

# A Comprehensive Plan for the Towns of Mapleton, Castle Hill and Chapman

Adopted by the Residents of Mapleton on March 18, 2013.

Adopted by the Residents of Castle Hill on March 19, 2013.

Adopted by the Residents of Chapman on March 25, 2013.

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## Introduction

Planning is an organized method of finding out what a community's needs are, and then setting up goals and policies to address those needs in a manner that will allow for future growth within the community, while making it a better place to live.

The Comprehensive Planning and Land Use Regulation Act of 1988 established a cooperative program of comprehensive planning and land use management among the municipalities, regional planning councils, and the state. The focal points of the Act are:

1. The establishment of state goals to provide overall direction and consistency to the planning and regulatory actions of the municipalities and the state
2. The establishment of technical and financial assistance programs through the state planning office and regional planning councils to encourage and help communities develop comprehensive plans, and
3. The establishment of a process for the review of the comprehensive plans by the State Planning Office and regional planning councils to ensure that they are consistent with the Comprehensive Planning Act.

Part 1 of Mapleton, Castle Hill, and Chapman's Comprehensive Plan addresses the past and present resources, analyzes recent trends, and identifies potential problem areas. This section provides the overall community profile of such things as transportation, public facilities and services, natural and cultural resources, housing, land use, the local economy, and the towns fiscal capacity.

Part 2 of the Plan is the regional coordination program. Mapleton, Castle Hill, and Chapman are unique in many ways; however, each community shares its natural resources and public facilities with surrounding towns and likewise utilizes other communities' services and resources. This portion of the plan identifies those natural resources and public facilities that extend beyond the town's borders and develops implementation actions for the joint management of each.

Part 3 of the plan will discuss specific goals, policies, and strategies. These policies relate the findings of the inventories in the first part of the plan to the state, regional, and local goals. It is this portion of the Comprehensive Plan that residents can assist in the shaping of Mapleton, Castle Hill, and Chapman. The strategies discuss those programs, activities, and regulations that Mapleton, Castle Hill, and Chapman will undertake in the future to make sure that the goals and policies are met.



## **Demographics**

### **Introduction**

Demographic analysis and projections are the basic elements of any comprehensive plan; all other components of the plan depend on the current and projected population. The information generated from the demographic projections enhances the capacity of the towns to prepare for the impact of future growth on such things as land use, housing demand, public services, and economic development. It can also prepare them for the changing needs of the residents as well as the services and programs provided.

According to the 2000 US Census, the population of Mapleton was 1,889, Chapman had 465 people, and Castle Hill's population was 454. Statistical data contained in the following section uses 1980, 1990 and 2000 US Census data. Following 2000, statistics are based on figures compiled for the Maine State Planning Office by the University of Southern Maine. This model, REMI (Regional Economic Model, Inc) became available in 2002. The REMI model will be used for State and County population statistics and for total and age group projections whenever possible.

The demographic information included in this section encompasses the following: permanent population, age of population, educational attainment, occupations of population, total number of households, household size, and household income. Also included in this section is an analysis of the data presented. The first portion of this section includes an assessment of Maine's population, Aroostook County's population, and the population of communities located in the central Aroostook area. Comparative communities were used in the assessment include: Presque Isle, Washburn, Ashland, and Westfield and these communities will frequently be used to compare regional statistics versus local data.

The analysis, which follows, is an approximation of future growth, no projection or estimate can be exact because there are many independent variables which could affect the final estimates, such as an industry closing down or, for that matter, a very large industry relocating in town or the region. Therefore, the projections are intended to reflect the general direction and size of changes. Changes in age groups should be viewed with the same importance as the total change in population.

### **State of Maine**

Maine has experienced a steady rise in the population level since the turn of the twentieth century. According to the 2000 US Census, the state's population had risen to 1,306,060, up from 1,227,928 in 1990. In 2010, the population of the state is projected to increase to 1,385,109, and then decline slightly to 1,371,022 for the year 2015. The US Census is used for data reference through 2000 for State and County figures. After 2000, population data is from the REMI model which has incorporated the use of the Treyz model in its statistical processes. The Treyz model is comprised of a "census undercount adjustment" and will account for population that is either miscounted or left out entirely in the Census counts. Additional data

indicates that none of the growth experienced in the state since 1970 occurred in Aroostook County. Aroostook County, with its vast areas of open land and the largest land area for potential growth, experienced a population decline.

### **Aroostook County**

According to US Census figures, from the turn of the century until the 1960's, the population of Aroostook County was on a steady increase, from 60,744 people in 1900 to 106,064 in 1960. Much of the growth can certainly be attributed to the build-up of population associated with Loring Air Force Base in Limestone. However, since 1960 the population of Aroostook County has been slowly declining from this peak to a population of 73,938 in 2000. The closure of Loring as well as the mechanization of agriculture and lumbering has contributed greatly to this decline. Aroostook County had suffered a 15% loss of population in the 1990s. According to the State Planning Office, Aroostook County's population is expected to continue to decline through 2010 with a projected population of 71,065. The trend is expected to reverse itself slightly between 2010 and 2015 with an increase to 72,893 people in 2015.

### **Sub-Regional Population**

A review of the following charts shows a mixture of growth and decline in all of the selected communities. Mapleton and Castle Hill, for instance lost population in the 1980s but gained in the 90s. Chapman gained population through the selected period. Based upon the 2000 US Census and the 2002 REMI projections, Mapleton will gain 5 people by the year 2010, resulting in a projected total population of 1,894 and 65 new people by 2015. Castle Hill is projected to gain 35 people by 2010 and 48 by 2015. Like Mapleton and Castle Hill, Chapman is expected to grow through the period. Chapman's population is projected to be 502 people by 2015.

REMI projects a mixture of growth and decline in each of the selected communities during the same time period. Overall, Chapman and Mapleton are projected to see an increase in population while Castle Hill, Presque Isle, Ashland, and Washburn are all expected to decline. The greatest gain in population is expected to be in Chapman (34.9%) while the greatest loss is projected to be in Washburn (-22.3%). Mapleton, Castle Hill, and Chapman's population is still being more positive than Aroostook County's population loss of 20.2 percent through the period. It should be noted that after 2010, REMI projects population increases in all of the selected communities and Aroostook County.

## Sub-Regional Population and Projections, 1980-2015

Town	1980 Census	1990 Census	2000 Census	2010 REMI Projection	2015 REMI Projection	Percent Change 1980-90	Percent Change 1990-00	Percent Change 1980-15
Mapleton	1,895	1,853	1,889	1,894	1,954	-2.2	1.9	3.1
Castle Hill	509	449	454	489	502	-11.8	1.1	-1.4
Chapman	406	422	465	526	548	3.9	10.2	34.9
Presque Isle	11,172	10,550	9,511	9,346	9,521	-5.6	-9.8	-14.8
Ashland	1,865	1,542	1,474	1,432	1,467	-17.3	-4.4	-21.3
Washburn	2,028	1,880	1,627	1,543	1,576	-7.3	-13.5	-22.3
Aroostook County	91,331	86,936	73,938	71,065	72,893	-4.8	-15.0	-20.2
State of Maine	1,124,660	1,227,928	1,306,060	1,330,117	1,371,022	9.18	16.13	21.9

Source: US Census, 1980, 1990, 2000 and 2002 University of Southern Maine REMI

The basic assumptions made by the REMI model for the development of the projections are listed as follows:

- It is assumed there will be a very small increase in the birth rate during the next decade, but that an increase in out-migration will outweigh any substantial population gain.
- It is assumed that there will be an out-migration primarily of working age people between 25 and 44 years of age.
- It is assumed that there will be a very small decrease in the death rate during the next decade due to the projected average age of the population.

### Age Group Population and Projections

For the purposes of evaluation and to indicate the movement and distribution of age groups over the years, ages are broken down into five groups. They are: 0-4 years old, pre-school age; 5-17 years old, school age (2000 Census uses 5-19); 18-44 years old, child-bearing age; 45-64 years old, working age; and 65+, retirement age. The following tables show Castle Hill, Chapman, and Mapleton's population breakdown by age group in 1990, 2000, and following are projections to 2015.

#### 1990 Age Group Breakdown

Town	1990	0-4	%	5-17	%	18-44	%	45-64	%	65+	%
Castle Hill	449	26	5.8	99	22.0	174	38.8	89	19.8	61	13.6
Chapman	422	25	5.9	93	22.0	193	45.7	76	18.0	35	8.3
Mapleton	1,853	98	5.3	387	20.9	795	42.9	409	22.1	164	8.9

Source: US Census, 1990

#### 2000 Age Group Breakdowns

Town	2000	0-4	%	5-17	%	18-44	%	45-64	%	65+	%
Castle Hill	454	17	3.74	93	20.48	134	29.52	146	32.16	64	14.10
Chapman	465	38	8.17	85	18.28	160	34.41	128	27.53	54	11.61
Mapleton	1,889	97	5.13	407	21.55	671	35.52	481	25.46	233	12.33

Source US Census, 2000

### 0-4 Pre-School Age Group

This age group is also known as Head Start and Pre-K students. In Castle Hill and Mapleton, this age group experienced a decrease while Chapman saw an increase in population. In the 1990s, this age group comprised approximately 5.5 percent of each town's population. According to the 2000 Census, this percentage dropped in Castle Hill, increased in Chapman, and remained fairly stable in Mapleton.

### 5-17 School Age Group

This age group is referred to as the School Age Group and is comprised of children and adolescents. This age group comprised approximately 22 percent of the total population in each of the communities in 1990. However, both Castle Hill and Chapman saw decreases in this group through the 1990s while Mapleton's population increased. Overall, the percentage of this age group remained in the high teens to low twenty percent of total population. Castle Hill, Chapman, and Mapleton need to be watchful of projected declines of this and younger age groups and school enrollments as it could create funding and programming issues.

### 18-44 Child-Bearing Age Group

This age group experienced a decrease in all of the communities between 1990 and 2000.

### 45-64 Working Age Group

Known as the Working Age Group, this segment of the population experienced an increase in each of the communities. In 1990, this segment of the population accounted for just fewer than 20 percent of the population in Castle Hill. By 2000, it had risen to over 30 percent. Similarly, in Chapman, where in 1990 the 45-64 year olds comprised 18 percent of the population, by 2000 it accounted for 27 percent. Mapleton also saw an increase in this age group although with a larger population the percentage increase was not as heavily skewed. These changes can include the fact that children have left home and are subsequently returning to northern Maine as middle-aged adults seeking a quality of life and a return to their ancestral roots. In addition, economic development activities in the region may be attracting the Working Age group populations.

### 65+ Retirement Age Group

This segment of the population is referred to as the Retirement Age group. Like the 45 to 64 age group Castle Hill, Chapman, and Mapleton experienced an increase in this segment of population. Town officials need to be watchful of these trends in population as the population ages.

## Age Group Projections

The following table depicts the aging population of Castle Hill, Chapman, and Mapleton from 2005 through 2015. According to State Planning Office (SPO) projections, Castle Hill is projected to loose population in the 0 to 4, 5 to 17, and the 18 to 44 age groups. SPO also projects that Castle Hill will gain population in the 45 and greater age groups. Conversely, Chapman is expected to gain population in all age groups throughout the period. Like Castle Hill, Mapleton is projected to have both a decline in some groups and but an increase in the older age groups. SPO predicts that by 2015, 31.3 percent of the population will be over 45 and 17.4 percent of the three communities population will be greater than 65 years old.

### 2005, 2010, And 2015 Age Group Projections

Age Group	Castle Hill			Chapman			Mapleton		
	2005	2010	2015	2005	2010	2015	2005	2010	2015
0-4	15	13	13	49	57	61	101	106	108
5-17	70	62	62	61	54	53	314	287	290
18-44	133	125	124	163	156	156	691	662	668
45-64	184	211	216	163	187	192	520	545	531
65+	70	78	87	63	72	86	262	294	349
<b>Total</b>	<b>472</b>	<b>489</b>	<b>502</b>	<b>499</b>	<b>526</b>	<b>548</b>	<b>1,888</b>	<b>1,894</b>	<b>1,946</b>

Source: REMI, 2002

## Median Age

In 1980, all three community's median age was in the late 20s (Castle Hill 27.6, Chapman 28.8, and Mapleton 28 years). By 1990, the median age had increased to the mid 30s (Castle Hill 35.8, Chapman 33.5, and Mapleton 34.4 years). For the first time, Castle Hill's median age was over 40 in 2000 with a median age of 42.8. The median age in all three communities has shifted as a segment of the younger age population has decreased as reflected in the 1990 and 2000 US Census as well as projected populations. This is due in part to a smaller number of families, smaller number of children per family, an increasing number of "empty nesters" relocating to the area, and out-migration. When compared to other communities in the region and the County, there are very similar occurrences as the median age increased in every community during the same time period. This aging population can create new demands on town services such as increased need for differing recreational requirements, public transportation, elderly services, housing issues, and service needs such as medical services. Town officials should be watchful of this trend.

## Median Age, 1980, 1990 and 2000

Town	1980	1990	2000	Percent Change 80-90	Percent Change 90-00
Ashland	28.6	34.6	39.6	20.98	14.45
<b>Castle Hill</b>	<b>27.6</b>	<b>35.8</b>	<b>42.8</b>	<b>29.71</b>	<b>19.55</b>
<b>Chapman</b>	<b>28.8</b>	<b>33.5</b>	<b>37.8</b>	<b>16.32</b>	<b>12.84</b>
<b>Mapleton</b>	<b>28.0</b>	<b>34.4</b>	<b>38.6</b>	<b>22.86</b>	<b>12.21</b>
Presque Isle	27.0	32.4	37.4	20.0	15.43
Wade	26.1	32.4	41.8	24.13	29.01
Washburn	29.7	34.7	42.3	16.83	21.90

Source: US Census 1980, 1990 and 2000

## Educational Attainment

The following table shows educational attainment for Castle Hill, Chapman, and Mapleton, the selected surrounding communities, Aroostook County and Maine. An analysis of that table follows.

### Mapleton

According to the 2000 US Census, 85 percent of persons 25 years of age and older living in Mapleton (1,312 total) are high school graduates or higher. In 1990, 79.3 percent of the population aged 25 years or older were high school graduates or higher. The overall percentage of those 25 and over going on to higher education has greatly increased between 1990 and 2000 [1990 (34.7%) and 2000 (46%)]. The percentage of high school graduates or higher over the age of 25 is significantly higher to that of the Aroostook County 2000 figure of 76.9 percent but nearly equal to the State of Maine figure of 85.4 percent. In 2000, 16 percent of adults 25 years of age or older in Mapleton had a bachelors degree or higher.

### Castle Hill

Seventy four (74%) percent of persons 25 years of age and older living in Castle Hill (319 total) are high school graduates or higher, according to the 2000 Census. In 1990, 66.7 percent of the population aged 25 years or older were high school graduates or higher. The overall percentage of those 25 and over going on to higher education had remained nearly stable between 1990 (25%) and 2000 (37.2%). The percentage of high school graduates or higher over the age of 25 is nearly equal to that of the Aroostook County 2000 figure of 76.9 percent but significantly lower to the State of Maine figure of 85.4 percent. In 2000, 8 percent of adults 25 years of age or older in Castle Hill had obtained a bachelors degree or higher.

### Chapman

Like Mapleton and Castle Hill, a majority of Chapman's residents are high school graduates. According to the 2000 US Census, 71.3 percent of persons 25 years of age and older living in Chapman (328) are high school graduates or higher. This percentage has not significantly changed from the 1990 figure of 68.5 percent. The overall percentage of those 25 and over

going on to higher education had increased from 28.5 percent in 1990 to 36.4 percent in 2000. The percentage of high school graduates or higher over the age of 25 is slightly lower than that of both the Aroostook County and State of Maine figure.

### Educational Attainment of Population Age 25+, 1990 to 2000

	Year	25 Years or Older Population	Years of Education						
			<9th	9 to 12	HS Grad	Some College	Associates	Bachelor's	Grad Degree
Mapleton	1990	1,207	104	146	538	160	83	138	38
	2000	1,312	85	112	511	293	99	144	68
Castle Hill	1990	304	48	53	127	30	12	32	2
	2000	319	41	43	148	41	20	13	13
Chapman	1990	267	32	52	107	30	21	16	9
	2000	328	31	63	117	64	22	22	9
Presque Isle	1990	6,609	849	761	2,002	1,310	623	702	362
	2000	6,292	475	695	2,014	1,207	580	929	392
Washburn	1990	1,196	168	148	445	173	130	102	30
	2000	1,165	94	138	421	224	104	136	48
County	1990	55,738	N/A	N/A	9,027	7,176	23,912	8,676	6,947
	2000	51,439	5,802	6,066	19,799	8,893	3,345	5,544	1,990
State	1990	795,613	N/A	N/A	70,153	98,307	295,074	182,727	149,352
	2000	869,893	47,183	80,105	314,600	165,111	63,934	129,992	68,968

Source: US Census, 1990 and 2000

### Population by Industry and Occupation

The following chart summarizes characteristics of the working population of Mapleton, Castle Hill, and Chapman for 2000, by working population and percentage of working population. In Chapman, the Educational, Health and Social Services sector comprises the highest percentage of workers at 25.1 percent of the working population. The second highest is Manufacturing at 15.9 percent, followed by Retail Trade at 13.81 percent. Castle Hill, on the other hand, had 18.9 percent of its population working in manufacturing, 18.4 percent in Educational, Health and Social Services, and 8.6 percent in Agriculture, Mining, Forestry, and Fishing. And finally, Mapleton had 22.8 percent of its population working in the Educational, Health and Social Services sector, 16.9 in Retail Trade, and 12.3 percent in Manufacturing. All three towns closely parallel each other (with some notable differences) in but their percentages are slightly different. Interestingly, only Castle Hill had Agriculture listed in the top three sectors.

The timber and paper industry has a very strong influence on this sub regional economy. This industry is volatile and the United States competes in a global economy. The ebb and flow of paper and lumber could have significant impacts to each of these communities and will be addressed in the Local Economy section.

	Chapman		Castle Hill		Mapleton	
	2000	Percent	2000	Percent	2000	Percent
Agriculture, Mining, Forestry, & Fishing	6	2.51	16 (3)	8.65	71	7.02
Construction	10	4.18	8	4.32	55	5.43
Manufacturing	38 (2)	15.90	35 (1)	18.92	125 (3)	12.35
Transportation	18	7.53	14	7.57	74	7.31
Wholesale Trade	11	4.60	4	2.16	29	2.87
Information	10	4.18	9	4.86	24	2.37
Retail Trade	33 (3)	13.81	16	8.65	171 (2)	16.90
Finance, Insurance, and Real Estate	14	5.86	10	5.41	48	4.74
Professional, Scientific, Admin., Waste Management	16	6.69	14	7.57	73	7.21
Education, Health, Social Services	60 (1)	25.10	34 (2)	18.38	231 (1)	22.83
Art, Entertainment, Recreation	13	5.44	9	4.86	32	3.16
Other Services	3	1.26	10	5.41	37	3.66
Public Administration	7	2.93	6	3.24	42	4.15
<b>Total</b>	<b>239</b>	<b>100.00</b>	<b>185</b>	<b>100.00</b>	<b>1012</b>	<b>100.00</b>

Source: US Census 2000

## Households and Household Size

According to the 2000 US Census, Castle Hill had 182 households with an average household size of 2.49 people. Castle Hill's average family size in 2000 was 2.82 people. In 1990, Castle Hill had 163 households with an average household size of 2.75 people. The average family size was 3.06 people.

Chapman had 177 households with an average household size of 2.63 people in 2000. The average family size in 2000 was 2.92 people. In 1990, there were 149 households with an average household size of 2.83 people. The average family size was 3.12 people.

Mapleton's number of households increased from 675 in 1990 to 749 in 2000. The average household size declined from 2.75 people in 1990 to 2.52 in 2000. Like household size, the average family size declined slightly from 3.05 people in 1990 to 2.91 in 2000.

Each of these communities' trends of a larger number of households with smaller household and family size is consistent with that of most of Aroostook County. The smaller size can be attributed to the "empty nesters" returning to live in the area or retirees staying in the region. It can also be attributed to the cost of raising a family and the "need" for larger families. In the past, large families were needed to work on the farm which is no longer the case.

## Median Household Income

In 2000, the median household income for Castle Hill was \$31,071 and the per capita income of individuals was \$14,645. In Chapman, the median income was \$37,500 with a per capita income of \$16,008. And in Mapleton, the median household income was \$36,187 with a per capita income of \$17,276. According to the Census, only a small portion of Mapleton's and Chapman's population earned less than \$15,000 per year and a majority of the households earned more than \$35,000 per year. Castle Hill, on the other hand, had approximately 21 percent of its households earning less than \$15,000 per year and a total of 35 percent earning less than \$25,000 per year. Castle Hill's and Mapleton's median household figure was below the 2000 US Census figure for the State of \$37,240 while Chapman's was slightly above. All three communities were above the 2000 Aroostook County figure of \$28,837. The distribution of household income for Mapleton, Castle Hill and Chapman in 2000 is listed as follows:

### Median Household Income, 2000

	Mapleton		Castle Hill		Chapman	
	Households	Percent	Households	Percent	Households	Percent
Less \$10,000	53	7.07	22	13.25	15	8.72
\$10,000-14,999	58	7.73	12	7.23	6	3.49
\$15,000-24,999	126	16.80	24	14.46	35	20.35
\$25,000-34,999	119	15.87	34	20.48	23	13.37
\$35,000-49,999	180	24.00	38	22.89	26	15.12
\$50,000-74,999	139	18.53	19	11.45	47	27.33
\$75,000-99,999	47	6.27	10	6.02	16	9.30
\$100,000-149,999	14	1.87	7	4.22	3	1.74
\$150,000-199,999	3	0.40	0	0.00	0	0.00
\$200,000+	11	1.47	0	0.00	1	0.58
<b>Total</b>	<b>750</b>	<b>100.00</b>	<b>166</b>	<b>100.00</b>	<b>172</b>	<b>100.00</b>

Source: US Census, 2000

## Demographic Summary

### Castle Hill

- Castle Hill's 2000 population was 454.
- Castle Hill is projected to gain 35 people by 2010 and 48 by 2015.
- In 2000, the median household income for Castle Hill was \$31,071 and the per capita income was \$14,645.
- According to the 2000 US Census, Castle Hill had 182 households with an average household size of 2.49 people. Castle Hill's average family size in 2000 was 2.82 people. In 1990, Castle Hill had 163 households with an average household size of 2.75 people. The average family size was 3.06 people.
- Castle Hill, had 18.9 percent of its population working in manufacturing, 18.4 percent in Educational, Health and Social Services, and 8.6 percent in Agriculture, Mining, Forestry, and Fishing.

## **Chapman**

- Chapman had 465 residents in 2000.
- The Educational, Health and Social Services sector comprises the highest percentage of workers at 25.1 percent of the working population.
- In 2000, the median income was \$37,500 with a per capita income of \$16,008.
- Chapman had 177 households with an average household size of 2.63 people in 2000. The average family size in 2000 was 2.92 people. In 1990, there were 149 households with an average household size of 2.83 people. The average family size was 3.12 people.
- Educational, Health and Social Services sector comprises the highest percentage of workers at 25.1 percent of the working population. The second highest is Manufacturing at 15.9 percent, followed by Retail Trade at 13.81 percent.

## **Mapleton**

- The 2000 population of Mapleton was 1,889.
- Mapleton will gain 5 people by the year 2010, resulting in a projected total population of 1,894 and 65 new people by 2015.
- In 2000, the median household income was \$36,187 with a per capita income of \$17,276.
- Mapleton's number of households increased from 675 in 1990 to 749 in 2000. The average household size declined from 2.75 people in 1990 to 2.52 in 2000. Like household size, the average family size declined slightly from 3.05 people in 1990 to 2.91 in 2000.
- Mapleton had 22.8 percent of its population working in the Educational, Health and Social Services sector, 16.9 in Retail Trade, and 12.3 percent in Manufacturing.

## **Demographic Analysis**

Chapman and Mapleton are considered bedroom communities for Presque Isle. Their residents enjoy the conveniences and frustrations that exist with living in a small rural community. They have easy access to larger population centers of Caribou and Presque Isle yet retains the quality of life found in a smaller community. These attributes could possibly attract additional population in the future depending on possible industries and/or businesses moving into the area. Castle Hill, while still a bedroom community appears to be less dependant on Presque Isle for its employment needs. Castle Hill, Chapman, and Mapleton need to be watchful of the age group breakdown trends and the impact to municipal services and future programs. The large loss of Pre-school and School age populations can have significant impacts on school funding and prospective economic development in the future. Likewise, the increase of retirement age groups can impact social, health, and recreational programs.

These towns should continue to seek strategies to maintain its current population and encourage growth. Just as greater economic opportunities outside an area can cause a population decline, a trend of modest growth can occur in a community due to its recreational opportunities, social services, and the quality of life it affords. The potential for these towns with their recreational opportunities, unique culture, and quality of life attributes, may substantiate more positive

projections. Additional population growth in Castle Hill, Chapman, and Mapleton may be stimulated by encouraging additional small scale commercial and industrial growth that creates a range of income opportunities. Another favorable method for encouraging growth is through planning for tourism development and the redevelopment of recreation areas.

Finally, each of these towns must monitor the effects of an aging population on the public services offered. They must also monitor the trend towards a smaller youth segment of the population. A smaller youth segment combined with an aging population can have an affect on school, recreational, cultural, and other community programs, as well as the ability to fund them. An aging population will create a need to develop additional programs for the elderly such as walking programs, shopping excursions, recreation, and social activities. Town officials may wish to examine the possibility of increased public transportation and/or additional elderly housing and services, as they continue to balance available services with the needs of the population.



## **Transportation**

Transportation networks tie a community together and link the town to the surrounding region. Local roads should provide safe, reliable access to work, schools, shopping, and residences. The livelihood of the town depends on how goods and services are imported and exported. In addition, the location and size of the town affects the modes of transportation available for traveling long distances.

Transportation networks are also important to the economic growth of the community in providing needed access to goods and services not found in the town. Roads into and out of town are the main mode of transportation in nearly all rural areas and the condition of these roads is very important. Lately, the state government has realized the great expense needed to improve our interstate highways. If the condition of any state highway or bridge is not adequate, then it is up to the community to make its needs known to the Maine Department of Transportation and state representatives. The information provided in this section will assist Mapleton, Castle Hill, and Chapman in assessing those needs.

A safe, efficient transportation system is essential to the smooth functioning of the communities. The location and quality of the local street system has a major impact on where future growth is likely to occur. Transportation links to the outside world greatly influence the potential for economic growth, in as much as, the costs of transportation are an important factor for new businesses in searching for a location.

## **Northern Maine Overview**

### Roads and Bridges.

Houlton is the northern terminus for Interstate 95 in the United States before it connects with the Trans-Canada Highway System (Route 2) in New Brunswick, Canada. Along with the Trans-Canada Highway, all of these routes provide the necessary infrastructure to serve forest products industries, agricultural industries, connect population centers, encourage tourism, and provide access to and from Canada. These various highways also provide vital connections to the remainder of Maine, New England, and the Atlantic Provinces of Canada.

US Route 1 north of Houlton is classified by the Maine Department of Transportation as a rural arterial and is part of the National Highway System. This is generally a two lane (three lanes at strategic points), undivided highway. Route 1-A, branches from Route 1 at Mars Hill and rejoins Route 1 at Van Buren. Although carrying less traffic, Route 1-A displays the same characteristics as Route 1. Town officials along Route 1-A have indicated a greater number of trucks using the route than in the past because of the time saved and ease of movement. A recent survey shows that an average of 1.73 people occupy a vehicle on Route 1 and 1-A on a weekday. This number increases to 2.31 people on an average Saturday or Sunday.

There are 351 bridges in the northern Maine area. Of these, 74 percent are the responsibility of the state, 23 percent are municipal, and 1 percent is the responsibility of the Maine Forest

Service. There are 334 rural bridges and 17 urban bridges. Two hundred and thirty-seven (237) bridges need no improvements at this time, 43 are in need of replacement, 30 need to be widened, and 41 need to be rehabilitated.

### **Mapleton, Castle Hill, and Chapman Roadways.**

Public roads in Maine are classified into three categories based on the needs served by those roads. They are arterial, collector, and local. In total, Mapleton, Castle Hill, and Chapman contain all three classifications. The Mapleton Road (Route 163) is classified as a minor arterial and traverses through both Mapleton and Castle Hill. It carries significant heavy truck traffic from the Ashland area to mills in Easton and Presque Isle and vice versa. Chapman does not contain an arterial road.

All three communities contain collector roads. The only major collector is the State Road (Route 227) located in both Mapleton and Castle Hill. Minor collectors include the Dudley Road, West Chapman Road, and the Hughes Road.

They are generally in good shape for present levels of traffic. With routine maintenance, the scraping back of the shoulder build-up, and the cleaning of the ditches, the life of the roadway surface can be prolonged and will save money. As development pressure occurs, a more thorough review of the transportation system, road construction standards, and maintenance will be necessary.

### **High Crash Locations**

According to the Maine Department of Transportation, there are no high crash locations (HCL) in Mapleton, Castle Hill, or Chapman.

### **Traffic Counts**

The Maine Department of Transportation conducts traffic counts in Castle Hill, Mapleton, and Chapman. Traffic monitoring is responsible for the collection of all types of traffic data including traffic volume, vehicle classification, turning movements and special studies as requested by department employees. The reporting of traffic volumes is accomplished through two distinct methods involving the Continuous Count and Coverage Count programs. The Continuous Count Program consists of 52 permanent recorder sites located throughout the state, monitoring traffic volumes 365 days per year on an hourly basis. There are no Continuous Counts locations in any of these communities.

The Coverage Count program divides the state into three zones; the southern/coastal area, the central band and the northern/eastern portions of the state. Traffic count and vehicle classification data are collected for 24 hours using road tubes and adjusted to an Annual Average Daily Traffic (AADT) volume.

The map located at the end of this section indicates traffic counts in Castle Hill, Mapleton, and Chapman. The road with the highest counts is the Mapleton Road. In Castle Hill, four locations

were counted with an average AADT of 2,484. Traffic counts in Castle Hill increase from the Mapleton town line west to T11 R4. In Mapleton, eight locations were counted. Unlike Castle Hill, traffic increased as one heads east on the Haystack Road, closer to the Presque Isle town line. Traffic counts ranged from 2,862 at the Castle Hill town line to 5,434 near Presque Isle. The average for Mapleton was 4,739.

### **Problem Areas.**

The following areas have been observed and identified as potential trouble spots and should be reviewed in the context of this comprehensive plan's strategies. Limited sight distances, improperly designed intersections, drainage problem areas, and other problem areas have been identified. Through the drafting of policies and the application of strategies, these potential problem areas could be eliminated. These problem areas include:

#### 1. Areas with Snow Drifting problems

##### Castle Hill

- The entire length of the Wadell Road

##### Mapleton

- Hale Road from intersection of State Road north
- Griffin Ridge Road from intersection of State Road south to Pulcifer Road
- Pulcifer Road from intersection with Griffin Ridge Road west approximately 1 ½ miles.
- State Road between Hale Road and Boone Road.
- West Chapman Road just north of the Chapman town line.
- Mapleton Road between Pelkey Road and Wonderview Drive.

##### Chapman

- West Chapman Road from Alder Lake Road south.

#### 2. Areas with Drainage Problems

According to the Highway Foreman, most of the drainage problems in each of the communities is seasonal and due to undersized culverts or their plugging with ice and snow during Spring run-off.

##### Castle Hill

- McDonald Road just south of the State Road.
- Western end of the Dudley Road west of intersection with McDonald Road.

##### Mapleton

- Parsons Road just east of the Hale Road near Washburn town line.
- Pine Street, Pelkey Road, Sunrise Circle, and Wonderview Drive.

Chapman

- Chapman Road just north of Lathrop Road.

3. Other issues:

- Haystack Road in the vicinity of Haystack Mountain needs shoulders and reconstruction.
- State Road in Castle Hill west of Turner Road intersection needs shoulders and reconstruction.
- Demerchant Brook area.
- Speed in Mapleton’s downtown, especially for traffic heading east.
- Increasing heavy truck traffic on the Hughes Road in Mapleton.

Castle Hill has several miles of unpaved roadway located in the more rural portions. Some of these roads do not serve dwelling units and are not plowed in the winter. They do provide access to hunting, fishing, and logging areas. Similar roads in other communities have become problematic as low land prices have attracted new home construction. Town officials will not plow roads that aren’t paved and will not accept new roads that have not been constructed to town standards.

**Local Road Improvement Plan**

The towns of Mapleton, Castle Hill, and Chapman have a 10 Year Local Road Improvement Plan. This plan prioritizes road projects in each of the three communities and sets up a funding cycle for construction projects on those roads. The plan is currently is in year 8 and will be updated shortly. Projects listed, by community, are as follows.

Mapleton

Year	Appropriation	Funds Available	Expenses	Project Description
2005	\$65,000	\$91,800		
			\$33,300	Pulcifur Road
			\$23000	Hale Road
			\$27,000	Griffin Ridge Road
2006	\$65,000	\$73,200		
			\$39,900	Boone Road
			\$7,800	Ford’s lane
			\$4,000	Turner Street
2007	\$65,000	\$86,500		
			\$30,000	Pulcifur Road
			\$7,200	Pines Street

			\$28,000	Griffin Ridge Road
Totals	\$195,000	\$251,500	\$200,200	

Castle Hill

Year	Appropriation	Funds Available	Expenses	Project Description
2005	\$22,000	\$23,800	\$21,600	Turner Road (1 mile)
2006	\$22,000	\$24,200	\$22,800	Waddell Road (1 mile)
2007	\$22,000	\$24,400	\$22,800	Waddell Road (1 mile south end)
Totals	\$66,000	\$72,400	\$67,200	

**Access Management.**

The 119th Maine Legislature approved LD 2550, An Act to Ensure Cost Effective and Safe Highways in Maine. The purpose of the act is to assure the safety of the traveling public and protect highways against negative impacts of unmanaged drainage. The law is intended to ensure safety, manage highway capacity, conserve state highway investment, enhance economic productivity related to transportation; and conserve air, water, and land resources. The Access Management Program for Maine includes Access Management Rules as well as Corridor Planning and Preservation initiatives.

The Act specifically directs MDOT and authorized municipalities to develop rules that assure safety and proper drainage on all state and state aid highways. These rules focus on maintaining posted speeds on arterial highways outside urban compact areas. The law also requires that the rules include standards for avoidance, minimization, and mitigation of safety hazards along the portions of rural arterials where the 1999 statewide average for driveway related crash rates is exceeded. Those rural arterials are referred to in the rules as "Retrograde Arterials". The full set of rules became effective on May 25, 2002.

Access management rules are viewed as only one part of the statewide access management program. The program envisions prioritized planning and preservation of Mobility Arterial corridors most at risk of losing capacity, safety, and of decreasing posted speeds, due to increasing development and commuter and visitor pressures. Mobility arterial corridors most at risk are those designated as National Highway System (NHS) highways and highways where:

- Congestion is already being experienced,
- Driveway related crash rates exceed the 1999 statewide average,
- Municipalities have designated growth areas,
- Water and sewer infrastructure exists,
- Natural resources are threatened (e.g. water supply or salmon watersheds),
- MDOT highway reconstruction projects are planned, or
- Areas experiencing rapid uncontrolled growth.
- 

The identification of these "most-at-risk" Mobility Arterial corridors is currently under way. The Corridor Planning and Preservation Program includes corridors where MDOT, in partnership

with adjoining municipalities, property owners, corridor committees, Scenic Byway corridor committees, and other stakeholders along a mobility arterial join forces to develop strategies that assures the stated purposes of the Access Management Law are met and maintained. Corridor Planning and Preservation Program partnerships would outline appropriate locations for access management techniques such as:

- Access rights acquisition,
- Development of frontage roads and shared driveways,
- Intersection improvements,
- Development of turn lanes,
- Installation of signals, and
- Development of appropriate local land use regulations that meet the intent of the law.

Plans will be required to outline corridor protection measures that assure maintenance of safety and speed, and management of drainage, as well as the development, protection, or enhancement of important natural and/or man-made environmental features along the highway corridor

Roads in Mapleton, Castle Hill, and Chapman that fall under the rules include:

Castle Hill

Route 163	Route 227
Washburn Road	Dudley Road

Chapman

West Chapman Road

Mapleton

Route 163	Route 227
Castle Hill Road	West Chapman Road
Hughes Road	Parsons Road

**Aroostook County Transportation Study**

The Maine Department of Transportation is in the process of developing an Environmental Impact Statement (EIS) that is designed to improve the transportation system in northeastern Aroostook County. Presently there are two corridors under consideration of this study. Both corridors follow an easterly by-pass Mapleton, Castle Hill, and Chapman and both corridors also follow an easterly by-pass of downtown Presque Isle. However, City officials are working with the Maine Department of Transportation in an attempt to reroute the corridor to the western side of the city. This would bring any potential corridor closer to Mapleton and Chapman. Town officials should be watchful of any potential changes to the corridor route and voice their opinions when the need arises.

## **Parking**

None of the communities contain municipally owned parking lots.

Parking is, however, an issue in downtown Mapleton. Cars, in the area around the restaurant are forced to park on Route 163 as there is inadequate parking b or space for parking areas. With the speed in the downtown area this is a potentially dangerous situation.

## **Sidewalks and Paths.**

Only Mapleton contains sidewalks which are in excellent condition as they had been reconstructed in 2003. Sidewalks are maintained by the Highway Department and there have been no complaints regarding locations or conditions. Due to increased pedestrian traffic especially around the pool area town officials have worked to make sidewalks in this area safer and more user friendly.

## **Airports.**

There are no airports located in Mapleton, Castle Hill, or Chapman. The closest airport is the Northern Maine Regional in Presque Isle.

### **Northern Maine Regional Airport.**

The Northern Maine Regional Airport, located in Presque Isle, is one of only three certificated airports in the State and has two large paved runways measuring 7,440' x 150' and 5,994' x 150'. The airport has been designated an economic development airport and provides Aroostook County with daily commuter flights, as well as scheduled flights, operated by a number of overnight freight companies. Principle facilities include an air terminal building, a general aviation terminal and hangar facility, a crash rescue and maintenance building, and an office and hangar complex. The airport offers a full line of aviation services including air charter, aircraft maintenance, flight instruction, fuel services, aircraft deicing, and on-call customs and agricultural clearance services. The facility offers a full instrument landing system (ILS) and a variety of additional current technology navigational aids. The airport, although not currently used on a regular basis by large commercial jet aircraft, has the capacity to handle such craft.

## **Railroads.**

There are no rail lines in Chapman.

Mapleton contains a rail line, with a siding, that goes directly through the downtown area. Presently there is a firewood processing site located adjacent to the line and a number of potential storage warehouses. This is the main line to the intermodal facility located in Presque Isle.

Castle Hill also contains a rail line although there is no siding located in the community.

## Intermodal Facility

Presque Isle Industrial Council operates an intermodal facility located in the industrial park. The facility enables cargo containers to be transferred to train flatbeds via a piggy packer. Since the economy of northern Maine is based on natural resources, which tend to be high volume and low value, this facility opened new opportunities for economic growth and enhances the ability of northern Maine farmers and manufacturers to ship products throughout the United States. The intermodal facility allows rail users and freight haulers the opportunity for dedicated train service to southern Maine and other parts of New England. Rail lines connect with three (3) other intermodal facilities in southern Maine.

## **Public Transportation.**

### Aroostook Regional Transportation System.

The Aroostook Regional Transportation System provides general public transportation throughout Aroostook County. Services are provided from each town in the County at least once a week to the nearest commercial center. Services are available to all members of the general public from the outlying towns to the commercial center and pick-up services are available in-town to the elderly and handicapped only. Fares are charged to members of the general public and half fare is charged to the elderly and handicapped. No fare is charged to Medicaid clients going to Medicaid covered services or to the elderly and handicapped going to a medical appointment. Services are provided to individuals with special needs who attend daily work or rehabilitation programs. These daily runs are also available to the general public, but no deviation from the special runs can take place due to time limitations.

### Cyr Bus Lines.

Cyr Bus Lines provides daily regional bus service from northern Maine to Bangor and points south with connections to the major national bus lines. The northern most pick-up point for the bus line is in Limestone and passengers can be picked up in Presque Isle.

### Taxi Service.

There are several taxi services in Aroostook County.

## **Telecommunications.**

With the dynamic explosion in the field of information exchange and communications, this section is included as a form of alternate transportation (i.e.: people would no longer have to travel to attend meetings or to shop. They can do it from their home or business.)

Recently passed legislation has been directed toward the tearing down of barriers to competition between the providers of information transfer and exchange. Therefore, it is important that this comprehensive plan recognize what facilities and services are currently available, look at what

future needs will be within the community for facilities and services, review what facilities and services will become available in the future, and how such facilities and services can be used by and for the benefit of the community. These technologies include:

- **Wireless:** Present technology and increasing competition makes wireless communication (weather satellite, radio/TV, cellular phone or paging) expandable to include the interchange of multimedia information.
- **Satellite:** Direct satellite broadcast of information, for use by business and for entertainment is expanding rapidly. The ITV system in Maine makes it possible to "attend" meetings and take college courses anywhere in the state without leaving the Town.
- **Cellular Phone/Paging -** Two cellular phone systems are available, as are wireless paging systems.
- **Global Positioning System (GPS) -** This technology will become even more important. It is:
  - The basis for planned precision landing systems at regional airports.
  - Used to accurately locate all structures and roads in a community to support the implementation of an E-911 Emergency System and other projects.
  - Outfitted to vehicles with a GPS system and maps to accurately pinpoint location anywhere in the United States.
  - Used to locate deliveries, personnel, and equipment.
  - A guide in many transportation systems on land, sea, and air.
- **Land Lines:** Again, present technology and increasing competition make land lines (whether fiber optic, coaxial, copper pair, or power) potentials for the exchange of information.
- **Telephone/Facsimile:** On single lines, facsimile (FAX) service is available at no extra charge. The customer supplies the equipment.
- **Verizon** presently has unlimited multimedia capacity. Consideration should be given as to where such service might be expanded in the area.
- **Internet:** (Cyberspace = The electronic ether where on-line communications takes place). Electronic access to the world...without the need to travel. There is presently available local telephone number, cable TV, and satellite access to the Internet.

### **Biennial Transportation Improvement Program (BTIP) FY 2004-2005.**

The BTIP for 2004-2005 included two (2) projects in Castle Hill, Chapman, and Mapleton

#### Castle Hill

- Preliminary engineering on Route 163 from T11 R4 and extending northeasterly for 2.81 miles.
- Culvert replacement on Route 227 0.3 miles west of the MacDonald Road.

#### Chapman

No projects listed

#### Mapleton

No projects listed

### **Transportation Analysis.**

While Mapleton, Castle Hill, and Chapman's transportation system is limited, they contain infrastructure that is extremely important to northern Maine. There are two major east-west routes (Routes 163 and 227) from population centers to agricultural and forest resources. Therefore, impacts to the transportation system in these communities can impact the region as a whole.

Even though the transportation system is limited within the political boundaries, there are significant transportation resources located in nearby communities. These include the Northern Maine Regional Airport, the Montreal, Maine and Atlantic rail line, Intermodal facility, and major north-south routes such as Routes 1 and 11. With their abundant natural resources, each of the communities is reliant on the condition of these resources to get product to regional mills and markets.

Except as noted in the above text, the roads in Castle Hill, Mapleton, and Chapman are for the most part in good condition. Several are slated for work by the Maine Department of Transportation which should temporarily improve the condition of those roads. Locally, Town officials should look at which roads in each of the community are seeing inordinate amounts of heavy truck traffic or may be creating transportation related problems associated with spring postings. Town officials may wish to consider the development of a five (5) year management plan for the maintenance and reconstruction of local roads.

Mapleton has enacted road classification, construction, and design regulations which prohibit development on selected roads unless the roads are brought up to or constructed to certain design and construction standards. These standards may include, in some cases, adequate pavement and drainage. The cost of these improvements would fall either on the developer or the landowners served by the road. However, in many cases the town assists the developer with the cost through cooperative purchasing agreements. Castle Hill and Chapman may want to consider such standards to relieve the burden on the taxpayers.

Transportation Map



## Land Use

The land use section is one of the most important components of the comprehensive plan. The location and amount of land available and suitable for particular purposes can be determined by reviewing past and present land uses. The planning program inventoried agricultural and forest lands, soil types and characteristics, natural resources, transportation networks, housing needs, demographics, local and regional economy, and public facilities and services. These inventories are then analyzed and reflected in a Land Use Plan. Implementation of the land use plan is accomplished through the development of a set of land use regulations.

Since the comprehensive plan is a long-range guide for the growth and development of Mapleton, Castle Hill and Chapman, it can not be too specific or rigid. It has to be flexible and adapt to unforeseen changes and demands. An overall framework is provided to make intelligent and informed land use decisions within which adjustments can be made to any inevitable changes.

Mapleton and Chapman and, to a lesser extent, Castle Hill, are bedroom communities for their Service Center, Presque Isle. The towns cover a land area of approximately 108.1 square miles or 69,184 acres (Chapman- 38.4 square miles, Mapleton- 34 square miles, and Castle Hill- 35.7 square miles). T11 R4, T10 R3, and T10 R4 borders them to the south, Ashland to the west, Caribou, Presque Isle, and Westfield to the east, and Wade and Washburn to the north. Mapleton is seeing considerable subdivision growth.

### **What do the towns look like today?**

Each of the communities is considered rural and, neither Chapman nor Castle Hill has downtowns or what could even be considered village areas. Mapleton's downtown is located on Route 163 and contains some small retail, industrial, and mixed uses. In total there is 13,000 acres of town owned forestland in each of the three communities

### Mapleton

Mapleton is the largest of the three communities and had a diverse land use base. Mapleton contains a downtown or village area surrounded by productive agricultural and forest lands. Being a bedroom community to Presque Isle, the town has seen considerable residential growth.

Unlike Castle Hill and Chapman, Mapleton does not contain huge tracts of forestlands. There are large tracts of agricultural lands located along the Hughes Road and in the northwestern portion of town, especially along Route 227. The present land use map located at the end of this section shows a rather diverse development pattern that is spread out throughout the community.

The following two (2) photographs depict Mapleton's downtown and typical residential neighborhoods.

**Mapleton's Downtown, 2004**



**Typical residential neighbor located in Mapleton, 2004**



The following photograph shows the more rural areas of Mapleton with the broken farm and forestland lands. The town is rich in scenic vistas also.



### **Castle Hill**

Castle Hill is a significantly more rural town than Mapleton. A large portion of the community is in forestlands land and the town owns a 7,300 acre woodlot at is being actively managed for timber production and recreation. Settlement patterns are much more sparsely dispersed throughout the community and the town does not contain a village area. For the most part, development has occurred along Routes 227 and 163. Agriculture is conThe following photograph depicts the common land use pattern of Castle Hill.



## Land Use Regulations

### Mapleton's Townwide Zoning Ordinance

Only Mapleton contains a townwide zoning ordinance which created six (6) zones or land use districts. A land use table and dimensional requirements table follows. There is also an official

two-part map set entitled “Urban Zoning” and “Rural Zoning.” Land use districts and their current purposes include:

1. Single-Family Residential District R

The R District is established as a district in which the principal use of the land is for single-family dwellings at low density, together with recreational, educational, and religious facilities that will encourage the development of well-rounded neighborhood living. Also included in the R District are open areas where similar residential growth appears likely.

2. Residential Business R-B

The R-B District is established as a district in which the principal uses of the land are a mixture of commercial and residential uses to which the public requires direct and frequent access. The R-B District is intended to encourage the concentration of commercial and residential development to the mutual advantage of both customers, merchants and residents, and thus to promote public convenience and prosperity.

3. Light Industrial District I

The I District is established as a district in which the principal use of the land is for light industry and its associated uses. Certain open areas favorably situated with respect to transportation and containing other factors conducive to light industrial development are also included. This is for the purpose of reserving suitable land for the expansion of existing light industry and location of new light industry, and to enhance economic development and employment opportunities.

4. Residence and Farming District R-F

The R-F District is established as a district in which the principal use of the land is for agriculture, forestry, rural-type residence, and customary associated uses. Included in this district are certain uses unsuited to the more densely developed urbanized portions of town. Large lots, with ample space between buildings, are required as a means of reducing fire hazards, and to provide sufficient area for both private water supply and septic disposal system on the same lot. Other purposes of this district include conservation of natural resources, reduction of soil erosion, and encouragement of appropriate recreational use of the land.

5. Lake and Recreation District L-R

The L-R District is established as a district defined as being within a radius of 1,000 feet of the normal high water mark. The principal use is lake and lake shore oriented activities and associated uses including boating, swimming, picnicking, fishing, camping, ice skating, and in specific fish, wildlife, or migratory fowl habitat. The district covers that area of the town occupied by the lakes on Lower North Branch

Presque Isle Stream and Hanson Brook, and the shores and other lands adjacent thereto.

6. Aircraft Hazard Zone (AHZ)

The AHZ District is established as a district to protect the Northern Maine Regional Airport (Presque Isle) from the adverse effects of development, and to prohibit large concentrations of people. To this end no building or premises shall be used and no building or structure shall be erected which is intended in whole or in part for any industry, trade, manufacturing, or commercial purposes.

There are some special requirements for the in the R-F and R-B Districts. In the R-F District, the following land uses are not allowed within 1000 feet of the centerline of Route 163 adjacent to the R-B District.

Confined Feeding Operations	Firewood Processing
Septage Spreading and/or Storage	Sludge Spreading and/or Storage
Mineral Extraction	Mineral Storage
Sawmill	

The following land uses are allowed with Planning Board review within 500 feet of the centerline of Route 163 adjacent to the R-B District.

Clinic	Congregate Housing
Funeral	Gasoline Service Station
Hotel, Motel, Inn	Museum
Nursing Home	Public and Private School
Restaurant	Retail Sales
Service Office	Shopping Center

Farm animals are allowed within 500 feet of the R-B District for personal, non-commercial uses.

Town officials feel that the present ordinance is working well and adequately addresses its stated purposes. However there are a few minor changes that need to be addressed by the Planning Board. These include:

- 1) Update definition sections.
- 2) Update land use and dimensional requirements table.
- 3) Update automobile graveyard and junkyard standards.
- 4) Update road requirements and road frontage standards.
- 5) Update road frontage requirements for rear lot development.
- 6) Update road construction standards.
- 7) Update cluster development standards.
- 8) Update fee schedule.







## **Chapman**

Chapman uses a Building Ordinance which was adopted in 1987 and revised in 1990, 2001, and 2003. The ordinance regulates any new construction, alterations, additions to the exterior of the building, location, relocation, and replacement of any single family, two family, or multi-family dwelling. There is an application fee and revisions have also included the development of road design standards. According to the code enforcement officer, this ordinance is in need of revisions.

Chapman also has a Site Design Review ordinance adopted in 1987 and revised in 1999, 2001, and 2003. This ordinance is designed to regulate all multi-family dwellings commercial, retail, and industrial buildings, institutional construction and their accessory uses. It also prohibits automobile graveyards, junkyards, and automobile recycling businesses. In addition it regulates gravel pits and mining activities. This ordinance is also in need of revision.

Chapman also has adopted a Mobile Home Park Ordinance, Floodplain Management, 911, Road Posting, and Shoreland Zoning Ordinance.

## Castle Hill

Castle Hill has developed a Land Use Ordinance that regulates development within the community. It was adopted in 1998 and revised in 2001 and 2003. Town officials feel it is not meeting its intended purposes and is need a major revisions. There is also a road posting, 911, floodplain management and shoreland zoning ordinance.

## **Shoreland Zoning**

Each of the three communities have Shoreland Zoning ordinances which were adopted in the 1990s. These ordinances basically follows the State's minimum guidelines and four (4) districts have been established including : Resource Protection, Limited Residential, General Development, and Stream Protection. The four districts are also officially identified on each of the communities' Official Shoreland Zoning map. The zones are as follows:

- **Resource Protection:** Areas where development would jeopardize significant natural, scenic, recreational and historic resources, including but not limited to flood plains, precipitous slopes, wildlife habitat, and other areas critical to the ecology of the region or state.
- **Limited Residential:** Areas suitable for residential and recreational development.
- **General Development:** Areas of two or more acres devoted to commercial, residential, or recreational activities or a mix of both including but not limited to transportation rights-of-way, utility rights of way, areas devoted to retail trade of service activities, agricultural uses, and residential development.
- **Stream Protection:** This district generally includes areas within 100 feet of streams.

Town officials do not feel the need to update these ordinances at this time.

## Floodplain Hazard Area Regulations

Each of the communities have also adopted Floodplain management ordinances. Flood Hazard Development Permits granted by the Code Enforcement Officer incorporate specific development standards listed in the Ordinance. These standards are designed to ensure that floodplain management measures are appropriately applied in flood hazard areas.

It should be noted that all of the ordinances in each of the three communities are administered by a single code enforcement officer. This officer is located in the Town Office and works on a part time schedule.

## Building Permit Activity

Each of the three communities have a building permit system. Mapleton has seen the highest building permit activity since 1999 with over 260 permits issues during the period. Of that permit activity, 49 have been for new home construction (18.3%)

Chapman had the second highest permit activity with 95 permits issued during the planning period. Twenty percent of the new permits were for new home construction. The greatest number of permits were issued in 2001 with 29 build permits being issues.

While Castle Hill had the fewest building permits issued during the period, there were still 67 permits. Approximately 6 percent of the activity was attributed to new home construction. For the most part, alterations and renovations made up the remained to the permit activity.

## Building Permit Activity- Mapleton, Castle Hill, and Chapman 1999-2003

	Mapleton			Castle Hill			Chapman		
	Total	New Home	Percent of Total	Total	New Home	Percent of Total	Total	New Home	Percent of Total
<b>1999</b>	40	4	10.0	11	1	9.1	19	4	21.1
<b>2000</b>	44	8	18.2	14	1	7.1	11	0	0.0
<b>2001</b>	78	13	16.7	12	1	8.3	29	6	20.7
<b>2002</b>	44	5	11.4	16	0	0.0	21	6	28.6
<b>2003</b>	62	19	30.6	14	1	7.1	15	3	20.0
<b>Total</b>	268	49	18.3	67	4	6.0	95	19	20.0

New home includes stick built, mobile home, and modular homes.

## Mapleton, Castle Hill, and Chapman Existing Land Uses

The map at the end of this section illustrates the existing land uses in Mapleton, Castle Hill, and Chapman in 2004. Where there was multiple land uses on a particular lot, the most prominent land use was mapped. The following land use categories were used::

- Residential** - The residential category includes all areas in use for residential purposes. This includes single-family, two-family, multi-family, and mobile homes.
- Commercial** - The commercial category includes retail businesses and services.
- Industrial** - The industrial category includes land devoted to railroads, warehouses, shipping facilities, and food processing.
- Public** - The public category includes churches, parks, recreation areas, cemeteries, and public buildings.
- Agricultural** - Land used for production of food and fiber (e.g., potatoes, oats, peas, broccoli, hay, etc.) or for the pasturing / feeding of livestock.
- Vacant** - This category is comprised of: cropland reverting back to scrub growth, meadows, marshes, and wetlands. (Some of these are covered in greater detail in the Natural Resources section of this Plan).

Please see land use description located above for the description of land use patterns with each community.

## **Existing Land Use Analysis**

### **Land Use Analysis**

Mapleton, Castle Hill, and Chapman have an attractive future. They are known for their rural quality of life and for recreation and leisure-time activities. Only Mapleton contains a village area with developed residential, commercial, and industrial areas that surrounds the downtown, and large outlying areas that have retained much of their rural character, despite the current residential development pressures. The maps of current land uses in the communities and the information about development pressures will allow the municipality to effectively maintain existing land uses and prepare and plan for future land uses by prioritizing those areas of the community which are best suited for residential, commercial, industrial, agricultural, forestry, and public uses. Each community has also identified other areas where little or no growth should be encouraged, such as areas unserved and unserviceable by sewer, prime forest lands, prime agricultural lands, wetlands, areas of endangered natural resources, aquifers, etc. The present zoning ordinance attempts to direct development in those areas in which they are suitable, and will be updated following the release of the Plan to more closely promote those newly identified town goals.

Moderate portions of the land have been developed in Mapleton and to a lesser extent in Castle Hill and Chapman. There is still, in each of the communities, ample land for additional growth. However, it is important to target future growth in specific areas able to accommodate development to preserve existing rural resources within Mapleton and Castle Hill, and Chapman. In Chapman and Mapleton, there has been an increase in the past several years of residential development outside of the traditional village area, and this has put pressure on existing forest and agricultural land. This could eventually lead to added expenses for Mapleton and Chapman in terms of utilities, public facilities and services, and busing costs.

Commercial development pressure has been minimal in each of the communities. For the most part commercial development has occurred along the East Chapman Road and Routes 227 and 163. This commercial development that has occurred is supportive of the region's and communities natural resources based and tourism industry.

Residents and town officials have an excellent opportunity to plan for the future through the preparation, adoption, and implementation of this Plan. Through preparation of the plan, residents must decide what they want their community to look like in the next 10 to 20 years. There is a strong potential for growth in the rural area with the general movement of people out of the urban areas, especially Presque Isle.

The comprehensive plan cannot provide detailed solutions for all of the community's economic development issues. It does, however, identify many of the basic resources, facts, and local concerns so that the town's leaders, along with the residents, can have better information for future decision-making on some of the town's most pressing land use matters and issues.

The use of this planning document can contribute to an improved quality of life for Mapleton, Castle Hill, and Chapman's residents. Help is available from many local and outside sources to assist with carrying out detailed actions to solve specific problems, such as: the Northern Maine Development Commission, the Natural Resource Conservation Service, and the Maine Departments of Environmental Protection and Transportation.



LAND USE MAP (OVERALL)

LAND USE MAP (URBAN)

## **Public Facilities and Services**

### **Municipal Administration and Services**

#### Administration

Each town is governed by its own Board of Selectmen and share a Town Manager. Municipal government services for Mapleton, Castle Hill, and Chapman all function under a very effective cooperative joint interlocal agreement established in 1992. The 3 communities share town administrative services and departments, which are housed at the town office in Mapleton. In addition to the regular Selectmen meetings in each town, there is a joint Selectman's meeting each month.

#### Board of Selectmen

Mapleton, Castle Hill, and Chapman have a board of Selectmen – Town Manager form of government with the Town Manager acting as the Legislative vehicle. All three Boards of Selectpersons are nominated and elected for a staggered 3-year term. Mapleton and Castle hill have five-member boards while Chapman has a three-member board, and each board meets individually on a monthly basis and jointly as needed to share in policy decisions for the various shared departments as well general administration. No problems or issues were cited with how the Board and Town Manager function.

#### Town Manager

The Joint Board of Selectpersons appoints the Town Manager for an indefinite term as a full time position at a fixed rate of compensation. In addition to assisting residents and taxpayers with resolving problems and complaints, the Manager serves all 3 communities as Personnel Director, Budget Officer, General Assistance Administrator, Tax Collector, Health Officer, and Deputy Treasurer. Although the work load is significant, there are no issues cited with this position due to efficient support staff and good organization.

#### Planning Board

The Planning Boards for all three communities are composed of 7 members appointed by the Selectmen for staggered 3-year terms. The Boards oversee planning issues, subdivision review, ordinance interpretation and revision, Shoreland zoning and Floodplain Management ordinance administration. There were no issues cited with regard to the functional effectiveness of the boards in Mapleton or Chapman, but due to very minimal local regulatory controls, Castle Hill meets so infrequently that the Board lacks experience and is somewhat unprepared when issues arise.

#### Board of Appeals

The Board of appeals members are appointed annually by the Selectmen for a staggered 3-year term. Mapleton has a 5-member board with 1 alternate, while Castle Hill and Chapman have 3-member boards with 1 alternate. The boards are responsible for hearing variance appeals and administrative appeals, although meetings are very infrequent which makes it difficult for many of the members to gain valuable experience. The only issue or problem cited with regard to the

effectiveness of the board is the lack of training in boardsmanship, duties and responsibilities, and land use issues.

#### Board of Assessors

Mapleton, Castle Hill and Chapman each have their own Board of Assessors elected at town meeting to serve staggered 3 –year terms. The Board reviews assessments, inspects and values personal property in preparation for tax billing. Selectpersons are eligible to run for this office.

#### Fire Chief / Emergency Management Services Director

The Fire Chief is a full time position appointed annually by the Boards of Selectpersons and is responsible for training, administration, and supervision of activities; department budget, equipment and property maintenance, in addition to the customary responsibilities of commanding firefighting teams for the purpose of fire prevention and suppression, and to protect the lives and property of the public. The Fire Chief is also annually appointed as the Emergency Management Services Director to oversee and administer the EMS program, including personnel, reporting, equipment purchase and maintenance, and emergency response coordination. The Joint Board of Selectpersons also annually appoints an Assistant Fire Chief and EMS Director.

#### Road Commissioner / Highway Foreman

This full time position is annually appointed by the Joint Board of Selectpersons to direct the operations of the Joint Highway Department, which serves the 3 communities as if they were one. The Commissioner prioritizes and plans for the funding and implementation of major road repair and special projects, in addition to managing the day to day operations of snow removal, sanding, surface repair, and maintenance. There are no issues or problems noted with the functional efficiency of this office.

#### Code Enforcement Officer

This is an annually appointed position with duties and responsibilities that include enforcement of all adopted land use codes and ordinances such as Shoreland Zoning Ordinance, Floodplain Management Ordinance, 911 Ordinance, Mobile Home Park Ordinance, and Site Review Ordinance; review of submitted applications and building plans for code compliance; collection of fees and issuance of permits for compliant activity; record keeping and complaint investigation; and liaison for Planning Board and Zoning Board of Appeals. Problems and issues with regard to the functionality of this office that have been noted include:

- Lack of budgeted hours to handle increasing permit activity in 3 towns.
- No recognition of planning function provided by CEO.

#### Plumbing Inspector

The Plumbing Inspector is appointed annually by the Boards of Selectmen and serves the 3 towns. Duties of the office include plumbing plan review and permit issuance; plumbing installation inspection for compliance with the State Plumbing Code; and complaint investigation.

### Recreation Director

This is a seasonal position which is hired by the Town Manager. The Director is responsible for recreation program development and implementation, budget development, recreational needs evaluation and recommendation, facilities maintenance supervision, staffing and training, and program promotion and public relations. There are no noted issues or problems with this position.

Other annually appointed positions include:

- Town Clerk
- Tax Collector
- Town Treasurer
- Town Constable, Animal Control Officer
- Health Officer
- Deputy Clerk, Tax Collector, Treasurer
- Assistant Deputy Clerk, Treasurer

### Municipal Facilities

#### Town Office and Highway Department

The town office building at 103 Pulcifer Road in Mapleton is a 28 year old pre-engineered metal building with space for general government and administration, a conference room for Board meetings, a garage for the highway department, and office space for the Road Commissioner. The facility is owned by the Mapleton/Castle Hill/Chapman Building Corporation and is maintained by town employees. The single story 8,400 square foot building is considered to be in good condition, and was remodeled in 2002 to enlarge the office space into what was the old fire station, which should adequately accommodate the needs of the 3 communities well into the future.

#### Fire Station

The 3 year old pre-engineered metal building at 117 Pulcifer Road in Mapleton was built to meet the changing needs of modern fire fighting for the 3 communities. There are ample truck bays for the various vehicles and rescue equipment; training room with kitchen facilities; rest rooms and showers; and office space. The building is also outfitted with a 15 KVA emergency generator to power both the fire station and the town office, and will allow the station to serve as a civil emergency shelter with an occupancy limit of 300 persons for emergency situations.

#### Public Swimming Pool

The 1,300 square foot public pool building is a 5 year old masonry and wood structure, which houses an office, changing rooms, rest rooms, and a pump room to service the 2,730 square foot pool. Primary purpose is to provide an easily accessible location for swimming lessons, free public swimming, and competitive swimming opportunity for the residents of the 3 towns. The building is considered to be in excellent condition and is owned by the Mapleton/Castle Hill/Chapman Building Corporation.

Chapman Town Hall

The 99 year old wood frame structure located at 94 Town Hall Road in Chapman is a former one room school house containing 1,056 square feet, which was recently remodeled to add kitchen facilities, indoor plumbing, and an oil furnace. It has a maximum occupancy of 60, and is listed in fair condition as there is some leakage at the roof intersection between original structure and new addition. The building is primarily used for town meetings, snowmobile club meetings, and fund raising dinners. There are no other planned repairs or renovations, and it is felt the building is adequate for current and future uses.

Municipally Owned Property

With only a few exceptions, municipally owned property in Castle Hill and Chapman is comprised of wood lots that were acquired by taxes and now used to generate revenue to offset mil rate increases. Mapleton’s town owned property is primarily facilities for services, and infrastructure. The following table provides a listing of town property by map and lot, area, and description.

<b><i>Mapleton Municipally Owned Property</i></b>			
<b>Map</b>	<b>Lot</b>	<b>Acres</b>	<b>Description</b>
1	20/20A	1	Winter sand storage
10	14A	0.1	Tax acquired former potato house/storage area
6	5	27	Hanson Lake Dam
10	15	0.09	Tax acquired – now snowmobile club maint. building
12	7	4.5	Swimming pool/tennis court/soccer field/playground
12	55	0.15	Park, gazebo, bridge over brook – Main Street
1	25-1	37	Town office/highway department/fire station
<b>Totals</b>	<b>7</b>	<b>69.84</b>	
<b><i>Castle Hill Municipally Owned Property</i></b>			
<b>Map</b>	<b>Lot</b>	<b>Acres</b>	<b>Description</b>
2	4	18	Tax acquired town woodlot – picnic area lease to state
2	17	0.17	Tax acquired house lot – no house
5	7	245	Tax acquired town woodlot
6	3	432	Tax acquired town woodlot
7	16	4,816	Tax acquired town woodlot
8	9	297	Tax acquired town woodlot
8	14	151	Tax acquired town woodlot
8	27	1	Tax acquired house lot – no house
8	38	85	Tax acquired town woodlot
9	9	54	Tax acquired town woodlot
10	1	136	Tax acquired town woodlot
10	3	686	Tax acquired town woodlot
10	4	20	Tax acquired town woodlot
10	5	130	Tax acquired town woodlot
<b>Totals</b>	<b>14</b>	<b>7,071.17</b>	

<i>Chapman Municipally Owned Property</i>			
<b>Map</b>	<b>Lot</b>	<b>Acres</b>	<b>Description</b>
6	1-6	2	Tax acquired house lot
3	8	112	Tax acquired woodlot
7	2	152	Tax acquired woodlot
8	19	241	Tax acquired woodlot
11	14	1.75	Town Hall site
12	7	6,505	Tax acquired woodlot
13	7	0.37	Tax acquired house lot
<b>Totals</b>	<b>7</b>	<b>7,014.12</b>	

Source: Town records

Castle Hill and Chapman allow the town owned woodlots to be used for outdoor recreational activities by the general public. In Mapleton, the public swimming pool and park are available for public use on a seasonal basis.

#### Public Water and Sewer

There is a municipal sewage treatment plant located in Mapleton which serves the village area only, but no public water supply. Mapleton's plant has recently developed a spray irrigation program for its effluent. The remaining portion of Mapleton and the other communities rely on individual private sewer and water supply systems. All three communities are members of the Northern Aroostook Well and Septic Program which was created to identify and replace faulty septic systems and contaminated wells.

#### Street Lighting

There are a total of 45 street lights in Mapleton, Castle Hill, and Chapman. The annual energy cost has ranged from \$5,708 to \$6,454 between 1998 and 2003. All lights are high pressure sodium and controlled by photo sensors. There are no immediate needs or plans to replace any of the fixtures.

#### Emergency Response and Public Safety

**The Fire Department** is a 25 member, paid volunteer call system covering the 3 communities, and is dispatched to emergency calls routed through the Public Safety Answering Point (PSAP) at the State Police Barracks in Houlton. Training is provided both in house and at outside academies, and there are currently State certified instructors on the department who can train and certify to State Bureau of Labor Standards, and in compliance with National Fire Prevention Association guidelines.

The fire department is adequately equipped, but would like to add personnel to help cover the increasing number of residences. Over the last 5 years there has been a decrease in the number fires while medical assistance situations have increased to approximately 95 calls per year. Mutual aid agreements with Presque Isle, Washburn, and Ashland have proven successful for

each town as it provides additional coverage during daytime hours when the departments have the least number of available volunteers.

The biggest problem facing the department is the increase in residential development away from the major water sources for fire suppression, particularly Mill Pond in the center of Mapleton, which is the primary re-supply source during winter months. Possible solutions to this problem will either place additional mandates on the developer or homeowner, such as the installation of residential sprinkler systems, underground water storage tanks, etc., or shift costs to all tax payers for developing additional water sources in all 3 towns, purchasing additional equipment, and adding personnel to operate it.

**Emergency Medical Service (EMS)** for the towns of Mapleton, Castle Hill and Chapman is a two-tiered system. A 911 call for an ambulance initiates the first response from Crown Ambulance Service out of The Aroostook Medical Center in Presque Isle, who in turn contacts the State Police to dispatch the fire department first responders to the scene. Medical personnel from the fire department assess the scene, perform rescue if needed, and provide initial patient care until the ambulance arrives to provide transport to the hospital.

Crown is funded by a per capita charge for each town, as well as direct charges to patient for equipment used and loaded mile fee. The fire department is funded through the municipal budget and individual responders are paid a stipend for each call attended. The ambulance service and fire department work very well together, and Crown has provided training and equipment to the department at no cost. The department staff currently includes 2 paramedics, 1 intermediate, 6 basic emergency medical technicians (EMTs), and all 25 members are trained in cardiopulmonary resuscitation (CPR) and automated external defibrillator (AED).

Agencies such as Federal Emergency Management Agency (FEMA) and Department of Homeland Security (DHS), offer technical and financial assistance to help local emergency response departments with training and equipment costs, but the volunteers need to be able to get time off from their regular employment to access some of the required critical training. According to the department, the most urgent need is to train staff to a higher EMT level to continually improve the quality of service, and to ensure that an ample number of highly skilled first responders are always available.

**Police protection** is primarily provided by the Maine State Police and the Aroostook County Sheriff's Department as part of an interdepartmental agreement signed on November 13, 2002, which dramatically improved coverage for communities without local law enforcement in Aroostook and northern Penobscot Counties. The Presque Isle Police Department also has 20 officers that are annually appointed as constables in Mapleton to protect property around Hanson Lake and the old incinerator site that is owned by the city of Presque Isle. Mapleton's animal control officer also serves as constable, and is responsible for posting warrants as well as enforcing local and state regulations. Collaboration between these entities continues to increase and improve.

#### Solid Waste Disposal and Recycling

Mapleton, Castle Hill and Chapman are member communities of the **Presque Isle Landfill**, which also serves Washburn, Wade, and Perham. These seven towns have a written inter-community agreement that outlines cost share, use, maintenance, and closure plans based on the annual tonnage from each town. The facility is located at 202 Lathrop Road in Presque Isle and is sited on 640 acres located in the southwest corner of the township abutting Westfield to the south and Chapman to the west. The 13.25 acre secure landfill was constructed in 1982 at a cost of \$1.5 million, and underwent another \$1.5 million in necessary improvements from 1996 to 2002, which included replacement of the leachate collection and spray irrigation systems, and a landfill compactor. The landfill has a municipal solid waste capacity of 956,925 cubic yards. As of November 2003, 529,438 cubic yards have been expended. The remaining life of the landfill is approximately 17 years.

The Presque Isle Landfill also has a 5.3 acre **Construction and Demolition Debris (CDD) Landfill** with an estimated capacity of 100,000 cubic yards. As of June 2000, 51,000 cubic yards of capacity had been used, reducing the remaining useful life at that time to 14 years. There is additional storage of an acre each for scrap metal, tires, and wood. Leachate from the secure landfill is stored in two lagoons with a capacity of 5.2 million gallons, which is spray irrigated on the fields of the landfill under a license issued and regulated by the Department of Environmental Protection.

The **Presque Isle Recycling Center** is located at 655 Missile Street in the Skyway Industrial Park. The facility serves the 7 member communities that participate in the comprehensive recycling program, which was initiated in 1990. There are both curbside collections by private haulers and no fee drop-off opportunities at the facility, which was upgraded in the early part of the last decade, and now has a life expectancy of 50 years. There are no major problems or concerns with the recycling facility or program, and in fact, the State Planning Office determined the 7-member community's recycling rate for 2003 to be 59.2 percent.

The **Presque Isle Transfer Station** is located adjacent to the recycling facility at 655 Missile Street, and functions as a "break even" facility where sufficient user fees are collected to cover all operating expenses. Users can pay an annual permit fee, which is currently \$95 for the first permit and \$9.50 for each additional permit for the same family at the same address. The permit allows the user up to 1.95 tons of MSW per year. Single use permits can also be purchased for \$9.50 each or \$1.00 per bag, whichever is less. The transfer station has a daily capacity of approximately 16 tons, but currently averages about 6 tons per day. The expected life of the transfer station is about 50 years with pavement and equipment replacements anticipated every 10-15 years. Universal Waste is also collected in the recycling facility, and operates on a "break even" basis. No problems were noted with any of the solid waste facilities.

There are currently 2 private haulers providing curbside collection to residents, and indications are that a third of the resident population contracts with each of the haulers and the final third personally use the transfer station.

Solid waste costs account for 7% of Mapleton's budget, but less than 2% of Castle Hill and Chapman's annual budget.

Highway Maintenance

Mapleton, castle Hill, and Chapman share a joint public works department with the cost determined by community road miles. There are currently 4 full-time department employees in addition to the Road Commissioner. The department is responsible for plowing approximately 65 miles of road, some new construction, ditching, patching, vegetation management, and culvert replacement. The department also handles a variety of maintenance functions for the towns.

The department is adequately equipped for plowing and grading operations listing 8 pieces of motorized equipment in good condition, with the oldest being a 1992 truck and plow. The department is currently in need of a 5000 gallon plastic storage tank for ice and dust control applications, and an asphalt “hot box” for pothole repairs. The tank cost is estimated at \$5,000 while the hot box is listed at \$18,000.

Salt sand storage is currently across from the new fire department building on the Pulcifur Road, where it was relocated from the fire department’s site. Although the Mapleton site is ranked priority 2 by the Department of Environmental Protection, the communities have no plans to construct a new storage shed. A priority 2 ranking means that the municipality is eligible for partial reimbursement of salt sand storage construction costs when funds become available. The new building deadlines for priority 1 and 2 sites are as follows:

Event	Priority 1 and 2
<b>Step A:</b> Preliminary notice form to DOT	<i>The later of:</i> April 1, 2001 -or- one year from notice of availability of state funds
<b>Step B:</b> Final review of plans by DOT	April 1, 2002 -or- one year from the date in Step A
<b>Step C:</b> Construction complete and facility in operation	April 1, 2003 -or- two years from the date in Step A

- **Owners/operators will receive written correspondence from DOT when their funding is available.** An owner or operator of a municipal or county salt or sand/salt storage area is not in violation of these deadlines if that owner/operator is eligible for a state grant and the state grant is not available. The DEP cannot issue time schedule variances from the dates in this chart.
- **The sooner the town builds, the sooner the town is likely to receive reimbursement when funding is available for that priority category.** Funding is allotted first to towns within a particular priority category that have already constructed their sand/salt buildings and submitted all necessary paperwork to DOT.

Continued support and cooperation from the selectpersons and town manager for public works initiatives are a primary concern of the department.

## Education

Along with Presque Isle and Westfield, Mapleton, Castle Hill, and Chapman are members of School Administrative District #1, which generally performs above the state average in most categories. As in most Aroostook county school districts, declining enrolment and increasing property values result in less financial assistance from the state, which in turn places more of the funding burden on local tax payers.

### MSAD #1 Historical October Enrollment

Year	1998	1999	2000	2001	2002	2003	Student Change 98-03	% Change 98-03
Total	2,214	2,251	2,213	2,206	2,164	2135	-79	-3.57%
Elementary	1505	1,552	1,525	1,528	1,474	1482	-23	-1.53%
Secondary	709	699	688	678	690	653	-56	-7.90%

Source: Maine Department of Education – School Profiles

The following table shows the breakdown of anticipated needs, costs, and students enrolled in each of the schools in MSAD #1. The anticipated needs include such things as accessibility compliance, hazardous materials abatement, heating/air conditioning and ventilation, mechanical and electrical upgrades, and interior/exterior finishes. In all instances except Skyway Middle School, the needed improvements or repairs are not scheduled at this time, and the work at the Cunningham School is not expected to take place at all due to the proposed middle school reorganization plan. This plan calls for the closure of Cunningham Middle School by August 2005 and a \$5.3million expansion and renovation of Skyway Middle School at an annual savings of \$367,665. The project proposes no mil rate increase to the district towns.

### MSAD #1 Enrollment by Facility – 2003

MSAD #1 School /Capacity	Needs/Estimated Cost	Pupils	Grades
<b><u>Mapleton Elementary School</u> 350</b>	ADA/paving \$50K	219	PK-5
<b><u>Pine Street Elementary School</u> 450</b>	Abate/ADA/HVAC \$1.5m	317	PK-5
<b><u>Skyway Education Learning Center</u> 50</b>	None	64	PK-4YO
<b><u>Eva Hoyt Zippel School</u> 425</b>	Abate/ADA/HVAC \$1.5m	377	K-5
<b><u>Cunningham Middle School</u> 450</b>	ADA/Mech/elect./HVAC \$3m	251	6-8
<b><u>Skyway Middle School</u> 450</b>	Abate/ADA/HVAC \$700K	250	6-8
<b><u>MSAD#1 Alternative Education</u> 20</b>	None	14	9-12
<b><u>Presque Isle High School</u> 1200</b>	ADA; HVAC \$250K	638	9-12

Source: Maine Department of Education – School Profiles

The next table illustrates the incremental increase in resident per pupil operating costs for MSAD #1 over the last 10 years. The district currently ranks 196 out of 261 units, which means the district has a lower than average per resident pupil operating cost.

<b>10-YEAR HISTORICAL COMPARISON OF RESIDENT PER PUPIL OPERATING COST – MSAD #1</b>									
<b>1993-94</b>	<b>1994-95</b>	<b>1995-96</b>	<b>1996-97</b>	<b>1997-98</b>	<b>1998-99</b>	<b>1999-00</b>	<b>2000-01</b>	<b>2001-02</b>	<b>2002-03</b>
\$4,333.42	\$4,577.73	\$4,599.36	\$4,788.36	\$4,889.41	\$5,279.56	\$5,363.40	\$5,862.65	\$6,358.45	\$6,364.72

Source: Maine Department of Education – School Profiles

The district superintendent states that none of the schools are feeling any growth constraints and capacity should be more than adequate for the projected decrease in school enrollment. The Maine Department of Education projects that Aroostook County will experience over 20% drop in students between 2004 and 2013, which follows the statewide projected 12% drop in student enrollment over the same period.

Student busing is and will continue to be an issue of concern. The fleet is currently listed in good condition and is housed in a state of the art bus garage constructed in 2001. However, the district has 64 routes and continually struggles to upgrade the fleet of buses to cover the district’s large territory.

Cemeteries

In Mapleton, the Southside Cemetery at 3290 West Chapman Road is a public facility that contains 290 lots with 100 vacancies and room for an additional 15 to 20 lots if needed. The 72 lot Mapleton Village Cemetery is full, and both cemeteries are owned and maintained by the Mapleton Cemetery Association. Identified needs for the association include lawn mower replacement, road improvements, lawn care supplies, and vault removal. There is enough burial space to serve the town under normal conditions for the next 20 years.

The Castle Hill Cemetery at 1900 State Road is a public facility containing 242 lots with 50 vacancies, and is owned and maintained by the castle Cemetery Association. Identified needs for Castle Hill include road improvements and extension; marker repair and maintenance; and additional funding to complete these activities. There is adequate burial space for the next 20 years.

The Worth Grendell Cemetery at 780 Grendell Road in Chapman contains 80 lots with 49 vacancies, is public and owned by the Town of Chapman, but is maintained by a Grendell family member. There are an estimated \$1000 in needed repairs that include road work and fencing. There is adequate burial space for the next 20 years.

**Public Services**

Electric Power

Mapleton, Castle Hill, and Chapman residential and non-residential customers are served by Maine Public Service – the lone transmission and distribution (T&D) company. The standard

offer provider for the T&D is WPS Energy Services, Inc. Customers in the 3 towns can also choose from 7 to 10 licensed electricity suppliers, depending on usage criteria, as an alternative to the standard offer.

The total residential rate (standard offer plus distribution) is roughly 12.8¢ per kWh, but varies slightly depending on the distribution company.

### Telecommunications

Wireless, cable, and fiber optic technologies are available throughout northern Maine, providing both residential and business users a reasonable choice depending on the desired bandwidth, speed and cost. DSL, ISDN, ATM, Frame Relay, T1, T3, OC48 can be readily accessed and Verizon has deployed SONET ring technology providing redundancy and reliability throughout the state, even its most rural areas. Most of Maine's school systems are networked by a high bandwidth ATM (asynchronous transfer mode) system that can simultaneously transfer voice, data, and video at very high speeds. Maine's telecommunications backbone is 100% digitally switched and long distance POP (point-of-presence) locations are strategically located throughout the state. Verizon is the telecommunication provider serving Mapleton, Castle Hill and Chapman, as well as many surrounding towns.

### Health and Social Services

There are many agencies located in the Presque Isle-Caribou area that provide a wide range of social services. They include the Department of Human Services, Helping Kids, Catholic Charities, Red Cross, the Aroostook Area Agency on Aging, Aroostook Mental Health Center Clinic, Aroostook Home Health Care, Visiting Nurses of Aroostook, District and Superior Court.

There are no identified gaps in health and social services to residents of Mapleton, Castle Hill and Chapman.

## **Public Facilities and Services Analysis**

The arrangement that provides a single town manager for Mapleton, Castle Hill, and Chapman, working in concert with individual Boards of Selectpersons, as well as a joint Selectperson's Board, appears to function well.

Planning Board and Board of Appeals training is cited as an ongoing concern, and town officials may need to consider creative measures to encourage greater participation at training workshops. A combination of incentives and provisional requirements in the Board bylaws may prove beneficial. The regional planning commission may be able to provide customized workshops at a reasonable cost to increase exposure to regulatory requirements and board duties, particularly for new members.

Additional building activity in Mapleton, Castle Hill and Chapman has increased responsibility for the local Code Official and Plumbing Inspector. This requires a commitment from the towns

to increase compensation and staff support for the office so that fair and consistent enforcement is available at all times.

Fire suppression enhancements for new construction, water resources, and the need for additional personnel are issues that concern the Mapleton Fire Department. The Resource Conservation and Development council and the Aroostook Emergency Management Agency can offer financial and technical assistance to the communities in developing dependable water sources. Additional fire suppression systems can be required for new developments located outside a predetermined safe response zone, and included into local land use standards or building codes. Recruitment and compensation issues will continue to be a challenge as the population ages and municipal budgets tighten.

The towns should begin to plan for a salt sand storage facility if the public works department intends to continue using solid product. The priority 2 ranking means that unless the existing facility meets the requirements of the rules, a new facility will be need to be constructed 2 years after funding becomes available. The current storage location is located over significant sand and gravel aquifer, which if contaminated may find its way into private wells. Therefore, it would be wise for the towns to consider a safer means of storage or a less environmentally sensitive site.

## **Fiscal Capacity**

### **Introduction**

In Mapleton, Castle Hill, and Chapman, as with most other Maine towns, the demand of providing services devolves from the federal and state levels to the municipal level. This ultimately places the burden of funding these services on a town's number one source of revenue: the property tax. Over the past five years, these communities have been successful in fortifying themselves against decreases in state assistance by building up reserve accounts, and using them to stabilize their mil rate, while implementing needed projects and equipment purchases.

As the people of Mapleton, Castle Hill, and Chapman consider recommendations to make capital improvements and/or upgrade public services during the comprehensive planning process, they must also consider their ability to finance these improvements. This section will show that the Town has maintained its financial health while making some major fiscal improvements. It will also analyze the Town's fiscal capacity to meet future needs through public expenditures and other fiscal policies.

### **Mapleton, Castle Hill, and Chapman's Municipal Finances**

The following table, taken from Mapleton, Castle Hill, and Chapman's Annual Budgets provided by the town office, lists combined generalized revenues and expenditures over the past five years and calculates, for each revenue and expenditure, its percentage of total revenues. The table also calculates the difference between revenues and expenditures for each year, identifying deficit and surplus years.

#### **Revenues**

The table shows a 2.9 percent decrease in total revenues during the period. Property taxes have ranged between 48.5 and 59.2 percent of total revenues, and have increased 12.18 percent over the past five years due to annual increases in the Town's valuation. Excise tax typically makes up the next highest revenue source and ranges between 15.2 percent and 18.8 percent of the total revenues. Combined, the towns also between 2 and 8 percent of the annual revenues from stumpage sold from municipality owned lots.

A cause for concern has been the rather large decrease in Interest and Other revenues. Interest although any a small percentage revenues have ranged between 8 and 10 percent of the total revenues for the towns. As surplus accounts have diminished plus low interest rates on accounts, this has dropped approximately 2 percent of total revenues. Other revenues include permit fees, tree growth, and other contracts.

#### **Expenditures**

Municipal expenses have increased by 19.47 percent between 1999 and 2003. However, in only one year of those reviewed did municipal revenues exceed expenditures. Education typically comprises the largest expenditure in a municipality. There is a formula of state and town

revenue sharing that is based upon the town valuation. The largest annual expenditure for Mapleton, Castle Hill, and Chapman has been education which averages nearly 43 percent of the total expenditures. During the time period reviewed, education expenditures rose 23.2 percent.

Mapleton, Castle Hill, and Chapman experienced the largest increase for the five-year period in the General Assistance. However, it should be noted that this is a very small account and any increase could be significant percentage wise. Of the major categories, Insurance rose nearly 42 percent during the period. There is little that the community can do as this expenditure as the overall rise in insurance costs is a nationwide occurrence. The second highest percentage increase occurred in the County Tax category with a 33.71 percent increase. In other categories with fairly large expenditures, Protection rose 22.2 percent and Highways rose 20.6 percent. Protection includes fire and ambulance coverage for Mapleton, Castle Hill, and Chapman.

The only decreases in expenditures over the past five years examined were in the Recreation category with a 34.31 percent decrease. The Town Selectmen have worked hard to maintain or reduce the level of spending and will continue to do so in the future.





## Regional Comparative Tax Information, 2004

The following table compares Mapleton's, Castle Hill's, and Chapman's tax information with other communities in the central Aroostook region. The comparative communities are: Ashland, Washburn, and Presque Isle. Mapleton, Castle Hill, and Chapman are in the low to moderate range for most of the information that pertains to its taxes. Mapleton's property tax levy of \$822,217 is the highest of the three communities in the interlocal agreement followed by Chapman and castle Hill. Of all the communities reviewed, Presque Isle has the highest levy at over \$8 million dollars followed by Ashland and Washburn. These three communities have significantly more industry than Mapleton, Castle Hill, and Chapman.

Castle Hill's property tax spending per capita is the lowest at \$383.40 followed by Chapman (\$434) and Mapleton (\$435). Ashland had the highest figure followed very closely by Presque Isle and Washburn.

## Regional Comparative Tax Information, 2004

Community	Full Value	Population 2000 Census	Full Value Per Capita	Property Tax Levy	Property Tax Spending Per Capita	Full Value Tax Rate Per \$1,000
Mapleton	\$48,941,531	1,889	\$25,908.70	\$822,217	\$435.27	16.8
Castle Hill	\$10,239,059	454	\$22,553.00	\$174,064	\$383.40	17.0
Chapman	\$12,832,639	465	\$27,597.07	\$202,114	\$434.65	15.57
Presque Isle	\$350,688,600	9,551	\$36,717.47	\$8,844,366	\$926.01	25.22
Ashland	\$72,677,250	1,474	\$49,306.14	\$1,526,222	\$1,035.43	21.0
Washburn	\$50,298,959	1,627	\$30,915.16	\$1,095,268	\$673.18	23.5

Source: Maine Municipal Valuation Return Statistical Summaries

## Fiscal Capacity Analysis

Mapleton, Castle Hill, and Chapman have worked hard to control their tax rate while striving to maintain and improve the Town's services and facilities. Education is typically the town's largest expenditure and Mapleton, Castle Hill, and Chapman, on average, spends over \$950,000 annually to fund their share of the appropriation. It is projected that over the next five years, state subsidies for education will continue to decrease. At the same time, property values are likely to increase as new development occurs. However, Town Officials need to be aware of the impact of tax exempt properties on public facilities and services.

Expenditures have only exceeded revenues in one out of the 5 years reviewed. However, Town officials may want to be watchful of the taking of funds from reserve accounts in an effort to offset tax increases. The removal of these funds can lower interest income or make the communities more reliant on borrowing.

Last year the voters in Maine supported School Finance and Tax Reform Act of 2003 also known as question IA. Because there were three questions, 1 A, 1 B (the governor and legislature's proposal), and 1 C (a "no" vote to 1 A and 1B), IA did not get the needed 50 percent to be enacted. Therefore IA will again be voted on with a straight "yes" or "no" vote

in June 2004. Remember 1A will require the State to pay 55 percent of general education, which would include 100 percent of special education costs, as was intended by the legislature in 1985. Question 1A is supported by Maine Municipal Association, an association of member towns and cities, and the Maine Education Association. The reason 1A is so well supported by many towns and cities is that it simply asks the State to fund education at the level they had intended in 1985 when the School Finance Act of 1985 was passed.

Mapleton, Castle Hill, and Chapman's ability to generate tax revenue depends heavily on industrial, commercial and residential growth. Residential development tends to cost more to the municipality than the amount of taxes it generates. Overall, Mapleton, Castle Hill, and Chapman has attempted to control budgets where feasible, cut extra expenditures and managed to maintain and improve its infrastructure and improve its roads. However, Mapleton, Castle Hill, and Chapman may want to consider strategies that will protect future revenue generation through long range planning efforts with a focus on diverse and sustainable economic development, a balance of modest industrial growth and natural resource preservation, and preparation of suitable locations for residential development.

# Housing

## Introduction

The overview of the towns of Mapleton, Chapman, and Castle Hill's housing stock is essential to the through understanding of the towns. The number of housing units existing today versus the past two decade helps the communities understand how the overall housing stock is growing or declining. Demographic trends such as an increase or decrease in family size, as well as changes in the number of housing units, combined with the location, density, availability and affordability of housing all have an impact on municipal decisions. The goal of this section is to encourage and promote affordable, safe and sanitary housing opportunities or all residents in Mapleton, Castle Hill and Chapman.

Chapman, Mapleton, and Castle Hill's housing stock has increased along with its population. As noted previously, there are 1-3 new houses a year being built in Castle Hill and more in Mapleton. The trend in home building in these communities is for single-family units. There is an identified need for elderly housing and the plan will be used to further develop and explore this option. Elderly housing is becoming a big concern of residents of Castle Hill and Chapman although there are two units located in Mapleton. Older residents don't want to leave the area and are intent on staying in the community. As time goes on, these individuals are finding it harder and harder to keep and maintain their own homes. They have stressed a need to have something available to them so that when they can no longer maintain their homes, they will not have to leave the area they call "home". Manufactured home numbers are increasing, although the exact figures are unavailable and they have been increasing in popularity due to there wide range of affordable costs, less expensive to heat, and an older population doesn't need all of the space afforded conventional homes. There is the concern that many of the new manufactured home buyers may be younger families requiring significant public services. This trend will need to be reviewed as part of the Plan. In conclusion, it appears the trend in home construction will continue at the same rate, as will the demand for services. There appears to be no shortage of affordable housing. These three communities could become a contradiction in terms---a good place to come and live, quality of life, raise a family; yet with rising energy costs for heat and travel this may discourage people from locating here. Once again, this will all be reviewed in detail in the context of the Plan.

## Mapleton, Castle Hill and Chapman Housing Stock

Maine's housing stock reflects the State's History, the uniqueness of its culture and the independent character of its people. The expected future population of a community and the existing housing stock provide insight in the future of availability of housing. Adequate housing is essential to support economic growth.

### Mapleton

During the past 20 years Mapleton has experienced a decrease in population and an increase in housing stock. In 1980 Mapleton had 1,895 residents and 645 units in its housing stock. In 1990 Mapleton had 1,853 residents and 726 housing units. Between 1980 and 1990, Mapleton's population decreased by 2.2 percent, but its housing units increased by 8.8 percent. In 2000,

Mapleton had 1,889 residents living in town and 798 housing units. Between 1990 and 2000, Mapleton's population increased by 1.9 percent and the housing units increased by 9.9 percent.

Although it is understood that many factors can change current trends, it is projected that Mapleton, in 2015, will have approximately 865 housing units and a population of 1,954. According to local municipal officials the trend in increased home construction will continue at the same rate as in the past. In 2000, the average household size in Mapleton was 2.52 people, and in 2015 there is estimated to be 1,954 residents and 865 housing units. 2.52 people per house multiplied by 865 housing units provide shelter for 2,179 residents. Only 1,954 people are estimated to reside in Mapleton in 2015. There appears to be no shortage of affordable housing. Low mil rates in Mapleton, Castle Hill and Chapman make these communities a very attractive place to those looking to move to reduce their property tax burdens.

The number of occupied housing units, vacant units, and seasonal units housing units are important factors to consider when planning. The purpose of identifying occupied and vacant units is to understand how tight the housing market is, and whether or not there is a shortage or a supply of different types of housing units. Housing experts say a healthy vacancy rate is between 5 percent and 7 percent.

Home Occupancy is a good indicator to assess the overall standard of living in an area. One way to trace home ownership changes over time is to compare owners and renters as proportion of total occupied housing units. A high rate of owner-occupied housing is typical for rural Maine communities. For communities such as Mapleton, Chapman, and Castle Hill, which desires to attract young families and accommodate older, retired couples, some form of rental housing must be provided to assure affordable, decent housing for all residents.

The purpose of identifying vacancy rates is to understand how tight the housing market is and whether or not there is a shortage or surplus in the area. The vacancy rate is of concern to a community if it is too high or too low. As stated previously, a vacancy rate between 5 and 7 percent considered ideal. High vacancy rates may lead to abandonment or nonprofitable housing markets, while low vacancy rates lead to competition for housing and inflated prices. It is important to keep these two items in balance.

**Mapleton Housing Units**

<b>2000 Mapleton</b>		<b>Occupied Housing Units</b>			<b>Vacant Housing Units</b>			
Total Housing Units	Total	Owner Occupied		Renter Occupied	Total	For Seasonal	Vacancy Rate	
		Number	% of Occupied Housing Units				Homeowner	Rental
798	749	617	82.4%	132	38	7	2.3%	0.8%
<b>1990 Mapleton</b>		<b>Occupied Housing Units</b>			<b>Vacant Housing Units</b>			
Total Housing Units	Total	Owner Occupied		Renter Occupied	Total	For Seasonal	Vacancy Rate	
		Number	% of Occupied Housing Units				Homeowner	Rental
726	675	548	81.1%	127	51	6	1.2%	10.6%

Source: US Census

According to the 2000 U.S. Census, Mapleton had 798 year round housing units, and 7 units are classified as seasonal, recreational, or occasional use housing. In 1990, Mapleton had 726 year round housing units, and 6 units were classified as seasonal, recreational, or occasional use housing.

**Castle Hill**

During the past 20 years Castle Hill has experienced a decrease in population and an increase in housing stock. In 1980, Castle Hill had 509 residents and 180 units in its housing stock. Ten years later, Castle Hill had 449 residents and 173 housing units. Between 1980 and 1990, Castle Hill’s population decreased by 11.8 percent, but its housing units decreased by 3.3 percent. In 2000, Castle Hill had 454 residents living in town and 198 housing units. Between 1990 and 2000, Castle Hill’s population increased by 1.1 percent and the housing units increased by 14.5 percent.

Although it is understood that many factors can change current trends, it is projected that Castle Hill, in 2015, will have approximately 256 housing units and a population of 502. According to local municipal officials the trend in increased home construction will continue at the same rate as in the past. In 2000, the average household size in Castle Hill was 2.49 people, and in 2015 there is estimated to be 502 residents and 256 housing units. 2.49 people per house multiplied by 256 housing units provide shelter for 637 residents. Only 502 people are estimated to reside in Mapleton in 2015. Using this basic assumption, there appears that there will be no shortage of affordable housing.

**Castle Hill Housing Units**

<b>2000 Castle Hill</b>		<b>Occupied Housing Units</b>			<b>Vacant Housing Units</b>			
Total Housing Units	Total	Owner Occupied		Renter Occupied	Total	For Seasonal	Vacancy Rate	
		Number	% of Occupied Housing Units				Homeowner	Rental
198	182	159	87.4%	23	25	17	1.1%	1.2%
<b>1990 Castle Hill</b>		<b>Occupied Housing Units</b>			<b>Vacant Housing Units</b>			
Total Housing Units	Total	Owner Occupied		Renter Occupied	Total	For Seasonal	Vacancy Rate	
		Number	% of Occupied Housing Units				Homeowner	Rental
173	163	141	86.5%	22	10	6	1.6%	17.6%

Using the 2000 U.S. census, Castle Hill had 198 housing units, and 17 are classified as seasonal, recreational or occasional use housing.

Chapman

During the past two decades years Chapman experienced an increase in population and an increase in housing stock. In 1980, Chapman had 406 residents and 145 units in its housing stock. Ten years later, Chapman had 422 residents and 176 housing units. Between 1980 and 1990, Chapman’s population increased by 3.9 percent, and its housing units increased by 17.6 percent. In 2000, Chapman had 465 residents living in town and 187 housing units. During the last decade, Chapman’ population increased by 10.2 percent and the housing units increased by 6.3 percent.

Although it is understood that many factors can change current trends, it is projected that Chapman, in 2015, will have approximately 258 housing units and a population of 548. According to local municipal officials the trend in increased home construction will continue at the same rate as in the past. In 2000, the average household size in Chapman was 2.63 people, and in 2015 there is estimated to be 548 residents and 258 housing units. 2.63 people per house multiplied by 258 housing units provide shelter for 678 residents. Only 548 people are estimated to reside in Chapman in 2015. Using this basic assumption, there appears that there will be no shortage of housing.

### Chapman Housing Units

<b>2000 Chapman</b>		<i>Occupied Housing Units</i>			<i>Vacant Housing Units</i>			
Total Housing Units	Total	Owner Occupied		Renter Occupied	Total	For Seasonal	Vacancy Rate	
		Number	% of Occupied Housing Units				Homeowner	Rental
187	177	158	89.3%	19	12	6	1.3%	5.0%
<b>1990 Chapman</b>		<i>Occupied Housing Units</i>			<i>Vacant Housing Units</i>			
Total Housing Units	Total	Owner Occupied		Renter Occupied	Total	For Seasonal	Vacancy Rate	
		Number	% of Occupied Housing Units				Homeowner	Rental
176	149	127	85.2%	22	27	10	2.2%	5.9%

### Aroostook County Housing Units

<b>2000 Aroostook County</b>		<i>Occupied Housing Units</i>			<i>Vacant Housing Units</i>			
Total Housing Units	Total	Owner Occupied		Renter Occupied	Total	For Seasonal	Vacancy Rate	
		Number	% of Occupied Housing Units				Homeowner	Rental
38,719	30,356	22,152	73.0%	8,204	8,363	5,081	2.9%	12.5%
<b>1990 Aroostook County</b>		<i>Occupied Housing Units</i>			<i>Vacant Housing Units</i>			
Total Housing Units	Total	Owner Occupied		Renter Occupied	Total	For Seasonal	Vacancy Rate	
		Number	% of Occupied Housing Units				Homeowner	Rental
38,421	31,666	21,810	68.8%	9,856	7,055	4,518	1.7%	6.7%

### Mapleton, Chapman, and Castle Hill Projected Housing Occupancy

The following chart represents Mapleton, Castle Hill and Chapman's 1980, 1990 and 2000 and 2015 projection for information for housing in their communities. For more information about family size and household size, please refer to the demographic section of the comprehensive plan.

**Mapleton, Chapman, Castle Hill, Aroostook County 1980-2015 Housing Units**

	1980	1990	2000	2015 (projected)
Mapleton	645	726	798	865
<i>% of Change</i>		12.6%	9.9%	
Castle Hill	169	173	198	256
<i>% of Change</i>		2.4%	14.5%	
Chapman	145	176	187	258
<i>% Change</i>		21.4%	6.3%	
Aroostook County	35,920	38,421	38,719	34,706
<i>% of Change</i>		7.0%	0.7%	

There appears to be no shortage of affordable housing. Low mil rates in Mapleton, Castle Hill and Chapman make these communities a very attractive place to those looking to move to reduce their property tax burdens.

The following chart shows occupied housing unit projections for 2015. In all three communities owner occupied housing units comprise the greatest makeup. Each community is similar and the trends of the 1980s and 90s is expected to continue.

**Owner Occupied Housing Units, 2015**

	Mapleton		Castle Hill		Chapman		Aroostook County	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
Owner	691	79.8	207	80.8	211	81.7	24,234	69.8
Renter	174	20.1	49	19.1	47	18.2	10,472	30.1
Total	865	100	256	100	258	100	34,706	100

Source: Maine State Housing Authority, 2004

It is also projected that Mapleton, Castle Hill and Chapman’s populations will remain relatively stable into to foreseeable future, although household and family size will continue to decrease. This is an indicator that there will be sufficient housing stock. However, a sufficient number of housing units does not always indicate the availability of the sufficient number of decent safe, affordable units.

**Housing Units by Types**

The type of housing unit is an important indicator of affordability, density, and the character of the community. Within a community there should be a diverse distribution of housing types to satisfy individual preference in relation to housing affordability and housing type. The following charts illustrate the numerical amounts and percentages of housing units in Mapleton, Castle Hill and Chapman. The 1990 and 2000 housing stock in Mapleton, Chapman, and Castle Hill was composed primarily of traditional single-family housing units. In a pattern similar to most northern Maine communities, there are few multi-family housing units.

### Mapleton

As reported by the 1990 and 2000 U.S. Census, in 1990, 73.97 percent of Mapleton's total housing stock consists of one unit dwellings. In 2000 it was slightly more than 76 percent. In both 1990 and 2000, the next largest sector of the housing stock consists of mobile homes, at 12.81 percent and 12.4 percent respectively. Multi-unit dwellings remained stable, which make up 12.61 percent of the housing units in 1990 and 11.1 percent in 2000. Other housing types makes up less than 1 percent of the housing units in both 1990 and 2000. Overall from 1990 to 2000 Mapleton experienced an increase in three categories of housing units. The largest increase was in One Unit housing types, with a 13.04 percent increase from 1990 to 2000. Other units experienced a decrease of 40 percent.

### **Mapleton Housing Units by Type**

<b>Mapleton</b>					
	<b>1990</b>	<b>% of Total</b>	<b>2000</b>	<b>% of Total</b>	<b>% of Change 90- 00</b>
<b>One-Unit</b>	537	73.97%	607	76.05%	13.04%
<b>Multi-Unit</b>	89	12.61%	89	11.1%	0%
<b>Mobile Home</b>	93	12.81%	99	12.4%	6.45%
<b>Other</b>	5	0.69%	3	.03%	-40.0%
<b>Total units</b>	726	100%	798	100%	9.92%

Source: U.S. Census, 1990-2000

### Castle Hill

As reported by the 1990 and 2000 U.S. Census, in 1990, slightly more than 80 percent of Castle Hill's total housing stock consists of one unit dwellings. In 2000, it was slightly more than 82 percent. In both 1990 and 2000, the next largest sector of the housing stock consists of mobile homes, at 15.6 percent and 17.6 percent respectively. Multi-unit dwellings experienced a sharp decline in multi-units in which make up 2.8 percent of the housing units in 1990 and now make up 0 percent of total housing units in 2000. Other housing type makes up less than 1 percent of the housing units in 1990 and in 2000 there were no Other types of housing units in Castle Hill. Overall from 1990 to 2000 Castle Hill experienced an increase in One Units and Mobile Homes, with the largest increase in the Mobile Home sector at a 29.6 percent increase from 1990 to 2000.

### **Castle Hill Units by Type**

<b>Castle Hill</b>					
	<b>1990</b>	<b>% of Total</b>	<b>2000</b>	<b>% of Total</b>	<b>% of Change 90- 00</b>
<b>One-Unit</b>	140	80.9%	163	82.3%	16.4%
<b>Multi- Units</b>	5	2.8%	0	0%	-100%
<b>Mobil Home</b>	27	15.6%	35	17.6%	29.6%
<b>Other</b>	1	0.05%	0	0%	-100%
<b>Total</b>	173	100%	198	100%	14.5%

Source: U.S. Census 1990-2000

### Chapman

As reported by the 1990 and 2000 U.S. Census, in 1990, slightly more than 80 percent of Castle Hill's total housing stock consists of one unit dwellings. In 2000, it was slightly more than 76 percent. In both 1990 and 2000, the next largest sector of the housing stock consists of mobile homes, at 19.8 percent and 23.5 percent respectively. Historically Multi-unit dwellings were not found in Chapman, and now make up 0 percent of total housing units in 2000. Other housing type makes up less than 1 percent of the housing units in 1990 and in 2000 there were no Other types of housing units in Chapman. Overall from 1990 to 2000 Chapman experienced a 2.1 percent increase in One Units, with the largest increase in the Mobile Home sector at a 25.7 percent increase from 1990 to 2000.

### Chapman Housing Units by Type

<b>Chapman</b>					
	<b>1990</b>	<b>% of Total</b>	<b>2000</b>	<b>% of Total</b>	<b>% of Change 90- 00</b>
<b>One-Unit</b>	140	80.9%	143	76.4%	2.1%
<b>Multi- Units</b>	0	0%	0	0%	0%
<b>Mobil Home</b>	35	19.8%	44	23.5%	25.7%
<b>Other</b>	1	0.05%	0	0%	-100%
<b>Total</b>	176	100%	187	100%	6.3%

Source: U.S. Census 1990-2000

### Mapleton, Chapman, Castle Hill Tenure by Year Structure Built

As is the case with many communities in Maine, their housing stock is usually old, meaning built prior to 1939. Mapleton does not fit that traditional Maine stereotype when it comes to their community's housing stock. Over 27 percent of Mapleton's homes, or 173 homes were built between 1970 and 1979, and roughly 25 percent, or 162 of the homes were built prior to 1939.

	<b>Mapleton</b>		<b>Castle Hill</b>		<b>Chapman</b>	
<b>Owner occupied housing units</b>	<b>627</b>	<b>% of Total</b>	<b>150</b>	<b>Percent of total</b>	<b>155</b>	<b>% of Total</b>
1999 to 2000	10	1.60%	3	2.00%	2	1.30%
1995 to 1998	33	5.30%	11	7.30%	10	6.50%
1990 to 1994	46	7.30%	10	6.70%	26	16.80%
1980 to 1989	64	10.20%	13	8.70%	23	14.80%
1970 to 1979	173	27.60%	27	18.00%	24	15.50%
1960 to 1969	84	13.40%	15	10.00%	16	10.30%
1950 to 1959	18	2.90%	6	4.00%	8	5.20%
1940 to 1949	37	5.90%	6	4.00%	4	2.60%
1939 or prior	162	25.80%	59	39.30%	42	27.10%
<b>Rent occupied housing units</b>	<b>139</b>	<b>% of Total</b>	<b>19</b>	<b>% of Total</b>	<b>18</b>	<b>% of Total</b>
1999 to 2000	0	0%	0	0%	0	0%
1995 to 1998	4	2.90%	0	0%	0	0%
1990 to 1994	4	2.90%	4	21.10%	4	22.20%
1980 to 1989	37	26.60%	2	10.50%	0	0%
1970 to 1979	29	20.90%	3	15.80%	7	22.20%
1960 to 1969	21	15.10%	0	0%	0	0%
1950 to 1959	9	6.50%	0	0%	0	0%
1940 to 1949	7	5.00%	0	0%	0	0%
1939 or prior	28	20.10%	10	52.60%	7	38.90%

Source: US Census 2000

### Castle Hill

During the past 20 years Castle Hill has experienced a decrease in population and an increase in housing stock. In 1980 Castle Hill had 509 residents and 169 units in its housing stock. In 1990 Castle Hill had 449 residents and 173 housing units. Between 1980 and 1990, Castle Hill's population decreased by 11.79 percent, but its housing units increased by 2.4percent. In 2000, Castle Hill had 454 residents living in town and 198 housing units. Between 1990 and 2000, Castle Hill's population increased by 1.1 percent and the housing units increased by 14.5 percent

Although it is understood that many factors can change current trends, it is projected that Castle Hill, in 2015, will have approximately 256 housing units and a population of 502. According to local municipal officials the trend in increased home construction will continue at the same rate as in the past. Using Castle Hill's 2000 average household size of 2.49 persons multiplied by 2015's estimate of 256 housing units provides shelter for an estimated 637 people by 2015.

As is the case with many communities in Maine, the housing stock is old. Almost forty percent or 59 housing units in Castle Hill's were built before 1939. Castle Hill saw another spike new home construction in the 1970's, when eighteen percent of the homes, or 27 units in Castle Hill, were built between 1970 and 1979.

### Chapman

During the past 20 years Chapman has experienced an increase in population and an increase in housing stock. In 1980 Chapman had 406 residents and 145 units in its housing stock. In 1990 Chapman had 422 residents and 176 housing units. Between 1980 and 1990, Chapman's population increased by 3.94 percent, and its housing units increased by 21.4 percent. In 2000, Chapman had 465 residents living in town and 187 housing units. Between 1990 and 2000, Chapman's population increased by 1.1 percent and the housing units increased by 6.3 percent. Although it is understood that many factors can change current trends, it is projected that Chapman in 2015, will have approximately 258 housing units and a population of 548. Using Chapman's 2000 household size of 2.92 multiplied by Chapman's 2015 housing estimate of 258 will provide shelter for 753 residents. Using these calculations to forecast the availability of housing, there appears to be no shortage of housing in Chapman.

As is the case with many communities in Maine, the housing stock is old. Chapman experience two housing surges in its housing stock. Over 27 percent or 42 housing units in Chapman were built prior to 1939, which traditionally has been the period of most homes construction in Aroostook County. The other intense home construction period was between 1990 and 1994 when 26 homes were built or 16.8 percent of Chapman's homes were constructed.

In all three communities there is a trend of when the houses were built, either prior to 1939, or sometimes in the 1970's. Aging houses, not properly cared for, can impact the quality of the housing stock. Low family incomes, due to hard economic conditions in the area, may mean that families can not afford to acquire better housing or repair housing. It is important for all Mapleton, Castle Hill, and Chapman's residents to be aware of exiting housing rehabilitation funds and for renters to be aware of their rights to demand a certain level of maintenance by their landlords.

### **Mapleton, Chapman, Castle Hill Substandard Characteristics**

Local tax records show a home's Condition, Desirability, and Use Rating (CDU) if a dwelling has a low CDU rating; it is most likely that the home is deteriorated. Since resources are limited to perform, such research on all homes in Mapleton, Castle Hill and Chapman for the purpose of this Plan, the 2000 Census standards are used to determine how many homes are deteriorated. The below table which was tabulated using 2000 U.S. Census depicts substandard of housing units in Mapleton and Castle Hill, but none in Chapman.

**Town of Mapleton Selected Housing Characteristics**

	1990		2000	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Lacks complete plumbing facilities	0	0%	5	0.7%
Lacking complete kitchen facilities	2	0.2%	2	0.3%
No telephone in housing unit	1	0.1%	8	1.0%
<b>Total Housing Units</b>	720		798	

Source: U.S. Census 1990-2000

**Town of Castle Hill Selected Housing Characteristics**

	1990		2000	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Lacks complete plumbing facilities	6	3.3%	10	5.9%
Lacking complete kitchen facilities	0	0%	5	3.0%
No telephone in housing unit	6	3.3%	2	1.2%
<b>Total Housing Units</b>	178		198	

Source: U.S. Census 1990-2000

**Town of Chapman Selected Housing Characteristics**

	1990		2000	
	Number of Units	% of Total Units	Number of Units	% of Total Units
Lacks complete plumbing facilities	7	3.9%	0	0%
Lacking complete kitchen facilities	7	3.9%	0	0%
No telephone in housing unit	9	5.0%	0	0%
<b>Total Housing Units</b>	177		187	

Source: U.S. Census 1990-2000

There are a few different reasons for reason for substandard housing in Mapleton and Castle Hill, but none in Chapman. Given the vast opportunities for outdoor recreation in this greater Mapleton, Chapman, Castle Hill region, and with close proximity to the North Maine Woods, many of these substandard units could be ‘weekend getaways’ for people that do not live in the area. Another possibility for a vacant structure in Mapleton and Castle Hill is related to the majority of their homes are older and have been deteriorating over time. Another contributor to substandard housing directly relates to the aging population. The population is getting older, staying in their homes longer, and are physically and/or financially unable to maintain their homes. The tables below outlines the percentage of housing units lacking complete plumbing facilities, kitchen facilities and telephone in Mapleton, Castle Hill, and Chapman.

### Senior Housing

Aging goes beyond the number. The statistics about our aging population are compelling. They have significant implications for the formulation of public policy especially in terms of housing. Behind the numbers are the lives of people – our parents, our siblings, our neighbors, and our friends. To provide them with safe, sanitary, and affordable housing may hang in the balance between cost control and compassion. Maine is an aging state and currently, 13.9% of Maine’s citizens are age 65 and over. This percentage is expected to increase to 21.4% by 2025. The fastest growing segment is sometimes called the old-old, those over 85. By the year 2010, Maine Census projections predict at least a 33 percent increase in people aged 55 to 85 or older.

With an aging population and aging housing stock municipals officials in the Mapleton, Castle Hill and Chapman area need to prepare for the needs of this segment of population. As outlined below, 23 percent of Mapleton’s population is over the age of 55. In Chapman only slight more than 12 percent of its population is over 55. Castle Hill has roughly 18 percent of residents that are over 55. Using basic assumption of retirement aged people living on foxed incomes combined with home maintenance costs, Mapleton. Chapman and Castle Hill could be faced with elderly housing crunch in the near future

Town	Total Population	55-64	% of population	65-74	% of population	75+	% of population
Mapleton	1,889	204	10.7%	144	7.6%	89	4.7%
Chapman	465	38	8.1%	13	2.7%	9	1.9%
Castle Hill	454	51	11.2%	21	4.6%	12	2.6%
Aroostook County	73,938	8,048	10.8%	6,811	9.2%	5,740	7.7%

Elderly housing could become a concern of residents of Castle Hill and Chapman although there are two units located in Mapleton. Mapleton has two elderly housing complexes in with a total of 37 units. At the present time (2004) there were 2 vacant units (5.4%).

Location	Name of Complex	# of Units	Handicap Accessible	Housing for Older Persons	Housing for families	Vacancies as of April 2004
Mapleton	Living Easy	12	no	yes	no	no

	Apartments					
Mapleton	Maple Tree Estates	25	yes 2 units	yes	no	2

In the greater the Caribou/Presque Isle Service Center area, which Mapleton, Chapman, Castle Hill are part of, there are 359 elderly units spread throughout the area. The vacancy rates of these units averages approximately 5 percent.

### **Housing Values**

In the 1980s, Maine experienced a healthy economic climate which inflated the value of housing stock throughout the State. The State as a whole experienced an increase in housing values of more than 130 percent. Mapleton, Chapman, and Castle Hill experienced a lower percent of increase; however, for the area it was a significant increase. Throughout the 1990's, the values continued to increase, but at a slower rate than that of the 1980's. From 1990 to 2000, the State as a whole experienced only a slight increase in median housing values, while the Aroostook County and the towns of Mapleton, Chapman, and Castle Hill experienced increases of roughly one-third of their value.

#### ***Mapleton, Chapman, Castle Hill Median Value of Owner Occupied Housing Units***

	<b>1980</b>	<b>1990</b>	<b>% of Change</b>	<b>2000</b>	<b>% of Change</b>
Mapleton	\$34,100	\$52,000	52.5%	\$69,400	33.5%
Chapman	\$35,000	\$53,000	51.4%	\$72,300	36.4%
Castle Hill	\$20,400	\$34,400	68.6%	\$47,000	36.6%
Aroostook County	\$27,500	\$45,900	66.9%	\$60,200	31.2%
State of Maine	\$37,900	\$87,300	130.3%	\$98,700	13.1%

Source: U.S. Census 1980-2000

At the same time that median home price in Mapleton, Chapman, and Castle Hill increased by 52.5 percent, 51.4 percent and 68.6 percent, respectively, the median contract rent experienced an even higher increase than median home values. From 1980 to 1990, Mapleton's median contract rent increased by almost 70 percent in Mapleton, 100 percent in Castle Hill and over 110 percent in Chapman. These percentages are higher than Aroostook County and comparable to the State as a whole. From 1990 to 2000, Mapleton, Chapman, and Castle Hill's median contract rent continued to increase, but at a slower rate.

**Mapleton, Chapman, Castle Hill Median Contract Rent**

	<b>1980</b>	<b>1990</b>	<b>% of Change</b>	<b>2000</b>	<b>% of Change</b>
Mapleton	\$145	\$246	69.7%	\$403	63.8%
Castle Hill	\$130	\$260	100.0%	\$475	82.7%
Chapman	\$125	\$263	110.4%	\$492	87.1%
Aroostook County	\$162	\$267	64.8%	\$364	36.3%
Maine	\$173	\$358	106.9%	\$497	38.8%

Source: U.S Census 1980-2000

**Mapleton, Chapman, Castle Hill Housing Affordability**

The Growth Management Law requires that Maine towns prepare a Comprehensive Plan that addresses the state goal of promoting affordable housing opportunities for all Maine residents. Many factors contribute to the challenge of finding affordable housing. These factors include population dynamics, for example, the ‘baby boom’ generation; older residents living longer, single parent households, and overall smaller household sizes than we experienced in previous decades. As Mainers, and specifically residents of Mapleton, Chapman, and Castle Hill, experience a shift in ages and needs, income will play an increase role in their choices in housing. Households making median incomes or greater, are predominately homeowners.

Many Maine residents are affected by a lack of affordable housing including older citizens facing increasing property tax and maintenance costs, young couples unable to afford their first home, single parents trying to provide a decent home, low-income workers seeking an affordable place to live within community distance of their workplace, and grown children wanting leaving the nest and seeking housing. The affordability of housing units is of critical importance for any municipality. High costs are burdensome to individuals, to local governments, and to the economy of the area. Excessively high housing will force low to moderate income levels residents to leave to community in search of more affordable housing.

**2002 Mapleton, Chapman, Castle Hill Affordability Index**

	<b>Index</b>	<b>Median Income</b>	<b>Median Home</b>	<b>Median Income can Afford</b>	<b>Income Needed</b>	<b>By Hour</b>
Presque Isle/Caribou Housing Market	1.58	\$31,932	\$55,000	\$86,887	\$20,213	\$9.72
Aroostook County	1.65	\$30,193	\$50,075	\$82,405	\$18,348	\$8.82
State of Maine	0.89	\$42,029	\$133,500	\$118,618	\$47,302	\$22.74

Source: 2002 Maine State Housing Authority

The table above shows the affordability index for the Caribou/Presque Isle Housing Market, which the communities of Mapleton, Chapman, and Castle Hill are part of. As reported by the

Maine State Housing Authority, the housing market has an excellent housing affordability index. An index over 1.00 shows availability of housing. This index is reported for housing Market that encompasses twenty nine different communities.

An owner occupied housing unit is considered affordable to a household if the unit's selling price market value can be anticipated to result in a monthly housing costs (including mortgage and interest, mortgage insurance, and real estate tax) that does not exceed 28 to 33 percent of the household's gross monthly income.

Generally, affordable housing means decent, safe, and sanitary housing conditions that are affordable to low to moderate income (LMI) families. Affordable housing availability is focused on very low income, low income, and moderate income households defined as follows:

Mapleton

- Mapleton's median household income in 2000 was \$36,188.
- Very low income means 50 percent of the city's median household income based on 2000 US Census information.
- Low income means between 51 percent and 80 percent of the city's median household income.
- Moderate income means 81 percent to 150 percent of the city's median household income.

	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>
Percent of Median Income	50 %	51% to 80%	81% to 150%
In dollars	\$18,094	\$18,455-\$28,950	\$29,312 -\$54,282
Affordable Mortgage @ 30% Income	\$452	\$452 to \$724	\$732 to \$1357
Less taxes and Insurance	\$200	\$225	\$250
Affordable Mortgage Payment	\$252	\$227 to \$499	\$447 to \$1107
Affordable House Price (5% for 30yrs)	\$46,500	\$42,100 to \$93,000	\$83,250 to \$187,500

**Housing Sales June 1999-June 2004**

<b>Sale Price Range</b>	<b>Number of Sales and Percentage of Total Sales</b>
Under \$20,000	4 (6.5)
\$20,001-\$40,000	8 (13.1)
\$40,001-\$60,000	15 (24.6)
\$60,001-\$80,000	18 (29.5)
\$80,001-\$99,999	6 (9.8)
Over \$100,000	10 (16.4)

Source: Real Estate Transfer Records

Affordable Housing Availability

- At least 12 homes sales between June 1999 and June 2004 were affordable to very low income families (20 percent).
- At least 45 home sales between June 1999 and June 2004 were affordable to low income families (74 percent).
- The moderate income families had the widest available options for home sales with 51 sales between 1999 and 2004 being affordable.
- Very low income families had the fewest options but still had potential access to nearly 20 percent of the sales during the period.

**Chapman**

- Chapman’s median household income in 2000 was \$37,500.
- Very low income means 50 percent of the city’s median household income based on 2000 US Census information.
- Low income means between 51 percent and 80 percent of the city’s median household income.
- Moderate income means 81 percent to 150 percent of the city’s median household income.

	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>
Percent of Median Income	50 %	51% to 80%	81% to 150%
In dollars	\$18,750	\$19,125-\$30,000	\$30,375 to \$56,250
Affordable Mortgage @ 30% income	\$469	\$478 to \$750	\$768 to \$1406
Less taxes and Insurance	\$200	\$225	\$250
Affordable Mortgage Payment	\$269	\$253 to \$525	\$518 to \$1156
Affordable House Price (5% for 30yrs.)	\$ 50,000	\$47,000 to \$ 97,750	\$96,500 to \$215,500

**Chapman Housing Sales June 1999-June 2004**

<b>Sale Price Range</b>	<b>Number of Sales and Percentage of Total Sales</b>
Under \$20,000	0 (0%)
\$20,001-\$40,000	4 (36%)
\$40,001-\$60,000	6 (55%)
\$60,001-\$80,000	1 (9%)
\$80,001-\$99,999	0 (0%)
Over \$100,000	0 (0%)

Source: Real Estate Transfer Records

Affordable Housing Availability

- At least 4 homes sales between June 1999 and June 2004 were affordable to very low income families.
- At least 11 home sales between June 1999 and June 2004 were affordable to low income and moderate income families.
- Very low income families had the fewest options but still had potential access to nearly 36 percent of the sales during the period.

**Castle Hill**

- Castle Hill’s s median household income in 2000 was \$31,071
- Very low income means 50 percent of the city’s median household income based on 2000 US Census information.
- Low income means between 51 percent and 80 percent of the city’s median household income.
- Moderate income means 81 percent to 150 percent of the city’s median household income.

	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>
Percent of Median Income	50 %	51% to 80%	81% to 150%
In dollars	\$15,535	\$15,846 to \$24,856	\$25,167 to \$46,606
Affordable Mortgage @ 30% Income	\$388	\$396 to \$621	\$629 to \$1165
Less Taxes and Insurance	\$200	\$225	\$250
Affordable Mortgage payment	\$188	\$171 to \$ 396	\$379 to \$915
Affordable House Price	\$35,000	\$33,000 to \$73,750	\$70,500 to \$170,500

**Housing Sales June 1999-June 2003**

<b>Sale Price Range</b>	<b>Number of Sales and Percentage of Total Sales</b>
Under \$20,000	3 (15%)
\$20,001-\$40,000	6 (30%)
\$40,001-\$60,000	3 15%)
\$60,001-\$80,000	6 (30%)
\$80,001-\$99,999	1 (5%)
Over \$100,000	1 (5%)

Source: Real Estate Transfer Records

Affordable Housing Availability

- At least 3 homes sales between June 1999 and June 2004 were affordable to very low income families.
- At least 12 home sales between June 1999 and June 2004 were affordable to low income and moderate income families.
- The moderate income families had the widest available options for home sales with 20 sales between 1999 and 2004 being affordable.
- Very low income families had the fewest options but still had potential access to nearly 15 percent of the sales during the period.

## **Natural Resources**

Mapleton, Castle Hill, and Chapman have an abundance of natural resources. There are significant amounts of wildlife habitat, forestlands that are being managed for multiple uses, water resources, and unique natural areas. All of these resources help make Mapleton, Castle Hill, and Chapman a desirable place to live and contribute to northern Maine's natural resource based industries.

### **Agricultural and Forest Resources**

#### Agricultural Resources.

Agriculture within Mapleton, Castle Hill, and Chapman has followed the regional trends of declining acreages of active farmland, and declining numbers of operational farming units. Some of these declines are a result of improvements in farming mechanization that enabled a farm operation to improve crop production while reducing labor requirements. Thus, fewer farming operational units were needed to plant and harvest more or equal amounts of acreages with improvements in farm equipment technology. Probably a larger factor in the declining number of farmers and cultivated acreages of row crops (primarily potatoes) in these communities and the region, were the significant increases in the costs of production that occurred during the 1970's and 1980's while the market price for the crop produced remained somewhat stable, or in the case of high yielding years, (where surplus stocks outstripped market demand) market prices that were below the costs of production.

Most of Mapleton, Castle Hill, and Chapman's prime agricultural soils (as a percentage of the total area) are not being actively farmed. However, any proposed land use ordinance amendments to be developed during the implementation phase of this comprehensive planning process might provide that the principal use of certain sections of each community be "agricultural" or natural resource based to potentially prevent prime farmlands from being taken out of agricultural production. Residential development that may occur along some of the rural roads that are surrounded by agriculture may be incompatible with agriculture as it places a different set of demands on natural resources. Through proper land use controls, nuisance conditions arising from incompatible land uses can be avoided. Town officials should strive to maintain the operational integrity of viable farming units by controlling residential development on prime farmlands. Many of the soil types that are prime farmland are also those that are the most suitable for subsurface wastewater disposal. This places a greater demand on those areas that have suitable soils.

Specific information regarding agriculture resources in Mapleton, Castle Hill, and Chapman is difficult to obtain as reporting agencies do not provide town specific information.

#### Forest Resources.

Most of the commercial forest tree species found in Maine are also found in Mapleton, Castle Hill, and Chapman. The three major forest cover types include softwood, hardwood, and mixed forest stands. Generally, softwoods dominate the shorelands, wetlands, and lowlands.

According to the Maine Forest Service, balsam fir, white and red spruce, and northern white cedar, respectively, comprise the majority of the softwood stock growing in Aroostook County. Aspen, sugar maple, and red maple comprise the majority of the hardwood. Other species include white birch, beech, and yellow birch.

Small woodlots located throughout the communities are important to their owners and others in the community. Town officials should encourage small woodlot owners to contact professional consultant foresters serving the area to gain technical assistance in managing their forestlands. Municipal officials should work with the private landowners and the consulting foresters to make them aware of the policies and strategies located in this plan. In addition, officials may wish to make small woodlot owners aware of the forest management programs (both financial and technical assistance) that have been established to foster sound and sustainable multi-use management of forestland resources.

The Maine Forest Service compiles data from voluntary timber harvesting surveys. Since this program is voluntary, it does not necessarily represent the true amount of acres being harvested on an annual basis. Harvest data includes both selective and clear cuts. At the time of the writing of this section, 2003 data was not available from the Maine Forest Service. During the time period, Castle Hill had the greatest acreage harvested followed by Chapman.

#### Acres Harvested

Year	Castle Hill	Mapleton	Chapman
1997	457	435	374
1998	469	786	299
1999	127	827	812
2000	992	109	757
2001	579	375	413
2002	755	439	576
<b>Total</b>	<b>3,379</b>	<b>2,971</b>	<b>3,231</b>
<b>Average</b>	<b>563</b>	<b>495</b>	<b>539</b>

Source: Maine Forest Service, 2004

Both Chapman and Castle Hill have town owned forests that are being actively managed as multiple use forests. Timber is being harvested on these properties that are used for the benefit of the towns' residents. These woodlots are also used by residents for recreational purposes.

#### Chapman Town Forest

Chapman's town forest is approximately 6,783 acres made up of marketable forestlands, alder swamps, and wetlands. The town forest runs along both sides of Presque Isle Stream. There are approximately 5,500 acres of merchantable woodland made up of softwood, mixed wood, and hardwood stands with the mixed wood being the most predominate at 2,279 acres. There is a management plan in place that calls for increasing the harvest of hardwood, depending on market

conditions, increasing the usage of basal area checks to guide cutting operations, maintaining wildlife habitat, and increasing recreational opportunities.

### Castle Hill Woodlot

Castle Hill's woodlot is made up of approximately 7,500 acres and is recognized as both a revenue source and recreational asset for residents to enjoy. There has been a Woodlot Management Program developed that is designed to promote woodlot improvements and maintain wildlife habitat. Harvest operations are on-going and the town is responsible for the maintenance of access roads and updating and maintaining maps and lot lines. All contracts and plans must be approved by the Board of Selectmen. .

### **Wetland Areas.**

Freshwater Wetlands are defined under Maine's Natural Resources Protection Act, MRSA Title 38, Section 480-3 as: "freshwater swamps, marshes, bogs, and similar areas that are: inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support and which under normal circumstances do support a prevalence of wetland vegetation typically adapted for life in saturated soils; and are not considered part of a great pond, coastal wetland, river, stream, or brook. These areas may also contain small stream channels or inclusions of land that do not conform to the above criteria."

Some of the local benefits of wetlands relate to wildlife, flood control, and water quality protection. The amount and variety of plants found in wetlands create excellent habitat for wildlife such as moose, deer, snowshoe hare, songbirds, ruffed grouse, and waterfowl. The dense cover and available browse found in wetlands and their fringe areas are essential for the survival of wildlife during the long winter. During periods of heavy rain and spring run-off, wetlands act as catchment basins or sponges that collect and hold water and gradually release it as stream flow or groundwater recharge. All wetlands, regardless of size, perform the important function of reducing flooding. The biological composition of wetlands allows them to absorb tremendous quantities of nutrients and pollutants, which makes them act like a water purification system. The quality and quantity of ground and surface water is maintained by healthy, undisturbed wetlands.

According to the National Wetlands Inventory there are numerous wetlands scattered throughout each community. The National Wetland Inventory maps wetlands down to 1 acre in size and has replaced the Department of Environmental Protection's non-forested wetland maps. Prior to the adoption of Shoreland Zoning Ordinance, wetlands were encroached upon by timber harvesting to the detriment of ground and surface water. Town officials may consider updating their wetland inventories using newer National Wetland Inventory maps. These maps identify a larger number of wetlands down to one (1) acre in size throughout the community. A complete wetlands inventory is located on the water resources map located at the end of this section.

## **Water Resources.**

Water resources play a significant role in Mapleton, Castle Hill, and Chapman's economic potential and quality of life. Water resources are divided into two separate categories, groundwater and surface water. Each type provides benefits to the communities and may be threatened by certain land uses.

### Groundwater.

Groundwater is typically the most important resource that any community can as it provides drinking water to their residents. The Maine Geologic Survey has identified eight (8) sand and gravel aquifers in Mapleton, Castle Hill, and Chapman. The largest of the eight is located along the Aroostook River. All are rated as having the potential for ground water yield of 10-50 gallons per minute in a properly constructed well. (See aquifer map). Mapleton contains six (6) of the 8 aquifers, with one along the Aroostook River, 4 located along Presque Isle Stream, and one on Bull Brook. Castle Hill contains one identified aquifer on the Ashland town line along the Aroostook River and Chapman also contains an aquifer along Presque Isle Stream north of the Littlefield Road.

Some potential sources of groundwater contamination that have been identified by the Maine Department of Environmental Protection (MDEP) are: faulty/substandard septic systems, agricultural chemicals, underground fuel tanks, ground discharging floor drains, old solid waste dumps, and sand/salt storage piles. There are no locations in Mapleton, Castle Hill, or Chapman that have been identified as having contaminated groundwater by the MDEP.

### Surface Water.

Mapleton, Castle Hill, and Chapman's surface waters are contained within the Aroostook River and Presque Isle Stream watersheds. In addition, there are numerous tributaries and springs that feed into the larger streams and ponds. While Mapleton, Castle Hill, and Chapman have numerous surface water resources, due to the lack of size of many of the ponds and streams, there is not much available printed monitoring data. Presently, there is no water quality monitoring efforts taking place on any of the waterbodies.

The Aroostook River and its tributaries have been assigned one water quality goal classification in Mapleton, Castle Hill, and Chapman, as identified by the MDEP. This means that any activity which needs permitting must meet the standards set by the classification. The classifications try to be consistent with what the rivers or streams are, or are capable of being. The highest classification is AA, which are outstanding waters worthy of protection. Class A waters are to remain in a "natural" biological condition, Class B waters are to remain "unimpaired" by pollutants, and Class C waters may be changed but not below a certain level. The following are classifications for river segments and streams in Mapleton, Castle Hill, and Chapman:

Aroostook River

- From the Sheridan Dam to its confluence with Presque Isle Stream, including all impoundments - Class B.

#### Tributaries

- All tributaries of the Aroostook River entering below the confluence of the Machias River that are not otherwise classified - Class B.

#### Non Attainment Waters

According to the Maine Department of Environmental Protection (MDEP), Dudley Brook is the only water body in Chapman that does not meet its water quality classification. In 1999, Dudley Brook was evaluated for aquatic life and found to be in non-attainment for that parameter. As a result, MDEP is required to complete studies within the stream by 2012. At the present time, this study has not yet happened. MDEP suspects that this water body is a non-attainment water body due to agricultural non-point source run-off.

Presque Isle Stream in Mapleton is also considered a non-attainment waterbody due to nutrient pollution. MDEP tested Presque Isle Stream in 2000 and determined that a major cause of the nutrient pollution was the effluent from the Mapleton Sewage Treatment Plant. Since that time, effluent from the plant had been removed from the stream but MDEP had not, as of this writing, begun to remonitor the stream to determine if the water quality now meets its classification rating.

All streams in Castle Hill either meet their water quality classification or have not been monitored.

#### **Other Waterbodies**

##### Hanson Lake

Hanson Lake was created in 1966 as a watershed project with the purpose of improving the water quality and flow in the Presque Isle Stream, the source of Presque Isle's drinking supply. Hanson Book Lake has a maximum depth of 32 feet, a mean depth of 14 feet, and is managed as a coldwater fishery by Inland Fisheries and Wildlife. The lake was created to provide additional spring flood protection for the Chapman Street area of Presque Isle. Hanson Lake activities are jointly coordinated through an inter-local agreement between Presque Isle and Mapleton which has been in effect since the lakes creation.

A watershed survey was conducted during the spring of 2001 to determine the extent of the water quality problems and the sources of pollutants. A report summarizing the findings, *2001 Non Point Source Watershed Survey of the Hanson Lake Watershed*, was developed. The entire watershed was surveyed by local volunteers and an AmeriCorps SERVE/Maine Volunteer Leader in preparation for a federally funded NPS Pollution Watershed Project and/or a Watershed Management Plan.

The purpose of the survey was to identify and prioritize nonpoint source pollution sites in terms

of runoff, erosion, nutrient loading, and sedimentation. The results are designed to be used to help encourage sustainable, or "best management practices" (BMPs) within the watershed by those who utilize its resources, and to educate interested individuals about the importance of water quality. The Town of Mapleton can also use this report to identify problem areas that need attention and as a base in reviewing existing ordinances.

One of the major findings was the impact of roads and new development on the lake's water quality. The most common problem found was a lack of buffer zones protecting the lake from erosion and stormwater pollutants off camp/home lots and driveways. The report calls for Mapleton's Planning Board to develop more guidelines on new development, making sure permit applications include stormwater and erosion control plans, and that the Planning Board and/or Code Enforcement Officer review these plans before issuing a permit to limit the amount of impact new development will have on water quality. Also that the CEO inspect these BMPs to be sure they are (1) installed (2) being maintained (3) working as planned.

### **Fisheries and Wildlife Habitat.**

Mapleton, Castle Hill, and Chapman have a wide variety of natural habitats that are capable of supporting most of Maine's major wildlife and fish species. Each municipality's tracts of woodlands, wetlands, combined with significant cropland acreages, abandoned farmlands, and other habitat (i.e.: fringe areas, regeneration areas, etc.) are capable of supporting a tremendous amount of wildlife from songbirds to large animals, such as deer and moose. The long, cold winters and the amount of winter habitat are a limiting factor in all of Aroostook County for the amount of wildlife present.

#### **Fisheries Habitat.**

It should be noted that when discussing the local fisheries resource, it is essential to clarify the critical role that all of the streams play in the health of the resource. Though all of the streams may not support trout populations, they serve to maintain the cold water temperatures necessary for healthy, viable populations. Brook trout become stressed in water temperatures above 68 degrees Fahrenheit for extended periods of time. Maintaining shade cover along all streams helps to keep water temperatures at more tolerable levels.

According to Maine's Inland Fisheries and Wildlife (IF&W) Regional Fisheries Biologist, the Aroostook River and Presque Isle Stream support a significant fishery for wild brook trout and, to a lesser extent, Atlantic salmon (Atlantic salmon cannot legally be fished for as of this writing). IF&W documents the fisheries through reports from anglers and other census work. Biologists feel that the fishery is seasonal as trout move from the main river into smaller tributaries and spring holes during the warmer summer months. Both the Aroostook River and Presque Isle Stream are managed under general law while Hanson Lake is open for fishing through October 31<sup>st</sup>.

Hanson Lake is Mapleton's largest open waterbody and is a major recreational asset to the community. The 118 acre lake was created a large earth-filled dam across Hanson Brook in 1966. The brook is a fair spawning and nursery habitat for brook trout and the lake's fishery is

now maintained by an annual stocking program.

Atlantic salmon are also stocked in the Aroostook River annually. There are dams located in New Brunswick that inhibit the upstream return of both grilse and adult fish. Salmon caught at Tinker Dam and Mactaquac Fish Hatchery are trucked to the Aroostook River in Fort Fairfield. In recent years, returns have fluctuated from 40 to 200 fish.

Other small streams in each of the communities support wild brook trout and very likely a locally important small-scale sport fishery. The few small ponds located in the towns have not been surveyed by IF&W, but biologists feel that these likely provide little direct benefit as trout fisheries.

#### **Wildlife Habitat.**

The abundance of prime forestland soils, and wetlands in Mapleton, Castle Hill, and Chapman are an indicator of the potential to support wildlife. In addition, agricultural land that is no longer in production and reverting back to upland vegetation provides important habitat for woodcock and other upland birds, snowshoe hare, deer, bear, and moose. Cut-over woodland areas also provide significant amounts of browse, provided they are near uncut areas. Part of the management objectives for both Castle Hill and Chapman's woodlots is for the enhancement of wildlife habitat. Most of Maine's wildlife needs a diversity of habitat including wetlands, fields, fringe areas, and woods. Populations of these important species are influenced by land use practices on both agricultural and forestlands.

According to wildlife biologists from IF&W in Ashland, in 2004 there is one (1) deer wintering area (DWA) in Mapleton and Castle Hill and none in Chapman. Mapleton's DWA is located to the east of the West Chapman Road along Presque Isle Stream. It should be noted that GIS information ends at the town line between Mapleton and Chapman so deer may, in fact, winter in Chapman. Castle Hill's DWA is located along Demerchant Brook to the Aroostook River.

Beginning with Habitat information, received in 2003, indicated numerous wading bird and waterfowl habitats (WWH) spread throughout each of the communities. The most expansive areas of WWHs are located in Chapman and Castle Hill with lesser amounts in Mapleton. Town officials may want to consider working with the landowners and IF&W to develop cooperative agreements for the protection of these resources. Town officials should contact the Regional Biologist in Ashland for more information.

#### **Unique Natural Areas.**

Unique natural areas include any occurrences of endangered, threatened, or rare plants, animals, and natural biological communities as identified by the Natural Areas Program of the Maine Department of Conservation. These areas also include registered, qualified (but not registered), or nominated State Critical Areas by the Maine State Planning Office, and areas designated as National Natural Landmarks by the National Park Service. On the local level, any natural resource area that is unique to Mapleton, Castle Hill, or Chapman should be recognized for their local value and should be considered for protection as a unique natural area.

The Natural Areas Program (NAP) has documented seven (7) rare plant species or natural communities in Mapleton which are included on the state's inventory and data management system. The main purpose of the NAP inventory is to monitor the location and status of rare features that contribute to our natural diversity and to provide data for land use planning, permit review, and conservation planning. The following unique natural areas, including rare plants and natural communities have been listed:

Wild ginger	Prairie sedge
White adder's mouth	Small yellow water crowfoot
Swamp fly-honeysuckle	Marsh valerian

Gaspe' shadbush was documented in Mapleton in 1941 and its current status in town is not known. This rare plant is known to occur in shore and ledge habitats.

### Chapman

NAP has documented five (5) rare plant species or natural communities in Chapman which are included on the state's inventory and data management system. All are located in the area identified as Dead Horse Bog east of the Grendell Road. The following plants or communities have been identified in Chapman:

Lapland Buttercup	Swamp Fly Honeysuckle
Prairie Sedge	Marsh Valerian
Northern White Cedar Swamp	

State information regarding Castle Hill was not available at the time of the plan. However several rare plant species and communities were located around nearby Squapan Lake. In addition, the Aroostook River and Haystack Mountain are significant and popular resources for residents and visitors.

### **Hazard Areas.**

There are two types of hazard areas found in Mapleton, Castle Hill, and Chapman, floodplain areas and areas of steep slopes. The major flood hazard areas are identified through data supplied by the National Flood Insurance Administration. All of the floodplains are considered un-numbered "A" zones, meaning that flood elevations have not been determined. The National Flood Insurance Program is administered by the Federal Emergency Management Agency (FEMA). The Program has been designed to provide flood insurance for existing properties and to discourage additional development within the 100-year floodplain. A 100-year flood is a flood with a one percent chance in any given year of being equaled or exceeded. Floodplains are best suited for uses such as open space, recreational uses not requiring major structures, wildlife habitat, or agriculture lands.

Areas of steep slopes are referred to as hazard areas for a number of different reasons. Generally, the steeper the slope the more potential hazards exists. Steep slopes generally have a high surface run-off rate and accelerated erosion. Development on steep slopes requires sound

engineering and more sophisticated sediment and erosion control planning. The cost of developing roads, buildings, and other structures tends to be significantly greater because of the increased hazards. Also, the operation of machinery can be extremely hazardous on slopes 15 percent or greater.

The following table lists floodplain and areas of steep slope by community.

**Hazard Areas by Town**

<b>Town</b>	<b>Floodplain Areas</b>	<b>Areas of Steep Slopes</b>
Mapleton	<ul style="list-style-type: none"> <li>• North Branch of Presque Isle Stream.</li> <li>• Teakettle Brook</li> </ul>	<p>No major expanses of steep slopes. The following areas contain steep slopes:</p> <p>Between the Griffin Ridge and Creasey Ridge Roads, at the north and south ends of Hanson Lake.</p> <p>Pelkey Road area</p>
Castle Hill	<ul style="list-style-type: none"> <li>• Demerchant Brook</li> <li>• Welts Brook</li> <li>• Aroostook River</li> <li>• Alder Brook</li> </ul>	<p>Steep slopes are located along the center portion of the town, along the MacDonald Road, Richardson Road, and in the northeast corner of Castle Hill along Route 227.</p>
Chapman	<ul style="list-style-type: none"> <li>• Alder Brook</li> <li>• Dockendorff Brook</li> <li>• Presque Isle Stream</li> <li>• Whitney Brook</li> </ul>	<p>Steep slopes are located along Grendell Road, West Chapman Road, and East Chapman Road.</p>

**Natural Resources Analysis.**

Mapleton, Castle Hill, and Chapman are blessed with a wide variety of natural resources. Town officials have taken steps to protect many of these resources through the development and adoption of management plans and land use ordinances. Each community has adopted both a floodplain and Shoreland Zoning ordinance that are designed to protect the character and important natural qualities.

**Forestry**

Forestry has an impact on both Mapleton, castle Hill, and Chapman’s as well as the region's economy. Both Chapman and Castle Hill have town owned forests that are being actively managed as multiple use forests. Timber is being harvested on these properties that are used for the benefit of the towns’ residents. These town forests are unique to the communities and offer a

multi-use multi season recreational opportunity for residents and visitors. These woodlots are also being actively managed for the as a revenue source for the communities. They are a valuable asset for each community.

## Water Resources

The Maine Geologic Survey has identified eight (8) sand and gravel aquifers in Mapleton, Castle Hill, and Chapman. The largest of the eight is located along the Aroostook River. All are rated as having the potential for ground water yield of 10-50 gallons per minute in a properly constructed well. Mapleton contains six (6) of the 8 aquifers, with one along the Aroostook River, 4 located along Presque Isle Stream, and one on Bull Brook. Castle Hill contains one identified aquifer on the Ashland town line along the Aroostook River and Chapman also contains an aquifer along Presque Isle Stream north of the Littlefield Road.

Mapleton, Castle Hill, and Chapman's surface waters are contained within the Aroostook River and Presque Isle Stream watersheds. In addition, there are numerous tributaries and springs that feed into the larger streams and ponds. Dudley Brook is the only water body in Chapman that does not meet its water quality classification. In 1999, Dudley Brook was evaluated for aquatic life and found to be in non-attainment for that parameter. Presque Isle Stream in Mapleton is also considered a non-attainment waterbody due to nutrient pollution. MDEP tested Presque Isle Stream in 2000 and determined that a major cause of the nutrient pollution was the effluent from the Mapleton Sewage Treatment Plant. Since that time, effluent from the plant had been removed from the stream but MDEP had not, as of this writing, begun to remonitor the stream to determine if the water quality now meets its classification rating.

All streams in Castle Hill either meet their water quality classification or have not been monitored.

## Fisheries

The Aroostook River and Presque Isle Stream support a significant fishery for wild brook trout and, to a lesser extent, Atlantic salmon. IF&W documents the fisheries through reports from anglers and other census work. Biologists feel that the fishery is seasonal as trout move from the main river into smaller tributaries and spring holes during the warmer summer months. Hanson Lake is Mapleton's largest open waterbody and is a major recreational asset to the community. The brook is a fair spawning and nursery habitat for brook trout and the lake's fishery is now maintained by an annual stocking program.

Atlantic salmon are also stocked in the Aroostook River annually. There are dams located in New Brunswick that inhibit the upstream return of both grilse and adult fish. Salmon caught at Tinker Dam and Mactaquac Fish Hatchery are trucked to the Aroostook River in Fort Fairfield. In recent years, returns have fluctuated from 40 to 200 fish.

## Wildlife

According to wildlife biologists from IF&W in Ashland, in 2004 there is one (1) deer wintering area (DWA) in Mapleton and Castle Hill and none in Chapman. Mapleton's DWA is located to the east of the West Chapman Road along Presque Isle Stream. It should be noted that GIS information ends at the town line between Mapleton and Chapman so deer may, in fact, winter in Chapman. Castle Hill's DWA is located along Demerchant Brook to the Aroostook River.

Beginning with Habitat information, received in 2003, indicated numerous wading bird and waterfowl habitats (WWH) spread throughout each of the communities. The most expansive areas of WWHs are located in Chapman and Castle Hill with lesser amounts in Mapleton.



## **Cultural and Historic Resources**

Current and potential businesses and residents have a deep interest in the quality and quantity of community services and cultural resources because they help to establish the "quality of life" for each of the towns. Cultural resources are those activities, opportunities, and benefits the communities have that reflect the culture and heritage of the community, the recreational resources, scenic resources, and public access plans.

- Scenic resources are those areas of the community that may offer scenic vistas, such as areas identified by the state as having scenic value, scenic views, natural or cultural features (churches, trees, fields, mountains...), and parts of the community that contribute to the character of the towns (village green, historic site...).
- Public access plans are those opportunities which the people have to obtain entry to and use waterbodies and tracts of land for recreational pursuits.

Any town's ability to attract and retain economic growth often depends on the quality and quantity of cultural resources. People are not usually attracted to settling down in a community only because of a transportation network or an expanding population base. Instead, individuals and families are/will be attracted to Mapleton, Castle Hill, and Chapman in part because of their desire to enjoy the variety of its open spaces, scenic areas, numerous public and private recreational opportunities, community history, and its look, feel, and overall character. Conversely, individuals and families stay in the region for these very reasons as well.

Archaeological, prehistoric, and historic resources include sites on the National Register of Historic Places, sites on existing historical surveys, local historic areas, and other sites of potential historic significance. It is important to review these resources and identify the surrounding land uses or other areas which may impact these resources and then plan accordingly.

### **Cultural Resources.**

#### Haystack Historical Society's School House Museum

The Museum provides tours by appointment. The museum provides its vision of the Old Mill School. This museum serves the Castle Hill, Chapman and Mapleton areas as a cultural resource for public education.

#### The Caribou Performing Arts Center.

The largest facility for hosting performances in the area, the Center has a seating capacity of 825. The Center is maintained by the school department with its own full time director. The center was built as an adjunct to the Caribou High School in 1987 using school bond money. Through this facility, a wide range of cultural and entertainment events are offered.

## The Forum

The Forum has served as a major center for entertainment events and other activities for citizens throughout Aroostook County and Western New Brunswick. Among the activities the Forum hosts are: public ice skating, walking, wrestling, car shows, music videos, the Agri-Business Trade Show, craft fairs, flea markets, the Shrine Circus, the Kiwanis Home/Garden Show, the Special Olympics, Snowmobile Races, banquets, political conventions, Fire Fighters Conventions, the Fall Expo, Northern Maine Fair activities, hockey games, skating parties and various concerts.

## **Libraries.**

The Mark and Emily Turner Library in Presque Isle is the closest public library to residents of Chapman and Mapleton. Residents of Castle Hill have the option of going to the Ashland Community Library or the Turner Library.

Libraries are also open to the public at the Northern Maine Community College and University of Maine at Presque Isle.

## **Festivals and Events.**

### Mapleton Daze

Mapleton Daze is a popular even that attracts thousands to Mapleton during the last weekend in June. Events include a parade, children's games, hayride, horseshoe tournament, pool party, cribbage tournament, food vendors, pie eating contest, fireworks, baseball tournament, chicken barbecue, a street dance, six kilometer road race, classic car show, juggling and other events. This event is held in conjunction with the Mapleton Annual Alumni Dinner. Organizers are looking for additional volunteer to help with the event.

### The Northern Maine Agricultural Fair.

An agricultural fair established in 1854, runs during the first week in August in Presque Isle. The Fair features the largest midway in the County, amusement park rides, agricultural and forestry exhibits, lumber jack roundup, arts and craft exhibits, fireworks, and evening entertainment performances and harness racing.

### Isle Fest

Held in Presque Isle, events include a parade, TAMC Train rides, face painting, car show, food vendors, bean supper, kids treasure hunt, horse rides, carriage rides, line dancing, NASCAR ticket raffle, kids mini-tractor pulls, dunking booth, and pie, watermelon, and pizza eating contests.

### The Maine Potato Blossom Festival.

Held during the third week of July in Fort Fairfield, when hundreds of acres of potato fields come into blossom throughout Aroostook County. Events include a gigantic festival parade, mashed potato wrestling, the Maine Potato Blossom Queen Scholarship Pageant, a farmer's jamboree, and the famous 'Roostook River Raft Race. The festival ends with a fireworks display.

## **Higher Education**

### Northern Maine Community College

*Northern Maine Community College was established in 1961, and the first class entered the college in 1963. Today, NMCC impacts over 2,000 students annually through various programs.*

*More than 7,000 graduates are now meeting employer needs throughout the state, the nation, and abroad. Thanks to the support from business and industry throughout the state, NMCC is proud to have more than 250 individuals serve on advisory committees for our various programs. This ensures that NMCC's programs provide the most relevant, technically advanced information required in their industry. The College has earned the reputation of a top-quality educational facility.*

## **Tourism.**

Northern Maine has made steady gains in the tourism sector, with employment in tourism-related businesses rising. Four season tourism has a significant impact on the northern Maine economy; while the summer season is by far the strongest season state-wide, winter is Aroostook's strongest season, followed closely by fall.

Organizations involved in tourism development in the Mapleton, Castle Hill and Chapman area include the Chamber of Commerce located in Presque Isle and Aroostook County Tourism (ACT). Their responsibilities include disseminating information to businesses and tourists interested in coming to the area, and organizing events. Aroostook County Tourism (ACT) has been created to promote year-round tourism in northern Maine. There are many attractions and festivals that take advantage of the beautiful natural surroundings and celebrate the rich heritage and local way of life in the area.

## **Recreational Resources.**

Parks and recreation are major community assets and concerns. They are often the tool that will help prospective residents to decide to live within a particular community or for a business to relocate. They reflect a sense of pride, community, and quality of life and they provide open space for residents and visitors and enhance a community's appearance. People in this area enjoy the snow through a variety of activities such as downhill and cross country skiing, snowmobiling, ice-fishing, skating, and tobogganing. In the summer and fall, residents and tourists alike enjoy outdoor activities ranging from fishing, hunting, camping, and hiking. The area is dotted with many lakes and streams with public access which provides the opportunity for

most water sports. Many people have rented or purchased camps within the area to enjoy the season more fully. In the southwestern portion of the subregion, access to Mount Katahdin and Baxter State Park offer excellent opportunities for outdoor activities including mountain climbing.

### **Mapleton, Castle Hill, and Chapman Recreational Facilities**

The focal point of Mapleton's recreation program is the excellent swimming facilities, consisting of the Community Swimming Pool, bath houses, off street parking, and swimmer training programs. In addition, Mapleton has summer Little League baseball, girl's softball, and pony league programs, thanks to the willingness and assistance of volunteers. Also there is an ice skating rink (tennis courts) which volunteers kept flooded and clear. There were numerous other gatherings and parties in which the Recreation Department took part and sponsored.

Families in East Chapman use Presque Isle's recreation facilities. The Town of Chapman pays an annual fee that allows residents to utilize these services. However, popular programs typically are filled by Presque Isle residents and oftentimes not available to non-residents.

#### Recreation Trails.

The Aroostook River, Walker Siding, Chapman Ridge Runners, and the Presque Isle Snowmobile Clubs (Club) maintains 170 miles of groomed snowmobile trails, which are all part of the 2200 miles of trails that criss-cross Aroostook County. The Clubs are responsible for a portion of ITS 88, ITS 83 and local trails 105, 81A, 74, and 75. Currently, the Club owns its own grooming equipment. Total trail funding maintenance, including grooming, is partially reimbursed through grants from Maine Department of Conservation. Issues which effect grooming, maintenance, and trail retention include increased snowmobile traffic, trespass, and landowner relations.

#### Other trails systems

Railroad rights-of-way and designated trails serve as cross-country skiing, snow shoeing, and snowmobile trails in the winter; hiking and nature trails during the non-winter months; and access for fire control year-round. The continued maintenance of these trails for recreation and transportation pursuits will enhance recreational and transportation programs and economic development in the area. The region had regular rail freight/passenger service from the Bangor and Aroostook Railroad (BAR) and Aroostook Valley Railroad (AVR) with their rail lines in Town. Today, some of these rights-of-way are abandoned and are part of an extensive regional recreational and pedestrian trail system from Van Buren to Caribou onto Presque Isle, Mapleton, as well as Easton and Houlton. Continued development of these rights-of-way could enhance recreational programs and economic development in the area.

Services are available for trail users in Mapleton (there is a snowmobile dealer located near ITS 88 in Mapleton plus access to service in the downtown), but not in Chapman or Castle Hill. Because of the location of these trails, each town may want to determine how they could benefit from the year-round use of the trails. In addition, with proper and compatible trail development and tourism promotion, small-scale economic development could be realized.

Issues which should be reviewed by this Plan include, among others; compatible use of the trails; alternative trails for incompatible uses; need for additional trails or connectors; trail maintenance; and private property rights.

### **Scenic and Open Space Resources.**

Scenic and open space resources are those areas of the community that may offer scenic vistas or large tracts of open fields, such as areas identified by the state as having scenic value, scenic views, natural or cultural features (churches, trees, fields, mountains...), and parts of the community that contribute to the character of the town (village green, historic sites...).

#### Aroostook National Wildlife Refuge

Aroostook National Wildlife Refuge is located on part of the former Loring Air Force Base, in Limestone. It was established in 1998, when 4,700 acres were transferred from the Air Force to the U.S. Fish and Wildlife Service. The Refuge also manages 2,400 acres of wetland conservation easements throughout Aroostook County. The primary emphasis of the refuge is forest and grassland management. The refuge has an aggressive habitat restoration program which includes demolishing buildings, removing railroad track and fencing, as well as other remnants of the former base infrastructure. The refuge is also actively restoring several wetland types, including a 2.1 mile stream restoration project with the U.S. Air Force.

#### Scenic Areas

There are no areas in Mapleton, Castle Hill, and Chapman identified by the state as having scenic value of statewide significance. However, each community is endowed with a number of scenic and open space areas and views. The Towns' topography with several ridges and rolling hills, provides for some incredible panoramic views. These areas are a major resource and should be maintained. Mapleton does not have standards in the townwide zoning ordinance that which consider impacts of certain types of development upon scenic or open space sites. Each town should consider mechanisms for; the identification, assessment, and protection (as needed) of existing or potential sites, and performance standards for development activities within or adjacent to existing or potential sites. The joint planning committee has identified the following scenic and open space areas:

1. Haystack Mountain-Castle Hill
2. Route 163- Chapman, Mapleton, and Castle Hill
3. Most high spots located along town or state roads have panoramic views of the surrounding countryside.
4. Town owned forestlands in Chapman and Castle Hill
5. Maine Public Reserved Lands around Squapan Lake

### **Public Access.**

Public accesses are those opportunities which the people have to obtain entry to and use of

waterbodies and large tracts of land for recreational pursuits. The streams and brooks in Mapleton, Castle Hill, and Chapman provide for good fishing opportunities. The Aroostook River, and its tributaries, which traverse the Town, affords numerous points of access (albeit over private property) off the Town's roads and the river has been recognized by the IF&W with fisheries values in need of guaranteed public access or additional access development. There are no public boat launching facilities located on the Aroostook River. There are launches on Alder Brook Lake in Chapman and Hanson Lake in Mapleton.

Public access to large tracts of land or other areas include: town owned forests in Castle Hill and Chapman, access to Haystack Mountain in Castle Hill, access to Maine Public Reserved Lands in T11 R4, and access to large tracts of commercial forestland south of Chapman. Private landowners for the most part will provide access to their lands should they be asked. IS POSTING BECOMING A PROBLEM?

As noted, Mapleton, Castle Hill, or Chapman do not have local ordinance provisions which consider impacts of certain types of development upon areas of public access or work to obtain guaranteed public access. Each Town should consider mechanisms for; the identification, assessment, and protection (as needed) of existing or potential public access sites, and performance standards for development activities within or adjacent to existing or potential public access sites.

## **Native Americans**

### The Micmacs

At present, the estimated Micmac population enrolled on Canadian Band-lists is more than 10,000. Only 7,000 of these live on Reserves; the other 3,000 live scattered over the Maritimes and New England, or are just "on the road." In addition, there are an estimated 2,000-3,000 Micmacs who live in Canada who are not registered on the Band Rolls of the Canadian Reserves. In total, there are about 5,000 registered and non-registered Micmacs in new England, the majority of whom live in Boston. Aroostook County provides the major transitory route to and from the Canadian Reserves and the urban areas along the Atlantic seaboard of the U.S., both because of its location and because of the presence of a strong Micmac community.

The Micmacs were not part of the Maine Indian Claims Settlement Act of 1980 and, as such, were without the services of the State of Maine's Department of Indian Affairs, which had closed its doors. In response, the Aroostook Micmac Council, Inc. was formed, which obtained recognition and assistance from the federal government's Bureau of Indian Affairs. Currently, funding is available from the Administration of Native Americans, a branch of the Department of Health and Human Services and the National Indian Lutheran Board.

In June of 1982, members of the Micmac Indian Tribe in Aroostook County chose Presque Isle as their headquarters. As heirs of the First People, the Micmac Indians are part of the Eastern Algonquian-speaking peoples who have traditionally inhabited the territories of Maine and the Maritime Provinces.

Today, the resident core of the Aroostook Band of Micmacs consists of approximately 562 people. Of the 233 adult members, 135 live within a 20-mile radius of Presque Isle, 46 (20 percent) in and around Houlton, and 22 in and around Madawaska.

## **Town Histories**

Provided by Cindy McPherson

### Castle Hill

In 1843, early settlers and surveyors found their way to Northern Aroostook County. The region boasted of prime forests, fertile farm lands, and one mountain with an elevation of 1341 feet, a river abundant with speckled trout and few beaver ponds, as well as swamps and rocky hills. This area was known as Township 12, Range 4.

The Aroostook River snaked its way through the tall timbers and green countryside. Near the river atop a steep hill, a large structure was erected by early surveyors. The log building and platform sat with the grandeur of a castle positioned to see many miles up and down the river during the Aroostook War. For this, the township was named.

General Jabez Trask was one of the earliest pioneers to settle along what we know today as the State Road around 1843. "The Ledges", a short section along the southerly bank of the Aroostook River, about one quarter mile upstream, was referred to as "Trask Landing" by fisherman. It is unclear if General Trask arrived by boat or traveled by land along a trail surveyed by the U.S. Army during the war.

Castle Hill was classed among the river towns although the Aroostook carved its path through only the northwest corner. Growth of the area was stagnant until the mid 1800's. In 1850, James Porter migrated from New Brunswick to settle on the Ashland Road about one half mile from the Mapleton town line. A cousin, Robert Porter soon followed and settled down the road. The Civil War was winding down and word was spreading throughout the state of wonderful opportunities in Northern Maine. Land was available for anyone wanting to purchase it to perhaps make a living at farming. Land grants were being made by the militia and lots could be purchased at rock bottom prices. As the number of settlers increased so did the demand for services. Hotels, a post office and schools were built. Herbert P. Smith, proprietor of Smith's Hotel located on the north side of State Road half way between Ashland and Presque Isle, offered travelers and their animals a resting place during the two day trip. Immediately across the road was another refuge, Tilley's Hall built by Henry Tilley. Town meetings were held there and this also, was the location of the Post Office for twenty five years. Mr. Tilley was the Clerk and Postmaster. On the south side of town, Micajah Dudley and his four sons settled both sides of the Dudley Road. They were good farmers and planted hundreds of apple and plum trees. Evidence of the extensive orchards is visible today as you travel the Dudley Road. In 1859, Deacon T.K. Dow, and J. P. Roberts chose to settle both sides of the Dudley Road further east near the Mapleton town line. Mr. Dow's son Charles Dow was a practicing physician who lived on the Hughes Road. John Waddell cleared farm land on the Waddell Road and later his son John was the first minister in Castle Hill.

Castle Hill was organized as a Plantation on April 23, 1860. M.K. Hilton, A.M. Dudley, and Henry Tilley were the first assessors. Jefferson Sawyer was the first Plantation Clerk. The population grew to 546 by 1897 with 223 listed as scholars enrolled in the Plantation's school system. Over a period of years, the town had built several one room school houses to give the children the opportunity to receive a basic one through eighth grade education. School houses were located so children did not have to endure long walks in the harsh winter weather to classrooms. Old school houses of the mid 1800's were replaced with school houses built the same with all the windows on one side. Desks were placed to take advantage of the natural light. Kerosene lamps adorned the walls and a wood burning stove provided heat to these buildings with no insulation. Young school teachers were hired fresh out of normal school but did not stay long due to the small salary and meager supplies. Many married and left the teaching profession. A shortage of teachers in the isolated areas became widespread. Neighborhood housewives substituted until a teacher could be found. An arrangement was made by town officials for any school age resident to attend High School in Presque Isle, Mapleton or Ashland upon paying tuition. Very few students participated due to the fee and the distance to get there. This required finding room and board.

Social activities included packing a picnic lunch and climbing Haystack Mountain, box socials, and town meetings. In the summer, those who gathered enough stamina to climb to the summit of Haystack through the thick woods and up steep rock walls were taken back by the beauty in all directions. Fertile green fields, tall timber, barren waste land, the smooth glassy surface of Squapan Lake, and the tops of Hedgehog, Quoggy Joe, Mars Hill and Bald Mountains were picturesque. Presque Isle and Washburn could be identified in scanning the horizon. This breath taking view was certainly worth the climb. The winter months brought box socials. Young, unattached ladies of the neighborhood would make up a special decorated box filled with sandwiches, cookies, candy and other goodies. An older male would be chosen as auctioneer for the evening and would proceed to sell the fancy boxes to well scrubbed young men. The highest bidder got to share the contents of the box with the pretty young woman who made it. The spring brought the annual town meeting. . February 21, 1903, Castle Hill was incorporated. Near that same time, farmers on the State Road organized the Castle Hill Grange and a hall was constructed. The Grange was an agricultural based organization that served an important role in lobbying for farmers. The Hall functioned as a gathering place for many events such as benefit dinners and dances. The annual town meeting was held there, as well. Town officials collaborated to discuss the serious business of raising tax dollars to meet obligations such as salaries of the town clerk, highway, teachers and for school repairs. Males between 21 and 65 years of age could not vote in a local or national election or obtain a driver's license without proof of paying his \$3.00 annual poll tax. Following the officials being appointed or voted into office, oaths were taken. At the conclusion of the town meeting, all enjoyed a baked bean supper and square dance. There was no Town Office. The Clerk and Selectmen met in homes to conduct the town's affairs.

In 1910, the population increased to 563 of which 211 were listed as scholars. Teacher's salaries ranged from \$7.50-\$12.00 per week. The annual town report listed taxable properties to include horses, valued at \$65.00 each; cows at \$16.35 each, sheep at \$2.90, Angora goats at \$3.98, and pigs at \$3.00.

The 1920's led to jobs a plenty and salaries were on an increase. Teachers were paid as high as \$325.00 per year. The age of the gasoline engine had come. The annual report listed 34 automobiles valued at \$8400.00, one tractor valued at \$875.00 and 12 gasoline work engines with a valuation of \$1010.00. Animal values increases with an average value for a horse being \$106.29, a cow at \$31.92 and oxen at \$47.14 each. Castle Hill's personal property and real estate showed a dramatic increase during this decade though the population stayed about the same.

Life had always been difficult in Northern Maine but short five minutes radio broadcasts brought the news of a nationwide depression in the early 1930's. Castle Hill reported nine working radios but they were scarce. Batteries were short lived and expensive. Often times, news traveled by word of mouth from so-called hobos. Most people knew little about the nation's problems as they were charged with the sometimes impossible task of providing food for their own table. Massive factory layoffs and reduced farmland production caused many to up root their families seeking a place to make a living. During this period, trucks in the logging and farming industry now totaled 26. There were 66 automobiles and nine gasoline powered tractors. Many men worked on logging crews in order to support their families. They would cut all winter with teams of horses and then drive the long logs on the high water down Beaver Brook to the Aroostook River, and then to the sawmill. This was dangerous work and the log drive usually took thirty days. There were three sawmills in Castle Hill. They belonged to Rodney Delong on the Haystack Road, Higgins and Jackson on the Dudley Road and J.O. Ellis on the State Road near the Ashland town line.

There were no significant changes in property valuations or numbers in the early 1940's. The number of residents totaled 633. In 1941, the Selectmen appointed Phineas Ellis the first Town Manager. The country was fully involved in World War II. Many young men were leaving their families to join the military, some by volunteering, and others by draft. Private Franklin T. Porter was the first casualty from Aroostook County. He was born December 27, 1918 and died in combat training May 15, 1942. By the mid 1940's, life was slowly returning to normal following the end of the war. There was a noticeable change in statistics during the war years. The population now numbered 436.

The next twenty years showed an up and down curve in population but a steady increase in taxable properties. By 1960, Castle Hill residents numbered 554 but decreased to 519 in the 70's. Castle Hill joined Mapleton, Chapman, Wade, Washburn, and Perham to become Maine School Administrative District No. 2 in October 1958. After many difficulties, they broke away and joined MSAD #1 on February 1, 1961. Year around single family houses increased with the influx of mobile homes. Agricultural employment was the primary labor market showing only a 3.2% unemployment rate compared to 12.1% for the area.

In 1973, a Planning Board was established to guide the future of Castle Hill's development. Over the next decade, criteria for subdivisions, site review, and land use ordinances were reviewed. A Comprehensive Plan was completed in 1980 but was never approved. Development continued at a slow pace. In the 1990 census, the population was 449. The decline was partially contributed to outward migration of the younger generations for education and employment opportunities. With continuous work, a Shoreland Zoning Ordinance was adopted in 1991. Castle Hill entered

into an interlocal agreement for sharing joint general, administrative, and departmental expenses with Mapleton and Chapman in 1992. To follow was the adoption of the Floodplain Management Ordinance in 1997 and the Land Use Ordinance in 1998. These ordinances with some minor updates still remain in place today.

Castle Hill remains one of the small towns in Aroostook County with vast open space, undeveloped lots, large timber stands, and picturesque views. Careful planning for future development will protect these natural resources for generations to come.

### Chapman

Situated in the middle of eastern Aroostook County amidst vast timber and rolling hills was Township 11, Range 3. Cyrus Chapman, an early surveyor, surveyed the township marking all four corner posts with his full name. From that time forward, the town was known as “Chapman”.

Chapman began seeing the first settlers in the late 1860's and early 1870's. Among the first family names to arrive were Grendell, Swanback, Gardiner, Pendexter, Foss, Judkins, Fillmore, and York. The area was totally wooded with an abundance of wild game. Caribou, wild turkeys, and geese were spotted regularly. John Swanback, an army officer, born in Germany, cleared an area at the end of what we know today as the West Chapman Road. This area is well known and still referred to as Swanback or Swanback Opening. Simeon Grendell and his three sons, Sam, Worth, and Amos walked to Chapman from the Etna-Newport area in 1871 and settled near Chapman Siding. Daniel Gardiner settled at the top of the hill beyond the Siding. Shortly after this, George and Sumner Pendexter were each given 165+ acres by the government about half way between Gardiner's and Swanback Opening. They were to clear and homestead the land.

Chapman Plantation was organized in 1874. In 1880, the population was 166. By 1890 inhabitants numbered 231 and town organization began. It was voted to have annual town meeting the fourth Monday of the month in March. School districts were formed, teachers hired and in 1895, the town voted to build schoolhouses in three settlement areas with a budget of \$1,000. They were the Mark Grendell, Hillside and Pendexter Schools. The summer session began May 1<sup>st</sup> and ran for ten weeks while the winter session started the first day of November. Schoolhouses soon to follow were the Grendell, Powers, Washington and Tweedie. At that time, Swanback Opening was very busy. Most men worked in the woods cutting timber and hauling logs. Logs were transported by teams of horses through an opening adjacent Swanback woods to the Presque Isle Stream to float to the mill. In the winter, this long trek often had to be shoveled in order for the horses to get through the snow.

The early 1900's showed a steady migration to Chapman. Much change occurred in the next twenty years. In 1910, the Grendell School house or Town Hall was moved to its present location and a new foundation was placed under it. This was a more central location within the school district. At annual town meeting that year, it was voted to change the meeting date to the third Monday of the month. The railroad came to Chapman the same year. Levi Gardiner, a team of his horses, and a few local men built the beds with a scraper. A crew of Italian workers laid the tracks from Chapman Siding to Squapan. Orick Pettingale came from Washington County to

serve as the foreman. After the tracks were finished, Pettingale moved his family to Chapman and stayed on as the Section Foreman for many years. Today, there is a snowmobile club picnic area along the tracks where Pettingale had a camp. The railroad increased access to Squapan which allowed timber harvesting of the area. Crews, teams with heavy loads were often seen crossing the ice in dangerous winter conditions. Teams and loads were known to have gone through the ice. In 1911, the Plantation purchased one acre of land on Bog Hill from Worth Grendell for a burial ground. The first state road work occurred in Chapman and town ways were laid out. Men were paid \$1.50 per day to work on the road and a team with a cart, \$3.00 per day. Augusta was declared the seat of Government in the State of Maine. In 1912, forty-one residents voted in the Presidential Election. Recorded were 5 Republicans, 7 Democrats, 14 Socialists, 1 Prohibitionist, and 14 Progressive. The area was divided into three Fire Districts. H.G. Foss, F. Ricker, and E.L. Grendell were the first Fire Wardens appointed. Chapman Plantation was incorporated as a Town on December 23, 1915. Chapman town records reported one automobile in 1917. Growth continued with the population reaching 490 in 1920. That year a new school was built, Hodgdon School. Annual town meeting remained an important event on the calendar. The appointment of officials and the discussion of taxes, road, schools, teachers, repairs and salaries kept the meeting interesting. The mill rate was .055 in 1920.

The 30's, 40's and 50's show a decrease in population with 381 residents in 1950. The depression and World War II took its toll on Chapman as it did with other small towns in the County. In 1946-47, the town voted to close the school houses one or two at a time. Many of these buildings were sold, moved and turned into residential homes. Chapman joined the school district which included Mapleton, Castle Hill, Wade, Washburn and Perham. This decision was made to improve educational opportunities and be able to participate in beneficial programs such as Dental Decay and Mouth Health Prevention. School enrollment numbered 49 at the elementary level and 38 in the secondary. In 1952, Arline K. Knight was appointed Town Clerk to fill the vacancy of G.L. Hodgdon.

The following years Chapman showed slow growth. The fine timber continued to be a lucrative natural resource. Beaulieu's Mill was built in 1960. Residential construction was dormant until the mobile home age. From 1969-1979, the number of mobile homes more than doubled. Chapman was an area affordable to live and in close proximity to the job market. In 1974, the town voted to change to Town Manager form of government. Mapleton, Castle Hill and Chapman shared that position. Chapman's first town manager was Ed Gagnon. Town affairs were taken care of at the Town Office on Main Street in Mapleton. That year, the annual town meeting was changed back to the fourth Monday of the month due to a conflict for the Town Manager with other town meetings. In 1976, the Chapman Planning Board was established with official duties enacted in 1982. Ordinances were developed in order to protect the rural character of the town. The Site Review Ordinance and Building Ordinance was adopted in 1987, the Mobil Home Park Ordinance in 1990, the Shoreland Zoning Ordinance in 1992, and the Floodplain Management Ordinance in 1997. These ordinances have been reviewed and updated throughout the years.

Chapman continues to be a widespread area with a healthy lifestyle. It is attractive to young and old alike. It offers a low tax rate with the benefits of a rural setting yet close to a service center.

## Mapleton

(Condensed from a history of Mapleton by Dena Winslow York)

In 1621, the English officially owned the land, but, no one came to settle because of the vast wilderness and the fear of being killed. They did identify another commodity of worth - the tall pines that were to be used as ships' masts. It wasn't until the late 1700's, after the Revolutionary War, that incentives were given by the newly formed Confederation of States to settle on the land. Land grants were made to anyone willing to live on the land. Early settlers, primarily from the north and east, came by boat and built their log cabins at the mouths of brooks. Capt. Peter Bull was one of the first to settle in the area. It was a lonely existence for the early settlers and they eagerly awaited the arrival of itinerant peddlers and preachers. Once a month the settlers would chip in and hire a person to go to the Post Office in Tobique, NB for the mail.

It wasn't until the first primitive roads were built in the early 1800's that people from the south came. Even at that time, people from the south were called "outsiders" or "Kennebeckers". The bumpy dirt roads did allow the settlers to get to a trading post instead of waiting for the peddlers. However, the nearest trading post was in Bangor and it took ten days to get there.

The value of the forest resources became increasingly evident and additional incentives were offered to those brave souls willing to harvest the trees. Four hundred acres of land were given to any man who would come, settle, and build a mill.

The Aroostook War had a significant impact on the area. Many of the early settlers were from Canada, as were the peddlers and preachers who brought products, information, and a way of life. Allegiance had to shift to an area whose people were considered "outsiders". It was an adjustment. Mail deliveries through Tobique were cut. Now settlers had to hire someone to carry mail to and from Houlton. David Bubar, the first mailman, made two trips a month on foot. New Brunswick settlers living here were given "treaty lots" and U.S. citizenship provided that they build homes and stay for at least six years. Large land grants were now reserved for mills and schools, but 160 acre lots were deeded to anyone who would build a cabin, do some road work, and live on the land for five years. The offer appealed to many of those who had come to fight in the Aroostook War. The soldiers returned with their families to settle on the 160 acre plots. The State Road, which had been carved out during the war was the first road to be settled on. Soon, surveyors came in to lay off the whole area into townships (36 square miles) and the area we now know as Mapleton was Township 12 Range 3 (T12R3). In 1859, though still a township, it was named Mapleton because of the numerous maple trees on it.

The first sawmill, at the southern edge of the township on Presque Isle Stream, was built by Mr. Ball and Mr. Huse in 1859. They started sawing logs, then began making shingles, and 10 years later put in a rotary saw and planer and could turn out boards. The settlers that came, cleared the land, and fed the sawmills also saw the need to organize and Mapleton became a Plantation in 1869.

Unfortunately, after the Aroostook War, the pine timber market slumped to markets were developed for spruce and birch. As the land was gradually cleared and the lumber markets began to change, the agricultural opportunities opened up. Land on which timber had been harvested could be bought for \$.50/acre. People who lived here began planting potatoes (mainly the Blue

Nose variety) in between the stumps where the trees had been felled. They were planted and dug by hand, and were initially for family use only. They were a staple in the diet. In the 1870's starch manufacturers from New Hampshire came to Aroostook looking to expand. They struck a deal with Dr. George Freeman who was able to convince 80 men and 1 woman to sign a four year contract to produce potatoes. The contractees agreed to plant between 1 - 12 acres of potatoes that they would deliver between September 1 and October 20. They would be paid 25 cents for 63 pounds at the end of each contract year. Meanwhile a factory was built to accept the potatoes and turn them into starch that was used in textile mills, candy factories, and for making briquettes, glue, and other adhesives. The potatoes were planted and dug by hand under sods of earth with no fertilizer and yielded an average of 200 bushels per acre. The first harvest was loaded into every size and shape container imaginable and hauled to the factory on carts, hayracks, sleds, wagons, and stone drags. The people who came to build the starch factory also brought ideas on how to farm and introduced early farm technologies (forks, tined hoes, etc). It wasn't long before local folks were designing a number of items and procedures to make agricultural production easier and more efficient. Dynamite was introduced to clear the land of stumps, rocks, bushes and old fences; barrel factories spawned to move large quantities of potatoes up ramps; the jigger wagon was invented to move potatoes from the fields. Creative minds and clever hands turned out hoes, cultivators, diggers and sprayers, etc.

Things were humming along quite smoothly until a lynching occurred in 1873, which drew the whole State's attention to this little plantation. Jim Cullen, a large man with a temper and a reputation for stealing was charged with stealing a pair of boots from the general store, was tracked down by the County Sheriff and a local farmer, and was being brought back to trial. In the process, he killed the sheriff and the farmer with an axe. When word got back to the village, a posse was formed and they tracked him down. The posse made up some 100 men hung Jim Cullen. To this day, no one admits to know one who made up the posse.

When the excitement from the lynching died down, energies once again were put into organizational efforts. In 1880, Mapleton became a town, the 443rd in the State of Maine. It started with three selectmen as the governing body.

The Grange played an important part in these early efforts at planning and organizing and continued to play a major communication and social role in the community for 60+ years. The first Grange meeting were held in a variety of private homes. It wasn't until 1882 that a lot was purchased and the Eureka Grange Hall was built. Francis Winslow was the first Master.

The town was expanding quite nicely until 1887. A forest fire swept through the area burning the sawmill, the starch factory and much of the town. The sawmill was rebuilt immediately but the starch factory was not rebuilt until years later. In the meantime, farmers had to haul their potatoes to Presque Isle.

Much of the 1890's were spent recuperating from the fire and rebuilding. In the early 1900's technology from the outside became available and began to change the life of the town. Formal education was perceived as being important and several one room schools sprang up. Teachers were recruited and private families gave them room and board.

In 1905, Mapleton got its first telephone line which opened up new ways of communicating. In 1909 the first railroad link to Mapleton was established. Passenger service via electric cars made it

possible for folks to ride to Washburn, Stockholm, Presque Isle, Squa Pan, and Ashland instead of going by horse and wagon or on foot. 1914 was a banner year for Mapleton. The first electricity line to the Hughes Road was put in and Roy Winslow was the first Mapletonian to purchase a car. It was also the year that the town built its own high school. Four years later, tractors arrived and farm production got another boost. The relative ease with which folks in town could connect with folks in other towns led to the organization in 1920 of the Federation of Farmers of Aroostook County and in 1923 the Maine Potato Growers Exchange. These movements enhanced the marketing of potatoes through a central location. This, plus the development of R.R. freight service in 1937 greatly expanded the marketing of agricultural produce.

Fire took its toll on the town once again when the Grange Hall burned in 1923. It's no wonder that a fire department was one of the first municipal services developed in the 1920's. It started out as a volunteer fire department and continues to be so today. A new hall to replace the Grange was built in 1948 and was called the Community Hall. Though still important to the town as a gathering place, its function began to change as other buildings were erected and other means of communication became available.

Other significant changes occurred in the 1940's. Mapleton adopted a Town Manager form of government and erected a town garage. It became difficult to recruit teachers and difficult to find families to board them so the one room school houses gradually closed down. In 1948 the Mapleton Community School came into being and school buses started bringing children to school.

As the automobile became more affordable, it changed the life of Mapleton along with every other town in the U.S. People relied less on the railroad and in 1946 passenger rail service was discontinued. For the first time, people were able to live in Mapleton and travel to other towns to work and to recreate. A number of people with no family or historical ties to Mapleton moved in and built houses on land that once grew trees or potatoes. This population influx increased the demand for services (paved roads, water and sewer supplies, recreational options, etc.). In order for transplanted residents to co-exist peacefully amid the family farms, a system of planning, regulating, and compromising developed. A Planning Board was organized in 1963 followed by building regulations in 1967 and zoning regulations in 1971. Services to meet the new demands included the widening of bridges (1950), the building of sidewalks (1950), forming school administrative districts (SAD #2 in 1958 and SAD #1 in 1962), building a new elementary school (1976), developing Hanson Brook Lake (1965), constructing a swimming pool in town (1967), developing a sewer and water district (1966), opening a new town office (1977), and paving and repairing roads on an ongoing basis.

In 1980 Mapleton celebrated its 100th anniversary. Although times have changed, and the makeup of the town is different, some of the issues remain the same. Mapleton continues to have an interdependent relationship with the towns that make up Aroostook County. Balancing the different needs and the varying life styles and value systems of all its residents continues to require planning. As we look to the future, it is important for all residents to take part in this process.

## Archaeological, Prehistoric, and Historic Resources.

Archaeological, prehistoric, and historic resources include sites on the National Register of Historic Places, sites on existing historical surveys, local historic areas, and other sites of potential historic significance. It is important to review these resources and identify the surrounding land uses or other areas which may impact on these resources and then plan accordingly.

It is important for communities to remember and preserve traces of their past -- houses, churches, farms, or grange halls, to name a few. Such buildings and sites contribute texture to the Town, bring history to life for many, and set a standard for other contributions into the future. The Maine Historic Preservation Commission (MHPC) is the central repository in the state for all archaeological and prehistoric survey information. Survey files include computer files, map sets, paper data forms, field notes, detailed unpublished reports, photographic archives, and published works. Most of the basic information is retrievable on a town by town basis. It is the policy of MHPC that the standard of historic value reflected in municipal plans should normally be eligibility to or listing in the National Register of Historic Places.

According to the MHPC, there are no known archaeological or prehistoric sites in any of the communities as of July 2003. Archaeological resources are physical remains of the past, most commonly buried in the ground or very difficult to see on the surface. These sites are all located along the Aroostook River and were identified during hydroelectric relicensing studies. The significance of these sites has not yet been determined. In many areas of Maine these areas are generally found within 50 yards of an existing or former shoreline.

<b>Town</b>	<b>Prehistoric Archaeological Sites</b>	<b>Historic Archeological Sites</b>	<b>Buildings/Structures</b>
<b>Mapleton</b>	No known but areas of interest are located along the Aroostook River and Presque Isle Stream	None	None
<b>Castle Hill</b>	No known sites but area of interest is the Aroostook River Valley	None	None
<b>Chapman</b>	No known sites but a professional survey was completed for a bridge crossing the Presque Isle Stream.	None	None

Source: Maine Historic Preservation Commission, 2004

MHPC recommends that future surveys need to be done to focus on historic above-ground resources to identify other properties which may be eligible for nomination to the National Register. These could include a focus on sites relating to the earliest settlement of the Town, beginning in the late-19th century and characterized by the distinctive Scandinavian ethnic

group.

The following list is buildings and sites in Mapleton, Castle Hill, and Chapman that have local historic significance and would be of a benefit to the people as a reflection of the history and development of the communities and area. The following are the locally identified resources:

1. Old Mill school in Mapleton
2. Castle Hill Grange Hall
3. Edmunds Hill- Chapman
4. Grindstone – Chapman
5. Ball's Mill – Mapleton
6. Swanback Clearing – location of only lynching in Maine – Mapleton
7. Castle on the Hill- Richardson Road

## Economy

### Local Economy

Historically, agriculture has been the major industry sector in the economy of Mapleton, Castle Hill, and Chapman, with forest-based business a close second. Agriculture and forestry continued to fuel the local economy until the mid-1980's, when farming and logging practices both began to require larger amounts of capital investment in equipment and technology in order for operators to remain competitive.

Insurance costs, production volume, land ownership patterns, and market demand all played a role in reshaping the timber harvesting industry. Logging practices changed from many small skidder operations to more highly mechanized and expensive harvesting equipment, and forest land ownership consolidated to just a handful of large corporations. Many local operators found themselves unable to make the additional investment, or to secure harvesting contracts that would adequately service the debt on the investment.

The economy of the tri-community is inextricably linked to the larger service center communities of Presque Isle and Caribou. The towns are members of SAD #1, where most of the schools are located in Presque Isle, and a large percentage of the workforce is employed in both Presque Isle and Caribou. Therefore, community and economic development in any of these communities directly impacts the others. These linkages are further illustrated in the Public Facilities section under the heading of Regional Economy.

### Mapleton, Castle Hill, and Chapman Industry Today

Even though the face of the region's natural resource based economy has changed significantly, agriculture and forestry continue to provide some employment in Mapleton, Castle Hill, and Chapman. Service industries, transportation, construction and related trades also provide many jobs as well as self-employment opportunity in the tri-community.

The following list of local businesses is not all-inclusive, as there may be home-based enterprises, or self-employed activity not accounted for, but it characterizes the character and composition of business and employment within the 3 communities.

<b>Inventory of M/CH/C Businesses and Industries</b>		
<b>Type of Business</b>	<b>Number of Businesses</b>	<b>Employee Estimate</b>
<b>Forestry Related</b>		
- Sawmill	4	20
- Tree producer/removal	3	3
- Logging/firewood	2	4
<b>Agriculture</b>		
- Greenhouse	2	3
- Dairy Farm	?	
- Potato/Crop Grower	5	40
- Specialty/Niche Products	2	2

<b>Construction</b>		
- Excavation/earth work/paving	3	13
- Carpentry/cabinet work	6	6
- General Contracting/engineering	4	53
- Plumbing/Electrical/Trades	9	33
<b>Automotive and Machinery</b>		
- Auto/truck/equipment repair	9	11
- Machine shop	2	2
- Trucking/transportation	7	25
- Auto/parts sales/salvage yards	3	5
<b>Retail Sales</b>		
- General/Convenience Store	1	4
- Appliance/Equip sales/repair	5	8
- Handicrafts	1	1
- Restaurant / Lodging	2	7
- Miscellaneous	15	18
<b>Services</b>		
- Childcare	6	6
- Health	0	
- Financial	0	
<b>Recreation</b>		
- Campground	0	
- Guide Service/Hunting Camp	1	1
- Outfitter/Taxidermy	1	1
<b>Totals</b>	<b>93</b>	<b>266</b>
<i>Source: Town Officials, Planning Committee</i>		

Of the businesses inventoried 69% are located in Mapleton, and they account for 74% of the total jobs. Chapman businesses account for 21% of the jobs, while 5% are in Castle Hill.

### Recent Trends

According to town officials, there have been approximately 35 business closings in the tri-community over the last three decades. Reasons for these closures include relocation, retirement, and rising costs exceeding income, particularly in farming and forest-based businesses.

The economy of Mapleton, Castle Hill, and Chapman is intermingled with that of the other communities in the Caribou/Presque Isle LMA. Each of these communities is an attractive place to live and serves as a bedroom community to Presque Isle, Caribou, Loring Commerce Centre, and Ashland. Because industries located within the communities are natural resource based, there is a significant seasonal variance in the labor force, with the agricultural sector hiring seasonal workers from planting through harvest, and forestry related jobs dropping off with the spring thaw. Many of the residents commute to surrounding communities of Presque Isle and Ashland to work in education, forestry, agriculture, health care and manufacturing jobs. Although the importance of forestry and agriculture to the local economy has decreased over the last quarter century, they remain important growth industry sectors in these towns as well all of

northern Maine. Outmigration has caused school enrollment to decline and the median age to increase in all three communities. Projections indicate that the populations of all three towns will grow in the next 10-year period, primarily because people move into the tri-community area to enjoy the quality of rural life and, among other things, the closeness to nature, lower taxes, and recreational opportunities. Town officials are committed to maintaining the tri-community as an attractive place for people to relocate, and in doing so, hope that businesses will follow in order to provide goods and services to the expanding population base.

There are several opportunities for economic growth in the tri-community, which include encouraging wood processing or manufacturing businesses to locate in appropriate locations within the towns. Another is in-home businesses or “home occupations”---handicrafts, offices, or bed and breakfasts---these usually require little new infrastructure or services---and would not place any further burden on town services. Town officials recognize that industrial development needs to be steered toward the existing rail siding where there is the potential for a shared commercial park. Recreational and leisure related businesses could also prove to be successful, by drawing income from visitors attracted by the outdoor recreation activities, and affording residents opportunities to spend money within the tri-community instead of outside. The year-round multi-use trail systems throughout the communities provide the infrastructure to better market snowmobiling excursions during the winter months, and ATV/biking/hiking during the spring, summer, and fall. Lodging and eating establishments would help draw vacationers to the area, and provide additional income from tourism activity.

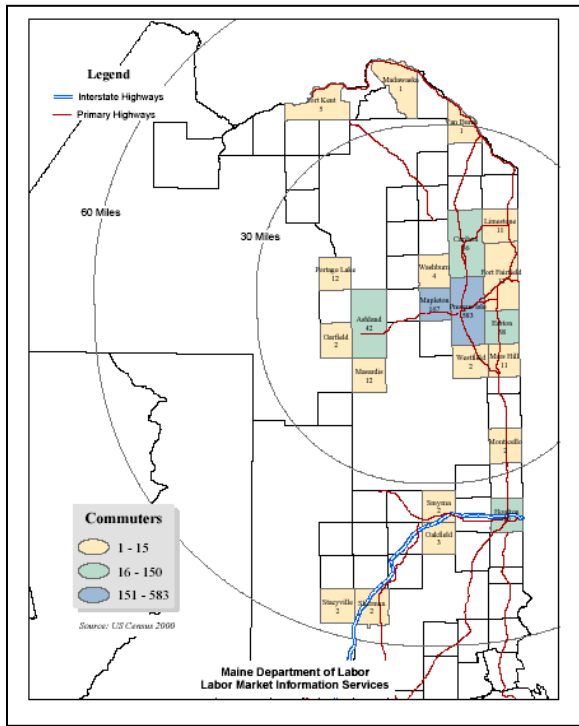
### Regional Economy

Mapleton, Castle Hill, and Chapman are far more dependent on the regional economy than on local businesses for employment opportunity. The towns are fortunate that several major employers are located within a 20 minute commute, and officials recognize the need to be supportive of business retention and attraction activities in neighboring communities.

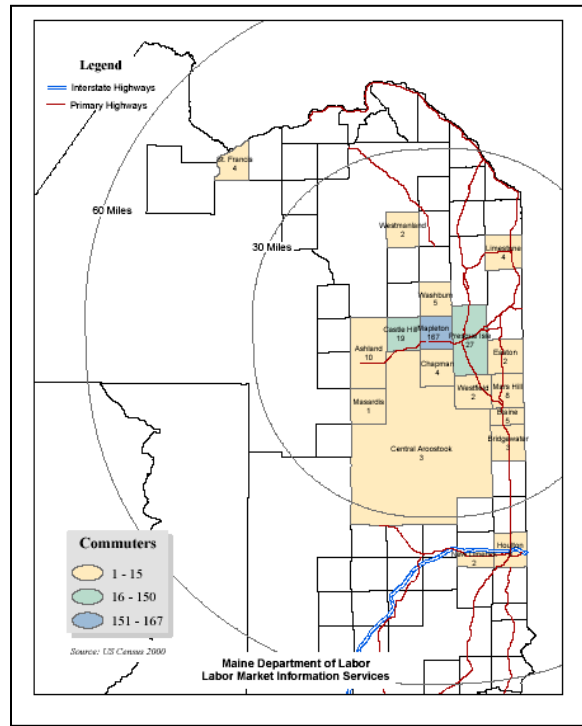
The 2000 Census information on commuter patterns shows that there are 986 commuters in Mapleton’s labor force of 1053, 176 commuters in Castle Hill’s labor force of 207, and 237 commuters in Chapman’s labor force of 254, with a mean travel time of 18.4, 22.3, and 19.6 minutes respectively. This increase in both the number of commuters and travel time compared to 1990 figures is typical of regional, state and national trends in that same period. In 2000, 583 Mapleton commuters worked in the service center community of Presque Isle, where businesses such as Burrelle’s Information Services, Acme-Monaco, and Columbia Forest Products each employ more than 50 people. Ashland, Easton, Caribou, and Houlton also see between 16 and 150 commuters from Mapleton. Each of these communities has a school district, and manufacturing businesses. Houlton and Caribou also have large health care employment opportunity, and retail activity. Castle Hill and Chapman also exported the number of workers to Presque Isle, and in all 3 communities, the second largest number of commuters worked in Ashland.

Commuter workforce distribution is graphically illustrated on the following pages.

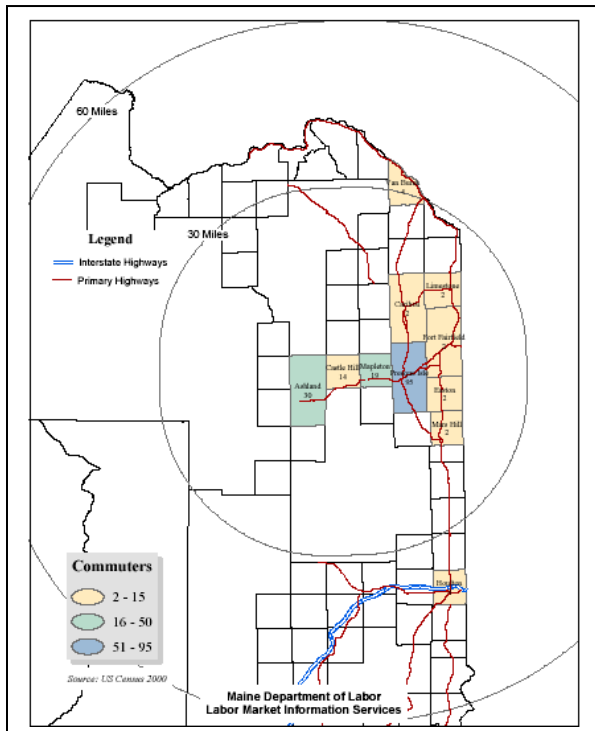
Where Residents of Mapleton Work:  
Total Commuters = 986



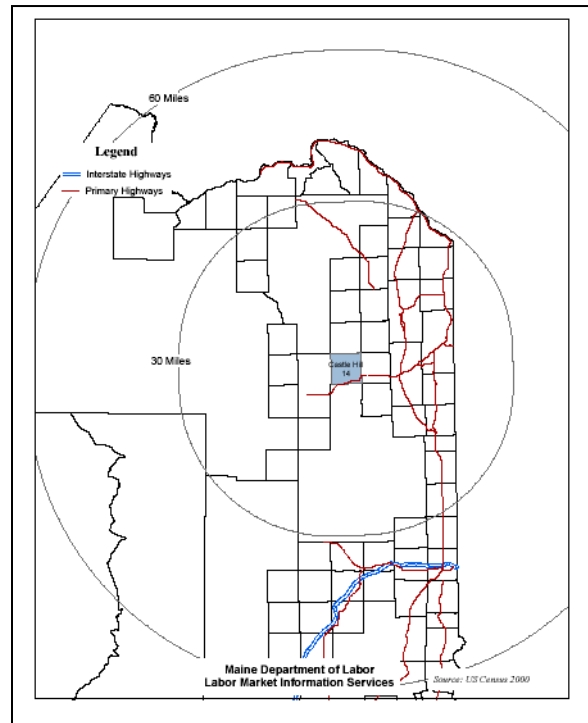
Where Commuters to Mapleton Live:  
Total Commuters = 273



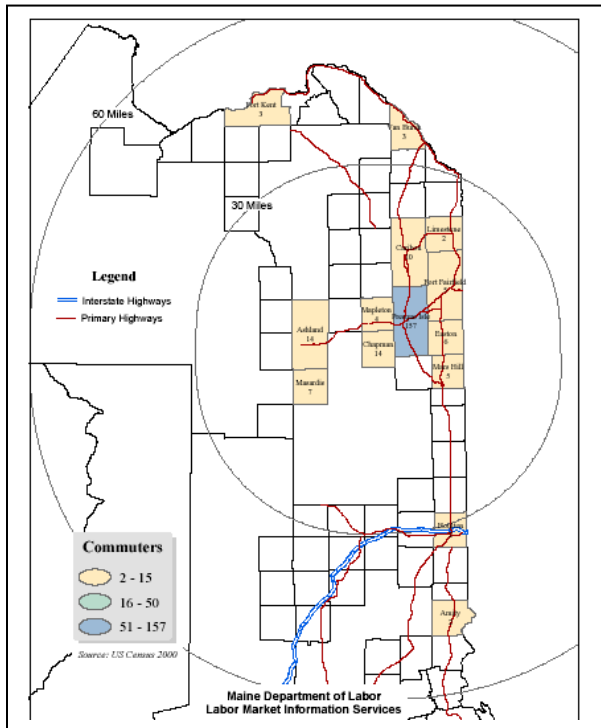
Where Residents of Castle Hill Work:  
Total Commuters = 176



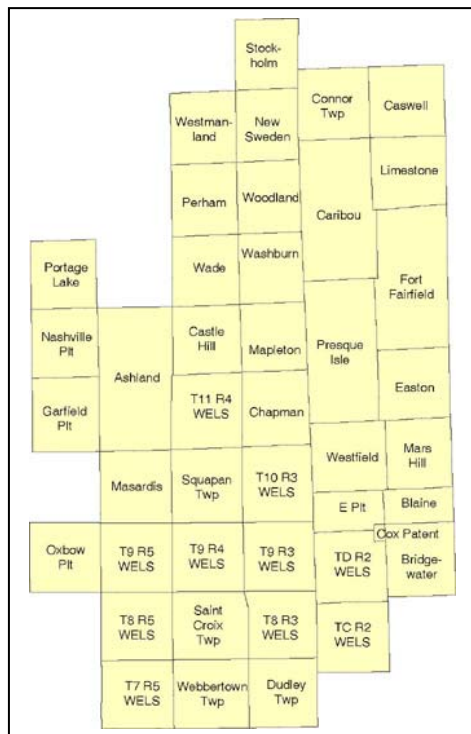
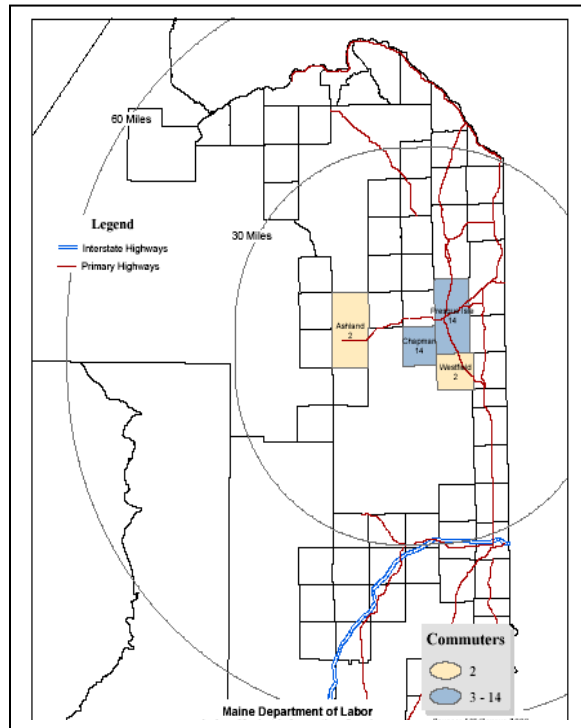
Where Commuters to Castle Hill Live:  
Total Commuters = 14



Where Residents of Chapman Work:  
Total Commuters = 237



Where Commuters to Chapman Live:  
Total Commuters = 32



As with the State and County, the largest percentage of employment for the Mapleton and Chapman labor force is in the health, social, educational and financial service sectors. The Aroostook Medical Center, Cary Medical Center, SAD #1, Northern Maine Community College, University of Maine at Presque Isle, Maine Mutual Group, and MBNA are some of the many employers in these fields within the Presque Isle/Caribou LMA. The manufacturing industry provided the highest number of jobs for residents of Castle Hill, followed by education/health services, and then farming/forestry. Retail employment is high in all 3 towns, but the majority of these jobs are located outside of the tri-community. Most of the jobs located within Mapleton, Castle Hill, and Chapman are provided by businesses that employ less than 10 people.

**Figure . Presque Isle/Caribou LMA Map**

**Agriculture**

Over the last 25 years, U.S. production of potatoes increased nearly 40% to 463 million hundredweight, but Maine potato farm production fell by nearly 40% from 28 to 17 million hundredweight, and its share of national production fell from

8.4% to 3.7%. The major reason for this relative decline was the vast increases in production in the western states of Washington, Idaho, and Colorado resulting from Federal water resource investments that enabled the extension of irrigation to this land, thus enabling cultivation of potatoes<sup>1</sup>. However, since 1998 Maine's acreage and production has stabilized at approximately 63,000 acres and 17 million hundredweight, and Aroostook county accounts for over 90 percent of Maine's potato acreage. The number of Maine potato farms decreased by 24 percent from 770 to 586, during the period of 1992 to 1997. The State and local trend is a movement away from large farms to smaller farm operations capable of diversifying into niche products such as maple syrup, honey, organic vegetables, gourmet potato varieties, and specialty beef and poultry. Farmers markets and cooperative buying programs are also becoming increasingly popular as consumers search for safer and healthier food choices for their families.

Many farm owners are approaching retirement age and no longer wish to actively farm for a living, yet need to derive income to support their retirement. Subdividing parcels of farmland for house lots provides an easy way to generate income, particularly when the tri-community area continues to be a popular residential growth suburb for Presque Isle and Caribou. The major concern with town officials is how to balance this increase in residential units and preserve the rural character and quality of life residents have come to expect. Mapleton has seen a large increase in the number of subdivisions in town and this type of development is expected to spread to Castle Hill and Chapman as well.

#### Forestry

As mentioned previously in the demographics section, the timber and paper industry has a very strong influence on this sub-regional economy, and the current industry climate is poor as evidenced by paper mill shutdowns in Millinocket and Lincoln. Stud and dimension lumber mills in Ashland, Masardis, and Portage have also struggled in the last 5 years as volatile markets have forced temporary shut downs or shift reductions. Despite a commitment by State government to strengthen the paper industry in Maine, global competition and market conditions may very well nullify efforts to breath life back into this and other mature and dominant Maine industries. Local forest-based business owners cite recent changes that have negatively impacted the industry, including:

- Relocation of certain mills; Canadian subsidized competition
- Independence from rail transportation (speed to market via trucking)
- Significant increase in capital required for harvesting techniques
- Land ownership (more large corporate owners versus small private ownership)

On the positive side, Maine (particularly northern Maine) has successfully managed its forest resources, and the Fourth Annual Inventory Report on Maine's Forests released by the Maine Department of Conservation lists several conclusions that indicate a healthy current state and future outlook for Maine's forest resources, such as:

- Maine remains 90% forested and 97% of the forestlands are classified as productive timberland
- Significant increases in the statewide stocking of sapling trees in all the diameter classes (1, 2, 3, and 4.), and in the species groups of balsam fir, spruces, and red maple. The

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<sup>1</sup> From *A Study of the Maine Potato Industry – Its Economic Impact 2003* by The Maine Potato Board

majority of these increases are located in the Northern Region, with the Eastern Region also having a significant contribution

- In 2002, Maine’s forests had an estimated inventory of 277 million cords of merchantable wood (pulpwood quality or better). This is a significant increase (+9%) from the 1995 inventory estimate
- Current pulpwood quality or better volume is estimated at an average of 16.0 cords per acre. This is 1 cord per acre more than the 1995 estimate
- For the first time, the estimated statewide board foot volume of sawtimber trees of all species posts a significant increase since 1995

Forest-based industry will remain important because of the plentiful and well managed supply of fiber. Forests also have a positive impact on Maine’s economy by providing recreational benefits such as wildlife habitat, water resource protection, hiking, camping, snowshoeing, and snowmobiling. The tourism industry benefits from the beautiful foliage provided by Maine’s hardwood forests that attracts thousands of visitors each year, and Mapleton, Castle Hill, and Chapman have an abundance of hardwood ridges that provide vibrant fall foliage in picturesque rural settings.

Mapleton, Castle Hill, and Chapman Employment and Income

According to information from the Maine Department of Labor and 2000 Census, Mapleton, Castle Hill, and Chapman’s work force increased between 2000 and 2003, while the unemployment rate improved for all 3 communities, and particularly in Castle Hill. Unemployment in Aroostook County and in the Presque Isle/Caribou Labor Market Area increased from 2000 to 2003, compared to the State average, which decreased by more than 1 %. Of the other comparison communities, Ashland and Limestone saw the greatest fluctuation and highest levels of unemployment, possibly due to a stronger reliance on seasonal employment, particularly in agriculture and forestry.

LABOR FORCE AND EMPLOYMENT								
		Mapleton		Castle Hill		Chapman		
YEAR		2000	2003	2000	2003	2000	2003	
	Labor Force	1053	1163	207	240	254	300	
	Employed	1012	1124	185	233	239	294	
	Unemployed	41	39	22	7	15	6	
	Unemployment Rate	3.9	3.4	10.6	2.9	5.9	2.0	
Comparison of Unemployment Rates								
YEAR	Presque Isle	Caribou	Ashland	Limestone	Washburn	LMA	County	MAINE
2000	5.9	5.2	4.6	14.8	4.6	3.5	4.4	4.8
2003	5.1	5.2	9.1	17.6	4.6	5.1	5.7	3.5

Source: Labor Market Information Services

The following table compares workforce figures for Mapleton, Castle Hill and Chapman. In Chapman, the Educational, Health and Social Services sector comprises the highest percentage of workers at 25.1 percent of the working population. The second highest is Manufacturing at 15.9 percent, followed by Retail Trade at 13.81 percent. Castle Hill, on the other hand, had 18.9

percent of its population working in manufacturing, 18.4 percent in Educational, Health and Social Services, and 8.6 percent in Agriculture, Mining, Forestry, and Fishing. And finally, Mapleton had 22.8 percent of its population working in the Educational, Health and Social Services sector, 16.9 in Retail Trade, and 12.3 percent in Manufacturing. All three towns closely parallel each other, but only Castle Hill had Agriculture listed in the top three sectors.

In Aroostook County, the Education, Health and Social Services sector also leads with 26.9 percent, followed by Retail Trade with 13.6 percent, and Manufacturing with 12.6 percent.

<b>Occupation by Industry</b>						
<b>Type</b>	<b>Chapman</b>		<b>Castle Hill</b>		<b>Mapleton</b>	
	<b>2000</b>	<b>Percent</b>	<b>2000</b>	<b>Percent</b>	<b>2000</b>	<b>Percent</b>
Agriculture, Mining, Forestry, & Fishing	6	2.51	<b>16 (3)</b>	<b>8.65</b>	71	7.02
Construction	10	4.18	8	4.32	55	5.43
Manufacturing	<b>38 (2)</b>	<b>15.90</b>	<b>35 (1)</b>	<b>18.92</b>	<b>125 (3)</b>	<b>12.35</b>
Transportation	18	7.53	14	7.57	74	7.31
Wholesale Trade	11	4.60	4	2.16	29	2.87
Information	10	4.18	9	4.86	24	2.37
Retail Trade	<b>33 (3)</b>	<b>13.81</b>	16	8.65	<b>171 (2)</b>	<b>16.90</b>
Finance, Insurance, and Real Estate	14	5.86	10	5.41	48	4.74
Professional, Scientific, Admin., Waste Management	16	6.69	14	7.57	73	7.21
Education, Health, Social Services	<b>60 (1)</b>	<b>25.10</b>	<b>34 (2)</b>	<b>18.38</b>	<b>231 (1)</b>	<b>22.83</b>
Art. Entertainment, Recreation	13	5.44	9	4.86	32	3.16
Other Services	3	1.26	10	5.41	37	3.66
Public Administration	7	2.93	6	3.24	42	4.15
<b>Totals</b>	<b>239</b>	<b>100.00</b>	<b>185</b>	<b>100.00</b>	<b>1012</b>	<b>100.00</b>

Source: US Census 2000

In comparing Chapman, Castle Hill, and Mapleton's proportional make-up of employed labor force by type of occupation, shows that all three towns have very similar composition of occupation types. Sales and office occupations, management and professional occupations, and production/transportation/material moving occupations make up the top three in varying order for each town, which mirrors county figures. Castle Hill and Mapleton both show about 5% employment in farming/forestry occupations, while Chapman ranks higher in construction and extraction occupations.

<b>Occupation by Type</b>						
	<b>Chapman</b>		<b>Castle Hill</b>		<b>Mapleton</b>	
<b>Type</b>	<b>2000</b>	<b>%</b>	<b>2000</b>	<b>%</b>	<b>2000</b>	<b>%</b>
Management, professional, and related occupations	<b>72 (1)</b>	<b>30.1</b>	<b>37 (3)</b>	<b>20.0</b>	<b>307 (1)</b>	<b>30.3</b>
Service occupations	24	10.0	27	14.6	130	12.8
Sales and Office occupations	<b>53 (3)</b>	<b>22.2</b>	<b>46 (2)</b>	<b>24.9</b>	<b>254 (2)</b>	<b>25.1</b>
Farming, fishing, forestry	3	1.3	10	5.4	50	4.9
Construction, extraction, maintenance	28	11.7	17	9.2	100	9.9
Production, transportation, material moving occupations	<b>59 (2)</b>	<b>24.7</b>	<b>48 (1)</b>	<b>25.9</b>	<b>171 (3)</b>	<b>16.9</b>
<b>Totals</b>	<b>239</b>	<b>100</b>	<b>185</b>	<b>100</b>	<b>1012</b>	<b>100</b>

Source: US Census 2000

### Taxable Retail Sales

Chapman and Castle Hill did not have enough retail sales activity to be reported by Maine Revenue Services and therefore are not included in the retail sales analysis. For comparison, Mapleton, Presque Isle, and Aroostook County figures for the period from 1996 to 2002 are shown in the following table.

<b>Taxable Consumer Retail Sales 1996-2002</b>						
	<b>Mapleton</b>		<b>Presque Isle</b>		<b>Aroostook County</b>	
<b>Year</b>	<b>Dollars</b>	<b>% Change</b>	<b>Dollars</b>	<b>% Change</b>	<b>Dollars</b>	<b>% Change</b>
1996	1,061,700	-	136,551,200	-	396,531,700	-
1997	1,179,200	11.1	141,995,800		398,434,300	0.5
1998	1,182,500	0.3	147,765,900		414,354,100	4.0
1999	1,000,500	-15.4	158,735,100		438,109,900	5.7
2000	873,400	-12.7	158,537,600		443,565,700	1.2
2001	1,377,100	57.7	162,891,700		438,005,300	-1.2
2002	1,275,700	-7.4	186,664,700		500,135,600	14.2

Even though there are limited consumer opportunities, Mapleton's retail activity has experienced a positive 20% improvement from 1996 to 2002. However, 2000 sales figures were abysmal, but rebounded in 2001 for largest total of the survey period. This is in direct contrast throughout the state and nation, which experienced sharp decreases in consumer sales largely due to the terrorist attack in New York. Neither Mapleton nor Presque Isle's sales figures were negatively impacted, but Aroostook County saw a 1.2% drop in 2001.

### Empowerment Zone Designation

In January of 2002, the Aroostook County Champion Community was one of two communities nationwide designated as a Round III Empowerment Zone through USDA Rural Development. The Empowerment Zone (EZ) program is a federal program created to assist distressed communities suffering from high levels of poverty or significant population loss. While northern Maine did not meet the poverty standards to apply for the program, Aroostook County met the outmigration standards.

There are four principles that are promoted by the EZ program:

- Economic Opportunity
- Sustainable Community Development
- Community-Based Partnerships
- Strategic Vision for Change
- 

In support of these principles, the Aroostook EZ strategy contains goals to support business success, develop a stronger workforce, improve health and social services, and steward Aroostook's natural resources.

Communities designated as an Empowerment Zone receive a variety of federal tax benefits along with technical assistance provided through USDA Rural Development. The designation generally lasts for 10 years from the designation date.

Due to specific eligibility rules, empowerment zones were based on US Census tracts and not on community boundaries. The tri-community is not in an empowerment zone, but parts of Presque Isle and Caribou are. There are continuing efforts to affect a rule change allowing all communities in Aroostook County to be eligible and if successful, will allow the tri-community to enjoy the same benefits as Presque Isle. Regardless, it is important to recognize the existence of the program and its benefits as Mapleton, Castle Hill, and Chapman develop strategies to address the local economy.

Maine also developed the Pine Tree Development Zone (PTZ) program to encourage business investment and the creation of high quality jobs in the state. Aroostook County was automatically included as one of eight such zones, and each zone can include a specified number and type of sub zones. Presque Isle and Mapleton have a shared sub-zone, which allows qualifying businesses that expand or locate in the sub-zone to take advantage of a list of PTZ benefits. Although Chapman and Castle Hill did not propose areas for sub-zone status, the rules allow for the retention of a limited number of "floating" zones to be implemented as needed to address unidentified future development opportunities. Therefore, the PTZ and the benefits it provides could still be a potential economic development tool for these two communities if a specific project arises.

### Aroostook Partnership for Progress

The Aroostook Partnership for Progress (APP) is a non-profit, private-public partnership dedicated to aggressive and effective results-oriented economic development actions that leverage the financial commitments and talents of the private sector in close partnership with the public sector. Maine Public Service serves as the principal private sector champion of the initiative, and has collaborated with Northern Maine Development Commission to develop a plan of action that includes raising \$3 million over 4 years in equal amounts of public and private funds. This "war chest" will be used to achieve results-oriented economic development focused around 4 key concepts:

- Business Retention & Expansion
- Business Recruitment and Attraction

- Community Development and Downtown Revitalization
- Increasing Public Awareness about the Region

### **Local Economy Analysis**

Mapleton, Castle Hill, and Chapman's economy is largely dependent upon business activity in neighboring communities, particularly in the service center communities of Presque Isle and Caribou. It is expected that the economic future of the tri-community will continue to be greatly influenced by the success or failure of the larger regional economy. Therefore, Mapleton, Castle Hill, and Chapman must determine what role they can reasonably play in support of regional economic development strategies, as well as the level and type of involvement in proactive economic development within their own boundaries.

Historically, agriculture and forestry have been the backbone of the local economy, and continue to play an important role today. However, labor statistics show that like most towns in Aroostook, the health, social and educational services sector is now providing far more jobs than natural resource based industries, which are often impacted by factors outside of local control. Even so, natural resource based industry is likely to remain important to the local economy due to the quality and quantity of valuable soils and fiber in the region. Unfortunately, agriculture and forest industries are impacted largely by factors beyond the control of the 3 communities. The towns should keep abreast of existing business expansion and entrepreneurial opportunities arising from research in agri-science, composite wood products, biomass energy production and other innovative approaches to utilizing these natural resources in new ways, augmenting the more traditional businesses.

Residents indicate that they would like more services to be offered locally, but many local service businesses have failed over the last 20 years. The towns should promote "buy local" programs to help new and existing businesses succeed. Businesses have access to assistance from Northern Maine Development Commission, which houses Maine's Small Business Development Center, Maine Manufacturing Extension Partnership, a Business Finance department, Community Planning and Development, Tourism Marketing and Development services, and business advocacy and assistance through the Department of Economic and Community Development. These resources can provide help with marketing, financing, workforce development, transportation, international trade, and other operational issues.

The Information Technology sector continues to see growth in Maine and is desirable to most communities due to low environmental impact, reasonably low cost infrastructure requirements, and high paying jobs. Mapleton, Castle Hill, and Chapman should be involved in any regional efforts to increase affordable access to high speed broadband internet service in preparation for home-based business activity, information technology businesses such as software design, or telecommuting opportunities prevalent among many financial service institutions.

Tourism is an area of opportunity for the tri-community. Mapleton, Castle Hill, and Chapman have tremendous potential to be a year-round outdoor recreation wonderland, with its rivers, lakes, ponds, fields, mountains, hunting, fishing, snowmobiling, skiing, swimming, canoeing, and multi-use trail system. Haystack Mountain is a popular climbing spot that is located close to

Route 163. There is a geocache on the mountain and GPS users from all over the country travel here to “find the spot.” There is a strong organized recreation program in Mapleton and a large recreation facility in town. Recreational opportunities will be one of the keys to comprehensive planning in Mapleton, Castle Hill, and Chapman. There are currently 2 small eateries, and no lodging establishments within the 3 towns. An effort to showcase local assets such as, beautiful foliage, birding, snowmobile and ATV trails, and natural resources such as, and wildlife photo opportunities, could reap significant benefits for area residents, with little risk to their resources or way of life. The Maine Tourism Association (MTA), Aroostook County Tourism (ACT) and the local Chambers of Commerce can provide many forms of assistance in developing a tourism marketing plan for the Mapleton, Castle Hill, and Chapman area. Greater exposure and awareness of the communities’ attributes will increase the chances of successful business attraction as well.

Mapleton, Castle Hill, and Chapman should work closely with NMDC to maximize any benefit from the county’s Empowerment Zone status. Although federal funding was not provided for the Aroostook EZ in the first two years of designation, Maine’s delegation continues working to correct that situation. There are however, other exclusive benefits and set aside programs currently available to EZ communities. As EZ program information is released, NMDC provides public training to communities and businesses so that they can learn how best to take advantage of the designation, and staff can assist town officials, businesses or tribes in those efforts. Town officials should become knowledgeable about Pine Tree Zone benefits and the Aroostook Partnership for Progress so that these resources can be brought to bear when opportunities surface.

## Goals, Policies, and Strategies

This section of the Plan serves to identify community problems, needs, assets, and the characteristics of local importance or value. It also serves as a reference for anyone considering Mapleton, Castle Hill, and Chapman as a residential or business site. In addition, the section also serves to place the Town in a regional perspective in that it contains a considerable amount of comparative information.

If the Inventory Section could be referred to as the backbone of the Plan, then the policies and strategies which follow are the connective tissue, the heart, and the soul; they represent an approach to moving the community forward over a five-year time frame in specific areas covered by the inventories.

The goals, policies, and strategies provide a comprehensive look at what the people of three communities want each town to be. The policies build upon the goals and refine the vision into a more detailed set of proposals for how the Town should guide its growth and change during the 21<sup>st</sup> century to assure that the future growth is continually assimilated into the community and does not overburden the ability of the Town to provide services.

### Introduction

Inadequate land use planning, regulations, and enforcement on the part of the state and local communities have permitted random development to spread throughout the countryside. Badly sited developments frequently degraded natural resources, destroyed farmlands and woodland, and filled in wetlands. Across the state residential neighborhoods have been compromised and community resources strained.

While increased commercial and residential development is often desirable and even necessary to the health and prosperity of the community, it is only true if such growth is managed wisely. In response to the growth related problems, the state legislature has developed the growth management law. This law is guided by ten goals, and requires that all communities accepting state funds for planning programs address these goals in their comprehensive plans.

The ten state goals are reprinted here for a reference followed by the local goals, policies, and strategies. The policies of this Plan should promote the following state goals:

1. To encourage orderly growth and development in appropriate areas of each community, while protecting the State's rural character, making efficient use of public services and preventing development sprawl.
2. To plan, finance, and develop an efficient system of public facilities and services to accommodate anticipated growth and economic development.
3. To promote an economic climate that increases job opportunities and overall economic well-being.
4. To encourage and promote affordable, decent housing opportunities for all Maine citizens.
5. To protect the quality and manage the quantity of the state's water resources, including lakes, aquifers, great ponds, estuaries, rivers and coastal areas.

6. To protect the state's other critical natural resources, including without limitation, wetlands, wildlife and fisheries habitat, sand dunes, shorelands, scenic vistas, and unique natural areas.
7. To protect the state's marine resources industry, ports and harbors, from incompatible development and to promote access to the shore for commercial fishermen and the public.
8. To safeguard the state's agricultural and forest resources from development which threatens those resources.
9. To preserve the state's historic and archaeological resources.
10. To promote and protect the availability of outdoor recreation opportunities for all Maine citizens, including access to surface waters.

Mapleton, Castle Hill, and Chapman have long recognized the community advantages of managing growth. Comprehensive planning is an ongoing process and, as Mapleton, Castle Hill, and Chapman's Comprehensive Plan is being revised and rewritten, particular attention will need to be paid to the policies and strategies section. This section is important because it serves as a guide to the town's decision making and provides a framework for investment and land management decisions so that future local investment may be in the best interest of everyone. A comprehensive plan with clearly stated goals is the legal foundation from which the specific ordinances are drawn.

It is hoped that the various state agencies will recognize these policies in their decision making. These policies should also be used by the various Town authorities and boards in evaluating their own actions in such things as subdivision reviews, CDBG applications, and the Town's long-range plans

### **Strategic Planning**

Mapleton, Castle Hill, and Chapman has a great deal of pride and community spirit, yet limited resources. Northern Maine Development Commission and the Town have given the method of implementing the planning strategies contained in this document a great deal of thought. We have agreed that the Plan and the implementation program are separate entities, yet part of a broad overall program, with the end products of the entire planning process justifying the means. There are two aspects to this overall program: the preparation of the land use regulations and the completion of the strategies.

Mapleton, Castle Hill, and Chapman will be making periodic reviews and updates to the current land use ordinance and map, as well as updating its subdivision ordinance, expanding its criteria for site design review, and making other necessary changes, as needed.

As noted, there are numerous "other" items in the strategies the Town will be acting upon. Over the next several years, the Town Council, Planning Board, and the various other Town Departments, boards, and committees will be taking a good, long, clear look at what direction and where they want the Town to be in the future. Maine is changing and the impacts of that change cannot all be measured at this one point in time. Many issues could not be addressed during the planning portion of the program because they are dependent upon situations that are not within their control; they include the value of the Canadian dollar and state and federal budget readjustments.

## **Mapleton, Castle Hill, and Chapman's General Development Goals**

The following are general goals which outline a basic pattern of what Mapleton, Castle Hill, and Chapman is today and what the vision of the future should be. Taken as a whole, these goals are derived from the various committee meetings and personal communications. These goals are intended to provide a general policy framework on which to base the recommendations of this Plan.

1. Maintain the Town's character, including its desirability as a place to live and work.
2. Assure that new residential and non-residential development is in keeping with the established character of the Town, including the historic buildings, quality of life, scale of buildings, and neighborliness.
3. Guide the growth of the Town so that it preserves the important values of the community, including its heritage, historical values, diversity of population, and natural resources.
4. Assure that the policies and regulations of the Town recognize the legal rights of landowners while at the same time promoting the public good.
5. Recognize that there are different values and lifestyles among the residents and that this diversity of opinion is worthwhile.
6. Assure that the policies and regulations of the Town recognize that new development creates impacts on the community, and that the Town and potential developers should work together to explore options for paying the costs of improvements to public facilities and services needed to serve the project.
7. Promote a broad-based sense of community pride which seeks to unite the various elements of the Town.
8. Ensure Town policies and procedures accommodate development and growth.
9. Address the Town's tax-exempt property and how it affects state valuations and the Town's operating budget.
10. Create a public forum to review: a.) changes in the Town's character, b.) recent shifts in the location of commercial and residential development, c.) potential conflicts between individual property rights and the public need to manage growth, d.) the growing shift in population demographics, and e.) the public's ability to serve the needs of an aging population.



## Landowner Rights and Responsibilities

The vast majority of the land in Mapleton, Castle Hill, and Chapman is in private ownership and will continue to be. The individual decisions of these landowners will play an important role in shaping the future of each of the communities. Public regulations such as a zoning ordinance, subdivision regulation, building code, and/or other land use criteria can accomplish some of the town's goals. However, it is in the best interest of, and more can be accomplished for, Mapleton, Castle Hill, and Chapman through a cooperative effort which balances the rights and interests of the individual landowners with those of the town.

Because private landowners are an important part of each community's these goal, policies, and strategies apply to each community.

### Landowner Goal

To assure that landowner property rights are respected, while at the same time encouraging these owners to work cooperatively with town officials to achieve the goals of the Plan.

### Landowner Policies

Policy
1. Encourage landowners to view their ownership of the land as a form of stewardship in which they play a very important role in influencing the future of the land and each community.
2. Assure that present and future land use regulations do not impose unnecessary burdens on the owners of large parcels, while allowing these owners flexibility in the use of these parcels to encourage their continued use for agricultural and/or forestry pursuits.
3. Encourage landowners to seek assistance in planning for the use of their land in order to develop ways which will minimize the impact on the property.
4. Increase the awareness of residents to the role private landowners play in assuring future rural character.
5. Encourage residents to join organized clubs and groups, such as snowmobile, ATV, hunting, and fishing clubs, in order to assist in the proper use and maintenance of private land. Landowners who experience problems should contact these groups for assistance in policing any problems.

### Key

BOA	Board of Appeals	MDEP	Environmental Protection	MSD	Mapleton Sewer District
HWD	Highway Department	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
FD	Fire Department	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	S	Board of Selectmen

**Landowner Strategies**

Strategy	By	Year
1. Information will be made available concerning the rights, interests, and responsibilities of landowners. To include: <ul style="list-style-type: none"> <li>a. The role landowners play in influencing the Town and land use decisions.</li> <li>b. A review of the Town's land use regulations and their impacts on landowners.</li> <li>c. Encourage landowners to seek information about planning from the Town and how planning will impact their land.</li> <li>d. An awareness of the residents as to the role landowners play in assuring the rural character of the Town.</li> <li>e. A formal statement on the role of agriculture and forestry in Mapleton, Castle Hill, and Chapman and on the relationship between the Town and the agricultural and forestry communities. The statement should include; The Right to Farm Law, Farm Bill, the use of current taxation under current state programs, the treatment of forestry with respect to issues such as forest practices, the use of herbicides, and the protection of the "Right-to-Forest".</li> <li>f. The rights and responsibilities of landowners and landusers in the proper use, maintenance, and policing of private land.</li> </ul>	TM/CEO	Short Term
2. Schedule a regular meeting between Town officials and landowners of 10 or more acres to discuss issues of mutual concern.	TM/CEO	Mid Term On-Going

**Key**

BOA	Board of Appeals	MDEP	Environmental Protection	MSD	Mapleton Sewer District
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## Land Use

The use of the land in Mapleton, Castle Hill and Chapman is one of the most important components of the Plan. From past and present land uses can be determined the location and the amount of land available for particular purposes. Since the Plan and its policies is a long-range guide for the growth and development for each of the communities, it can not be too specific or rigid, it has to be flexible and able to adapt to unforeseen changes and demands. The Planning Committee inventoried forest lands, soil types and characteristics, natural resources, transportation networks, housing needs, demographics, the local and regional economy, and public facilities and services. These inventories were then analyzed as they relate to the various land uses and put into a Land Use Plan. Implementation of the Land Use Plan is accomplished through the policies and strategies. The following is an overall framework of policies and strategies to make intelligent and informed decisions within which adjustments can be made to the inevitable changes.

### Land Use Goal

To have orderly growth by ensuring that adequate land, services, and regulations are available and wisely used.

### Land Use Policies

Policy
1. Strive to maintain and protect the traditional character, both the village area of the Town of Mapleton and the rural areas of Castle Hill and Chapman.
2. Reinforce the village (urban) and rural areas by accommodating growth in a manner which enhances the environment and the site, upgrades the physical condition of structures and public improvements, and protects the natural and cultural resources.
3. Ensure orderly compact growth in Mapleton's village area by trying to avoid continuous "strip" development.
4. Encourage orderly growth by ensuring that adequate land, services, and regulations are in place.
5. Work to guide growth into those areas where it can best be accommodated and serviced while discouraging growth in areas not well suited for development.

## Key

BOA	Board of Appeals	MDEP	Environmental Protection	MSD	Mapleton Sewer District
HWD	Highway Department	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
FD	Fire Department	PB	Planning Board	TM	Town Manager
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## Land Use Strategies (Joint)

Strategy	By	Year
1. Designate Chapman and Castle Hill as rural areas with a portion of Mapleton being the growth area.	PB	Short Term
2. Develop a single land use ordinance that would be administered in each of the communities. Land Use tables, dimensional requirements, permit fees would all be standardized within the communities.	PB	Short Term
3. Review and update, as needed, the Subdivision Ordinance (See: Land Use Plan)	PB, CEO	Mid Term
4. Investigate the need for timber harvesting standards in the zoning ordinance and the Maine Department of Conservation for review and comment.	PB, CEO	Mid Term
<b>5. Review and update the Building Code, as needed. (Chapman and Mapleton)</b>	<b>PB, CEO</b>	<b>On-going</b>
6. Review Shoreland Zoning Ordinance for any needed amendments.	PB, TM, CEO	Mid Term
7. Require the Planning Board to oversee the revision of the Comprehensive Plan, as required by law.	PB	Long Term On-Going
8. Continue to regulate the type, scale, location, character, and arrangement of new development projects as a means of influencing impacts and types of growth.	PB, CEO	Long Term
9. Continue an open dialogue with the surrounding communities concerning regional land use and environmental issues (such as surface waters and aquifer protection).	PB, TM, CEO, MDEP	Long Term
10. Review standards in each land use regulation to ensure that they protect the desired character of Town. Amend ordinances as needed.	PB	Mid Term
11. Encourage buffer strips between differing land uses, with the burden placed on each new development activity to shield itself from its neighbor.	PB	Short Term
12. Establish and adopt a system for new development that would require developers to “pay their own way,” in part or in full, for infrastructure such as roads, traffic control devices, and sewerage.	PB	Mid Term
13. Examine the impacts to existing and proposed trail systems when reviewing subdivision applications.	PB	On-going
14. Sponsor joint Planning Board meetings that create the new ordinance and allow for revisions.	PB	Short Term and annually

### Key

BOA	Board of Appeals	MDEP	Environmental Protection	MSD	Mapleton Sewer District
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15. Expand existing permit system to track where and what type of development is occurring. This can be a manual exercise or can be accomplished in a more automatic fashion by obtaining off-the-shelf building permit computer software, or by creating a customized program that can be tied to tax maps or property records data, which can easily be incorporated into a third party Geographic Information System (GIS) with mapping capabilities. GIS can then generate maps using current data to help town officials monitor the success of the town's growth management plan on a periodic basis.	CEO	On-going
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## Land Use Strategies (Mapleton)

Strategy	By	Year
1. No extension of sewer lines outside of designated growth area unless it is an emergency situation.	MSD	On-going
2. Assist land owners in the growth area that have vacant land for residential uses make that land attractive for future residents. This may include the assistance with road construction, sewer connections, sidewalk and access considerations, or other programs.	PB, CEO	On-going
3. Review and update, as needed, the zoning ordinance. Updates should include:  A. Update definition sections. B. Update land use and dimensional requirements table. C. Update automobile graveyard and junkyard standards. D. Update road requirements and road frontage standards. E. Update road frontage requirements for rear lot development. F. Update road construction standards. G. Update cluster development standards. H. Update fee schedule.	PB, CEO	Short Term
4. Review standards in the zoning ordinance, subdivision ordinance, and site design review criteria for the identification, preservation, and/or protection of potential and identified archeological, prehistoric, and historic resources. Amend as needed.	PB	Short Term
5. Create "good neighbor" standards to assure industrial users are positive members of the Town, protect the environment and neighboring properties, provide safe access, and promote the visual environment. Standards will include sound, odor, and pests.	PB, CEO	Short Term
6. Work to locate industries to the industrial area and away from incompatible areas.	PB, CEO	On-going
7. Maintain and update as needed the Floodplain Management, Road Posting, and E-911 ordinances.	PB	Short Term

### Key

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## Castle Hill

Strategy	By	Year
1. Maintain all 7,300 acres of Town Forest as a productive community forest. Update management plan as needed.	PB	On-going
2. Develop standards in the joint land use ordinance that protect Castle Hill's working farms and forests from incompatible land uses.	PB	Short Term
3. Maintain the 1 acre minimum lot sizes in Castle Hill that helps protect the rural character.	PB	Short Term
4. Ensure that Haystack Mountain remains an important scenic and recreational area of Castle Hill.	All	On-going
5. Examine the need for the development of scenic vista and viewshed protection wording in the joint ordinance.	PB	Mid Term
6. Develop wording that assesses a fee for the review of applications.	PB	Short Term

## Chapman

Strategy	By	Year
1. Maintain all 6,500 acres of Town Forest as a productive community forest. Update management plan as needed.	PB	On-going
2. Maintain 1 acre minimum lot sizes in Chapman that help protect the rural character.	PB	On-going
3. Update Site Review Ordinance.	PB	On-going
4. Update Building Ordinance.	PB	On-going

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## Transportation

Transportation networks tie communities together and link Mapleton, Castle Hill, and Chapman to the surrounding region. A safe, efficient transportation system is essential to the smooth functioning of the Town with the location and quality of the road system having a major impact on where future growth is likely to occur. Therefore, local roads should provide safe, reliable, access to work, schools, shopping, and residences.

Transportation links to the outside world greatly influence the potential for economic growth, in as much as the costs of transportation are an important factor for new businesses in searching for a location. In addition, transportation networks are also important for local economic growth in providing needed access to goods and services not found in Mapleton, Castle Hill, and Chapman. Roads, and to a lesser degree the railroad, into and out of Mapleton, Castle Hill, and Chapman are the main modes of transportation and the condition of these facilities is very important. Money to maintain and improve our transportation facilities has been in short supply; and the state government is aware of the great expense needed to improve our network. State highways and bridges may receive only secondary attention. If the condition of any road or bridge is not adequate, then it is up to each community to make its needs known to the MDOT and state representatives.

Access and transportation play an important role in determining the quality of life in Mapleton, Castle Hill, and Chapman. This includes transportation in its broadest sense, including walking, hiking, riding bicycles, etc.. The location and size of the Town will affect the modes of transportation available for traveling long distances. For example, in the past the proximity of towns to Route 1, 163 and other major transportation systems has brought some form of measurable growth.

### Transportation Goal

To provide, maintain, and improve a safe, affordable, efficient, environmentally sound, and seamless transportation network that promotes economic development and maintains a rural quality of life.

### Transportation Policies

Policy	
1.	Identify, assess, and preserve the carrying capacity, and promote the construction, reconstruction, and maintenance of roads and bridges.
2.	Identify and assess, and when feasible, preserve, protect, and promote the development and maintenance of rail facilities and services.
3.	Identify and assess, and when feasible, preserve, protect, and promote the development and maintenance of air facilities and services.
4.	Identify and assess, and when feasible, preserve, protect, and promote the development and maintenance of alternative modes of transportation (i.e. trails, bikes, tele-communications).
5.	Encourage programs that will minimize air and water pollution and promote safety for transportation systems.
6.	Increase tourism through safe, user-friendly transportation facilities and services.

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**Transportation Strategies (Joint)**

Strategy	By	Year
<p>1. In order to maintain, improve, and provide for a safe and efficient transportation network, the Town will:</p> <ul style="list-style-type: none"> <li>A. Maintain and update as needed, road design and construction standards.</li> <li>B. Review road maintenance, tree cutting, snow-plowing, and related activities and recommend changes as appropriate in order to enhance the preservation of visual resources and to maintain and support pedestrian movement in the downtown area.</li> <li>C. Develop a formal policy relative to the improvement of Town roads and bridges. This policy should emphasize the Town's desire to retain its rural character, establish reasonable access strategies, cover policies and general standards for maintenance of bridges and both paved and unpaved roads, the plowing of sidewalks, and spelling out the protection of community and individual property from damage and encroachment.</li> <li>D. Contact various trail groups concerning assistance provided by the group in preserving and conserving the identified trails for public use.</li> <li>E. Allow cluster development in new large subdivisions of ten (10) acres or more in the village area to minimize the length of new roads and lighten the burden of road maintenance costs. (Mapleton)</li> <li>F. Continue to work annually with the MDOT to ensure adequate maintenance, upgrading, and traffic flow on the roadways.</li> <li>G. Continue an open dialogue with the communities along Routes 163 and 227 to address maintenance, planning priorities, curb cuts, access management, and the impact of development.</li> <li>H. Support the Highway Department's 5-Year Plan of the inventory, repair, and maintenance of the roads, bridges, and signs; study road classifications; study discontinuances; and other policies deemed advisable, with funding provided through the CIP.</li> <li>I. Support efforts to maintain, improve, and provide regional and local transportation networks.</li> <li>J. Continue to submit transportation improvements to the MDOT for inclusion into the Regional Transportation Assessment, 6-Year Transportation Plan (or equivalent), and Capital Work Plan (CWP).</li> </ul>	<p>PB, HWD TM, HWD, S  Short Term On-Going</p>	<p>On-going</p>
<p>2. Review standards for access management that will help to maintain posted speed limits and assure traffic safety and help promote economic development in each of the towns.</p>	<p>PB</p>	<p>Short Term</p>
<p>3. Expand opportunities for trails and walking paths by utilizing abandoned transportation corridors and working with private landowners.</p>	<p>PB, TM,</p>	<p>Long Term On-going</p>

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Strategy	By	Year
4. Encourage and support local safety training programs for children riding bikes, ATVs, or walking.	SD, S	On-going
5. Urge for the continued education and training of public works maintenance and construction crews on proper environmental practices.	HWD, TM, S	On-going
6. Explore the use of alternative materials and techniques in construction and maintenance projects to reduce life cycle costs.	HWD	On-going
7. Encourage and support tele-communications as an alternative form of transportation.	TM, S	On-going
8. Encourage support for efforts to improve local and regional scheduled passenger services and infrastructure.	PB, TM, S	On-Going
9. Support efforts to improve local and regional transload and intermodal facilities (train-to-truck, truck-to-train, truck-to-truck, air-to-truck, truck-to-air).	S	On-going
10. Encourage the creation of safe local bicycle routes.	RD, HWD	Long Term
11. Utilize the standards in the local ordinances for control of erosion and sedimentation, and stormwater management along roadways.	HWD, RD	On-going
12. Promote safety through the use of appropriate signage in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).	HWD	On-Going
13. Assure the use of transportation signage that makes people more aware of the possible presence of bicyclists and pedestrians.	HWD	Mid Term
14. Encourage the use of the international symbols for transportation related signs, whenever feasible.	HWD, RD	On-Going
15. Encourage more and better transportation systems and facilities to increase tourism and tourism development.	TM, S, PB	On-going
16. Support efforts to maintain, improve, and provide regional and local rail service.	TM, S	On-going
17. Study all MaineDOT access management requirements and articulate to local and state agencies which are workable and which do not apply to the Town's development patterns.	PB	On-going

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**Mapleton**

Strategy	By	Year
1. Ensure crossing zones are brought up to standards (painting, signs) particularly near the school and recreation area.	HWD	Short Term
2. Recognize that Route 163 plays a dual role as both the "spine" of the village area and as a state highway moving through traffic east and west. The Town should work to assure that the local role is the predominant role for the road.	TM, PB,	On-going
3. Work with the Maine State Police and MaineDOT to develop measures that reduces speed in Mapleton's downtown.	TM, S, HWD	Short Term
4. Update the 5 Year Local Road Improvement Plan.	HWD, TM	Mid Term
5. Examine measures that construct the Hughes Road in such a manner that allows for the increasing heavy truck traffic.	HWD	Mid Term

**Castle Hill**

Strategy	By	Year
1. Work with MaineDOT to ensure that reconstruction of the Haystack Road in the vicinity of Haystack Mountain includes paved shoulders. MDOT should focus on the poor visibility and safety concerns in this area.	TM, S	Mid Term
2. Work with MaineDOT to ensure that reconstruction of the State Road west of Old Castle Hill Road intersection includes paved shoulders.	TM, S	Mid Term
3. Update the 5 year Local Road Improvement Plan.	HWD, TM	Mid Term

**Chapman**

Strategy	By	Year
1. Update the 5 year Local Road Improvement Plan.	HWD, TM	Mid Term
2. Work with MaineDOT to address the increasing amounts of heavy truck traffic on the east Chapman Road.	HWD, TM, S	Short Term
3. Continue dialog with MaienDOT to return control of the East Chapman Road to the State.	TM, S	Short Term

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## Public Facilities and Services

The Public Facilities and Services portion of the Plan included an assessment of capital facilities and public services necessary to support future growth and development; to protect the environment, health, safety, and welfare of the people of Mapleton, Castle Hill, and Chapman; and to explore the costs of those facilities and services. The inventory examined the facilities and services provided by/to the town and included information describing the facility and service area, and the condition, usage, and capacity of the facility. The facilities and services included; water supply, sewage facilities, solid waste facilities, public safety, energy facilities, communications, health care, education, and town administration and services. Each town is governed by its own Board of Selectmen and share a Town Manager. Municipal government services for Mapleton, Castle Hill, and Chapman all function under a very effective cooperative joint interlocal agreement established in 1992. The three communities share town administrative services and departments, which are housed at the town office in Mapleton. In addition to the regular Selectmen meetings in each town, there is a joint Selectman's meeting each month.

### Public Facilities and Services Goal

To ensure that the existing public facilities and services are well maintained and function efficiently and to plan carefully for essential new and/or expanded facilities and services.

### Public Facilities and Services Policies

Policy
1. Plan for and ensure an adequate quality and quantity of drinking water.
2. Plan for and ensure adequate sewage disposal.
3. Plan for and provide cost effective, affordable, and environmentally safe solid waste management.
4. Plan for the development and continuance of adequate and cost effective public works and public safety programs, facilities, and services.
5. Encourage, plan for, and promote new affordable communication facilities and services.
6. Encourage, plan for, and support affordable, pertinent, and well maintained health care facilities and services.
7. Promote and support an educational system that allows all age groups to excel in their chosen fields of interest.
8. Continue to plan for and support the necessary functions of the municipality.
9. Encourage and promote a variety of community services and organizations.

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## Public Facilities and Services Strategies

Strategy	By	Year
1. Due to the impact on services and the costs to the Town, language will be reviewed for the Town's land use regulations on impact fees to address the funding of capital facilities in new developments.	PB	Mid Term
2. Work with the public and private utility and service providers to develop a plan which:  A. Assesses the capacity, costs, and needs to accommodate additional growth; and B. Determines the boundaries of their service areas, thereby identifying and encouraging the expansion of some services.	PB, TM, S	Long Term-10
3. Require developments which could create an unreasonable demand on municipal services to be built in stages which parallel the planned expansion of facilities.	PB, S	On-going
4. Create and publish a directory of community services and organizations to publicize their existence, their services, and whom to contact for information.	Groups	Short Term
5. Continue to support and provide facilities for local and regional events.	S, TM	On-going
6. Prepare a list of activities within the Plan that students can carry out, obtain information on the Kid's as Planners Program and present it to educators, and sponsor a guest speaker on the topic of planning to the students.	MSAD#1	Long Term
7. Develop a program to recognize outstanding contributors, scholars, and achievers.	MSAD#1	Long Term
8. Sponsor a children's forum on recreational and social interests and needs.	RD	Mid Term
9. Support the continued and open dialogue with the MSAD#1 into funding and program options through semi-annual joint meetings and programs, such as a student community service volunteer program.	RD, TM, S	Short Term
10. Continue to support a community educational system which allows both young people and adults to excel in their chosen areas of interest through a school system that emphasizes educational achievement for the entire community.	SD	On-going
11. Coordinate with the various agencies to survey the senior citizens to determine their facility and services needs.	CD	Mid Term
12. Continue to support existing and the expansion of cultural and recreational opportunities for all ages, such as, festivals, parades, and programs.	TM, S	On-going
13. Expand volunteer efforts to beautify the town, make necessary repairs to town owned buildings and facilities, as well as staff events and buildings.	S, TM	On-going

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Strategy	By	Year
14. Sponsor a meeting with past and present Town officials, and the adjoining cities and towns, to identify and reinforce shared programs, opportunities for cooperation, and explore joint purchasing and resolutions.	S, TM	On-going
15. Undertake a comprehensive review of all Town owned land to include:  A. Research the ownership of land and review Town's claim to the parcels. B. Conduct a natural resources inventory of the parcels to determine the resource and development potential of each. C. Develop a policy for the future use of each of the parcels for recreational, conservation, or public uses as well as disposition of the parcels to fund other open space, recreation, and conservation activities.	TM, S, PB	Long Term
16. Investigate opportunities for providing part-time (on-demand) technical support for the Planning Board, Board of Appeals, and other boards and Departments.	TM, PB, BOA	Short Term
17. Continue planning efforts based on input from the Town's residents, Department heads, employees, and administration.	All	On-going
18. Cultivate local contacts for the newspapers, radio, and television stations by routinely submitting meeting notices, post-meeting articles, and a list detailing accomplishments to promote public interest and awareness.	All	On-going
19. Continue to update the E-911 response program and addressing system.	CEO	On-going
20. Continue to utilize Presque Isle's solid waste management, recycling, and/or composting plan, cooperating with adjacent communities. A. Enhance and expand the townwide recycling and composting program. B. Develop a long term cost effective solution for the disposal of universal wastes and demolition debris. C. Sponsor a seminar at the schools on recycling and composting. D. Maintain public information on recycling and composting in the home and at the office, at the school and Town Office. E. Support a program for the recycling of agricultural chemical containers. FI. Request Town departments, including the school, to recycle and/or compost.	TM, SWD	On-going

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Strategy	By	Year
21. The Mapleton Sewer District should: <ul style="list-style-type: none"> <li>A. Address the capacity of the wastewater system and the procedures for allocating available capacity.</li> <li>B. Develop a program for encouraging people within the service area who are not connected to connect.</li> <li>C. Continue to apply for funding for the wastewater programs.</li> <li>D. Encourage creation of a capital improvements program for services to finance maintenance and system upgrades as part of annual budget.</li> <li>E. Identify areas for the upgrading of facilities as part of a long range plan.</li> <li>F. Encourage the wastewater programs to educate the public about protecting and conserving water supplies by including a flier with their billings.</li> <li>G. Work through existing programs to secure cooperation to minimize point and non-point source pollution.</li> <li>H. Protect the capacity of the wastewater treatment facilities by requiring adequate pre-treatment by potentially high volume customers prior to induction of effluent into the wastewater system.</li> <li>I. Encourage that rural development be located on land capable of supporting on-site wells and subsurface wastewater disposal systems.</li> <li>J. Complete and infiltration and inflow study of the lines.</li> <li>K. Seek grants or low interest loans to complete repairs identified in the I&amp;I study.</li> </ul>	MSD	On-going
22. Work with the various utility providers to ensure that all road disruptions and excavations are quickly and adequately repaired and maintained.	MSD, HWD	On-going
23. Evaluate drain connections in public facilities for compliance to National Pollutant Discharge Elimination System (NPDES) permit requirements, as applicable.	PB, CEO	Short Term
24. Continue to support The Aroostook Medical Center and its programs and facilities.	S	On-going
25. Work with surrounding communities to examine and review the need for regional services and facilities. Implement those services and facilities that are mutually beneficial to the communities. Ensure that any regional coordination is initiated and administered at the local level.	S, TM HWD, PB, FD	On-going
26. Seek funding and technical assistance from the United States Department of Agriculture, FEMA, and MEMA to replace the cribbing and planking on the dam located at the North Branch of Presque Isle Stream.	TM	Mid Term
27. When reviewing the potential reuse of buildings, town officials will obtain the widest amount of public participation and input possible. This may include the creation of ad hoc committees.	TO	On-going

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## Municipal Finances

Mapleton, Castle Hill, and Chapman like many other Maine communities, have been struggling to keep property taxes stable in the face of budget demands and constraints. There has been a steady decline in federal and state assistance to Mapleton, Castle Hill, and Chapman. The Federal Revenue Sharing Program at one time represented a federal-state-local partnership in which new policies were mandated and then largely funded by the federal government. The program became defunct in 1986--the mandates are still in place, but the burden of funding them is now largely the responsibility of the Town. This section will show that through the policies and strategies that the Town can maintain its financial health while making some major improvements and meeting future needs through public expenditures and other fiscal policies.

### Municipal Finance Goal

To manage and administer the Town's finances in a careful and fiscally responsible manner in order to maintain a low tax rate and low municipal expenses.

### Municipal Finance Policies

Policy
1. Identify trends in municipal revenues and expenditures, and develop programs that increase revenues and stabilize, share, and/or reduce expenditures.
2. Review current and projected taxes, and develop a fiscal plan that will stabilize and/or reduce the tax burden.
3. Identify and assess trends in growth and development, and create a fiscal plan to ensure the efficient and cost effective availability of required municipal facilities and services.
4. Determine and develop a plan for capital expenditures.

### Municipal Finances Strategies

Strategy	By	Year
1. Coordinate planning for equipment purchases, municipal building construction, repair, and/or modifications through the Capital Investment Program (CIP) and GASB-34.	TM, PB, HD, RD, S, FD	On-Going
2. Ensure that all municipal construction, repair, and/or modifications be handicapped accessible.	PB, CEO, TM	On-Going

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Strategy	By	Year
3. Work with the Boards of Selectmen to review capital expenditures, to maintain good communications with the public, and to create and maintain a long range plan for investments.	TM, S	On-Going
4. Annually analyze existing fees to determine if fee levels are current with the costs of providing the service and increase fees which fall short.	PB, CEO, TM, S	Long Term
5. Investigate the feasibility of charging fees for programs and/or services which are currently provided free of charge.	TM, S	Short Term
6. Ensure through periodic review and consultations that the Town's valuation keeps in step with the state valuation, since educational funding, revenue sharing, and other programs are based on formulas involving state valuation figures. The program should include a periodic review of personal property tax valuations and review the desirability of TIFs as a tool to promote commercial and industrial development.	TA, TM, S	On-Going
7. Assist landowners in Farm and Open Space and Tree Growth tax programs.	TA, TM	On-Going
8. Support efforts to increase State aid to cities and towns.	TM, S, SD	On-Going
9. Decrease Town reliance on the property tax, as much as possible.	TA, TM, MSAD, S	On-Going
10. Establish and maintain a tax rate which is consistent with maintaining the current and projected levels of service.	TA, TM, S, MSAD	On-Going
11. Continue to apply for Community Development Block Grant (CDBG), and/or other monies for CIP projects.	TM, S, RD	On-Going When Needed
12. Review the need of payments in lieu of taxes for non-profit organizations in town.	TA, TM	Long Term

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**Local Economy**

Mapleton, Castle Hill, and Chapman are located in the Caribou-Presque Isle Labor Market Area (LMA) and depend on the region's economic health for its survival. The LMA's boundaries include Bridgewater to the south, Portage and Oxbow to the west, Stockholm, Conner and Caswell to the north, and New Brunswick, Canada to the east. Presque Isle is one of the two major Service Centers in the LMA and many job holders from the surrounding communities work in the Town. Local retail and service establishments depend on shoppers from other areas for a portion of their trade. Mapleton, Castle Hill, and Chapman are far more dependent on the regional economy than on local businesses for employment opportunity. The towns are fortunate that several major employers are located within a 20 minute commute, and officials recognize the need to be supportive of business retention and attraction activities in neighboring communities.

**Local Economy Goal**

To have a stable, diversified economy that builds upon the Town's character, public services, resources, and commercial and industrial base to increase employment opportunities and economic well being.

**Local Economy Policies**

<b>Policy</b>	
1.	Promote and encourage new and existing businesses as vital components in local and regional economic development.
2.	Encourage and plan for a mixture of commercial, industrial, and residential development in areas physically and fiscally suited to broaden economic development opportunities.

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**Local Economy Strategies**

Strategy	By	Year
<p>1. The Town should:</p> <ul style="list-style-type: none"> <li>A. Work with the surrounding communities in developing regional plans for economic development, tourism, land use, and transportation related strategies.</li> <li>B. Encourage outreach programs designed to support existing businesses. These programs must assure businesses of community support, respond to changing economic conditions, and work to solve challenges before they are problems.</li> <li>C. Continue and increase communications with the NMDC, and similar organizations (Aroostook Partnership for Progress (APP), Aroostook County Tourism (ACT), Small Business Development Center (SBDC), through regular meetings on economic development programs.</li> <li>D. Study the needs of existing industries to find spin-off businesses and services.</li> <li>E. recognize that the natural resource based industries are an integral part of and a valuable asset to each Town's and northern Maine's future. The Town should inform the residents of the benefits of a locally grown product; promote agriculture and forestry through plans and proposals that are consistent with local land use concerns; promote the development of niche marketing that can maintain and enhance local products,; and stimulate investment and employment in the natural resource based industry through supporting education, employment, training programs, and a strong marketing program.</li> <li>F. Mapleton should develop proposals to address parking in the downtown.</li> <li>G. Publicize the availability of commercial and industrial space/land, power capabilities, and market the Town as a community supportive of non-polluting natural resource based economic activity.</li> <li>H. Inventory the condition of commercial/industrial structures, work toward removal of those structures that can not be rehabilitated, and for those structures which can be rehabilitated, assist owners in finding support for rehabilitation.</li> <li>I. Communicate with the members of the business community to articulate and define needs and desires.</li> <li>J. Seek out funding from state, federal, and private sources to support goals.</li> <li>K. Approach Maine Montreal and Atlantic and discuss the (re)development of their land and facilities for diversified uses in a mutually beneficial manner.</li> </ul>	<p>S, TM, PB, CEO</p>	<p>On-going</p>

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Strategy	By	Year
2. Inventory present telecommunications infrastructure in each of the communities and attempt to determine future needs of potential business and industry.	S	Short Term
3. Maintain requirements within the zoning ordinance to permit home occupations which meet acceptable standards and intents and do not infringe upon the rural character, the neighborhood, or the environment.	PB, CEO	Short Term
4. Develop local economic development, tourism, land use, and transportation strategies as needed.	PB, TM	On-Going
5. Provide tax incentives to businesses wishing to locate in Mapleton's downtown.	S	On-going
6. Pursue the development of eco-tourism on the Aroostook River with improvements to the boat landing in Castle Hill (Trask Landing) to encourage economic development and tourism.	S	On-Going
7. Mapleton should seek funding for façade enhancement in their downtown	TM, S	Mid Term
8. Identify areas within the growth area that qualify for a Pine Tree Zone designation.	S, TM	Short Term

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**Natural Resources**

Mapleton, Castle Hill, and Chapman contain important and diverse natural resource base, including lakes, streams, the Aroostook River, wetlands, floodplains, rich deposits of sand and gravel, significant fisheries and wildlife habitat, and valuable acreage of prime agricultural and forestlands. Through the development and implementation of locally driven management plans, each Town can conserve its valuable natural resources while also utilizing these resources to enhance economic development opportunities for natural resource-based industries, businesses, and tourism. By adopting wise multi-use strategies for the many different natural resources (forestlands, water resources, etc.), Mapleton, Castle Hill, and Chapman can provide for greater use of the resource base for business opportunities, recreation, wildlife and fisheries management, and forestry, while also maintaining the quality of life that these resources offer. Each community needs to assure that the natural resources are conserved, preserved, and/or protected from activities or uses which can damage their resource value or which create threats to the public health or safety.

**Natural Resource Goal**

To conserve, preserve, and protect the valuable natural resources of Mapleton, Castle Hill, and Chapman.

**Natural Resource Policies**

<b>Policy</b>
1. Recognize that soils are a major factor in development suitability and guide incompatible land uses away from unsuitable, marginal, or prime soils.
2. Continue to protect the quality of wetland areas.
3. Examine the importance of and potential threats to water resources and develop strategies to protect or conserve these resources.
4. Identify hazard areas and develop strategies to discourage development in hazard areas, including floodplains and areas of steep slopes.
5. Identify, assess, and conserve fisheries and wildlife habitat.
6. Identify, assess, and preserve unique natural areas.
7. Encourage uses, in conflict with forestry activities, to be in suitable locations to conserve prime forest lands/resource value; and work with owners to maintain and enhance resources.

**Key**

BOA	Board of Appeals	MDEP	Environmental Protection	MSD	Mapleton Sewer District
HWD	Highway Department	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
FD	Fire Department	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	S	Board of Selectmen

## Natural Resource Strategies

Strategy	By	Year
<p>1. The Town should work with the appropriate state agencies and property owners to refine, enhance, and update the natural resources information contained in this Plan. The Town's efforts should focus on:</p> <ul style="list-style-type: none"> <li>A. Accurately defining the existence, location, and extent of wetlands.</li> <li>B. Evaluating the importance of wetlands for the full range of wetland functions.</li> <li>C. Identifying those wetlands that are significant and should not be altered from those with little or no significance in which some alteration may be permissible, provided that mitigation or compensation is undertaken.</li> <li>D. Accurately defining the location and value of various types of wildlife and fisheries habitats, with emphasis on deer wintering habitat.</li> <li>E. Developing improved access to the various streams and brooks. Access should provide opportunities for residents to have low intensity, small scale access to waterbodies for fishing, canoeing, and similar activities. To include:               <ul style="list-style-type: none"> <li>1. Researching access to waterbodies to determine if rights of access exist.</li> <li>2. Identifying the types of access desirable to the waterbodies.</li> <li>3. Locating feasible points of access to the various waterbodies.</li> <li>4. Work with property owners to obtain public access rights through a variety of approaches such as consent of the owner.</li> <li>5. Develop a program for managing and maintaining these access points to protect property owners and the environment.</li> </ul> </li> </ul>	MIFW, TM, PB, RD, CEO	On-Going
<p>2. Continue to provide training to the CEO in state and local laws and the applicable Best Management Practices available to protect water quality so the CEO can effectively investigate potentially harmful activities, advise possible violators in remediation techniques, and notify appropriate authorities for enforcement action, if necessary.</p>	TM, CEO	On-going
<p>3. Inspect gravel pits on aquifers to prevent dumping of foreign materials.</p>	CEO	On-going
<p>4. Cooperate with State and federal authorities to identify potentially hazardous sites and urge them to take appropriate action through on-site monitoring and clean-up.</p>	CEO, MDEP	On-going
<p>5. Prohibit commercial or industrial uses which utilize, process, or store materials known to cause groundwater contamination on aquifers.</p>	PB, CEO	Short Term

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Strategy	By	Year
6. Continue to educate landowners about the requirements of the Zoning and Shoreland Zoning Ordinance. Effectively enforce both ordinances to minimize water quality impacts from inappropriate development.	PB, CEO	Short Term
7. Encourage landowners to properly discard automobiles and junk.	CEO	On-going
8. Continue to support and work with the Natural Resource Conservation Service, the Central Aroostook Soil and Water Conservation District, University of Maine Cooperative Extension, and other groups.	PB, S	On-going
9. Present a copy of this Plan to the schools and encourage it be used when discussing natural resource, environmental, and other land use issues.	TM, SD	Short Term
10. The Town and the MSAD #1 should continue to develop an informational program designed to help educate the students (and residents) about the Town's natural resources, their importance, and the types of activities which can damage or destroy these resources. This program should address the issues of each community, the watershed, and the various streams, brooks, and wetlands.	SD	On-going
11. Establish language within the Town's land use regulations to identify areas of unsuitable, marginal, and/or prime soils.	PB, CEO	Short Term
12. Educate and encourage owners of underground storage tanks (USTs) to comply with the appropriate federal and state regulations for certification and inspection. Also, encourage owners of above-ground storage tanks to complete a visual inspection of their tanks.	PB, CEO, MDEP	On-going
13. Continue to request MIF&W to conduct fisheries census' of major tributaries to the Aroostook River and Presque Isle Stream to determine fisheries value and appropriate management plans to improve the trout fishery in the watershed.	CEO, MIFW	Short Term
14. Work to develop long-term wildlife management goals for the Town with assistance from the MIF&W. This wildlife management planning may include:  A. Workshops through the school system with education programs on creating, improving or maintaining wildlife habitat; and B. Informing landowners of various programs, practices, and technical assistance available to manage wildlife and wildlife habitat on private lands. C. Work with landowners to effectively management deer wintering areas while at the same time allowing the harvesting of timber.	MIFW, PB, HWD, CEO, DEP	Mid Term
15. Work with wildlife management organizations and agencies to identify and protect deer wintering areas, waterfowl and wading bird habitat, and other protected areas.	MIFW, PB, CEO	Short Term

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Strategy	By	Year
16. Establish a program to strive for the cooperation and organization of private woodlot owners for the improved use of the forest resources through responsible management, replanting, rejuvenation, exploration of alternative uses for unproductive land, and the development of guidelines and incentives to reduce soil erosion and sedimentation.	PB, CEO	Long Term
17. Determine if local regulations or programs are necessary to assure the sound management and use of these resources. Projects include: A. Establish programs for the conservation/preservation of prime farm and forest land areas, through the use of land use controls. B. Inform land owners of the benefits of participating in Tree Growth Tax Program by including a factual informational flier and developing/acquiring resource materials for the Town Office. C. Inform land owners of programs, such as BMPs, for conservation and increased productivity of active forestlands, to reduce soil erosion and phosphorus export, and to discourage development activities in prime wooded areas. D. Work with the various natural resource agencies to strengthen and expand current programs to inform loggers, foresters, landowners, and the general public about Best Management Practices, to minimize soil erosion and phosphorus export.	PB, TA, CEO	Mid Term
18. In order to control the effects of improper development on agricultural and forest resources, the Planning Board should: A. Discourage development on prime forest lands capable of economic production in order to protect the economic base of the Town and help maintain the rural character through appropriate land management. B. Establish a process for the periodic review and amendment of the Plan and other land use regulations with respect to agricultural and forest resources. C. Work with developers of large agricultural and forest lands to allow cluster development. D. Recommend developers provide high intensity soil survey information and map the prime forest lands.	PB, CEO	Mid Term
19. Work with the Maine Potato Board, Maine Organic Farmers Association, Forest Products Council, NMDC's Business Counseling Service, the Small Business Administration, commercial lenders, and other appropriate agencies to assist people interested in developing value-added agricultural and forest products businesses in obtaining financial assistance/venture capital.	TM	On-going
20. Encourage developers to use Best Management Practices (BMPs) during and after construction.	PB, CEO	On-going
21. Work with the Central Aroostook Soil and Water Conservation District to identify plots of land that qualify for organic farms.	TM	On-going

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Strategy	By	Year
23. Castle Hill and Chapman will review and update, as needed, management plans for their town owned forests.	S	On-going
24. Mapleton will work with landowners and the MDEP around Hanson Lake to implement the findings of the Hanson Lake report.	CEO, MDEP	Short Term
25. Once completed Mapleton and Chapman will work with MDEP to implement recommendations of the watershed report in Dudley Brook and Presque Isle Stream.	CEO, S, TM, MDEP	Mid Term
26. Town officials will work with the agricultural community and the Aroostook Water and Soil Board to implement low flow standards for irrigation.	Aroostook Water and Soil Board	On-going

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## Cultural and Historic Resources

Cultural resources are those activities, opportunities, and benefits the Town has that reflect the culture and heritage of the community. They help to establish the quality of life for Mapleton, Castle Hill, and Chapman, and the Town's ability to attract and retain economic growth depends to some extent on the quality and quantity of its cultural resources. Mapleton, Castle Hill, and Chapman is fortunate to host a variety of annual events, attractions, service organizations, and places of worship.

The unique history of any Town can be a valuable part of that Town's heritage and community character. Although Mapleton, Castle Hill, and Chapman has certainly changed since the late 1800's and early 1900's, some of the old buildings have been removed by man or by fire or retained and preserved, but the "feel" is still that of a small Town. Mapleton, Castle Hill, and Chapman should continue to preserve the Town's rich history and culture. The National Register of Historic Places and the Maine Historical Preservation Commission keep a directory of buildings, structures, districts, objects, and sites which have historical importance and value. It has been suggested that through the following policies and strategies a complete inventory of all the Town's historic resources be undertaken to identify any additional sites worthy of being placed into a local, state, or federal register.

### Cultural and Historic Goal

To have an understanding of and to preserve the cultural and historic resources of Mapleton, Castle Hill, and Chapman.

### Cultural and Historic Policies

Policy	Supporting Strategy
1. Identify and assess, and when feasible, support, maintain, and expand recreational opportunities, activities, and facilities for all ages and interests.	4-7
2. Identify, preserve, and protect archaeological, prehistoric, and historic resources.	1-6
3. Identify and assess, and when feasible, preserve and protect valuable scenic resources.	7
4. Identify and assess, and when feasible, preserve and protect valuable points of public access to waterbodies and large tracts of land.	7
5. Assess, and when feasible, support, maintain, and expand civic and community events, activities, organizations, and facilities.	1,4-7

### Key

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### Cultural, Historic, and Archaeological Strategies

Strategy	By	Year
1. Work with the Haystack Historic Society and other interested parties to preserve archeological, prehistoric, and historic resources.	Historic, CEO,	On-going
2. Seek the assistance of the Haystack Mapleton, Castle Hill, and Chapman Historical Society and MHPC in reviewing development proposals that would impact identified and potential archeological, prehistoric, and historic resources.	CEO, PB	On-going
3. Promote and publicize local programs, community events, and regional festivals.	Groups	On-going
4. Continue to host both local and regional events unique to Mapleton, Castle Hill, and Chapman, and continue to maintain locally important attractions.	Groups,	On-going
5. Recognize the importance of civic organizations to the Town and provide an annual forum to discuss coordination between the organizations, as well as issues facing the community. Compile a list of projects civic organizations might take on and ensure the projects are compatible with the Plan.	All	On-Going
6. The Town should be responsible for: <ul style="list-style-type: none"> <li>A. Identifying, developing, and maintaining an inventory of recreational resources for all ages.</li> <li>B. Endeavoring to use existing recreational facilities to their fullest potential.</li> <li>C. Working with existing civic groups and organizations to secure support for recreational programs.</li> <li>D. Working with the Planning Board in creating standards in the Town's land use regulations for the preservation and protection of all vital recreational resources.</li> <li>E. Developing a plan/program for the expansion of winter recreational facilities and trails (separate x-country and snowmobile) within the Town and region.</li> <li>F. Working with landowners to preserve and conserve water resources for recreational activities and to develop plans for recreational access.</li> <li>G. Inventorying and mapping all private access points to the surface waters.</li> <li>H. Inventorying and mapping hunting and fishing areas used by the general public.</li> <li>I. Initiating a locally organized clean-up of the ponds, river, and stream embankments, roadway corridors, and abandoned properties.</li> <li>J. Seeking out the technical assistance of the State Bureau of Parks and Recreation and the St. John River RC&amp;D in recreation planning.</li> <li>K. Pursue joint municipal recreational support for programs and facilities from the surrounding communities, when appropriate.</li> <li>L. Support the 5-Year Plan of the Recreation Department.</li> </ul>	RD, TM, SD	On-going

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Strategy	By	Year
<p>7. Mapleton, Castle Hill, and Chapman should recognize that tourism development is an integral part of and a valuable asset to the Town's and northern Maine's future. The Town should:</p> <ul style="list-style-type: none"> <li>A. Promote tourism within the Town and region.</li> <li>B. Inform the residents of the benefits of a tourism development program.</li> <li>C. Instill a sense of ambassadorship in the residents and retailers toward "out-of-towners" and promote excellence in service.</li> <li>D. Investigate the possibilities for four-season recreational programs and services.</li> <li>E. Encourage tourism through plans consistent with local land use programs.</li> <li>F. Encourage and promote the development of the tourism industry by attracting an increased number of visitors to and spending in the Town and region.</li> <li>G. Stimulate investment and employment in tourism industry through supporting education, employment, training programs, and a strong marketing program.</li> </ul>	TM	On-going

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## Recreational Resources

Recreational resources are those facilities and programs, both public and private, which provide recreational opportunities for the residents of Mapleton, Castle Hill, and Chapman. These include athletic fields, tennis courts, skating rinks, swimming pools, school facilities and programs, campgrounds, parks, nature preserves, game preserves and sanctuaries, publicly owned land, trail systems, important hunting and fishing areas, and access to water bodies, to name a few. Mapleton, Castle Hill, and Chapman have an excellent recreation program, with the Recreation Department providing numerous organized recreational activities for people of all ages. In addition, numerous clubs, groups, and civic organizations sponsor recreational activities throughout the year.

### Recreation Goal

- To provide recreational opportunities, activities, and facilities for people of all ages in Mapleton, Castle Hill, and Chapman

### Recreation Policies

Policy
1. Enhance public access to the Town's rivers and streams, particularly the Aroostook River in Chapman and Castle Hill and its tributaries, for recreational uses, and seek outside funding in support of these activities.
2. Study the needs, desires, and opportunities for recreational opportunities for people of all ages and match these findings with available resources.
3. Seek to encourage and expand cooperative recreation programs and facilities with surrounding communities.
4. Encourage residents to join organized clubs and groups to assist in the proper use and maintenance of private land for recreational uses.
5. Expand the opportunities for trails and walking paths to link Mapleton, Castle Hill, and Chapman's open space and recreational areas into a continuous network by utilizing abandoned transportation corridors and working with private landowners.
6. Continue to support the various recreational clubs and organizations.
7. Encourage private landowners to maintain controlled access to open land for hunting, fishing, and other low-intensity recreational activities while encouraging users of private lands to be responsible visitors.
8. Work to direct the use of off-road motorized recreational vehicles away from developed areas and into appropriate areas through the designation of trails and an education program.

## Key

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Policy
9. Encourage tourism development as an integral part of and a valuable asset to the Town’s recreational programs and facilities.
10. Develop additional recreational programs and facilities as needed to meet the needs of the residents.

**Recreation Strategies**

Strategy	By	Year
1. The Recreation Department should continue to be responsible for: <ul style="list-style-type: none"> <li>a. Identifying, developing, and maintaining recreational resources for people of all ages,</li> <li>b. Using existing recreational facilities to their fullest potential,</li> <li>c. Working with existing civic groups and organizations to secure support for recreational programs,</li> <li>d. Working with the Planning Board in creating standards in the Town's land use regulations for the preservation and protection of all vital recreational resources,</li> <li>e. Developing a plan and a program for the expansion of winter recreational facilities and trails within the Town and region,</li> <li>f. Working with landowners to preserve and conserve water resources for recreational activities and to develop plans for recreational access,</li> <li>g. Inventorying and mapping all private access points to surface waters,</li> <li>h. Inventorying and mapping popular hunting and fishing areas used by general public,</li> <li>i. Initiating a locally organized clean-up of river and stream embankments, roadway corridors, and abandoned properties, and</li> <li>j. Seeking out technical assistance from the State Bureau of Parks and Recreation in recreation planning.</li> </ul>	PB, CEO, RD	On-Going
2. Pursue cooperative municipal recreational support for programs and facilities from the surrounding communities, when appropriate.	RD	On-going

Key					
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Strategy	Responsibility	Year
<p>3. Recognize that tourism development is an integral part of and a valuable asset to the Town's and Northern Maine's future. The Town should:</p> <ul style="list-style-type: none"> <li>a. Promote tourism in the Town and region,</li> <li>b. Inform residents of the benefits of a tourism development program,</li> <li>c. Instill a sense of ambassadorship in residents and retailers toward "out-of-towners" and promote excellence in service,</li> <li>d. Investigate the possibilities for expanding the four-season recreational programs and services,</li> <li>e. Encourage tourism through plans that are consistent with local land use concerns,</li> <li>f. Encourage and promote the development of the tourism industry by the attraction of an increased number of visitors to and spending in the Town and region.</li> </ul>	<p>TM, PB, CEO, RD,</p>	<p>On-going</p>
<p>4. Work with the state, user groups, and landowners to develop a comprehensive local and regional trail system. The Town will:</p> <ul style="list-style-type: none"> <li>a. Research identified rights-of-way to determine their legal status and the public's right to use the areas,</li> <li>b. Develop a trail system using the available rights-of-way, if feasible,</li> <li>c. Work with landowners to obtain public use rights where crossing of private land is necessary or desirable, and</li> <li>d. Establish a system for maintaining trail(s) and assuring rights will be respected.</li> </ul>	<p>RD, PB</p>	<p>On-Going</p>

**Key**

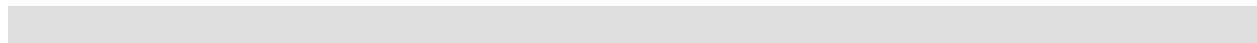
BOA	Board of Appeals	MDEP	Environmental Protection	MSD	Mapleton Sewer District
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Strategy	By	Year
<p>5. Develop a program for the maintenance of lands for open space and recreational activities and for raising any necessary funding to accomplish this task. This effort will be viewed as a way of preserving key areas with significant natural resource or scenic value. The effort should include a wide range of possibilities for both the method of acquisition (gifts, land trades, purchase, etc.) and the extent of ownership (conservation easements, development rights, fee ownership, etc.). The development and operation of a successful open space conservation / recreation program will require commitment by the Town and will need to be an on-going activity. The Town's efforts should include:</p> <ul style="list-style-type: none"> <li>a. Developing an overall plan which identifies the types and locations of land which should be conserved through public/private action and establishing priorities for evaluating various parcels.</li> <li>b. Exploring possible funding mechanisms that can be used for acquiring open space lands including public and private outside funding,</li> <li>c. Maintaining relationships with existing conservation organizations to coordinate activities and utilize their knowledge and experience,</li> <li>d. Working with landowners to explore the use of conservation easements or similar devices to protect all or portions of their land for the future, and</li> <li>e. Developing a program for the on-going acquisition and maintenance of open space.</li> </ul>	PB, CEO, RD	On-going
<p>6. Support recreational access to private land, the Town should:</p> <ul style="list-style-type: none"> <li>a. Establish a landowner contact program that will seek the continued cooperation of landowners, establish a system to respond to complaints about public access, and provide information on techniques of maintaining scenic value to those landowners whose property has been identified as a scenic resource,</li> <li>b. Publish a handout about the recreational groups and clubs in the area and distribute it to all residents when they register motor vehicles, vote, or when they purchase licenses,</li> <li>c. Provide for annual recognition of landowners who have contributed to public access and recreational opportunities,</li> <li>d. Maintain and publicize educational information for landowners and recreation users on the value of recreation and responsibilities users have with the public use of private lands for recreation, and</li> <li>e. Incorporate the study of recreational ethics in the school's curriculum.</li> </ul>	RD, Civic Groups, SD, IF&W	Short Term & On-Going
<p>7. Work with the ATV Club to ensure all of the needed connections to the trail system are maintain and properly marked.</p>	TM, RD, Civic Groups	Long Term

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Strategy	By	Year
<p>8. Work with the state, user groups, and landowners to develop a comprehensive local and regional trail system. The Town should:</p> <ul style="list-style-type: none"> <li>A. Research identified rights-of-way to determine their legal status and the public's right-to-use the areas.</li> <li>B. Continue to develop the trail system using available rights-of-way, if feasible.</li> <li>C. Work with landowners to obtain public use rights where crossing of private land is necessary or desirable.</li> <li>D. Establish system for maintaining trail(s) and assuring rights will be respected.</li> <li>E. Explore establishing a warehouse facility for the storage of snowmobiles, ATVs, jet-skis, etc. of out-of-area users.</li> <li>F. Maintain and up-date a plan for the creation of trails. Including determining what types of trails are most desired, making a list (with legal descriptions) of rights-of-way, identifying potential funding sources, and organizing volunteers.</li> </ul>	RD, PB, TM	On-going
<p>9. Private landowners, organized groups, and clubs have contributed a great deal in promoting careful use of private land in Town and residents should be encouraged to join these organizations. The Town should:</p> <ul style="list-style-type: none"> <li>A. Encourage a landowner contact program which will:               <ul style="list-style-type: none"> <li>1. Seek the continued cooperation of the landowners.</li> <li>2. Establish a system to respond to complaints about public access.</li> <li>3. Provide information on techniques of maintaining scenic value to those landowners whose property has been identified as a scenic resource.</li> </ul> </li> <li>B. Publish a handout about the groups and clubs and distribute it to all residents when they register motor vehicles, vote, or when they purchase licenses.</li> <li>C. Provide for the annual recognition of landowners who have contributed to public access and recreational opportunities.</li> <li>D. Maintain and publicize educational information for landowners and recreation users on the value of recreation and the responsibilities users have with the public use of private lands for recreation.</li> <li>E. Incorporate a study of recreational ethics/responsibilities in school's curriculum.</li> </ul>	RD, RC&D, Groups	On-going



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## Housing

Mapleton, Castle Hill and Chapman maintain a diverse housing stock and contains a traditional character, small neighborhoods with mixed uses and clusters of homes in residential neighborhoods, with additional development along the rural roadways. For the most part, the housing stock is comprised of single family dwellings and mobile homes, however multi-family units exist for the elderly and lower income families. 2000 US Census data provided the informational framework for considering the actions to be taken by the community to ensure housing opportunities---in particular, the needs of the elderly and first-time home buyers.

### Housing Goal

To have affordable and decent housing for all residents.

### Housing Policies

Policy
1. Promote and encourage a wide variety of housing opportunities at appropriate locations, to include affordable housing, housing for older residents, first-time home buyers, and special needs groups.
2. Work to ensure that the needs of the various types of households and income levels are met, while assuring that housing is decent and safe.

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## Housing Strategies

Strategy	By	Year
1. Mapleton, Castle Hill, and Chapman will: <ul style="list-style-type: none"> <li>A. Encourage a variety and diversity of housing types.</li> <li>B. Determine the specific housing needs of the Town and make recommendations.</li> <li>C. Work with the Maine State Housing Authority, ACAP, Maine DEP, and AAA to utilize programs and obtain annual program updates.</li> <li>D. Continue to support ACAP with their applications for additional funding from HUD and other agencies for rental assistance.</li> <li>E. Support the rejuvenation of the FIX-ME program with the assistance of MSHA, NMDC, ACAP and other agencies.</li> <li>F. Develop, as needed a town wide housing assessment program.</li> <li>G. Emphasize housing rehabilitation in CDBG applications.</li> <li>H. Seek out other sources of funding for rehabilitation from private sources, service organizations, and state and federal programs.</li> <li>I. Report on the availability and affordability of low income and senior housing.</li> <li>J. Assess the impacts of proposed commercial and industrial development on abutting residential properties and make recommendations.</li> <li>K. Inventory and recommend the removal, if feasible, of structures which are dilapidated and can not be rehabilitated.</li> <li>L. Explore and play a leadership role in the creation of a private, voluntary self-help housing group to rehabilitate housing and commercial structures for low and moderate income residents, if feasible. The Town should supply administrative and organizational support in getting the effort started.</li> <li>M. Prepare a listing and map of all vacant residential lots in residential districts.</li> <li>N. Periodically update both the tax maps and tax cards so that important information concerning housing age and structure type is readily available.</li> <li>O. Establish language in the Town's regulations that encourages developers to provide low to moderate income housing in areas served by water/sewer.</li> <li>P. Encourage clustering of new developments to reduce the costs of providing roads, services, and utilities.</li> <li>Q. Continue to allow higher densities for residential development in and around the downtown area, subject to connection to the sewer and water system.</li> <li>R. Keep lots within the village area small enough to encourage more affordable housing and cheaper public services.</li> <li>S. Encourage the removal of older mobile home units as owners vacate the property.</li> </ul>	PB, CEO, S	Short term and on-going
2. Submit a list of all applicants requiring assistance with oil tank replacements. Assist the applicant in obtaining cost estimates for submittal to ACAP	CEO	Short term
3. Work with the Maine Home Repair Network program through the Maine State Housing Authority, Housing and Urban Development, United States Department of Agriculture-Rural Development, Department of Economic and Community Development, Maine Municipal Bond Bank, and the Aroostook County Action Program.	CEO	On-going
4. Seek solutions to increase housing affordability for all income classes in Mapleton, Castle Hill, and Chapman.	CEO, PB	On-going

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BOA	Board of Appeals	MDEP	Environmental Protection	MSD	Mapleton Sewer District
HWD	Highway Department	MDIFW	Inland Fisheries & Wildlife	TA	Tax Assessors
FD	Fire Department	PB	Planning Board	TM	Town Manager
CEO	Code Enforcement Officer	RD	Recreation Department	S	Board of Selectmen

## **Proposed Land Use Plan**

### **Growth and Rural Areas**

The process of designating growth and rural areas, and of creating a proposed land use plan, is a step toward creating or updating a zoning or land use ordinance. There are no hard-and-fast rules about what percentage of the community's development should be directed into growth areas over the next 10 years. A reasonable objective would be for 70-80 percent of new development to occur within the designated growth areas. This would be consistent with the downtown-and-countryside pattern of development in Maine right into the 1960's and 1970's, until a sprawling pattern took firm hold in many Maine communities, including many in northern Maine.

Enough land needs to be included in the growth areas to provide future lot and homebuyers with a choice and to allow the housing market to function. How much land should be in the growth area should be the planning committee's and the resident's decision. It should represent a relatively small percentage of the town's total acreage and be configured in such a way that sprawl is discouraged. For example, a growth area that is stripped along the length of Routes 163 and 227 would be unacceptable because it does not adequately protect the corridors.

With these guidelines for designating rural and growth areas in mind, consideration has to be given to the characteristics of each area. Is the growth area an area to which the town should direct much of its development over the next 10 years? Does the growth area have the ability to absorb new development? Is the growth area generally free of severe environmental constraints? Conversely, are the characteristics of the growth area such that development should be directed away from it?

There are different kinds of growth areas (residential, commercial, and industrial), and different kinds of rural areas (agricultural and forest). Among growth areas, it may designate (for example) one or more types of residential growth areas, one or more types of commercial or industrial growth areas, traditional downtown areas, other mixed use areas, and/or seasonal resort areas.

There also may be different shades of rural areas. In addition to resource protection areas (as in shoreland zoning), for example, there may be areas with special environmental features (for example, the watershed of a lake that serves as a public water supply, or outstanding ridgelines), or with multiple environmental constraints (as shown on the development constraints map in the Plan), or with especially important farm or forest land. These may not merit the stringency of resource protection, but nevertheless warrant a level of conservation that can be achieved only if little development is allowed. There also may be rural areas that are not so constrained by environmental concerns, but, due to distance from public services, are best earmarked for low density residential activity, provided rural character can be maintained.

### Growth Areas:

Growth areas should be designed with the following criteria:

1. Have, or can efficiently obtain, public facilities and services.
2. Have natural characteristics suitable for development.
3. Are large enough to accommodate the expected growth over the next 10 years.
4. Are large enough to accommodate a variety of housing types.
5. Must be limited to a size and configuration that encourages compact rather than sprawling development.

### Rural Areas:

As mentioned previously, the majority of Mapleton, Castle Hill, and Chapman's land area is rural with the most built up area is in Mapleton's downtown. Outside of the downtown (growth) area, the principal use of this large land area should be for agriculture, forestry, rural type residences, natural resource based industries, and associated uses. Land use ordinances developed for rural areas by municipal officials should limit the number of, size of, and type of commercial businesses allowed in these rural areas. Other specific purposes of this area should include conservation of natural resources, reduction of soil erosion, and the encouragement of appropriate recreational land use. Rural areas should be designed to:

1. Include important agricultural and forestlands.
2. Include large areas of contiguous, undeveloped land used by wildlife, for resource protection, and for outdoor recreation.
3. Include important natural resources and scenic open spaces.
4. May have very low densities of development interspersed among fields and woodlands.
5. Should not include areas in which a significant portion of the community's development is planned to occur.
6. Areas that have significant green or open spaces.

The "Growth and Rural" areas for Mapleton, Castle Hill, and Chapman have been designated in Mapleton's past comprehensive plan. The Planning Committee has not changed the growth and rural areas for the town (see Urban Area Existing Zoning map). It should be noted that these areas are fluid and could expand and contract based upon growth pressure and the intent of the zoning ordinance.

1. The **Growth** areas are "generally" defined as: those portions of the Town located in the downtown areas, along Route 163 in Mapleton. Present zoning in this area includes Single-Family Residential District R, Residential Business R-B, and Light Industrial District I
2. The **Rural** area is defined as those areas outside of the "Growth" area usually encompassing all other districts.

## Land Use Plan

Each of the three communities, working together will:

1. Develop one ordinance for all three communities, using Mapleton's as a base. This will include the use of the same definition, fee schedules, land use tables, and dimensional requirements
2. Castle Hill and Chapman would be considered "rural" (R-F) as described above.
3. Within these rural areas, the designated district would be Residence and Farming. Minimum lot size would be 1 acre with a minimum road frontage of 200 feet.
4. Residence and Farming District R-F is:

The R-F District is established as a district in which the principal use of the land is for agriculture, forestry, rural-type residence, and customary associated uses. Included in this district are certain uses unsuited to the more densely developed urbanized portions of town. Large lots, with ample space between buildings, are required as a means of reducing fire hazards, and to provide sufficient area for both private water supply and septic disposal system on the same lot. Other purposes of this district include conservation of natural resources, reduction of soil erosion, and encouragement of appropriate recreational use of the land.

5. Designate Castle Hill and Chapman's town forest as Resource Management district that allows for the traditional use of those forests.
6. Site Design Review standards to be updated for Chapman.
7. No extension of sewer lines outside of designated growth area unless it is considered beneficial to the community as determined by the residents.
8. Expand existing permit system to track where and what type of development is occurring. This can be a manual exercise or can be accomplished in a more automatic fashion by obtaining off-the-shelf building permit computer software, or by creating a customized program that can be tied to tax maps or property records data, which can easily be incorporated into a third party Geographic Information System (GIS) with mapping capabilities. GIS can then generate maps using current data to help town officials monitor the success of the town's growth management plan on a periodic basis.

The following table highlights the proposed dimensional requirements for each zone.

**Dimensional Requirements Table**

	<b>R</b>	<b>R-B</b>	<b>I</b>	<b>RF</b>	<b>L-R</b>	<b>AHZ</b>
<b>Minimum Lot Size (square feet)</b>						
Without sanitary sewers	43,560	20,000	43,560	43,560	43,560	60,000
With sanitary sewers	20,000	A	43,560	43,560	43,560	60,000
<b>Minimum Frontage (feet)</b>						
Without sanitary sewers	200	75	150	200	200	200
With sanitary sewers	100	75	150	200	200	200
<b>Lot Depth</b>						
Depth to width ratio	<5:1	N/A	N/A	<5:1	<5:1	<5:1
<b>Minimum Yard Dimensions</b>						
Front set back	40	10	40	40	40	40
Side set back-Principal building	10	5	25	25	25	25
Side set back-Accessory building	10	5	25	25	25	25
Rear set back-Principal building	10	5	25	25	25	25
Rear set back-Accessory building	10	5	25	25	25	25
<b>Maximum Lot Coverage by Building</b>						
Principal use	25%	B	25%	25	25%	15%
<b>Visibility at Corner Lots</b>						
Visibility measured along the intersecting street lines	25'	25'	25'	25'	25'	25'
<b>Building Height</b>						
Building	35	35	50	35	35	35
Features of bldg. and structures (chimneys, towers, ventilators, and spires)	>35	>35	>50	>35	>35	35

A- No minimum lot size

B- No maximum lot size provided all set-backs can be met.











## **Interlocal Resources and Planning Considerations**

The towns of Mapleton, Castle Hill, and Chapman have obtained a planning grant to complete a comprehensive plan from the Maine State Planning Office. This is one of the first interjurisdictional comprehensive plans funded in the state. As part of the comprehensive planning process, town officials should look outside Mapleton, Castle Hill, or Chapman and examine shared resources.

Shared resources are those that transcend municipal boundaries or can be a resource and/or service that is used and enjoyed by residents of several communities. For example, these three towns are bedroom communities but are also heavily dependant on natural resource based industries located within. This area contains resources that are important regionally such as Haystack Mountain and important statewide resources such as the Aroostook River. How can Mapleton, Castle Hill, and Chapman capitalize on economic development projects occurring in Presque Isle, the popularity of the North Maine Woods west of Ashland or the Aroostook River, help to maintain that popularity, but at the same time protect those qualities which make these communities special? What has Presque Isle, Washburn, Westfield, Ashland, or Portage Lake done to promote economic development, protect natural resources, or important local industries that may be beneficial or harmful to Mapleton, Castle Hill, and Chapman?

Transportation corridors are one of the most common shared resources. Mapleton, Castle Hill, and Chapman contain several corridors that are also of statewide significance. Land uses along these transportation corridors can directly impact municipalities or businesses to the north or south.

The Comprehensive Planning Committee should also identify implementation actions to address these resources and other elements of regional importance within the policies and strategies. These actions spell out the specific steps that will be taken by the community over the next five to 10 years in dealing with regional issues and resources.

The following are discussion points and should not be considered an all-inclusive list of shared resources.

### **Neighboring Communities**

Mapleton occupies 34 square miles of land area, Castle Hill 37.5 square miles, and Chapman occupies 38.4 square miles in central Aroostook County. The Towns of Mapleton, Castle Hill, and Chapman are located to the west of Presque Isle and east of Ashland. The two service centers for these communities are Presque Isle and Ashland. The three municipalities are rural and serve as bedroom communities for Presque Isle and, to a lesser extent, Ashland. While they can be considered bedroom communities, they have historically had their own natural resource based economy.

Mapleton, Castle Hill, and Chapman are part of the Caribou-Presque Isle Labor Market area. According to the US Department of Labor, a labor market area consists of an economically integrated geographical area within which workers can reside and find employment within a

reasonable distance or can readily change employment without changing their place of residence. The following table represents the population of towns located in the sub-region from 1980, 1990, and 2000 and projections to the year 2015. All three communities gained population in the 1990s and, according to the Maine State Planning Office, all are expected to gain population through 2015.

### Sub-Regional Population and Projections, 1980-2015

Town	1980 Census	1990 Census	2000 Census	2010 REMI Projection	2015 REMI Projection	% Change 1980-90	% Change 1990-2000	% Change 1980-15
Mapleton	1,895	1,853	1,889	1,894	1,954	-2.2	1.9	3.1
Castle Hill	509	449	454	489	502	-11.8	1.1	-1.4
Chapman	406	422	465	526	548	3.9	10.2	34.9
Presque Isle	11,172	10,550	9,511	9,346	9,521	-5.6	-9.8	-14.8
Ashland	1,865	1,542	1,474	1,432	1,467	-17.3	-4.4	-21.3
Washburn	2,028	1,880	1,627	1,543	1,576	-7.3	-13.5	-22.3
Aroostook County	91,331	86,936	73,938	71,065	72,893	-4.8	-15.0	-20.2
State of Maine	1,124,660	1,227,928	1,306,060	1,330,117	1,371,022	9.18	16.13	21.9

Source: US Census, 1980, 1990, 2000 and 2002 University of Southern Maine REMI

### Local Governments

Each town is governed by its own Board of Selectmen and share a Town Manager. Municipal government services for Mapleton, Castle Hill, and Chapman all function under a very effective cooperative joint interlocal agreement established in 1992; with town services operated from the town office in Mapleton. Each town jointly shares departments and services in one town office. In addition to the regular Selectmen meetings in each town, there is a joint Selectman's meeting each month. Both the Planning Board and the Selectmen operate under a philosophy of maintaining the character of the community while supporting the belief that everyone needs an affordable place to live. All three communities have Town Meetings in the Spring.

Ashland, Wade, Washburn, and Westfield are governed by Boards of Selectmen. All also have an annual Town Meeting in the Spring. Presque Isle has a City Council/City manager form of government.

Unorganized townships are governed by the County of Aroostook located in Caribou. There are 3 commissioners representing Aroostook County. County Commissioners meet twice a month in Houlton, Caribou, or Fort Kent.

### Land Use and Planning Efforts

Ashland recently completed and has a consistent comprehensive plan (1998) and has a zoning ordinance. Town officials worked to update this ordinance. The town also administers a shoreland zoning ordinance and recently became a member community in the National Flood Insurance Program.

Presque Isle, Washburn, and Westfield have 1990s comprehensive plans and townwide zoning. These communities also administer shoreland zoning and are member communities in the National Flood Insurance Program.

Wade does not have a comprehensive plan or zoning. The town does, however, administer shoreland zoning and floodplain management ordinances.

Land uses in T11 R4, T10 R3, and T13 R5 are governed by the Maine Land Use Regulation Commission (LURC). LURC has developed a comprehensive plan for all of the townships in its jurisdiction.

## **Transportation**

Mapleton, Castle Hill, and Chapman are located directly on Routes 163 and 227 and in very close proximity to Route 11 and Route 1. There is also a major rail sidings located in Ashland, Presque Isle, and Mapleton. Residents and business of each community are only 10-20 minutes from Northern Maine Regional Airport in Presque Isle. The Towns location gives potential developers the option of shipping their goods by rail, air, or over the road, all within a relatively short distance. The following information was generated for the Regional Transportation Advisory Committee-Region 1 (RTAC-1) as part of their 6 Year Transportation Plan planning efforts. They are talking points and will be discussed further in the comprehensive plan.

### **Route 163**

- Classified as an arterial road.
- Collects traffic from Routes 1 and 11.
- Ashland, Mapleton, and Presque Isle identified route as being regionally significant in Comprehensive Plan.
- Truck route from Ashland to Presque Isle.
- Potential connection to intermodal facility in Presque Isle.
- Connections to rail lines in Presque Isle.
- Connection to North Maine Woods (Commercial and recreation).
- Connects to regional trail system.
- Connections to regional airport; and
- Significant east/west route for shipping goods and passenger vehicles.

<b>Route 11-Ashland to Fort Kent (47.76 miles)</b>	
Recreation/Tourism	The corridor has high tourism potential with its location paralleling the North Maine Woods, Fish River, Portage, St. Froid and Eagle Lakes. The corridor is also a designed scenic highway from Fort Kent to Portage Lake.
Manufacturing/Natural Resource-Based Industries	Mills are located in Portage, Nashville, and Ashland. Several recent expansions to mills have increased their profitability.
Commuter Importance	Employees of the mills located in Masardis, Ashland, and Portage utilize corridor. Residents of Fort Kent also utilize the route to access I-95 in southern Aroostook County.
Industry and Freight Movement	Portage south has been identified as a major freight route. North of Portage, minimal freight is carried on the corridor. Most of the freight is timber utilized by the mills in Ashland and Portage.
Retail Trade	Centers of retail trade are located in all of the larger communities. Most of the retail is small scale.
Regional Growth Patterns	Urban areas in Fort Kent, Eagle Lake, Portage and Ashland. From Eagle Lake north residential land uses are spread along the corridor. From Portage to Winterville, mainly commercial forestlands.
Regional System Linkages	Connections to rail sidings in Ashland, Portage, Eagle Lake, Solider Pond, and Fort Kent. Also connects with Route 161 in Fort Kent. Connects with the American Reality Road in Ashland.
Community Planning Considerations	Ashland, Portage, Eagle Lake, and Fort Kent all have consistent comprehensive plans. Portage's Plan has identified several areas of concern and recommended that MDOT maintain the section south of their downtown.

<b>Route 11 - Moro Pt. To Ashland (32.14 miles)</b>	
Recreation/Tourism	Moderate to high tourism potential as the corridor bisects the industrial North Maine Woods. There are numerous sporting camps in Moro, Masardis, and Oxbow. Also has connections to NMW gates in Ashland and Oxbow. The route is not a designated scenic highway.
Manufacturing/Natural Resource-Based Industries	Mills in Sherman, Masardis, and Ashland generate a large amount of heavy commercial vehicle traffic on this corridor. The route is also used to ship raw product to mills in New Limerick, Millinocket, and Lincoln
Commuter Importance	Minimal commuter importance. Some commuting between Ashland and Sherman. Residents of the Fort Kent area typically use the route to access I-95.
Industry and Freight Movement	Major freight route for the woods industry and western Aroostook County. Heavy truck traffic makes up approximately 60-65 percent of the traffic on the corridor. This route could be considered an industrial route.
Retail Trade	Little retail trade mainly in Masardis and southern end of corridor.
Regional Growth Patterns	Little development along corridor. Heaviest concentration is in Masardis. Several dwellings at the intersection of the Oxbow Road.
Regional System Linkages	Connections to major rail siding in Squapan.
Community Planning Considerations	Only Ashland has a comprehensive plan (municipal). The route has been identified as one of economic importance. The Land Use Regulation Commission has completed a Comprehensive plan that encompasses all of the unorganized township in the state. No specific mention is made to this particular segment.
Consistency with RTAC Priorities	Route 11 has been identified as a high RTAC priority. Originally a Tier 1 corridor. Also a designed freight route. The corridor has seen significant upgrades during the past year.

<b>Route 227</b> Ashland to Presque Isle (23.31 miles)	
Recreation/Tourism	Route 227 is not a designated scenic highway. Those accessing the North Maine Woods in Ashland and Portage utilize the route. Low to moderate potential
Manufacturing/Natural Resource-Based Industries	Some large agricultural producers located in Mapleton and Presque Isle
Commuter Importance	Minor use by commuters working in Ashland and Presque Isle. Used by residents to obtain services in Presque Isle.
Industry and Freight Movement	Minor use by the freight industry.
Retail Trade	Minor retail significance.
Regional Growth Patterns	Residential uses along the Presque Isle corridor transitioning to residential and agriculture in Mapleton and Castle Hill.
Regional System Linkages	Connections to Route 11 and Route 163.
Community Planning Considerations	Ashland and Mapleton have comprehensive plans. Both plans minimally mention the importance of the route and neither plan makes any specific recommendations to MDOT.

### Freight Routes

RTAC-1 and MDOT have designated certain routes as heavy haul truck routes. Heavy haul truck routes are a highway network that carries the most significant heavy haul truck traffic in the region. Heavy haul trucks are those with three or more axles. Heavy haul truck routes in Region 1 include: Route 11 (Fort Kent to Sherman), Route 1 (Fort Kent to Danforth), and Route 163 (Ashland to Easton).

### Northern Maine Regional Airport

The Northern Maine Regional Airport (NMRA), located in Presque Isle, is one of only three certificated airports in the State. The airport has two large paved runways measuring 7,440' x 150' and 5,994' x 150'. NMRA has been designated an economic development airport and provides Aroostook County with daily commuter flights as well as scheduled flights operated by a number of overnight freight companies. Principal facilities on the airport include an air terminal building, a general aviation terminal and hangar facility, a crash rescue and maintenance building, and an office and hangar complex. NMRA offers a full line of aviation services including air charter, aircraft maintenance, flight instruction, fuel services, aircraft deicing, and on-call customs and agricultural clearance services. The facility offers a full instrument landing system (ILS) and a variety of additional current technology navigational aids. The airport, although not currently used on a regular basis by larger commercial jet aircraft, has the capacity to handle such craft.

## **Natural Resources**

Surface waters in Mapleton, Castle Hill, and Chapman consist of the Aroostook River, Presque Isle Stream, Hanson Lake, and several small ponds. There is also a network of other smaller streams and brooks that drain into the Aroostook River. Mapleton, Castle Hill, and Chapman surface water systems impact both the Aroostook and St. John River watersheds. There are numerous sand and gravel aquifers in Mapleton, Castle Hill, and Chapman.

There are over 26,000 acres of woodland in the three communities currently in the Tree Growth Tax Program. Each town works closely with the forestry/agriculture property owners to communicate, mitigate, and resolve problems before they get out of hand. The enclosed map contains information relating to waterbodies, deer wintering areas, wading bird and waterfowl habitats, and sand and gravel aquifers.

The map provided shows many, but not all, of the interlocal resources. It provides a visual representation of transportation systems and natural resources. When completing the inventory and analysis and developing strategies, please review the map and think about how the strategy may benefit, or impact, a surrounding community.