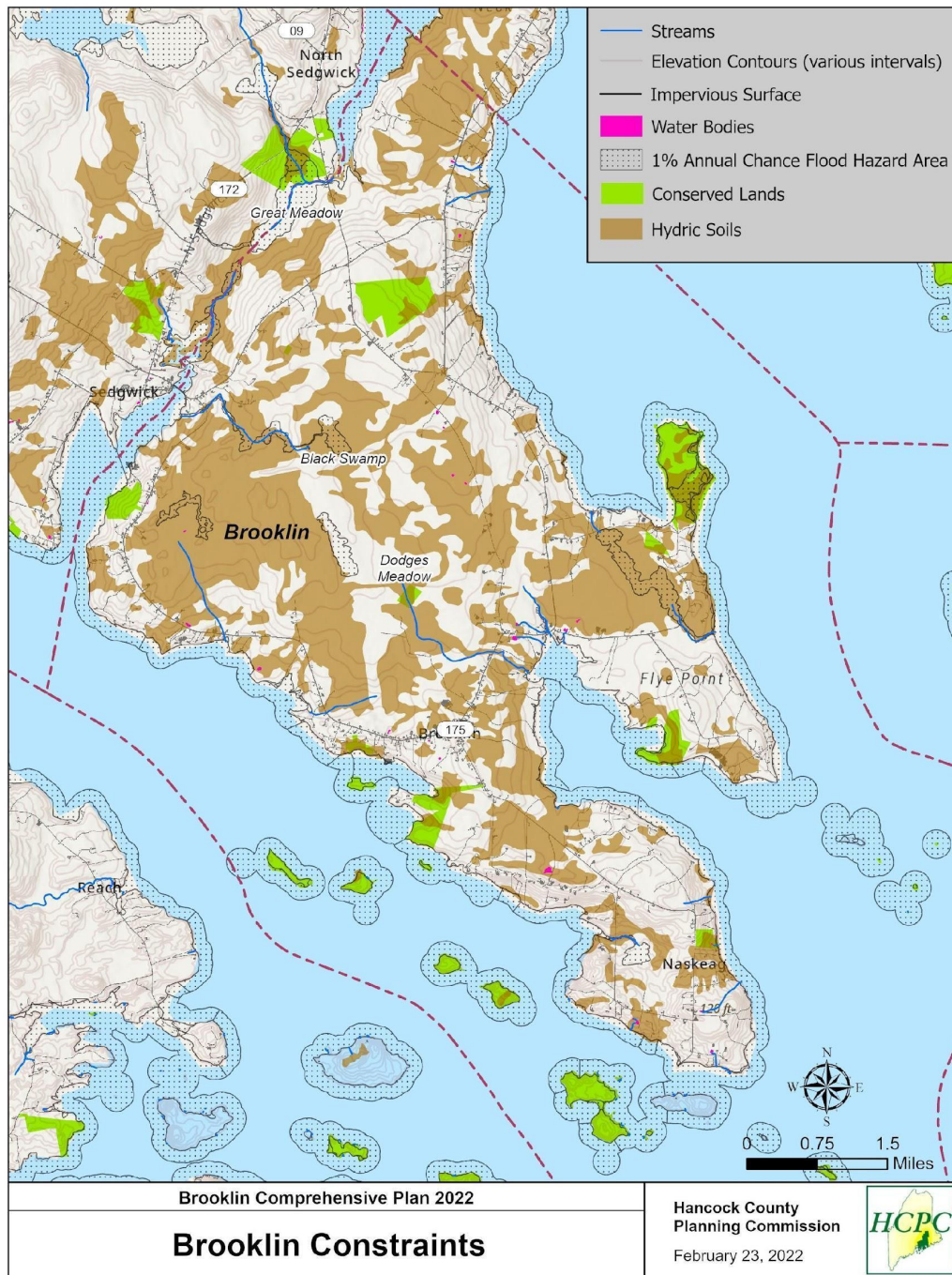
##### **A. Wetlands**

Wetlands are one of the most critical natural resources. They often serve as aquifer recharge areas, allowing underground water supplies to be recharged. They are also critical wildlife habitats. Wetlands are an important part of nature’s drainage system since they hold stormwater. Areas that have experienced extensive filling often face increased flooding as a result. Wetlands are also important breeding areas for wildlife.

There are several major wetlands in Brooklin; these include the Great Meadow, the Salt Marsh, the Great Heath, Black Swamp, and one near Harriman Point Road. An analysis of wetland maps indicates that there are approximately 5,300 acres of hydric soils in Brooklin, or forty-five percent of the Town’s total land area of 11,882 acres (see the Brooklin Constraints map, Figure J - 1). While not all hydric soils are wetlands, their presence indicates a large portion of the Town’s land area is wetlands (see also the Wetland Characterizations map, Figure J - 6).



Figure J – 1: Brooklin Constraints



**B. Important Wildlife Habitat**

The term “habitat” refers to the resources in an area that support the survival and reproduction of one or more species. These include physical factors such as soil, moisture, and temperature range as well as the availability of food and interactions with predators and prey. Every species has particular habitat requirements; some are able to thrive in a wide variety of environmental conditions while others require a limited set of specific factors to survive. Terrestrial habitat types include forests and

grasslands; freshwater habitat types such as wetlands, streams, and ponds; and marine habitat types such as salt marshes, shoreland areas, and the open sea.

In Brooklin, the tidal flats are important wintering areas for waterfowl. Birds found on the flats in winter include Bufflehead, Common and Barrow's Goldeneye, American Black Duck, and Scaup. The upland environment— mature forests, pioneer hardwood stands, blueberry barrens— supports White-tailed Deer and an occasional Black Bear, Bobcat or Moose. Other animals found in this environment include Wild Turkey, Ruffed Grouse, Woodcock, Coyote, Snowshoe Hare, and Red and Gray Squirrel.

The Maine Department of Inland Fisheries & Wildlife (MDIFW) is charged with carrying out the mission of the Maine Endangered Species Act of 1975 created to conserve all wildlife populations and ecosystems. “Endangered species” are species of wildlife determined to be in danger of extinction throughout all or a significant portion of their range. “Threatened species” are species of wildlife determined as likely to become endangered within the foreseeable future throughout all or a significant portion of its range.

The two species on MDIFW lists of wildlife that need protection and also have habitat locations in Brooklin are the Barrow's Goldeneye (*Bucephala islandica*) and the Purple Sandpiper (*Calidris maritima*) (see the High Value Plant and Animal Habitats map below, Figure J - 3). The Barrow's Goldeneye is a Threatened Species while the Purple Sandpiper is termed a Species of Conservation Need (a term from the State's Wildlife Action Plan).

### **C. Important Plant Habitat**

The Maine Natural Areas Program (MNAP) maintains a list of native plant species in Maine that are highly vulnerable to loss, including species determined to be Endangered, Threatened, or Of Special Concern. Species on this list are found in a very small number of sites in the State and may require unique habitat for survival. At the time of the writing of this Comprehensive Plan, MNAP stated that, “No plant species listed as endangered, threatened, or of special concern have been documented within Brooklin.”

### **D. Natural Communities**

MNAP has also classified 104 natural community types that collectively cover Maine's landscape including floodplain forests, coastal bogs, alpine summits and others. MNAP has ranked each type according to its rarity on a scale of one (rare) through five (common). As of the writing of this Comprehensive Plan, MNAP states that, “No rare or exemplary natural communities or ecosystems have been documented within Brooklin.”

### **E. Focus Areas**

Similar to, but broader than, MNAP's natural community list, the Beginning with Habitat program (see below) maintains a list of natural areas of Statewide ecological significance due to unusually rich concentrations of at-risk species and habitats. These areas support rare plants, animals, and natural communities; high-quality, common natural communities; significant wildlife habitats, and their interactions with large blocks of undeveloped habitat. According to Beginning with Habitat, "No focus areas have been designated in Brooklin."

### **F. Non-traditional Habitats for Consideration**

In addition to the traditional natural resources reviewed above, there are several more to be considered in the comprehensive planning process. These include commercial blueberry land, tillable farmland, and productive forest land. Of the 12,000 total acres in Brooklin, only 1000 are considered tillable farmland. Maps of blueberry land, tillable land and productive forest land should be part of the analysis process. Planning should include balancing the value of these productive lands with the other issues being considered.

## **6. Beginning with Habitat**

### **A. About the Beginning with Habitat Program**

The maps in this chapter were created using data from Maine's Beginning with Habitat program. This program brings together public agencies and private conservation organizations to consolidate information on wildlife and habitat from all over the State. It also develops tools for communities to incorporate conservation into land use planning. Beginning with Habitat partners include Maine Audubon; Maine Coast Heritage Trust; The Nature Conservancy in Maine; Maine Department of Agriculture, Conservation and Forestry; Maine Department of Inland Fisheries and Wildlife; Maine Department of Transportation; Small Woodland Owners Association of Maine; and the U.S. Fish and Wildlife Service.



Figure J – 2: Water Resources and Riparian Habitats

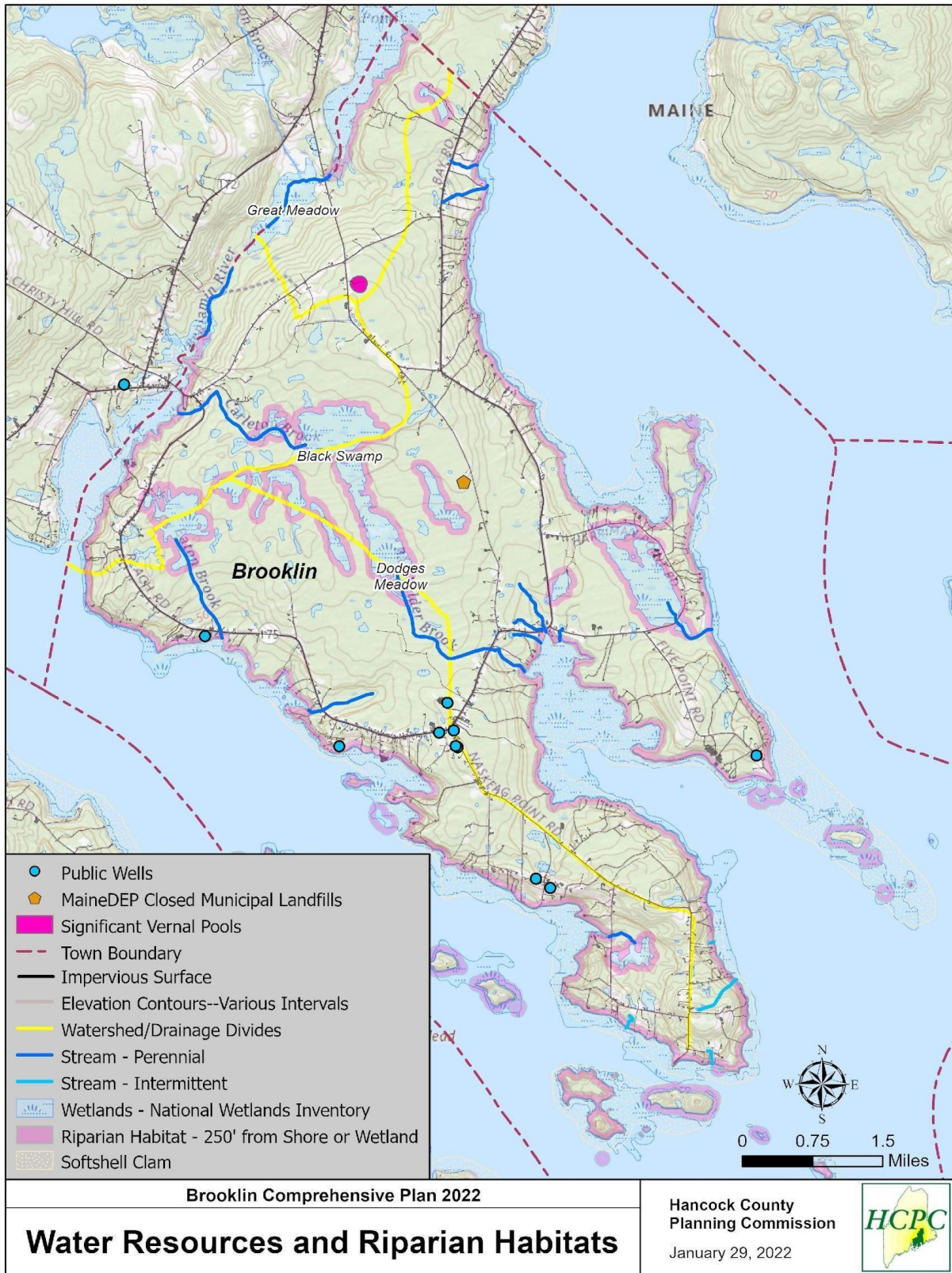




Figure J – 3: High Value Plant and Animal Habitats

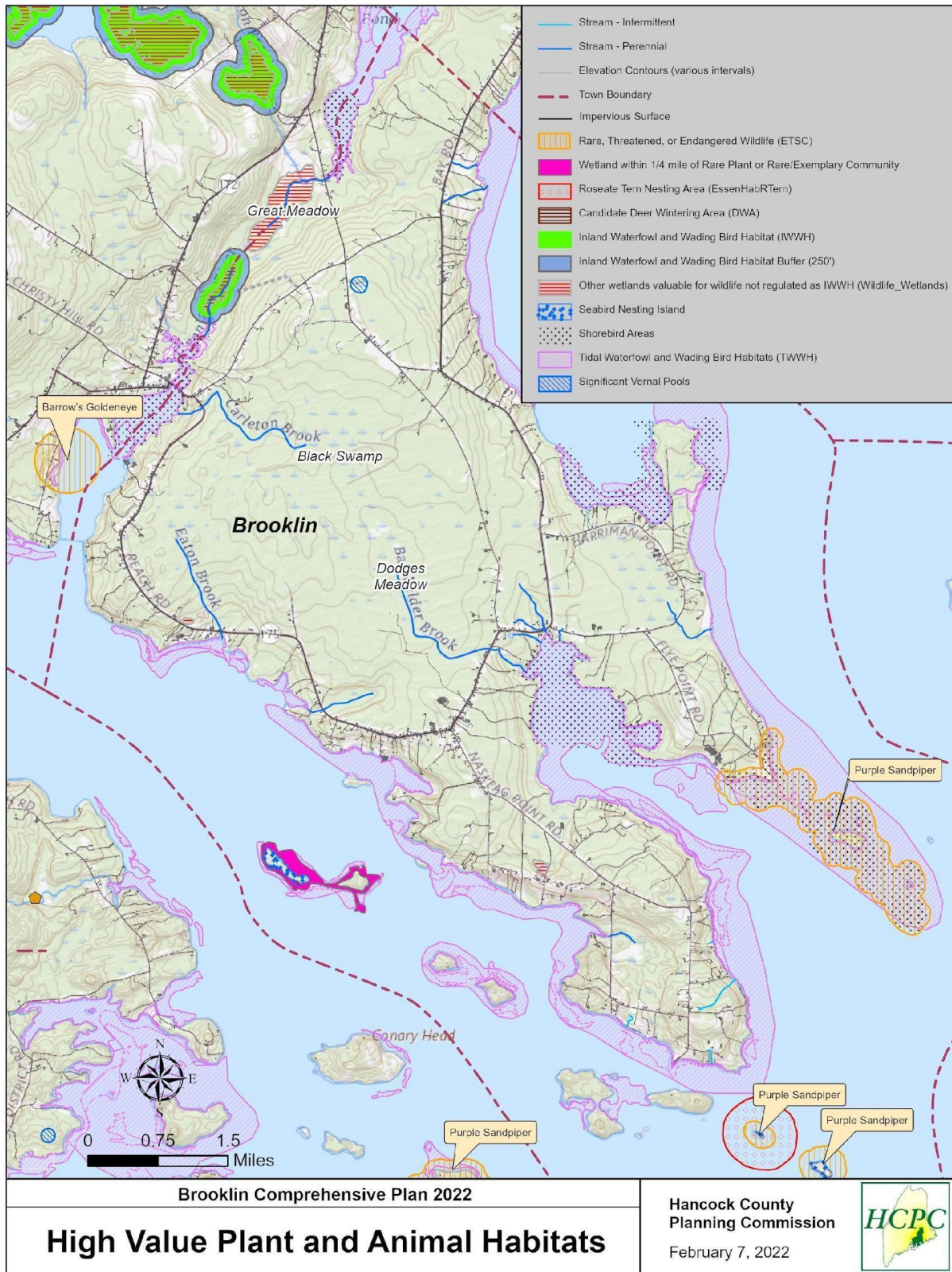


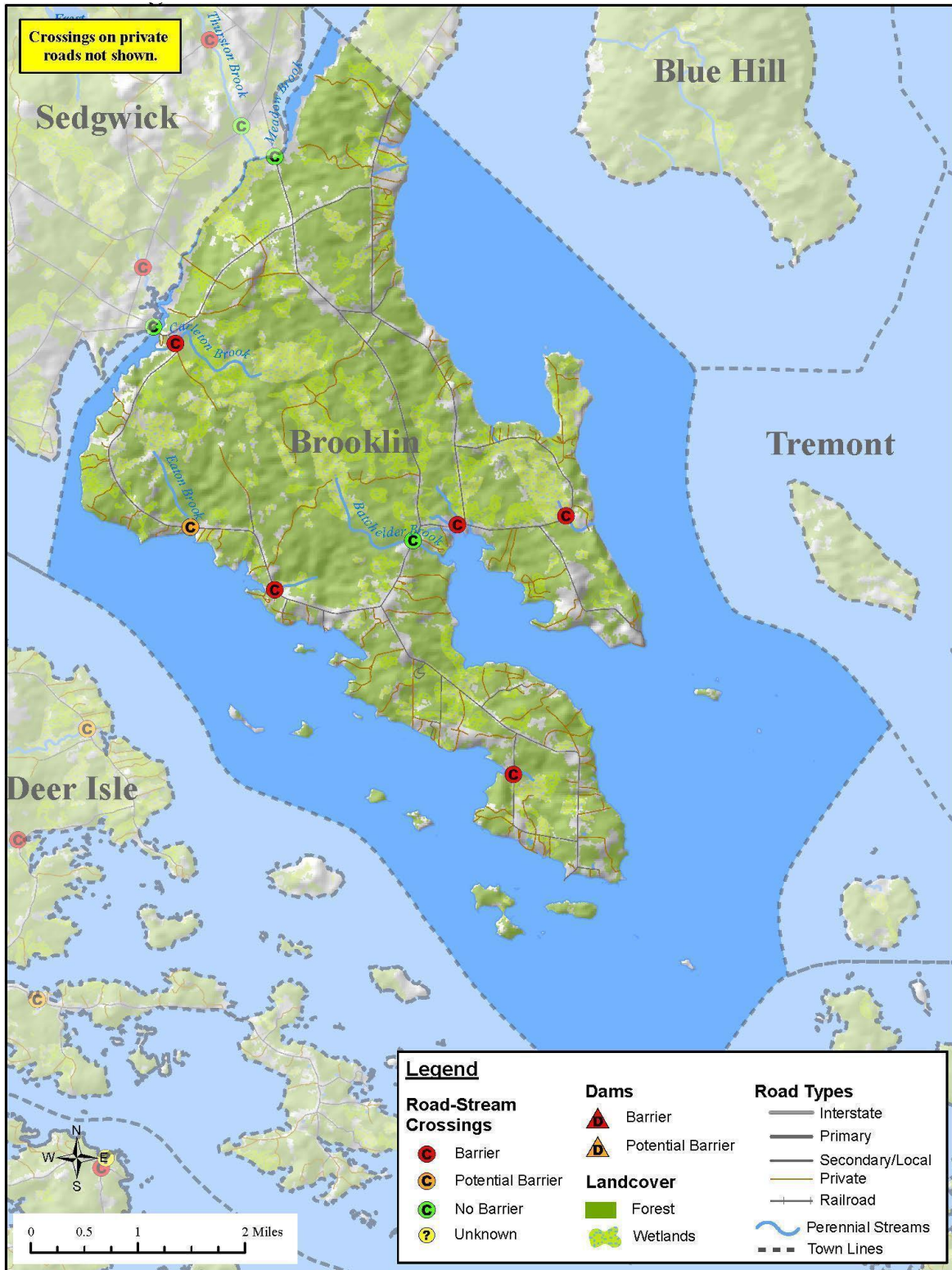


Figure J – 4: Undeveloped Habitat Blocks & Connectors and Conserved Lands





Figure J – 5: Fish Passage Barriers



Map Produced by:  
 USFWS Gulf of Maine Coastal Program  
 Data from MEGIS and GOMCP  
 04/2021 KChadbourne Map #1067

Figure J – 6: Wetlands Characterization

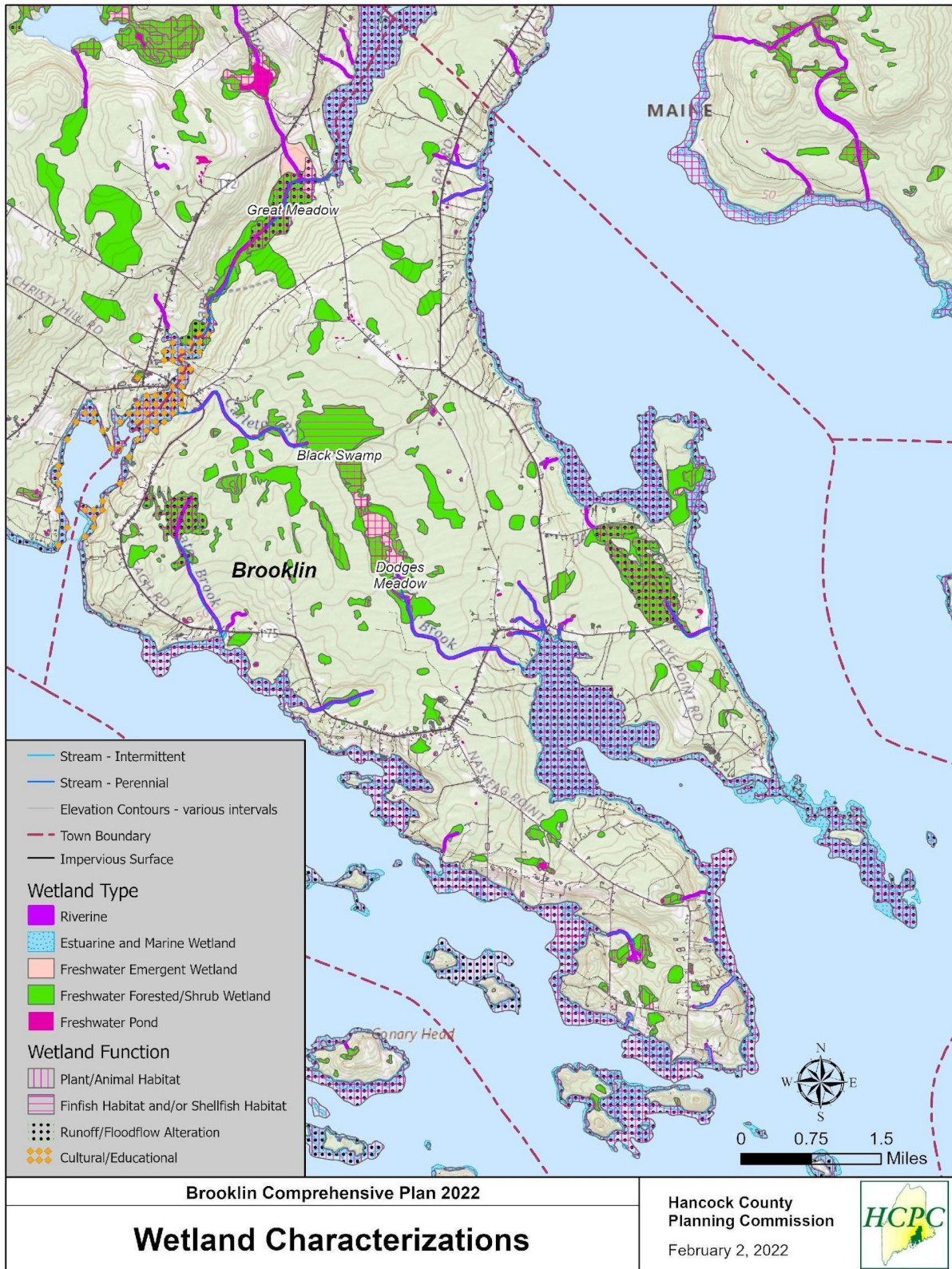
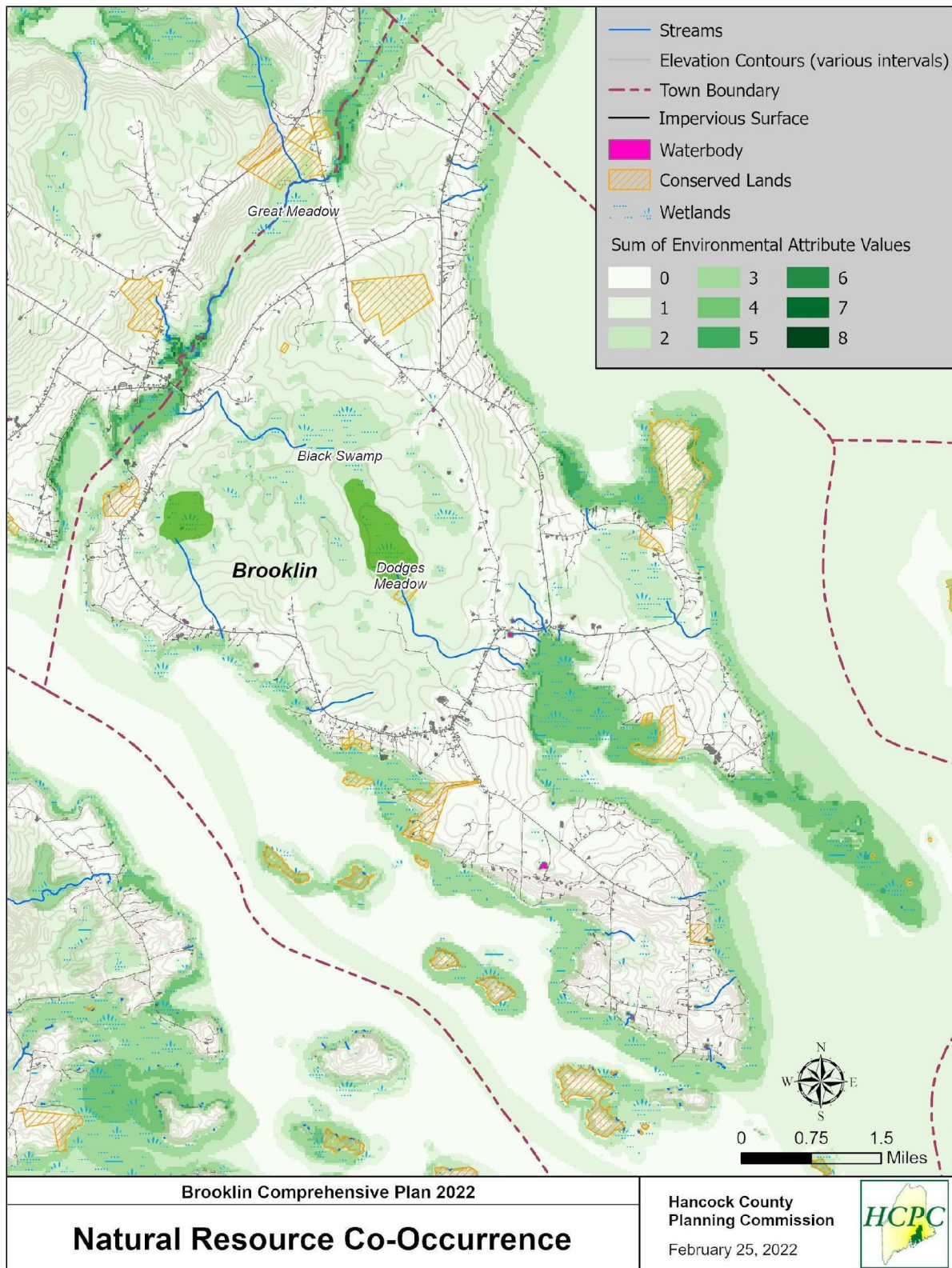




Figure J – 7: Co-Occurrence



## **B. Water Resources and Riparian Habitats**

The Water Resources and Riparian Habitats map (Figure J – 2) depicts surface water features and associated shoreline habitats, drainage areas, drinking water wells, vernal pools, and commercially-important coastal shellfish beds.

## **C. High Value Plant and Animal Habitats**

The High Value Plant and Animal Habitats map (Figure J – 3) includes known locations of rare species and habitats as provided by Maine’s principal natural resource agencies. These features include rare, threatened, endangered, or declining plant and animal species; significant habitats; and rare and exemplary natural communities.

The MNAP states that Brooklin contains no plant species listed as Endangered, Threatened, or Of Special Concern; no rare or exemplary natural communities or ecosystems have been documented within Brooklin. The Beginning with Habitat information provided for this Comprehensive Plan includes a statement that no focus areas—areas of unusually rich concentrations of at-risk species and habitats—have been documented within Brooklin. However, as shown in Figure J – 3, map data provided by Beginning with Habitat shows habitats for Barrow’s Goldeneye, a Threatened Species, and the Purple Sandpiper, a Species Of Conservation Need, according to the Maine Wildlife Action Plan. Also shown are wetlands within one-quarter mile of a rare plant population on Upper Torrey Island not noted in the Rare Plants and Natural Communities dataset of any locations within Brooklin.

## **D. Undeveloped Habitat Blocks and Connections**

The Undeveloped Habitat Blocks & Connections and Conservation Areas map (Figure J – 4) highlights large areas of undeveloped land and marks probable habitat connections along with boundaries of protected lands. The importance of the map is the presentation of the best opportunities to conserve a broad network of intact habitats. Total size is listed for any intact blocks greater than one hundred acres in size.

Brooklin is fortunate to have large tracts of undeveloped land. If development pressure increases and/or if State and Federal environmental regulations weaken, the Town may want to consider additional efforts (regulatory, appeals for voluntary conservation, etc.) to preserve large undeveloped holdings. Requiring subdivisions to cluster homes on smaller lots to maximize undeveloped open space is one method to reduce the fragmentation of habitat blocks.

## **E. Stream Barriers**

Streams are important habitats for fish, birds, insects, reptiles, mammals, and amphibians. In some cases where a road and stream intersect, the bridge or culvert is incorrectly sized, placed, or damaged; therefore, wildlife cannot freely pass under it. The Fish Passage Barriers map in Figure J – 5 indicates that there are several stream barriers in Brooklin. These include:

*Table J – 1: Stream Crossings in Brooklin*

Site #	Crossing Type	Crossing Class	Survey Date	Stream	Road
50070	Culvert	Barrier	10/1/2014	Carleton Brook	Rt. 175
50265	Culvert	Potential Barrier	9/29/2014	Eaton Brook	Reach Rd.
50842	Culvert	Barrier	10/1/2014	Freethy Brook	Rt. 175
50668	Bridge	No Barrier	10/1/2014	Batchelder Brook	S. Blue Hill Rd.
50003	Culvert	Barrier	10/1/2014	Watson Brook	Rt. 175
50242	Multiple Culvert	Barrier	10/1/2014	Unnamed	Harriman Pt. Rd.
50733	Culvert	Barrier	10/1/2014	Unnamed	Back Rd.

## F. Wetlands Characterization

The Wetlands Characterization map in Figure J – 6 depicts wetlands that have been evaluated and prioritized based on six different ecological functions:

1. Runoff/flood-flow alteration
2. Erosion control/sediment retention
3. Finfish habitat
4. Shellfish habitat
5. Plant and animal habitat
6. Cultural/educational uses

Each wetland on the map is coded by the specific ecological function it provides. This information can help identify wetlands in need of conservation or greater local protection.

## G. Co-Occurrence

The last of the maps with data from Beginning with Habitat, Figure J – 7, represents the concentration of selected environmental asset data layers overlaid on the landscape. The map’s purpose is to provide an area’s conservation value as an aid in planning. It offers a generalized and subjective view, and it should be considered as a starting point for discussion. The layers on this map include buffer zones around water features, important natural communities, listed plant and animal species, and areas of undeveloped land. Some of the layers were weighted by the environmental agencies participating in Beginning with Habitat based on rarity, size, or other features. In Figure J – 7, the darker green the area, the higher its score as a valuable natural resource area.

## 7. Scenic Resources

A Scenic Inventory prepared by Hancock County Planning Commission (HCPC) in 2010 includes several scenic viewsheds in Brooklin, and there are several others not specifically identified in the HCPC Inventory. The combination of hills, coves, bogs, and blueberry fields provides a rich variety of views. Areas of particular scenic value include the Friend Memorial Public Library area, Center Harbor, and locations on Naskeag and Flye Peninsulas. There also are many scenic views from the water.

## **8. Assessment of Threats to Brooklin’s Critical Natural Resources**

Threats to Brooklin’s natural and scenic resources include invasive plants, especially Asiatic Bittersweet (*Celastrus orbiculatus*), a vine that can envelop whole native forest stands. In the longer term, there is a risk of cumulative, future damage to large habitat blocks through housing and building development. This is particularly true in those areas not protected by Shoreland Zoning or by State-essential habitat designation. For example, a series of subdivisions unguided by master planning could result in the fragmentation of large habitat blocks (see Figure J – 4). There may also be a potential for the loss of scenic water views if the only tool for guiding shoreland development is basic Shoreland Zoning.

## **9. Consistency of Brooklin’s Shoreland Zoning Standards with State Guidelines**

Brooklin’s Shoreland Zoning Ordinance was amended in 2009, and it meets all State minimum requirements. However, the maps provided in this chapter should be reviewed to determine whether additional areas would warrant the Resource Protection designation under Shoreland Zoning.

## **10. Measures to Protect Critical and Important Natural Resources**

Brooklin has a Shoreland Zoning Ordinance, a Site Plan Review Ordinance, a Floodplain Ordinance, and a Subdivision Ordinance. Accompanied by State and Federal regulations, the Town’s ordinances provide a basic framework for protecting critical and natural resources in Brooklin.

In most cases, the loss of environmental resources is gradual and not very noticeable in the present. It is the cumulative effect of building individual homes, subdivisions, and other small projects over time that transforms a community from being rich in plant and animal habitats to one that is average or poor in this regard. To deter this trend, a community cannot rely on basic land use regulations. A community must be engaged in a continuous process of identifying natural resources that it wishes to save; it should also work with landowners, conservation organizations, regional planning organizations, and others to find non-regulatory means for preservation. Lastly, developing creative new growth-management tools to achieve multiple objectives is essential.

It is recommended that Brooklin work with the HCPC to develop a Natural Resource Protection Plan that focuses on areas such as those identified in the Co-Occurrence map.

## **11. Regional Cooperation to Protect Shared Critical Natural Resources**

As a peninsula, Brooklin only adjoins Sedgwick and Blue Hill on the land. Brooklin may want to solicit comments from these towns if there were a major subdivision or other land development activity adjacent to the Town line affecting a rare, natural resource. Similarly, the Planning Board should ask for an opportunity to comment on large-scale development proposals in either adjoining town. These courtesies would allow for a more thorough assessment of potentially adverse impacts on natural resources.

## 12. Goals & Objectives

<b>Goal: To make the protection and maintenance of Brooklin’s natural resources a priority.</b>				
<b>Goal</b>	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Develop an up-to-date identification list of Brooklin’s natural resources and an assessment of current and future threats to these resources.	Create a Brooklin Environmental Protection Committee (EPC) and task them with the preceding objectives.	Selectboard and citizen initiative	Within one year
	Actively engage and involve Brooklin residents in conserving our natural resources.	Regularly communicate the importance of maintaining and protecting Brooklin’s natural resources to landowners, other residents, and tourists; including managing invasive species.  Regularly communicate the values of conservation easements and tax-incentive programs that would preserve and protect Brooklin’s natural resources.	Selectboard with EPC, Hancock County Planning Commission (HCPC), and appropriate state agencies.	Ongoing and within one to two years
	Identify and review regulations and ordinances that affect Brooklin’s natural resources and recommend any needed modifications to help ensure protection of our natural resources.	Evaluate current Shoreland Zoning Ordinance, including expanding Resource Protection districts, for any necessary amendments (See also Future Land Use chapter for further discussion).  Review current Site Plan Ordinance and Subdivision Ordinance for any necessary amendments.  Review current ordinance that includes a one acre minimum lot requirement	Selectboard and Planning Board	Within one to two years

		(See also Housing and Current and Future Land Use chapters for more discussion).  Make all Beginning with Habitat Maps accessible to Planning Board.		
	Review and update the fish passage stream crossing data.	Explore grant funding opportunities for improving its culvert barriers.	Selectboard with HCPC	Within one to two years
	Work with the HCPC in developing a natural resource protection plan.	Collaborate with neighboring towns that focus on areas such as those depicted in the Co-Occurrence map, including Salt Marsh Pond, Great Meadow and the newly designated Blue Hill Falls Wildlife Sanctuary.	ECP, HCPC, and land trusts such as Blue Hill Heritage Trust (BHHT) and Maine Coast Heritage Trust. (MCHT)	Within one to two years
	Expand opportunities and access for residents and tourists to enjoy and appreciate Brooklin’s natural resources.	Research grant and other State programs to help with trail improvement and new trail construction and educational programming.	EPC with BHHT, MCHT, Downeast Audubon	Within one to two years

# Chapter K: Agriculture & Forestry

## 1. Purpose

This section presents an analytical overview of Brooklin's Agricultural and Forest Resources, especially land available for natural resource utilization and ecosystem services, and the various benefits to humans from the natural environment, such as drinkable water, productive soils and farmlands, timber lands, etc. Specifically, this chapter:

- a. Describes the extent of Brooklin's farming and forest land;
- b. Predicts potential future threats to viability by growth and development; and
- c. Assesses the effectiveness of current protective measures to preserve important available lands for farming and forestry production.

## 2. Key Findings & Issues

Agriculture and forestry in Brooklin are conducted on a limited basis. Blueberries, hay, and small amounts of other crops are grown, and an average of eighty-nine acres of trees are harvested each year. Approximately ten percent of land in Brooklin is enrolled in one of the Farmland, Open Space, or Tree Growth preferential tax programs. Given increased State emphasis on increasing local food production, Brooklin has an opportunity to work with regional and State organizations to protect its prime agricultural soils and support its farmers. To address cases where crop or forest lands are sold to developers, Brooklin can improve its land use regulations by enacting a (possibly mandatory) cluster provision in its Subdivision Ordinance.

## 3. 2003 Comprehensive Plan Key Findings & Issues

About eighty-two percent of Brooklin's approximately 12,000 acres of land area is forested. The forests are a mixture of hard and softwoods. While the state requirements for placing land under the preferential tree grown tax classification in Brooklin have become more restrictive, the acreage held under this classification in Brooklin has increased slightly in recent years; thus, forestry is an important land use in Brooklin.

According to the most recent estimates, there are seventeen farms in Brooklin. Most of these farms are devoted to raising blueberries. Only about sixteen percent of Brooklin's soils are ideally suited for agriculture, and about three-quarters of these would require either drainage or irrigation; therefore, the focus in Brooklin should be to maintain the current level of farming rather than looking toward a significant expansion.

## 4. 2022 Public Opinion Survey Results

When asked if the Town should have a role in encouraging agricultural and forestry practices, sixty-four percent and sixty-nine percent agreed that it should. In terms of the location, seventy-seven percent and seventy-nine percent responded that agriculture and forestry practices could be carried



out anywhere. When asked where aquaculture should take place, forty percent responded anywhere, forty-nine percent responded only in designated areas and twelve percent responded nowhere.

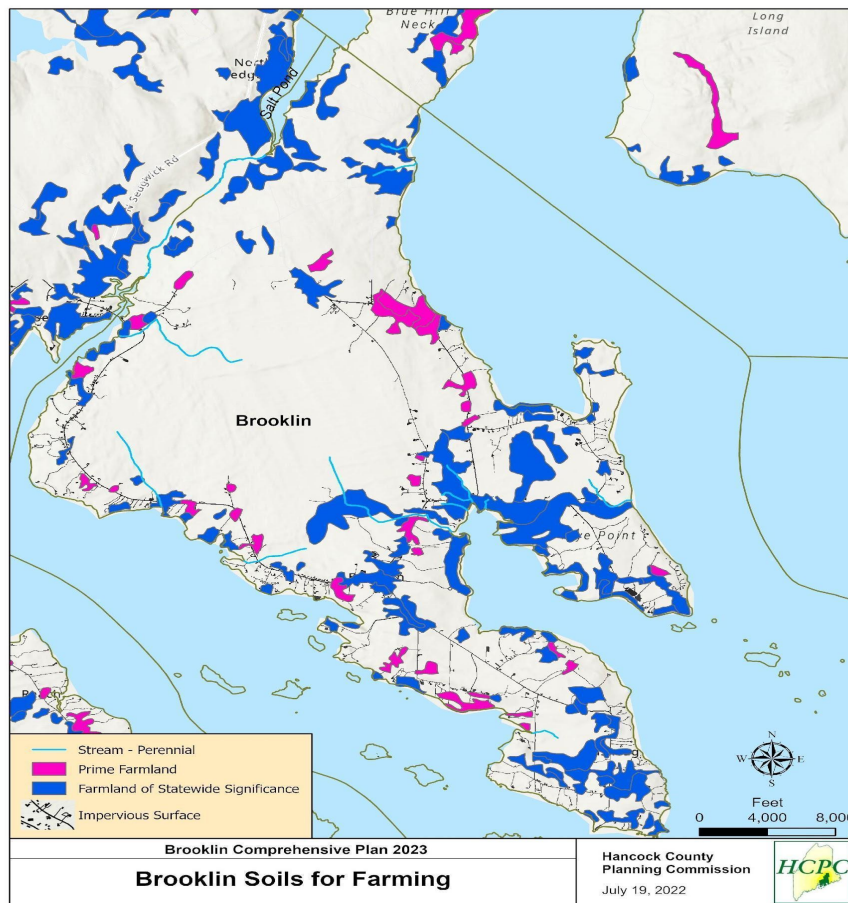
When asked if Brooklin should consider protecting forested land, seventy-nine percent agreed; seventy percent agreed Brooklin should consider protecting agricultural land. When asked in an open-ended question what other jobs or businesses Brooklin should encourage, there were a number of responses that included farming, farming and fishing, small farming, agriculture, and saltwater food farming.

## 5. Agricultural Resources

### A. Soils and Land Cover

As seen in Figure K – 1, Brooklin has approximately 293 acres of prime agricultural soils and 1,647 acres of farmland soils of Statewide importance. Much of the previously farmed land is now developed. The Soils of Statewide Importance category refers to soils that have a more modest potential yield. Agricultural soils (prime and those of Statewide importance) account for about seventeen percent of the Town’s total land area of 11,441 acres.

Figure K – 1: Brooklin Agricultural Soils<sup>6</sup>



<sup>6</sup> Source: USDA, MEGIS, Maine DACF, 2021



Figure K – 2: Brooklin Agricultural Land Cover, 2017

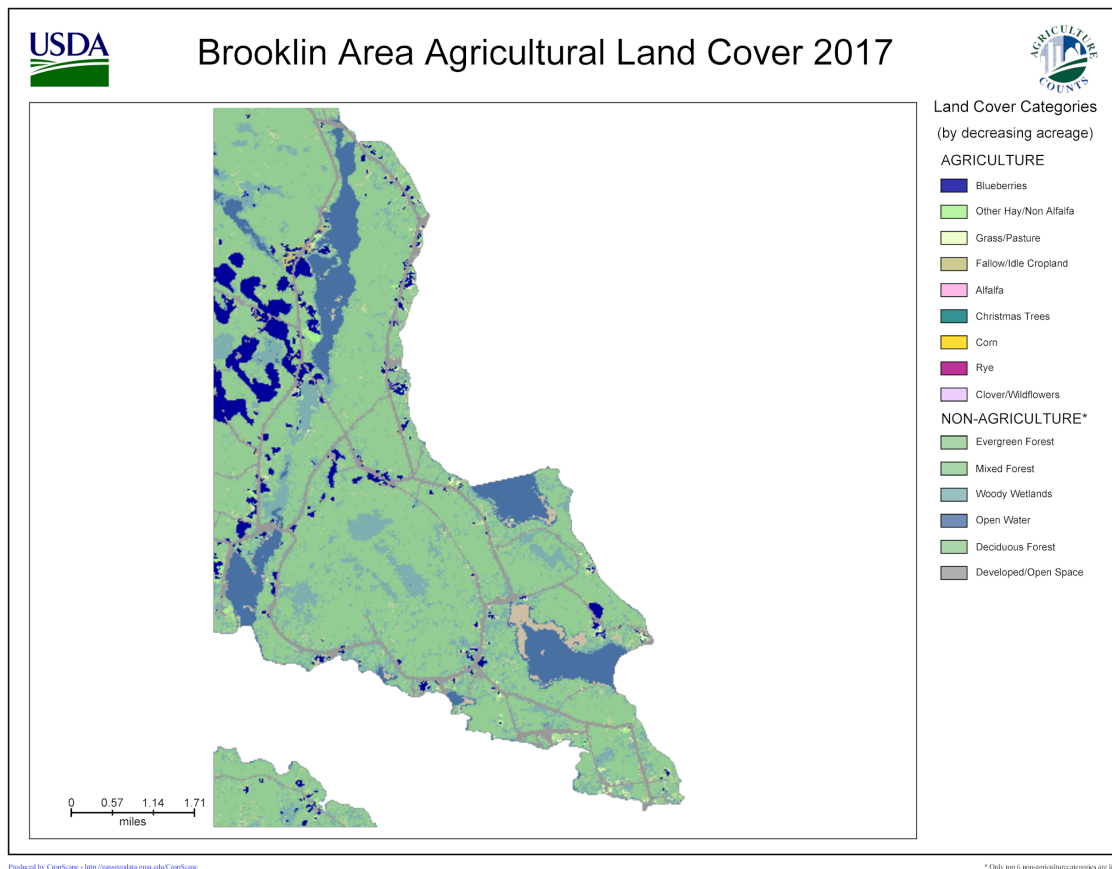


Figure K – 2 contains map data for land cover in Brooklin as it relates to agriculture and forestry. There are approximately 270 acres in Brooklin where blueberries are the predominant land cover; blueberries are the highest acreage agricultural land cover in Brooklin. Evergreen forest is the predominant non-agricultural land cover at almost 7000 acres.

**B. Farm and Open Space Enrollment**

Another way to estimate current amounts of agricultural land is through the acreage of land held under the Farm and Open Space Act. This act allows farmland owners property tax breaks for parcels over five contiguous acres if they meet certain conditions, such as a minimum of farm-derived income. Normally, qualifying farmers with a long-term commitment to farming would participate in this program. More specifically:

In the Farmland program, the property owner is required to have at least five contiguous acres in their parcel of land. The land must be used for farming, agriculture or horticulture and can include woodland and wasteland. Additionally, the parcel must contribute at least \$2,000 gross income from farming activities each year.

The Department of Agriculture prepares a valuation guideline for municipalities, which results from studies based on suggested values using a correlation from income stream and market data attributable to agricultural enterprise.

If the property no longer qualifies as farmland, then a penalty will be assessed. The penalty is equal to the taxes that would have been paid in the last five years if the property had not been in farmland, less the taxes that were paid, plus any interest on that balance.<sup>7</sup>

As of 2020, there were fifteen properties with a total of 535 acres enrolled in the Farm and Open Space program, as summarized in Table K-1.

The municipal assessor is responsible for determining the value placed on open space land. In the determination of that value, the assessor must consider the sale price a particular open space parcel would command in the open market if it were to remain in the particular category or categories of open space land for which it qualifies.

If an assessor is unable to determine the value of a parcel of open space land based on the valuation method above, the assessor may use the alternative valuation method. Using this method, the assessor reduces the fair market value of an open space land parcel by the cumulative percentage reduction for which the land is eligible according to certain categories. Those categories are as follows:

- Ordinary Open Space - 20% reduction
- Permanently Protected - 30% reduction
- Forever Wild - 20% (cannot be combined with Managed Forest)
- Public Access - 25% reduction
- Managed Forest - 10% reduction (cannot be combined with Forever Wild)

In other words, if the property met all of the above requirements, the owner would see a cumulative reduction of up to ninety-five percent on the classified land.

If property no longer qualifies as open space, a penalty will be assessed using the same methodology as is used for removal from the Tree Growth program (see below).<sup>8</sup>

## 6. Forest Resources

One source of information on Brooklin's forest resources is data on land held under the Tree Growth Taxation Act. This classification is similar to the Farm and Open Space Act in that owners of forested parcels meeting certain conditions can have their property assessed as forest land rather than for its potential development value. More specifically:

<sup>7</sup> Current Land Use Programs, Maine Revenue Services, <https://www.maine.gov/revenue/taxes/tax-relief-credits-programs/property-tax-relief-programs/land-use-programs>, accessed July 20, 2022.

<sup>8</sup> Current Land Use Programs, Maine Revenue Services, <https://www.maine.gov/revenue/taxes/tax-relief-credits-programs/property-tax-relief-programs/land-use-programs>, accessed July 20, 2022.

This program provides a benefit for owners of at least ten acres of forested land used for commercial harvesting. A forest management and harvest plan must be prepared and a sworn statement to that effect submitted with the application. Applications must include a map of the parcel indicating the forest-type breakdown as well as all other areas to be excluded from the tree growth program.

Each year, the State Tax Assessor determines the valuation per acre for each forest type by county. For a list of current Tree Growth rates, see Rule 202 (PDF).

If forest land no longer meets the criteria of eligibility or the landowner opts to withdraw from the tree growth program, a penalty will be assessed. Depending upon the length of time that the parcel has been enrolled, the penalty is between twenty percent and thirty percent of the difference between the 100% Tree Growth value and the fair market value of the land.<sup>9</sup>

As of 2020, there were sixteen parcels in Brooklin totaling 647 acres that were enrolled in the Tree Growth program, as summarized in Table K-1.

*Table K – 1: Summary of Farm, Open Space, and Tree Growth Taxation Parcels*

	Summary			
	Farmland Acres	Open Space Acres	Tree Growth Acres	Total
<b>1994</b>	84	3	793	880
<b>1995</b>	84	3	627	714
<b>1996</b>	84	3	912	999
<b>1997</b>	84	3	930	1,017
<b>1998</b>	97	3	900	1,000
<b>1999</b>	97	28	930	1,055
<b>2009</b>	347	16	680	1,043
<b>2010</b>	427	16	769	1,212
<b>2011</b>	418	13	662	1,093
<b>2012</b>	304	88	771	1,163
<b>2013</b>	430	133	661	1,224
<b>2014</b>	430	133	661	1,224
<b>2015</b>	430	133	661	1,224
<b>2016</b>	420	50	661	1,131
<b>2017</b>	442	133	661	1,236
<b>2018</b>	429	106	647	1,182
<b>2019</b>	429	106	647	1,182
<b>2020</b>	429	106	647	1,182

Source: Municipal Valuation Return Statistical Summary, Maine Bureau of Taxation Property Tax Division. Data for the years 2000-2008 not available.

<sup>9</sup> Current Land Use Programs, Maine Revenue Services, <https://www.maine.gov/revenue/taxes/tax-relief-credits-programs/property-tax-relief-programs/land-use-programs>, accessed July 20, 2022.

Timber harvesting trends are shown in Table K – 2. These data represent timber harvests that are subject to State reporting. In 2018, only four acres were harvested, considerably less than the twenty-seven-year average of eighty-nine acres per year. These figures indicate that commercial forestry is limited in Brooklin and is not a major player in the Town’s economy.

*Table K – 2: Timber Harvesting Trends, 1991 - 2018*

<b>Summary of Timber Harvest Information for Brooklin</b>						
<b>Year</b>	<b>Selection harvest, acres</b>	<b>Shelterwood harvest, acres</b>	<b>Clearcut harvest, acres</b>	<b>Total Harvest, acres</b>	<b>Change of land use, acres</b>	<b>Number of active Notifications</b>
1991-1997	71	52	5	128	8	6
1998	15	10	0	25	2	6
1999	73	9	0	82	12	23
2000	75	22	0	97	0	23
2001	138	0	0	138	0	18
2002	185	0	0	185	0	12
2003	101	0	0	101	0	13
2004	134	0	0	134	0	19
2005	31	0	0	31	0	15
2006	66	0	0	66	33	15
2007	24	0	0	24	3	12
2008	135	0	0	135	52	15
2009	85	35	0	120	0	9
2010	73	5	0	78	0	9
2011	30	11	6	47	0	10
2012	67.5	0	0	67.5	0	17
2013	140.5	0	0	140.5	5	23
2014	138.5	0	0	138.5	0	20
2015	123	0	0	123	6	22
2016	71	0	0	71	0	13
2017	11.5	7	0	18.5	0	9
2018	4	0	0	4	0	4
<b>Total</b>	<b>1792</b>	<b>151</b>	<b>11</b>	<b>1954</b>	<b>121</b>	<b>313</b>
Average	81	7	1	89	6	14
Data compiled from Confidential Year End Landowner Reports to Maine Forest Service.						
Source: Department of Agriculture, Conservation and Forestry - Maine Forest Service						

## **7. Analysis of Agricultural and Forest Resources in Brooklin**

### **A. Importance of Agriculture and Forestry to the Town**

Brooklin has some 1,940 acres of prime or significant agricultural soils as compared with 429 acres enrolled in the Farmland Protection program. In terms of forest resources, there are approximately

eighty-nine acres of timber harvested each year; therefore, it can be concluded that agriculture and forestry are important in Brooklin, if not major activities.

### **B. Brooklin's Steps to Protect Productive Farming and Forestry Lands**

Although the farm, open space, and tree growth preferential property tax programs offer some protection to Brooklin's farms and woodlots, there is no guarantee that land will not be withdrawn from these classifications and sold for development. The tax penalties for withdrawing land often do not outweigh the profits realized from land development.

While there are no direct measures in the Town's land use ordinances to safeguard farm and forest land, there are several measures contributing to the protection of these lands. Town ordinances include shoreland zoning standards for timber harvesting and standards for the retention of natural beauty and the preservation of open space. These ordinances are supplemented by a significant amount of land that is protected by conservation land trust ownership or easements (See Chapter J: Natural Resources).

### **C. Level of Use of Current Use Tax Laws**

In 2020, there were 1,182 acres of land in Brooklin enrolled in one of the current use tax law programs. This represents ten percent of the total land area of Brooklin, or 11,441 acres; therefore, it appears Brooklin landowners know about the preferential tax programs, and a reasonable, if not substantial, number of them are utilizing the programs.

### **D. Effect of Proximity of Incompatible Uses on Farming and Logging Operations**

Although it seems unfair, farms and commercial forests are often negatively impacted by the complaints of homeowners adjacent to or near the farms and woodlots that were already there. This has had a small, but cumulative, effect over the years in Brooklin. Current land use regulations, combined with the relatively small number of farming and logging operations, have reduced the level of this problem.

### **E. Sale of Large Tracts of Agricultural or Forest Lands**

Given the small amount of land in Brooklin being farmed or forested, there does not appear to be the potential for substantial impact on the community from the sale of farms or industrial forest land. Nevertheless, the Town may want to consider adding a cluster provision to its Subdivision Ordinance to encourage (or require) developers to use smaller lots to preserve undeveloped forest or other open space.

### **F. Support for Community Forestry and Agriculture**

The Town of Brooklin is supportive of forestry and agriculture. For instance, the community offers a summer farmers' market next to the Library with a wide selection of Brooklin-made products. Additionally, Brooklin was one of the first towns in Maine to pass a Local Food and Self-Governance Ordinance in 2014.

**G. Woodland Under Management**

Some communities have a town forest or manage other woodlands. There does not appear to be a need for this in Brooklin, as the Town benefits from green spaces such as Harriman Point Preserve and Hundred Acre Woods, both of which are conserved and managed by local land trusts.

**8. Goals & Objectives**

<b>Goal</b>	<b>Encourage, preserve, and protect agriculture and forestry in Brooklin.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Identify and document prime farmland in Brooklin. Make that information readily available to the public.	<p>Create maps and possibly letters to prime farmland property owners that inform them of tax incentive programs available to them and other helpful information. Update Town website on information about Farmland, Open Space and Tree Growth programs.</p> <p>Review current ordinances to determine if consulting prime farmland maps should be included as part of the review process.</p>	Selectboard with Planning Board	One to two years
Safeguard landowners' existing rights to commercially harvest agricultural and forestry products on their land. Offer assistance to landowners on understanding Maine State Forest Services and Soil and Water Conservation District best practices and guidelines.	<p>List Maine State Forestry Best Practices Guidelines on the Town's website.</p> <p>Review Town's ordinances to determine if the ordinances are unnecessarily restrictive to agriculture and forestry operations.</p>	Selectboard Planning Board	Immediate and on going	

	<p>As outlined in the Housing Chapter, create a Housing Committee.</p>	<p>Task the committee with reexamining /revisiting the Town Ordinance that includes a one acre minimum lot and how cluster housing could help preserve the amount of farmable land in Brooklin.</p>		
	<p>Continue to support local farms and forestry operations.</p>	<p>Improve parking and traffic management for the Brooklin Farmer’s Market.</p> <p>Maintain existing rights for residents in relation to roadside farm stands, log yards, firewood operations, and agritourism-based events.</p> <p>Continue to support the Brooklin Food Corps and the Brooklin Garden Club.</p>		
	<p>Begin a Town-wide discussion on White-Tailed Deer population numbers.</p>	<p>Develop a survey for Brooklin residents.</p>	<p>Selectboard with Environmental Protection Committee (See Natural Resources Chapter)</p>	<p>One to two years</p>

# Chapter L: History and Archaeology

## 1. Purpose

A Comprehensive Plan should identify critical historic and archaeological resources. These resources are important for their roles in Brooklin's history, and their present-day value. Historical buildings and sites add to the Town's quality of life and their presence helps maintain property values. Specifically, this chapter:

- a. Presents a brief history of the Town;
- b. Describes Brooklin's historic and archaeological resources;
- c. Assesses threats to these resources; and
- d. Assesses the effectiveness of existing measures to protect and preserve these resources.

## 2. Key Findings & Issues

The Town of Brooklin possesses archaeological and historic resources that its citizens value and have taken measures to preserve. There are three properties in the National Register of Historic Places here, five additional properties deemed eligible to be on the list, and seven whose statuses are undetermined. There are standards to protect archaeological and historic resources in the Town's land use ordinances, and there is a volunteer organization—the Brooklin Keeping Society—that is committed to preserving Brooklin's history. Depending on the eligibility of the undetermined properties, the Town may want to consider creating a Historic District in the Town Center.

## 3. 2003 Comprehensive Plan Key Findings & Issues

Brooklin has fifty-nine known prehistoric (predating European settlement) sites along its coast; however, only half of the coastline has been surveyed for sites. The actual number of sites may be considerably larger. While the Town has several buildings of historical interest, only the E.B. White House and the Independent Order of Odd Fellows (IOOF) Hall are on the National Register of Historic Places. There are other sites that may be eligible for listing.

## 4. 2022 Public Opinion Survey Results

The following survey questions and responses are good indicators of community support for the focus on historic and archaeological resources in the Town: seventy-one percent of respondents replied that the Town should support and/or expand the work of the Brooklin Keeping Society; eighty-two percent replied that it should be the function of the Town to encourage the protection of archaeologically important records, items and sites; and eighty-six percent replied that it should be the function of the Town to encourage the preservation of and accessibility of historically important records, items, and sites.



## **5. Historical Background from the 2003 Plan**

### **A. Prehistory**

The earliest archaeological remains found in this area are attributed to the prehistoric Red Paint People, more recently known as the Moorehead People. It is presumed that the Red Paint People migrated from the Saint Lawrence River Valley and inhabited the area for 1,300 years, between 3,000 B.C.E. and 1,700 B.C.E. The name, "Red Paint," is derived from the heavy concentrations of red ochre (iron oxide) found in their burial sites.

A second influx occurred around 1,700 B.C.E., this time from southern New England. The group is known as the Algonquins, and they were of the Susquehanna tradition. They used different tools and exploited different animals than the Mooreheads. From this second migration arose numerous tribes, known collectively as the Abenaki, who inhabited the Maine coast at the time of European discovery.

The Abenaki tribes, the Penacooks, Sacos, Androscoggins, Kennebecs, and the Penobscots were responsible for most of the shell heaps and village sites found along the Maine coast. They wintered on the coast where they subsided on shellfish, then moved inland during the summer, often up navigable waterways, to take advantage of fish runs. The arrival of the Europeans drastically changed the lives of these Native Americans. To accommodate the fur trade and summer navigation of Europeans, the tribes started wintering inland and summering on the coast.

### **B. European Exploration and Early Settlement**

European exploration and colonization have determined the present character of the area. The first recorded explorer to sail along the Maine coast was Sabastian Cabot in 1498; however, recent archaeological discoveries indicate that Norse voyagers may have visited Naskeag as early as the eleventh century. Cabot was followed by many other early explorers. Samuel de Champlain mapped the Penobscot Bay in 1604; he was in the expedition of Pierre du Guast, to whom King Henry IV of France granted the land known as Acadia and gave du Guast the title, Sieur de Monts. Captain George Weymouth followed in 1605 when he explored the land and established a claim for England.

The early French settlers in this area may have been trappers and fur traders. There is a record of two French families living on Naskeag Point as early as 1688. The first English settlers, however, were involved in fishing on the Grand Banks; temporary summer fishing stations were established on offshore islands and at several shore points. The first English trading post was built in 1623 at Pentagouet, now Castine.

There was conflict over land claims between the French and the English in what is now Hancock County during the first sparsely settled half of the eighteenth century. Because of the turmoil, no major settlement took place in the area until English Major General James Wolfe captured Quebec from the French in 1759.

Fort Pownal, built by colonial Americans in 1759, brought the first permanent settlers to the area. The first documented settlers in Brooklin were from York County, Maine. They probably arrived in 1760, settling on the most suitable farmland.

Another major factor in settlement of the area was the land grant issued by the Massachusetts General Court in 1762, subject to approbation by the King of England, to David Marsh and 353 others for six townships; each were six miles square, lying between the Union River to the east and Penobscot Bay to the west. The six townships were: Township #1, Bucksport; Township #2, Orland; Township #3, Penobscot; Township #4, Sedgwick; Township #5, Blue Hill; and Township #6, Surry. In the summers of 1762 and 1763, the townships were surveyed, and the lines were laid out.

In 1763, settlers arrived from what is now Essex County, Maine, only to find that "squatters" from York County had occupied the best land. The dispute between the proprietors of the townships and the squatters was settled after the revolution by the Massachusetts General Court which granted land lots to the settlers from York County. In the late 1700's, six townships were laid out between the Penobscot and Union rivers: Bucksport, Orland, Penobscot, Sedgwick, Blue Hill, and Surry. What is now Brooklin was part of Sedgwick, which was incorporated in 1789. The town now called Brooklin separated from Sedgwick in 1849. Its first name was Port Watson (for Shadrach Watson), but it changed to Brooklin after a month. Brooklin refers to the line of water consisting of the Benjamin River and Salt Pond separating Brooklin from Sedgwick.

Since the ocean is now rising, Brooklin may be a true island in the future. It contains about 12,000 acres and has about twenty-five miles of shoreline. It is poor farming land with only about 1000 acres tillable. Brooklin is a bedrock peninsula with thin deposits of gravelly or clay soils. It has been buried by ice and water as the repeated ice ages came and went. Ocean levels have been several hundred feet higher and lower than today.

Brooklin's thin, low-productivity soils support plants from blueberries to spruce that can tolerate low nutrition and variable water availability. Hardwoods grow in places with more dependable water and deeper, more nutrient-rich soils. Original Town records show that there was little ancient forest present because of a fire that pre-dated European settlement. Early settlers cut the existing trees for fuel and lumber, as well as cleared land for crops and pasture. By the latter half of the 1800's, most of the Town was cleared.

### **C. Nineteenth Century Industry and Commerce**

Early settlers from Massachusetts came to the area to find farmland because the available land in their state was quickly diminishing. Although most of the land was not very good for farming, farming families could produce enough food and other goods to supply their own needs with occasional sales of surpluses providing a limited income. Before the blight of 1845, potatoes were a cash crop and were shipped to Boston; still, farming in Brooklin rarely rose much above subsistence level. Farming largely ceased by 1930, and self-established forests reoccupied the land.

In addition to plowing and planting in the spring and harvesting in the fall, local people pursued other activities, most notably fishing and commercial coastal cruising in the summer and wood cutting and ship-building in the winter, both major endeavors in the nineteenth century. The first ship to be built in Brooklin was the schooner, *Trial*, built about 1790 at "the head of Herrick Bay." An old ledger in the

Sedgwick-Brooklin Historical Society Collection records that *Trial* carried firewood to Salem and exchanged it for provisions.

Most of the ships built in Brooklin were "Down-Easters," cruisers used in the coastal trade traveling to Rockland, Bangor, Portland, Boston, and New York. Deeper draft schooners and brigs were also built for trade with the West Indies and Europe. The ships departed carrying lumber, fish, and later granite and bricks, among other things; they returned mostly with sugar, molasses, and rum from the West Indies, salt from Portugal, and manufactured goods from England. Local people built the ships, and many served as officers and crew members.

Fishing was a major occupation for which several vessels were built. Cod was the primary fishery in the first half of the nineteenth century; it peaked around 1830 and then became insignificant with the repeal of the government bounty in 1866. Mackerel was increasing in importance throughout the nineteenth century and replaced cod as the major fishery with the repeal of the government bounty and the advent of purse seining. In the late 1800's when the mackerel fishery began to decline, lobster trapping grew in importance.

Another important, but short-lived, fishery was that of menhaden. These fish, a species of herring, occupied Maine waters in large numbers until 1879. As early as 1845, they were caught and processed for oil in North Brooklin. They were boiled in large kettles, the oil skimmed off, and the remains then used for fertilizer or sheep food. In 1874, 30,000 gallons of oil were produced in Brooklin. Other species of herring were also caught and packed. George Flye smoked and boxed herring, maintaining a considerable business on the island that now bears the family name. The fishing industry has been quite varied in response to changes in demand for and supply of different marine products .

#### **D. Twentieth Century Developments**

In the early 1900's, the Maine Central Railroad began cutting into the freight and passenger business of the Boston & Maine Steamship Line and others that serviced the area. With the increasing reliance on the railroads, which began service to Bucksport and Ellsworth in 1883 and 1884 respectively, local areas began to change their orientation from Rockland-Boston to Ellsworth-Bucksport-Bangor. This reorientation became complete when the steamer service was discontinued in the late 1930's due to the widespread use of trucks and automobiles. The automobile also affected rail service, so that by the 1940's there was no longer any passenger service on the Maine Central. More recently, air service has affected the transportation network in the area.

The steamship made the area more accessible to summer vacationers. Although the first vacationers came as early as 1880, they did not significantly affect the area until later. First boarding houses, then hotels, and later summer cottages were built to serve these vacationers. The depression in the 1930s limited the number of people able to visit the area; it was not until after World War II that the tourist industry was revived.

### **E. Social Responsibility**

The Brooklin Library Association first met in 1900. The current library was built with funds from the Friend Brothers of Melrose, MA. They originally funded a building in 1902. In 1912, that building was demolished and the salvageable materials were incorporated into the current Friend Memorial Public Library, also funded by the Friend Brothers. The Library is recognized for its excellence.

There have been several fraternal, sororal, and social beneficial organizations in Town. They began in the late 1800's and include the Naskeag Lodge of Masons, Brooklin Lodge of the Oddfellows, Center Harbor, Rebekah Lodge, Brooklin Garden Club, and the Willing Workers. Currently, only the Oddfellows, Masons and the Brooklin Garden Club are still active.

Helping the Town's struggling people has always been part of the responsibility of the government. In colonial times, this responsibility rested completely with town governments and to this day, part of the Town Selectboard's job description is "overseer of the poor." The State and Federal governments have gradually taken a larger role in providing this assistance. Brooklin, like every other Maine town, had a "town farm" where people in need could live and sometimes grow food. Brooklin's last town farm was on Naskeag Road; it was closed in 1955.

The Brooklin Fire Department began in response to the statewide 1947 forest fires that occurred in an unusually dry fall. The Bar Harbor fire's effects can still be seen on Mount Desert Island. Many towns across the State also began their departments that year. The Brooklin Baptist Church began in 1828 and continues to provide for the townspeople. There are two other small chapels in Town—Rockbound and Beth Eden—both built in 1900 and funded by the Methodist church (see figure 8-2 for location of the chapels). Their intent is to provide places within walking distance of small communities for transient clergy to hold worship services for all Christian sects.

Brooklin's first postmaster was commissioned in 1829. The Town has had several post offices in different parts of town including West Brooklin, North Brooklin and Haven Colony. Today, there is a post office in the Town Center.

## **6. Inventory of Historic and Archaeological Resources**

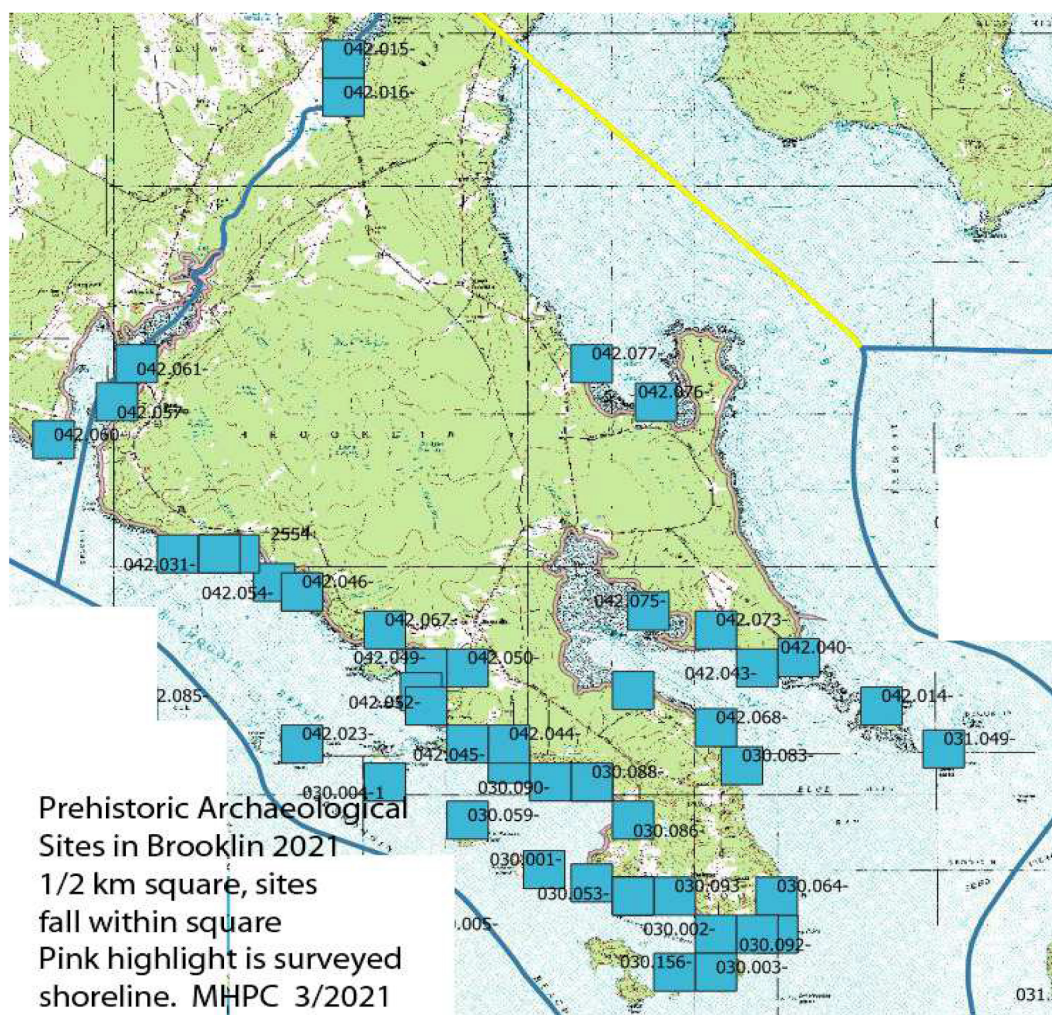
### **A. Prehistoric Archaeological Sites**

Prehistoric archaeological sites are those of Native Americans prior to European arrival. Prehistoric sites include campsites or village locations; rock quarries and stone tool workshops; and petroglyphs or rock carvings. The Prehistoric Archaeological Site Sensitivity Map below (Figure L – 1), from the Maine Historic Preservation Commission, is based on the current understanding of Native American settlement patterns (known site locations and professionally-surveyed areas) within the portion of the State where Brooklin is located. Most commonly, prehistoric archaeological sites are located within fifty meters of canoe-navigable water on relatively well-drained, level landforms. Some of the most ancient sites (more than 10,000 years old) are located on sandy soils within 200 meters of small (not canoe-navigable) streams.

As of March 2021, according to the Maine Historic Preservation Commission, there were fifty-eight known sites in Brooklin, all within the shoreland zone (on the “bank” above high tide or eroded onto the beach). Most of these sites are shell middens containing a record of life and ecology extending back about 3,000 to 5,000 years. Two of the sites (Flye Point 2 and Goddard) are listed in the National Register of Historic Places.

Professional archaeological work in Brooklin began with activities by the Smithsonian Institution in 1900. Most of the shoreline of Brooklin has been surveyed by professional archaeologists for the presence/absence of prehistoric sites. A few of the sites have been tested or excavated. Many remain to be tested to determine site significance, if any.

Figure L – 1: Prehistoric Archaeological Sites in Brooklin - 2021



Source: Maine Historic Preservation Commission

## B. Historic Archaeological Sites

Historic archaeological sites are mostly European-American and reflected in written historical records dating back to around 1600 A.D. Historic archaeological sites may include cellar holes from houses; foundations for farm buildings, mills, wharves and boat yards; and near-shore shipwrecks. Historic archaeological sites can be predicted most often by a review of historical records, maps, and deeds. Settlement often focused on transportation corridors and first rivers then roads as they were built. Archaeological sites from the first wave of European settlement in any town are likely to be significant (i.e., National Register-eligible).

The standard of what makes an archaeological site worthy of preservation is 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 sites of interest.

Twelve historic archaeological sites have been documented within the Town:

*Table L – 1: Historic Archaeological Sites in Brooklin*

Site Name	Site #	Site Type	Periods of Significance	National Register Status	Location
Goddard	ME 059-001	contact	c. 1065 - c. 1100	undetermined	Location Known
Meneer's Habitation	ME 059-002	farmstead	1676 - 1725 (destroyed 1703)	undetermined	Location Known
Bridges Point Midden	ME 059-003	artifact find, spoon	1620 - 1675	undetermined	Location Known
Purdy Hill	ME 059-004	artifact find, coin	Coin minted 98-117 A.D.	undetermined	Location Known
Cohen	ME 059-005	domestic	c. 1740 - 1765, pioneer resettlement.	undetermined	Location Known
Bertha B.	ME 059-006	wreck, sloop	1901-1915	undetermined	Location Known
Beulah	ME 059-007	wreck, gas screw	1901-1912	undetermined	Location Known
Charity	ME 059-008	wreck, schooner	1900	undetermined	Location Known
Mermaid	ME 059-009	wreck, gas screw	1902-1915	undetermined	Location Known
Mountain Fawn	ME 059-010	wreck, schooner	1888	undetermined	Location Known
Benjamin River Tidal Mill	ME 059-011	dam, tidal mill		undetermined	Location Unknown
Tidal Mill east of Route 175.	ME 059-012	dam, tidal mill		undetermined	Location Unknown

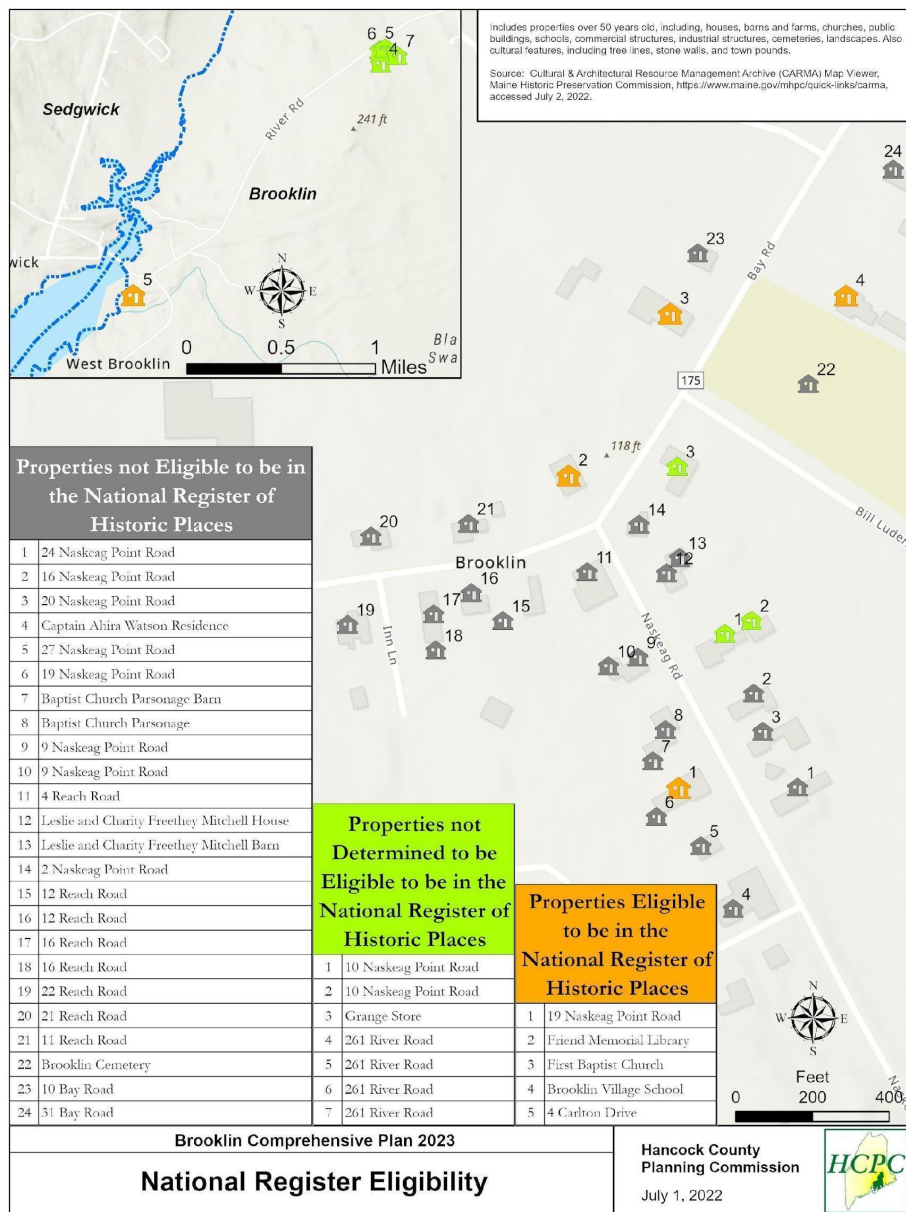


No Town-wide, professional surveys for historic archaeological sites have been conducted in Brooklin.

### C. Historic Properties

While the Town has several buildings of historical interest, only the E.B. White House and the Independent Order of Odd Fellows (IOOF) Hall are on the National Register of Historic Places. Figure L – 2 depicts the properties in Brooklin currently listed in the National Register of Historic Places and a number of properties determined to be eligible, ineligible, or for which a determination has not yet been made for listing in the National Register

Figure L – 2: Eligibility of Properties to be Included in the National Register of Historic Places



## **D. Historic Properties and Climate Change**

In the process of town planning, the future of historical properties is sometimes overlooked for the effects of climate change, despite being subject to the effects of erosion, high water, intense storms, high winds, wildfires and other climate change effects. As with parks, schools or town buildings, a community's historical properties help create a unique sense of place. Preserving the materials or settings of historical properties may require specialized planning that is sensitive to the historical significance of the property.

The Maine Historic Preservation Commission has created a webpage to assist various State entities with planning for the effects of climate change on historical properties; it is also designed to establish cultural resources through the processes of identification, adaptation, resilience, and mitigation. The website includes toolkits, Maine-specific research, and links to resources from preservation partners, planners, and governmental organizations.

## **E. Threats to Historic Resources**

The preservation of historic resources in Brooklin is furthered by the Brooklin Keeping Society. The Society has an exhibition space, a research building, and a volunteer staff knowledgeable about Brooklin history. However, there are a number of historic properties in Brooklin that may be eligible for the National Register listing, but they may be vulnerable to being altered in ways that preclude being listed. The Society and the Town may want to consider working together to get more of Brooklin's historic properties listed in the National Register.

# **7. Analyses of Historic & Archeological Resources**

## **A. Historical Patterns of Settlement**

The Town's historical patterns of settlement are still evident in the long-standing pattern of the village roads and parcels, in the Town's orientation to the sea, and in its inland connections. This history can also be observed in the historic properties of the Town as shown in Figures L – 1 and L – 2.

## **B. Existing Protective Measures for Historic and Archaeological Resources**

Brooklin has standards for preserving historic and archaeological resources in its Site Plan and Subdivision ordinances, and it has a standard for protecting archaeological sites in its Shoreland Zoning Ordinance. The Site Plan standard, for example, states:

If any portion of the site has been identified as containing historic or archaeological resources, the development includes appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

In addition, the Brooklin Keeping Society is committed to preserving Brooklin's rich historical past.

## **C. Preserving Brooklin's Historic Resources**

Brooklin has been successful in its historical preservation with the listing of three properties in the National Register of Historic Places and has adopted land use regulations that include standards for



protecting historic and archaeological resources. Additional protection could be provided with the creation of a Historic District in the Town Center and from obtaining listings for more eligible historic properties in the National Register of Historic Places.

### 8. Goals & Objectives

Goal	<b>Preserve historical records, sites, and artifacts within Brooklin.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Document and catalog the historical records, sites and artifacts in the community, including archaeological and anthropological finds and also places that may be eligible to be listed in the National Register of Historic Places.	Work with the local and County historic organizations and the Maine Historic Preservation Commission to assess the need for, and if necessary, plan for a comprehensive community survey of the community’s historic sites and artifacts.	Selectboard and Keeping Society	Within one to two years and ongoing
	Encourage the discovery, preservation and sharing of Brooklin’s history.	Promote and continue to support the Brooklin Keeping Society’s efforts to preserve and make accessible the records of Brooklin’s past.	Selectboard	Within one to two years
	Continue to require that the Planning Board consider the value of protecting and preserving historic sites and artifacts when considering land use issues.	Continue to use the most up-to-date guidance for the preservation of Brooklin’s historic sites and artifacts.	Planning Board	Ongoing

# Chapter M: Climate Change

## 1. Purpose

Impacts of climate change are occurring in Brooklin. These impacts have resulted in shorter winters and warmer summers; stronger storms; increased warming and acidification in the Gulf of Maine; and the introduction of new pests, diseases and challenges affecting our resources generated by agriculture, forestry, marine and recreation. Impacts on the health of Maine's people, flora and fauna are evident. Knowing that climate change is happening, municipalities have begun to examine what role they can play in slowing the increase in greenhouse gasses (mitigation) and investing in infrastructure and other improvements necessary to cope with the effects of climate change-related phenomena (adaptation). Specifically, this chapter:

- a. Examines data in Maine related to changes in temperature, precipitation, sea level rise/coastal flooding, drought, and wildfire;
- b. Analyzes the potential effects of climate change on transportation, public facilities infrastructure, natural resources, and other systems in Brooklin; and
- c. Makes recommendations for actions to adapt to and mitigate climate change impacts in Brooklin.

## 2. Key Findings & Issues

Climate change is expected to create challenges for Brooklin related to sea level rise, flooding, extreme precipitation events, drought, higher temperatures, wildfires, and changes in water temperature and ocean chemistry. In addition to learning more about and addressing these issues, Brooklin officials and citizens have an opportunity to consider ways in which they, as a community, can help to mitigate the effects of climate change.

## 3. 2003 Comprehensive Plan Key Findings & Issues

Climate chapters have only recently begun to be included in Comprehensive Plans; the 2003 Comprehensive Plan did not include a climate chapter.

## 4. 2022 Public Opinion Survey Results

When asked what the Town should consider part of their official responsibilities pertaining to the factors related to the already-observed effects of climate change, the respondents indicated the following should be taken into account: Tidal water levels (sixty-four percent), Tidal water quality (sixty-three percent), Freshwater levels/availability (sixty-two percent), Aquifer recharge integrity area (sixty-seven percent), Erosion (eighty-two percent), Rainstorm effects (sixty-two percent), Flooding effects (sixty-seven percent), High wind effects (fifty-nine percent), Temperature effects (forty-three percent), and Invasive vegetation on Town land (seventy-seven percent).

Regarding how to improve municipal facilities, responses indicated an interest in solar panels on Town buildings, charging stations for electric vehicles, buried utility lines in the Town Center, broadband Internet services (improved communications aids resilience and decreases the need to commute to work, health appointments, or other destinations), and better biking and walking facilities. In addition, fifty-eight percent of respondents stated that public transportation is inadequate in Brooklin.

Only thirty-six percent of respondents stated that cluster housing developments should be encouraged, compared to sixty percent for single family housing. Sixty-seven percent and sixty-three percent of respondents stated that solar farms and wind turbines, respectively, should be allowed in designated areas, compared to twelve percent and twenty-five percent, who stated that solar farms and wind turbines, respectively, should not be allowed anywhere.

Results from the Open House indicated that residents were interested in seeing the Town set an example while providing information on how to convert to renewable, innovative and shared sources of energy. Most attendees indicated that they had not made any personal adjustments to the effects of climate change.

## **5. Conditions and Trends**

### **A. Temperature**

Temperatures in Maine have risen 3.2 degrees Fahrenheit since 1895; climate models predict that Maine could warm an additional two to four degrees Fahrenheit by 2050 and up to ten degrees Fahrenheit by 2100, depending on different greenhouse gas emission rate scenarios, which are partly based on individual behavior. In general, Maine's winters are warming faster than other seasons, and coastal areas have warmed more than inland areas.

### **B. Precipitation**

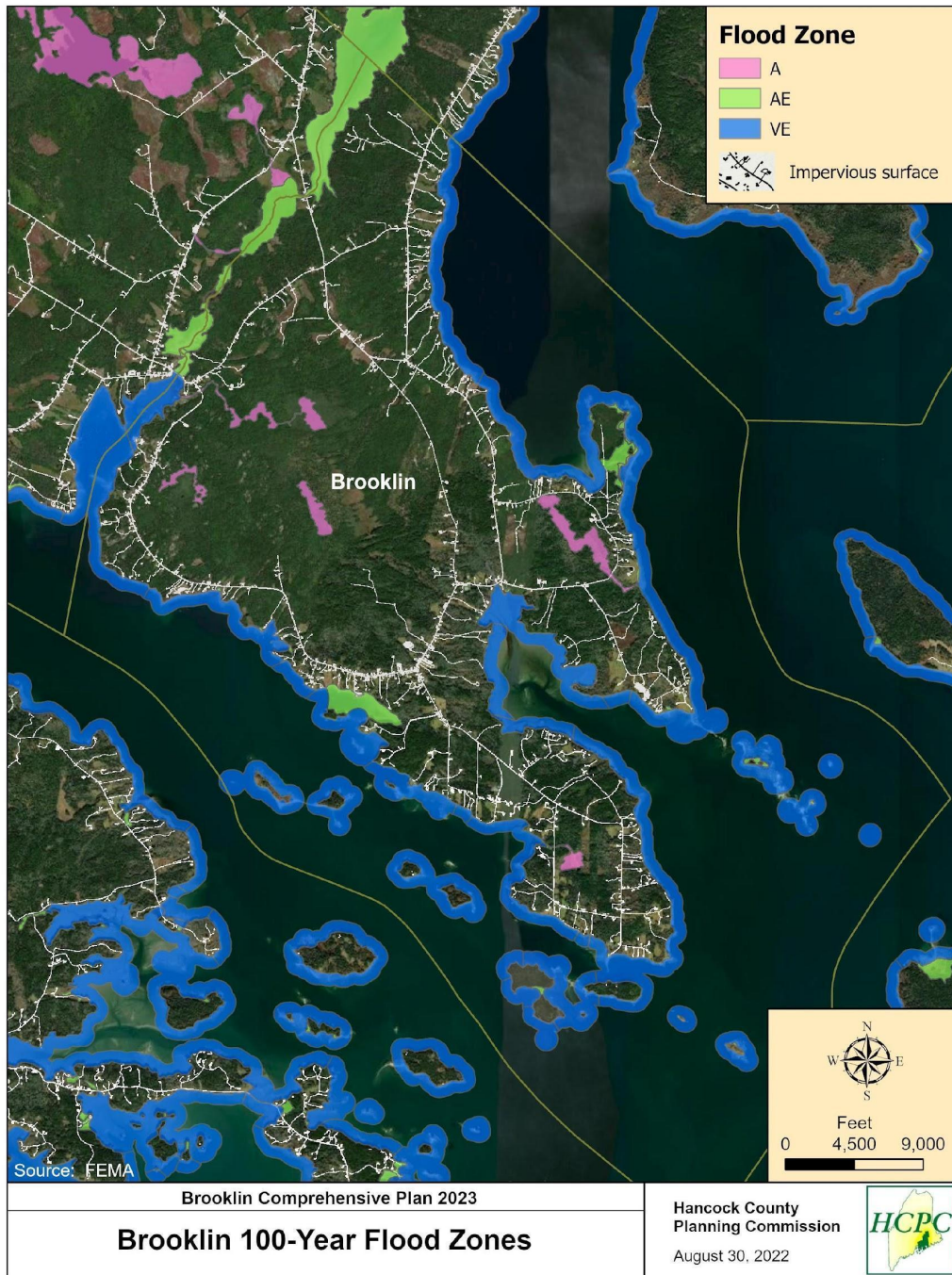
Maine's statewide annual precipitation (including rain and snowfall) has increased by six inches since 1895. Maine has also seen an increase in the average number of heavy precipitation events per year, especially since the early 2000's. The annual number of two-inch extreme precipitation events has varied over the indicated period, but the interval between 2005 and 2014 had a record number (nearly double the long-term average) of such events; this rate is similar to the rest of the Northeastern part of the United States. Hancock County had a thirty percent increase in the magnitude of twenty-four-hour, one-hundred-year precipitation events from 1961 to 2008. The increase was highest in the coastal counties in Maine. Climate models predict that this trend will continue as warmer temperatures intensify evaporation and affect the water cycle.

### **C. Coastal Flooding**

Before considering anticipated sea level rise associated with climate change, it is useful to review flood data based on current ocean water levels. Figure M - 1 shows the one-hundred-year flood zones from the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) data. These data show the predicted extent of inundation from storms that have a one percent chance of

occurrence. The A and AE zones show areas with a one percent chance of flooding. The AE zones include base-flood elevations on the FIRM maps. The VE zone, which is the most prevalent zone along the Brooklin coast, has the additional potential hazard of damage caused by storm waves. It is commonly called the “velocity” zone.

Figure M – 1: FEMA 100-Year Flood Zones

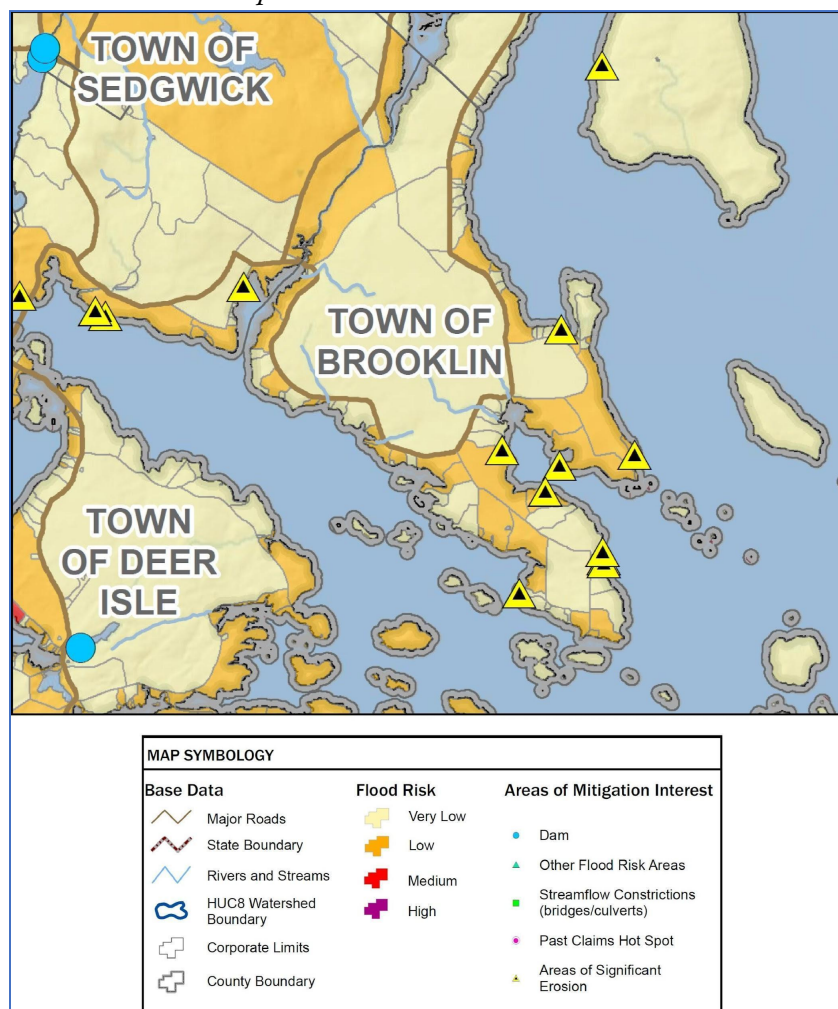


Brooklin appears to have few low-lying coastal areas with a small number of built-up areas (represented by impervious surface) affected by presently mapped 100-Year floods.

In addition to the FIRM maps, FEMA has a Risk Map Program to further assist communities in evaluating and planning for flood events. The map in Figure M – 2 shows the risk of flooding in Brooklin to be low or very low with a number of locations that are still at risk of significant erosion.

Although the illustrations in Figure M – 2 give an impression of low risk from flooding in Brooklin, a somewhat different picture emerges when looking at Brooklin’s flood risk analysis based on the results of a FEMA-performed “Hazus” analysis, which accounts for newly-modeled areas in the Flood Risk Project and newly-modeled depths for certain flood events. This analysis determined the total estimated potential losses from a 100-year flood event, for both building and contents losses, to be \$2,100,000. Note the National Flood Insurance Program (NFIP) policy coverage for Brooklin properties includes eleven policies totaling approximately \$2,878,100.

Figure M – 2: FEMA Flood Risk Map





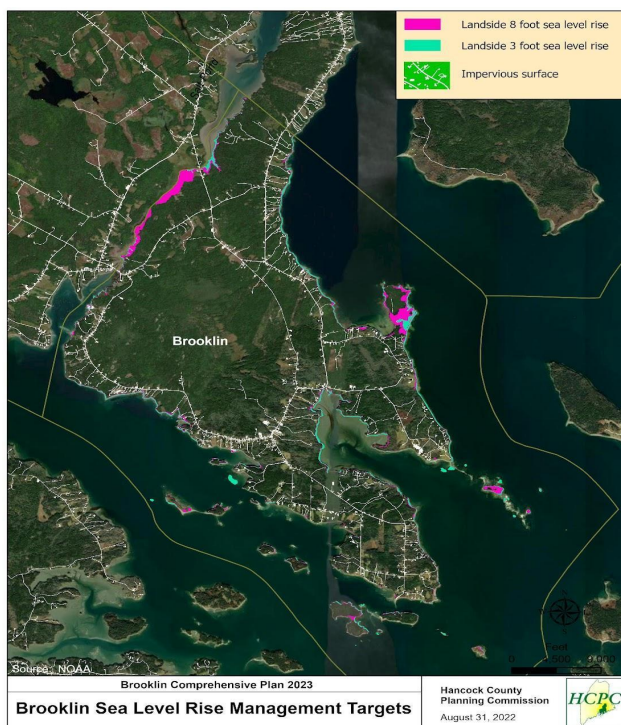
### D. Sea Level Rise

Since 1900, global average sea level has risen by about seven to eight inches. It is projected to rise another one to eight feet, with a likely range of one to four feet by 2100, as a result of both past and future emissions of greenhouse gasses.<sup>10</sup>

Sea level rise is addressed in a 2020 report by the Maine Climate Council’s Scientific and Technical Subcommittee (STS) titled “Scientific Assessment of Climate Change and Its Effects in Maine.” This report is part of the 2020 Maine Climate Action Plan. A key recommendation would be for the Climate Council to prepare for three feet of relative sea level rise by 2050, and 8.8 feet of sea level rise by the year 2100.<sup>11</sup> Figure M – 3 shows the area along Brooklin’s coast that would be impacted by rises in sea level of three to eight feet.

One question to consider is how sea level rise will compare with present day flood events. Figure M – 4 compares the extent of a one-hundred-year flood in the Center Harbor Lane area with a projected 8.8-foot sea level rise. The answer is an 8.8-foot sea level rise- the height recommended as a management target by the STS- will go farther inland, but not significantly so. The difference is that a 100-year flood is supposed to have only a one percent chance of occurrence and a short duration, while sea level rise means being underwater all the time.

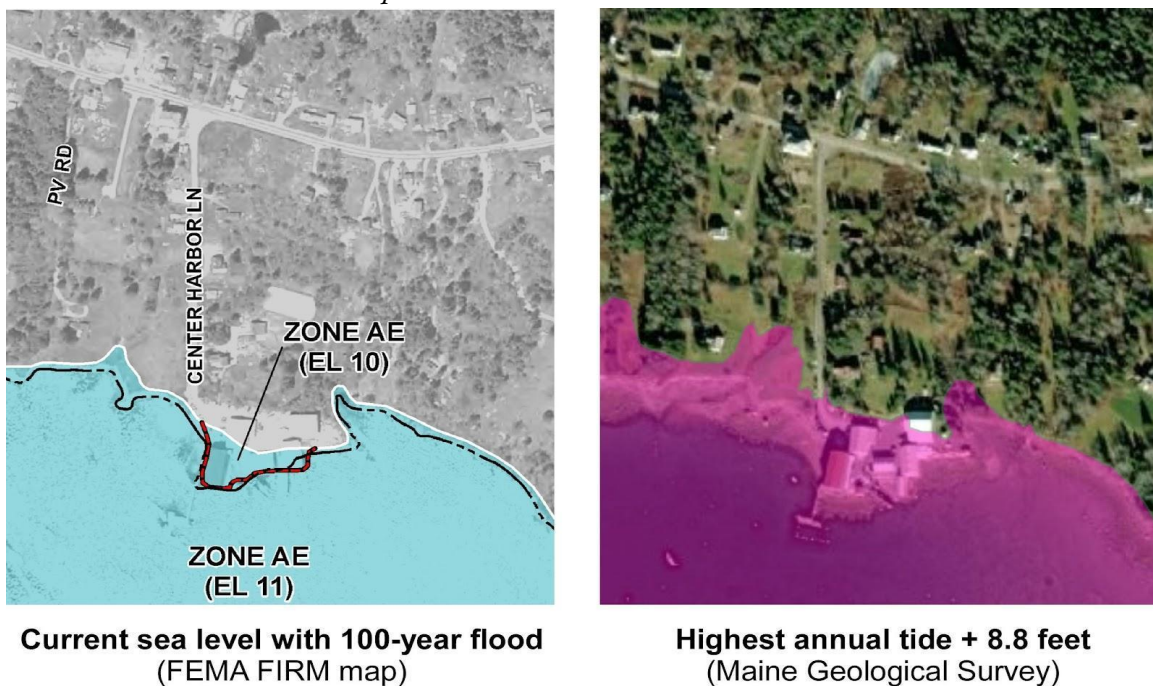
Figure M –3: Brooklin Sea Level Rise



<sup>10</sup> Ibid., p. 3.

<sup>11</sup> Maine Climate Council Scientific and Technical Committee, “Scientific Assessment of Climate Change and Its Effects in Maine, 2020, p. 11. The report recommends committing to manage for 1.5’ by 2050 and 3.9’ by 2100.

Figure M – 4: 100-Year Flood Compared with 8.8 Foot Sea Level Rise



### E. Drought and Wildfire

In addition to an increase in extreme precipitation events, Maine has been experiencing more short-term dry periods, with some areas experiencing extreme drought in 2002, 2016, 2020 and 2022. Drought conditions in 2020 contributed to more than 900 wildfires, the most Maine has seen in a decade.<sup>12</sup>

As seen in Figure J – 4 in the Natural Resources chapter, there are approximately 6,900 acres of undeveloped habitat blocks. These are mostly forested and, under severe drought conditions, represent a significant wildfire danger with risk to life and property. This danger is exacerbated by the difficulty Brooklin and many other communities have had in maintaining their volunteer fire departments. (See the Public Facilities chapter.) If needed, other communities’ fire companies can be called for assistance; however, if there are multiple wildfires in the region at the same time, Brooklin may not have the capacity to respond adequately.

### F. Water Temperature and Ocean Chemistry

A potential economic impact to Brooklin from climate change is the result of changing water temperatures and ocean chemistry. As the Gulf of Maine warms, so will the waters around Brooklin. The warming water temperatures result in decreased populations of *Calanus finmarchicus*, a species of zooplankton, an essential food source for larval lobster. Other events include “seawater heat waves”

<sup>12</sup> Ibid., p. 2.

that cause shellfish closures and could result in the disappearance of local species such as lobsters and other cool-water-adapted species that might not survive in the warmer temperatures.

## 6. Analyses

### A. Transportation

Transportation infrastructure is at risk from high precipitation events and sea level rise. This includes marine-related facilities (piers, docks, wharves, and landings) as well as land-side infrastructure such as roads, bridges, and culverts.

*Figure M – 5: Rt. 175 Bridge and Hales Hill Road Culvert*



*Source: Google Maps*

Also concerning are the road connections between Sedgwick and Brooklin. As seen in Figure M – 5, two of the three road connections between Brooklin and the rest of the peninsula are over water—the Route 175 Bridge over the Benjamin River and the Hales Hill Road Culvert over Meadow Brook.

The bridge over the Benjamin River is 64.5 feet long, 31.3 feet wide, and is made of pre-stressed concrete, T-beam construction. It was upgraded in 2018 and is rated by the Maine Department of Transportation (MaineDOT) as being in Very Good Condition. Information on the elevation of the bridge was not available as of the writing of this chapter; therefore, Brooklin should determine whether the bridge height is sufficient to meet the Maine Climate Council’s recommended preparation management target of three feet of sea level rise by 2050 and 8.8 feet by the year 2100.

Improvements to the culvert for the Hales Hill Road crossing of Meadow Brook are part of a grant application that Brooklin and Sedgwick plan to submit to the National Oceanic and Atmospheric Association for a Transformational Habitat Restoration and Coastal Resilience grant. According to a draft of the application:

The project will enable two underserved adjacent rural coastal towns in eastern Maine -- Brooklin and Sedgwick -- to transformationally use nature-based solutions, tidal-wetland enhancements, a public-safety road improvement, education, career development and new jobs to (a) increase the climate resilience of 25 acres of tidal wetland in the Great Meadow plus the 52-foot-deep Salt Pond downstream as habitat for environmentally vulnerable, economically important anadromous, catadromous and diadromous fish,



intertidal softshell species and wading birds; (b) mitigate and recover from hurricanes, coastal storms, flooding, sea level rise and wildfire; and (c) strengthen the local economy.<sup>13</sup>

If approved, the project will include rebuilding the Hales Hill Road culvert based on guidance from the Maine Climate Council regarding sea level rise.

While the Hales Hill Road culvert is important because it provides access to the Town, there are a number of other culverts in Brooklin. The three culverts rated Large by MaineDOT are listed in Table M – 1.

*Table M – 1: Large Culverts in Brooklin*

Culvert #	Route	Stream	Length (ft)	Width (ft)	Depth (ft)	Type	Condition
LG_CUL-466 86	175X	Carleton Brook	56	60	5	Bitum. Coated Corr. Metal Pipe	Fair
LG_CUL-466 87	175X	Batchelder Brook	26	60	1	Mortared Stone	Fair
LG_CUL-466 88	175X	Watson Brook	70	60	5	Corr. Metal Pipe	Critical

Source: MaineDOT Public Map Viewer, <https://www.maine.gov/mdot/mapviewer/>.

As indicated, these culverts are not in good condition, and the ones for Carleton Brook and Watson Brook have been determined to be barriers for fish passage. Therefore, the Town should work with its regional partners, the Hancock County Planning Commission and MaineDOT, to seek funding for improvements to include sizing the culverts to adequately handle increased storm water flows.

Regarding marine-related transportation, Brooklin has seven Town landings that should be evaluated for their future functionality based on the most up-to-date projections of sea level rise. In addition, Brooklin Boat Yard on Center Harbor, which provides one of the points of public access to the water, appears to be low-lying and vulnerable to sea level rise. The Town may want to consider additional public-private partnering with this facility to ensure its continued viability.

**B. Wastewater and Drinking Water**

Public wastewater facilities can be susceptible to the effects of climate change if a treatment plant is located close to the sea. Public drinking water systems can be vulnerable if they rely on wells that could fail in times of severe drought. Brooklin has neither a public wastewater plant nor a public drinking water system; however, there may be a few cases where septic systems close to the coast will need to be moved to higher ground, and some private wells may need to be relocated to avoid saltwater intrusion.

<sup>13</sup> Draft application, “Great Meadow Tidal System Resilience Project,” p. 1, attached to an August 30, 2022 email from Allen Kratz of the Governor’s Office of Policy Innovation and the Future to Jim Fisher and Tex Haeuser.

It may also be prudent to engage in a regional discussion about coping options in times of extreme drought.

### **C. Stormwater**

Stormwater infrastructure, including road and driveway culverts, need to be sized to handle the larger volumes of water expected from extreme precipitation events. The Town needs to choose a rain event target (e.g., 200-year storm). Then, the Town should partner with regional and State agencies to conduct the hydrogeologic engineering studies necessary to determine the size for all public road culverts in Brooklin to meet the chosen target for extreme precipitation events.

### **D. Agriculture and Forestry**

Given the increased variability in precipitation expected from climate change, as well as increased temperatures, it will be necessary to assess the potential impact on small farms and woodlots; in particular, the vulnerability of blueberry crops should be assessed. It may be that farmers will need to switch to hardier varieties that can withstand a wider range of environmental conditions. The threat of forest fires may also become more of an issue for woodlot owners.

### **E. Natural Resources**

The various impacts of climate change require a need to assess its direct and indirect impacts on existing plant and animal species in Brooklin. Fortunately, there are regional, State, and nonprofit partners with which Brooklin citizens and officials can coordinate the completion of an assessment. As discussed in the Natural Resources chapter, the stresses on plants and animals associated with climate change make the need to maintain habitat connectivity even more important.

### **F. Development Management**

Given the expectation of increased sea level, greater flooding, and other impacts related to climate change, it is important to prevent new development from being sited in areas at risk from natural hazards. While Brooklin has a topography that rises quickly from sea level along most of its coast, the Town should review its Shoreland Zoning, flood plain, and other land use regulations to ensure that new developments are located appropriately. Given the risk of wildfires, there may also be a need to require clear areas around new buildings located in forested areas.

### **G. Mitigation**

Another aspect to be considered is the role that Brooklin and its citizens play in helping to mitigate climate change. Specifically, how might greenhouse gas emissions be reduced by the Town and its residents? Some of the mitigation actions that various municipalities in Maine have developed are as follows: create climate action plans, install solar arrays on landfills and municipal buildings, replace aging municipal vehicles with electric cars, improve facilities for walking and biking, and offer rebates for heat pumps to lower income households. Citizens will likely modify their behavior as they become

more aware of the need to slow the build-up of carbon dioxide and other greenhouse gasses in our atmosphere.

### 7. Goals & Objectives

<b>Goal I</b>	<b>Adopt appropriate climate change mitigation practices to reduce the Town’s carbon emissions.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Reduce carbon emissions from the Brooklin School.	<p>Continue to work with the architects hired for the Brooklin School’s renovations to consider installing solar panels, heat pumps, updated weatherization techniques, electric school buses, EV charging stations and other energy efficient strategies, including the purchasing of renewable energy.</p> <p>Continually review opportunities to participate in grant and rebate programs, including those offered by Efficiency Maine and no-match Community Action Grants.</p>	Climate Response Committee and the School Committee along with the Superintendent’s Office	Ongoing and within the next six months
	Reduce carbon emissions from all Town facilities.	<p>Conduct an energy audit of the Town’s buildings and work toward installing necessary energy efficient or renewable systems and the purchasing of renewable energy.</p> <p>Continually review opportunities to participate in grant and rebate programs, including those offered by Efficiency Maine and no-match Community Action Grants.</p>	Climate Response Committee and Selectboard	Within one year

<p>Educate and assist residents and business owners in reducing carbon emissions.</p>	<p>Consider enrolling in the Department of Energy’s PACE and SolSmart funding programs.</p> <p>Encourage and educate residents on purchasing energy from solar farms.</p> <p>Track the number of registered EV’s, homes and businesses with solar panels and heat pumps. Encourage more residents and businesses to adopt these strategies through consultation by the Community Resilience Partnership and educational materials accessible on the Town’s website, including rebate and grant programs.</p>	<p>Climate Response Committee and Selectboard</p>	<p>Within one to two years</p>
<p>Determine the local electrical grid’s capacity for electrification of Brooklin and surrounding communities.</p>	<p>Conduct an audit of the electrical grid servicing Brooklin to determine what upgrades will need to be performed to expand the electrification of the Town.</p> <p>Play an active role in voicing concerns to the Public Utilities Commission on updating the State’s electric grid to meet the growing demand for electrifying homes and business.</p>	<p>Climate Response Committee with the Selectboard</p>	<p>Immediate</p>
<p>Determine if solar and wind energy development is compatible with Brooklin’s climate change mitigation strategies and Future Land Use plan.</p>	<p>Conduct a survey of Town residents and businesses.</p>	<p>Climate Response Committee</p>	<p>Within one year</p>

	<p>Encourage reduced driving in and around Brooklin.</p>	<p>Continue to improve broadband services so that telecommuting and access to telehealth and remote education are better available.</p> <p>Develop additional opportunities to bike and walk and for public transportation options as outlined in the Transportation and Recreation chapters.</p> <p>Explore options for cluster housing developments as outlined in the Housing Chapter.</p>	<p>Selectboard and Planning Board</p>	<p>Ongoing and within one to two years</p>
	<p>Support local food growing and consumption.</p>	<p>Encourage the expansion of programs by the Brooklin Food Corps, the Brooklin Farmers Market and the tax incentive programs protecting working farms, forests and fisheries.</p>	<p>Brooklin Food Corps and the Brooklin Farmers Market in conjunction with the Selectboard</p>	<p>Ongoing</p>
	<p>Engage the youth, elderly and any other vulnerable populations in the Town’s climate change mitigation strategies.</p>	<p>Increase and amplify the education and outreach opportunities for community members to become engaged in and to create hope around mitigating climate change.</p>	<p>Climate Response Committee, Brooklin School, Friend Memorial Public Library and Brooklin Food Corps</p>	<p>Ongoing</p>

<b>Goal II</b>	<b>Implement adaptation practices in order to counter climate change effects already occurring and those anticipated over the next decade.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Plan for the increased number and magnitude of storms that cause flooding events.	<p>Complete the Maine Flood Resilience Checklist.</p> <p>Regularly update flood maps and risk assessments, with provisions for extra mapping when new information becomes available that will substantially change high risk areas.</p> <p>Make a plan to support the Brooklin Volunteer Fire Department with rescue training and equipment.</p>	Selectboard with the Fire Department and Road Commissioner	Six months to one year
Protect our wetlands and shore lands from climate change impacts.	<p>Review land use ordinances for the efficacy of protecting these vital defense mechanisms going forward including setback requirements for buildings and septic tanks and erosion and runoff prevention.</p> <p>Require sea level rise projections and impacts in planning and permitting coastal development and to consistently confer with the most up-to-date models including those laid out in Maine’s Climate Council recommendations.</p> <p>Develop a plan to help landowners address increased shore land erosion due to increased storm surge (e.g., rip rap, armoring areas and dealing with toppling trees).</p>	Planning Board with Selectboard and Code Enforcement Officer	Within one year	

	<p>Bolster our community’s health and resilience (including businesses) regarding climate change impacts.</p>	<p>Perform a community vulnerability assessment, including updating local and County hazard mitigation, evacuation and storm debris management plans.</p> <p>Establish a peer-to-peer program for monitoring vulnerable members during extreme heat and cold events.</p> <p>Work with regional partners to diversify the regional economy in order to be resilient in the face of climate change impacts.</p>	<p>Selectboard with Brooklin Fire Department, Hancock County Emergency Management, and Community Resilience Partnership</p>	<p>Within one to two years</p>
	<p>Protect public and private forested land from wildfires during drought periods.</p>	<p>Develop a plan with local land trusts, private woodlot owners and the Town for best management practices and education around preventing wildfires.</p>	<p>Selectboard, Blue Hill Heritage Trust and the Brooklin Fire Department.</p>	<p>Within one to two years</p>
	<p>Improve public infrastructure to cope with the effects of climate change.</p>	<p>Conduct a survey to identify critical community infrastructure that may be vulnerable, including buildings, roads, bridges, culverts and Town landings.</p> <p>Determine the amount of capital needed to make improvements going forward. In cooperation with regional partners including the Hancock County Planning Commission, explore climate resilience financing mechanisms including grants, catastrophe and resilience bonds, and tax-increment financing.</p> <p>Review and adopt (as appropriate) the Stream Smart Crossing Guidelines as standard practice for</p>	<p>Selectboard</p>	<p>Within one to two years</p>

		culvert and bridge improvements including those outlined in the Public Facilities chapter.		
	Protect our community's drinking water supply from climate change effects including prolonged drought and saltwater intrusion.	<p>Determine alternative water sources for extended low-flow seasons that may render wells dry.</p> <p>Consider collaborating with nearby towns to reduce competing water demands on our watershed's groundwater during periods of drought.</p> <p>Determine appropriate remedies for possible saltwater intrusion into drinking water wells as sea levels rise.</p>	Select and Planning Boards	Within one to two years



# Chapter N: Current Land Use

## 1. Purpose

This chapter focuses on current and future land use patterns in Brooklin. An understanding of land use trends is critical to the determination of Brooklin's ability to absorb future growth and change. Specifically, this chapter:

- a. Reviews Brooklin's developed and undeveloped land in terms of estimated acreage and location;
- b. Explores the potential for new development in the next ten years and Brooklin's capacity to absorb the growth; and
- c. Recommends measures that Brooklin may want to consider for managing its residential and non-residential land use.

## 2. Key Findings & Issues

Brooklin is a rural and coastal community in which 36.5% of the land area contains no buildings and another estimated 41.5% is potentially developable "surplus" land on improved lots greater than two acres containing buildings. However, it is likely that the actual amount of land in Brooklin that is available for residential development is considerably less. A high estimate for residential development is ninety new dwelling units built in Brooklin within the next ten years.

The implementation of the recently-enacted law LD 2003 may have some impact on increasing the building rate of residential dwelling units and their accessories, but it is too soon to know how that law will be implemented; other factors may be affected, such as the State plumbing code, which remains in effect.

In order to balance the cumulative impacts of gradual growth and to meet the stated expectations of many residents, Brooklin may want to explore options such as encouraging the preservation of undeveloped land through conservation easements; promoting greater use of the farm, open space, tree growth, and working waterfront current-use tax law programs; and requiring subdivisions to be clustered in order to preserve open space.

## 3. 2003 Comprehensive Plan Key Findings & Issues

In 2003, the Comprehensive Plan classified Brooklin as a rural town. About six percent of its land area was developed; about half of its land area had a low potential for development due to poor soils. While the Town had five village-type areas, most development in recent years had occurred along the shore or in rural parts of Town. The interior of the Town land remained largely undeveloped.

As of 2003, a slow growth rate was projected for the future. A very liberal estimate offered was an additional 110 acres of residential land to be developed by 2010. Minor increases in commercial

development were projected and more land was expected to be held in conservation easements. While there was ample land to accommodate future development, the challenge facing the Town was thought to be deciding how to manage this growth.

#### **4. 2022 Public Opinion Survey**

In the Public Opinion Survey, about half of the Survey respondents stated that they expect to try to rent their Brooklin real estate, a strong indication of the seasonality of Brooklin's residential land use. Almost half of those respondents stated that they would like Brooklin's population to stay about the same. In terms of nonresidential uses, respondents were evenly divided between those who stated job opportunities conveniently located near Brooklin, but not in Brooklin, were adequate (twenty-nine percent) and those who stated that they were inadequate (twenty-nine percent). Almost a third of respondents stated that job opportunities within Brooklin were inadequate, while almost a quarter of respondents stated that such opportunities were adequate.

An open-ended question about types of businesses that Brooklin should encourage elicited a wide range of answers. Regarding housing efforts to be encouraged, sixty percent of respondents favored single-family houses followed by fifty-one percent favoring affordable housing developments.

When asked to list aspects of Brooklin's quality-of-life that respondents appreciated, typical responses were "Quiet, not a lot of traffic, access to water" and "Small town character, neighbors, scenic beauty." Regarding what should be changed, many respondents indicated that nothing should change while others stated that a broad range of things should change, including increasing the availability of affordable housing and restaurants.

Respondents expressed a strong preference for allowing single-family housing (other than mobile homes) anywhere (eighty-eight percent) and a strong preference for not allowing unrestricted development (eighty percent). Two-thirds of the respondents stated that they did not want heavy, industrial operations anywhere. The three uses that more than sixty percent of respondents indicated could be allowed, if restricted to designated areas, were light manufacturing operations, community solar arrays, and community wind turbines.

Less than a majority of respondents supported using land in the Town for apartment buildings (eighteen percent), mobile homes (thirty-five percent), and multi-family housing other than apartment buildings (forty-four percent). A total of sixty percent of those respondents were in support of affordable housing as a Brooklin land use. This suggests that affordable housing of the single-family home variety (e.g., Habitat for Humanity-type housing) would be accepted in Brooklin.

As for lodging, bed & breakfasts were acceptable to the respondents (seventy-three percent), as were "Air B&Bs" (sixty-nine percent), and short-term rentals (sixty-one percent). There was strong support for seasonal rental properties (eighty-four percent).

Approval of using land for agriculture (seventy-seven percent) and forest management (seventy-nine percent) was indicated by a substantial majority of the respondents, and aquaculture received support for its use in designated areas by almost half of the respondents (forty-nine percent).

When asked in a separate question about which natural and other resources Brooklin should consider protecting, three-quarters or more of respondents identified all of the major natural resources (including coastal land, forested land, and scenic views) as worthy of protecting.

## **5. Existing Land Use Conditions and Trends**

### **A. Existing Land Uses and Acreage of Developed Land**

An estimated 6,806 acres (or 61%) of the land area in Brooklin contains parcels that are improved with one or more buildings. Of the remaining estimated 4,346 acres of vacant parcels, the areas that are theoretically developable amount to 2,890 acres, which is 25.9% of the area of Brooklin's parcels. That computation is made by deducting land in the Shoreland Zoning Resource Protection Districts, land protected by conservation easements, and land in the current use tax law programs. Not all of this land may be developable due to lot configuration, road access, wetlands, and other factors, but the numbers here provide an approximation of Brooklin's build-out potential.

Adding the potentially developable land of the improved parcels of two acres and larger, based on the Town's minimum lot size requirement, helps to quantify land that could be further developed. In order to arrive at this figure, a one-acre deduction has to be made for each lot to reflect the area improved with one or more buildings. Additional deductions have to be then made for Resource Protection and conservation areas. (Although not entirely accurate, all of the area for land in the current-use tax law programs was assigned to the vacant parcels.) This calculation resulted in an approximation of developable area of 4,629 acres. Adding the adjusted vacant land area to the adjusted "surplus" area of improved lots equaling two acres or more in size yields a developable area in Brooklin of 7,519 acres, or 67.4% of the total area of Brooklin's parcels. This is a proportionally large amount; but, as suggested above, there are many factors in determining the actual ability of a lot to be developed.

To underscore the caution needed in estimating developable land, note that the 2003 Comprehensive Plan data regarding soils in Brooklin with low or very low potential for low-density development: approximately 7,258 acres, or sixty-five percent of the Town's land area, fell into this category.

### **B. Land Use Patterns**

#### **i. Overview**

With approximately 11,152 acres of land area and 812 year-round residents, according to the latest data, Brooklin is a lightly-populated town. Being a peninsula, most of Brooklin's development has occurred around the perimeter of the Town Center, while the interior portions are largely undeveloped. The shorefront areas have attracted considerable development.

There are five historic "village" areas: Town Center, West Brooklin, North Brooklin, Naskeag Point, and Flye Point. In recent years, more development has occurred along Route 175.

#### **ii. The Shorefront**

The Town's shorefront has always been popular as a place for year-round and seasonal homes; thus, shore property will likely remain in high demand. This area is already regulated through the Town's Shoreland Zoning Ordinance and meets the State's minimum standards for such zoning. While this ordinance offers protection in terms of waterfront setbacks, timber harvesting, and other environmental standards, residents are still concerned about the impacts of additional shorefront development. The character of the shore is changing due to the more recent trend of shorefront residences being built closer to each other. Currently, there are no side or rear lot setback requirements for shorefront residences, and there are no road frontage requirements.

One major issue with current shoreland zoning is enforcement of standards, especially timber harvesting. Many homes have been built along the shore and are visible from the water. The timber harvesting restrictions in shoreland areas zoned for residential uses apply within 250 feet of the normal high-tide line on shore properties; therefore, the Town has little ability to regulate timber harvesting upland of that 250-foot buffer. There is a potentially negative, visual impact of new shorefront development, and it could be mitigated by designating a greater area subject to shoreland zoning restrictions.

The large size and number of homes being built along the shore could be another issue of concern. This development could be addressed by requiring greater setbacks, impervious surface coverage requirements, screening, and similar standards. This would involve implementing standards that exceed the State minimum for shoreland areas, which is allowable.

### **iii. The Villages**

The villages were once major areas for year-round homes in Brooklin. In recent years, however, more development has taken place along Route 175 and secondary roads. Still, the villages play an important role in the community and have a number of buildings of historical value. Brooklin's Town Center features stores and restaurants and the Friend Memorial Public Library. Within walking distance of the Town Center, there is an elementary school, two inns, the Town Green, a church, and the Town's largest cemetery. There is ample undeveloped land in this area containing soils suitable for development; this land could accommodate future growth compatible with traditional New England-type villages.

While North Brooklin, West Brooklin, Naskeag Point and Flye Point are less developed, they still have some village character. There has been little recent development in these areas, and most has been along rural roads. This random pattern of development will likely continue unless the Town takes measures to discourage development in the undeveloped, rural areas and encourages development in and near the villages.

### **iv. Route 175**

Route 175 is the only State highway running through Town. As mentioned in the Transportation chapter, speeding and maintenance on Route 175 are major concerns of residents. Recent development along this Route has increased the number of curb cuts; consequently, the risk of accidents has increased due to the increase in turning and entering/exiting traffic. The Town may want

to consider discouraging new curb cuts placed directly on Route 175 and encourage other measures, such as shared driveways and interior roads to serve areas with multiple residences.

#### **v. Remote Areas**

While much of Brooklin's land has soils unsuitable for residential development, there are some areas with good soil; a few have undergone some residential development. For example, development has occurred along the southern end of Old County Road and on Folly Road.

It can be costly for towns to serve new homes in areas such as these, especially if school bus routes, snowplowing, and emergency vehicle services must be expanded to accommodate them. The Town's road system is limited, and those roads that do exist are commonly narrow and unpaved. Remote areas are the least-suited to accommodate major development such as large-scale residential subdivisions.

#### **C. Current Lot Dimension Standards**

Brooklin does not have a comprehensive land use zoning ordinance, though it does have narrowly-drawn Minimum Lot Size and Shoreland Zoning Ordinances. The Minimum Lot Size Ordinance requires a one-acre minimum lot size for single-family dwelling units; for condominiums, motels, and other multi-family complexes, it requires that they be situated on a lot containing a minimum of one acre plus an additional half-acre for each subunit.

The Shoreland Zoning Ordinance requires new principal and accessory structures to be set back seventy-five feet from water bodies, streams, and wetlands; with exception, the General Development I District requires a setback of twenty-five feet and the Commercial Fisheries/Maritime District has no minimum setback.

#### **D. Development Within the Last 10 Years**

As indicated in the Housing chapter, development activity has fluctuated considerably from one decade to the next in Brooklin. In the last ten years, an average of only two new principal dwellings and two new non-residential structures have been built per year. New buildings have been scattered throughout the Town without a planned pattern.

#### **E. Existing Land Use Regulations and Land Use Management Tools**

There is no town-wide zoning in Brooklin and no local building permit ordinance. Residences may be built outside of the Shoreland Zone without Town review. There is a land use ordinance requiring a minimum lot size of one acre for a single-family dwelling, which primarily assures that homes are not built on lots deemed too small.

Figure N – 1: Brooklin Shoreland Zoning



The Shoreland Zoning standards are consistent with the state minimum guidelines, but they do not exceed those guidelines, which would be permitted; in the past, these standards have had limited effectiveness in managing development along the shore (See Figure N - 1).

Brooklin adopted a Subdivision Ordinance in 2005, and it mirrors the State’s 1989 subdivision law. This ordinance should be reviewed to ensure that, at a minimum, it contains amendments to the State statute enacted after its adoption.

The Town also has a Site Plan Review ordinance that applies to commercial, retail, industrial, institutional, and multi-family uses. The ordinance is brief and contains roughly two pages of general performance standards.

Brooklin has a Flood Plain Ordinance consistent with the State's minimum guidelines for ordinances at the time it was enacted in 1987. There have been several revisions to these standards since that time, and the Town updated its floodplain regulations in 2016. Few, if any, claims have been filed from Brooklin under Federal flood insurance policies since the program began in 1978. This inactivity indicates that there is little threat from flood damage in Brooklin. However, as development pressures increase and climate change impacts the Town, it will be important to ensure that construction does not occur in a manner that may cause flood-related damage.

Some communities in Maine regulate short-term rentals due to concerns about noise, traffic, and loss of affordable housing. Brooklin does not have such an ordinance, and, if the 2022 survey results are representative, there is no significant public support for one.

When assessing the deficiencies in Brooklin's land use regulations, it is time to consider increasing the protections of the Shoreland Zoning Ordinance. The Shoreland Zoning standards could be revised to allow more effective management of large single-family homes; this would mitigate the impact on wildlife habitat and scenic views when development occurs adjacent to the shore and other water bodies. Consideration should also be given to revising the Site Plan Review ordinance with an addition of more specific development review standards.

In keeping with the recommendations in the Natural Resources chapter, Brooklin may want to consider requiring larger subdivisions to cluster the homes so that more green/open space can be preserved. The goal would be to configure adjacent subdivisions so that common, open spaces are created next to each other, thereby preserving habitat corridors and enabling more viable woodlots and farm fields, among other potential benefits.

#### **F. Projected Land Acreage Needed for Development**

An estimate of the land needed to accommodate projected residential development for the next ten years (2023 – 2032) can be made using the dwelling unit projections presented in the Housing chapter. There has been a substantial amount of fluctuation in the amount of housing growth from one decade to the next. The average rate of new development per decade from 1980 to 2017 was approximately fourteen percent, ranging from twenty-four percent in 1980 – 1990 to 2.3% for the partial period of 2010 – 2017, according to available data.

Given that only a few new homes and non-residential buildings have been built in Brooklin per year in recent years, it may be reasonable to use a predicted ten-year maximum growth rate figure of ten percent. This would result in approximately ninety new homes by 2032, which would require a minimum of ninety acres of land under current standards. While the actual growth rate may turn out to be less than this projection, it is better to plan for a higher rate of growth than to be left unprepared for a faster-than-expected growth rate.

Commercial development is likely to be sporadic. Given past trends, there may be another ten to twenty acres of commercial development by 2032. The large amount of retail space in Blue Hill suggests that no major retail expansion will occur soon in the greater Blue Hill area. Most development in Brooklin is expected to be on a small scale (such as owner-operated businesses catering to tourists) or expansions of existing uses (such as inns and boat yards). The expected improvements to Brooklin's Internet capabilities will likely increase interest in the area by at-home workers and computer-dependent enterprises.

There may be an increase in conservation land if more properties are placed under conservation easements or other environmental restrictions. This is more likely if the Town actively promotes such measures. There is no way to estimate how many acres would be protected by such easements.

There are approximately 2,890 acres of vacant, developable land in Brooklin plus another 4,629 acres of "surplus" land on improved lots; therefore, it is reasonable to assume that there is ample land to accommodate anticipated development. The challenge lies in the Town growing in a way that minimizes sprawl while not overly-restricting how owners might choose to use their land.

### **G. LD 2003**

"An Act to Implement the Recommendations of the Commission to Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions," generally referred to by its legislative tracking name of LD 2003, became law on April 27, 2022. This law is designed to remove unnecessary regulatory barriers to housing development in Maine, while preserving local ability to create land use plans and protect sensitive environmental resources. At the time of this writing, the legislative rulemaking that needs to occur before the law can be implemented has not been completed. It is possible that amendments will be made to the law before it is implemented.

Among other things, the law provides for the following:

- The creation of a density bonus for certain affordable housing developments in a "locally-designated growth area" under section 4349-A of the Growth Management Act or in an area served by public water;
- A requirement that municipalities allow between two and four housing units per lot where housing is permitted, and
- A requirement that municipalities allow accessory dwelling units to be located on the same lot as a single-family home, under certain conditions.

It is unclear how much of an impact this law will have on Brooklin, even if the law is implemented without changes. Because Brooklin does not have public water or sewer, any increase in the number of units per lot will still have to meet the State plumbing code requirements- having a minimum lot size of 20,000 square feet for dwelling units with septic systems and for maintaining one hundred feet of separation between septic fields and private wells.

Under the law as it stands now, some of the 311 improved parcels in Brooklin that are less than two acres in size, and therefore up to now have not been eligible for the addition of more units, could add



one additional attached unit, one additional detached unit, or one of each, provided that plumbing code requirements are met; this is not dependent on their location being in a growth area or an area with public water and sewer. The same is true for the 438 improved parcels that are two acres or larger, although the potential for adding additional units on these lots, if not as many as LD 2003 would allow, already exists under the Town's ordinances. Additional units beyond what Brooklin permits are also possible under the new law as it exists now for vacant parcels that are in a growth area or have public water and sewer.

LD 2003 is intended to increase the production of housing in Maine. It would override Brooklin's minimum lot size requirement, and it has the potential to accelerate residential development in the Town. It also has the potential to spur the development of affordable housing in the Town's growth areas; therefore, it will be important to monitor the implementation of the law and any changes in the years ahead.

## **6. Analyses**

### **A. Consistency with the Community Expectations**

Most of the land development in Brooklin is occurring lot-by-lot and not in subdivisions or planned developments. Based on the Public Opinion Survey results, there is no significant perceived need by residents for growth limits or other restrictions. There were calls for more services—expanded general store hours, more restaurants, high-speed broadband, etc.—and a desire for more affordable housing; otherwise, the growth taking place in Brooklin appears to be within the bounds of the community's expectations.

### **B. Measures to Ensure Development Fits with the Community Expectations**

One factor for Brooklin to consider is the cumulative impact of development over time. By its nature, gradual growth does not trigger alarm bells from one year to the next. At some point, though, thresholds are exceeded and the Town has to expand by adding on to the school, rebuilding a subdivision road, or making other expenditures. It may be desirable to explore options such as encouraging additional voluntary grants of conservation easements; promoting greater use of the farm, open space, tree growth, and working waterfront current-use tax law programs; and/or requiring subdivisions to be clustered in order to preserve open space.

### **C. Administrative Capacity for Managing Brooklin's Land Regulation Program**

Brooklin has a Planning Board, Board of Appeals, Historic Preservation Commission, Code Enforcement Officer, and Local Plumbing Inspector who have duties relating to land use. These resources appear to be sufficient for the foreseeable future, and sharing options with nearby towns may be possible incrementally as needed.

### **D. Floodplain Regulations**

Brooklin adopted a comprehensive Floodplain Ordinance in 2016 that is consistent with State and Federal standards. The Town participates in the National Flood Insurance Program (NFIP) and the

current effective date of its Flood Insurance Rate Maps is July 20, 2016. As of 2022, NFIP policy coverage for Brooklin properties included eleven policies totaling approximately \$2,878,100. Flooding has not been a major concern in Brooklin, though there are a few waterfront locations that may see the effects of sea level rise in coming years.

### 7. Goals & Objectives

<b>Goal</b>	<b>Regularly review and, where needed, modify Brooklin’s land use requirements and practices to best assure that they meet the changing needs and reasonable expectations of residents, while also complying with evolving Federal, State and County mandates and options.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeline</b>
	Ensure that there is a continued awareness of Brooklin’s land usage at all times.	Prioritize monitoring of significantly changed land uses as an integral part of the Town’s procedures.	Selectboard, Planning Board, Code Enforcement Officer	Immediate
	Examine the advisability of creating a written Enforcement Policy that specifies the penalties or other consequences of land usage in Brooklin that is not in compliance with Town, County, State, and/or Federal requirements.	Regularly inspect land in the Town for significant usage changes.	Selectboard and Town Assessor	Ongoing/ Every two to four years
Provide an up-to-date, factual foundation for the Town to propose beneficial future land usages.	Ensure that the Town’s compliance with LD 2003 and other State laws and regulations maximizes benefits to the Town.  Enable the Town to determine the benefits, if any, of designating residential, commercial, and/or industrial growth areas on land within the Town.	Selectboard	Within one year  Within one to two years	

# Chapter O: Future Land Use

## 1. Purpose

This chapter addresses the future use of land in Brooklin, based on its location, condition, and present use, as well as current trends that will likely affect the land's future. Land use is an important factor in determining a community's stability, growth, and/or decline. Understanding land use can be critical to a community's planning as it addresses and tries to influence likely and inevitable change. Specifically, this chapter:

- a. Identifies land areas that are considered suitable and unsuitable for development into residential, recreational, and commercial properties;
- b. Estimates potential growth in land development; and
- c. Proposes community policies and practices designed to positively influence the development of land.

## 2. Key Findings and Issues

Brooklin's population and land use have been mostly stable for decades. However, there are signs that the Town may soon face unusual pressures to develop its land faster and in certain ways.

Migration patterns in the United States are changing due to factors such as climate warming, floods, wildfires, droughts, disease, civil unrest, and increasing numbers of people working from homes, second-homes, and travel lodgings. These factors raise the possibility of unexpected, random developmental sprawls. Such a possibility may be indicated by the pace at which the number of seasonal homes is exceeding year-round homes in Brooklin. (See Housing chapter for more discussion.)

There are pressures created by technological developments that have advantages and disadvantages; these pressures should be weighed by small communities seeking to preserve their quality of life and rural character. The suitability of solar and wind farms in certain areas falls into this category as does improvement and expansion of the region's broadband infrastructure.

Currently, the Town's existing population is getting older and younger working people and families are not replenishing the population. The principal reason for this appears to be a lack of available, affordable residential properties for working people.

The State of Maine recently enacted a law designed to enhance and manage growth. It gives latitude to community decisions about land use plans, including allowing smaller required-acreage lots, provided that these plans designate rural areas and appropriately-sized growth areas, while directing development away from the rural areas into growth areas.

### **3. 2003 Comprehensive Plan Key Findings & Issues**

The following is a summary of the Town's Future Land Use Plan that was drafted in 2002 and adopted in 2003: "The future land use plan respects Brooklin's historical development pattern by facilitating growth in the villages while discouraging growth in the more remote, rural areas. It minimizes restrictions on individual property rights by focusing more on non-regulatory techniques. It is aimed at minimizing future town expenditures due to development in areas that are costly to provide with municipal services while preserving the town's high quality of life."

### **4. 2022 Public Opinion Survey Results**

When asked to list aspects of Brooklin's quality of life or character that are important to respondents, sixty-five answers were given that pertained to the quiet and rural quality of the Town and seventy-one answers described the small town/neighborly characteristic of the town as being important.

Fewer respondents supported using land in the Town for apartment buildings (eighteen percent), mobile homes (thirty-five percent), and multi-family housing other than apartment buildings (forty-four percent). On the other hand, sixty percent of those respondents were in support of Brooklin using more land for affordable housing for young working people and families.

Regarding lodging, bed & breakfasts were significantly acceptable to the respondents (seventy-three percent), as were "Air B&Bs" (sixty-nine percent), and short-term rentals (sixty-one percent). In general, there was strong support for seasonal rental residences (eighty-four percent).

Using land for agriculture (seventy-seven percent) and forest management (seventy-nine percent) made strong showings among the respondents, and aquaculture received significant support for its use only in designated areas (forty-nine percent).

When asked in a separate question about natural and other resources that Brooklin should consider protecting, three-quarters or more of respondents identified all of the Town's identified major natural resources as worthy of such consideration including coastal land, forested land, and scenic views.

## 5. Principal Future Land Use Recommendations

The prior chapters of this Plan contain specific goals, objectives, and strategies to achieve those goals and objectives. Many of these might affect Brooklin's future land use, if implemented. In this section, we discuss and focus on the principal recommendations that are relevant to future land use.

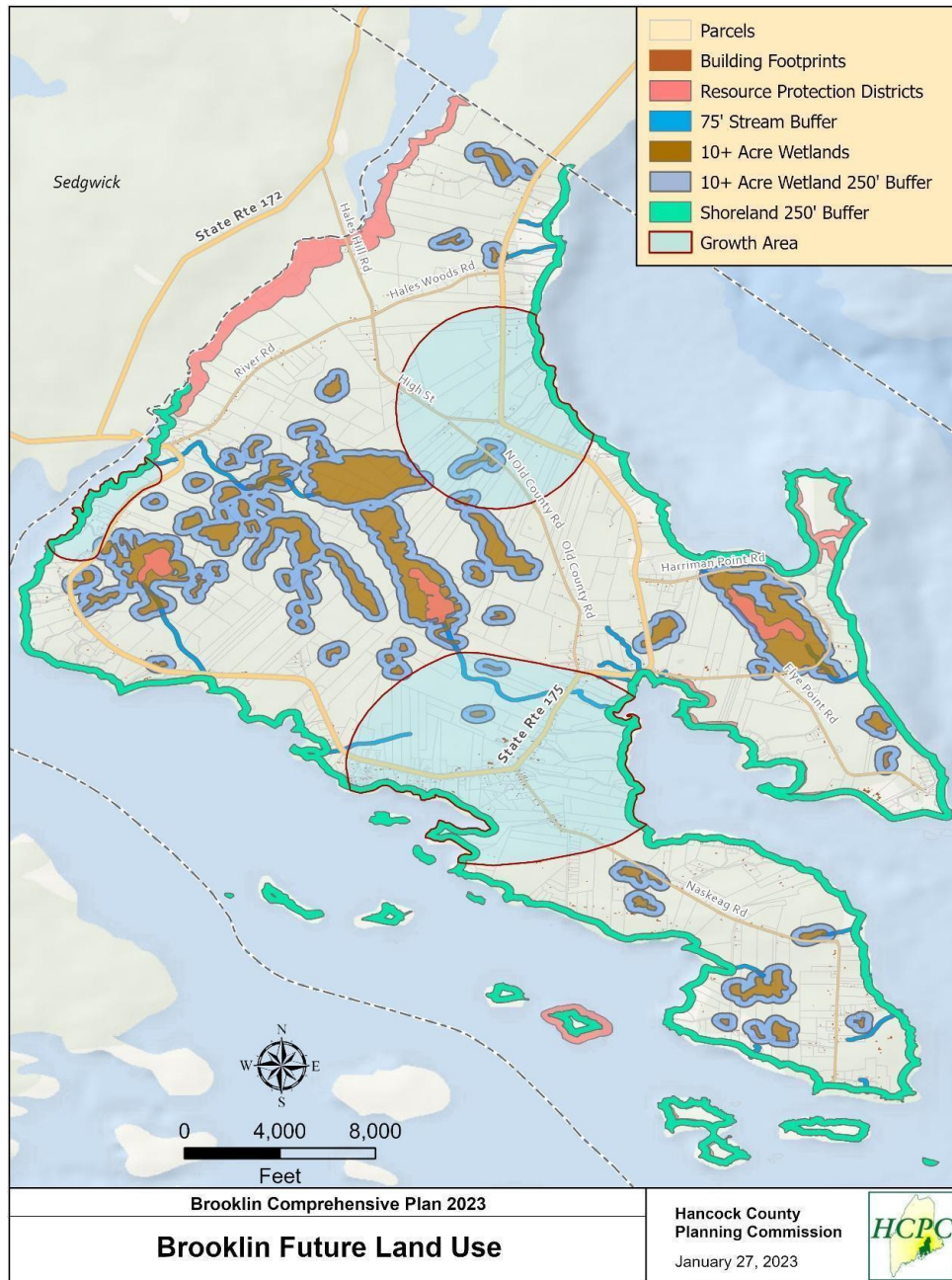
### A. Most Suitable Growth Areas

One of the major goals of Brooklin's residents who responded to the Public Opinion Survey was to maintain Brooklin's rural character and quality of life as much as possible. With this goal in mind and considering feedback from the community survey distributed in December of 2022, the most suitable areas for development of residential and business properties in Brooklin would be adjacent to three locations: the Town Center/Center Harbor corridor, North Brooklin, and the developed areas in West Brooklin. These areas are more than adequate to accommodate any realistically-estimated residential and commercial future land use over the next ten years.

The Town Center/Center Harbor corridor area has developed diversely with residential, commercial, and public properties, including the Town offices, elementary school, a church, library, stores, restaurants, and boat-building establishments. Designating this area as a future growth area would be consistent with historic development and would minimize the need for new traffic patterns. Nonetheless, as pointed out in the Transportation chapter, present and future pedestrian and cyclist safety in this area should be addressed.

North and West Brooklin are historic village areas in Brooklin that could be revived with appropriate development. Potential road improvements to Old County Road (Town-owned) in North Brooklin and pedestrian/bicycle safety improvements near tourist venues in West Brooklin would be examples of development that the Town should encourage.

Figure O – 1: Proposed Designated Growth Areas



**B. Unsuitable Growth Areas**

Soil conditions and other potential constraints must be taken into consideration in permitting land development in the above-referenced areas. For example, Brooklin has a significant number of very wet (“hydric”) soil areas (See Figure J-1), flood hazard areas along its coasts, and environmentally-conserved areas in which development is prohibited or limited.

### **C. Coastline Areas**

One of Brooklin's most valuable land assets is its beautiful and working coastline. How to protect that asset from new and increasing threats such as climate change (rising seas, unprecedented storm surges, etc.), erosion, pollution, and improper development, is becoming an increasingly important challenge.

This is not a new problem. Maine first enacted a Mandatory Shoreland Zoning Law in 1971 and has amended it on several occasions since then. It requires Brooklin and other municipalities to adopt, administer, and enforce local ordinances that regulate land use activities within a "shoreland zone" that acts as a buffer to protect tidal waters, ponds, streams, rivers, marshlands, and wetlands.

As for our coast, Brooklin's Shoreland Zoning Ordinance (last amended in 2009) regulates the development of all land within 250 "horizontal" feet of the "normal" high-water line. Brooklin's coastal shoreland zoning requirements are the minimum protective requirements that may be imposed under State law. Brooklin and other municipalities are empowered and encouraged to increase those protections if and when it is appropriate.

### **D. Housing**

The Town's viability and economy depend upon the availability of housing that is safe, energy-efficient, and affordable for a multi-occupational and multi-generational community. Estimates of new housing over the next ten years could be accommodated in the three recommended growth areas alone, which have a history of development. The ninety housing units predicted in the Current Land Use chapter are a very prudent estimate, considering that 2018 data from the State Economic Office is predicting a ten percent decline in Brooklin's population by 2038. However, a population increase was shown in 2020 census data and the number of building permits granted by the Town's Planning Board since 2020 has been consistent with an increase. The Committee is taking into account all of these indicators as well as the subsequent, unpredictable uptick in migration into the State due to the Covid-19 pandemic and other factors already mentioned.

### **E. Transportation and Public Facilities**

The concern about unguided development goes beyond what Brooklin residents see and feel; the inefficiencies of such development involve tangible costs. For example, increased public road maintenance means increased costs; therefore, there would be an increase in taxes. There can also be safety and convenience ramifications due to unmanaged or unguided growth, and these must be guarded against. For example, the haphazard creation of driveways from and into major public roads increases the risk of traffic accidents; the building of residences or other structures in poorly accessible areas creates longer and slower emergency response times, and longer, inefficient school bus routes mean that children stay longer than necessary in moving buses.

### 6. Goals & Objectives

<b>Goal</b>	<b>Encourage development in Brooklin consistent with the anticipated challenges of the next decade and the need to preserve and protect as much as practicable the Town’s rural character and way of life.</b>			
	<b>Objective</b>	<b>Strategy</b>	<b>Responsible Party(ies)</b>	<b>Timeframe</b>
	Determine if the current Site Plan Ordinance is sufficient to meet the growing challenges of the next decade.	Review current methods used by the Planning Board, including but not limited to, updating and strengthening any existing ordinances.  Encourage and facilitate Code Enforcement Officer and Planning Board participation in relevant training by the State and other entities such as the Maine Municipal Authority.	Selectboard with Planning Board and Code Enforcement Officer	Within one year
	Help to develop policies that balance the increased need for affordable housing and the demand for more seasonal homes.	Create a Housing Committee to make recommendations in this regard, as outlined in detail in the Housing Chapter.	Selectboard and their designees	Within one year
Protect the rural character and historic land use patterns of Brooklin	Encourage coordination among conservation groups, conservation easement properties and farmland preservation groups on outreach and educational materials	Selectboard with Blue Hill Heritage Trust, Maine Coast Heritage Trust, Maine Farmland Trust and the Climate Response Committee	Within one to two years	



	<p>Review current zoning and relevant ordinances, including Shoreland Zoning and the Subdivision Ordinance, to assure that they are sufficient to cope with anticipated growth and significant environmental and technical changes during the next decade.</p>	<p>Develop a system that monitors growth more frequently and encourages the channeling of that growth into the areas most suitable for it.</p> <p>Using up-to-date prediction models to determine the most appropriate changes, review the ramifications of increasing shoreland zoning protections in the following three ways:</p> <ol style="list-style-type: none"> <li>1) Expanding the depth of the protective shoreland zone from the normal high-tide line, while “grandfathering” existing nonconforming uses;</li> <li>2) Expanding the “setback” area within the shoreland zone from that tidal line, while “grandfathering” existing nonconforming uses; and</li> <li>3) Expanding the required water frontage length for a developable shoreland property within that zone.</li> </ol>	<p>Selectboard with Planning Board</p>	<p>Within one year</p>
	<p>Foster engagement and dialogue to keep the public well informed and to help develop community consensus on future development and land use directions.</p>	<p>Organize community dialogue sessions to gather public input on development concerns or methods.</p>	<p>Selectboard or their designees</p>	<p>Within one to two years and ongoing</p>

# Implementation & Evaluation Program & Regional Coordination Summary

## 1. Implementation & Evaluation Program

This 2023 Plan contains strategies addressing local, regional, national and global issues that the Town will face over the next ten years. Each chapter contains goals plus an objectives matrix containing specific policies and tasks that the Town can use to accomplish the Plan's goals. The matrices determine goals and objectives (what is to be accomplished), strategies (how it will be accomplished), a responsible party (who will implement the goal), and a time-frame (when it will start, and when it will be completed).

This Plan is a guide to assist the Selectboard, the Planning Board and various committees to establish annual work plans for Town entities and to prioritize capital expenditures, investments and improvements to Brooklin's public facilities. This Plan is also a tool for supporting decision-making by elected and municipal officials, and the success of this Plan is contingent upon its being actively used in day-to-day operations. Brooklin's Comprehensive Plan implementation must be monitored; the Town should conduct an annual review of the Plan's progress to ensure its goals and objectives are being met.

To accomplish the above, an annual meeting should be held to include: members of the Comprehensive Plan Committee; the Selectboard, members of the Planning Board, and members from other committees whose responsibilities are pertinent to evaluation and implementation of the Plan. The findings will be published in the annual Town Report.

The Growth Management Act, Title 30-A, Chapter 187 of Maine State Statutes, requires that progress on the Plan be evaluated at a minimum of every five years to determine the following:

1. The degree of implementation of Future Land Use strategies;
2. The Percent of capital investments dedicated to the growth areas defined in the Future Land Use Plan;
3. The location of new development relative to the established growth areas; and
4. The amount of critical natural resources, waterfront, recreation and open spaces protected through the acquisition of property, conservation easements and other methods available to the Brooklin.

These four mandated requirements will serve as guidance for the previously-mentioned meeting and metrics to measure implementation.

## **2. Regional Coordination Summary**

Each chapter in Brooklin’s Comprehensive Plan identifies regional coordination challenges and opportunities pertinent to the chapter topic. These are either located within a subsection labeled Regional Issues or embedded within the Goals and Objectives subsection. The latter section summarizes the most important areas of ongoing and recommended regional cooperation.

### **A. Federal & State Government**

The Town of Brooklin interacts with Federal, State, and regional governments and agencies via its various daily operations. These include statutory requirements, grants, programs and services. The Town maintains a relationship with the State on the monitoring of fisheries and water-quality issues by consulting with the Department of Marine Resources (DMR) and the Maine Department of Environmental Protection (DEP). On transportation issues, Brooklin consults with Maine Department of Transportation (DOT). The State Police provide policing and protection to the Town. Economic development and support on State and Federal grants and funds is coordinated with Maine’s Department of Economic and Community Development (DECD).

### **B. County & Local Government**

Hancock County not only provides support on economic development issues, but it also provides essential services through its Sheriff’s Office and the Hancock County Emergency Management Agency. Brooklin closely coordinates with neighboring towns- Sedgwick, Brooksville, Blue Hill, Deer Isle, Stonington, Surry, Castine and Penobscot- on various issues such as mutual aid for Fire and Emergency Response, solid waste management, watershed management, recreational programming, broadband development and other important economic activities. Other recent programs include the Blue Hill Peninsula Coalition of Selectboards to address important topics, including housing and road maintenance. Brooklin also participates in the Community Resilience Partnership to address climate change at a regional scale. Brooklin covers the tuition for its high school-aged students at George Stevens Academy in Blue Hill or other regional high schools. Based in Blue Hill, AtHome provides services to Brooklin’s seniors and persons dealing with mobility issues and chronic illnesses. Healthy Peninsula provides multiple services in the area.

### **C. Other Coordination with Regional Partners**

Brooklin is a member of Hancock County Planning Commission (HCPC) and works with HCPC to address issues related to Household Hazardous Waste Collection, economic development via Community Development Block Grant technical assistance, climate change resiliency technical assistance and various planning assistance. This relationship provides the Town with a central location for regional coordination and integration with planning efforts by other towns in Hancock County, the Downeast Region and throughout the State of Maine.

# Summary of Community Engagement

In July of 2021, the Selectboard convened a committee to begin this comprehensive planning process. An article was posted in the local newspaper to let the community know that Brooklin was in the process of updating its plan. The newly-formed Comprehensive Plan Committee (consisting of ten members) met at least once a month through the summer of 2022, then met usually at least twice a month until the end of the process. All meeting agendas and minutes were announced on the Town website and meetings were open for anyone to attend. Periodic reminders inviting community members to attend were posted to the Town's Facebook pages. Any emails received from Brooklin citizens outside of the meetings were also documented and taken into consideration. The results of the following community engagement events can be located on the Town of Brooklin's website: [www.brooklinmaine.com](http://www.brooklinmaine.com).

## 1. December of 2021

On December 12, 2021, the 2003 Comprehensive Plan Committee members were invited to meet at the Friend Public Memorial Library to help share their past experience by being asked to answer the following questions:

1. How do you think Brooklin has done in following/implementing the suggestions in the 2003 Report?
2. Do you have any advice for the 2023 Comprehensive Plan Committee in carrying out their tasks?

Two former committee members responded in person and another two by email. Seven current committee members were in attendance.

## 2. January of 2022

In mid-January of 2022, a Public Opinion Survey was posted online and printed copies were made available at the Town Office, the Friend Public Memorial Library and the Brooklin General Store. A letter requesting Brooklin citizens to fill out the survey on the Town's website or by written copy at one of the above mentioned locations was mailed to all residents and tax-payers (~1100). The survey was also announced on the Town's website and Facebook pages and remained open through March of 2022. 274 households responded to the survey.

### **3. July of 2022**

Two open house events were scheduled; one for May and one for July of 2022. The May event had to be canceled due to a Covid-19 outbreak at the Brooklin School. The remaining Open House event was held on July 16, 2022, at the Brooklin School. Thirty community members attended. The Open House was advertised at the annual Town meeting in April of 2022, in the local paper, on the Town's website and Facebook pages, and via paper fliers at local businesses. Attendees were asked to examine maps and answer questions at fifteen stations (corresponding to each topic in the Plan). All written and oral responses were recorded. The questions were also provided for an additional six community members who could not attend the open house in person.

### **4. November of 2022**

On November 16, 2022, there was a joint meeting of Brooklin's Climate Response Committee and the Comprehensive Planning Committee. Eleven people were in attendance. The primary objective of this meeting was to make sure that the goals and objectives of the Climate Response Committee were expressed in the development of the Climate Change chapter, since Brooklin had not developed a Climate Change chapter before.

### **5. December of 2022**

During December of 2022, the Comprehensive Planning Committee solicited answers to a short Future Land Use Map questionnaire. The proposed Land Use map and questionnaire was posted on the Town website and physical copies were also available at the Town Office and the Friend Memorial Public Library. Requests for participation in answering the questionnaire were posted on the Town's website and Facebook page, and paper fliers were posted at local businesses. Eight responses were received.

### **6. April of 2023**

A letter describing the Comprehensive Plan Committee's progress thus far as well as the process for approval by the State and the Town was included in Brooklin's 2023 Annual Town Report.